Maintaining Melbourne's Green Wedges

- They provide easier access to open non-urbanised land in between the growth corridors.
- They ensure continuation of agriculture and horticultural industries close the city.
- They protect important landscape values, and resources such as sand and stone for future extraction.
- Most importantly, they provide a break to a spreading metropolis, a definitive statement that a city should not spread in an uncontrolled manner, and that a city should be connected to tis rural hinterland.
- Planning for green belts and growth areas must occur together, with sufficient land being set aside for future urban expansion.
- The firm maintenance of green belt areas is an essential element in continued public support for them. There incremental loss establishes a cycle of progressive loss of their value.
- A clear enforceable delineation between urban and non-urban areas is vital to produce certainty prevent land speculation which dooms metropolitan strategic planning.
- Provides relief from continuous building development. Preservation of countryside near to established population…
- Each parcel of land traded away diminishes the value of the remain stock of green wedge land.
- Ad hoc individually negotiated decision making undermined metropolitan wide strategic planning.
- Expectations of future rezoning can adversely affect land management decisions. Uncertainty over the future of land can reduce the likelihood of landowner investment in long-term management.
- The degraded state of the land is then sometimes used as an argument for its urban conversion.
- Responsible rural land management requires certainty and a long-term perspective.
- Their liveability, defined by environmental, economic and social criteria, will be enhanced by the effectiveness of their land use planning in maintaining connections between city and countryside.
- Benefits of retaining green wedges are for the continued benefits of a productive, diverse and interesting hinterland.
- The report continues to use the term 'green wedge', it is more accurate to describe the areas as Melbourne non-urban zones.
- Traditionally green wedges are areas of non-urban land between urban areas.
- This green belt has an inner and outer boundary.
- Second approach involved the purchase of land development rights from rural landowners on the fringes of cities.
- The report argued that large metropolitan farms should be preserved, subdivision prevented and amalgamations of small lots preserved.
- When a farm is sold and subdivided to the minimum lot size allowable, this reduces the capacity of the non-urban zones to achieve the desired planning objectives of retaining agricultural production and rural landscape.

It is metropolitan policy that:

- Non-urban areas must be retained for broadscale, mixed or intensive farming, nature conservation and rural landscapes.
- Valuable agricultural land, natural areas and important landscapes in these areas will be protected from fragmentation of ownership through inappropriate subdivision, incompatible land development and incursion of urban land sues through piecemeal zonings.
- Urban works and services in non-urban areas should be kept to a minimum and community services required by resident of those areas be clustered in existing townships.

- Promote the sustainable management of natural and physical resources

- Protect land having a high or potential value for the production of food

- Protect rural areas generally from sporadic subdivision and urban development and

- Report recommended that any proposal to alter the urban boundary only be considered

- A legislated boundary and rural uses will end speculation and redirect the energy invested in seeking rezonings of non-urban land into innovative rural, agricultural, environmental, conservation and low impact recreational pursuits in these areas, and into high

- A series of initiatives are provided to protect green wedges and prevent them from becoming subdivided for urban or rural living development. These include amending local government schemes to 'secure the protection of metropolitan green wedges.' Ensuring urban development is consolidated in existing residential areas; and legislating for protection of areas of 'high environmental and scenic value'

- Land use activities, support urban uses such as agriculture and the extraction of mineral resources, to protect products of these activities have high economic and social values for metropolitan region.

- Rapid decline of lifestyle horticulture as a result of changing urban demands, changing urban densities limiting traditional urban landscaping requirements; displacement from continued urban encroachment into peri-urban area.

Uncertainties

- Continued popularity of sea change/tree change movement and their focus on peri-urban areas to meet their lifestyle aspirations.
- The response to peak oil fuel price from commercial agriculture and peri-urban areas residents/commuters;
- Future of rural tourism and its impacts on land use and regional economies
- Climate change impacts limit the extent and nature of agriculture in the region.
- Future trends in globalisation in response to climate change effect

- Future community values for the regional landscape and environmental and natural resources of the peri-urban landscape.
- Movement of land prices throughout the peri-urban areas
- The continuation of viability for family farms and the capacity to maintain viability.
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