Politics, Planning and Housing Supply in Australia, England and Hong Kong

Nicole Gurran, Nick Gallent, and Rebecca L. H. Chiu
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>List of Figures</td>
<td>xi</td>
</tr>
<tr>
<td>List of Tables</td>
<td>xiii</td>
</tr>
<tr>
<td>Notes on Authors</td>
<td>xiv</td>
</tr>
<tr>
<td>Preface</td>
<td>xv</td>
</tr>
<tr>
<td>Acknowledgments</td>
<td>xviii</td>
</tr>
</tbody>
</table>

## 1 Introduction: Politics, Planning, and Housing Supply

*Perspectives from Comparative Planning and Housing Studies*  
Approach and Methods  
Comparative Markers for Analysis  
Urban Settlement and Housing Demand  
Government Support for Housing Production and Consumption  
Land Use Planning, Development Control, and Housing Supply  
System of Housing Production  
Housing Product Diversity  
Power and Control in the Planning System  
Structure of the Book  
References

## 2 Urban Planning, Politics, Land, and Housing Supply in Australia

*Introduction*  
Urban Planning and Housing Provision in Australia  
Public Housing and Government Involvement in Land Supply  
Rise of Environmental Planning, Urban Containment, and the Infrastructure Backlog  
Housing Problems in the New Millennium  
Government Responses to the Housing Affordability Problem  
Scope of Urban Planning, and Roles of the Public and Private Sectors  
The Planning Process
Contents

Planning for Affordable Housing 47
The Political Arguments about Planning, Housing, and Land Supply 50
Conclusions: Implications for Addressing Housing Affordability in the New Millennium 53
References 54

3 Planning and Property Politics in Sydney’s Urban Renewal and Growth Centres 59

Introduction 59
Australia’s Changing Housing System, and the Role of Planning 60
The Housing “Shortage” in NSW 62
The Case Studies 66
Green Square 66
Rouse Hill 73
Comparison of Housing Outcomes in Case Study Areas 78
Conclusion: Property Politics, Planning, and Constraints to Affordable Housing Supply 83
References 84

4 Power and Democracy in the English Planning System 87

Introduction 87
Power and the Scope of Planning 88
Decision Making and the Governance of Urban Planning 92
Urban Planning and Land Supply 101
Conclusions: Power and Influence in Planning and Development 108
References 111

5 Delivering New Homes on Major Development Sites in England 115

Introduction 115
The Housing Crisis and Major Sites 118
Strategic Planning and Major Sites 120
Case Study Sites 122
Stevenage, Hertfordshire 124
Ashford, Kent 129
Ebbsfleet, Kent 138
A Future for Major Sites in England? 148
1. Value Capture, Infrastructure, and Planning Gain 148
2. Top-Down Planning and Local Opposition/Democracy 149
3. Overloading of Existing Infrastructure—Public Concern 150
4. Policy Shift and “Regulatory Risk” 151
5. Market Cycles and Viability 151  
6. Flexible Planning? 152  
7. Major Sites and Cross-Border Working 153  
Closing Remarks 154  
References 155

6 Power and Decision Making in Hong Kong’s Planning System 159

Introduction 159  
Scope of and Power within Urban Planning 162  
Landownership and Disposal System 162  
The Planning System and its Scope 166  
Territorial Development Plans 169  
District Plans 170  
Development-Related Tools 171  
Plan-Making and Enforcement Processes: Power Relations and Politics 172  
The Making of Territorial and Subregional Plans: Incremental Public Participation since 1990 173  
The Making of District Plans: from Elitist to Mass Participation Since 2005 177  
Conclusion: Planning, Governance, and Housing Supply 180  
References 182

7 Land Supply and New Housing Provision in Hong Kong 185

Introduction 185  
The Market Situation and the Land Search Efforts 186  
Planning Governance and Housing Supply since 1998 194  
South East Kowloon Development Scheme: Transforming Governance 194  
Land Search in a Buoyant Market: Quantity Versus Quality 198  
Small-Scale Development Projects 202  
Large-Scale New Development Projects 202  
Tung Chung New Town Extension 204  
Conclusion 208  
Notes 209  
References 209

8 Conclusion: Planning, Democracy, and Control in the Delivery of New Homes 213

Landownership and Development Rights 213  
Allocation of Development Rights 214  
Landownership and Proactive Planning 218