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6TH NATIONAL HOUSING CONFERENCE
“CONNECTING PEOPLE WITH PLACES” CONCURRENT SESSION

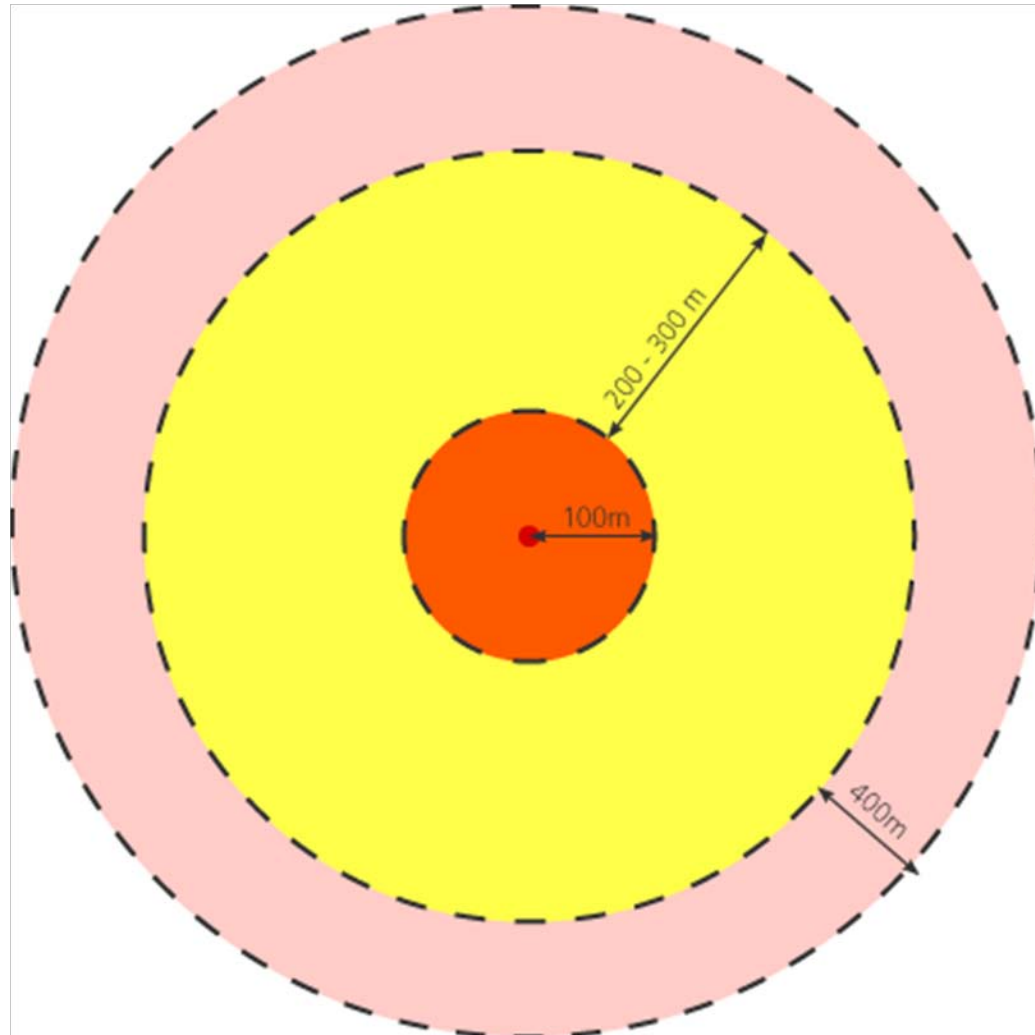
> CREATING GREAT PLACES

The Forgotten 200

- For some reason people have a fascination with TODs
- Not the TOD concept, but so called TOD developments and the actual node- the debate has lost focus on the real premise of TODs
- that being increase public transport usage and denser development, which is where we fit into the picture

- All of the attention seems to have been focused upon the inner 100m, which in reality has limited potential to be the 'affordable housing panacea'
- The middle ring of the 400m walking ring, seems to have been the forgotten 200m of the development world
- Yet it arguably has the greatest potential to produce real supply and affordability outcomes

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- The inner ring has an area of only 3 ha, with a likely developable area of 1.5ha
- Yet the middle ring has an area of 25 ha and a likely developable area of 15 ha
- Assuming a typical residential density (20 dwl/ha) exists, the middle ring should contain today, between 300 and 350 houses
- A slight increase to say 30 dwl/ha will see an extra 100 houses

- What does that mean to achieve this?
- simply, smaller lots of 300-350m², clusters of town houses and villas and some 2-3 story unit complexes
- yet in the inner ring, to achieve a 100 dwelling increase, density needs to move from 30 - 60 dwl/ha
- this means demolishing houses, and replacing them with 4-5 storey units, a much harder task!

- So how do we tap into the potential of this middle ring?
- Quite simply, making the ease accessing public transport greater, so that living 200-300m from a transit node is not an impediment or disincentive to use the transit
- To achieve this, more effort needs to be put into the journey from house to the transit node and less upon the actual node

- If you are walking from your house to the station,
which would you prefer to walk along?



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- As you watch this video, I would like you to think about the opportunities for TODs and Public Transport usage, if we can achieve similar outcomes by making the journey to transit a better experience!

