

# Regeneration of places in a pandemic world

NZPI Conference, Nelson, 25 March 2021

Dave Jones, Cities and Places

# Why Regeneration?

# Why COVID19?

WELL ... AT LEAST  
VENTRILOQUISM GOT EASIER



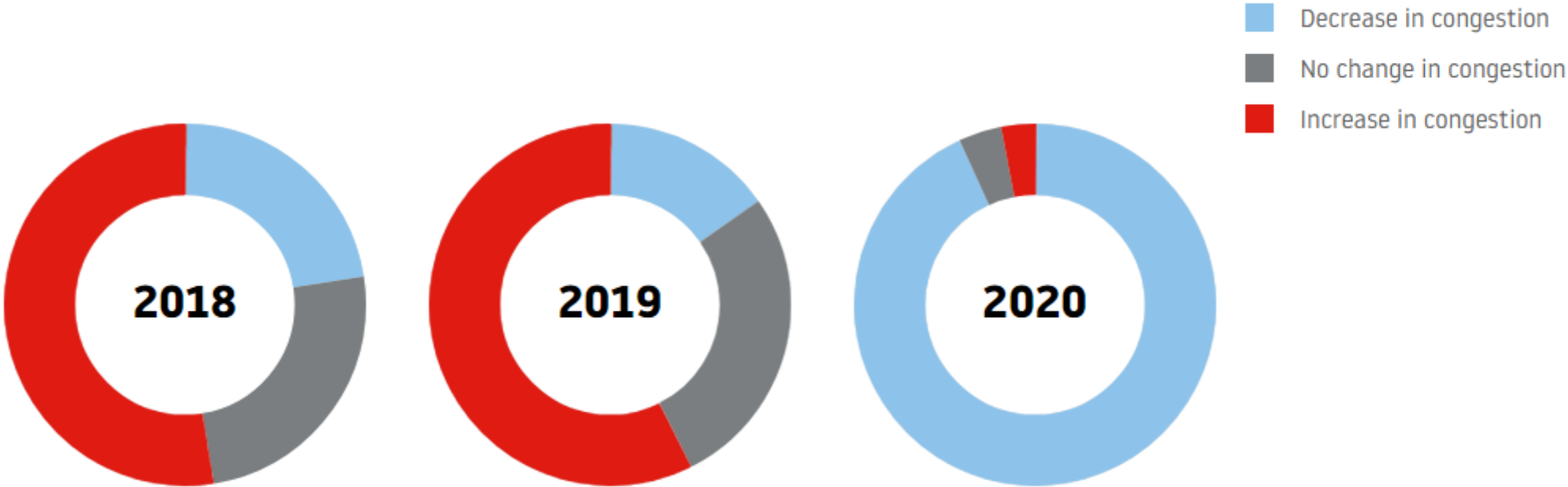
**Jacobs**

Challenging today.  
Reinventing tomorrow.

# Why COVID19?

**Why now?**

# The world has changed....congestion



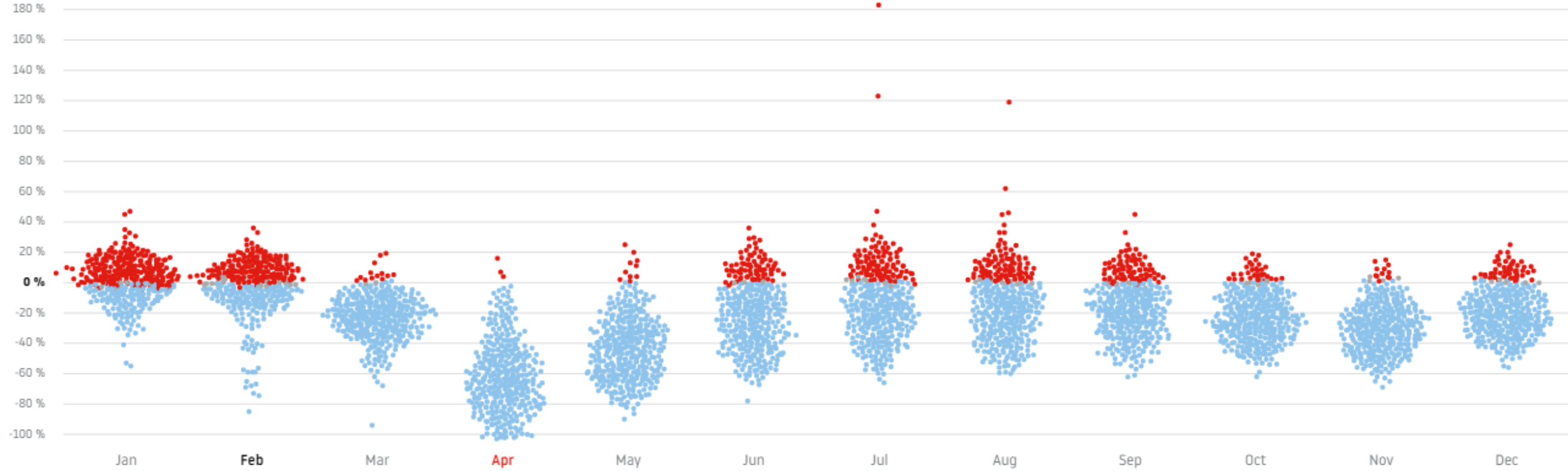
↓ **387**  
cities where traffic  
decreased since 2019

↑ **13**  
cities where traffic  
increased since 2019

tomtom.com

# The world has changed.....congestion

● Decrease in congestion   ● No change in congestion   ● Increase in congestion



tomtom.com



# .....and so has New Zealand

Retail and recreation

**+8%**

compared to baseline



Public transport

**-29%**

compared to baseline



Supermarket and pharmacy

**+6%**

compared to baseline



Workplaces

**-3%**

compared to baseline



Parks

**+8%**

compared to baseline



Residential

**+2%**

compared to baseline



# Re-Imagining Open Space & Public Realm in City Centres



Brooklyn NY – Domino Park Reconfigured for Social Distancing



'Social Distance' Park - Elbagh Poland



Mott Street 'Streatery' - NYC

# Advancing Technology – Autonomous service delivery



▲ Airborne response ... a drone sprays disinfectant on streets in China's Hebei province. Photograph: China Daily/Reuters

Advertisement



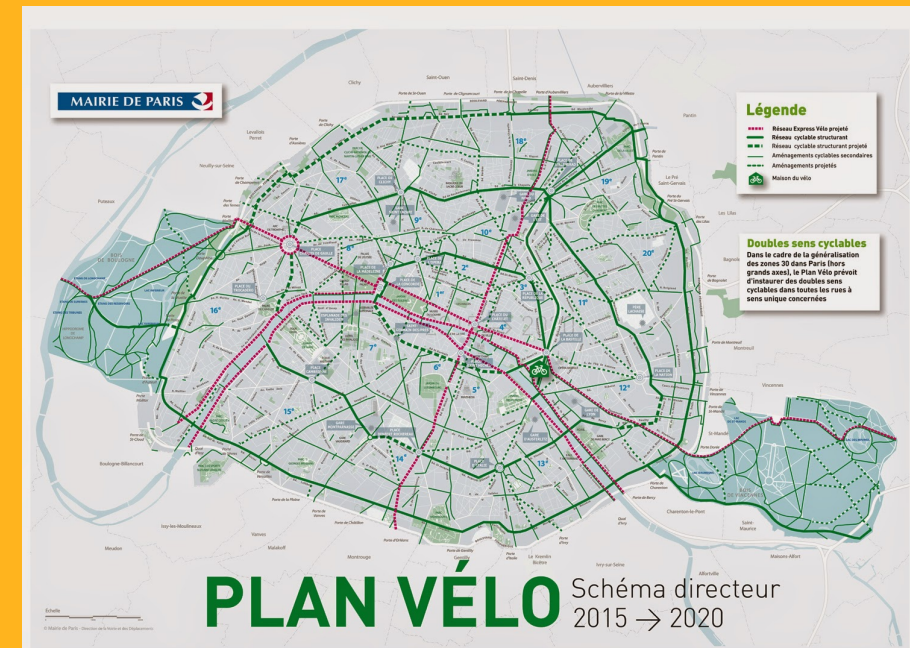
Google  
Amazon  
UPS

- Autonomous vehicles
- Robot or drone deliveries
- Health benefits to ride sharing
- Locker pick ups
- Localizing services with autonomous solutions

# City Forms & Patterns: Re-Thinking How We Move Around in Cities



- Reduced travel means that cities have a chance to reimagine themselves
- Replacing transport ridership with private vehicles simply won't work

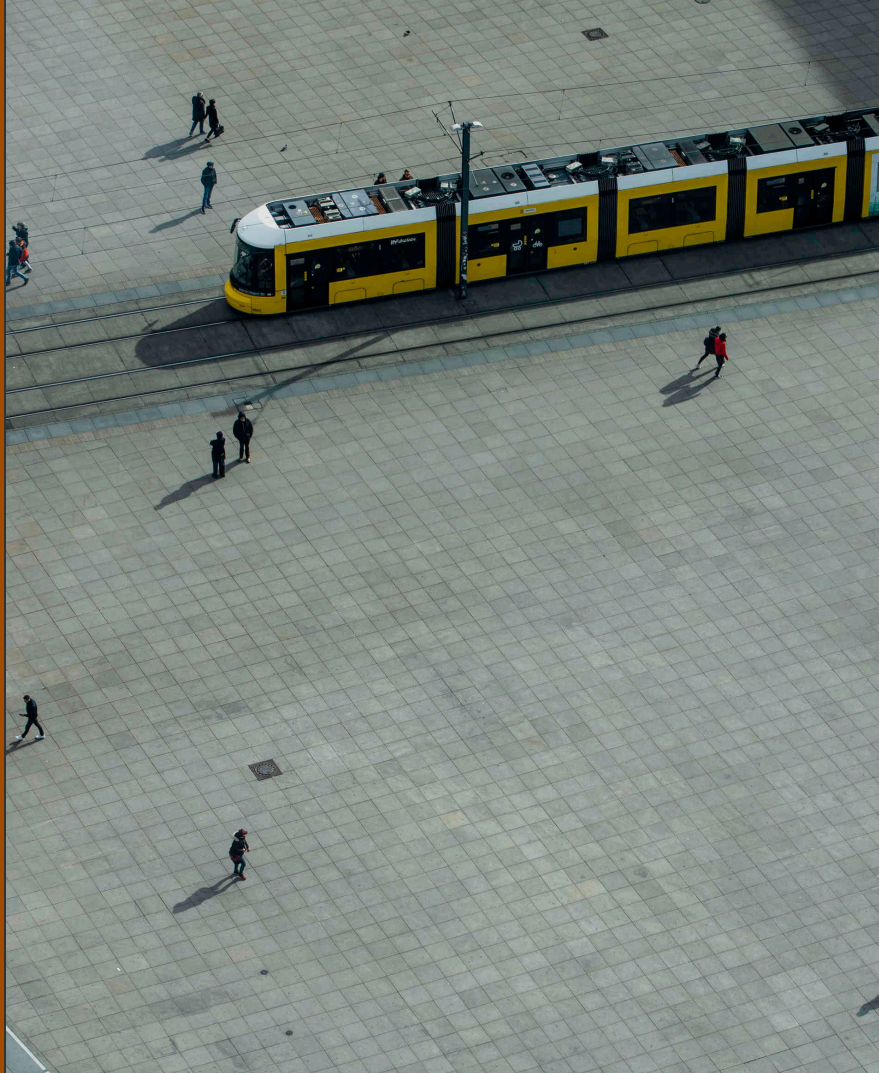


# City Centres



- Proven that mass teleworking works
- Future of Work will include more teleworking and less time spent in offices
- Less People travelling daily
- Balance of uses within city centres will shift
- Opportunity to re-purpose obsolete commercial office space

# City Centres – public transport and public realm



- Curbside in high demand
- Building to building edge accounts for 35-40% of land take
- Discerning user of the space wants quality
- Ease of access into City Centres still key
- Pressure of commuting peaks likely to level off somewhat
- PT still an important offer and demand of users

# The CBD is dead – long live the City Centre



- Residential conversion
- Malls and retail changed forever
- Click and collect / delivery vs high street retail
- New areas of decline in inner cities
- Transport patterns
- Last mile – first mile
- Increasing importance of open space

## British Urban Regeneration Agency

Effective urban regeneration is best achieved within a strategic and comprehensive framework – not simply property led renewal. Physical components need to be linked with social community development; a programme of socio-economic renewal, encompassing strategies for improved housing, health, child care, safety, education and training. It is this comprehensive social and employment approach, which distinguishes the process from mere development or redevelopment of urban sites and results in greater potential for economic improvement of an area. Failure to link strategies to wider issues may in practice increase decline



# Regeneration structures - UK

- Commission for New Towns
- Urban Programme
- English Estates
- City Challenge
- **Urban Development Corporations**
- Single Regeneration Budget
- English Partnerships
- Regional Development Agencies
- Regional Development Agencies
- Urban Regeneration Companies
- Housing Renewal Pathfinders
- Homes & Communities Agency
- **Garden Cities**
- **City Deals**
- **Combined Authorities**
- **English Homes**

**So what?**

**Urban regeneration is about  
changing the future of  
communities, places and cities for  
the better**

**Get the local mechanisms in place**

**Vital to get the structure right**

# Plan for the future

**Make a transformational change**

**Changing gear.....**



# Agile Cities

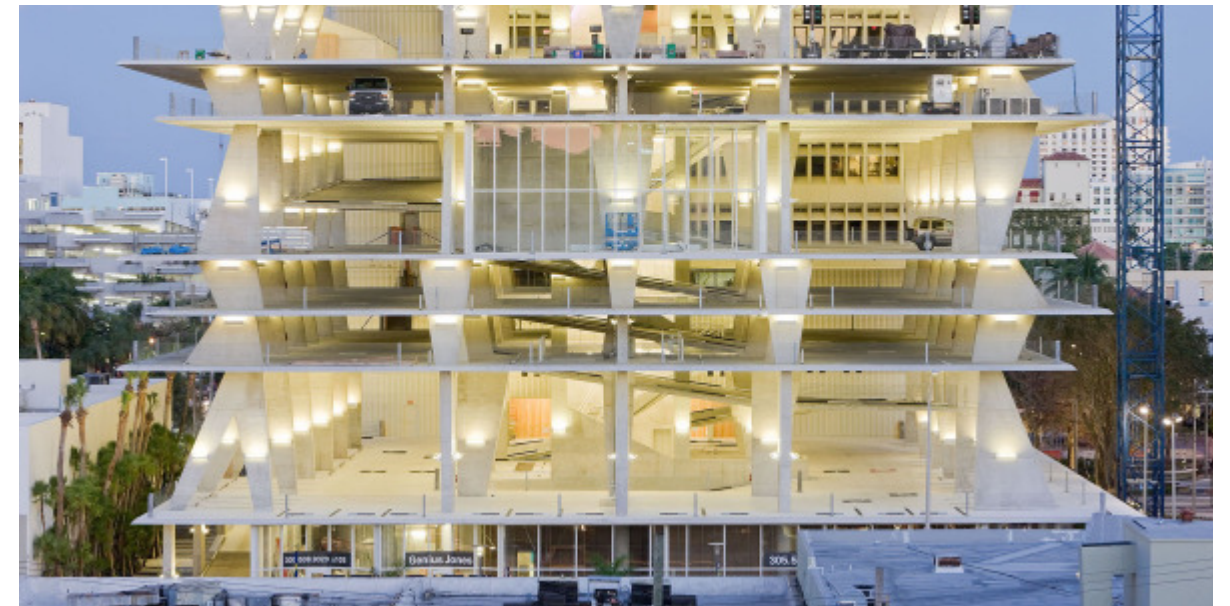


## Tech at its heart:

- At public buildings
- How we shop on street or at home
- Within offices
- On streets and curbs
- The way we commute
- The parking bays we use
- In city centres, neighbourhoods and offices
- Repurposed areas and districts to regenerate

# Example: Miami's Adaptable Carpark

In Miami, a multi-storey car park also plays host to parties, yoga classes and weddings. The concrete building with floor slabs supported on wedge-shaped columns was completed in 2010 to offer naturally lit parking levels that can also be used for other activities above a row of shops and restaurants.



# The Healthy City



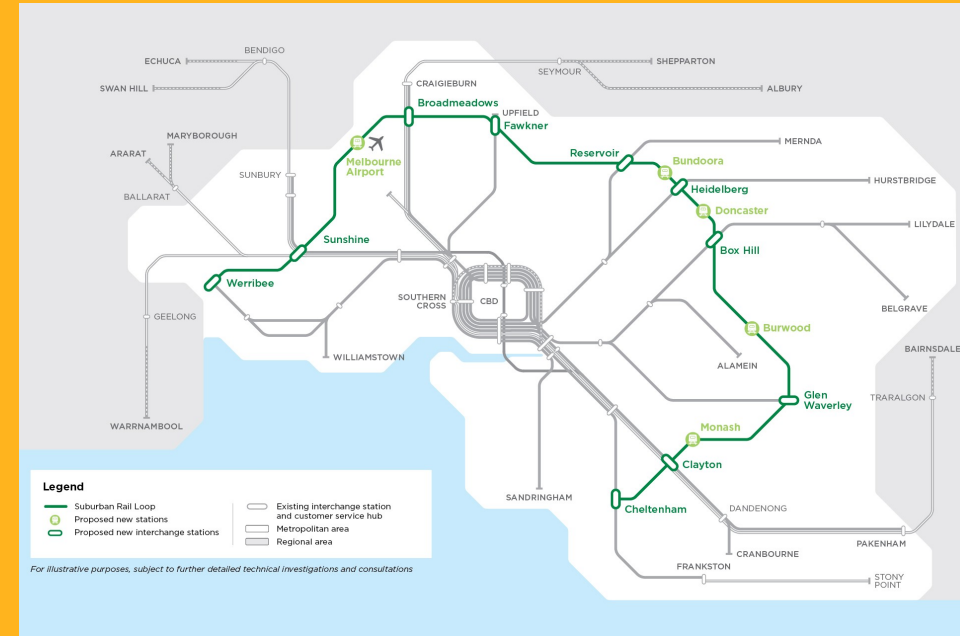
- Open space and green lungs prevalent
- Options to work locally and exercise outdoors in your neighbourhood
- Plenty of opportunities to mini-commute or city commute via leg power
- Opportunities to walk and catch PT
- Recharging people's psyche

# Polycentric City - City of Villages



Characterised by:

- Localisation
- Flexibility
- Diversification
- &
- Centres – Hubs - Nodes



We shall leave this city not less,  
but greater, better and more  
beautiful than it was left to us

Oath sworn by citizens of ancient Athens

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Reinventing tomorrow.

