



Towards a urban development incentives systems framework

Policy tensions.....

- Areas of deprivation vs **Areas of potential**
- National uniformity vs **Local specificity**
- Place vs **Flow**
- Capital cost reductions vs **Operational factors**
- Greenfields vs **Consolidation**
- Single use vs **Integrated multi-use**
- **Directed planning vs Responsive planning**

Big Issues?

- What is it going to take to facilitate **affordable social housing** adjacent to areas of potential/transport corridors at scale?
- What is it going to take to create **focused integrated institutional capacity** to drive projects in priority nodes (public entrepreneurs)