

URBAN DENSITY INCREASE AND LAND RENT EQUALISATION

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LOCAL URBAN DISTRICTS

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ABSTRACT

The paper covers the following experiences.

Curitiba

The paper describes the emblematic IPPUC experience in Curitiba, going on since 1965. IPPUC monitors urban density increases and equalises land rents by organising the transfer of land development rights from low density properties (landmarks, perks, floodplains), to high density commercial boulevards, served by a bus rapid transit network. This allowed the creation of some 35 public parks and woods.

Portland, Oregon

The Portland experience of urban density increase resulted from the creation of an urban development cordon, authorised by a 1975 State legislation. It entailed high value increases, with no land rent equalisation but sharing of benefits through the property tax system. Public resources were used to finance public investments.

Berlin

The post-reunification “critical reconstruction” included an equalisation of land values in the centre (Mitte), formerly occupied by the Wall, through equalisation of the authorised building bulk and of the development constraints (minimum 20% of residence on each plot). This emphasis on urban form was inherited from past urban developments.

Bilbao

The reconstruction of the central industrial area was achieved through a Public-Public Partnership, by which the various public owners accepted to convey their property to a private company owned collectively by them and headed by an independent manager. His mission was to maximise density and value increase, which was to be entirely reinvested in the rehabilitation of other areas.

Brussels

The development of the European Quarter resulted from the transformation of a residential neighbourhood into a mono-functional office district of high density and high value increases, with no land rent equalisation. The regional authority has recently attempted to promote a high density core district within the European District, called “Plan urbain Loi”, conceived by Architect Christian de Portzamparc, which aims at equalising land increases resulting from the Plan, through compulsory negotiations between plot owners.

Louvain-la-Neuve.

Louvain-la-Neuve is a new university town developed by the Catholic University of Louvain on 1.000 ha of agricultural land that it acquired. Development was entirely by long-term lease. It includes a high density-low rise core area compensated by undeveloped land (forest, lake, parks).

Future land-use challenges will result from the inevitable increase of water levels.