INTERNATIONAL MODELS OF LAND ASSEMBLY:
WHAT CAN LONDON LEARN?
Possible European case studies
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 funded 133,000 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.
• 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’
The City Council assembled the land at existing use value and sold it in parcels to developers who work within the council’s masterplan.
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.
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
Rail-Plus-Property model funded the Hong Kong Metro through FARs
MTR

Railway

Land Development Right

Share of Profit

Land Development Opportunity

Land Premium

Government

Developer
STATE INVESTMENT BANKS
SPEED UP DEVELOPMENT
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)