

Art, Science, Population & Strategic Planning

Paths to *Vibrant, Green, Diverse?*

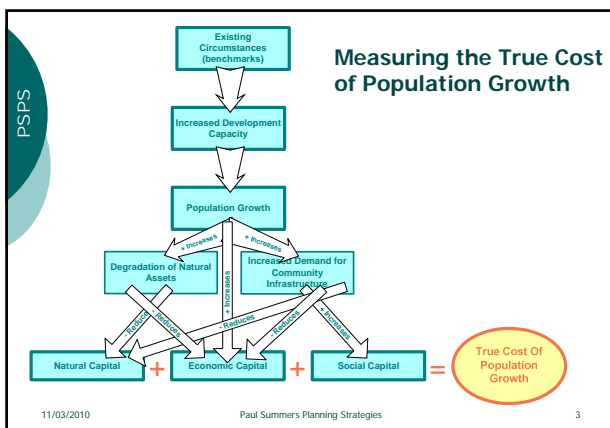


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Introduction


- Insights into:
 - Measuring the true cost of population growth
 - Art and science of strategic planning –
 - What its all about
 - How you do it
 - Come at the question from a few different angles to help build understanding

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Strategic Planning History in Queensland

- Prior to 1980 in Queensland, planning schemes were mainly about regulation – what you could do where, how you did it and what process you followed.
- In 1980, Strategic Plans (and Development Control Plans) were introduced into the then *Local Government Act* – the legislation that controlled local planning.
- Plans evolved to become part regulation and part policy.
- Strategic Plans (the policy part) evolved to become a vision, together with overall strategic outcomes and implementation criteria for the City or Shire and the various places within it.
- Development that was consistent with its zoning breezed through being tested only against the regulatory provisions of the plan and without being tested against the Strategic Plans.
- Development that was inconsistent with the regulations was tested against the Strategic Plan.
- By 1990, Strategic Plans had become a requirement of the then *Local Government (Planning & Environment Act)*.
- In 1998, the *Integrated Planning Act* removed the requirement for Strategic Plans and essentially prevented these types of instrument being a part of a planning scheme.
- And back to the future, in 2009 the *Sustainable Planning Act* re-introduced the ability for plans to have strategic frameworks.



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What is Strategic Planning all about?


- Strategic planning and in fact any type of planning (financial, business, life) asks four simple questions:
 - Where are we now?
 - Where are we going?
 - Where do we want to be?
 - How do we get there?
- Unpacking the questions



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Where are we now?

- This question is a **process** component:
 - As distinct from a plan component
 - Part of the process of preparing the plan.
- It looks at where you are today, what are the existing issues and concerns.



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Where are we going?

- This question is also a **process** component.
- Where will you be if you adopt the “do nothing policy” – where does your existing planning take you.
- The first two questions are about benchmarking where you are and where you are going - what will the Sunshine Coast be like if you leave the current policy framework in place.

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Where do we want to be?

- The answers to this question find their way into the **plan**.
- What is your vision, where do you want the Sunshine Coast to be in 2031 – vibrant, green, diverse.

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How do we get there?

- The answers to this question become the **plan**.
- What measures need to be put in place in order to deliver the vision at 2031.

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Theory to Practice

- In practical terms, how is strategic land use planning done?
- There are four primary things that must be examined:
 - Existing development, approvals and commitments
 - Biophysical values and constraints
 - Infrastructure capacity and funding capability
 - Community desires.
- Unpack each of these – but ...
- Weaving between all of these elements are the economic and environmental roles or influences of the various components.

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Existing Development, Approvals & Commitments

- Existing development:
 - Things you usually cannot change
- Existing commitments:
 - Approvals that are in place – these cannot be easily changed
 - Development commitments where there are no approvals – these can be changed
- This element identifies your existing settlement pattern in both urban and rural senses.

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Biophysical Constraints & Values

- Biophysical values:
 - Things you must respect – such as endangered regional ecosystems, koala habitat, agricultural land ...
- Biophysical constraints:
 - Things that make development difficult – such as steep slopes, flood prone land, bushfire hazard ...
- Now there is a strong correlation between these elements and the character of our communities
 - For instance, steep land is tilted and is therefore often highly visible from our flatter urban areas and defines the edges of those areas, the steeper land is also often vegetated

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Infrastructure Capacity & Funding Capability 1

- The goal here is to match your growth capacity to the ability to provide infrastructure and services that are:
 - Required by the community; OR
 - Demanded by the community.
- Few governments do it well, witness:
 - The lack of planning for raw water in SEQ; or
 - The ever-increased traffic congestion.

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Infrastructure Capacity & Funding Capability 2

- The notion of how to do it is easy to identify but complex to prepare:
 - Determine the levels of service that the community want (or will tolerate) today.
 - Determine the level of service that you want in the future.
 - Determine the cost of each element.
 - Determine the level of funding that you are willing to put to the infrastructure i.e. what levies, rate rises, infrastructure charging or other methods will be applied.
 - Match the available funding to the infrastructure needed and desired.
 - If they match, then the level of development that can be accommodated falls out of the data.
 - If they do not match, then there are three basic options:
 - Cut back on the levels of service (bearing in mind that there will be a community backlash);
 - Increase the level of funding e.g. by rate rises (bearing in mind that there will be a community backlash); or
 - Cut back on the extent of development thereby freeing up capacity or decreasing demand.
- Of course if it is State infrastructure, only the third option is really available to you.

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Community Desires

- This requires an intricate understanding of local communities.
- The Statement of Proposals consultation process goes part of the way:
 - Providing over-arching guidance and direction;
 - But not providing information on what that over-arching guidance and direction means at the local level.
- It cannot be gained by reading reports and texts, it is gained by understanding where individual communities see their future.
- It requires honesty in informing the communities about where things are headed (i.e. the do-nothing policy).

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Art & Science of Strategic Planning

- Existing development, biophysical constraints and values and infrastructure capacity and funding – all science-based.
- Making all these things work together in a plan requires art as well as science!
- Making all these things work whilst at the same time satisfying community desires requires lots of art!

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Strategic Mapping

- Sieve mapping is a process of matching land capability or suitability to land use.
- It is the process by which you can determine the broad land use framework for strategic planning exercises.
- Relies on primary, secondary and tertiary data.

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Primary Datasets

- What is the land?
 - Geology & Soils
- What form does the land take?
 - Topography (Elevation & Slope)
- What's on the land?
 - Vegetation

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Secondary Datasets

- All built from the three primary datasets
- About the way in which humans:
 - Use the land; and
 - Value the land.

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Tertiary Dataset – The Plan

- Built from preceding datasets
- Both ends against the middle approach
- Start with what you know, work towards what you don't know

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End Thoughts & Questions

- Good planning relies on art as well as science – recently the art has disappeared and plans have become dry technical instruments.
- The path to vibrant, green and diverse is good planning with a dose of art!

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