



Land Management in the Context of Urban Regeneration

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in Kuala Lumpur

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Outline

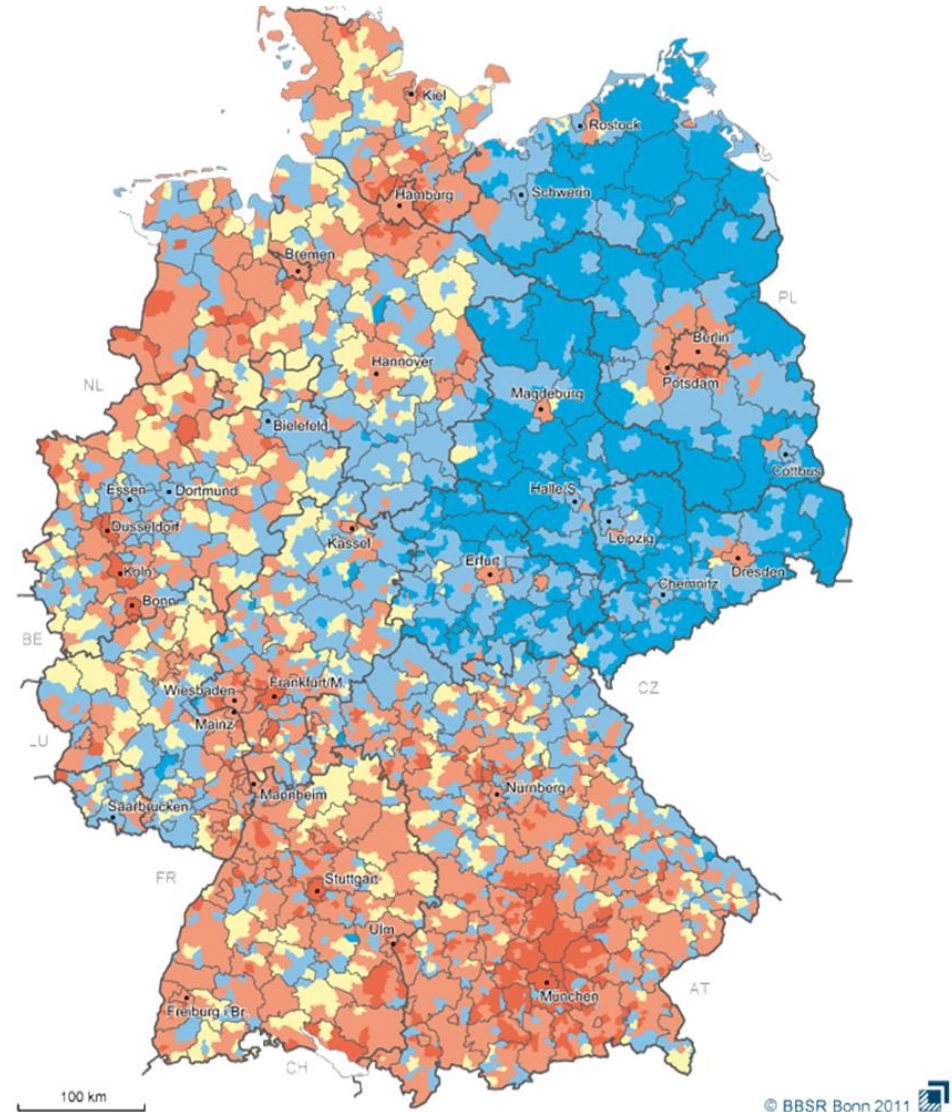
1. Towns and town planning in flux - trends of urban development in Germany
2. New approaches in municipality land policy models required
3. Cooperative land development – the solution for housing problems and socially fair land use?
4. Applications and effects
5. Conclusions

Towns and town planning in flux

1. Demographic changes: less, older,

- Singularization: decreasing size of households but increasing number of households
- Change in migration behavior: Re-urbanisation in great cities and metropolitan areas
- Increase in student numbers in university cities

Effects: simultaneity of shrinking and growing municipalities



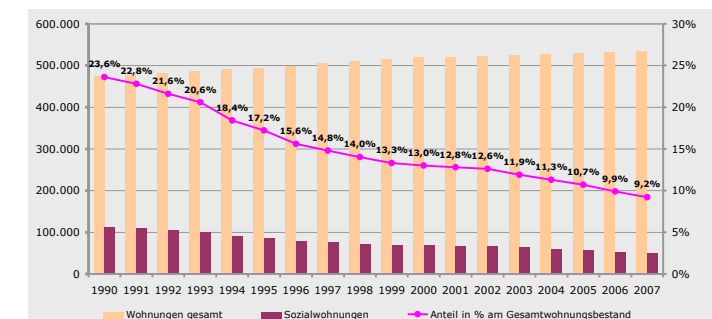
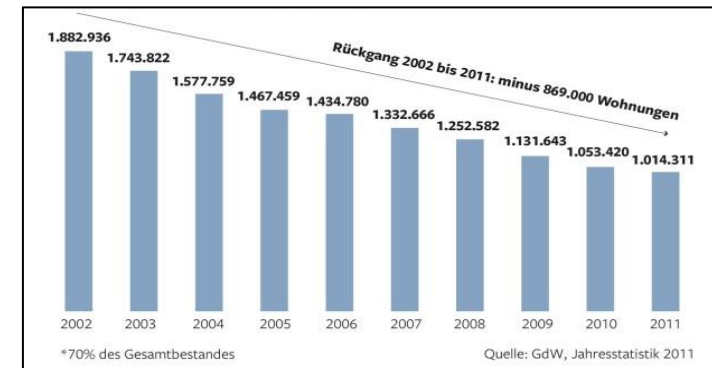
Towns and town planning in flux

2. Trends and problems in the housing market in Germany

- Increasing rents due to the apartment size (example Cologne)
- Decreasing trend of social housing in Germany
- Decreasing trend of social housing (example Cologne)
- Lack of affordable houses and flats for households with low and medium income



Source: <http://www.wohnungsboerse.net/mietspiegel-Koeln/5333>



Source: City of Cologne – Council of Housing

Towns and town planning in flux

3. Financial crisis of the municipalities

- Increasing development and follow up costs of residential sites
- Decreasing public budgets and and tax income

Public Infrastructure

Investments:

- Technical Infrastructure
- Social Infrastructure
- Green space Infrastructure
- Public transport

Development

- Planning
- Management and Controlling
- Financing



http://www.faz.net/polopoly_fs/1.809106!/image/2158213917.jpg_gen/derivatives/article_full/2158213917.jpg



Towns and town planning in flux

4. Shift in urban development paradigm

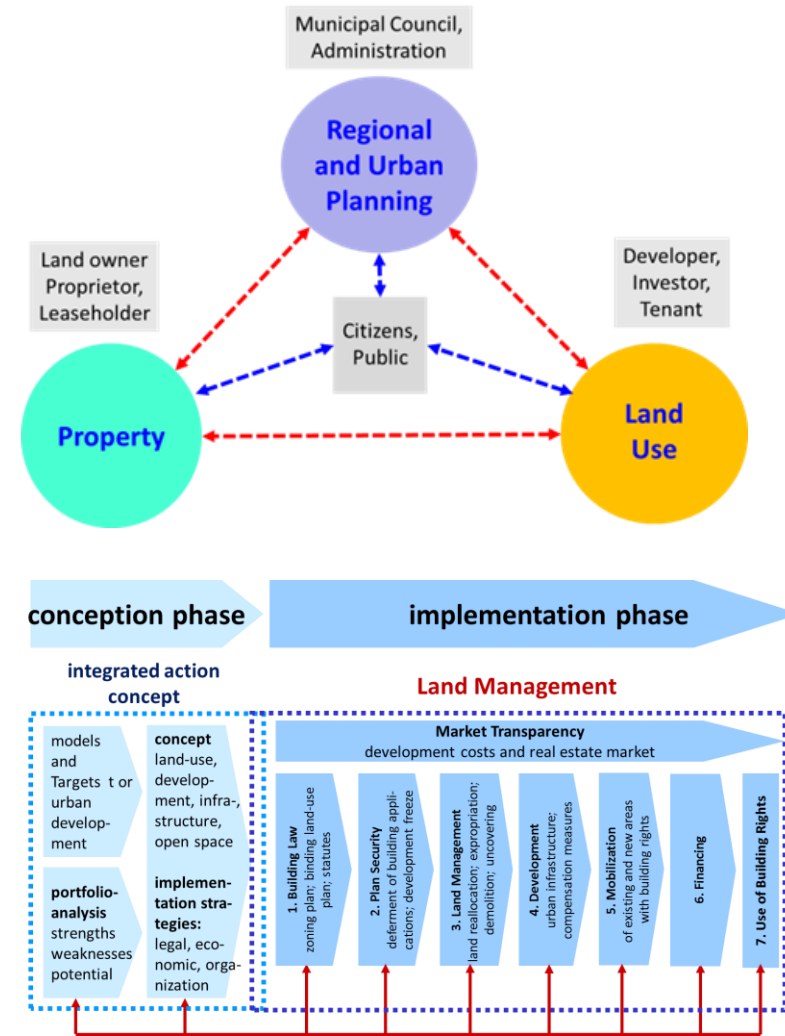
- From town expansion to a compact green town with mixed functions and short distances
- Socially mixed urban population in all quarters to avoid social fragmentation
- Resource and cost saving and landscape preserving development
- Priority of inner and infill development instead of green field development (BauGB)



Towns and town planning in flux

5. Shift in urban planning paradigm and planning procedures

- Cooperative strategies and PPP-projects instead of imperative top down strategies based on orders
- Integrative strategies from planning to building instead of strategies that only offer building rights
- Participative strategies which involve the land owners and stakeholders from the beginning
- urban contracts instead of charges and fees
- More active role of municipality required



Strategies, elements and stakeholders of local land policies

Top-down strategies

S 1 Municipality

- Legally binding plan
- Land readjustment
- Technical infrastructure provision
- Infrastructure provision fees

S 2 Municipality

- Urban development measure
- Legally binding plan
- Compulsory transitory land purchase, transitory expropriation
- Technical and social infrastructure provision
- Re-Privatization
- Absorb of the increase of land value effected by urban planning and measure
- Building obligation

Cooperative strategies

C 1 Municipality – Land Owner

- legally binding plan
- urban contracts with regulations for
 - Development and readjustment
 - Infrastructure provision
 - Construction a. follow-up costs
 - Renewal energy provision

C 2 Municipality - Developer

- Project legally binding plan
- Infrastructure provision and development plan
- Urban contracts (s.a.)

Municipality Model of Local Land Policy

Voluntary transitory land purchase

T 1 Municipality

- Long term land storage
- Transitory land purchase
- Legally binding plan
- Infrastructure provision
- Sale of plots
- Building lease

T 2 Trustee

- Transitory land purchase
- Legally binding plan
- Development contract
- Sale of plots
- Building lease

T 3 Developer

- Transitory land purchase
- Legally binding plan
- Development contract
- Sale of plots

The three pillars of local land policy models

Targets of land policy

Support of social Housing

- Determine quota of housing in every new mixed area (e.g. 30% of new GF)
- Determine quota of social housing in every new residential and mixed area (e.g. 30% of new flats)

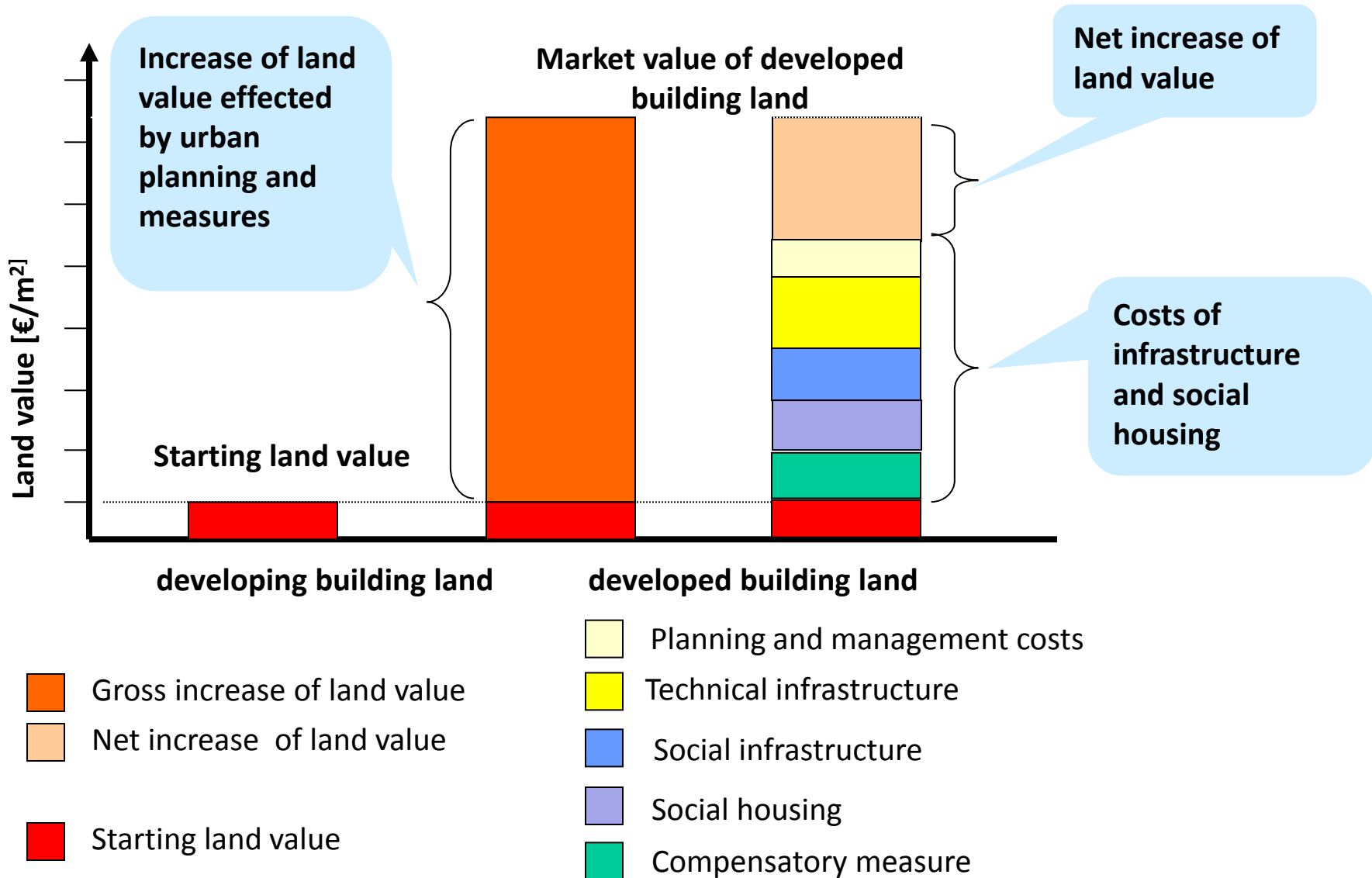
Financing of urban infrastructure

- Shift of developing costs to the land owners or developers:
- planning and management costs
 - costs of technical infrastructure
 - costs of social infrastructure

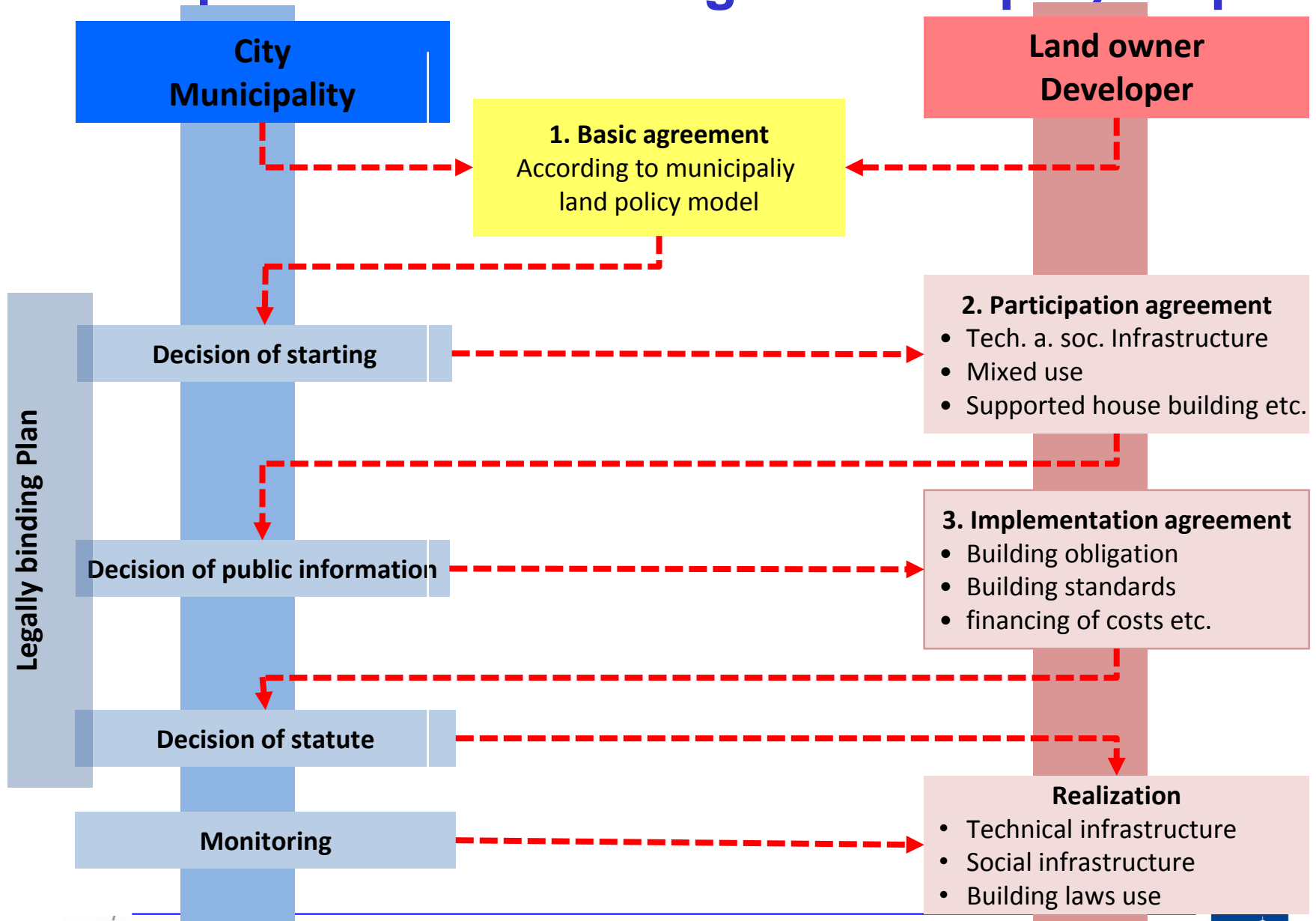
Promotion of urban quality

- Building obligation
- Planning and construction principles and standards (density)
- CO₂ and energy saving structures due to climate protection
- “green” buildings
- standards of open spaces

Interrelation of developing costs and land value

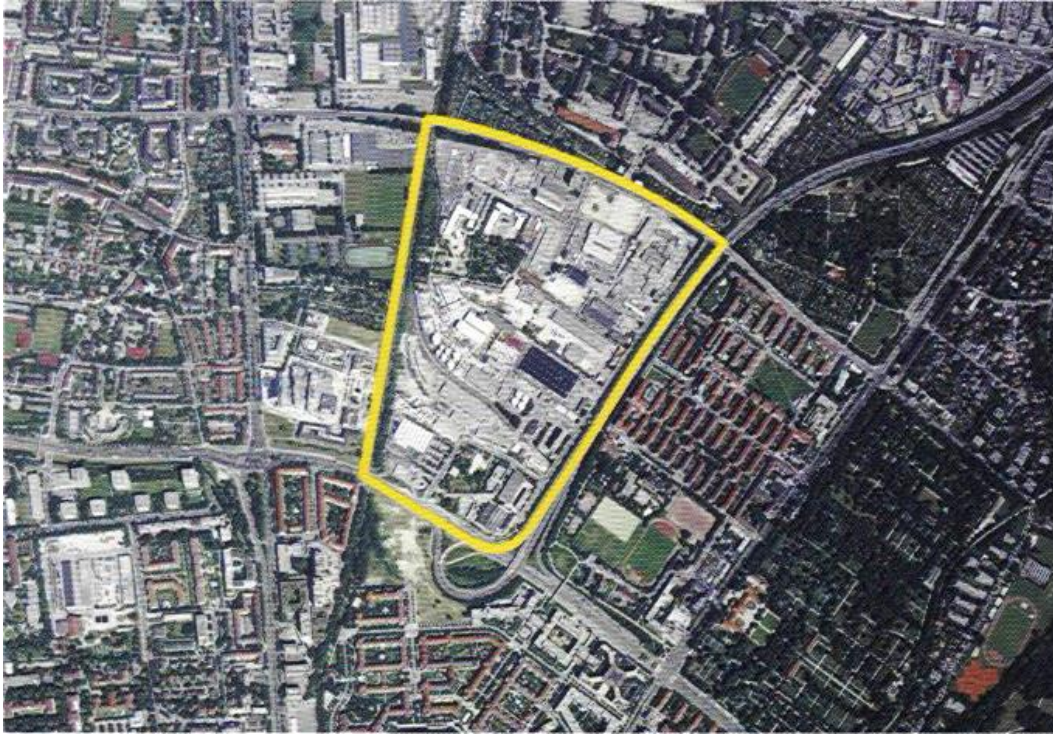


Cooperative land management step by step



Munich model of social fair land use - an example

Park City Schwabing, Munich



Brownfield of former commercial areas
16 landowners
1 real estate (hotel) with 122 co-owners

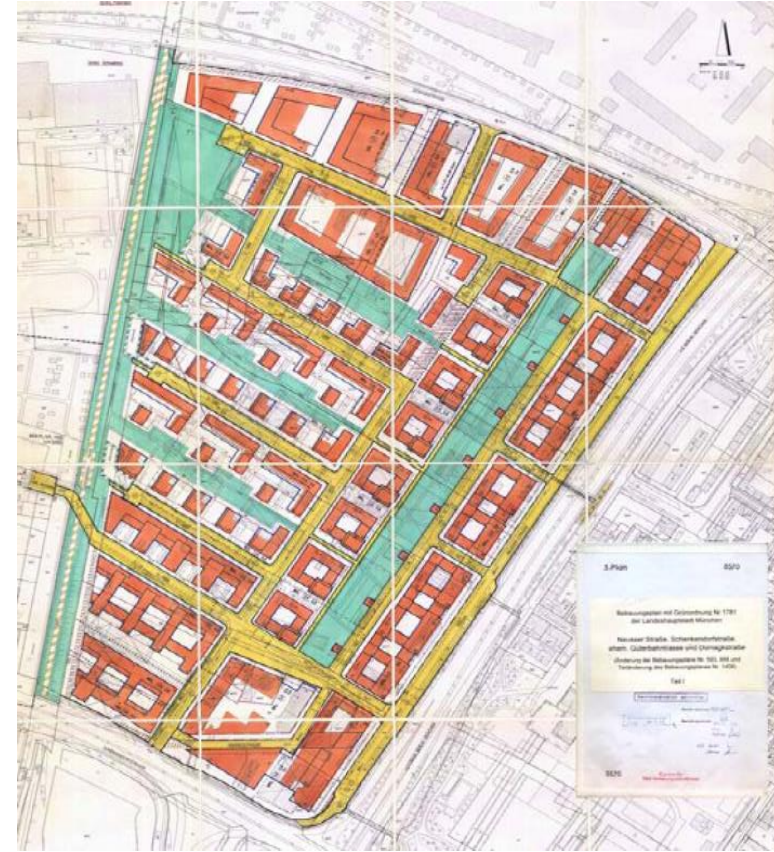
Quelle: Referat für Stadtplanung und Bauordnung: Die sozial gerechte Bodennutzung: Der Münchener Weg, Seite 20

Munich model of social fair land use - an example

Park City Schwabing, Munich

Urban concept:

- Total space: 402.000 m²
- Targets: 1.500 apartments, 10.000 jobs
- Mixed area (MA): 450.000 m² Gross Floor Space (GFS)
- Commercial area (CA): 89.000 m² GFS
- 70.000 m² for traffic
- 70.000 m² public green spaces, including 22.000 m² central park
- social infrastructure
 - 9 Kindergarten groups (3-6 years)
 - 4 day-nursery groups (< 3 years)
 - 3 after-school care club (crèche groups)



Quelle: Veith 2006

Munich model of social fair land use - an example

Park City Schwabing, Munich

Regulations within land readjustment procedure

- Reservation for social housing
- Building obligations for houses with noise protection function
- Provision of land for Metro entrances
- Regulation for the maintenance of noise barrier
- Entitlement for a weekly markets in the public spaces
- Public underground car park
- Temporary land use rights for Kindergarten
- Demolition of commercial buildings and land clearing



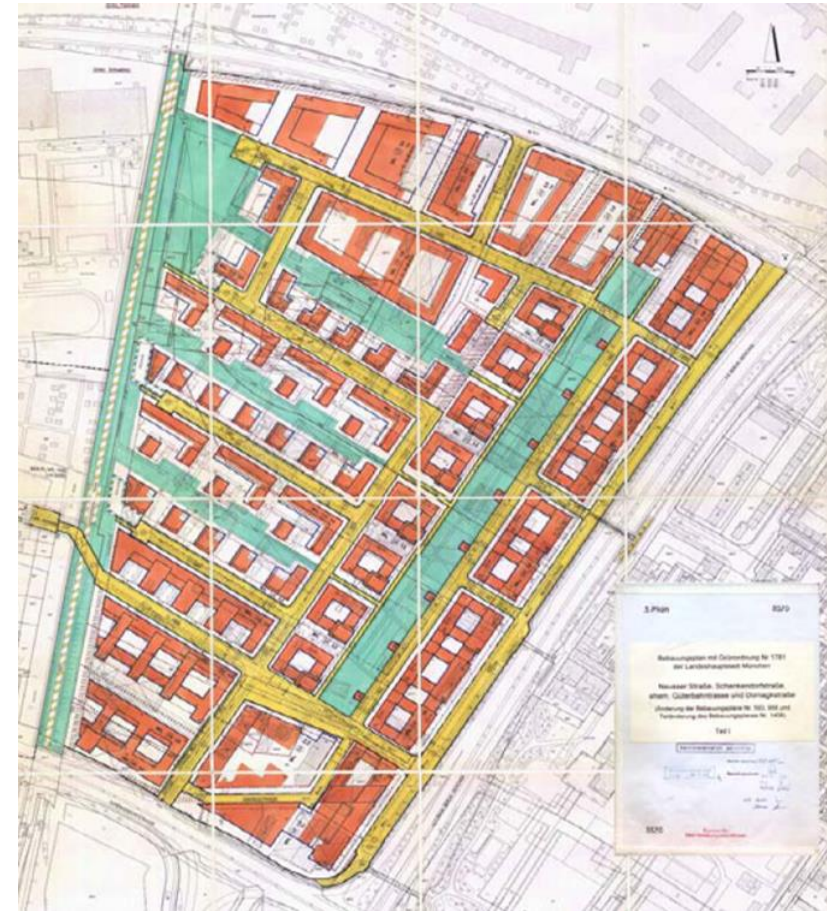
Quelle: Veith 2006

Munich model of social fair land use - an example

Park City Schwabing, Munich

Contribution of the land owners to social fair land use:

- Provision of land for public purposes: 42,0 Mio. €
- Financial participation in construction costs of technical infrastructure for traffic, green areas etc.: 13,5 Mio. €
- Financial participation in construction costs of social infrastructure: 9,0 Mio. €
- Provision of land for social housing, subvention of the gap of the land price to the market value: 18,5 Mio. €
- Compensation within land readjustment procedure according to § 57 BauGB: 6,5 Mio. €



Quelle: Veith 2006

Munich model of social fair land use - evaluation

- High acceptance of the model within the policy and the real estate economy and industry
- Short planning and decision procedures because of efficient organization of the public administration and integrative working groups
- Results: since 1994 ca. 31.000 flats for 70.000 inhabitants in social mixed areas, 500 Mio. € shift of costs to the land owners, provision of 400 ha public land
- Example for many other cities like Stuttgart, Hamburg, Cologne, Heidelberg, ...



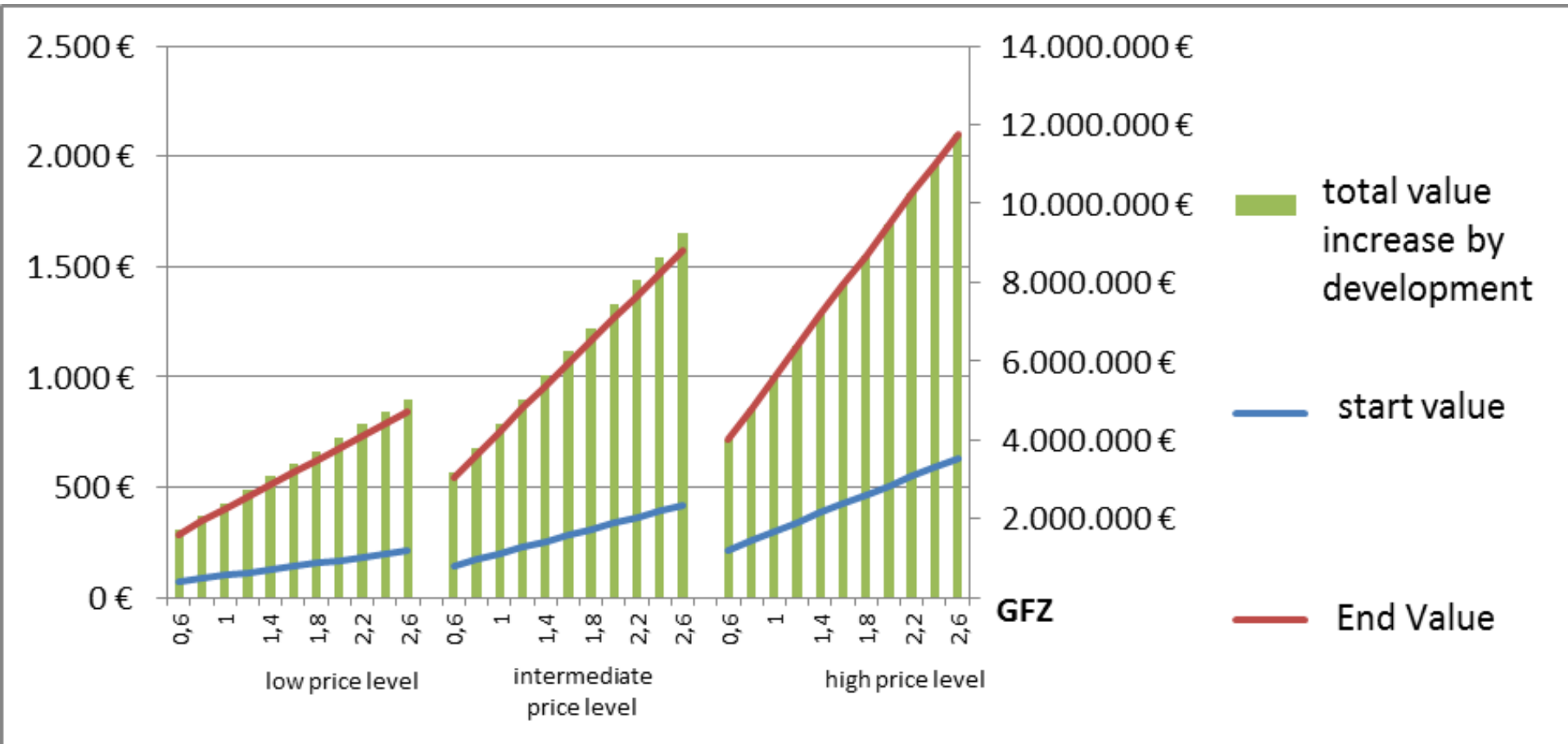
Quartiersneugestaltung Orleansstraße/Spicherenstraße

Comparison of local land policy models

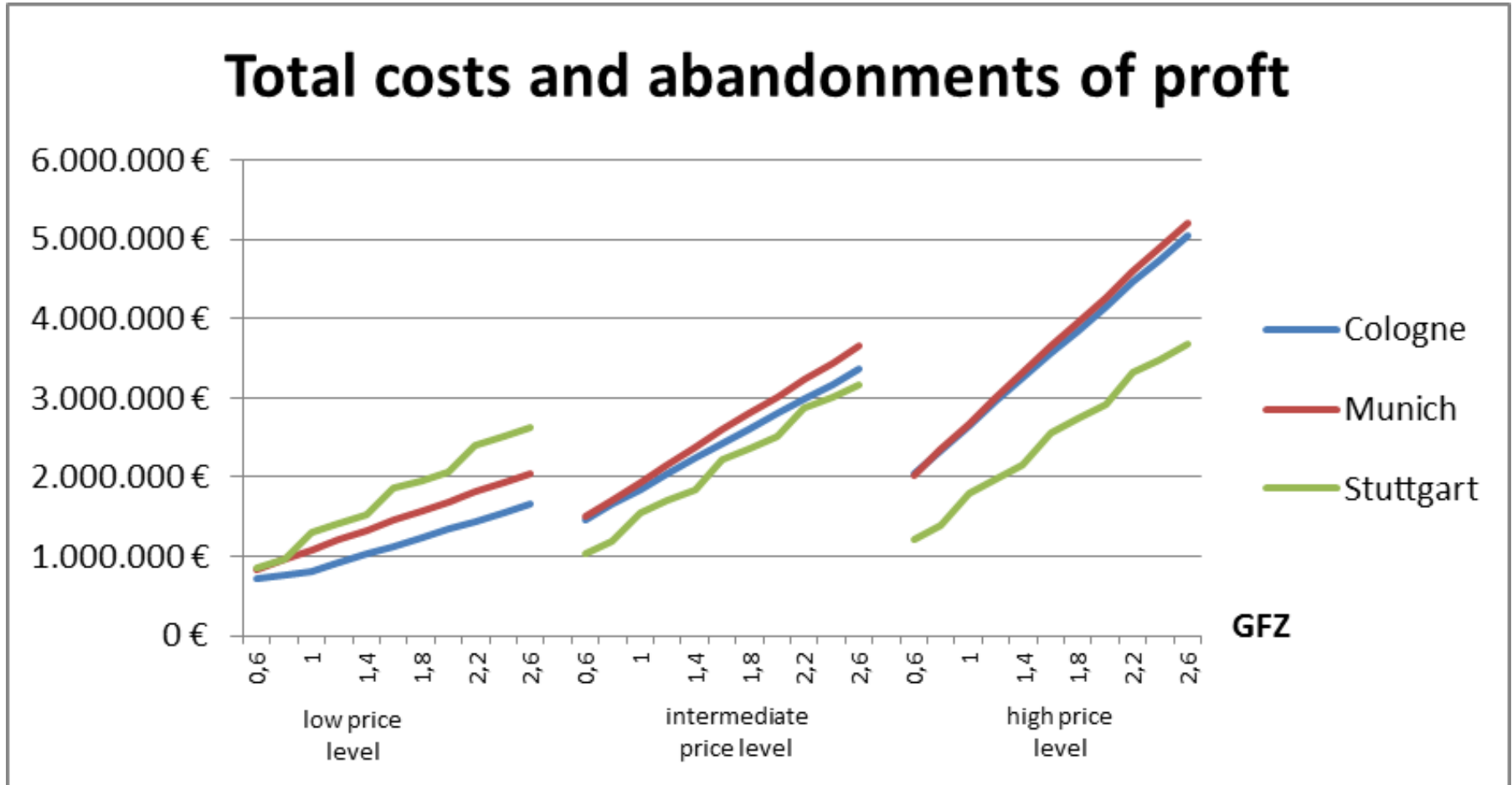
	chare of gross value increase • Land owner • Munici-pality	quotas of • housing • social housing	shift of costs • Planning • Infrastructure	Land provision for social housing abandonment of profit	application prcondition
Munich SfLU 1994	1/3 2/3	- 30 %	66,47 €/m ²	max. land price 281,- €/m ² living space	≥20 WE
Cologne CBD 2012	1/3 2/3	- 30 %	47,00 €/m ²	max. land price 400,- €/m ² living space	≥25 WE
Stuttgart SIM 2011	1/3 2/3	20 % 30 %	100 % 40 %	4,-€/m ² below market lease price	≥ 450 m ² GF

Economic effects of local land models

Assumptions



Economic effects of local land models



- Technical and social infrastructure
- Landprovision
- Abandonment of profit for social housing

Conclusions

Success factors of municipality land policy models

1. Broad political consensus within political parties in the municipal council
2. Simplicity and clarity of the regulations and cooperation with all concerned stakeholders
3. Cost transparency and calculability for owners and developers
4. Economically application already in the context of low level of land value is given
5. Equal treatment and consistent application in all development projects and for all developers
6. Combination with other instruments of local land policy: housing programs
7. Long term strategy to achieve awareness and acceptance of stakeholders, land owners and of the real estate market
8. Coordination with other cities and municipalities in the region



Thank You very much for your Attention!

Terima Kasih!