

the development team seldom has a completely free hand to do as they wish. Almost all projects are embedded within geographical areas whose population imposes some control over what can take place, either through having elected representatives to act on their behalf or by direct community action. In addition, the project has to be carried out within the laws of a country. There are, however, many examples of the laws being relaxed for political reasons. Raleigh Park in Sydney is an example (see Chapter 7).

In totalitarian societies the situation is different. In redeveloping Bucharest during the 1970s, President Nicole Ceausescu did what he wanted to do (see Chapter 7). After his demise market forces have ruled. A totalitarian ruler was also responsible for the development of Yamoussoukro, the new capital of the Ivory Coast. The future of that city is open to question. By all reports it stands empty, unused and unloved. Perhaps, in the future it will come to life.

All-of-a-piece Urban Design

Many urban redevelopment projects and suburban developments are so large in size that single developers and their backers are incapable of financing them single-handedly. In other cases land holding patterns are so fragmented that having a single developer tackling all the sites in a coordinated manner is legally or administratively impossible. In these cases, a consulting team develops one illustrative three-dimensional design (or master plan or concept plan) of the whole development. The pieces of the scheme are then parcelled out to different developers and their design professionals to finance and design. The scheme illustrated in Figure 2.5 has potentially over 30 sub-developments within it. Difficulties in financing so many projects often mean that the construction period can extend

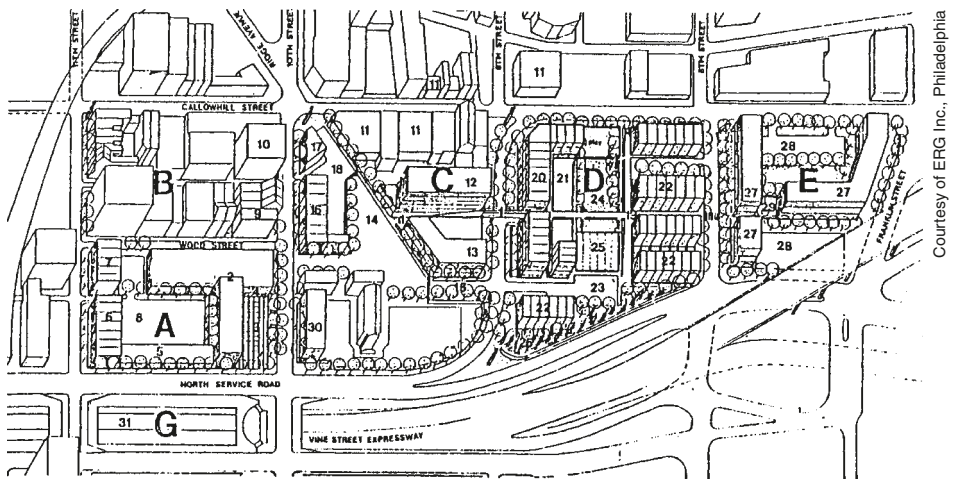


Figure 2.5 Chinatown North, Philadelphia: development proposal, 1990.