



Developing vision and consensus around waterfront regeneration

- Given the long-term opportunities of waterfront regeneration, the process begins with a vision of what could be achieved over ten, twenty or even thirty years. **Vision is a key first step to formulating more specific strategies and operational objectives** for various parts of the area to be redeveloped, and for building consensus around the objectives for regeneration.
- As far as possible, the **vision should represent a degree of consensus among significant stakeholders** who could contribute to regeneration. Stakeholders may be professionals, politicians or community activists drawn from a range of sectors - all have an important role to play. If they recognise their aspirations in the vision, they will be supporters over the life of the project. If they are not included at the beginning, they may well be objectors who could thwart the project later on.
- Visioning exercises can be broad-based in terms of a wide audience or focused on a small number of representative persons, as in Oslo's design charrette described in chapter 7 . **Both broad-based and limited visioning techniques have a role to play.**
- **Participation requires attention to existing harbour area users**, which may be small and/or informal businesses not used to formal participation processes. These small businesses may be an important part of the local economy and a source of employment for less skilled workers. Special attention may be required to achieve their involvement in planning, to assist them to stay in the area, or to help transfer their business to another location.
- **The link between formal planning and the participation process must be carefully conceived.** Effective exchange of information between planning authorities and professional stakeholders on the one hand and local citizens on the other hand is a key concern.
- **The timing of participation be realistic, so that its benefits become apparent to those who give of their time.** There is should a risk of mistrust if vision and implementation are concentrated only on a long term view, which may generate a feeling that "nothing is happening" in the short term.