

## Planning for Sydney's Food Security

Presentation to Sydney Food Fairness Alliance  
Hungry for a Change Conference  
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### Food is Important!

- Necessity of life
- Planning for food security has not been high on the agenda of planners or Governments
- Priority has been given to water, housing, environmental awareness and social issues
- Planning for the land that grows the food has been mostly ignored
- Metropolitan Strategy addresses it but little action has occurred

## APA Policy Guide on Community and Regional Food Planning

*“Food is a sustaining and enduring necessity. Yet among the basic essentials for life — air, water, shelter, and food — only food has been absent over the years as a focus of serious professional planning interest.”*

*(American Planning Association, 2007)*

## Community Concern

### ❖ **CAVE People**

**C**itizens **A**gainst **V**irtually **E**verything

### ❖ **DUDES**

**D**evelopers **U**nder **D**elusionary **E**xpectations

❖ When CAVE People meet the DUDES  
you get a **LULU**

**L**ocally **U**nwanted **L**and **U**se

***Planning is not  
about predicting the  
future,  
it is about being  
prepared for it.***

## **Food Security is coming into focus in Sydney and NSW**

- Sydney's Agriculture Planning for the Future Forum December 2008
- NSW Government Sydney Agriculture Reference Group
- Ground Truthing of the Sydney Vegetable Industry in 2008 Report
- UWS Hawkesbury Conference 2009
- Hawkesbury Communiqué
- Sydney Food Fairness Alliance Conference 2009 & Summit Declaration

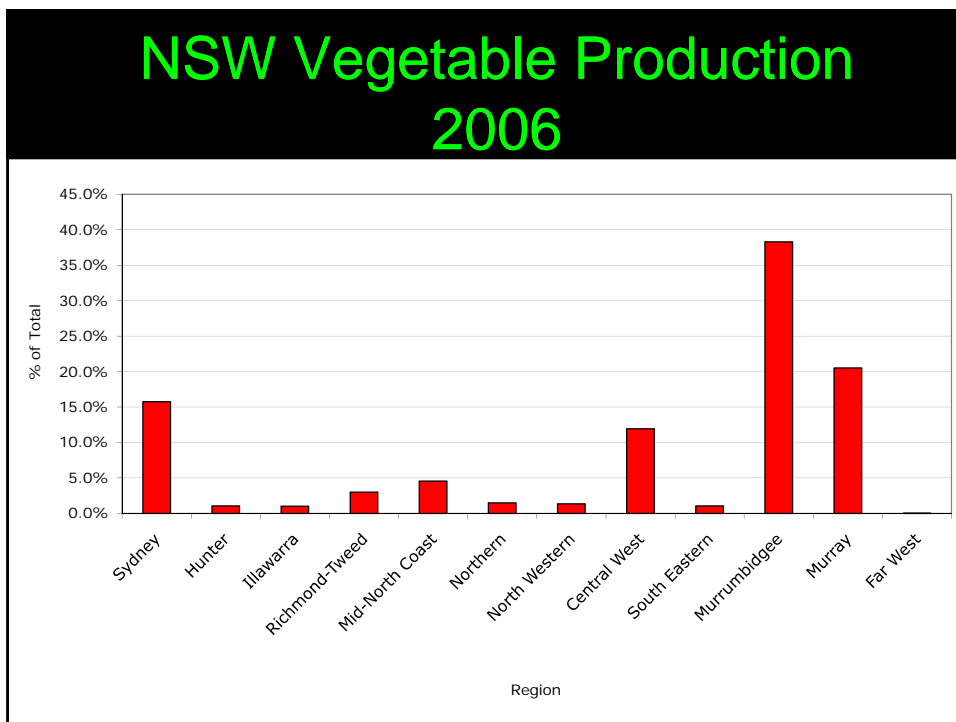
## Australia's Food Production

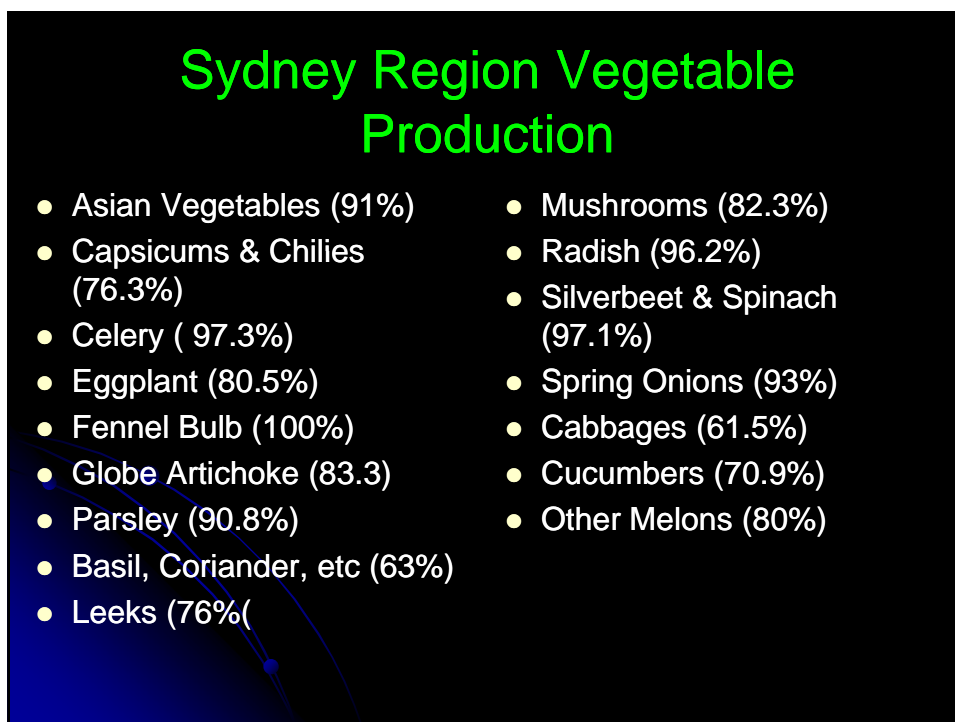
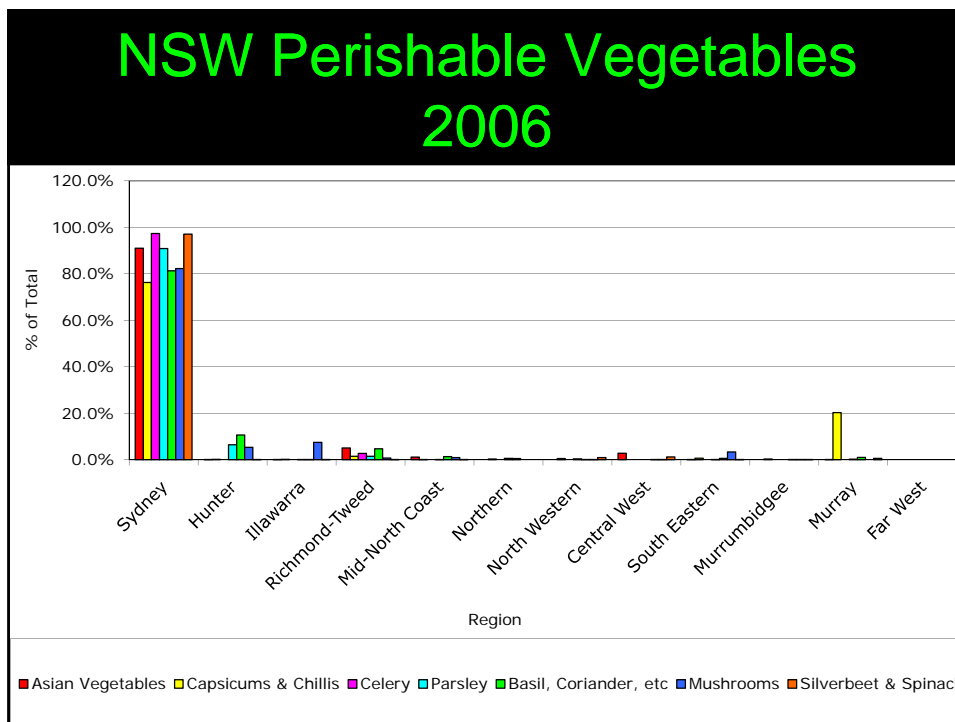
- ❖ Inland areas – Murray Darling Basin, South Australia & Western Australia
  - ⇒ Grain, Fibre, Vegetables, Vineyards, Orchards, etc
  - ⇒ Sheep, Cattle, Pigs & some Poultry
- ❖ Metropolitan Fringe
  - ⇒ Perishable Vegetables, Vineyards, Poultry, specialised niche agriculture
- ❖ Murray Darling Basin is one of the food bowls, not the food bowl of Australia
- ❖ **The fringe is a significant food producing area**

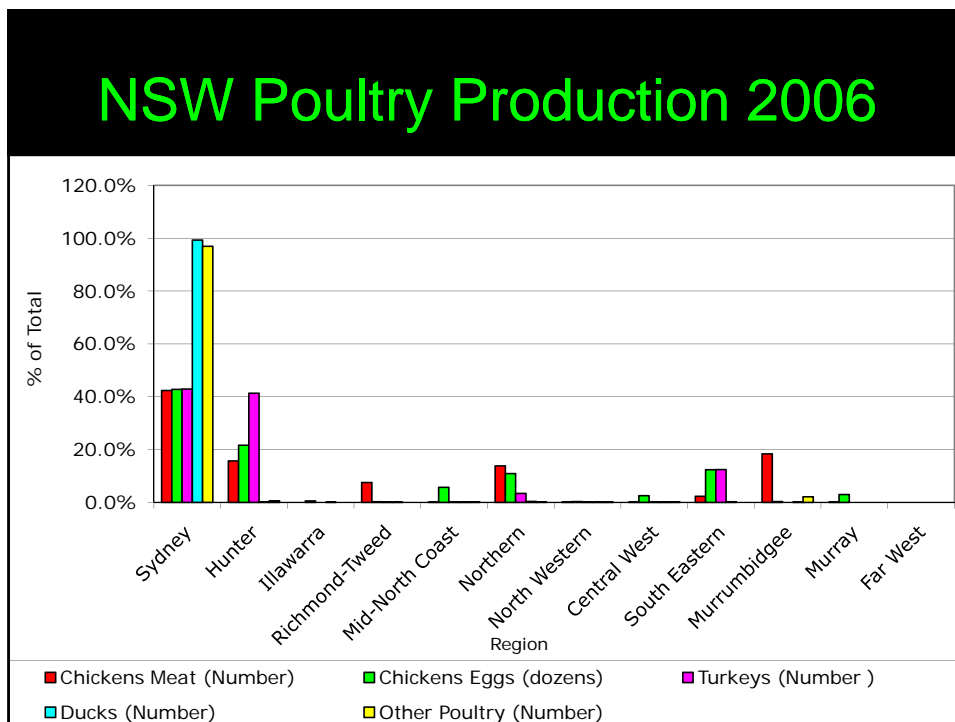
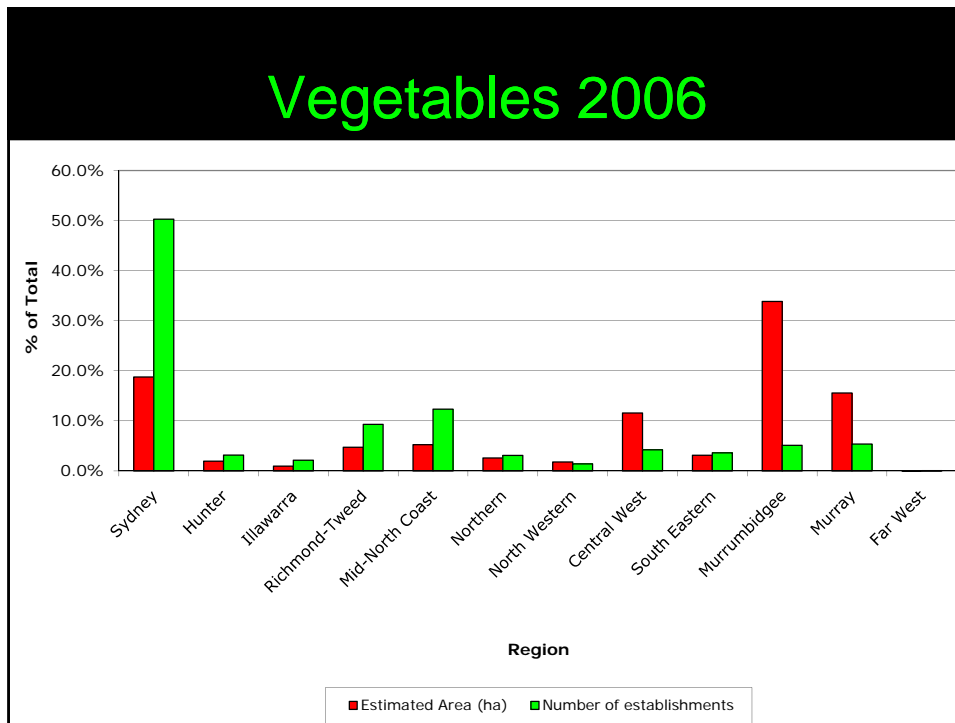
## Food is grown on the Fringe State Production Grown on Fringe

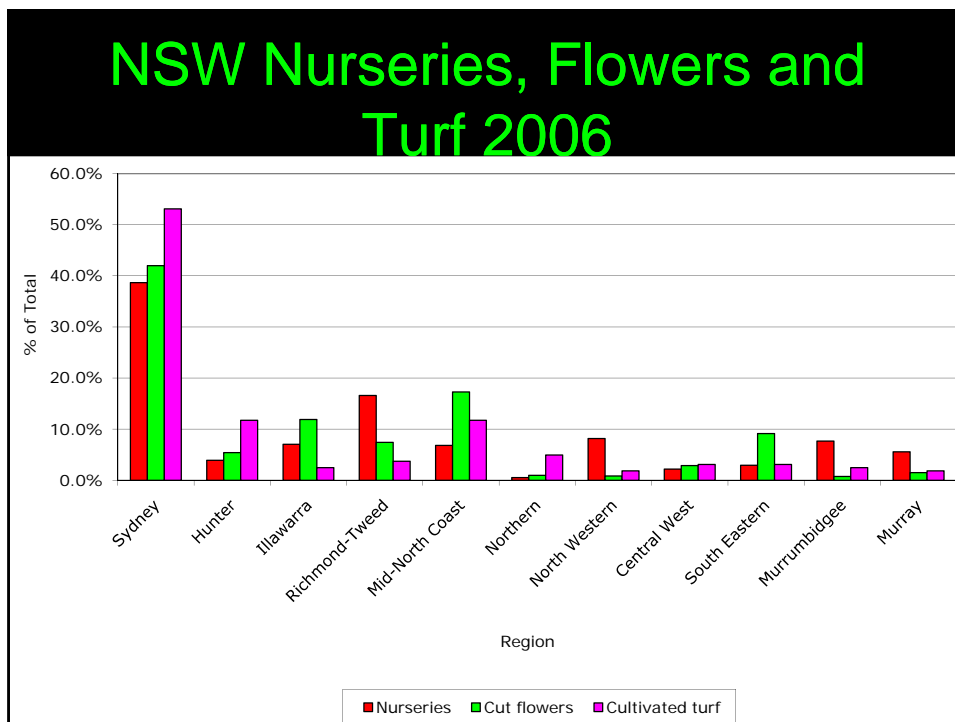


Source: P. Houston in Sinclair & Bunker 2007









- ### Rural Land Use Conflict
- Noise
  - Odour
  - Farm Chemicals
  - Night Time Activities
  - Visual Amenity
  - Urban Uses
  - Natural Environment
  - Stock Damage
  - Weed Infestation
  - Lack of Understanding
  - Communication

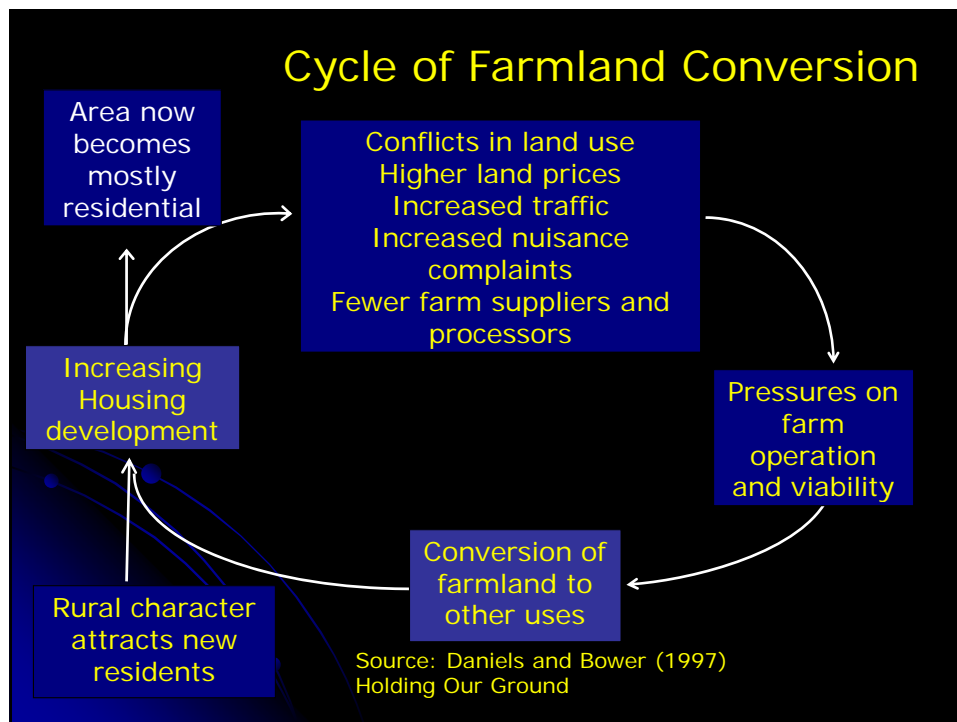




## Rural Residential Development

- ❖ 78% of Western Sydney Land Use
- ❖ Lifestyle choice of the community
- ❖ Home based businesses
- ❖ Moving into traditional rural areas and displacing agricultural uses
- ❖ Price of land is increasing
- ❖ Impacting on environmental qualities of the areas
- ❖ Rural sprawl is one of the biggest impediments to Agriculture in Sydney

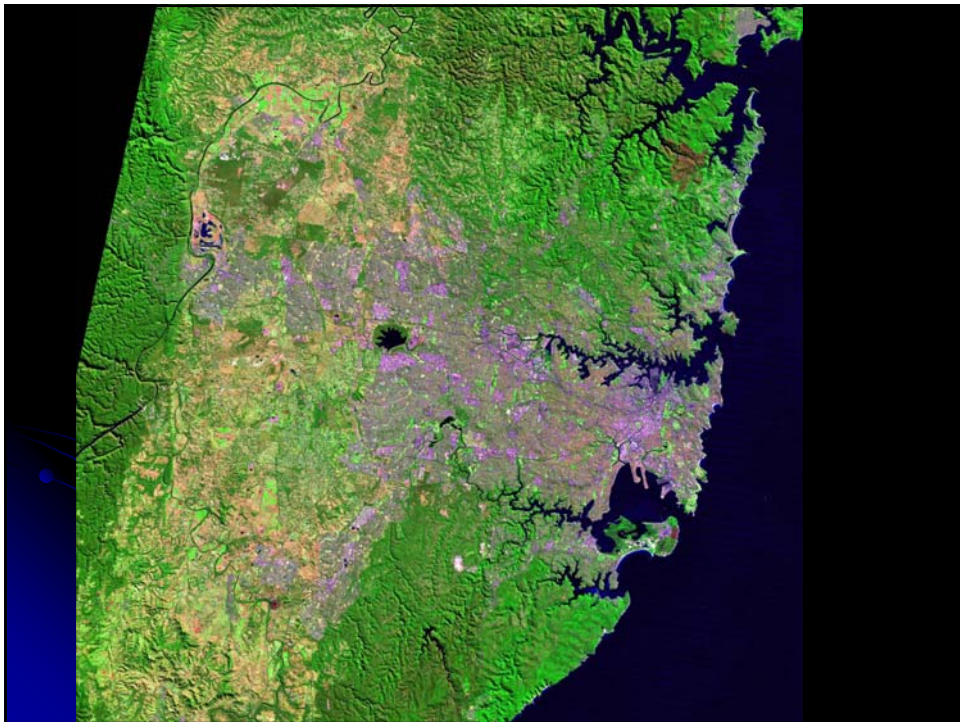
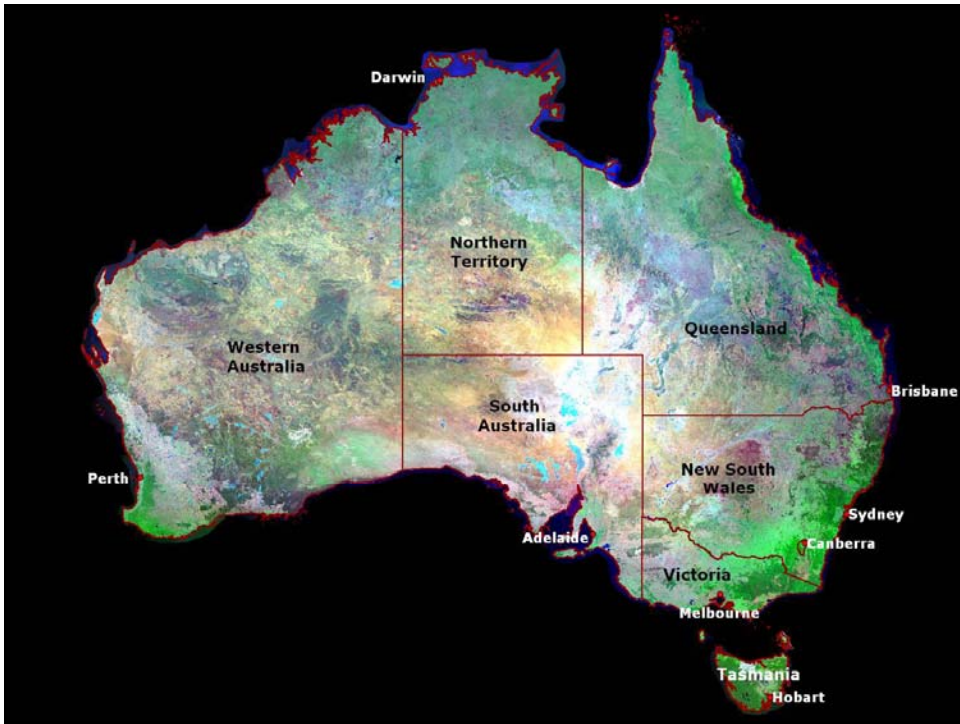
## Cycle of Farmland Conversion



## Limits to Growth of Sydney

- ❖ Urban Expansion causing problems
- ❖ Food producers being forced to relocate
- ❖ Geographical Limits being reached
- ❖ Balance needed between Urban, Agricultural and Environmental
- ❖ Drought conditions over the 'sandstone curtain'







*“The county is small in area and not particularly rich from the growing point of view, yet in 1947 it produced three quarters of the State’s lettuces, half of the spinach, a third of the cabbages and a quarter of the beans; seventy percent of the State’s poultry farms were in the county and more than eighteen percent of Sydney’s milk came from the County; the preservation of the farms and market gardens therefore is of considerable importance for the well-being of Sydney as well as for the economy of the State” (Denis Winston, Sydney’s Great Experiment – the Progress of the Cumberland County Plan, 1957)*

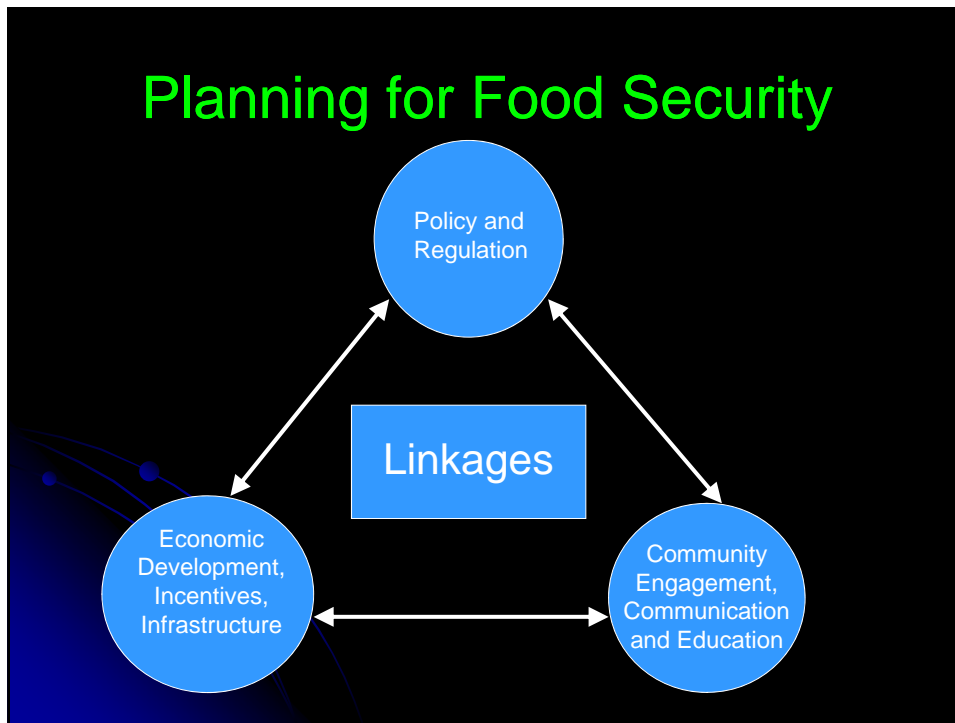
**“If you always do what  
you always did you will  
always get what you  
always got”**

Ron Powers

## Why do we need a secure food supply?

- Climate change & its impact
- Peak oil and energy issues
- Competing constraints – water, land, energy, etc
- Food miles and local food
- Healthy communities
- Obesity issues
- Food access

***The paradox of rural land preservation - where a farm is subdivided for housing and the suburb is named after the farm.***



- ## Planning for Food Security
- ❖ Needs all three to be effective
  - ❖ We currently do the policy and regulation
  - ❖ Zoning is the main tool used but it is not working
  - ❖ Still have problems
    - ⇒ Need to address economic development, incentives and infrastructure
    - ⇒ Need to engage with the community more as well as education
  - ❖ Back up policy with good and meaningful data

## Policy and Regulation in NSW

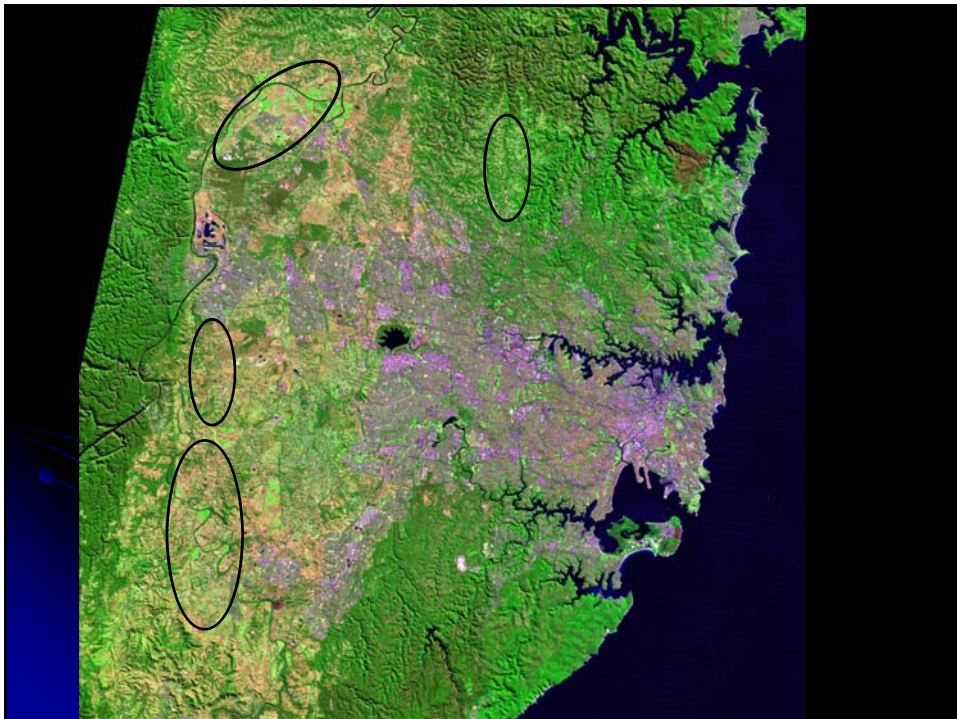
- ❖ NSW Sustainable Agriculture Policy
- ❖ Strategic Plan for Sustainable Agriculture in Sydney Basin
- ❖ Policy for the Protection of Rural Land
- ❖ DoP Rural Planning Policy & SEPP
  - ❖ SEPP not apply to Sydney Region
- ❖ Metro Strategy has section on Agriculture & is 117 Direction
- ❖ Metro Strategy and Sub-Regional Strategies
- ❖ Various Acts All mostly aimed at protecting people, not really at encouraging farming
- ❖ Rural Resource Land Study
- ❖ Zones - Primary Production, Rural Landscape & Rural Residential

## Growth Boundaries

- Melbourne
- Portland, USA
- Vancouver, Canada
- Toronto, Canada
- Need permanence and not being eaten away
- Political and Legal weight

## Identify the best land and Zone it appropriately

- Base this on the constraints for agriculture
- Limit rural residential use and fragmented land
- Does not have to be good soils only
- Use existing production areas that have limited fragmentation and Rural Residential Use
- Zoning should use the Primary Production zone for the best land and the Rural Landscape Zone for all else
- Celebrate the best land.



## Cluster Subdivision

- Provides subdivision options that does not use all of the land
- Can be used for agriculture, landscape, or biodiversity
- Should only be used for the Rural Landscape rather than Primary Production Zone
- Use community titles

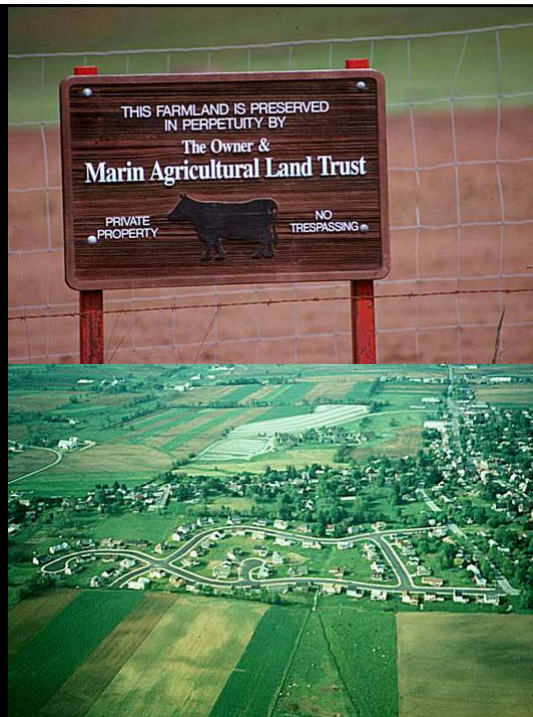


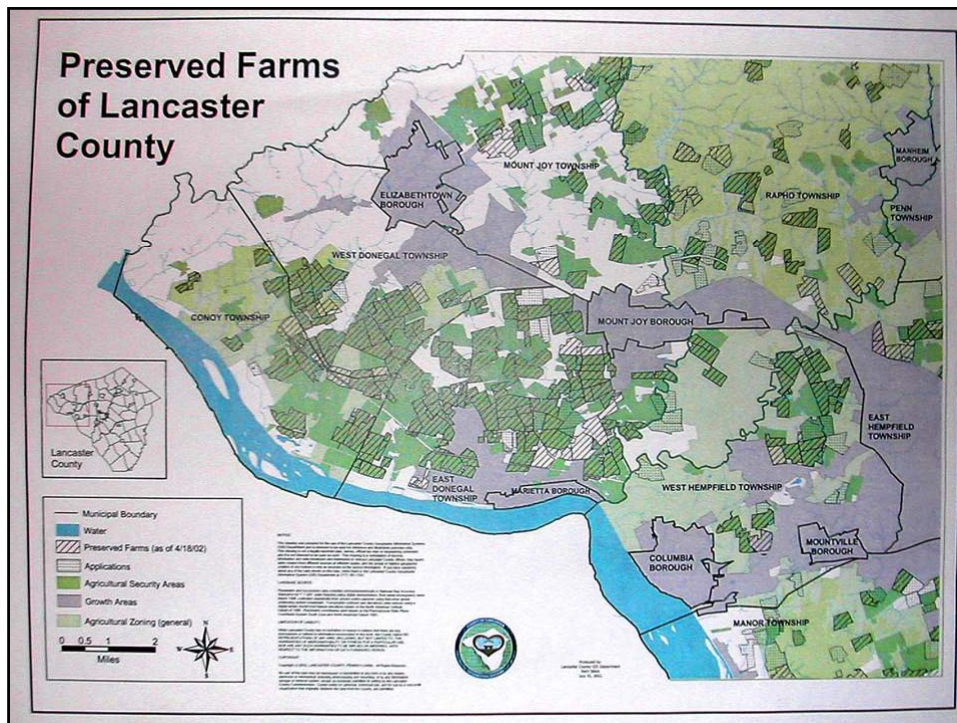
## Economic Development, Incentives and Infrastructure

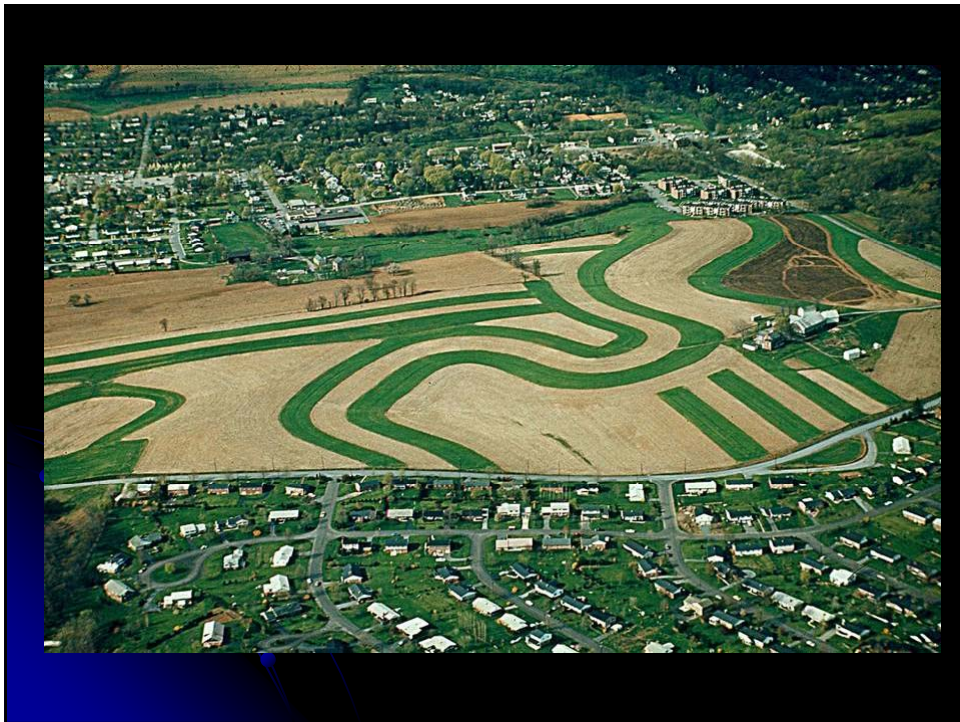
- ❖ Promote Tourism and Agri-tourism
- ❖ Transfer and Purchase of Development Credits
  - ❖ Rural Resource Land Study recommended investigation of this
- ❖ Rate Rebates
- ❖ Providing soft and hard infrastructure

## Purchase of Development Rights / Credits

- Development 'rights' / credits purchased by Govt or Private Organisation
- Farmer paid cash - \$100,000 +
- Farmer cannot develop land for residential purposes







## Transferable Development Credits

- Sending Areas
- Receiving areas
- Zone
- Landowner to Developer
- TDR Bank
- Complex and requires detailed planning

## Landowner and Developers

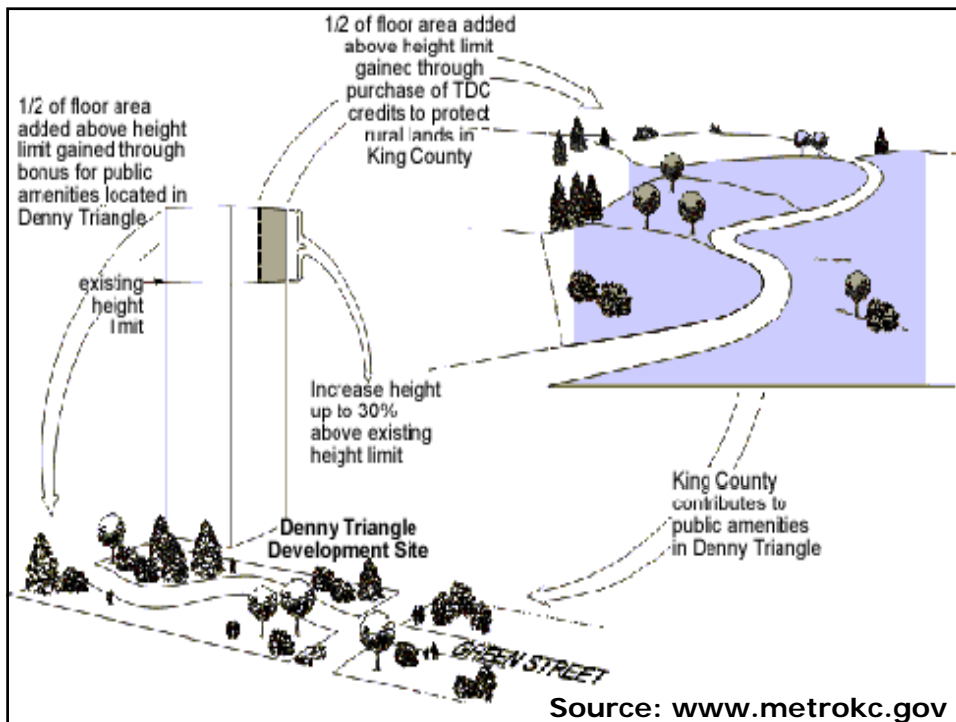
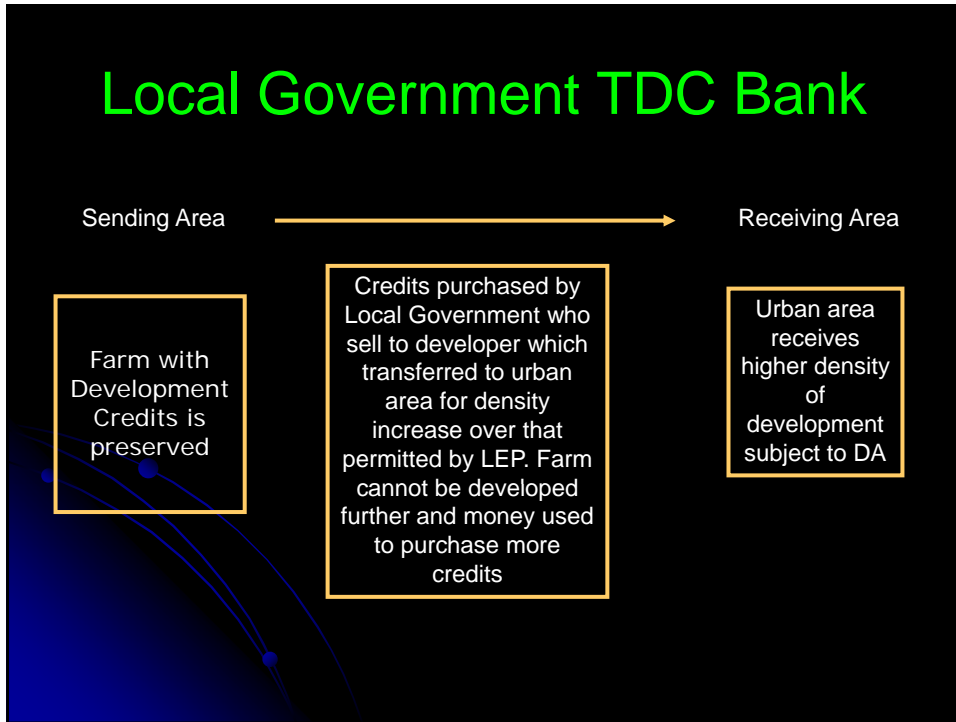
Sending Area

Receiving Area

Farm with Development Credits is preserved

Credits purchased by developer and transferred to urban area for density increase over that permitted by LEP. Farm cannot be developed further

Urban area receives higher density of development subject to DA

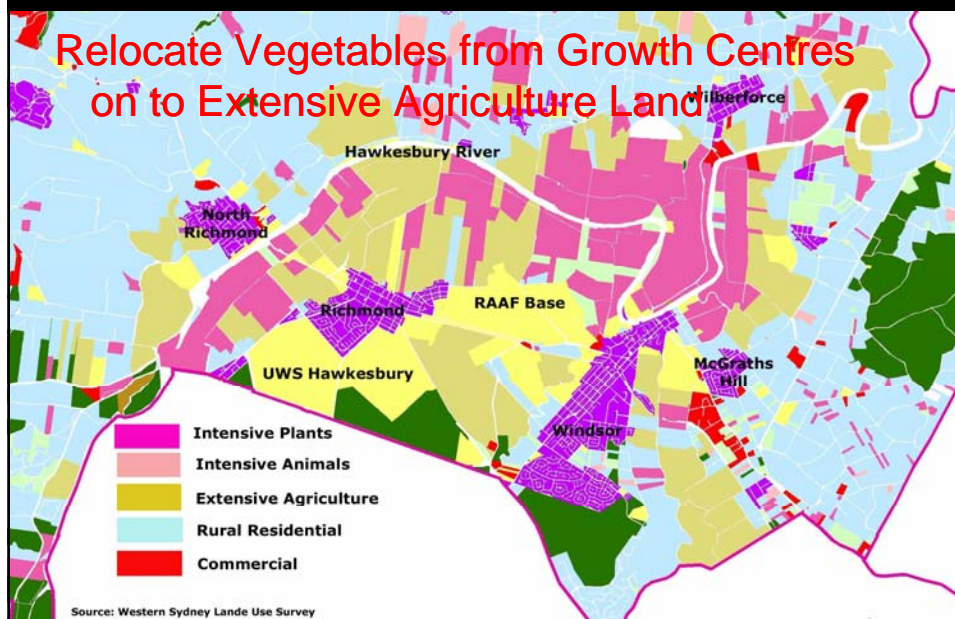


## Rate Rebates

- Rating based on unimproved capital value of land
- Annual Rate Range (Baulkham Hills 2003)
  - Extensive Agriculture: \$592 to \$1,724
  - Intensive Agriculture: \$592 to \$2,002
  - Rural Residential: \$600 to \$2,026
  - Residential: \$542 to \$834
- Currently farmers get 25% reduction
- If farmers get 90% reduction, all other rates go up by \$10.00 p.a.

## Use the land for its best use

Relocate Vegetables from Growth Centres on to Extensive Agriculture Land



## Community Engagement, Communication and Education

- ❖ Make the connection between the Gate and the Plate
- ❖ Fresh Food programs
- ❖ Food Festivals
- ❖ Many values of Rural Land
- ❖ Local food purchasing policy
- ❖ Celebrating not denigrating farmers
- ❖ Let the farmers farm, not right to farm
- ❖ Communication between all stakeholders
  - ⇒ Government (all levels), farmers and community

## Right to Farm is needed but legislating it does not Work

- We need it but not legislative
- Litigious
- Combative
- Expensive
- In USA only because of Court cases
- Good strategic planning
- Education
- Let the Farmers Farm!



## Agri-Tourism and Education

- ❖ Hawkesbury Harvest, Food of The Orange District (F.O.O.D)
- ❖ Farm gate Trail
- ❖ Farmers Markets
- ❖ Urban Agriculture
  - ↳ Community Gardens
- ❖ Community Education
  - ↳ Economic Benefits
  - ↳ Where produce comes from
  - ↳ Promote fresh local produce
- ❖ Regional Cuisine
  - ↳ Link produce to restaurants



## Proposed System for Sydney

- Mixture of Zoning, Rate Rebates, PDR, TDC and Education
- Zoning – Zone best land for Primary Production & the rest Rural Landscape
- Rate Rebates – Primary Production Zone gets 90% rebate and Rural Landscape zone 25% rebate. Base it on 'sustainable agricultural use' definition to determine which farms are eligible
- PDR – Set up a PDR scheme for land in Primary Production zone which is funded by value increase tax (5%) on land that is rezoned to residential

## Proposed System for Sydney

- Set up a cross jurisdictional TDC scheme & a free market scheme which allows land in Primary Production Zone to be granted development credits at rate of 1 per 5 ha of land (based on 10 ha average size) that allows redemption by developers for increased density in Sydney, Parramatta, Liverpool, Penrith CBDs and other areas where high rise development already exists. Can use water trading & BioBanking example.
- Set up education scheme that provides details about the role of agriculture, links to locally grown produce, restaurants to promote locally grown and urban agriculture

## Proposed System for Sydney

- Extend Hawkesbury Harvest to Sydney Region
- Establish a scheme whereby land that is currently not used for intensive agriculture but has good soil is leased in 5 ha portions to be used as intensive plant uses with soil and water management established by the owner / Government (CMA)
- Require developers to set aside land for community gardens when doing large subdivisions, similar to recreation areas

## Sydney Agriculture Strategy

- Need to have a specific Agriculture Strategy for the Sydney Region
  - ⇒ Food land, nurseries & others
- Things have changed since the previous one in 1998
- It should consider the following
  - ⇒ Identify and preserve good land
  - ⇒ Policy and Legislation
  - ⇒ Incentives & economic development
  - ⇒ Education, Communication & Community Engagement

## Planning is needed for Food Security

- Needs to have a multi faceted approach
- Need good and meaningful data
- Needs political and dollar commitment
- Statutory, incentives and educational all need to be considered
- Need to involve all players in discussions and investigations & Strategy
- Need to make some decisions and not leave it until it is too late ...
- Can grow food and grow houses and achieve a sustainable future food security

