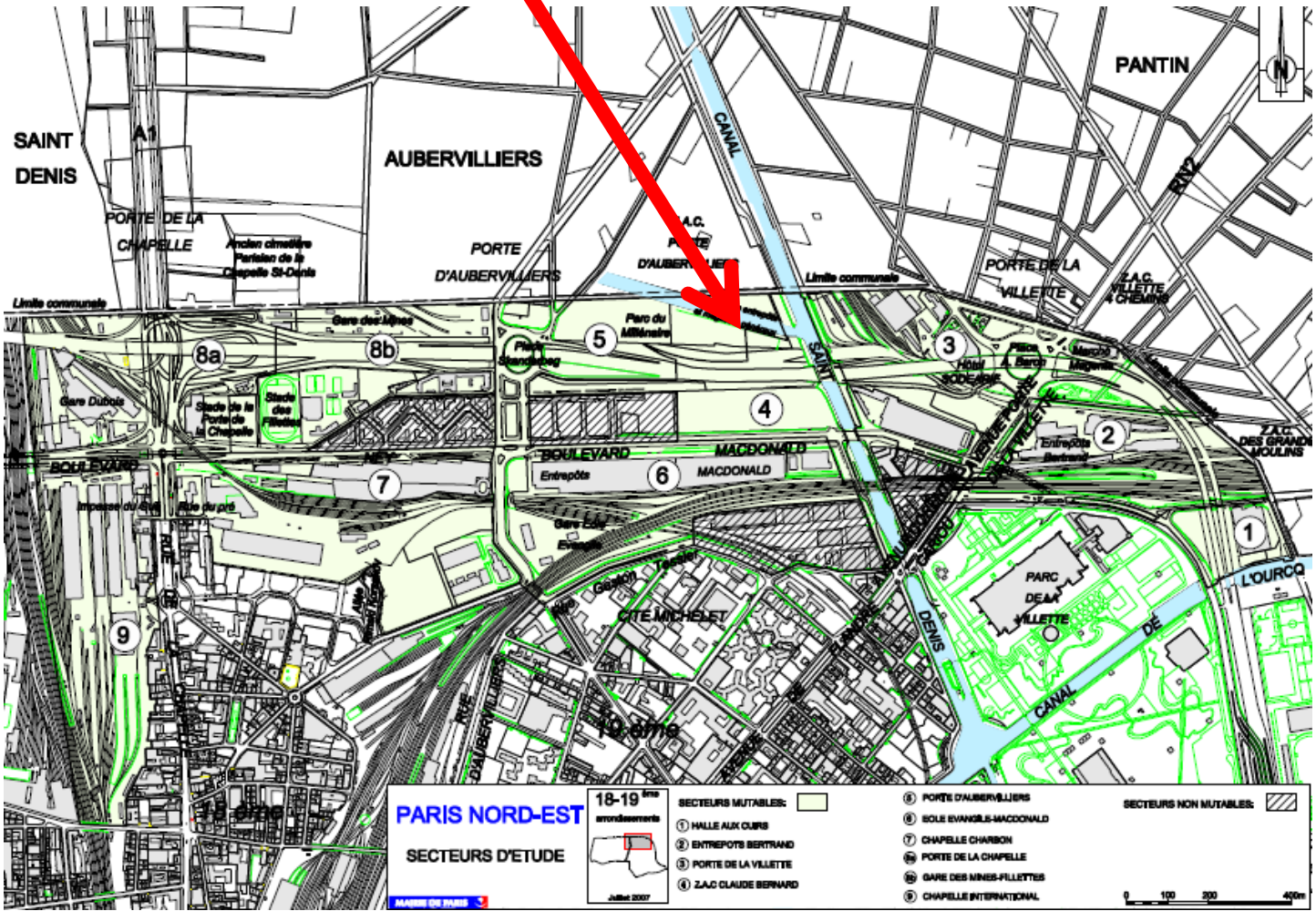
INTERNATIONAL MODELS OF LAND ASSEMBLY:

WHAT CAN LONDON LEARN?

Possible European case studies

PARIS, ZAC CLAUDE BERNARD

Mixed Use scheme by SEMAVIP to regenerate an old industrial area



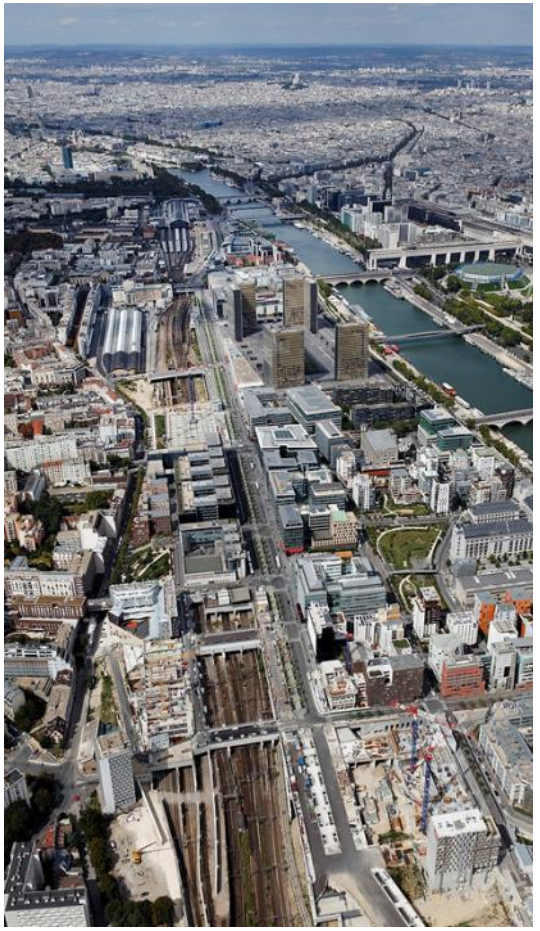
PARIS, ZAC CLAUDE BERNARD

The entrance to offices of BNP Paribas

Offices shield housing from traffic noise

PARIS RIVE GAUCHE, FRANCE

130 ha site where councils set up a public/private partnerships (societe mixte) with SNCF through SEMAPA



PARIS RIVE GAUCHE

State investment bank funds infrastructure

Caisse des Depots in France funded133,000 affordable homes in 2011

HAFEN CITY ,HAMBURG, GERMANY

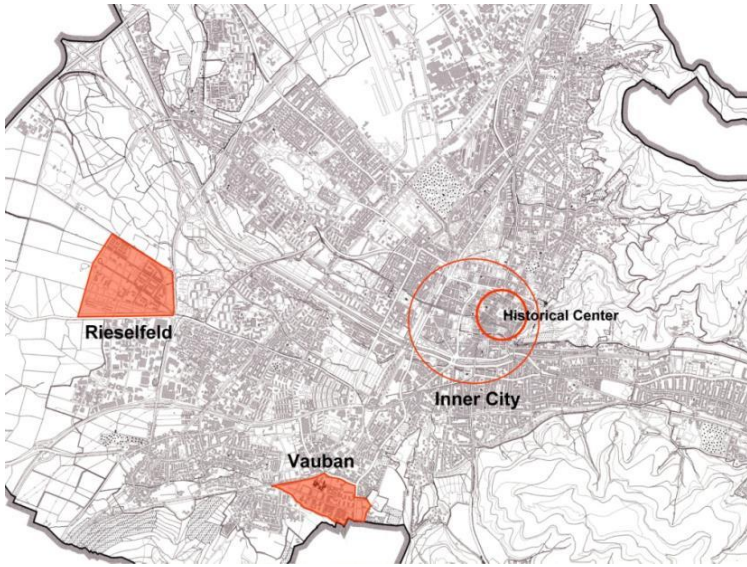
- The infrastructure for the project was financed by borrowing against the land assets and included building roads, bridges, public spaces and flood defences.

HAFEN CITY ,HAMBURG, GERMANY

- The total public expenditure of €2.4bn was subsequently complemented by private investment totaling €8.4bn.
- Sales of land that have captured the uplift in land value

FREIBURG, GERMANY

Land values are 'frozen' in land that is unused or '*used wrongly*' through 'Urban Development Measures'



IJBURG, AMSTERDAM, NETHERLANDS

- The City Council assembled the land at existing use value and sold it in parcels to developers who work within the council's masterplan.

IJBURG, AMSTERDAM, NETHERLANDS

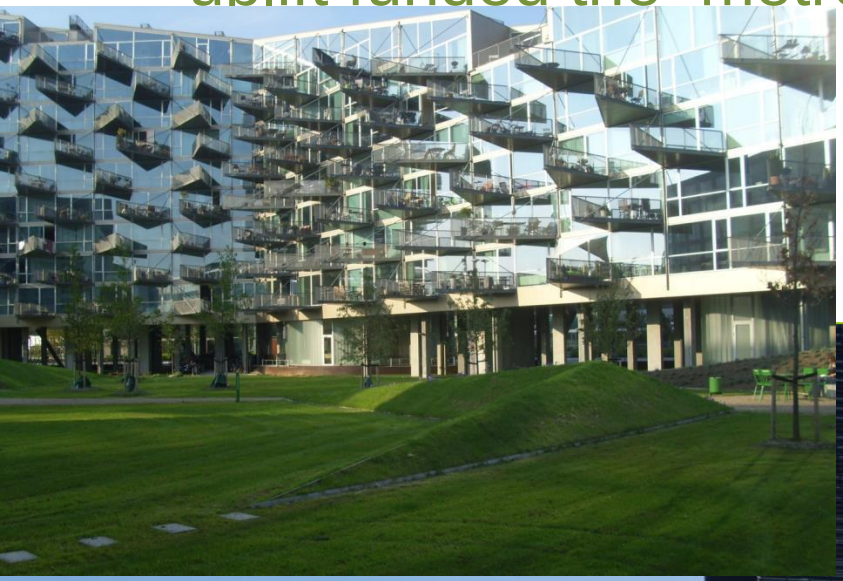
The strategic plan selected IJburg as a major growth area

AMERSFOORT, NETHERLANDS

Land in Vathorst was pooled through a JVC set up by the municipality , backed by BNG, to build 11,000 homes as a VINEX project

ORESTAD, COPENHAGEN, DK

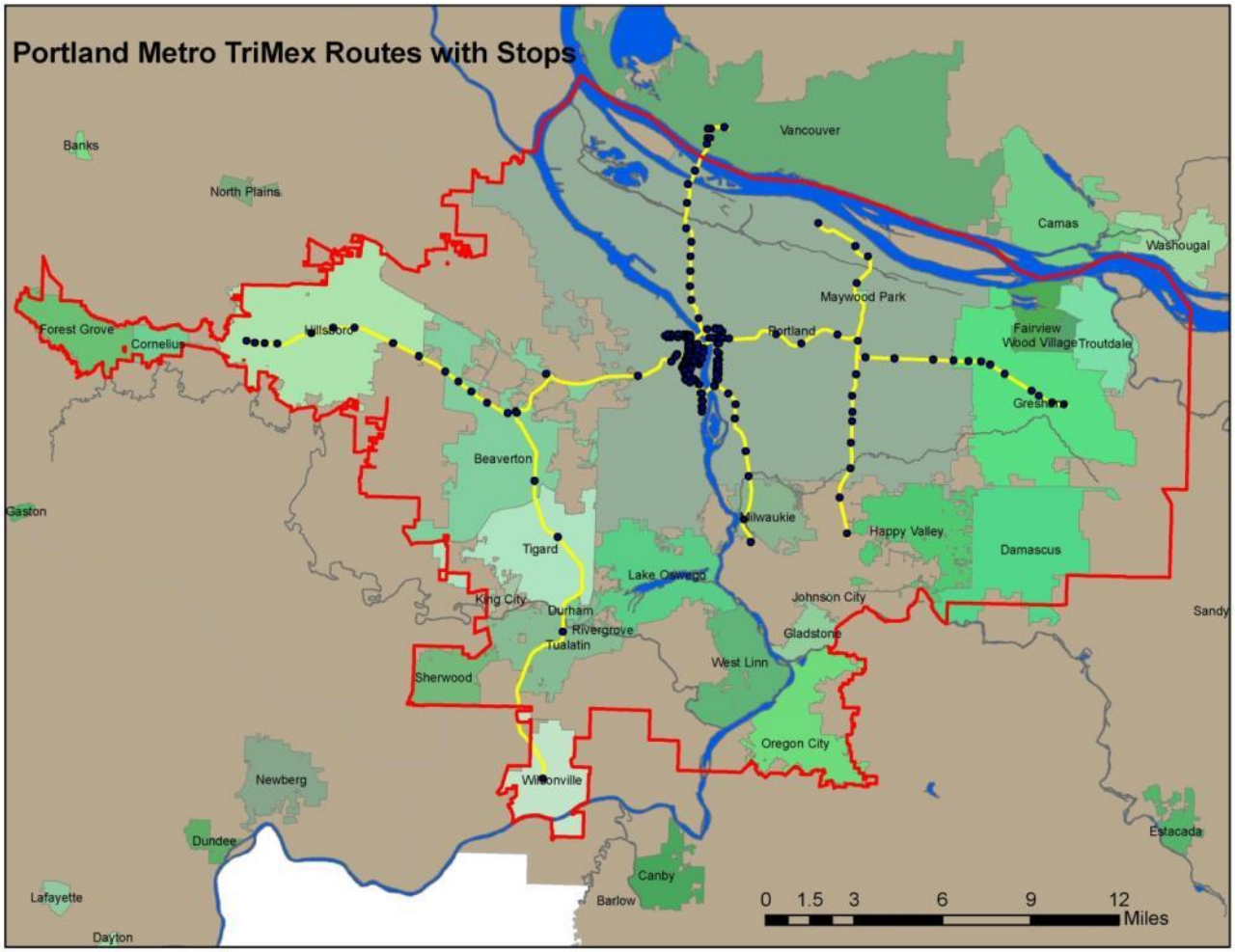
Government and municipality set up a development company for a military site on a corridor. Land value uplift funded the metro



ASPERN SEESTADT, VIENNA

PORTLAND, OREGON

PORTLAND, OREGON



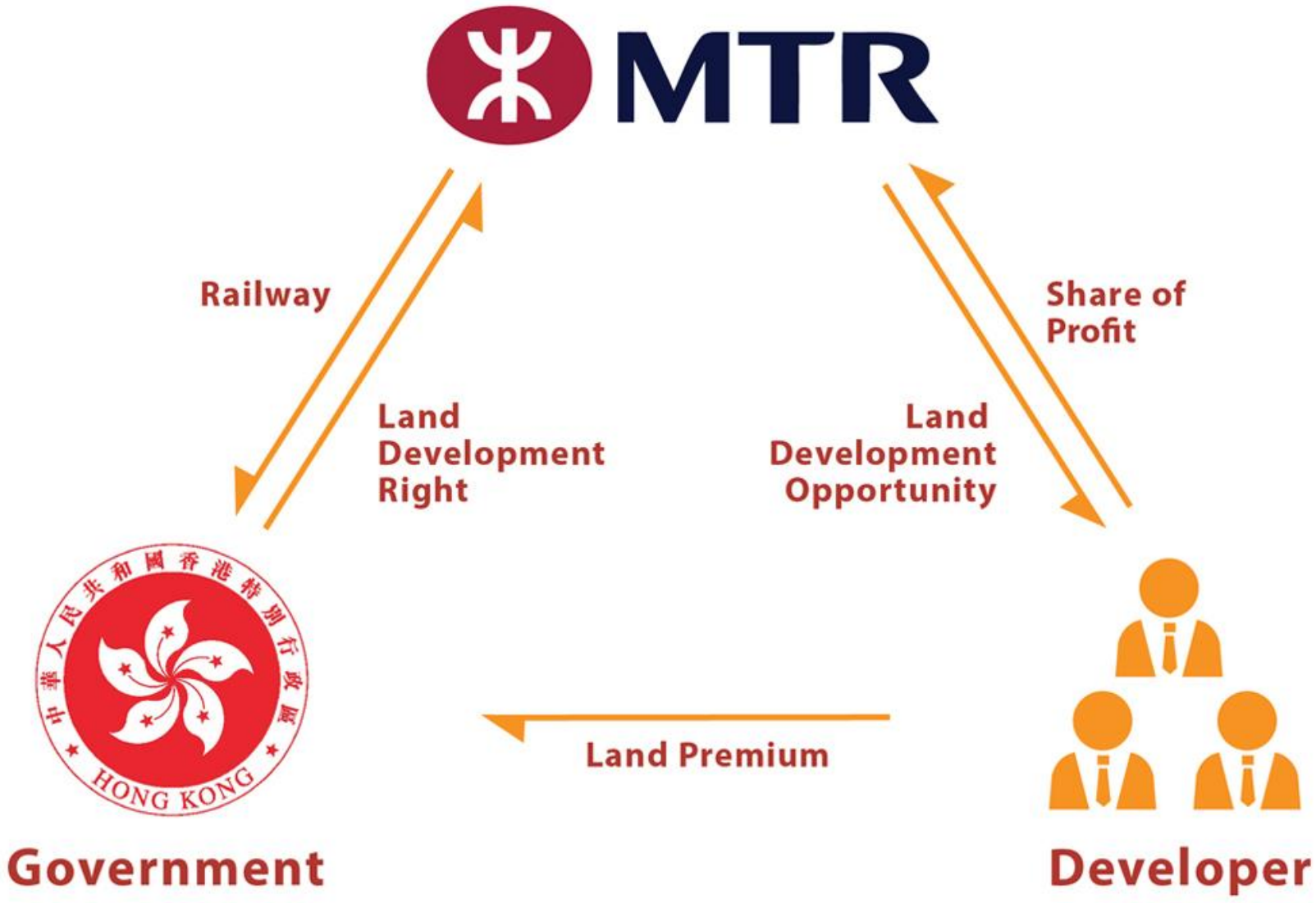
- Best example of Transit-Oriented Development (TOD) in the US
- Tax Increment Finance (TIF)

PORTLAND, OREGON

- Floor Area Ratios (FAR) used for community benefits

HONG KONG

Rail-Plus-Property model funded the Hong Kong Metro through FARs


MTR
Railway
Land
Development
Right
Share of
Profit
Land
Development
Opportunity
HONG KONG
Land Premium
Government
Developer

STATE INVESTMENT BANKS SPEED UP DEVELOPMENT

Caisse des Dépôts

CAISSE DES DEPOTS ET CONSIGNATIONS
PARIS, FRANCE

LESSONS

1. Designate strategic development areas (ZACs -France)
2. ‘Freeze’ values to share in land value uplift or pool land (Urban Development Measures -Germany)
3. Set up joint venture companies to pool land (Building Rights model -Netherlands)
4. Mobilise public land (Denmark, Vienna)
5. Rebuild local authority capacity with low cost loans for infrastructure (all)