

public sector initiatives (Gujarat State Fertilizer Corporation (GSFC) Township, Lujiazui, Euralille, etc.).

All of the cases covered here have involved some level of control over how the market operates in order to fulfil some public good. Raleigh Park had to acknowledge zoning and fire safety regulations and to design for flood control as demanded by public authorities (see Figure 11.2). The critics of any intervention in the development process beyond this level of dealing with public health and safety feel that in the long run, the marketplace will make individual property developers and their architects respond to the excesses of everybody doing 'their own thing'. The debate reflects the broader political debate between those who believe that markets work while incentives and controls do not and those who believe that the market does poorly in dealing with many public interest concerns. The growth in urban design has, strangely, been a result of both political attitudes! It has been a response to the substantive concerns of both economic conservatives and interventionists.

Substantive Issues

For urban designers substantive issues are those dealing with the patterns of the built environment and what they afford people. The marketplace has functioned reasonably well in dealing with the private realm. It has been less enthusiastic about dealing adequately with the public realm of cities. It is clear that in dealing with environmental issues and the state of the natural world that private sector property developers will not be taking the lead in devising new urban forms unless they perceive a profit to be made in doing so or they are forced to do so



Figure 11.2 New housing, Raleigh Park, Sydney in 2003.