

AGEING ATLAS

1. Purpose

To inform the Minister's State/Local Government Forum about progress with the Ageing Atlas for South Australia and to consider the implications of demographic change.

2. Background

Currently SA has the equal oldest population of any State or Territory. Our average age in South Australia is 39 years compared with the national average of 37 years.

It is projected that by 2050 the over 75 age in group in SA will grow from 105,000 in 2001 to over 200,000 by 2026 and will triple to over 300,000 by 2050. Planners, government agencies and service providers have to ensure that policies and services are attuned to this new demographic wave.

Planning SA with other Government agencies, the LGA and the non government and private sector are seeking to address issues related to land use, spatial planning and housing through its **Housing for Seniors** project.

3. Issues

Planning SA engaged the Australian Housing and Urban Research Institute (AHURI) to undertake focus group research on aged housing needs. The AHURI Focus Group research was completed in early 2007 for Planning SA. It found a strong desire across nine older person focus groups to age in their community. This trend was summarised in the report:

Participants clearly favoured the development of small 'clusters' of housing for older people (of 5–10 properties) scattered throughout suburbs/towns and near services and infrastructure. Most people were not considering moving into large-scale retirement villages or residential parks, partly because they can not afford to move into these types of developments, but also because they did not want to be surrounded only by 'old fogies'.

The issues that ageing raises for social and spatial planning are:

- Ensuring co-location of transport services and housing
- Mismatch of housing stock as older persons age in large homes while young families are moving into smaller affordable housing
- Mismatch of aged facilities location and ageing populations
- Predominance of new retirement village development on the urban edge
- Lack of diversity in existing housing stock
- Need to convert or build housing to meet changing life cycle needs
- Redevelopment of social and not for profit housing
- Collaboration with the private sector to develop innovative financial models for aged people in rental housing stress
- Development of planning, urban design and building policy to meet needs.

4. Ageing Atlas

The Ageing Atlas is being developed by Planning SA to identify existing and future housing needs at the local level. Its key aim is to use existing demographic data to provide a greater understanding of ageing and its social and spatial implications to State Government Agencies, Local Government, service providers and the community sector.

The Ageing Atlas will be provided free to the public via the Planning SA website and will be upgraded with more data as additional 2006 census information becomes available. A ten-minute demonstration of the Ageing Atlas will be provided at the meeting.

5. Planning Policy

A key policy task for Planning SA and Local Government will be to develop planning policy that will seek to better support the desire by people to **age in place**. In particular, a proportion of the aged population are seeking to move to smaller, appropriately designed accommodation in their own area. This “cluster” housing proposal will be a focus of policy development.

It is recognised that this medium density policy provision for Seniors Housing is only one aspect of a broader policy agenda that will address the living environments of older South Australians. Additional work will also be developed to enable the approval of granny flats (dependent accommodation) and explore dual occupancy and other provisions to allow people to age in their own home or locality. The proposed medium density policy would not target a specific tenure, title arrangement or market niche, but would apply across the aged housing spectrum.

6. Recommendation:

That the Minister’s State/Local Government Forum:

- 1. Notes the work being undertaken on an Ageing Atlas.**