

## PLANNING AND LAND USE

### 1. Purpose

To advise the Minister's State/Local Government Forum of the methodology being used by Planning SA to engage Local Government and other local stakeholders in the process of establishing Regional Land Use Frameworks to review and revise the Regional Planning Strategy.

### 2. Background

*The Planning Strategy for Regional SA* was released in 2003 to provide strategic direction for the future physical development of regional SA. It has consistently been suggested, particularly from councils, that this document could be strengthened through inclusion of a spatial expression of the key strategies, and greater regional relevance.

Regional South Australia is continually changing and over recent years, changes in where people choose to live and where businesses choose to locate has had a major impact on the State's regions. Economic and demographic changes are likely to impact significantly on the future of these regions. Through the State's planning system there is an opportunity to manage change and growth without compromising the unique qualities and attributes of regional SA.

The Regional Planning Strategy is now being reviewed and updated in a sub-regional manner, as outlined below.

### 3. Actions

Planning SA has commenced a review of the Planning Strategy for Regional SA to update the document to:

- Reflect emerging issues
- Strengthen the spatial component, providing a clearer vision for future development

The review seeks to inform and integrate other State and Local Government plans, including South Australia's Strategic Plan and the Strategic Infrastructure Plan for South Australia into the Planning Strategy. Through identifying priority areas of focus, the process charts a clear path forward for Government, industry and the community to achieve the vision.

The key outputs of the review will be Regional Land Use Frameworks for each of the State Regions<sup>1</sup>. Significant input from local councils and regional boards is a central component of the project to ensure it addresses local needs and reflects local aspirations. All South Australian Government Agencies are also informing the project.

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<sup>1</sup> **State Regions** (see [Map A](#)) were recently established in response to calls during consultation on South Australia's Strategic Plan for consistent regions across all State Government Agencies. Planning SA has adjusted the boundaries of the 9 regions previously covered by the Planning Strategy for Regional SA (2003) to conform to the State Regions. Exceptions are that there will be separate Regional Land Use Frameworks for the Lower North, Yorke Peninsula, and Kangaroo Island.

The vast geographical scope of regional SA requires a staged approach to the project, with rolling delivery to the seven planning regions. This staged process also enables each framework to be published on completion and reflect contemporaneous issues, rather than wait until all frameworks are completed (perhaps two to three years after commencing the first framework).

Regional Land Use Frameworks consist of:

**a) Structure Plans** which identify various physical elements of the region, including where future housing and industry will be located, sites of environmental significance, land of value for primary production, as well as the role and function key towns serve within the region and the State.

Individual maps show directions for 'Environmental and Cultural Assets', 'Economic Development', and 'Population and Settlements'.

These are also combined into an 'Integrated Vision' map to provide a clear vision for the future physical development of the region.

**b) Objectives and Strategies** which complement the maps and provide direction for what needs to be included in Development Plans to achieve the vision.

**c) Areas of Focus** are priority actions that inform Development Plan policy, providing clear direction for implementing the Plan over the next 2-5 years.

**d) Background** information on economic, socio-demographic and environmental trends and issues likely to impact on future development in the region, providing context for the directions set out in the Plan.

**e) Some Regional Land Use Frameworks** include Master Plans for a specific smaller geographic region which includes directions for future land use.

The methodology to develop Regional Land Use Frameworks is illustrated below and will be refined to meet the needs of individual regions. Each stage takes 3-6 months to complete with councils, before going to the Minister for approval to undertake consultation.

There are several stages to the process, centring on workshops to identify opportunities and constraints, and to map a vision for the future development of the region.

The process aims to deliver a robust Framework that provides for a number of possible future scenarios and reflects strengths and aspirations of the region.

The process is set out diagrammatically in Attachment A. In practical terms, it involves up to three workshops conducted centrally within the region. Regional workshops to date have been conducted at Kadina, Crystal Brook, Woomera and Peterborough, covering the Yorke Peninsula, Mid-North and Far North regions, with master planning workshops conducted for Mount Gambier, Goolwa and Victor Harbor. The workshops consist of up to 50 local representatives from councils, NRM Boards, Regional development Boards, officers from regional government offices and central offices, including the Office for State/Local Government Relations, and approximately 10 officers from Planning SA ranging from the Executive Director to specialist planning officers. The workshops are conducted in a highly interactive environment around a series of maps and the results are subsequently collated by Planning SA.

The first project was undertaken with the Yorke Peninsula Region to test the new methodology. The Draft Yorke Peninsula Regional Land Use Framework is nearing completion and currently Planning SA is working with the Mid North and Far North Regions to develop Regional Land Use Frameworks during 2007.

Planning SA will lead the development of Regional Land Use Frameworks for each of the regions on a region-by-region basis over the next 2 years (see Attachment B).

The methodology adopted and the subsequent results are being strongly supported by the local participants. While the process requires a significant commitment of Planning SA resources, the Regional Land Use Frameworks and the amended Regional Planning Strategy are expected to be far more locally relevant than earlier versions of the Planning Strategy.

#### **4. Recommendation**

**That the Minister's State/Local Government Forum:**

- 1. Notes and endorses the methodology being utilised by Planning SA to engage Local Government and other local stakeholders in the process of establishing Regional Land Use Frameworks to review and revise the Regional Planning Strategy for South Australia.**