From Working Waterfront to Living Harbour

Angus Dawson, General Manager,
Honeysuckle Development Corporation

Newcastle, NSW, Australia
Newcastle 1992
Newcastle 1992

Australian Congress for New Urbanism
The Vision

Australian Congress for New Urbanism
Honeysuckle; 3 Distinct Stages

GRANT FUNDED

Masterplanning, community consultation, infrastructure, site preparation and community projects

SELF FUNDED

1997 – 2003
Site marketing and management of contracts for the completion of community and development projects

2003 – 2012
Development of community and place management along with continued site marketing, contract management and community projects

Australian Congress for New Urbanism
Building Better Cities Funding

Community Projects $64.8 million

Other agencies $5.8 million

Site Preparation $29.4 million
Community Works

- 167 homes in community ownership $25.0
- Dredge Throsby Creek 5.1
- Open space landscaping 9.0
- Heritage buildings restored 7.0
- Sea-walls repaired and stabilised 7.0
- Cowper Street Bridge built 5.25
- Fishermen’s Co-op relocated 0.75
- Transport interchange; Newcastle Station 4.7
- Feasibility studies: transport, oil farm, Stewart Avenue overpass 1.0

$64.8m
Honeysuckle Masterplan
Hunter Street, Newcastle
Honeysuckle Precinct

- Merewether Wharf foreshore promenade
- Breakwater Apartments
- Crowne Plaza Hotel
- The Boardwalk (cafes, offices, retail and apartments)
- Honeysuckle Markets
- Maritime Museum
- Lee Wharf
- Harbour Square / Foreshore Promenade
Cottage Creek Precinct

- Honeysuckle House Stage 1: Sparke Helmore Building
- Honeysuckle House Stage 2: KPMG Building
- Hunter Water Corporation Head Office
- The remaining land in this precinct will be released to the market in 2005/2006
- New roads constructed
Hunter Street Precinct

- The Cove Apartments
- Ibis Hotel
- Newcastle Polyclinic
- Riverwalk
- New Bellevue
Wickham Precinct

- The Cove Apartments
- Refurbishment of Wickham School, which resulted in 22 apartments
- 18 apartments were constructed in Wickham Stage 2
- Overall construction resulted in 40 apartments designated to student accommodation
Marina Precinct

- Seawall installed
- New Cowper Street Bridge
- New wharf moorings for fishing fleet
- Park and boardwalk under the bridge landscaped
- Relocate Fish Co-op
- Marina
- Mariner Apartments
- Foreshore Promenade
- Tree of Knowledge Park
Carrington Precinct

- Cowper Street Bridge
- Throsby Creek land reclaimed for parkland
- A seawall installed
- 7 hectare landscaped foreshore park
- 15 aged person units
- Garret street widened and landscaped
- Robertson and Hargrave streets extended and landscaped
- Honeysuckle Grove
Linwood Precinct

- Linwood Village
- Dredging of Throsby Creek
- Construction of seawalls
- Landscaped foreshore park
- New roads constructed
- Hannell Street Landscaped
- Public art - The Beacon
Key Statistics to Date

- 10 hectares completed as public domain
- $84.75 million funding for community projects
- $215.7 million in projects completed
- $464.5 million projects underway
- HVRF estimates 4,180 jobs created
- HVRF estimates $1 billion generated in Hunter economy
- 900 residents
- 167 community housing units
Linwood Precinct: 1993
Linwood Precinct: 1997

Australian Congress for New Urbanism
Linwood Precinct: 2005
Linwood Planning

Urban design guidelines:

• “Read” from the surrounding urban villages

• Included rhythm, style, parking, solar access, breeze ways

• Attached to Council’s Development Control Plan

Australian Congress for New Urbanism
Linwood Planning

Densities:

• 30 units per hectare gross
• 48 units per hectare net

Includes townhouses, mews and units.

12 Affordable housing units

Café as community focal point
## Linwood Market

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<tr>
<th>Stage</th>
<th>Year</th>
<th>Land Price per Unit</th>
<th>Sales Price per Unit</th>
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<tbody>
<tr>
<td>Stage 1</td>
<td>02/03</td>
<td>$35,000</td>
<td>$180,000 - $240,000</td>
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<tr>
<td>Stage 2</td>
<td>00/01</td>
<td>$38,000</td>
<td>$210,000 - $330,000</td>
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<td>(Units)</td>
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