Corridors and Regions:
Money, Land and Deal Making

ACNU2010
How to Implement New Urbanism for Corridors and Regions
What we think

Governance = Vision
What we think
What Planners Think is there

**Governance**

- Regional Planning Policies
- Metropolitan Strategy
- Local Planning Policies
- Planning Instruments
- Government Arrangements

**Vision**
What Planners Think Results
Main Tool of New Urbanism: Metropolitan Strategies

**Manage Urban Growth**

- Set Infill / new housing ratio *(Melbourne 2030: 38% to 22% Greenfield)*
- Find Activity / Shopping Centres
- Identify Conservation Areas / Public Utility sites
- Find Developable Areas Ready to Go *(Greenfield and Brownfield)*
- Set Criteria for Other Areas in Future
- Choose infill areas and assign densities

**Manage Development in New Areas**

- Structure Planning System
- New Urbanism Policies: Liveable Neighbourhoods
- TOD as preferred option
- Subdivision in accordance with New Urbanism principles
Key to Metropolitan Strategies

Link to other Agencies

- Queensland Transport Planning and Coordination Act, SEQ Regional Infrastructure Plan and Program
- NSW State Infrastructure Strategic Plan
- Melbourne @ 5 million / Growth Areas Infrastructure Legislation
- Western Australian State Infrastructure Strategy
## What we don’t see

<table>
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<tr>
<th>Political Agenda</th>
<th>Developer Issues</th>
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<tr>
<td>- Developer Lobbying</td>
<td>- Profit Margins</td>
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<td>- Ministerial Discretion</td>
<td>- Cost of Land Acquisition if upzoned</td>
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<td>- Fixed or Interim Contribution</td>
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<td>- Passing Back or Forward Expenditure</td>
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<td><strong>Multiple Agency Politics</strong></td>
<td>- Fragmented Ownership</td>
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<td>- Forward Commitments</td>
<td>- Complex Structure Planning Process</td>
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<td>- Treasury Control</td>
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<td>- Planning and Infrastructure Split</td>
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<td>- Agency Bickering: EPA</td>
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What we don’t see

Governance Issues

- No Regional government
- Planning Schemes based on local projects and not suited for regional issues
- No Governance Mechanisms: Qld, Vic, NSW
- Employment Lands
- Growth / no Growth
- Infill / New Suburbs
- Lip Service to New Urbanism
What we don’t see

Finance Issues

- Rates not sufficient
- Contributions require “nexus”
- No Bonds or other finance
- Cost gap of infrastructure
- Need for full interation
- Point of incidence
- New Urbanism Costs Burdensome
Sequencing

Economic Basis
- Business / Residential Nexus
- Activity / Retail Policies

Ripeness
- Single Ownership
- Ability to Pay
- Demand
- Access to Services

Physical Basis
- Leading Edge of Infrastructure
- Compensation Issues for Conservation
- Transportation Nodes
- Greenhouse Gases
Sequencing

Degree of identification

- Specific Identification of sites
- Land Use Categories Established
- General area marked for precinct plans
- Future Growth or Immediate Identification
- Degree of Justification
- Immunity from Lobbying
What Results
How New Urbanism Can Happen

Have to have a New Urbanism State Policy

✓ Need not be a law, just adopted
✓ It must be precise and prescriptive

Financial links

✓ Work backwards from Treasury
✓ Minister for Planning seat on Treasury
✓ Cost all infrastructure exactly for developer contribution
✓ Point of Incidence: When Infrastructure Comes
How New Urbanism Can Happen

Few Possible Growth Areas

- Lock in areas
- Prevent Ministerial discretion
- Prevent speculation
- Reduce Sequencing Issues

Planning Agency Structure Plan

- Cadastral Development Barriers: conservation, water, etc
- SP Guidance (including New Urbanism)