

## Coordination speeds up the development planning process

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Ingegerd Hedmark

- Land Surveyor – specialising in Real Estate Economy, M. Sc. Graduated 1984
- Real Estate valuer 1984-87
- Property Manager 1987-88
- Land Negotiator 1988-91
- Land Unit Formation 1992-98
- Project Manager 1999-01
- Consultant in Real Estate Law 2001—



**Strucior**

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### • Background

- AB Storstockholms Lokaltrafik (SL) started the planning of a railway depot after the order for the new trains was placed.

- The ordered trains were expected to arrive four years later

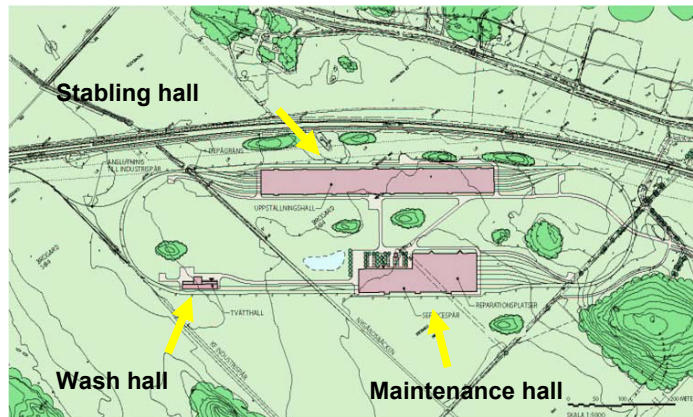


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- Railway depot area



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- **Time planning**
- **Planning process**
  - Development Planning Programme
  - Detailed Development Plan
  - Land Unit Formation
  - Informations strategy
  - Contractual work – negotiating and drafting

→ all the above mentioned processes were meant to proceed in a parallel



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TIME PLANNING SL-DEPOT Upplands Bro Time schedule – Amendment of detailed plan

	2001		2002												2003									
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
<b>OUTLINE PLAN</b>																								
Approved City Executive Board (KS)				17																				
Adopted Municipal Council (KF)					17																			
<b>DEVELOPMENT PLANNING PROGRAMME</b>																								
Request Planning Programme			17																					
Decision on approval of plan																								
Prepare Planning Programme																								
Early consultation County Administrative Board/Municipality				7																				
Material to KS					18																			
Consultation decision KS						14																		
Study trip with Municipality							14																	
Inform public								21																
Consultation 21 Feb – 21 March									21															
Consultation meeting										27														
Material to KS											25													
Approval of development plan																								
<b>DETAILED DEVELOPMENT PLAN</b>																								
Basic map																								
Geotechnical assessment																								
Environmental impact statement (MKE)																								
Prepare plan map																								
Prepare statement																								
Prepare technical memo																								
Prepare implementation description																								
Draft construction contract																								
List of property owners, etc.																								
Material to KS																								
Consultation decision KS																								



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TIME PLANNING SL-DEPOT Upplands Bro Proposed time schedule Land acquisition/Land unit formation

	2001		2002												2003									
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
<b>ACQUISITION OF LAND</b>																								
Framework contract with Municipal Council (KF)																								
Contract drawn up																								
Decision by Board																								
<b>LAND UNIT FORMATION</b>																								
Application for land unit formation																								
Contact National Land Survey (L.M)																								
Time schedule with LM																								
Inventory of landowners																								
Contact with landowners																								
Survey work																								
Official land unit formation work																								
Implementation contract, etc.																								
Official work concluded																								
Final solution																								
Appeals																								



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- **Project work - "No bad surprises"**

- Focus on analysing the planning and permit process
- What were the risks? Which decisions were dependent on other decisions? Which legislation was involved? Which contacts should be made?
- Early dialogs is necessary
- Feedback and debriefing  
"spider in the web"



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### Summary – checklist

- ✓ Identify and analyse all the necessary permits – before you start!
- ✓ Review all processes
- ✓ Clarify the roles – allocate responsibility to key individuals  
- "shared responsibility is no responsibility"
- ✓ Early contact with relevant authorities
- ✓ Work with a carefully considered information strategy



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**Structor**