

**Securing our future food -
Integrating metropolitan,
economic and land use strategies**

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Cities and food – a close historical relationship

- **Location and growth of most cities has been dictated by ready access to food**
- **Short view economic development and globalization has broken this nexus**
- **There are major implications in our current approach to metropolitan land use and economic strategies in the breaking of this historic nexus**

Land Use Policy in Australia

- **Fragmented into state jurisdictions – no national leadership**
- **Metropolitan strategies do not consider food production – some ‘protection’ of productive agricultural land for its economic role**
- **25% of the \$value of Australia’s food – most of it for human consumption in Australia, is grown in the ‘peri-urban’ areas of our major cities. Parts of our metropolitan edges are generally our most intensively farmed land**

Metro –Food Links

- **There are good reasons for this link**
- **The growing, harvesting, distribution, processing, sale of food usually needs a large labor force and can support a large population.**
- **For many commodities in the past distance between where food was grown and consumed was critical – this link has now been broken or is substantially lessened**

The Urban Land Market Dictates

- **Market forces drive up the price of land on the urban fringe**
- **The land becomes too costly for farmers to buy and too good an asset to keep – houses become the last crop**
- **Farmers become marginalized land users on land that they have traditionally farmed**

What is needed?

- **Food production integrated as part of metropolitan land and development strategies**
- **Productive agricultural land nationally recognized as a finite resource**
- **Food miles factored into land use planning**
- **Land preserved in and around metro areas for growing food as part of the land use and economic strategies of cities**

Melbourne – Case Study

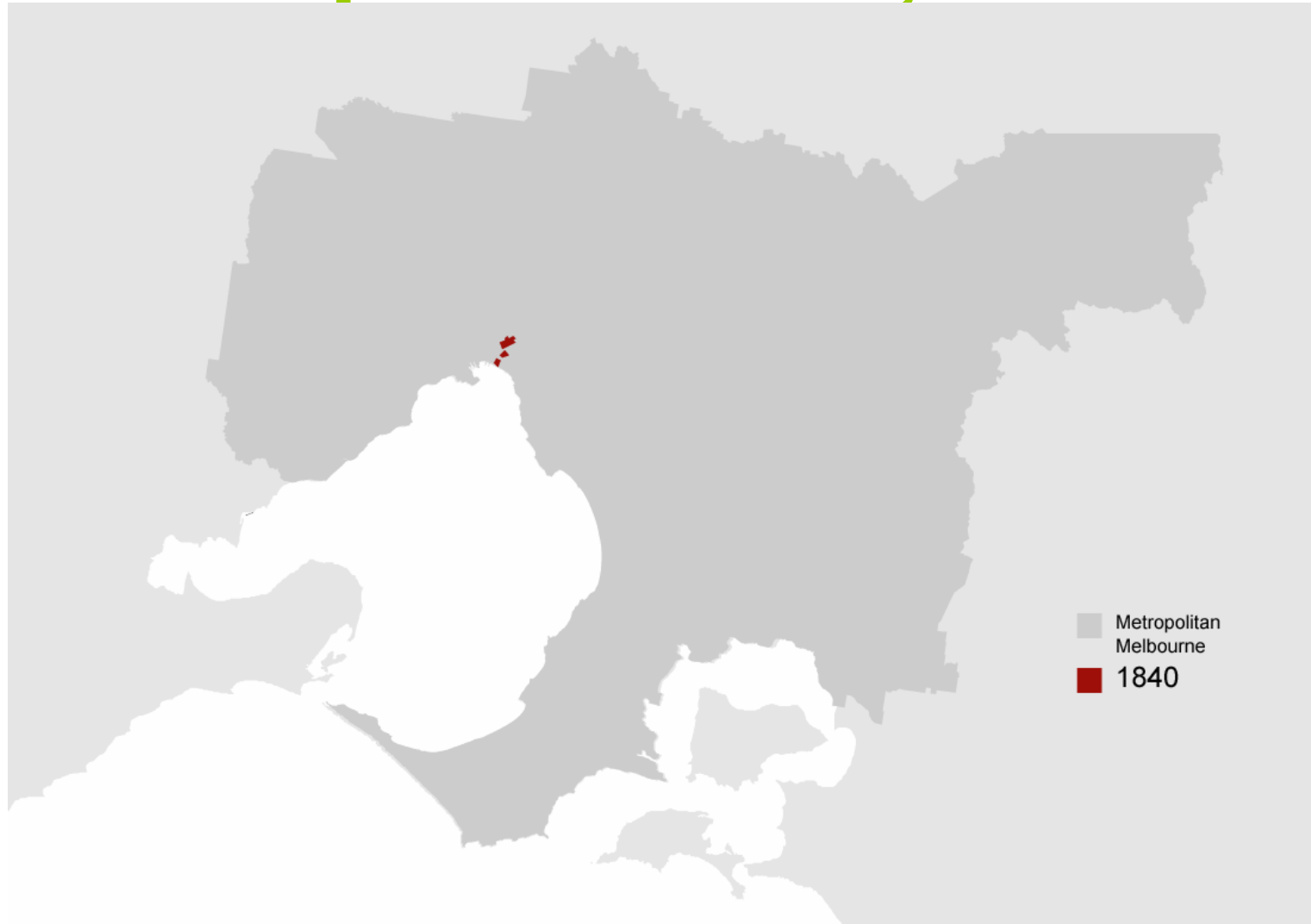


Time Series 1840 - 2001

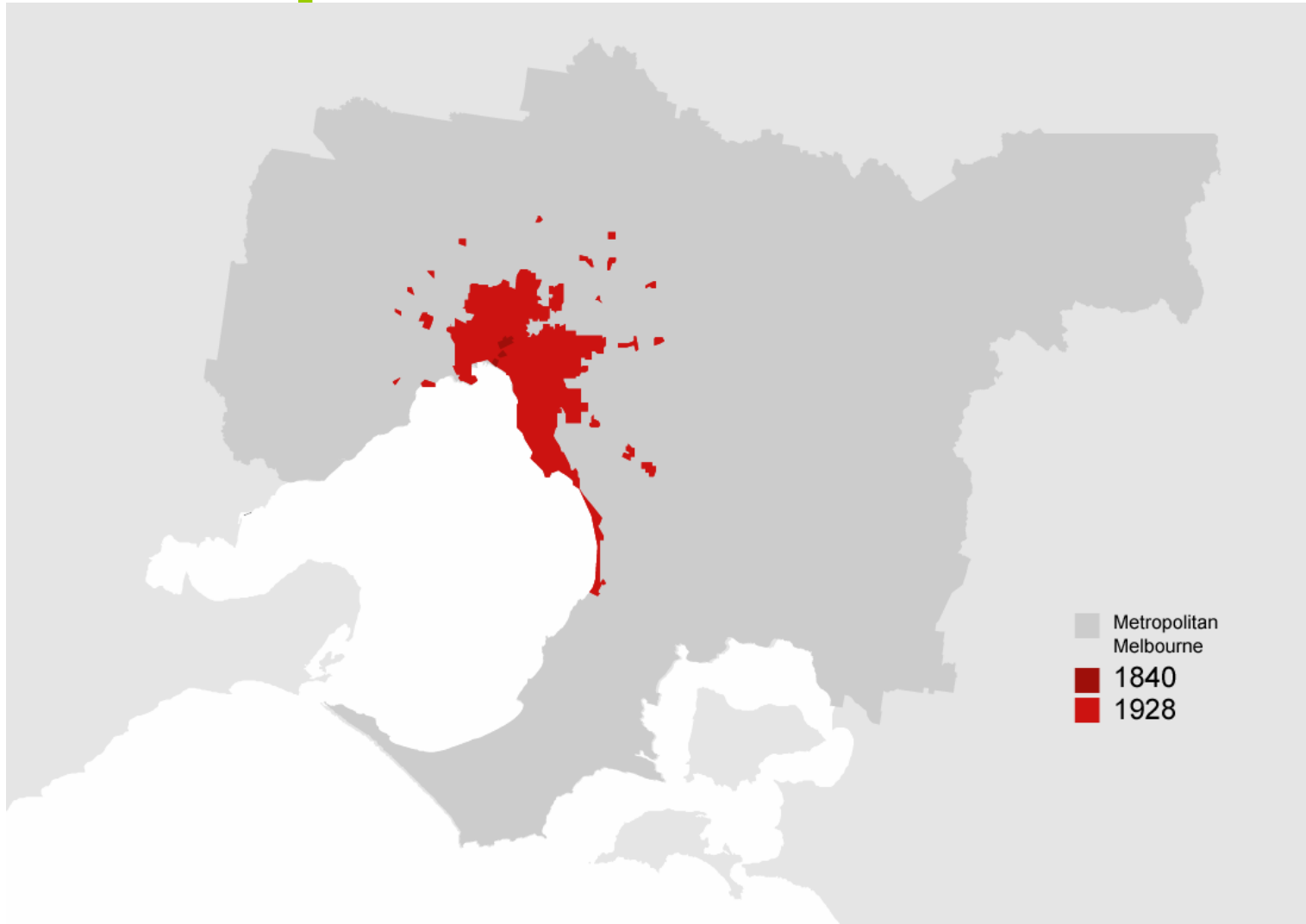
- **The following sequence illustrating the consumption of land by the growth of Melbourne indicates the problems we are facing with most of our cities**

Melbourne – 1840

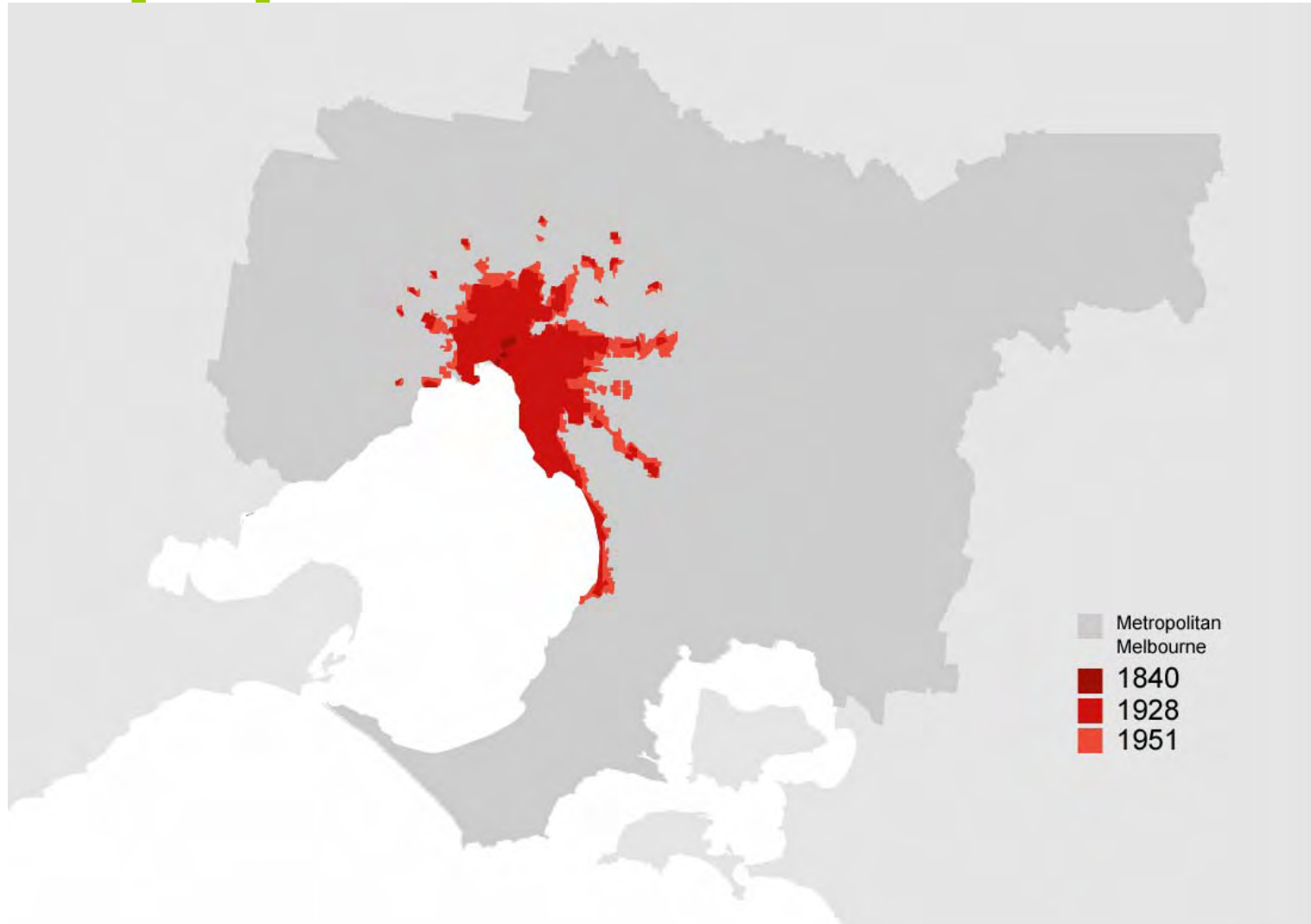
Population c.5,000



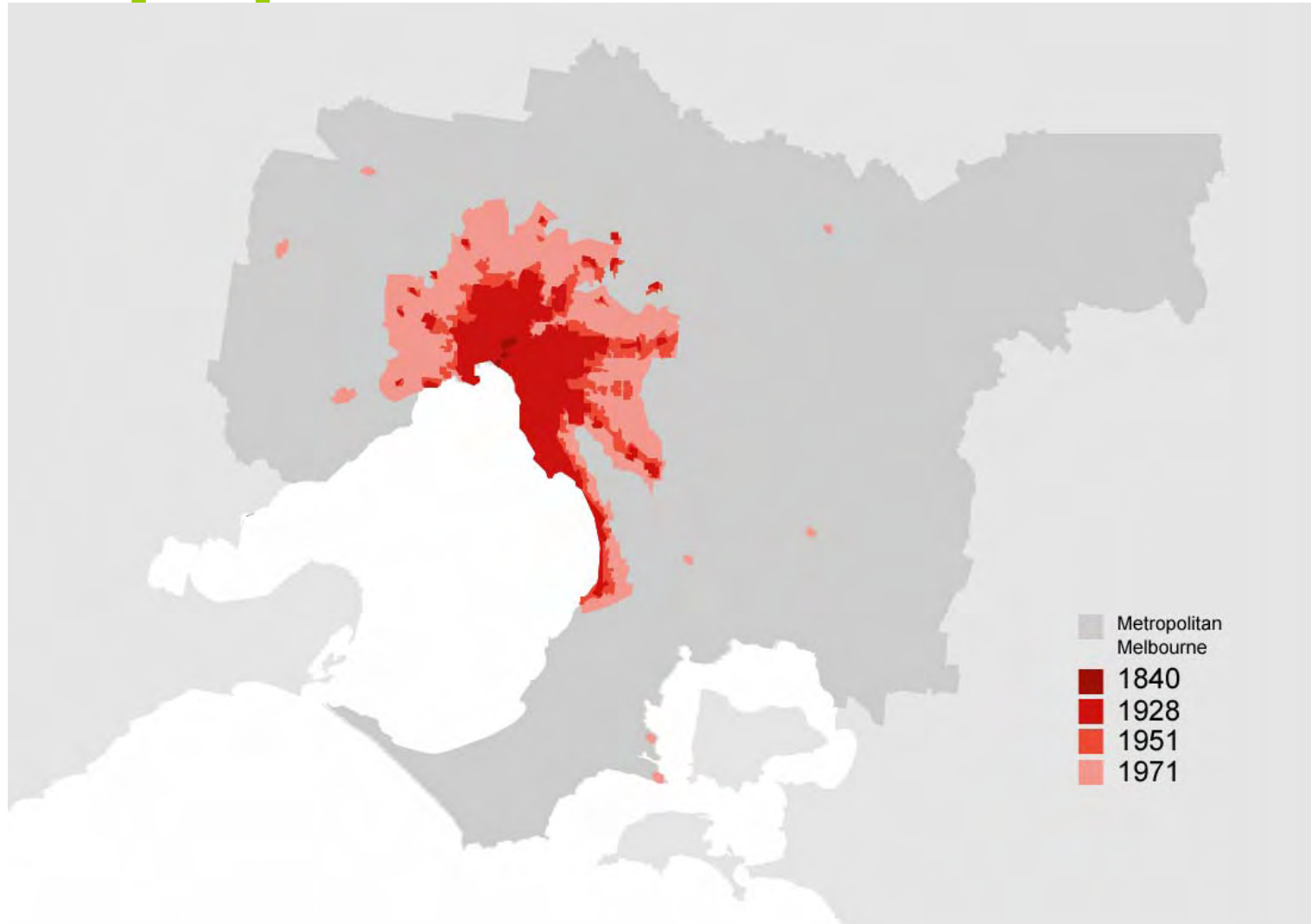
Melbourne – 1928 Population 1 million



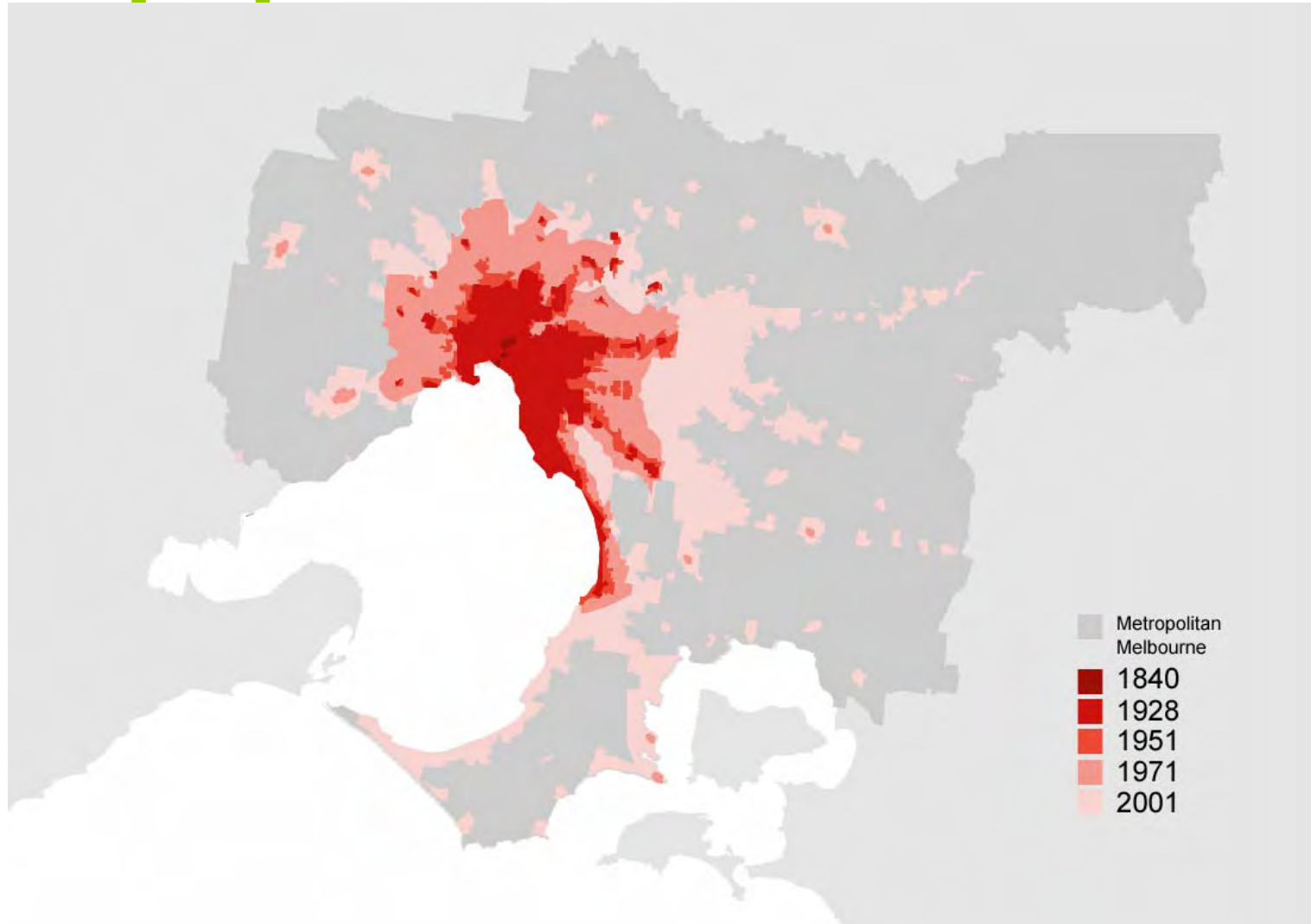
Melbourne – 1951 population 1.4 million

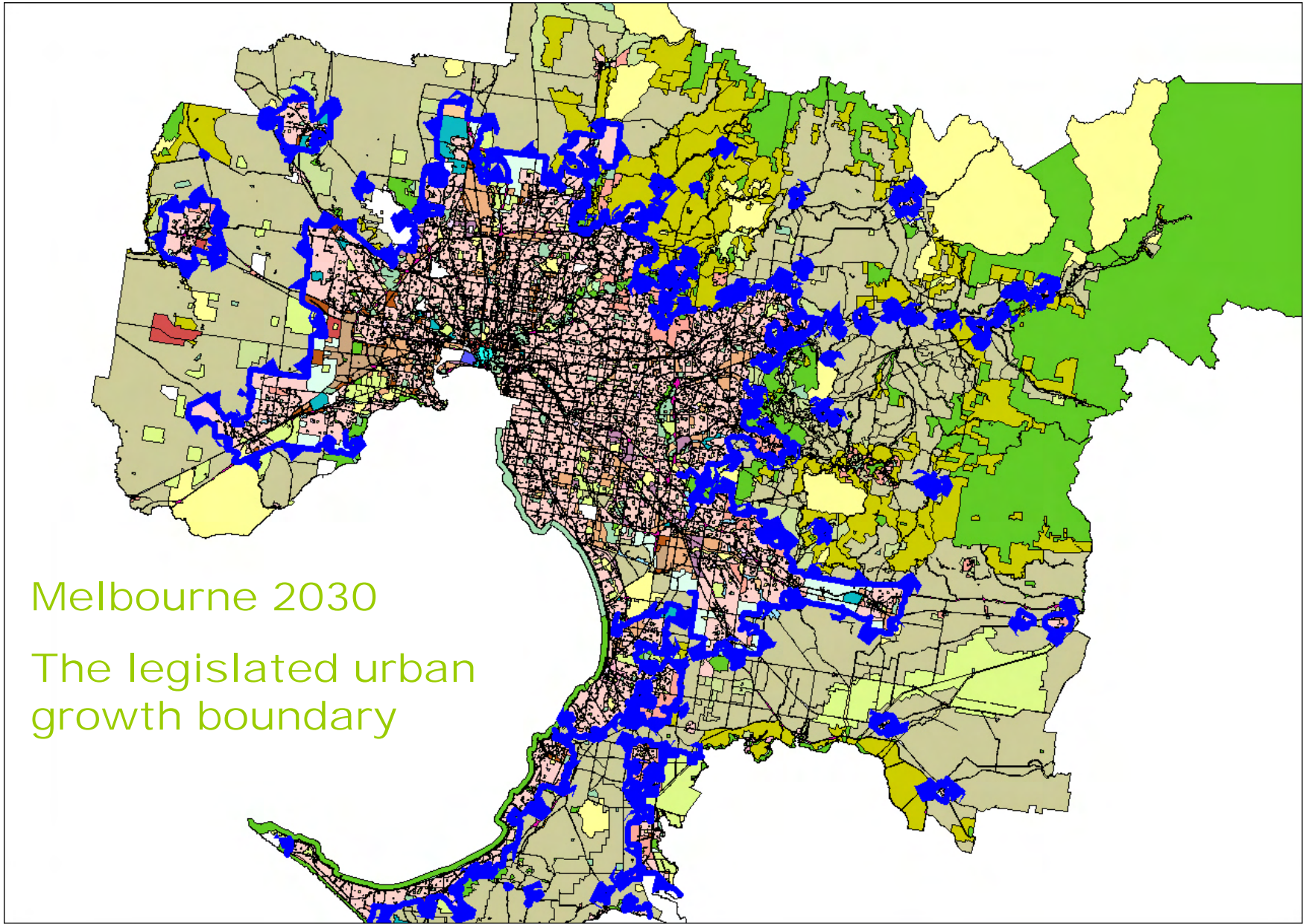


Melbourne – 1971 population 2.5 million



Melbourne – 2001 population 3.2 million





Melbourne 2030

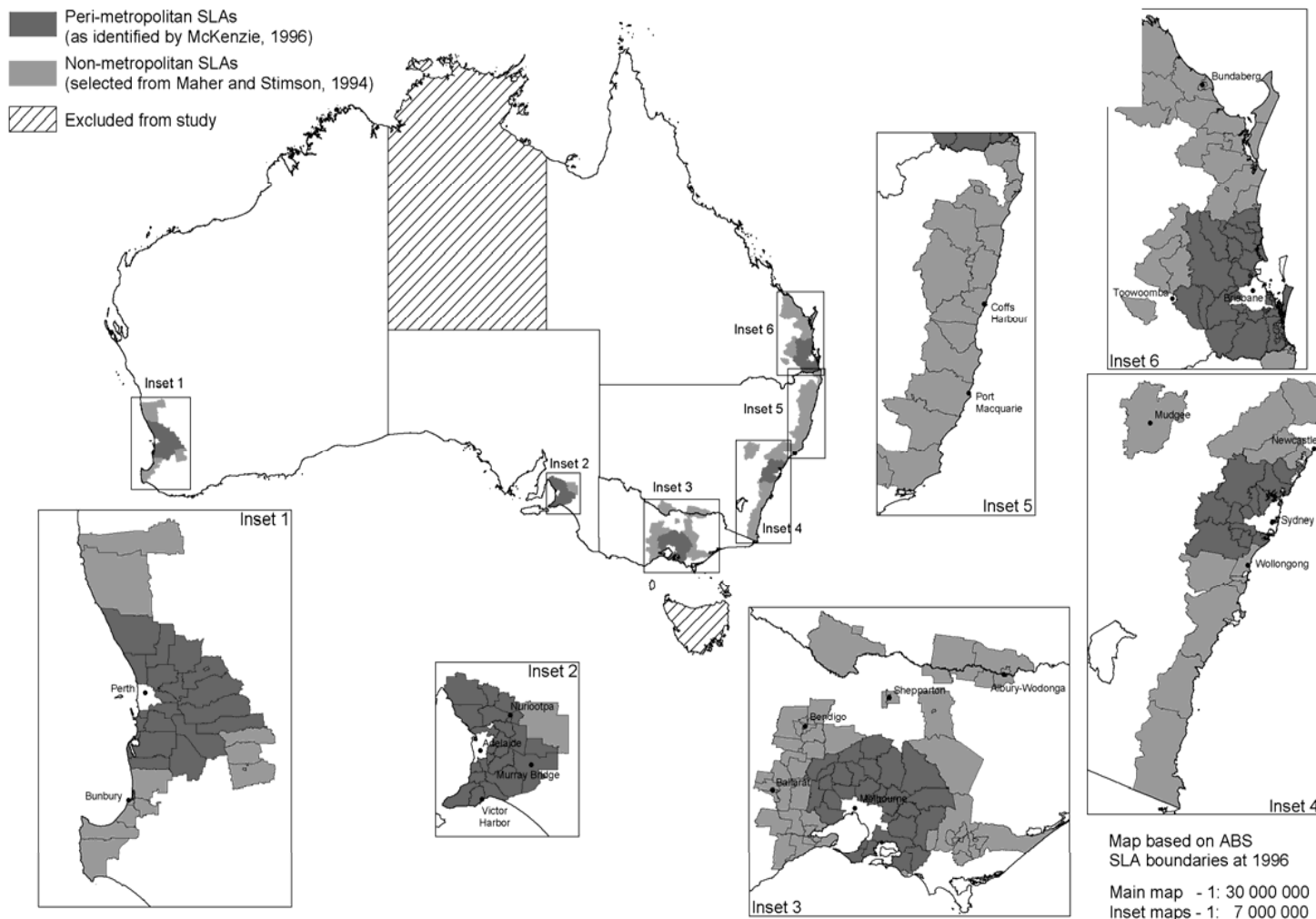
The legislated urban
growth boundary

Designated Green Wedge Areas



Figure 1. Green wedges

Australia's peri-urban regions



Area, Gross Value and proportion of each State's agric. Prod. in peri-urban areas

	Area (ha.)	Value (\$,000)
NSW	60,293,384	6,040,741
Peri-Urban	2,932,413	1,351,697
% of total	4.86	22.40
Qld	150,592,494	5,144,540
Peri-Urban	2,760,785	1,235,243
% of total	1.71	22.10
SA	56,640,670	2,317,913
Peri-Urban	1,204,502	598,586
% of total	2.13	25.81
Vic	12,669,270	5,297,131
Peri-Urban	2,005,878	1,464,887
% of total	13.34	25.50
WA	112,995,537	3,453,006
Peri-Urban	2,703,068	860,996
% of total	2.20	23.58
TOTAL	393,191,355	22,253,331
Peri-Urban	11,606,646	5,511,408
% of total	2.95	24.77

Approaches by the States

- Agricultural land protection was generally a minor factor in metropolitan policy
- Rural landscape and environmental values were often the motivation for limiting urban sprawl
- General policy in most States to protect productive agricultural areas but in reality many areas were lost

State Policy Approaches to Protecting Agricultural Land

New South Wales	No Specific State Policy State & Regional Policy References
Queensland	State Planning Policy - Development and the Conservation of Agricultural Land 1992
South Australia	No Specific State Policy State Strategy References
Tasmania	State Policy - Protection of Agricultural Land 2000
Victoria	State Planning Policy - Agriculture & Protection of Productive Land 1996
Western Australia	Statement of Planning Policy - Agricultural and Rural Land Use 2001

Overall these policies have had limited success as there has been little regulatory enforcement - development approvals and rezonings have whittled away the areas of productive often by imposing incompatible land uses adjacent to such areas or by amenity impact

State government approaches to protecting productive agricultural land around each of the major metropolitan areas

<p>Sydney <i>4.5m</i></p>	<p>Strategic plan for sustainable agriculture in the Sydney region. Sydney metropolitan strategy commenced. No specific recognition of agricultural areas to date</p>
<p>Melbourne <i>3.5m</i></p>	<p>Green Wedges Legislation as part of Melbourne 2030 Strategy defines urban growth boundary with restrictive zones outside the boundary</p>
<p>Brisbane & SE Qld <i>1.8m</i></p>	<p>South East Queensland Strategy provides for agricultural land protection through state policy</p>
<p>Perth <i>1.4m</i></p>	<p>Metropolitan Strategy - agricultural priority management areas established</p>
<p>Adelaide <i>1.2m</i></p>	<p>Metropolitan strategy provides for restrictions on urban encroachment into agricultural areas</p>

These strategies and their implementation are untested, too early to assess effectiveness or have been subject to compromises.

Melbourne Metropolitan Strategy

- Protects a series of 'green wedges' – productive agriculture is one of many reasons for that protection
- A series of 'green wedges' and large peripheral areas with high environmental and landscape values have become part of the urban form
- These areas lay between major radial public transport corridors and contained horticultural production and other non urban land uses

The intent was a hard edge to urban development



Commercial Farms Protected





Urban development in the green wedges



M2030 Core Elements

- 620,000 new dwellings to 2030
- Increase public transport from 9% of all trips to 20% by 2020
- Focus retail, residential and community development in 100+ activity centers linked by public transport
- Manage outward growth in five designated corridors through smart growth committees
- Legislate an urban growth boundary providing for 15 years land supply and permanently setting aside the green wedge areas

Metropolitan dwelling provision

Location of housing development			
Average annual housing starts 1996-2001		Proposed starts 2001-30	
	%	%	No.
Corridors	38	31	195,000
Activity centres	24	41	255,000
Dispersed in existing metro area	38	28	170,000

Green wedge purposes

- Economic
 - agriculture
 - tourism
 - sand and stone extraction
 - infrastructure – airports
- Social
 - landscape protection
 - recreation
 - community identity
- Environmental
 - biodiversity
 - parks and open spaces



Urban Growth Boundary and Green Wedge Legislation

- Established by Act of Parliament
- State Minister for Planning controls all rezonings
- State applied standard zones to all green wedges - control land uses including residential development and further subdivision
- Alterations to boundaries and zones requires parliamentary approval
- Green wedge management plans to be prepared

*Controversial and opposed by land development interests
And green wedge landowners who have lost anticipated
development rights*

Productive Agricultural Land

- **A finite resource on the edges of our cities**
- **Needs national recognition and policy of its economic, food security and healthy living role**
- **Metropolitan land use strategies need to embrace food as a component in all its ramifications and dimensions**

Melbourne 2030?

