Kia Ora /Croeso

- Beginner's Guide to Urban Regeneration: various definitions mostly about remediation and brownland:confusion between confronting decline and managing growth/people and place: I quite like fancy phrase from WA conference: creating communities through the art of place-making though what if the communities already existed …and what do they get out of it? Famously Barcelona hosed homeless of the street in pursuit of excellent urban design
- Still learning from failure as well as success
    - UK chief ministerial advisor on planning simplificition….
    - Housing growth…

- Tall Poppy …17th…….
- Migratory Welshman at large in Sydney sine 2010
- But missed the Kennedy Assassination here…

Wales captain Sam Warburton says World Cup red card was correct decision

By Alex Spink, Rugby Correspondent 4/11/2011

a▪ a▪

Wales and NZ

- Divided by a common love
- 1905 tour: two positive national traditions
- An unfortunate incident in a car park
- One tragic tradition – from my point of view
- United by a common foe …
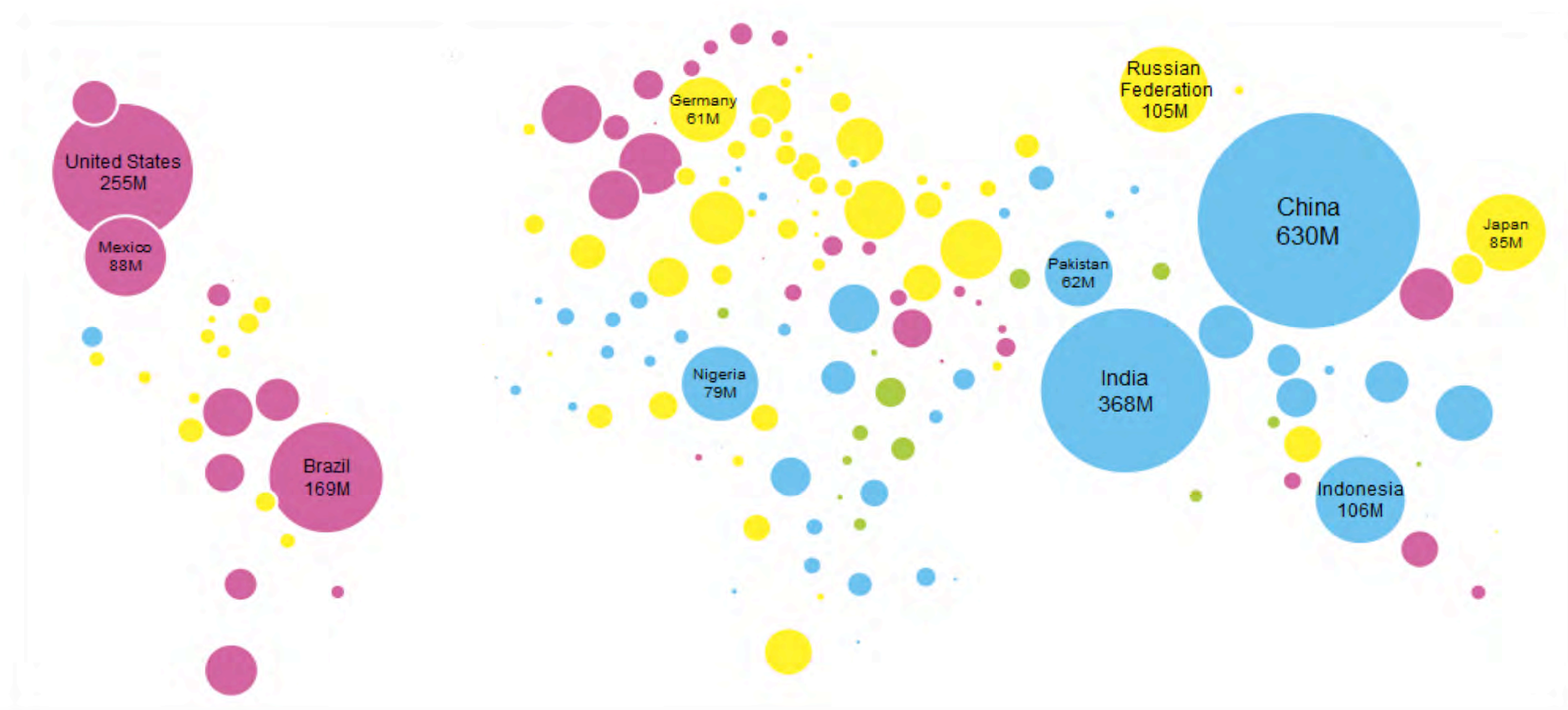- Where was I…..I am into context as a historian.

The Hobo-Dyer Equal Area Projection

This new map belongs to the family of Cylindrical Equal Area projections in which the latitude and longitude lines form a rectangular grid. Other projections in this family include the Lambert, Gall, Behrmann, Edwards, and Peters projections. In the present case the "cylinder" is assumed to wrap round the globe and cut through it at 37½° north and south. In order to preserve the equal area property the shapes of the landmasses become progressively flattened towards the poles, but shapes between 45° north and south are well preserved.

ANTARCTICA

SOUTHERN OCEAN

Cities
■ >5,000,000
■ 1,000,000–5,000,000
◆ 500,000–1,000,000
◆ <500,000
Capitals

Scale at the Equator
0   1000   2000 miles
0   1000   2000 kilometres

NEW ZEALAND
Auckland
Tasman Sea
Melbourne
Sydney   Canberra   Adelaide
Perth
Brisbane

AUSTRALIA

PACIFIC OCEAN

TONGA
SAMOA
FIJI
VANUATU
Coral Sea
TUVALU
SOLOMON ISLANDS
KIRIBATI
NAURU
KIRIBATI
MICRONESIA
PALAU
MARSHALL ISLANDS

PAPUA NEW GUINEA
EAST TIMOR
INDONESIA
MALAYSIA
SINGAPORE
BRUNEI
PHILIPPINES

BRAZIL
ARGENTINA
CHILE
URUGUAY
Montevideo
Buenos Aires
Santiago
Córdoba
Porto Alegre
São Paulo
Rio de Janeiro
Brasília
Gran Chaco
BOLIVIA
La Paz
PERU
Lima
ECUADOR
Quito
Guayaquil
COLOMBIA
Bogotá
VENEZUELA
Caracas
TRINIDAD & TOBAGO
GRENADA
BARBADOS
ST. VINCENT
ST. LUCIA
DOMINICA
PANAMA
COSTA RICA
NICARAGUA
EL SALVADOR
HONDURAS
GUATEMALA
BELIZE
JAMAICA
HAITI
DOMINICAN REPUBLIC
CUBA
Havana
MEXICO
Mexico City
Guadalajara
Monterrey

Tropic of Capricorn
Tropic of Cancer
Equator

U.S.A.
San Diego
Los Angeles
San Francisco
Phoenix
Dallas
Houston
Chicago
Washington, D.C.
Philadelphia
New York
Boston
Toronto
Ottawa
Seattle
Vancouver
Calgary
CANADA
Rocky Mountains
Hudson Bay
Labrador
Kalaallit Nunaat (Greenland) (Denmark)

ATLANTIC OCEAN
ARCTIC OCEAN
PACIFIC OCEAN

SOUTH CHINA SEA
TAIWAN
Taipei
Hong Kong
Guangzhou
CHINA
Xi'an
Wuhan
Shanghai
Chongqing
JAPAN
Tokyo
Osaka
NORTH KOREA
SOUTH KOREA
Seoul
Beijing
Tianjin
Shenyang
MONGOLIA
KAZAKHSTAN
Almaty
RUSSIA
Moscow
St. Petersburg
Yekaterinburg
Novosibirsk
Sea of Okhotsk

INDIA
Mumbai
Chennai
Kolkata
New Delhi
NEPAL
BHUTAN
BANGLADESH
MYANMAR
THAILAND
Bangkok
VIETNAM
Ho Chi Minh
LAOS
CAMBODIA
SRI LANKA
Colombo
MALDIVES
PAKISTAN
AFGHANISTAN
IRAN
Tehran
IRAQ
Baghdad
SAUDI ARABIA
Riyadh
YEMEN
OMAN
U.A.E.
QATAR
KUWAIT
TURKEY
Ankara
GEORGIA
ARMENIA
AZERBAIJAN
UZBEKISTAN
TURKMENISTAN
KYRGYZSTAN
TAJIKISTAN
GREECE
Athens

EGYPT
Cairo
LIBYA
ALGERIA
MOROCCO
TUNISIA
SUDAN
Khartoum
CHAD
NIGER
MALI
MAURITANIA
NIGERIA
Lagos
CENTRAL AFRICAN REPUBLIC
CAMEROON
ETHIOPIA
Addis Ababa
SOMALIA
Mogadishu
KENYA
Nairobi
TANZANIA
Dar es Salaam
DEMOCRATIC REPUBLIC OF CONGO
Kinshasa
CONGO
GABON
EQUATORIAL GUINEA
SAO TOME & PRINCIPE
ANGOLA
Luanda
ZAMBIA
MOZAMBIQUE
NAMIBIA
BOTSWANA
ZIMBABWE
SOUTH AFRICA
Cape Town
Johannesburg
Pretoria
LESOTHO
SWAZILAND
MADAGASCAR
Antananarivo
COMOROS
MAURITIUS
SEYCHELLES
GHANA
Accra
CÔTE D'IVOIRE
LIBERIA
SIERRA LEONE
GUINEA
GUINEA-BISSAU
SENEGAL
Dakar
GAMBIA
BURKINA FASO
BENIN
TOGO
UGANDA
RWANDA
BURUNDI
MALAWI
ERITREA
DJIBOUTI

INDIAN OCEAN
ATLANTIC OCEAN
Mediterranean Sea
Red Sea
Arabian Sea
Bay of Bengal

SPAIN
PORTUGAL
Lisbon
Madrid
FRANCE
Paris
UNITED KINGDOM
IRELAND
ICELAND
NORWAY
SWEDEN
FINLAND
POLAND
UKRAINE
BELARUS
ROMANIA
BULGARIA

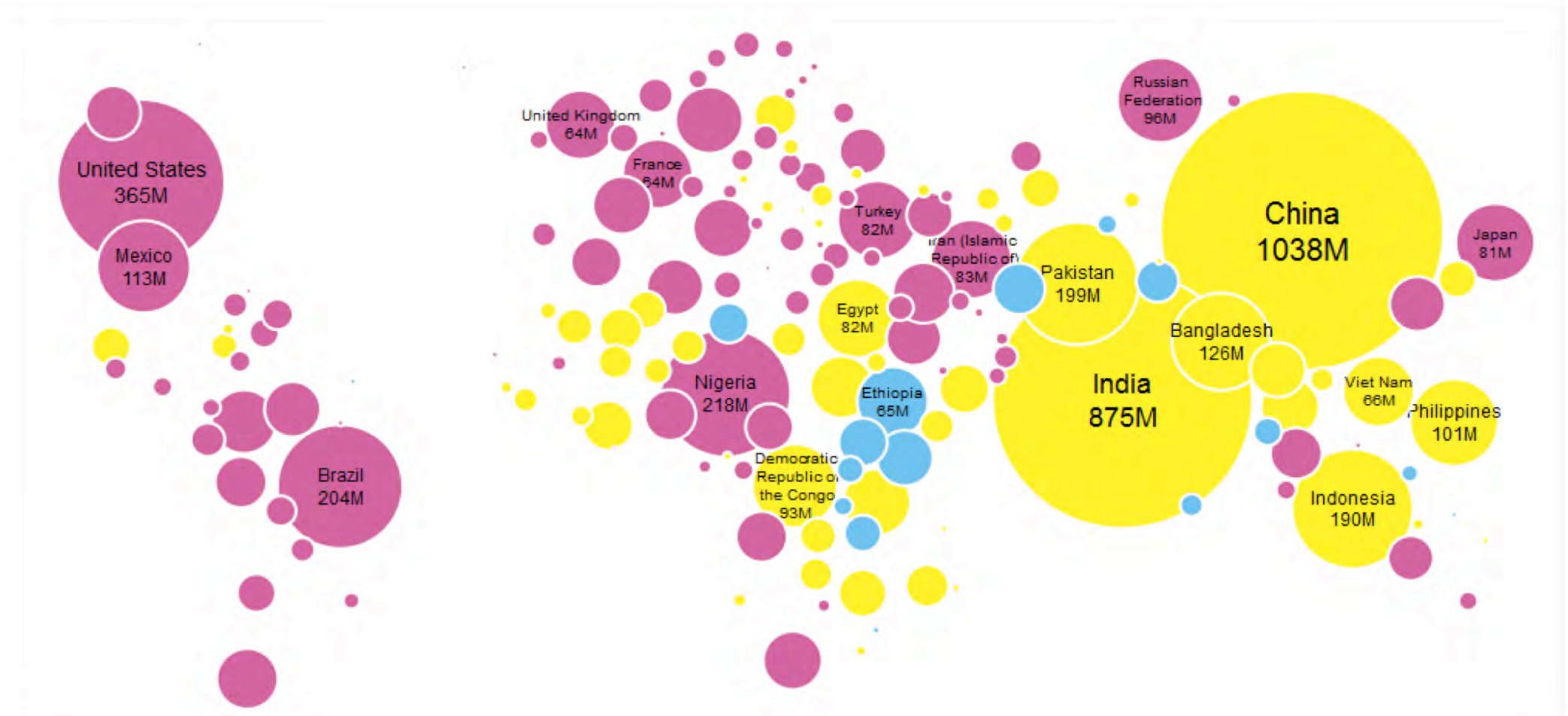# Getting closer to a really nice neighbourhood…South is North of 21C

2010 metropolitan population:
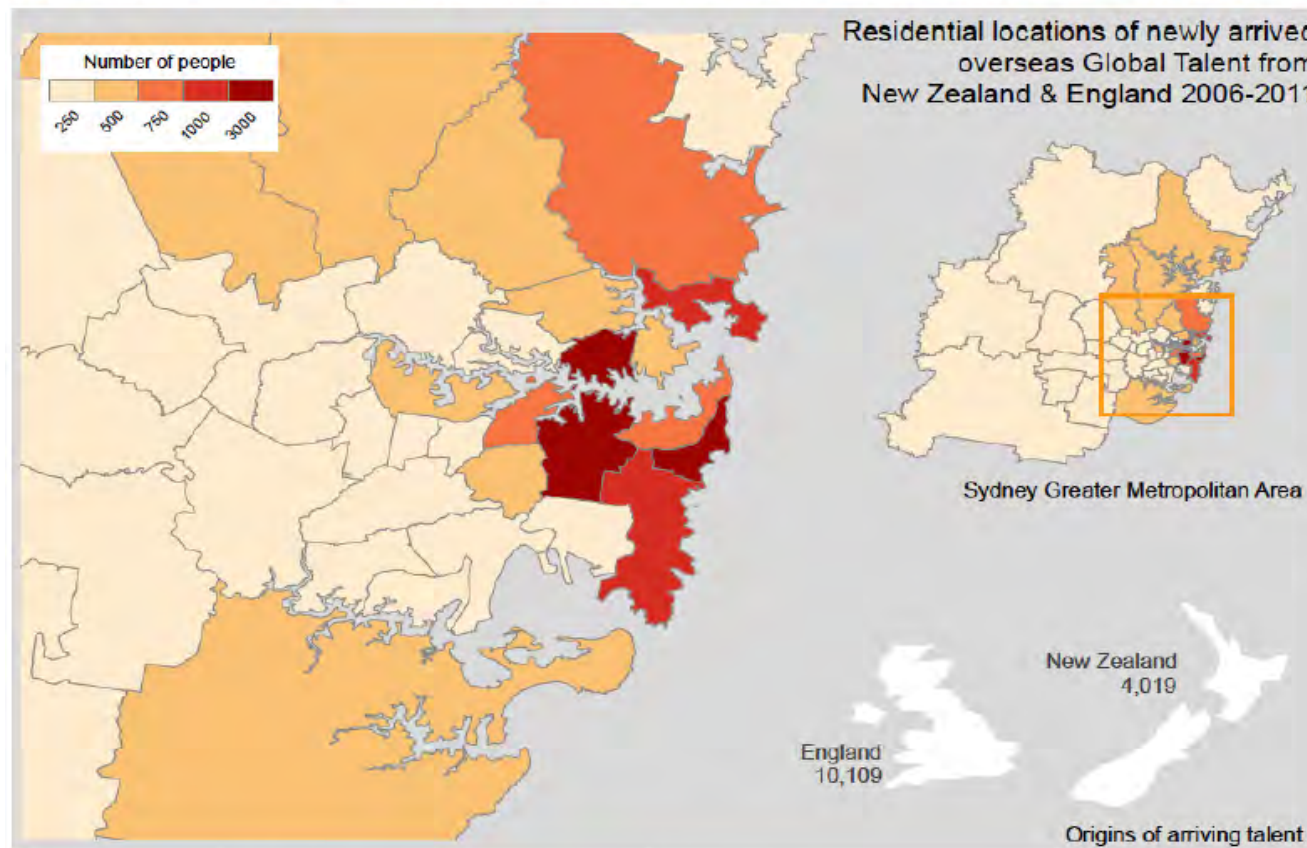
unicef

2050 metropolitan population:

unicef

Understand context: cities are the business:where migrants are going

- Because of concentration and agglomeration: density creates knowledge transfers, spill overs and networks: oh and wealth.1% of Australia's landmass creates 85% of wealth: despite media and gov focus on mining :cities the love that cannot speak their name in Aus
- Density good: 30% more patents where job density doubles. And more social opportunities/stadtluft macht frei.Such cities are attracting graduates :the great divergence.Key 25-34 demographic: what they need is re-designing cities – along with boomer self-interest
- Arrival city? Migrants to edge: where there is no-one or an existing community with its own identity and

Out of interest, where do the Kiwis and English live ? Global talent research

Figure 10: Residential locations of newly arrived overseas Global Talent from New Zealand & England, 2006-2011

Residential locations of newly arrived overseas Global Talent from New Zealand & England 2006-2011

Number of people
250 500 750 1000 3000

Sydney Greater Metropolitan Area

New Zealand
4,019

England
10,109

Origins of arriving talent

Source: Data from ABS Census (2006-2011) with mapping by CfS

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Sydney

And the Asians? And 2m(increasingly migrants) live west of this :25-45k from CBD:Bad 'arrival city' now?

Figure 9: Residential locations of newly arrived overseas Global Talent from India & China, 2006-2011

Residential locations of newly arrived overseas Global Talent from India & China 2006-2011

Number of people

250 500 750 1000 3000

Sydney Greater Metropolitan Area

China
4,019

India
7,379

Origins of arriving talent

Source: Data from ABS Census (2006-2011) with mapping by CfS

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Sydney
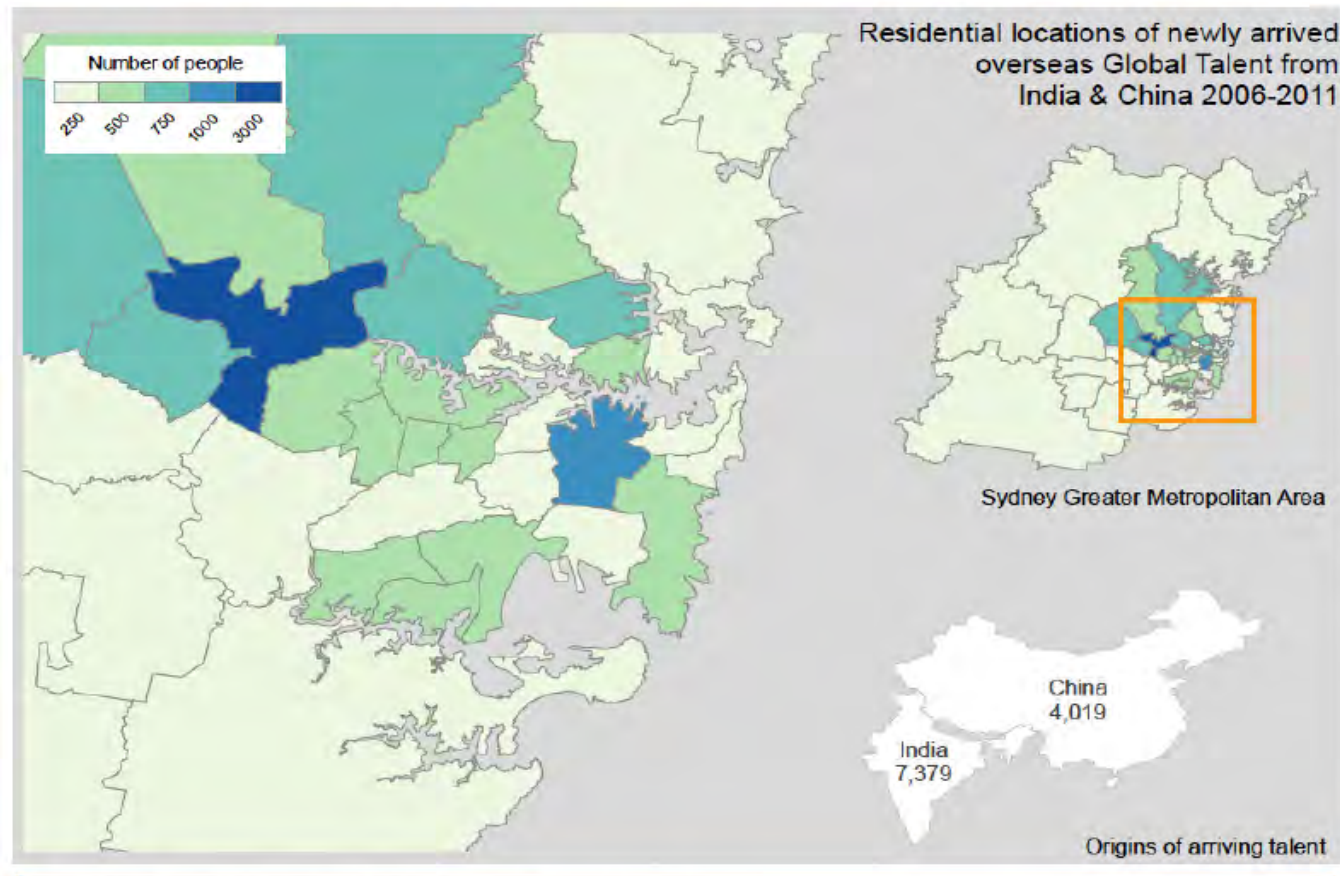
Before I forget : my advice to city leaders and urban renewers

The best city leaders do 3 things well:

- They achieve smart growth
- They do more with less
- They win support for change
- The challenge ahead is the latter…..
  - New civic discourse: boy is there a gap between planners, urbanists and the media/public
  - -on new platforms
  - With more diverse people/indigenous/young/women/ migrants

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Urban renewal success factors

- A clear shared vision
- Clear and strong leadership
- A clear implementation plan
- A network of partners eager to deliver
- Marshaling of the resources needed
- Central support for partners
- Monitoring of progress and assessment of impact

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Punchlines now before I forget…

1. Understand your city/ key drivers/ key metrics/ key tools/ strategic context

2. People AND Place: Productivity and inclusion: cities must do both whether managing growth or seeking to reverse decline

3. Who is there now/need to be: people strategy which is also an economic strategy; And a densification strategy mixing residential with employment; urbanism, innovation, place-making going together in innovation districts

4. And a metro city governance and funding strategy: Big City thinking and leadership. Digital city strategy; digital society strategy:Auckland doing well internationally

5. And a collaboration and engagement strategy: did I mention cities now have to collaborate across private ,public and community sectors, boundaries, parties to compete? And between cities

6. Key metric: my own first attempt was 47; Wrong attracting the key demographic of talented 25-34 is the issue

Bad consultant/free strategy advice

'I keep six honest serving men (They taught me all I knew)
Their names are What and Why and When
and How and Where and Who.' (Kipling)

Cities? I'm from a public housing estate in mining village:sustainable community...for 30 years of boom:depop and remaindered

Lived and worked in East London

- Re branded as Thames Gateway:London's going east
- East of Tower Bridge on both sides ;Old brownfield sites/former docks;First phase Docklands Development:early 80s:it took a riot; 100,000 jobs at $250,000 av:but 50% of Bangladeshi community/benefits
- Next phase Thames Gateway:led to big infrastructure Olympics /'the regen games': legacy? To be discussed

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Identified key policies/interventions/vehicles

- Offer/ask
- Productivity-anti poverty and space for growth
- Needed public investment: massive infrastructure over decades:rail,CTRL light rail,metro,bridges...
- Governance: council led initially
- Then national and London Govt:Thames Gateway Strategic partnership
- Delivery vehicles:development corporations and local initiatives led by councils;increasingly cross government actions in the area: regen case for Games bid
- Olympics:development corp plus Legacy group in which council, London Mayor and Nat gov collaborated
- Major coup:new tool/objective :Convergence:more to follow. Where is TG?

Legend:
- Thames Gateway
- Rail
- Channel Tunnel Rail Link
- CTRL Stations
- Motorways
- Selected A Roads
- Thames Gateway Ports
- Airports
- Ferries
- Areas of Outstanding Natural Beauty
- World Heritage Sites

Map labels:

Luton
Stansted
London World City
Stratford
Barking
Basildon
Southend
St Pancras
City
Heathrow
Lewisham
Ebbsfleet
Medway
Swale
Margate
Windsor
Reigate
Maidstone
Gatwick
Dover
Ashford
CTRL To Paris Brussels
Crawley
ENGLISH CHANNEL

The Key Diagram

Luton ✈

✈ **Stansted**

London Stansted Cambridge Corridor
Policy 5E.1

Thames Gateway
Policy 5C.1

City ✈

Western Wedge
Policy 5D.1

Heathrow ✈

Wandle Valley
Policy 5F.1

✈ **Gatwick**

Key

- 🔴 Central Activities Zone (policy 5B.2)
- 🔴 Metropolitan Centres (policy 2A.5)
- ★ Opportunity Areas (policy 2A.2)
- ★ Areas of Intensification (policy 2A.3)
- Sustainable Communities Growth Areas
- Development Corridors

- Regeneration Areas (policy 2A.4)
- Metropolitan Open Land (policy 3D.9)
- Green Belt (policy 3D.8)
- Channel Tunnel Rail Link (policy 3C.8) under construction
- Crossrail 1 (policy 3C.11) proposed
- Sub-regional Boundaries
- ✈ Main Airports

Royal Parks and other Major Green Spaces shown on map 3D.3
'London's Strategic Open Space Network'
Town Centres shown on map 3D.1
Blue Ribbon Network shown on map 4C.1
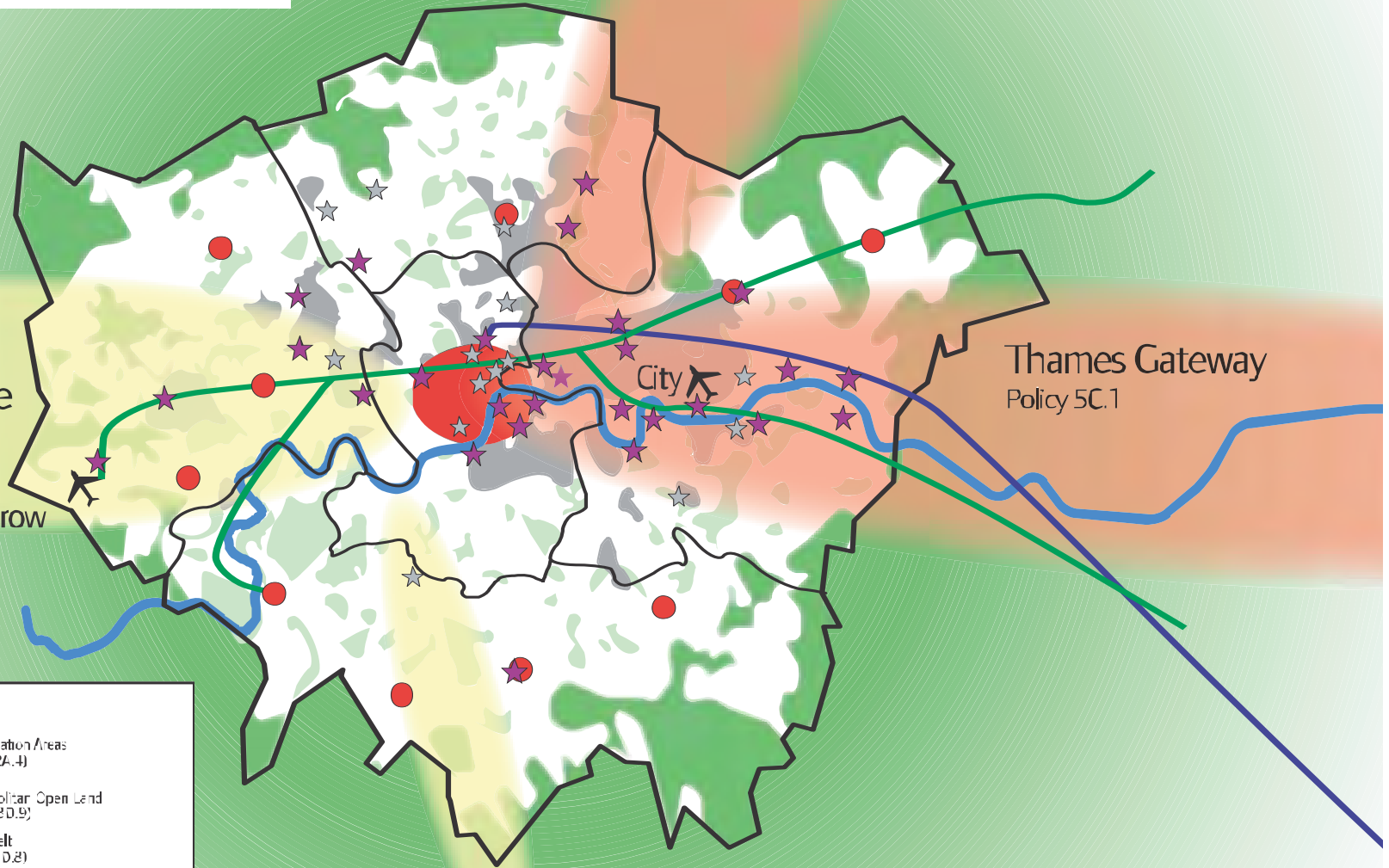
I worked on this...before it became this

2001

HIGH STREET 2012

OVERALL STREET ACTIONS

Repair, improve and reinstate historic buildings to celebrate the street's heritage and create a better sense of place.

Create a 'green thread' by enhancing clusters and clumps of green along the street, from green spaces and tree planting to green walls and roofs. Support community gardening projects to contribute to greening the street.

Involve local communities in High Street 2012 through a range of projects, some with physical outcomes and others which have a social focus.

Light up the High Street to bring it to life. Working with artists and designers, develop lighting for the high street's carriageways and pavements, and create special lighting for key spaces and destinations such as parks, markets and historic buildings.
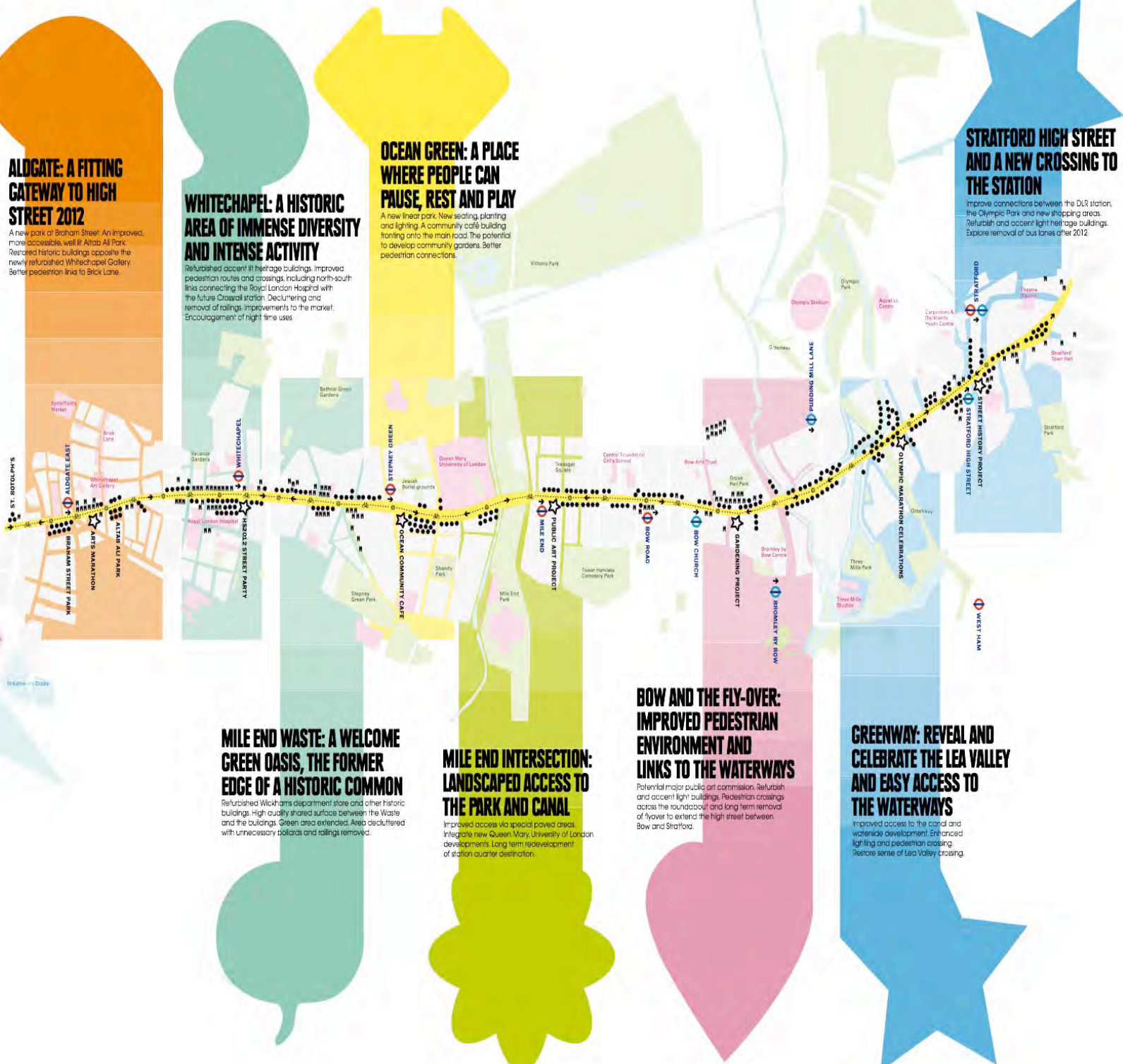
Improve surfaces for pedestrians using materials which complement local character and features. Create a new cycleway with bikes to hire along parts of the route.

Transform wayfinding by complementing signage with more subtle and intuitive interventions that use existing features of the streetscape to provide a sense of direction and point to places of interest — both obvious and hidden.

Declutter the street by removing unused signage, railings and furniture to make it more attractive and easier to navigate.

ALDGATE: A FITTING GATEWAY TO HIGH STREET 2012

A new park at Braham Street. An improved, more accessible, well lit Altab Ali Park. Restored historic buildings opposite the newly refurbished Whitechapel Gallery. Better pedestrian links to Brick Lane.

WHITECHAPEL: A HISTORIC AREA OF IMMENSE DIVERSITY AND INTENSE ACTIVITY

Refurbished accent lit heritage buildings. Improved pedestrian routes and crossings, including north-south links connecting the Royal London Hospital with the future Crossrail station. Decluttering and removal of railings. Improvements to the market. Encouragement of night time uses.

OCEAN GREEN: A PLACE WHERE PEOPLE CAN PAUSE, REST AND PLAY

A new linear park. New seating, planting and lighting. A community café building fronting onto the main road. The potential to develop community gardens. Better pedestrian connections.

STRATFORD HIGH STREET AND A NEW CROSSING TO THE STATION

Improve connections between the DLR station, the Olympic Park and new shopping areas. Refurbish and accent light heritage buildings. Explore removal of bus lanes after 2012.

MILE END WASTE: A WELCOME GREEN OASIS, THE FORMER EDGE OF A HISTORIC COMMON

Refurbished Wickhams department store and other historic buildings. High quality shared surface between the Waste and the buildings. Green area extended. Area decluttered with unnecessary bollards and railings removed.

MILE END INTERSECTION: LANDSCAPED ACCESS TO THE PARK AND CANAL

Improved access via special paved areas. Integrate new Queen Mary, University of London developments. Long term redevelopment of station quarter destination.

BOW AND THE FLY-OVER: IMPROVED PEDESTRIAN ENVIRONMENT AND LINKS TO THE WATERWAYS

Potential major public art commission. Refurbish and accent light buildings. Pedestrian crossings across the roundabout and long term removal of flyover to extend the high street between Bow and Stratford.

GREENWAY: REVEAL AND CELEBRATE THE LEA VALLEY AND EASY ACCESS TO THE WATERWAYS

Improved access to the canal and waterside development. Enhanced lighting and pedestrian crossing. Restore sense of Lea Valley crossing.
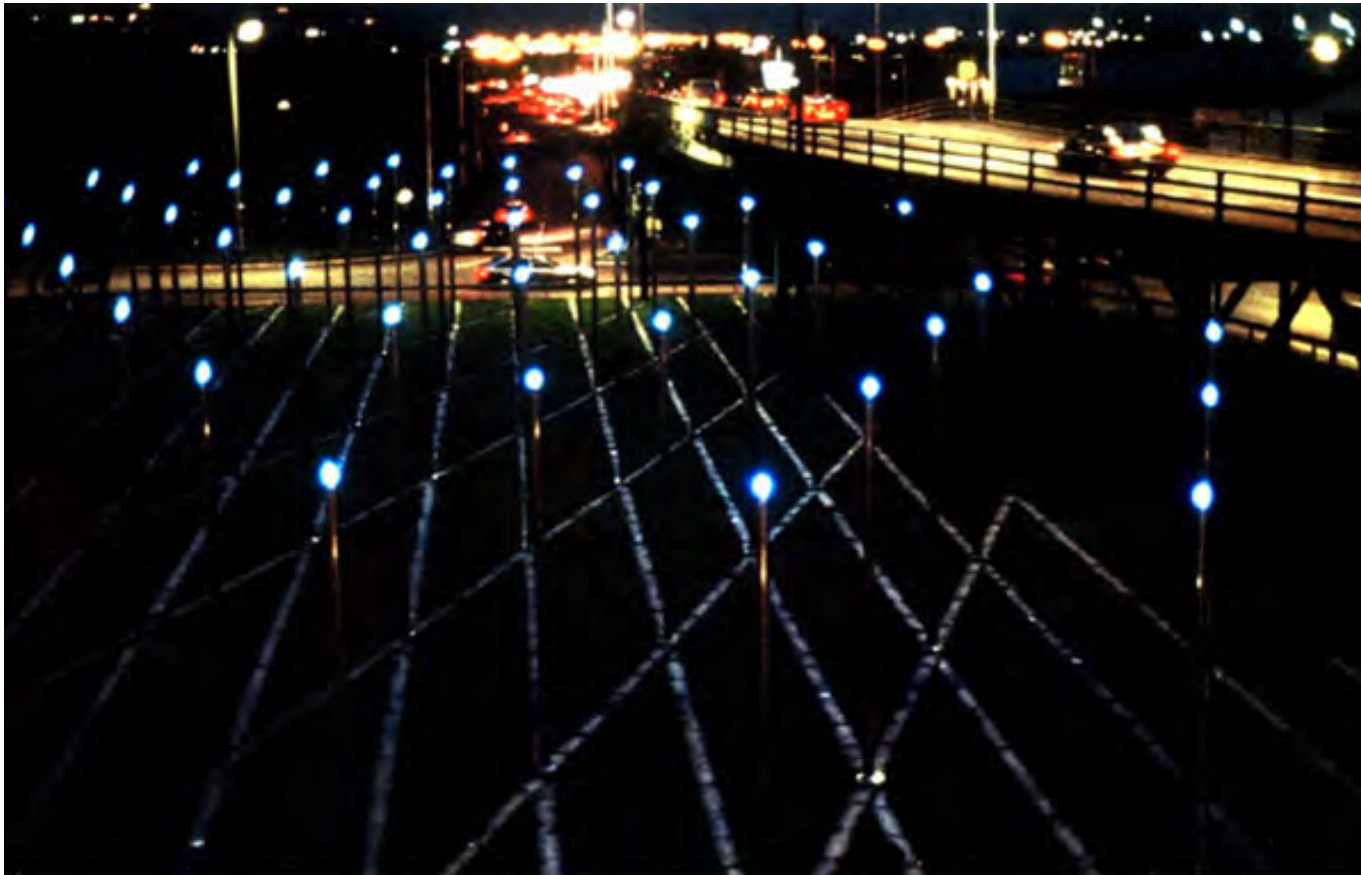
And roads /some funky projects A13 artscape

Sadly so compelling that on first night..

Canary Wharf 100/50

I advised these fine fellows on TG , urban regen and cities while East London boomed/burned

Google 'images of Manly'...

.

In all these places and jobs I have pondered

- how they work
- how they flourish
- how they decline and
- how they may be re-vitalised or even born
- What does a regenerated community look like/outcomes for place and people
- And how you achieve the best results

- is there a momentum behind which we can get/shape?
- is it bust/good money after bad?
- places with houses/no job/jobs no houses
- 47
- What do they know of themselves/data:if only Sydney knew what Sydney knows
- What's the offer, what's the ask? Why should we care?
- Conclusions…directions of travel. Convergence is one learning abd great action

In East London we realized our projects aimed at restructuring and rebalancing communities/the sub region:The Challenge of Convergence

- Higher educational attainment
- Achievement of greater skills qualifications
- Increases in the number of economically active adults
- Reduction in child poverty
- Increase in life expectancy
- Reduction in housing overcrowding
- Reduction in violent and gang crime

Convergence 1

- 'Within 20 years the communities who host the 2102 Games will have the same social and economic chances as their neighbours across London':Bold Big City/One City aim

- The prize? If productivity and employment rates in the sub region had matched the average , UK GDP would have been $10b higher and public borrowing $6b lower

Convergence and Total Place

- Convergence is the process of closing the gap in performance and prospects...and in so doing bringing benefits to all
- It requires commitment and action in a range of spheres by an alliance of partners over a number of decades
- Focused on :Creating Wealth and Reducing Poverty;Supporting Healthier Lifestyles;and Developing Successful Neighbourhoods
- Aside on social capital: communities can have strong bonding capital but weak bridging capital: the latter is crucial to social mobility and inclusion
- Total Place approach should support convergence : at its heart is a simple concept: tot up all the public spending in a locality, identify the duplications, and then get rid of them while improving coordination and focus on people and place
- Convergence is also about making neighbourhoods of choice and connection and about understanding the forces acting from without -some global many national and metropolitan – to make a place somewhere where only poor people can live(residential sorting) and where the cycle of disadvantaged gets entrenched
- In govt we looked at this place cycle but didn't come up with the tools or analysis to deal with it: have a look at the cycle ;then I discuss convergence and neighbourhoods of choice; then the value of creating more mixed communities /innovation districts at higher density; the talent attraction strategy required : and the huge challenge of seeking renewal and existing community benefit and engagement not in the absence of gentrification but in the context of it

Weak local economy

Barriers to employers/investors

Barriers to work for individuals

High worklessness and income poverty

Low aspirations, negative peer cultures, key services and regeneration programmes not reaching most needy

Public services and delivery system

Unpopular neighbourhood in disrepair

Crime, disorder and poor liveability

Social housing allocation policy

Concentrations of vulnerable residents

Poor housing and local environment, unstable communities

Creating wealth and reducing poverty

- To ensure that the Work Programme is effectively delivered and supports Convergence.
- To maximise the Olympic employment legacy.
- To maximise the inward investment legacy.
- To develop partnership architecture with employers and training providers to support achievement of Convergence outcomes.
- To increase the levels and relevance of qualifications of Host Borough residents.

Supporting healthier lifestyles

- To give the children of the Host Boroughs the best start in life.
- To reduce the number of people dying prematurely from preventable causes.
- To reduce the number of people whose health affects their ability to secure or maintain work.
- To increase physical activity and social capital through changes in the built environment.
- To increase sports and physical activity participation especially in sports benefiting from a facility legacy from the 2012 Games
- To use Olympic and Paralympic momentum to motivate, raise aspirations and promote cultural activity

Developing successful neighbourhoods

- To develop partnership arrangements for the developing successful neighbourhoods theme
- To reduce levels of violent crime and gang activity.
- To complete the Olympic public realm improvements programme and secure the legislative changes necessary for more effective environmental enforcement
- To increase the number of affordable homes and reduce overcrowding.
- To deliver new city districts with a range of accessible and high quality facilities.

Running through all themes is the aim of reducing the inequality gap in outcomes between disadvantaged groups and social classes with the average for London.

RAG	Indicators	Totals
Green on track	• Pupil achievement at KS2 • Pupils achieving 5 GCSE's • 19 year olds achieving Level 3 threshold • Employment rate – aged 16-64 • Proportion of economically active people aged 16+ who are unemployed (model based) • Life expectancy males • Mortality rates from all circulatory diseases at ages under 75 • Pupils who participate in PE and School Sport • People involved in no sport or activity (active people survey indicator) • Recommended Adult Activity (3 times 30 mins per week) • Additional housing units • Violent crime levels	12
Amber little movement	• Working age with no qualifications • Median earnings • Obesity levels in school children in year 6 • Life expectancy females • Children living in families on key benefits	5
Red position worsened	• Working age population qualified to at least Level 4 • Mortality rates from all cancers at ages under 75	2
Pink no new information	• Overall satisfaction with the local area (no new figures will be available – Place Survey abandoned) • Perceptions of anti-social behaviour (as above – Place Survey abandoned)	2

Performance rating of all indicators in the SRF

Neighbourhoods of choice and connection

- Sustainable long term improvement is not just a matter of providing better homes or more jobs in deprived communities

- Structural change in performance and outcomes – breaking the cycle - only comes when they become Nbhoods 'of choice' –attracting new , higher earningresidents while encouraging locals to stay and 'of connection' –accessible to good education and training and job opportunities

Choice and Connection

- If you improve housing but not socio economic mix opportunities will be constrained particularly where school allocation is based on local residence
- On other hand,if you improve job prospects of individuals without addressing neighbourhood condiions,people will simply move up and out as they gain jobs and income
- Other poor people come in and the cycle continues: individual social mobility and churn but no re-structuring of community:indices of poverty and need stay the same

Need for understanding of basic drivers of neighbourhood performance

- What Rowntree over 100 years ago called 'the underlying cause of weakness or eveil in the community'
- By contrast most neighbourhood efforts – fixing housing, deteriorating town centres, poor educational performance – are what he called 'superficial manifestations' of the urban settlement pattern where the poor are residentially sorted or remaindered
- Rebalancing urban settlement pattern – a mixed community – is more important than clever financing, delivery vehicles or governance. Key understanding .

Forces re-shaping our cities:my talk-something for all the family..

- Migration and Capital flows
- Demography and gender:25-43;women graduates;2 grad family: retiring baby boomers: suburb rules to suburbia kills
- Technology and knowledge economy
- Multiple home ownership through tax/ Nimbyism: the prof and political breakdown with the community over density
- Transport choices: international delusion/Rand Corp
- Governance and collaboration

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The challenge : to keep things the same things must change: can renewal be achieved without a mixed income community

East Village may be London's newest neighbourhood, yet you'll think it had been here for years. Lush wetlands, fully grown trees and fabulous fauna and flora. Local independent shops, cafes and bars, and Westfield Stratford City, just a short stroll away. Outstanding free schooling for all ages at [Chobham Academy](), a community centre and an advanced health centre. Not forgetting the obvious - world class sporting facilities right on your doorstep

Breaking the cycle of structural disadvantage by location and place

- Individual social mobility :leave places/other poor people come in
- Tipping point can happen quickly

Purreventing areas being barriers to social mobility is a core objective/enabling them to change

- Communities : buying into this change
- Not just being part of it
- But shaping it : challenge of affordable housing and density in this scenario
- Sprawl as an equity and health issue:great inversion

Some areas encourage social mobility:US evidence

- Social mobility — the extent to which children manage to achieve a higher socioeconomic status than their parents — is even lower in Atlanta than it is in Detroit.

- So what's the matter with Atlanta? Harvard study suggests that the city may just be too spread out, so that job opportunities are literally out of reach for people stranded in the wrong neighbourhoods. Sprawl may be killing social mobility

Areas and social mobility

- In San Francisco a child born into the bottom fifth of the income distribution has an 11 percent chance of making it into the top fifth, but in Atlanta the corresponding number is only 4 percent.

- [Factors that correlate](#) with low or high social mobility: perhaps surprisingly, little direct role for race. But a significant correlation with the existing level of inequality: "areas with a smaller middle class had lower rates of upward mobility."

- Also a significant negative correlation between residential segregation — different social classes living far apart — and the ability of the poor to rise.

- And in Atlanta poor and rich neighborhoods are far apart because, basically, everything is far apart and there is little public transport .As a result, disadvantaged workers often find themselves stranded; there may be jobs available somewhere, but they literally can't get there.

- The apparent inverse relationship between sprawl and social mobility obviously reinforces the case for "smart growth" urban strategies, which try to promote compact centres with access to public transit

Area effects and social mobility

- What most contributed to social mobility wasn't heftier tax breaks for the poor or a stronger safety net. The difference between high-mobility and low-mobility communities has more to do with early education, family structure, **and the physical geography of metropolitan areas**.

- Four broad factors appeared to affect income mobility, including the size and dispersion of the local middle class (US usage). All else being equal, upward mobility tended to be higher in metropolitan areas where poor families were more dispersed among mixed-income neighborhoods.

- Regions with larger black populations had lower upward-mobility rates. But the researchers' analysis suggested that this was not primarily because of their race. Both white and black residents of Atlanta have low upward mobility, for instance.
  …

-

  The comparison of metropolitan areas allows researchers to consider local factors that previous mobility studies could not—including a region's geography. And in Atlanta, the most common lament seems to be precisely that concentrated poverty, extensive traffic and a weak public-transit system make it difficult to get to the job opportunities. "When poor communities are segregated," said an organizer for a women's rights group, "everything about life is harder."

LONDON is turning inside out

Just as affluent young professionals seem to be staying in the inner-city longer, turning places such as Dalston (in Hackney) and Peckham (in Southwark) into hipster enclaves, so too are the outer suburbs getting poorer, as people who cannot afford inner-London rents are pushed further out. By contrast, the places that have gone downmarket are in Metroland—the 1920s and 1930s railway suburbs stretching west of Acton and Willesden or around Ilford. These are the middle-class suburbs where commuters move when they have children. But of late, house prices in those parts of suburban London have stagnated, even as inner-London ones have soared ahead.

Change in Socio-Economic Status, 2001-2011

- Moved Upmarket
- No Change
- Moved Downmarket
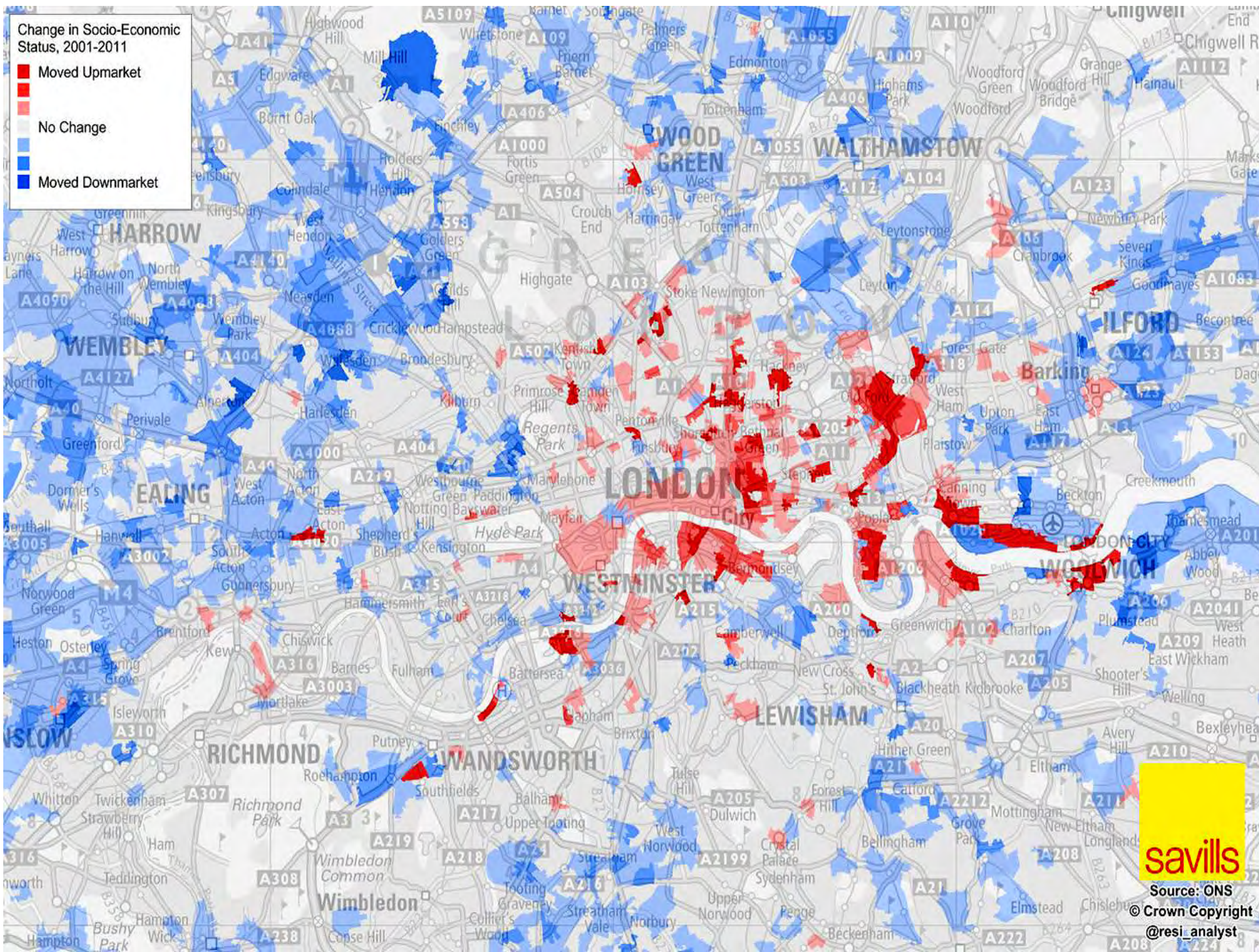
Source: ONS
© Crown Copyright
@resi_analyst

savills

We thought it was like this :former model
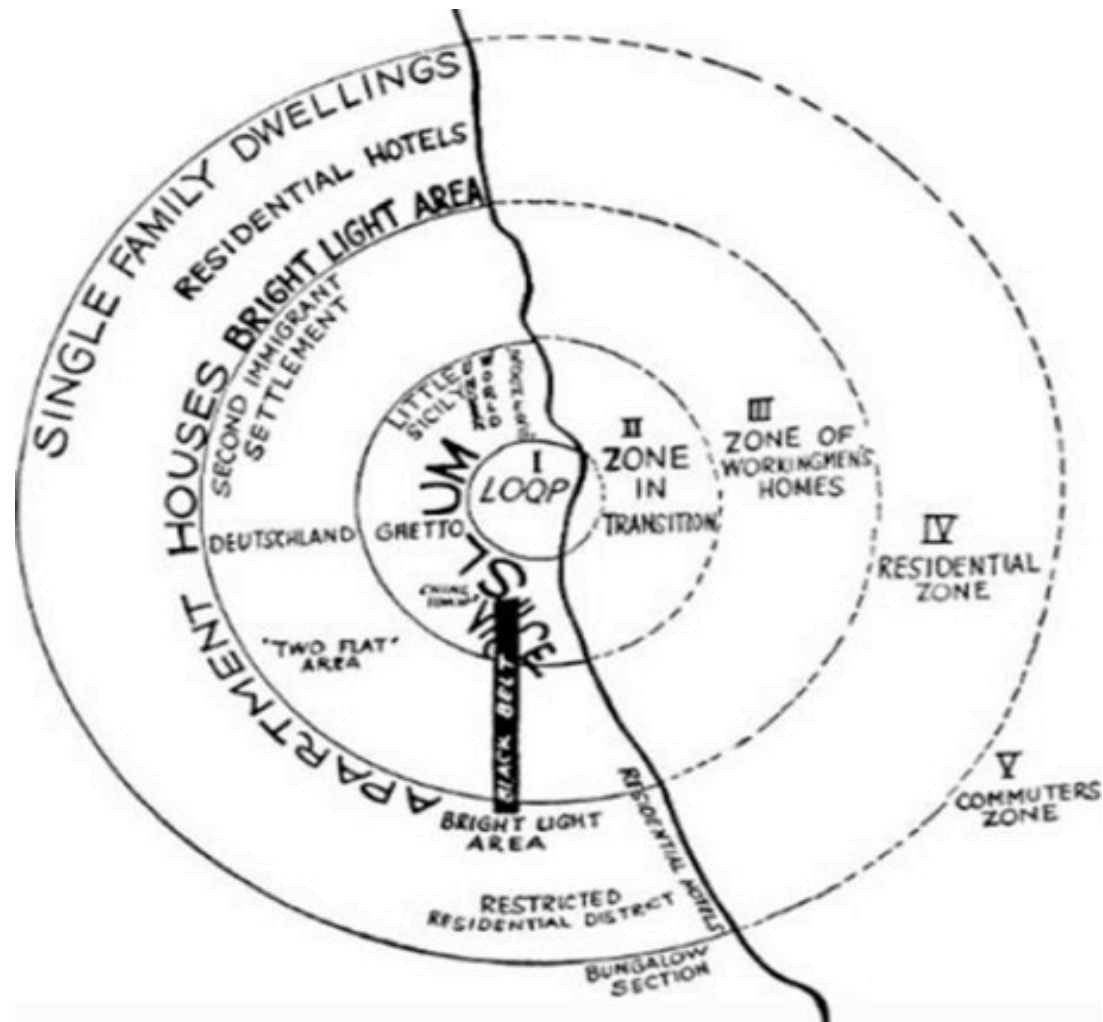
But the opposite is happening…
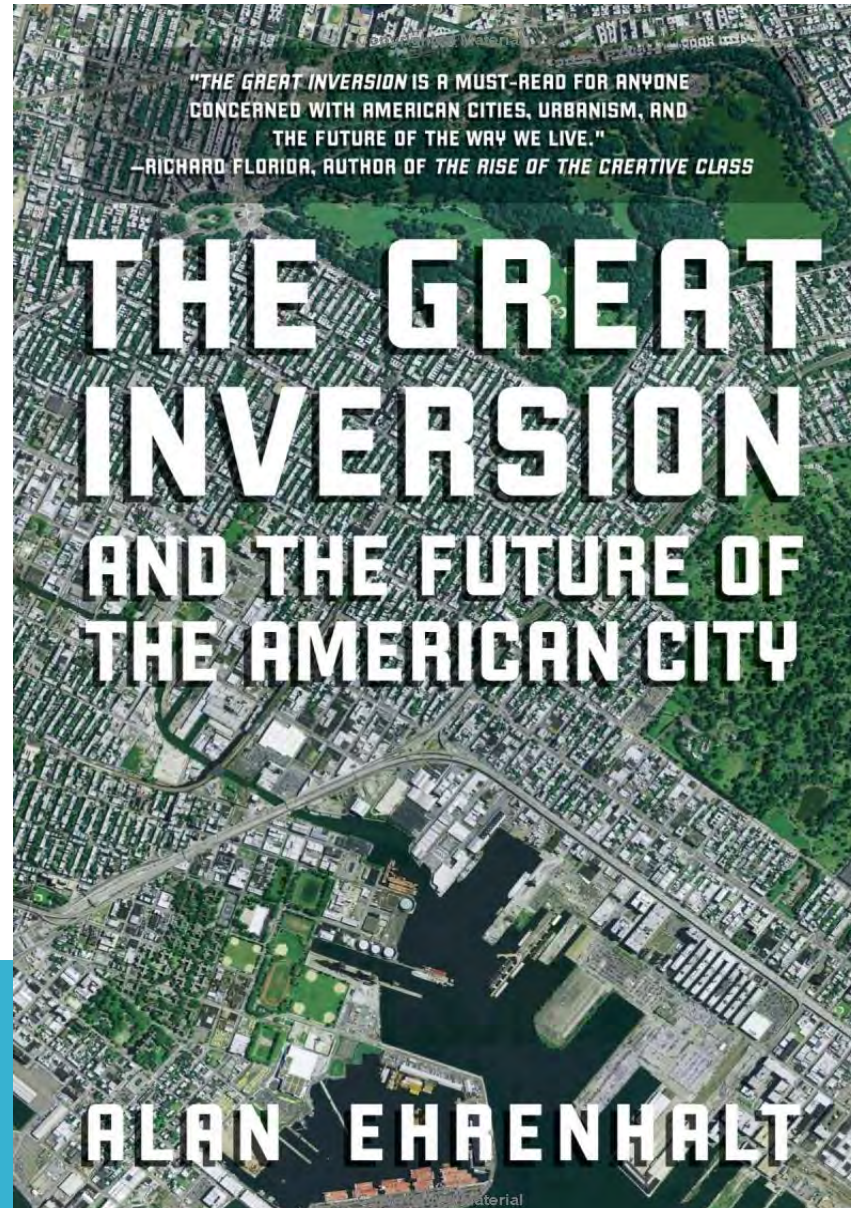
The Great Inversion: things change - catch up!

30 years ago : we thought US style doughnut syndrome with inner city depopulating/losing jobs

- now the economic driver

'Who'd want to live downtown if they had a choice?'

- Now fastest growing population centres

Suburbs: land of opportunity for our parents and grandparents: from Suburbia rules to Suburbia kills…

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Sydney

The 'great inversion'

- What we are seeing is a reversal in which the words "inner city," which a generation ago connoted poverty and slums, [are going to mean] the home of wealthier people and people who have a choice about where they live, and the suburbs are going to be the home of immigrants and poorer people.

- There is a desire for urban life among the millennial generation, whether that's life in the centre of cities or life in town centres that are springing up in the suburbs. But some form of more walkable, urbanized living is part of the ethos of the emerging generation.

- Not just them: smallest segment in the market now are families seeking 4 bedroom houses; and

- boomers not retiring to Port Macquarie but Inner West

Inward rush/jobs housing imbalance in outer suburbs

Knowledge intensive jobs are clustering near CBDs

Households gain income boost bein in well connected areas:fierce competition for housing

Middle class being priced out of middle ring

Out suburbs being stranded

Once they were force for incusion now they are acting like agents of exclusion

Acces to profesional jobs increasingly limited in suburbs

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Changed economy re-shaping city

- Manufacturing : dispersed geographically
- Making and thinking co-located
- Enabled by car
- Inner city populations followed the jobs and suburbia

- Then collapse of manufacturing : Making exported

- Thinking jobs drawn to inner city: knowledge spillovers while people serving jobs like education, health and retail still dispersed.
- City of Melbourne 1991 only 200,000 jobs: today 500,000

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Sydney

And this context: Adding to the dividend, ending the divide'
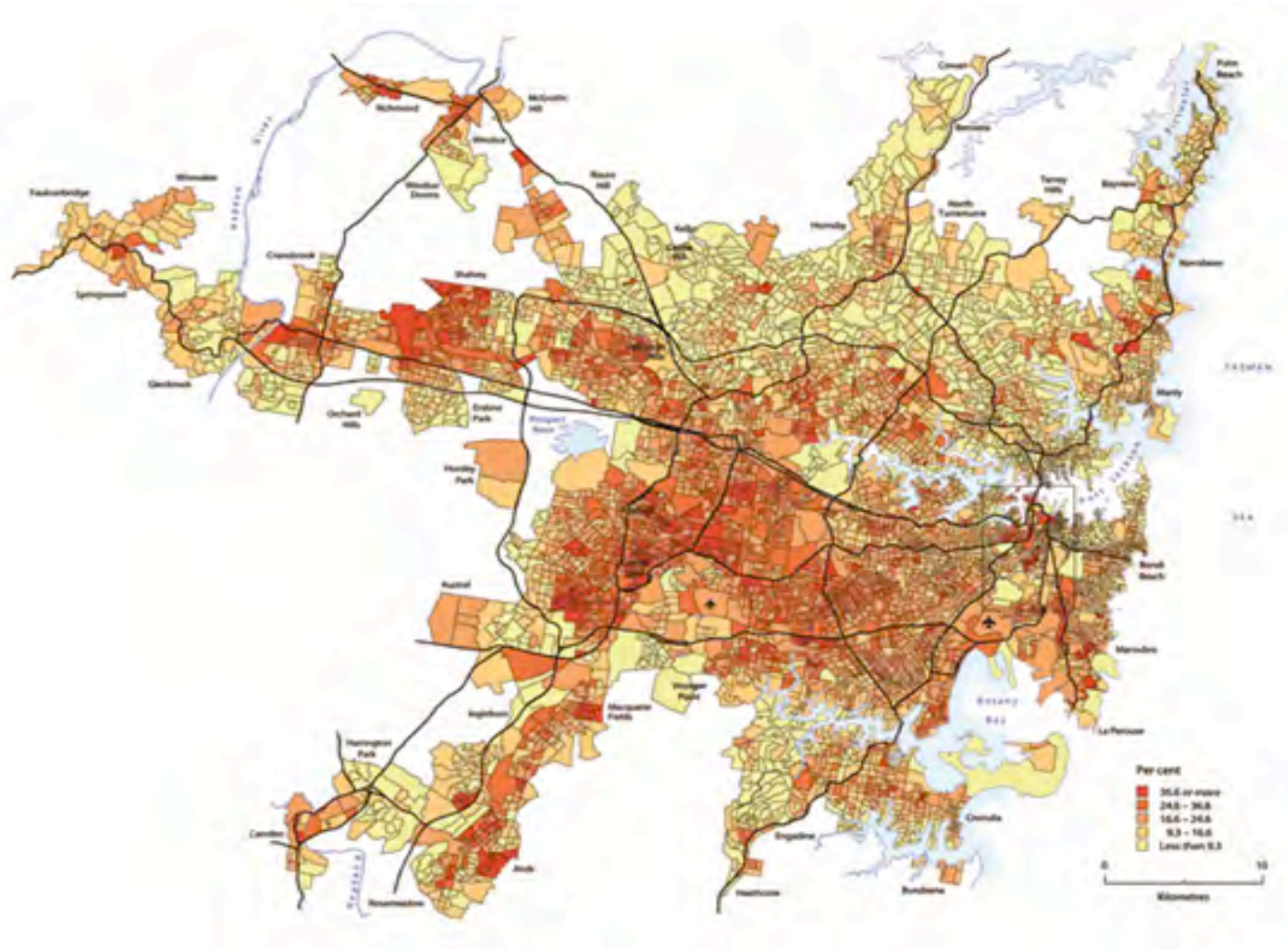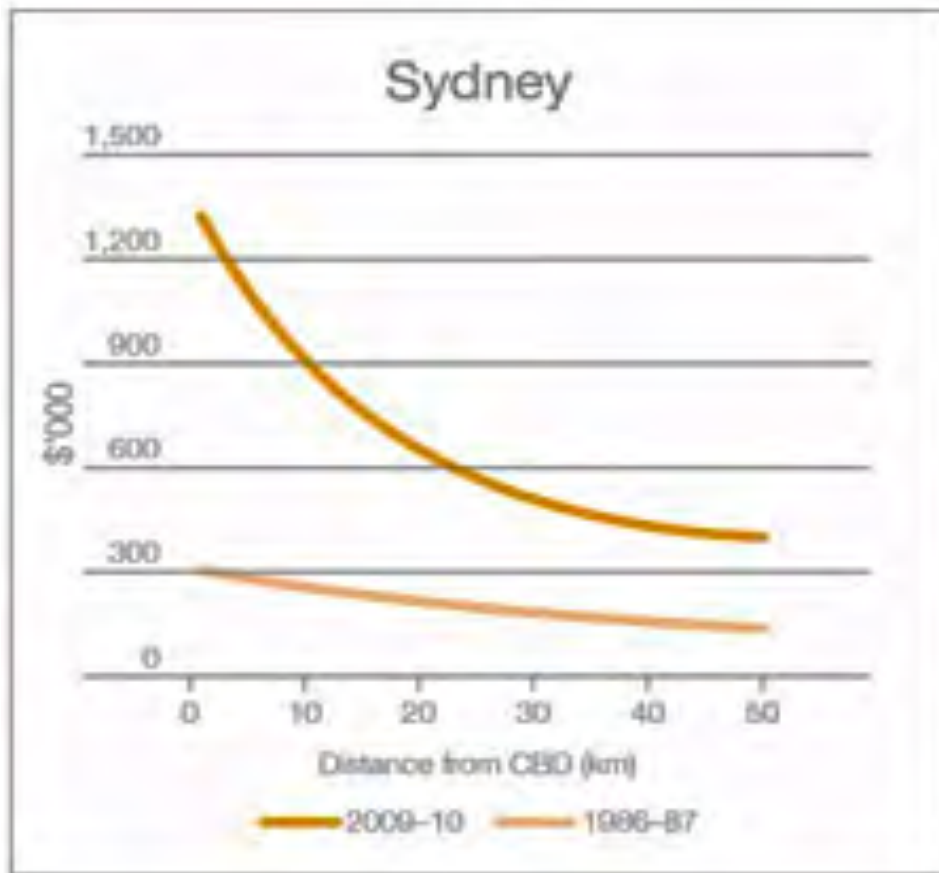
Knowledge econ in east/manufacturing decline and housing growth in west shapes Sydney
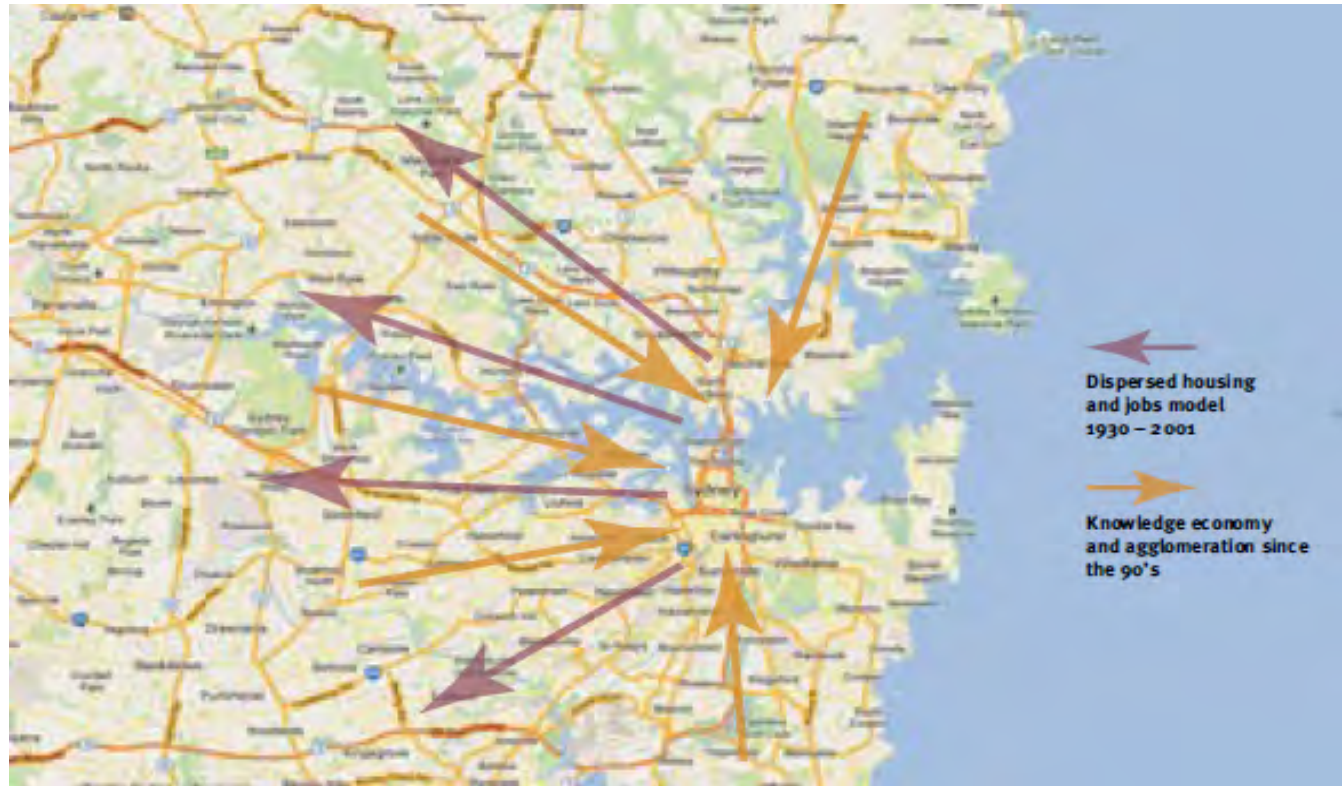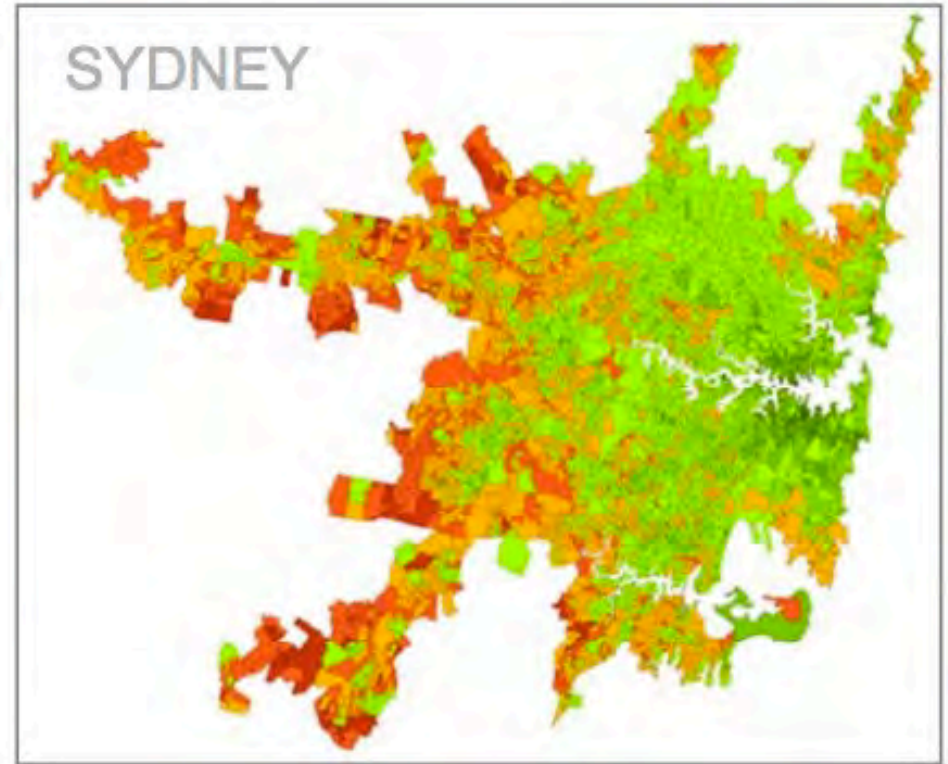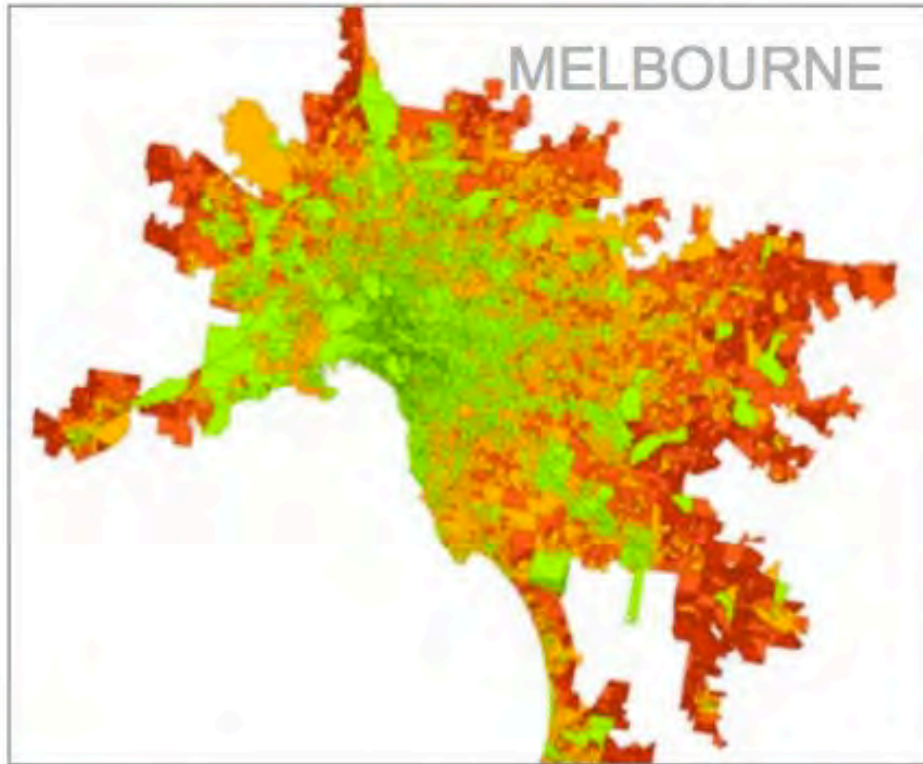
Highly Production Locations
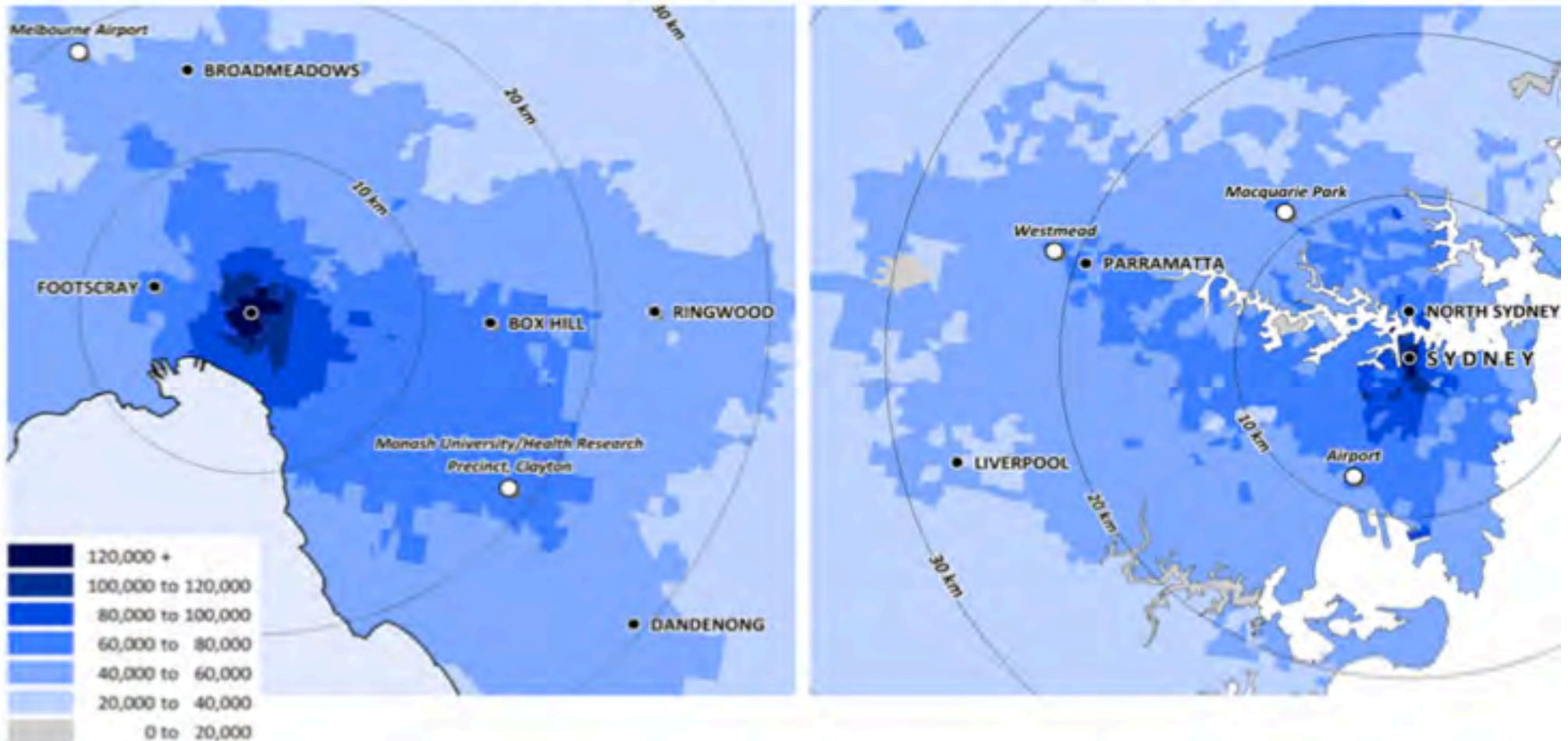
House Prices by Distance From the CBD
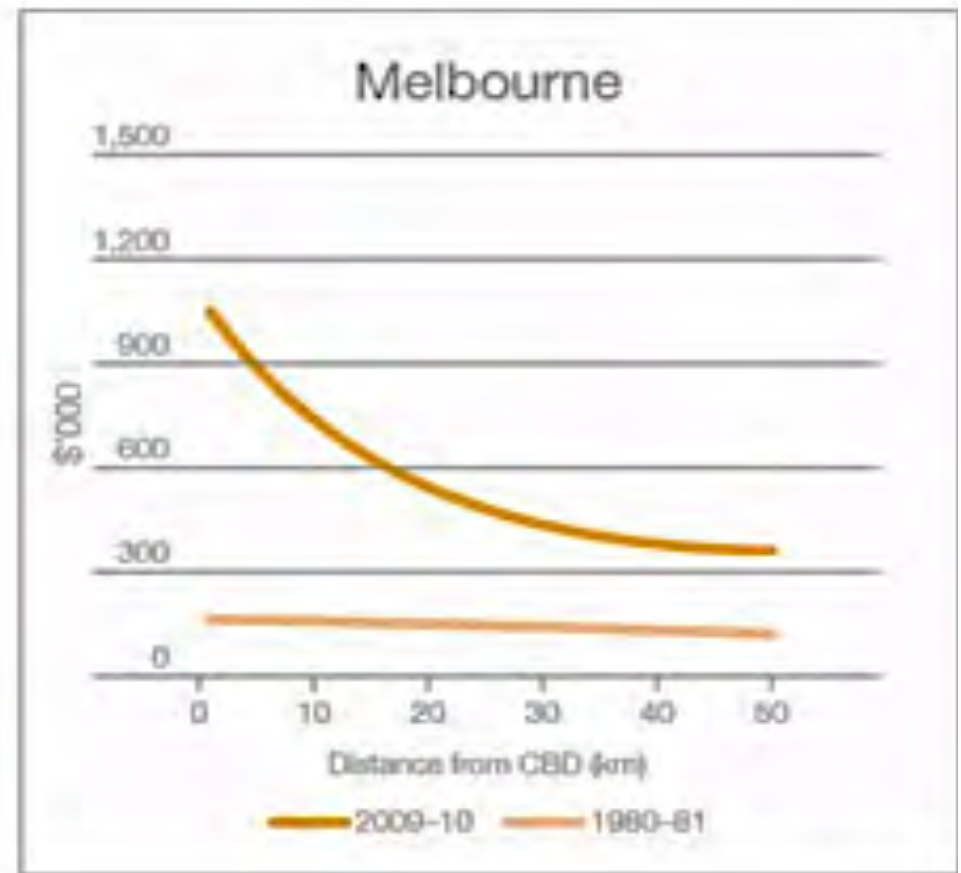
Vulnerable communities in a city

MELBOURNE   **SYDNEY**

- High exposure to mortgage and fuel cost increases
- Low exposure to mortgage and fuel cost increases

Demography driving change

- Demographics: changing family structure; delayed marriage and fewer kids: graduate women: two graduate households

- Quality of life is understood by key 25-34 demographic without kids to mean proximity to restaurants, retail, cultural and educational institutions and other urban amenities

- they want a vibrant street life, historic neighbourhoods mixed with new stuff, and public transit

- Within 5kms of CBDs:close in generation

- Drop in driving / can't text/ facebook / access internet/ work and drive

- And baby boomers now not wanting to retire to Port Macquarie… adding to attractions of this area

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Changing worker/firm preferences

- We are witnessing a virtuous cycle of worker preference and firm demand: embracing cityness: complexity; density; diversity; messy intersection of activities, the layering of the old and new, an integration rather than segregation of uses: profound shift

- 'The current generation of tech workers doesn't want to toil in soulless Office Space complexes surrounded by moats of parking or in dispersed factories(if still around)'..

- The trend as Business Week says: *'is to nurture living, breathing communities rather than sterile remote compounds or research silos'*

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Sydney

City human capital strategy is urbanism at work

- Places which attract two graduate families
- Human capital is a key to city success
- Questions to consider: what is education level of my city
- Are we losing or gaining talented younger workers
- Do we have the kind of city which can attract and retain a mobile educated workforce
- Is there an understanding of demographics of my city and what they might mean for its future

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Some interests: Educated cities with key demographics grow fastest

- The importance of education to economic success has increased dramatically in past two decades
- One of the strongest predictors of income growth in past decade is level of education
- Ten best educated cities grew over twice as fast
- Canary in mine: sustained out migration of young talented workers signals a problem
- A community which doesn't attract, welcome or retain these desirable workers likely has problems with innovative entrepreneurs of any age
- Dream demographic for knowledge based company
- 25-34 most mobile and will determine which places grow; cities are in competition for them
- Places attractive to single well educated young women are likely to have an economic edge
- 25-34 most likely to live close in

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A new nexus between innovation and urbanism fitting new demography

- Place preferences of firms and people changing: the very link between economy shaping and place-making

- Innovation districts: cluster and connect leading edge anchor institutions and innovative firms with supporting and spin off companies, mixed use housing and 21s century amenities and transport

- **Walkable urbanism/thick labour markets :dense mixed use neighbourhoods with cultural, recreational and retail amenities will attract highly educated, innovative, entrepreneurial individuals and benefit the neighbourhood's existing residents: a new nexus between innovation and urbanism**

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Benefits: Economy

In most metro areas, every +1 point on the 100 point Walk Score scale = ⬆ of $500-$3,000 in home value.

Walkable commercial neighborhoods in Washington, D have 75% higher office rents than drivable, suburban neighborhoods.

Indicators

- About both Place and People
- Place emphasis only: jobs for incomers only/further marginalisation
- People emphasis only: they up-skill and leave failing places
- Indicators of poverty stay same
- Hiding churn
- Do both: see much about place in current strategy less about people

Attract young talent/keep them/new imperative

- Attract Young educated people :indicator of a city's economic vitality
- 25-34 are the most entrepreneurial :
- Women are key
- Place matters :young people are attracted to certain cities and choose vibrant close in neighbourhoods
- Snare them: they represent a tremendous economic asset
- Urban leaders need to emphasise talent and those aspect s of cities that make them attractive to talented workers
- Locational decision of talented young women are increasingly influential to economic success in cities
- Growing demand for talent in our knowledge based economy and the distinctive locational preferences of young adults calls foe a new approach to metro econ development ..focus must shift to the development, attraction and retention of talent

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Where in Auckland for Innovation District/s?

- Innovation districts: combine physical realm: infrastructure, historic buildings, waterfront locations, urban design and architecture with the community environment (affordable housing, social activities, cultural institutions and events); linked to open innovation by companies and universities

- Provide physical and social platform for entrepreneurial activity: incubator space; social networking /mentoring :hubs of innovation

- Neither industrial districts nor science parks nor isolated university campuses

Innovation Districts: a new nexus between innovation and urbanism

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Human capital strategy

- Places which attract two graduate families
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People development/housing led renewal piece

- Means also a fair go for disadvantaged
- Real opportunity to tie city renewal with new opportunities for those in public and social housing very close to the new action
- But public housing needs revolution
- Become a poverty trap
- Estate renewal/mixed community pilot at Hamilton South plus social capital interventions: new stock; new life; new chances
- Housing led element to the renewal needs more energy and focus – and a vision for transformation of stock and community. Queensland is piloting a major public housing/ mixed communities initiative at Logan: we need one here.

Actions

1. **Make people the focus of economic development**
   - Seek footloose workers not footloose firms
   - Places compete for people and businesses follow
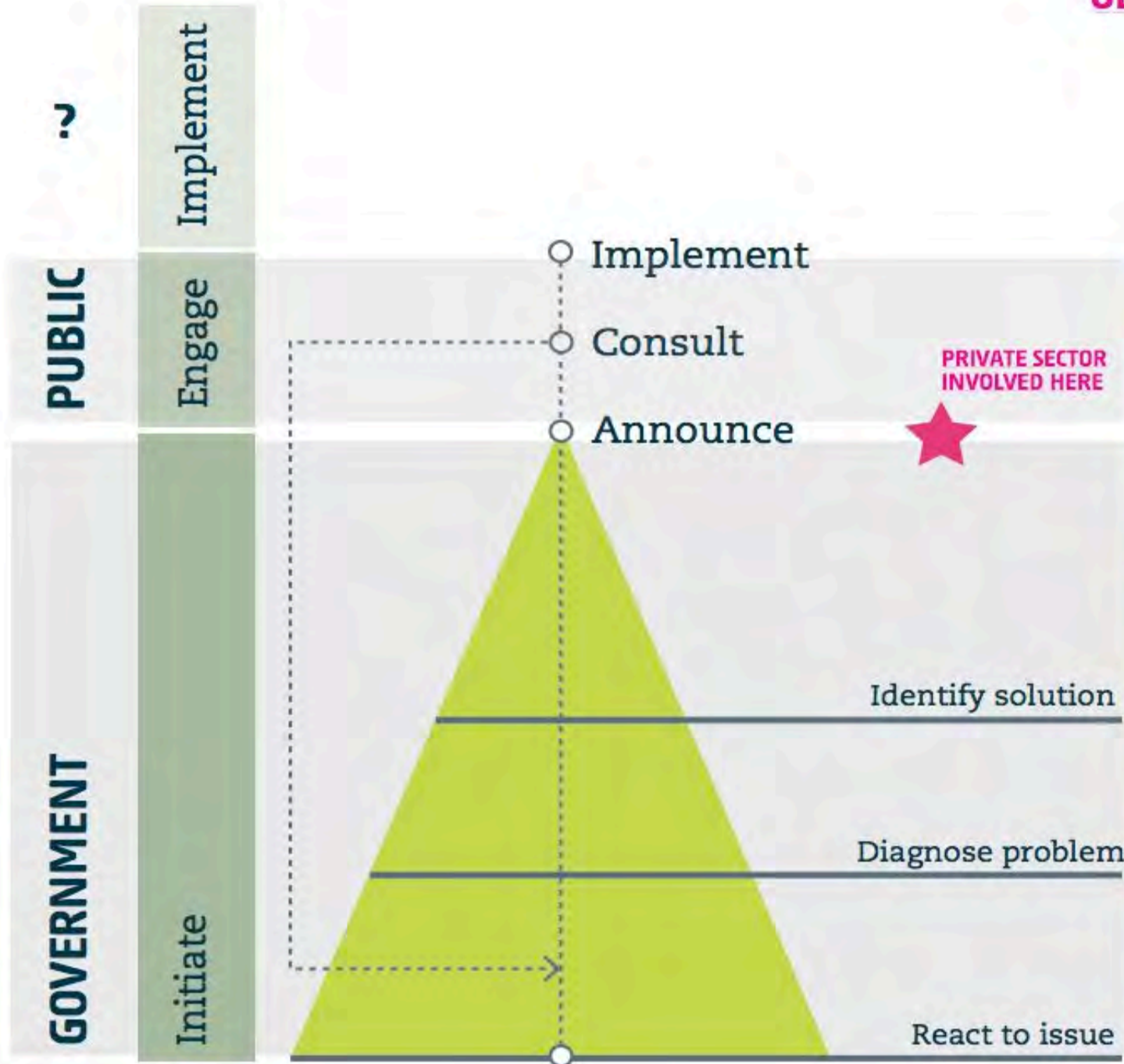   - Number one issue is becoming 'Can I hire talented people here? Needs pools of young talent

2. **Become a sub region where women and ethnically diverse young people can achieve their goals**

3. Investing in higher education is important but it won't solve the problem without **investing in assets that attract and retain talented graduates** will simply see their investment leave town

4. **Vibrant urban neighbourhoods are an economic asset**: close in neighbourhoods, with higher density, mixed uses, walkable destinations, lively commercial districts and interesting streets can make a place more competitive for talented workers; those without will be disadvantaged

5. Economic importance of **being distinctive unique identity**: what do you offer that is different from others/decide what kind of place it/you want to be

?

PUBLIC
- Implement
- Engage

GOVERNMENT
- Initiate

○ Implement

○ Consult

○ Announce

PRIVATE SECTOR
INVOLVED HERE

Identify solution

Diagnose problem

React to issue

"We need to recognise that these decisions are at their best when they are the result of a mature dialogue between Governments and communities.

Premier Jay Weatherill

NEW WAY OF DOING THINGS

Framework Standards

Test & Resolve

Identify Range of Possibilities

Understand Own Context

Knowledge Base: Global Scan for Benchmarks

Establish partnership

PRIVATE SECTOR INVOLVED HERE

Identify objective

Implement — JOINT

Engage — PUBLIC

Initiate — GOV.

x10 FACTORS

Ethos of an integrated design strategy

1. Be human centred (or *put people first*)

2. See things as a systems

3. Value community by engaging

4. Vision that's shared & supported

5. Value evidence objectively

6. Test openly through design

7. Collaborate

8. Utilise technology

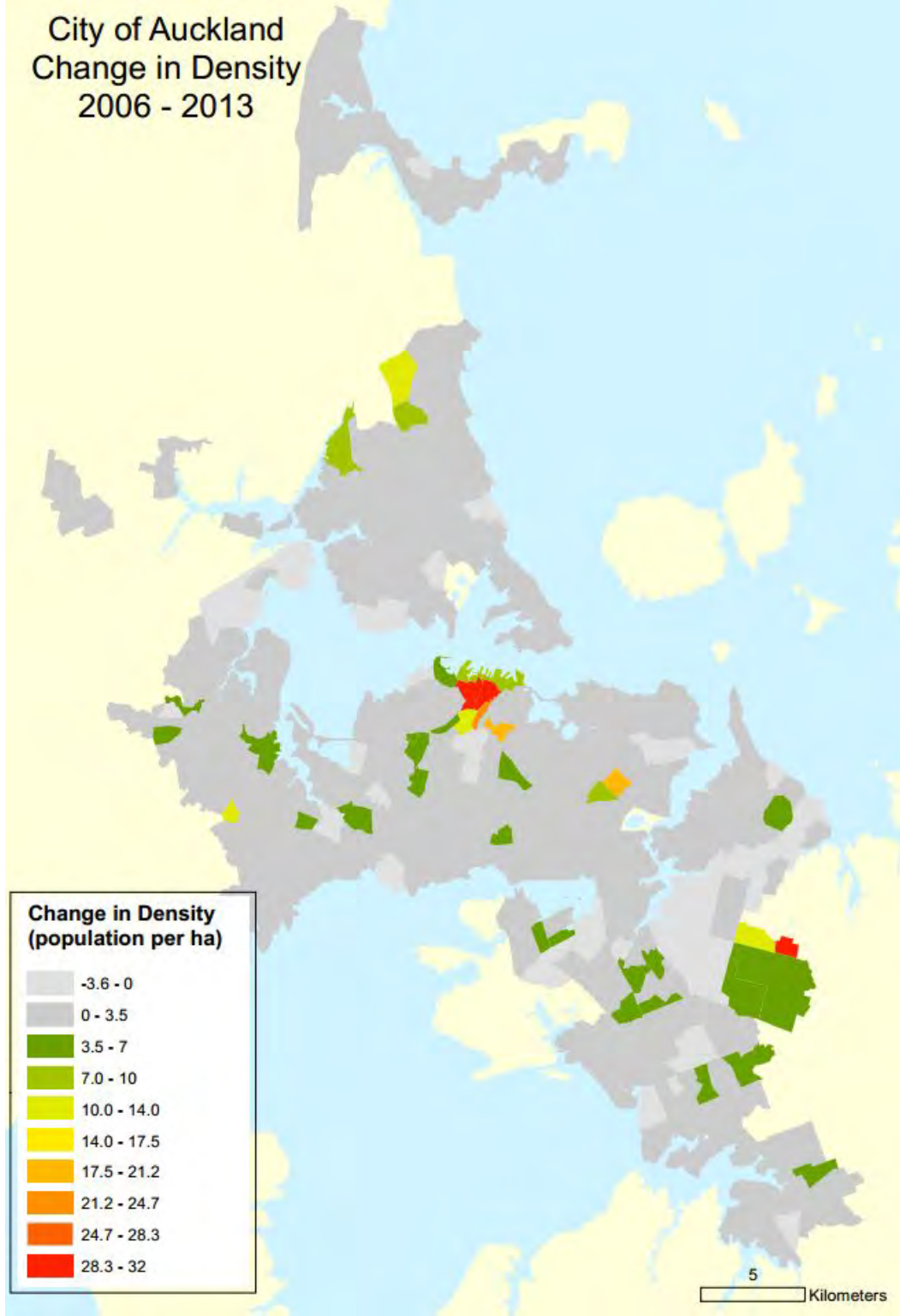9. Demonstrate tangible value
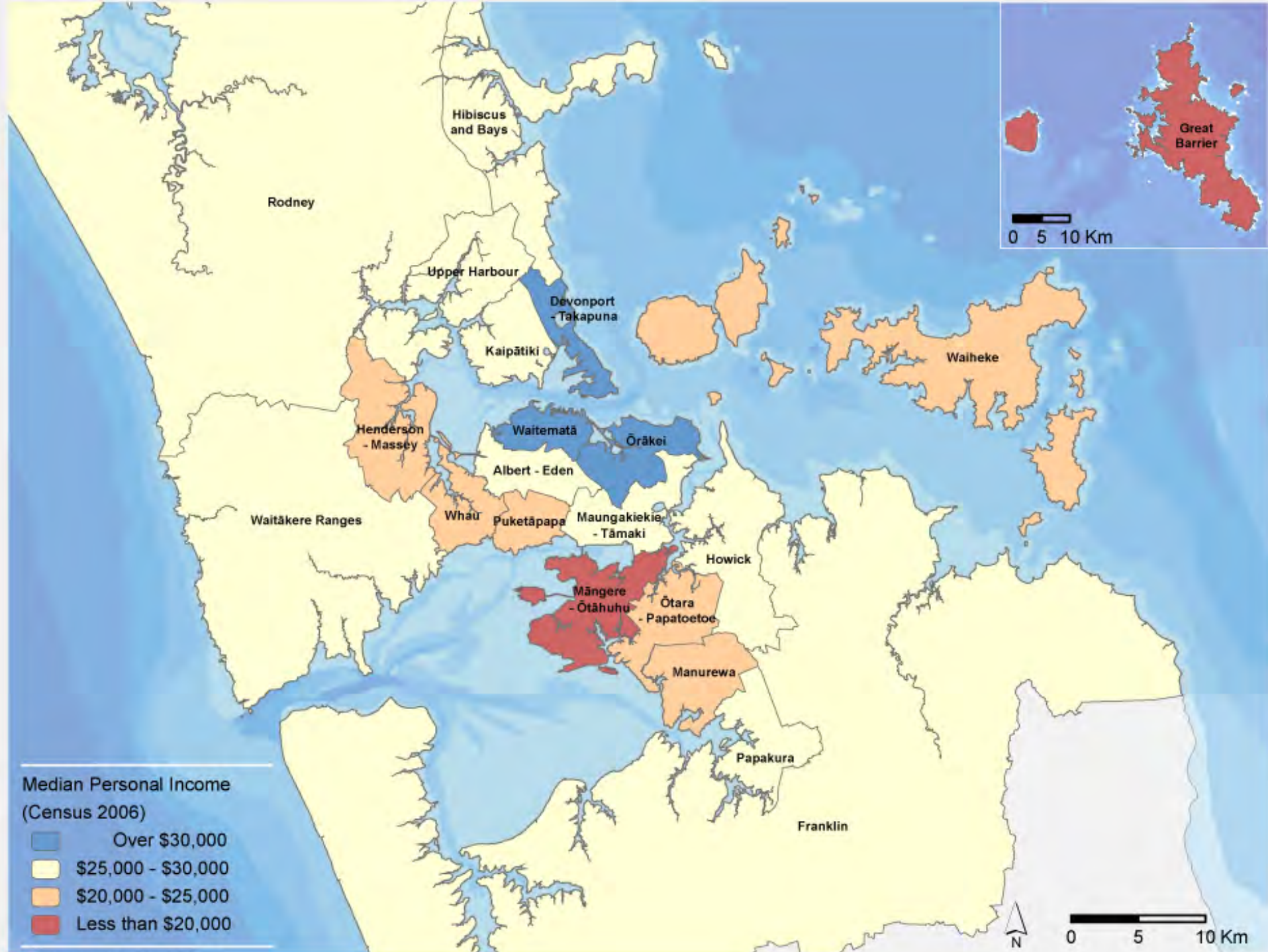
10. Monitor & measure

Polycentric Auckland

- Can there be only one downtown
- Urbanity sought
- Innovation districts :Katz

City of Auckland
Change in Density
2006 - 2013

Change in Density
(population per ha)

- -3.6 - 0
- 0 - 3.5
- 3.5 - 7
- 7.0 - 10
- 10.0 - 14.0
- 14.0 - 17.5
- 17.5 - 21.2
- 21.2 - 24.7
- 24.7 - 28.3
- 28.3 - 32

5
Kilometers

Map legend:

Median Personal Income (Census 2006)

- Over $30,000
- $25,000 – $30,000
- $20,000 – $25,000
- Less than $20,000

Last updated: 26 April 4:35 pm

Labels on map:

Rodney, Hibiscus and Bays, Upper Harbour, Devonport - Takapuna, Kaipātiki, Great Barrier, Henderson - Massey, Waitematā, Ōrākei, Waiheke, Albert - Eden, Waitākere Ranges, Whau, Puketāpapa, Maungakiekie - Tāmaki, Howick, Māngere - Ōtāhuhu, Ōtara - Papatoetoe, Manurewa, Papakura, Franklin

Scale: 0 5 10 Km

Percentage of Dwellings that are Multi-unit

Auckland region

1996-2006 Censuses