

12.3 PORT LINCOLN HOUSING STRATEGY 2024- 2029

REPORT INFORMATION								
Report Title	Port Lincoln Housing Strategy 2024-2029							
Document ID	29275							
Organisational Unit	Executive, Growth & Innovation							
Responsible Officer	Manager Economic & Tourism Growth - Naomi Blacker							
Report Attachment/s	Yes 29365 Port Lincoln Housing Strategy Final V8							
REPORT PURPOSE								
The purpose of this report is to present to Council the Port Lincoln Housing Strategy 2024-2029 for adoption.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Lead - Lead on behalf of the community; support community initiatives							
Strategic Alignment	SDP GOAL: Goal 1: Economic Growth and Opportunity SDP ACTION: 1.2 Investigate and implement policies to facilitate and enable diversity of economic development and investment activities							
Annual Business Plan 2023/24	ABP INITIATIVE: Housing strategy ABP PROJECT: Not Applicable							
Legislation	Not Applicable							
Policy	Not Applicable							
Budget Implications	Minor Variation < \$10,000 <table border="1" data-bbox="625 1420 1388 1496"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td>Housing Strategy</td> <td>\$50,240</td> <td>\$52,921</td> </tr> </tbody> </table> Budget assessment comments: Total budget spent \$52,921 due to additional requests from council and additional travel expenses.		DESCRIPTION	BUDGET AMOUNT \$	YTD \$	Housing Strategy	\$50,240	\$52,921
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Housing Strategy	\$50,240	\$52,921						
Risk Implications	Low Risk							
Resource Implications	This is a planned resource allocation							
Public Consultation	Not Applicable							
IAP2 Commitment	CONSULT - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public feedback input has influenced the decision.							

OFFICER'S RECOMMENDATION

That Council:

1. **Note the contents of this report including the outcomes of the community consultation process conducted on the Port Lincoln Housing Strategy 2024-2029;**
2. **Adopt the Port Lincoln Housing Strategy 2024-2029 as per copy attached to this report (document ID number 29365).**

BACKGROUND

The development of a housing strategy for Port Lincoln was a key recommendation of the Council's **Economic Development Strategy 2023-2026**.

Five economic themes were identified from the City of Port Lincoln's Economic Development Strategy, including "**Planning Growth**" which highlighted the need to develop a response to pressing housing supply issues in Port Lincoln and to address both short and mid-term housing availability and affordability.

Accordingly, in mid-2023 Council engaged URPS to prepare a housing strategy.

The project followed a six-stage approach as follows:

1. Analysis / Targeted Engagement
2. Preparation of Technical Paper
3. Community Engagement
4. Develop Draft Strategy
5. Community Engagement
6. Finalise Strategy

Council received regular updates across all stages of the project, providing input for consideration.

DISCUSSION

In February 2024 Council endorsed a DRAFT copy of the Port Lincoln Housing Strategy for public consultation adopting the following resolution:

CO 24/009 Moved: Councillor Broadfoot Seconded: Councillor Cowley That Council receive the Draft Housing Strategy and endorse the strategy for public consultation via "Your Say" for a period of three weeks, with direct approaches for feedback to be made to developers and workshop participants with a view that the final report be presented at the April 2024 Council meeting.

CARRIED

The document was subsequently released for a 6.5-week consultation period between 7 March – 23 April 2024.

The consultation period was advertised across several platforms including:

- Your Say page on Council's website
- Social media posts on Council's Facebook page
- Public Notice to invite community feedback
- Media release
- Email to all staff advising of consultation period
- Direct email communication to key stakeholders and workshop participants
- Article in Council e-newsletter
- Hard copies at Council office and Port Lincoln Library

At the conclusion of this period four submissions were received from the community. An analysis of submissions received and proposed amendments to the strategy are provided in the below tables:

Respondent 1		
Issue	Response	Change to strategy
<p>Introduction –</p> <ol style="list-style-type: none"> 1. Why wasn't this strategy prepared by Council staff? 2. Recommendation for how the document could be improved. 3. Actions identified for combined action plan are too costly and slow. 	<ol style="list-style-type: none"> 1. URPS is South Australia's largest planning consultancy. Their professional input was sought on this important project. 2. The recommendations put forward are captured in the supporting technical report. 3. Noted. 	Nil
<p>Know the why – Questions raised as to why a developer would be incentivized to support different housing type.</p>	<p>Through the investigative report, statistical data was analysed, and engagement with industry professionals undertaken. Intel gathered through this process identified an aging population, the rise of single-person households, an increasing need for worker accommodation, vacancy rates at an all-time low, etc. Each of these factors warrants the need for a greater diversity of housing types.</p>	Nil
<p>Question everything – The respondent provides several actions sought to be included into the strategy including an audit of vacant and suitably zoned land, an assessment of what this land can support, identification of other land to be rezoned to support residential development and identification of development fronts which can support homes not dependent on local utility infrastructure.</p>	<p>An audit of vacant and suitably zoned land is provided in the supporting technical report.</p> <p>Regarding the subsequent actions, the draft strategy identifies the preparation of an overarching structure planning study. This piece of work is envisaged to consider the matter identified.</p>	Nil
<p>Community of interest – Notion of extending Council boundaries identified to improve administrative efficiencies.</p>	Noted.	Nil
<p>Engineering standards – The respondent suggests a statewide infrastructure design manual to be developed. As opposed to Council developing their own in collaboration with the DCLEP.</p>	<p>Agree that a statewide approach to this matter would be valuable. Noting, the <i>Planning, Development, and Infrastructure Act 2016</i> enables the State Planning Commission to prepare design standards relating to the public realm or infrastructure.</p> <p>To date, draft design standards for driveway crossovers have been</p>	<p>Include an additional action advocating to the State Government to prioritise the development of infrastructure 'Design Standards'.</p>

	<p>prepared and were consulted on in late 2023. These standards remain in a draft format.</p> <p>The preparation of a suite of design standards across South Australia is a significant undertaking. As a result, the extent of standards and the timeframes in which these will be developed are unclear.</p> <p>The preparation of Council standards will have the benefit of providing Council staff with clear standards sooner. Further, when or if further design standards are produced, it will place Council in a better position to engage and provide input through their development.</p>	
<p>Planning and Design Code – Concern raised that areas identified as containing native vegetation have been identified as constraints on urban development. Specific reference made to Murray Point and its current Deferred Urban zoning. Murray Point is of high biodiversity value, community significance and has enormous potential to support tourism. This area should not be considered development front but rather be zoned conservation.</p>	<p>Noted. The strategy more broadly observes that there is a lack of clarity between land envisaged to support urban development and land to be protected for conservation purposes. This adds complexity and cost to the development process. Work needs to be done to remove ambiguity in this regard by clearly identifying areas that can and should support urban development and those that should be conserved for their biodiversity value.</p>	<p>Nil</p>
<p>Alternative housing and incentives – An example of an alternative housing model provided to assist in providing accommodation for singles, couples, workers, and emerging families.</p>	<p>Noted.</p>	<p>Nil</p>
<p>Suggestions – Respondent provides the following suggestions:</p> <ol style="list-style-type: none"> 1. Council visits (staff and elected members) to successful developments can produce enduring positive outcomes. 2. Establish an industry assistance policy to entice new entrants from elsewhere into the building industry. 3. Be proactive in identifying potential players in an alternative housing model as described previously. 	<p>Noted.</p>	<p>Nil</p>

4. Persist, seek, find.		
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Respondent 2		
Issue	Response	Change to strategy
<p>Port Lincoln is looking for residential development land – land occupied by sporting grounds or industrial land uses in the heart in town should be relocated to make way of residential development.</p> <p>Reference to polluting industrial land uses was also flagged, noting the impacts on residents.</p>	<p>The draft strategy identifies several actions related to conducting an overarching structure planning study for the town centre. This work aims to identify locations to support various housing typologies. This exercise may consider opportunities for repurposing employment land for residential development.</p>	<p>Nil</p>
<p>Cape Hardy is looking for industrial investments – The Cape Hardy deep seaport offers a deeper, safer, better positioned port offering than Port Lincoln.</p> <p>Submission suggests all port activities should be relocated away from Port Lincoln to Cape Hardy.</p>	<p>The concept of relocating Pt Lincoln’s industrial port activities away from the town is beyond the scope of this strategy.</p>	<p>Nil</p>
<p>Image repair needed ASAP – Reiterates the idea polluting industries should be relocated away from residential areas. Also the concept of repurposing Flinders Port to cater exclusively to tourism and a non-polluting fishing industry.</p>	<p>As above.</p>	<p>Nil</p>

Respondent 3		
Issue	Response	Change to strategy
<p>Concern raised that homes owned/operated by the South Australian Housing Authority (SAHA) and Aboriginal Housing Services are not maintained to an adequate level. This creates re-occupancy issues and many are laying vacant.</p>	<p>Noted. SAHA were consulted through the preparation of this paper. They identified the lack of available tradespeople the key issue in this regard and were working towards getting a number of their homes up to standard for re-occupancy.</p>	<p>Nil</p>

Respondent 4		
Issue	Response	Change to strategy
<p>Previous structure planning work was done with LEP around 2010-12. Abandoned when Planning SA refused to commit to this work informing then-</p>	<p>Noted. Previous structure planning work will be analysed through the preparation of an</p>	<p>Nil</p>

DPA [i.e., Code Amendment] steps. This was good work, probably mostly still valid, and was collaborative.	overarching structure planning study.	
Investigation work was done for the Port Lincoln Residential DPA around 2014. This included some precinct concept planning re infrastructure, agreements with some land owners, etc. Some may have been 'lost' with the Code transition.	Noted. Previous concept planning and infrastructure analysis will be analysed through the preparation of an overarching structure planning study.	Nil
Priority should be on worker accommodation (with future alternative use options) to support infrastructure and new housing construction.	Noted. A dedicated action is identified in the strategy to investigate location to accommodate dedicate workers accommodation.	Nil
I like the 'camping' option. And yes, consider vacant land owned by council.	Noted.	Nil
Solutions are definitely required for the unintegrated and blunt application of native veg protection policy. It is opaque and clearly challenging and limiting.	Noted.	Nil

CONCLUSION

The strategy has been updated to reflect the outcomes of public consultation and elected member feedback. Including:

- Refinement of project vision – *“Affordable and accessible housing and accommodation enabling population growth in a thriving economy.”*
- Updated text clarifying growth in City of Port Lincoln versus surrounding suburbs.
- Inclusion of new action (13.) under Goal 4 – Advocating for progress of statewide design standards.

The updated strategy has considered all feedback received through community consultation. It is the product of a robust analytical and consultative process and is recommended for adoption.

BUDGET IMPACT

Actions arising from the Housing Strategy will have financial and budget implications over the five-year period as outlined in the Action Plan. A budget allocation of \$120,000 has been allowed for in the 2024/25 draft budget for the Master Planning Process. Investment in future actions will be dependent on competing priorities within Council's budget at the time, and consideration of the financial sustainability impact within the context of Council’s Long Term Financial Plan.