

# Greenways, Property Developers and the use of Incentives

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## Research Question

How to incentivise private landowners, who are developing or subdividing greenfield or brownfield sites, to allow public access through their land for the implementation of greenways?



# Research Question Explanation

- Why private property developers?
- What developments were covered?
- What forms of incentives?



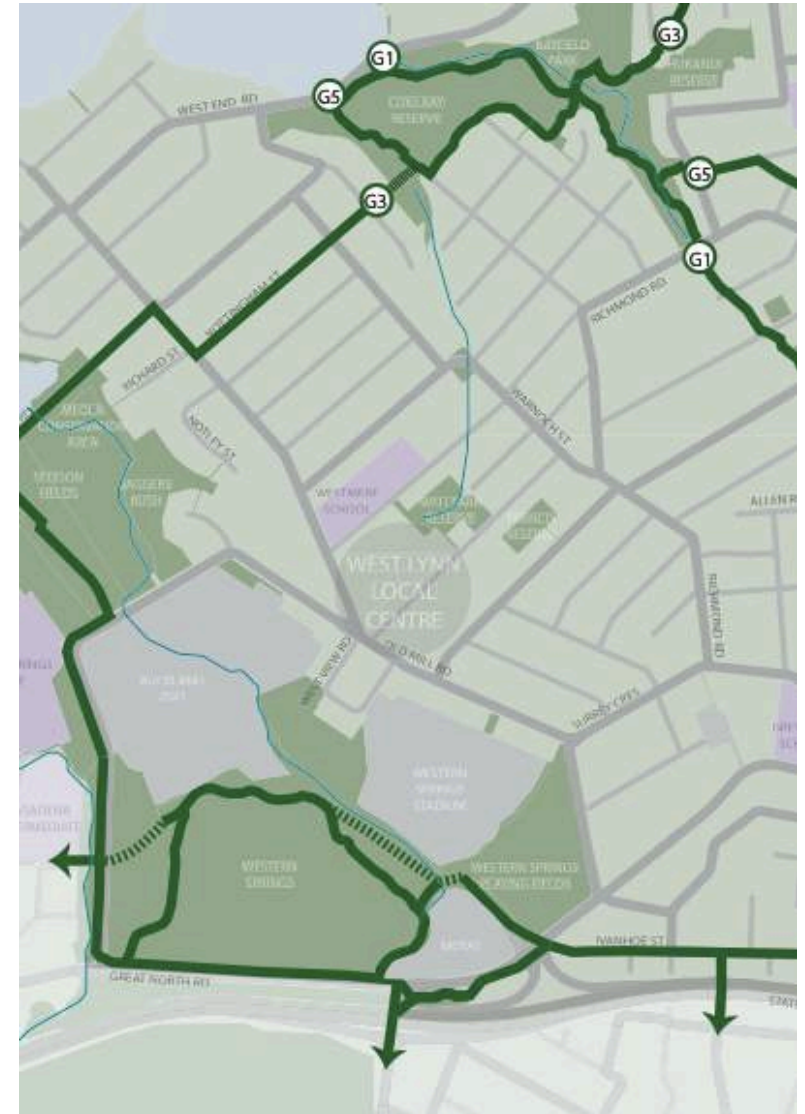
# Research Overview

## Relevance of the Research:

- Auckland Council's Local board Greenway Plans

## Research Structure:

- Literature review
- Planning framework barriers
- Development case studies
- Interviews and questionnaires



# Private Property Developers

- Small-scale Developers



- Medium-scale Developers



- Large-scale Developers



# Results

## The most effective incentives

### Financial, regulatory or moral incentives?

- 1<sup>st</sup> financial incentives
- 2<sup>nd</sup> regulatory incentives
- 3<sup>rd</sup> moral incentives



# Financial Incentives

## Small-Scale Developers

- Rates remissions
- Grants and subsidies
- Increase in property values

## Medium and Large-Scale Developers

- Modifying the development contribution process
- Selling a strip of land
- Grants and subsidies
- Industry awards
- Increase in property values



# Regulatory Incentives

## Small-Scale Developers

- Extra titles
- Resource consent fees reduction
- Resource consent assistance
- Urban design advice



## Medium and Large-Scale Developers

- Density incentives and additional height limits
- Auckland Council fast-tracking consents





# Moral Incentives

## Small-Scale Developers

- Underlying desire to act for the public good
- Would permit easements across their land



## Medium-Scale Developers

- Desire to act for the public good to enhance an areas liveability



## Large-Scale Developers

- Act for the public good to enhance their reputation



# Overview

- Developers very open to greenways
- Slight disconnect between case studies and interview results
- Likely that incentives could overcome greenway development barriers/frustrations
- Desire to cater for the public good

