

# The South Australian Housing Trust

## Urban Renewal



Government  
of South Australia



SOUTH AUSTRALIAN  
HOUSING TRUST

# Key directions for SAHT in coming years include:

- expanding its urban renewal program
- increasing focus on high needs customers and its ageing tenants
- collaboration with providers of tenants' support services

to help deliver the Housing Plan for SA and DFC's "Connecting to the Future"



# DFC / SAHT Asset Planning Framework

Government Strategic Directions

Non  
Asset  
Solutions

Service  
Planning



Research (eg AHURI)  
Housing Needs Study  
Housing Supply Studies  
Operating Environment  
Housing Product  
Tenant Feedback

Asset Planning KPIs

Planning Intents    Regional Plans

Work Programs

Sales

Purchases

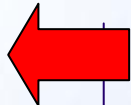
Renewal

Building

Renovation

Maintenance

Spatial Planning



# Key elements for healthier communities via urban renewal:

- Strong participation of key stakeholders, particularly local Council & residents
- reduce concentrations of public housing to small integrated clusters
- greater diversity of house types, sizes, tenure & prices to cater for a better social mix of residents
- community development, including training & employment
- allow for ageing in place, via more flexible (adaptable) housing & links to affordable support & community services
- useable private and public open spaces
- create a safe & people friendly environment through good design
- create a sense of place and local pride

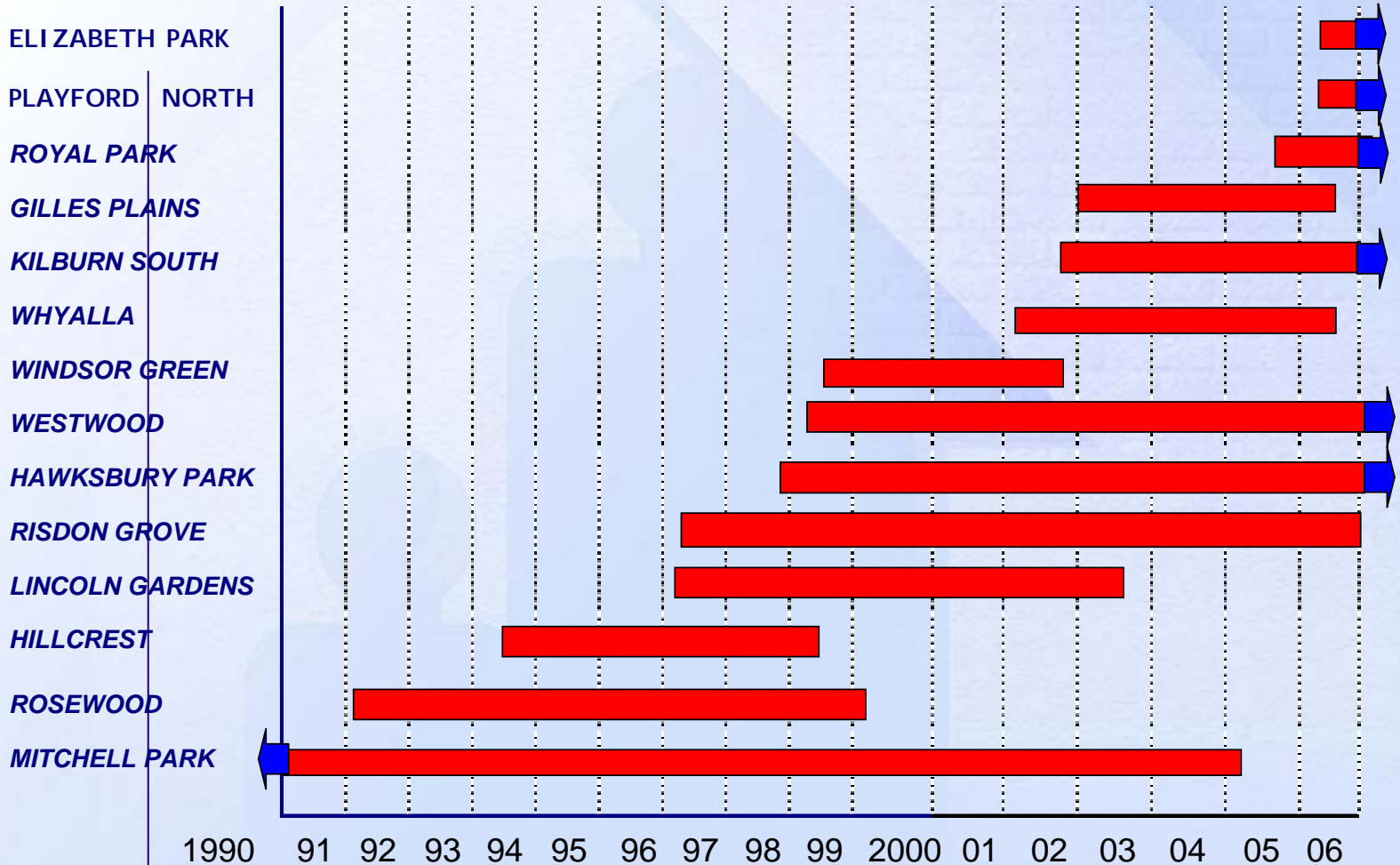
# SAHT is delivering Urban Renewal via:

- Urban Renewal Program
- Newbuild & Redevelopment Program, viz:
  - Better Neighbourhoods
  - Development Opportunities
  - Newbuild
  - Special Projects

**All to be self funding by 2006/07**

# Urban Renewal Program

Projects



# Urban Renewal Case Study 1: Gilles Plains

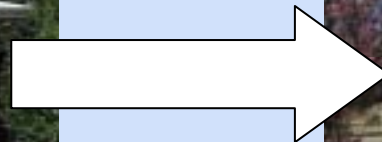


- 160 obsolete houses demolished
- 230 new replacement houses (>40% yield)
- Better private (65%) / public (35%) mix
- Environmentally sustainable development
- Community development programs
- Diversity of price points for home ownership (\$140,000 to \$350,000)
- Demonstration of affordable housing (50%)
  - Public rental
  - Private rental
  - Home ownershipwhich is well located, energy & water efficient and adaptable
- Self funding new for old public housing in a more sustainable environment



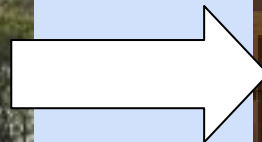
## Urban Renewal Case Study 2: BNP

- Better Neighbourhoods Program (BNP) is now major revenue source for funding new SAHT homes (\$22m in 2005/06 c.f. \$15m from House Sales)
- BNP has relocated some 700 tenants, demolished 600 obsolete houses and commenced 500 new homes since its inception in 2002



## Urban Renewal Case Study 2: BNP

- BNP provides new for old public housing which is more appropriate to tenants' needs, energy efficient, indistinguishable, adaptable and self funding from selling additional lots created
- Tenants can stay in the same neighbourhood, close to services, friends and facilities
- BNP is creating a better, more sustainable social mix, reducing the SAHT's maintenance liability, enhancing streetscapes and slowing the loss of public housing





New housing at Dover Gardens for the aged

# Urban Renewal Case Study 3: Christie Downs



Christie Downs Model  
*“Aged care facility  
without walls”*

# Christie Downs Aged Care Model



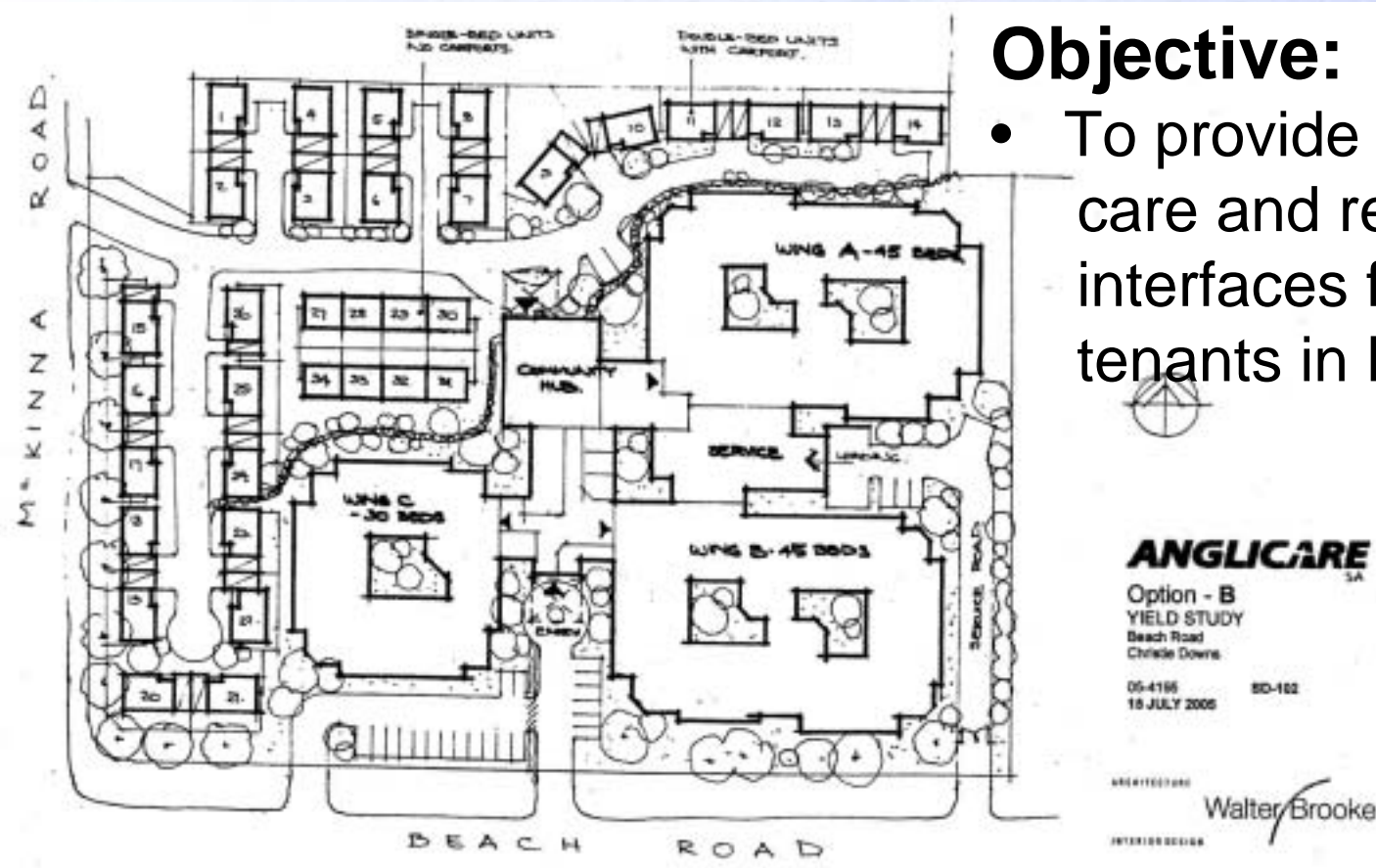
## Strategic links:

- Commonwealth aged care
- NGO aged care providers
- Public housing for aged
- Community & support services
- Office for the Ageing

# Christie Downs Aged Care Model

## Objective:

- To provide social, personal care and recreational interfaces for older SAHT tenants in Noarlunga



# Christie Downs Aged Care Model

**Anglicare to partner with SAHT to achieve affordable fee-for-service links for clients, including:**

- Emergency response
- Personal care services
- Allied health (eg. physiotherapy, podiatry)
- Meals
- Recreational activities
- Cleaning
- Laundry
- Medication management
- Concierge

# Christie Downs Aged Care Model

## fee-for-service links (contd):

- Security
- Religious activity
- Shopping
- Mental Health Services
- Maintenance/gardening services
- Relocation of older SAHT tenants
- Preference for admission to residential facility
- Preference for respite services

# Christie Downs Aged Care Model

**Integrated services to deliver a seamless continuum of care:**

- Independent Living units
- Home based care (eg. HACCC, CACP's & EACH)
- Transitional care (typically between hospital & residential care)
- Residential low and high care
- Palliative care

# Christie Downs Aged Care Model

## Value adding via Land Development to fund:

- 20 independent living units
  - 23 new SAHT rental houses
- & links for elderly SAHT tenants to appropriate aged care choices

# Future directions in Urban Renewal

- A key purpose of the Housing Plan for SA is to renew, reinvigorate and strengthen neighbourhoods by
  - better linking housing to transport, infrastructure and services
  - continuing neighbourhood renewal
  - accelerating the redevelopment of public housing estates
  - expanding housing choice and diversity
  - expanding the SAHT's role as an urban renewal authority
- Whole of Govt. strategic planning approach to urban renewal (eg Playford North)
- More collaboration and partnerships between 3 tiers of Govt, housing industry and NGOs
- Possible expansion of BNP and accessing of surplus Govt. land
- Self funding capital programs from 2006/07 onwards.

# THE END



Urban Renewal Presentation – 22 Nov 05  
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