Governing cities for urban sustainability

integrating local and metropolitan scale approaches

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Source: government of South Australia, 30 Year Plan
Governance, Urban Sustainability and a 30 year Plan for Adelaide

- Governance
- A 30 Year Strategy
- Key points
- Significant challenges
- 2 fundamental changes
- Risks?
- Ideas for a way forward?
Governance

1. No universally accepted definition, though many common elements:
   - Partnership arrangements
   - Shift away from formal structures of govt.
   - Incorporation of wider range of interests in decision making
   - Wider program objectives

2. Scale

3. Result - cities are shaped by multiple forces
Greater Adelaide and South Australia

Population Distribution

1 Dot = 500 people

Source: government of South Australia, 30 Year Plan

ABS, 2003
Context – a time of change

- Population – growth and change
- Housing affordability
- Economic and climate change

Source: ABS population projections, South Australia

Source: Flood and Baker 2010

Gain/Loss in Households 1996-2006, by Age of Household Head

Source: Flood and Baker, 2010

Source: government of South Australia, 30 Year Plan
Context – a time of change

- Housing affordability decreasing
- Insufficient supply

Figure 10: House price to income ratios 1986-2007, English-speaking countries

Source: Flood and Baker 2009
30 year Plan: Key Challenges

- Population Growth
- Population change
- Housing affordability
- A growing and changing economy
- Transport and infrastructure
- Environment and biodiversity
- Climate change
- Water efficiency
2 fundamental changes ... and tensions

New (“compact and efficient”) urban form, and
New governance arrangements.

- Urban form:
  - Concentrating new housing in existing areas
  - Locating new housing and jobs in transport corridors
  - Establishing new Transport Oriented Developments (TODs)
  - Increasing densities around stations and transport interchanges
  - Placing an emphasis on good design and creating unique precincts
  - Creating vibrant mixed-use precincts
  - Revitalising the Adelaide City Centre and other higher-order activity centres
New Governance Arrangements

1. Improved interagency coordination
2. Working with local government - “to lock in permanent and continuous dialogue with councils”
3. WOG approach
4. Cabinet playing a much stronger role in landuse planning decisions.
   • esp. with transit corridors and new growth.
5. The management of land supply to allow a program of housing construction
6. a focus on regions –via regional implementation strategies
7. Development plans focussed on corridors and growth areas (e.g. TODs and Activity Centres)
The risks ...

1. Adversarial-ism,
2. NIMBY-ism,
3. Longer term animosity
4. Scale
A way forward

1. Broader scale policy levers, e.g.:
   - Reform to land tax - (Wood) broad based land tax to replace stamp duties.
   - (Flood) ‘Value capture on existing properties’ and higher taxes on second homes.
   - Negative gearing
   - Allowing smaller, new, affordable housing, especially in infill areas

2. Creation of positive incentives for local government, e.g.
   - Access to infrastructure funding
   - Direct or indirect access to land tax income