

Governing cities for urban sustainability

integrating local and metropolitan scale approaches



Source: government of South Australia, 30 Year Plan

Andrew Beer and Emma Baker
PECC 13th April 2011

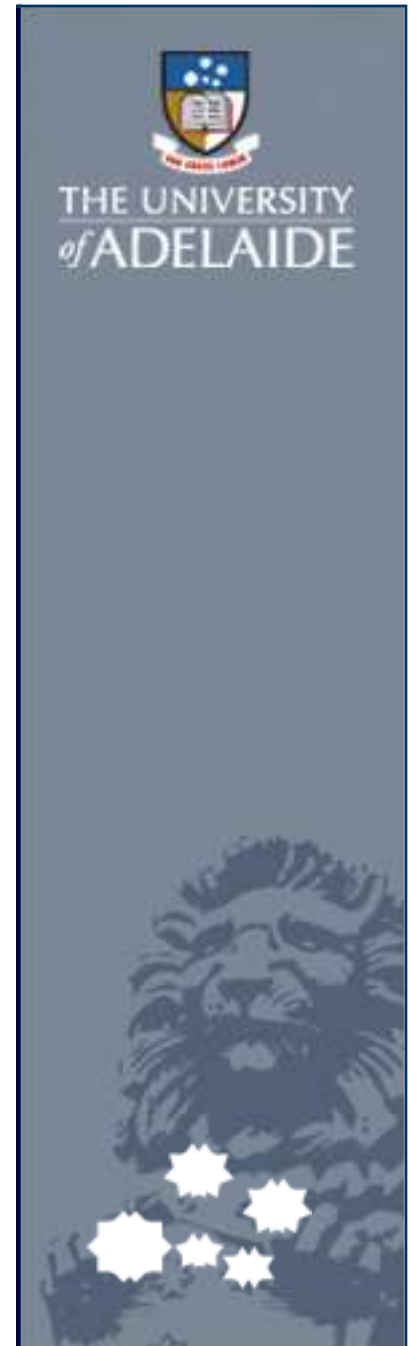


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Governance, Urban Sustainability and a 30 year Plan for Adelaide

- 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

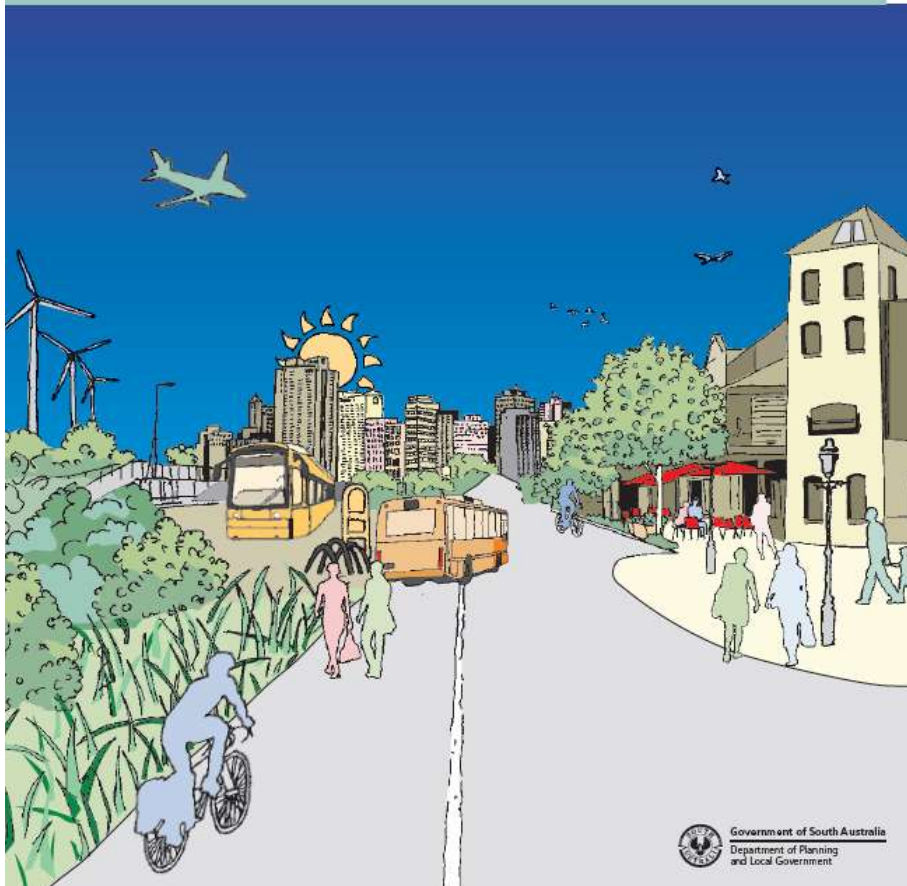


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The 30-Year Plan for Greater Adelaide

A volume of the South Australian Planning Strategy



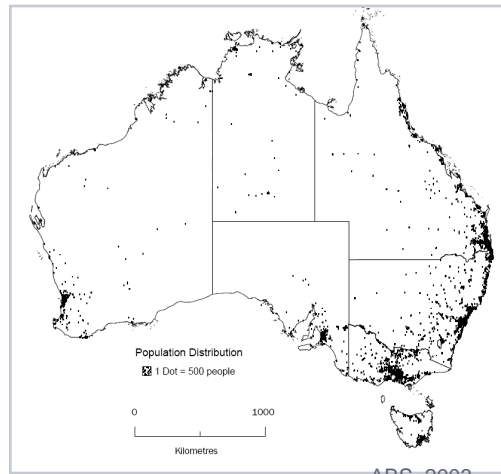
Government of South Australia
Department of Planning
and Local Government



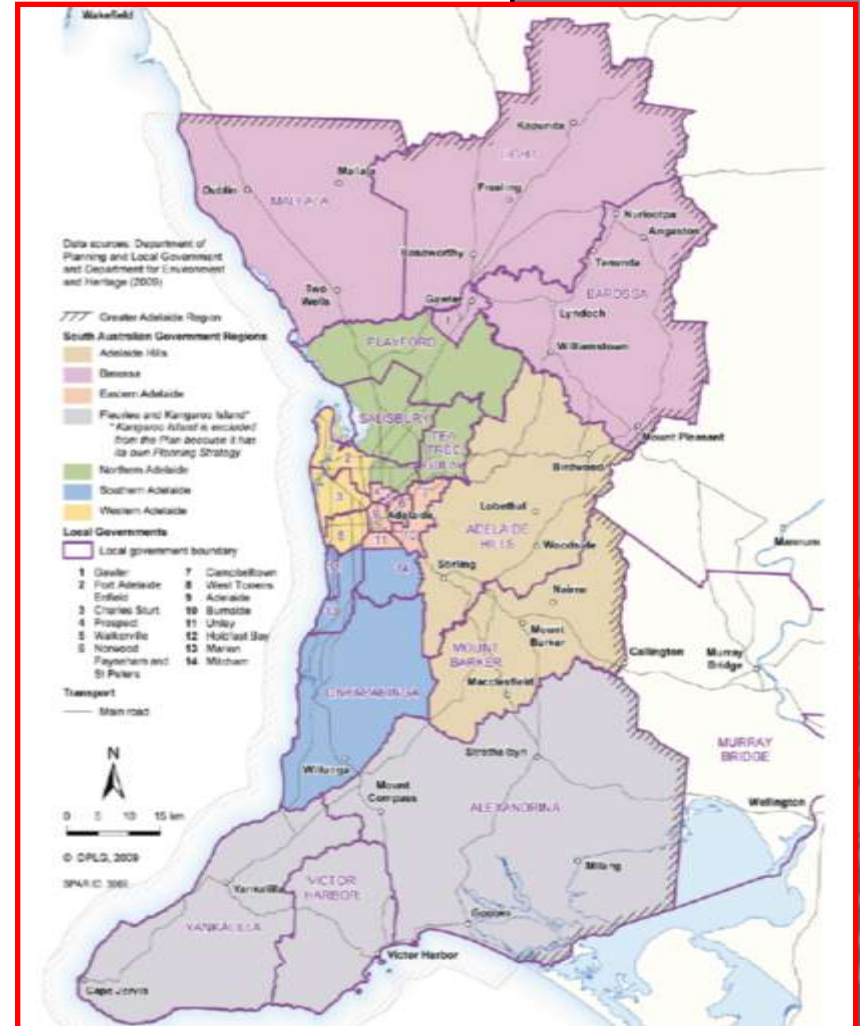
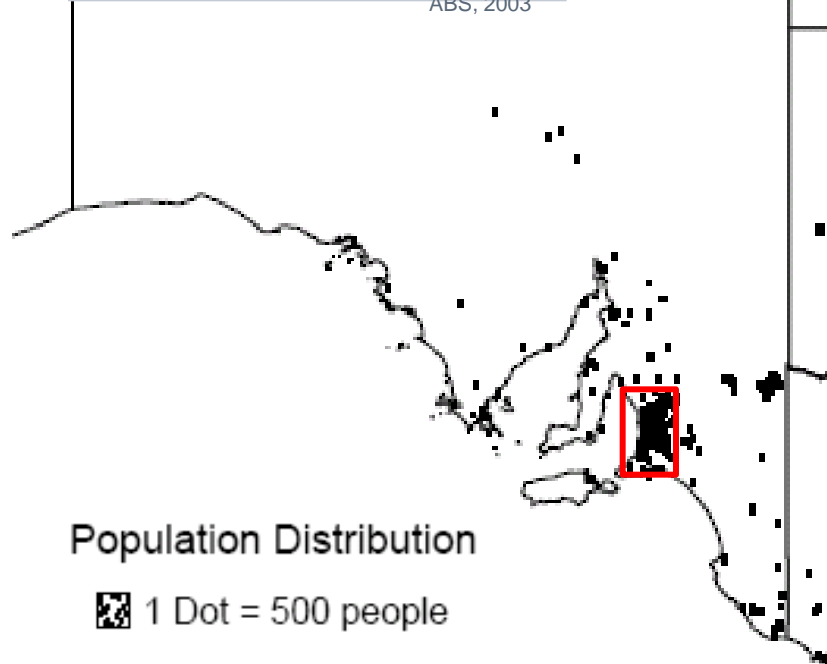
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Greater Adelaide and South Australia

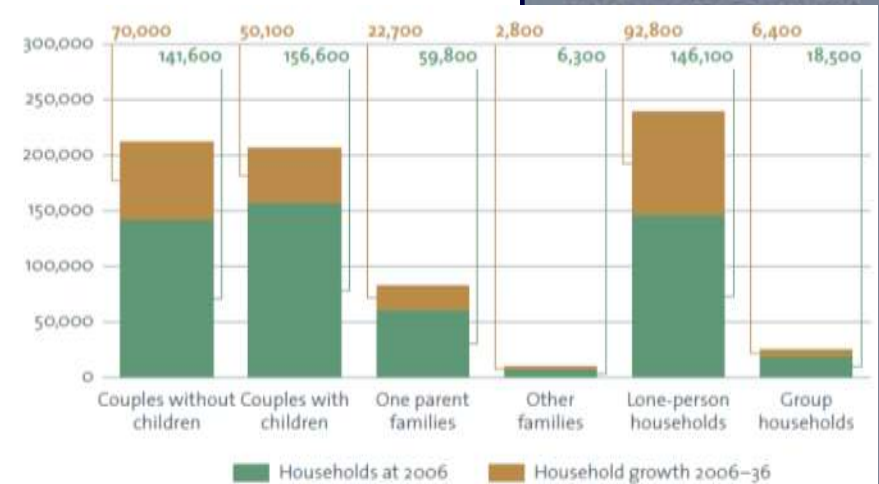
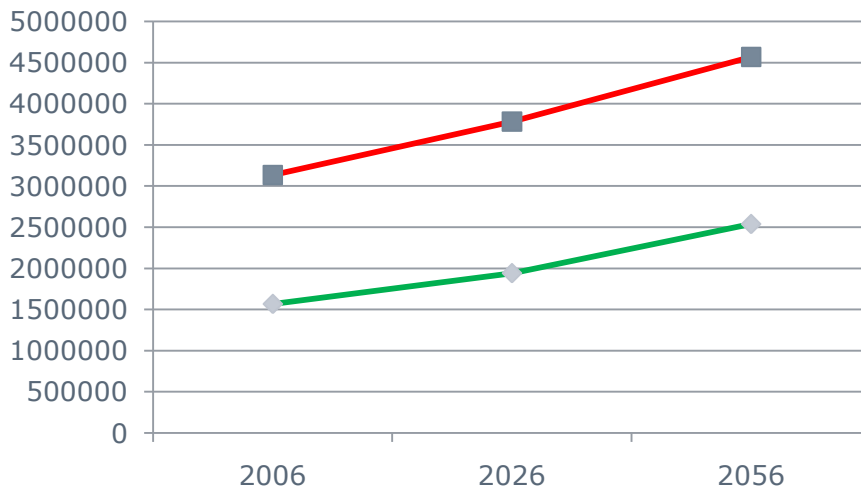


ABS, 2003



Context – a time of change

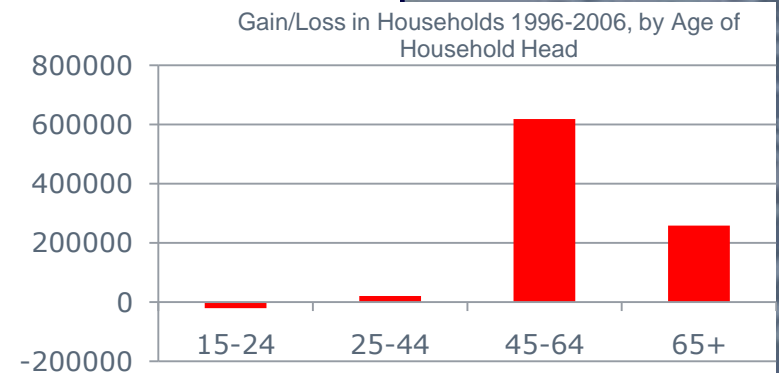
- Population – growth and change
- Housing affordability
- Economic and climate change



Excludes other households

Source: Australian Bureau of Statistics, 1996 and 2006, Census of Population and Housing, ABS, Canberra.

Source: government of South Australia, 30 Year Plan

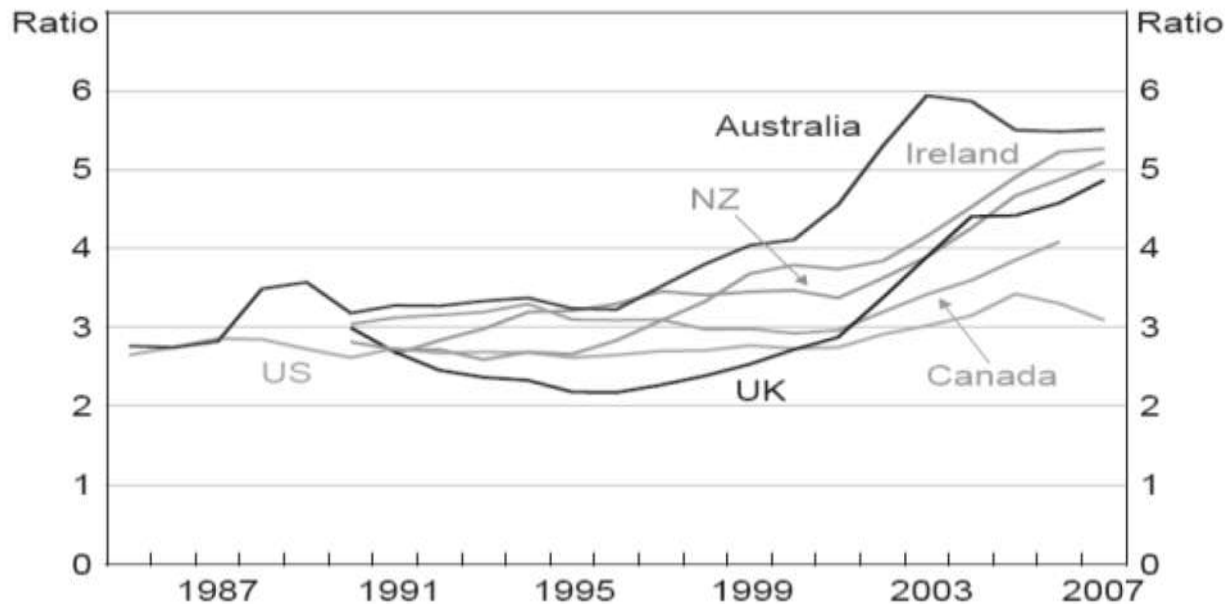


Source: Flood and Baker, 2010

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

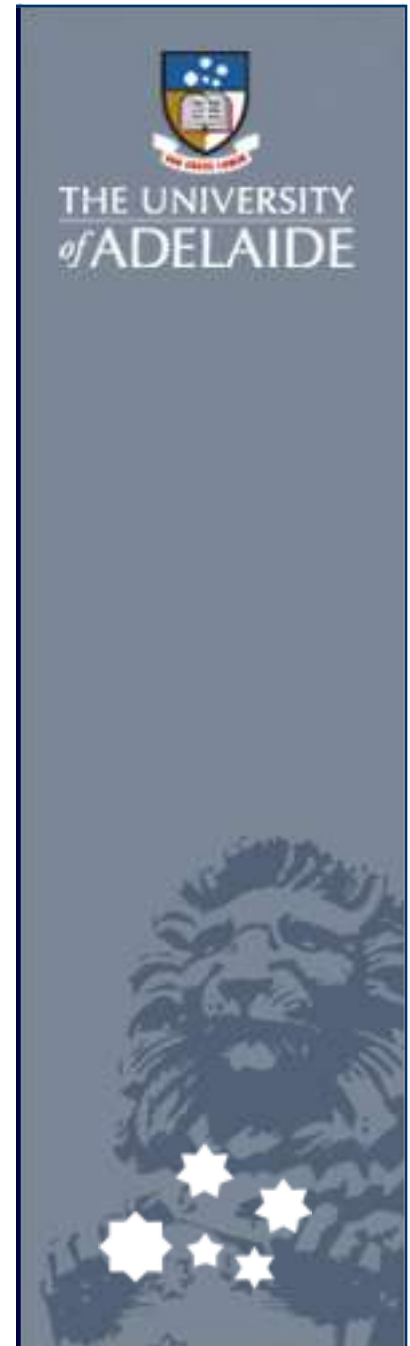


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30 year Plan: Key Challenges

- 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.
- C 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