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**Workshop Theme 11: Real Estate Development and City Planning**



# **Brownfield Development: a Comparison of North American and British Approaches**

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## **ABSTRACT**

This paper will aim to explore and evaluate commonalities and differences between the brownfield agendas in North America and Britain. Specifically, it will compare policies and practices in the United States, Canada, Scotland and England in order to understand how distinctive features have arisen in the brownfield debate in each country.

The authors will first explore how and why the term brownfield is defined in each country. The paper will then draw on recent research and publicly available statistics to examine the significance of brownfield land in each country, with attention given to the most prominent former uses of such land.

The paper will then move on to evaluate and explain the importance attached by respective governments to brownfield redevelopment. Relevant public policies and initiatives will be reviewed and compared. Alongside this, consideration will also be given to the keenness of the private sector to promote on brownfield redevelopment, and to the main constraints to brownfield redevelopment in each country.

In summary, the paper will seek to discover whether the main differences in understanding and tackling brownfield land between North America and Britain are due primarily to physical, cultural or institutional factors.

**Key Words:** Brownfields, urban redevelopment, policy analysis

# **Processes for Territorial Cohesion in Terms of Relational Links: Issues Providing an Infrastructure for Regional Spatial Planning**

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## **ABSTRACT**

The ways spatial planning fosters the context of the risk society in border areas have been subject to this research. This paper outlines the state of ongoing territorial cooperation between Gorizia (Italy) and Nova Gorica (Slovenia) and in the Irish Northwest region in relation to the formal initiatives coming from the EU and in relation to grassroots demands. Through case study comparison this paper compares the way in which spatial practices have worked in the two areas and the fields in which territorial cooperation works better.

The central point is to verify how territorial cooperation has facilitated the access to economic and social opportunities, to mutual learning and shared knowledge. As with spontaneous territorial cooperation development, the working of cooperation varies according to context. Two levels of analysis are used here: the attitude towards cooperation at a local community level is considered, as well as the drive to cooperate from the governmental level. This analysis is applied here within a planning framework in order to assess the effects of territorial cooperation on the idea of a reconceptualization of border territories in a shared view of spatial planning.

The risks involved in EU funded cooperation work, i.e. formal cross border cooperation initiatives, are heightened by the fact that the need for change and a spontaneous and natural attitude towards territorial relations is overcome by the chance of getting EU money.

This paper suggests that a full understanding of this context is required if interactions are the bases for spatial planning. Indeed, the hypothesis emphasising that people live intersubjectively, embedded in a relational world, was demonstrated as truthful through the case studies even if, paradoxically, social relations are still quite weak compared to other kind of relations (business, institutions, etc). This paper points out that the relational links, as activity of cooperation created shared visions which now need to be acted upon and implemented.

**Key Words:** cooperation, shared knowledge

# Planning Constraints and the British Economy

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## ABSTRACT

The United Kingdom has one of the most restrictive systems of planning control in the world, and one which has become more restrictive over the sixty years it has been in existence. The most obvious effect of this long lasting constraint on the availability of land for urban use is that the price of land with planning permission for urban development may be a thousand times higher than the price of an adjacent piece of agricultural land for which permission for urban development would be unobtainable.

This paper explores the economic consequences of the constraint and of the high price of urban land. The most obvious is its effect on the housing market where too few homes are built, housing is expensive, and the homes which are built are by some way the smallest in Western Europe. Moreover they are getting smaller and the majority of homes now being built are flats, a type of property which very few actually want to live in but which is forced on them because they cannot afford anything else.

The constraint also affects commerce and industry. So London is the most expensive city in the world, but though wages are also high, those not owning their homes are poor relative to other countries because of the high cost of living. Other UK cities are also expensive, as evidenced by the fact that the cost of office space or of industrial floor space in these cities is amongst the most expensive in the world. The high cost of space discourages uses which use a lot of space. As a result manufacturing is discouraged and the UK economy is far more service oriented than other comparable economies. Moreover industrial production is falling in the UK while in the rest of the European Union it is increasing. This trend is exacerbated by recent planning policies which encourage the demolition of factories and offices and their replacement by houses and flats.

The paper looks at the reasons for the continuing popularity of this policy of constraint. One reason is that the majority of the population are owner occupiers and therefore regard rising prices as a good thing, something which they would not do if they rented. Another is that most of the population believes that the UK is far more urbanised than it is, indeed four or five times more urbanised, and that the remaining rural area is half what it actually is. A third is that for almost the whole of the last sixty years planners and population have not seen economics having any relevance to land use – ‘it is up to the planners to plan and the market to follow’. Only in the past two or three years has the position changed and the Treasury started to take an interest – but whether policies will change is another matter.

**Key Words:** planning, economics, growth

## Phronetic Planning Research: So What?

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### ABSTRACT

Some years ago, in 2001, Bent Flyvbjerg published *Making Social Science Matter: Why social inquiry fails and how it can succeed again*. As the title suggested, this text advocated a new approach to social science, which was based on an analysis of what can reasonably be expected of social and natural science. ‘Just as social science has not been able to contribute with Kuhnian normal science and predictive theory to scientific development, so natural science has little to offer to the reflexive analysis of goals, values and interests that is a precondition for an enlightened development in any society. However, where natural science is weak, social science is strong, and vice versa.’ (p 53). Quoting Aristotle, he argued that it was an increasingly important task to balance value-rationality with its scientific and technical rationality. Phronetic social science was his answer to this challenge. Surprisingly, because he is a planning academic and his empirical work has been about urban planning issues, there has been very little reaction within the academic community of scholars concerned with cities, urban development and planning to this proposal. By contrast, there has been much more attention to it in the field of political science. A number of possible explanations for this neglect might suggest themselves. It may be that urban scholars are not aware of the book. It may be that they are aware of it, but feel that they are already conducting ‘phronetic’ social science so no more need be said. Finally, they may feel that it does not offer a convincing alternative to conventional approaches. This paper explores these issues and presents a critical evaluation of the potential contribution of phronetic social science to urban research. In particular it asks ‘how far has it revolutionized the debate about values in social and political inquiry’?

**Key Words:** research, planning, phronesis

# **Multi-Criteria Assessment of Socio-Environmental Aspects in Shrinking Cities**

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## **ABSTRACT**

Demographic change and economic decline produce modified pattern, densities and dynamics of urban land use. Compared to the beginning of the 90ies after the reunification, nowadays massive vacancies in the housing and commercial sector followed by demolition and perforation come to pass in Eastern Germany. In consequence, a considerable surplus of urban brownfields has been created. Further, the decline of the urban fabric affects local livelihoods, social infrastructures and urban green systems. In case of both, urban planning enters “undiscovered terrain” since it is in need to assess the socio-environmental impacts of shrinkage.

In order to carry out such an assessment quantitatively, a respective multi-criteria assessment scheme was developed and applied. Firstly, infrastructure and land use changes related to vacancy and demolition were identified. Secondly, demolition scenarios for the coming 20 years were applied. The multi-criteria indicator matrix quantifies the socio-environmental impacts on both land use and urban residents.

Scenarios of urban shrinkage are set against urban “quality of life” targets. Empirical evidence comes from Leipzig, Eastern Germany, a representative case study for urban land use change induced by shrinkage.

The results show that shrinkage implies socio-environmental changes of residential livelihoods but, however, does not simply improve or decline the overall urban quality of life. The integrated assessment of all indicators identifies environmental and social opportunities (gains) as well as challenges (losses) a shrinking city is faced with.

**Key Words:** urban environment, green spaces, shrinkage



# Urban Fallows: Developing Creative Structures in the Tampere Region

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## ABSTRACT

Urban structures are dynamic due to endlessly moving functions. This might result in underutilized areas and buildings, which are waiting for new functions and users, in other words, new cultivating – they are urban fallows. The most familiar reserve of urban fallows consists of former industrial sites. In addition to these brownfields, also abandoned schools, institutes, offices, infrastructures, docks, ships, depots and fields are included. In contemporary parlance the concept of fallow has a negative undertone. However, in its original usage in agriculture it has clearly positive meaning. Fallowing is a method to fertilize soil. Similarly, urban fallows could be considered positive with their diverse potentials to fertilize urban qualities. Due to their long-standing materiality, there is usually a lot of meanings and history embedded in urban fallows. In the process of urban development, the fallows are typically used as arenas for provisional uses prior to further development. There is also a strong dependence between these uses and the increase of value of the property in question.

In our project, we aim to develop urban fallowing as an explicit method consisting of two parts. Firstly, a GIS-based method has been developed for identifying and classifying different fallows. By using GIS, the qualities and quantities of fallows can be analyzed, as well as their relative locations in urban region. The collected information will be deposited in a fallow bank, which can be published in the internet. Secondly, a specific process model for developing spaces has been created. The model is sensitive to different phases of fallowing and to intermediate uses.

### Specific qualities of the fallowing method:

- a simple GIS approach can utilize basic GIS data sets available in majority of EU countries;
- analysis of potentials facilitates communication between land-owners, developers and end-users, stakeholders and between long-term and short-term development;
- multiple development paths, from minor to extensive investments, can exist simultaneously;
- sites can be brought into development discussions independently of the initial intentions of land owners.

### Benefits of the fallowing method:

- speeds up the development of underutilized urban spaces;
- improves the integrity of urban structure;
- enriches the quality of urban environment;
- brings out unconventional ways of using urban spaces;
- opens up possibilities for new business highlights places in areas with no obvious business interest

**Key Words:** urban planning, property development, creative economy

# **Planning and Real Estate Development in the Public Realm – New Forms of Sub-Municipal Governance**

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## **ABSTRACT**

In the UK, globalisation, neo-liberalism and individualism are combining to create different institutional constructs. These are reflected in the prevailing Third Way political economy and congested state apparatus. This has clear implications for the emergent balance of state-market-civil relations at large. The importance of the Treasury which is currently driving a relatively more hard line interpretation of public policy implementation cannot be under-estimated. The pre-Budget reports for 2006 demonstrated a particular interest in defining an economic assertion of land use planning practice. This stressed an economic development and business model imperative.

This is leading to the design of new legal, institutional and policy arrangements for the governance of public spaces, such as town centres, including the introduction of Business Improvement Districts. This paper will consider the spirit and purpose of Business Improvement Districts in terms of the associated reconfiguration of private, public, and common property rights. In town centres where Business Improvement Districts operate, or are in the process of being established, their morphologies of governance frame competing individual and collective experiences and behaviours. Drawing on evidence from England and Scotland, the paper will consider the implications of Business Improvement Districts with respect to the reconfiguration of new business-led sub-municipal governance of the associated public realm.

**Key Words: sub-municipal governance, public realm, Business Improvement Districts**

# **An Evolutionary Perspective on the 'Vital' City: the Case of Glasgow**

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## **ABSTRACT**

The 'organic' nature of urban change is well enough known, and pervades urban planning literature from writers as diverse as Soria y Mata, Howard, Geddes, Le Corbusier, Mumford, Jacobs and Alexander.

However, there are many quite different interpretations of this 'organic' sense – the city as an organism, or a more general sense of a living thing or organic entity, or as an evolving entity. Moreover, these interpretations are based on different degrees of abstraction from actual biology. However theoretical, these interpretations have practical consequences, as they affect our urban interventions: including the kinds of drastic urban 'surgery' that cities were subjected to in the 1960s and 1970s; the idea that cities should stop 'growing' but should have 'offspring' (new towns); and the way planned towns or cities should be designed as 'organic wholes' with internally 'harmonious' parts.

Drawing from contemporary scientific understanding such as complexity science, emergence, and popular interpretations of evolution, as well as urban theory, this paper aims to update our understanding of urban change through an evolutionary perspective.

The paper argues that there is a fundamental difference between seeing the city as an 'organism' – that is, a composite object that develops over time – and as something evolutionary that evolves over time. This paper investigates the difference between the 'developmental' paradigm that sees urban settlements grow as if according to a maturing programme, with an optimal finite size and 'balance' between parts, and an evolutionary paradigm in which there is no long term programme, no optimal size, no endpoint knowable. It is suggested that designing the city 'as if' an organism is little different from designing it as if it were a machine. Instead, it is argued that the evolution of cities is not merely another figure of speech, but is a definite process that is no more or less real than urban 'growth', 'vitality' or 'regeneration'. Moreover, evolutionary urbanism is not merely a historical phase that was supplanted by modern planning, but is a continuous process, understanding of which can help us promote 'vital' cities today.

The paper uses examples from Glasgow to demonstrate the evolutionary nature of urban change: the original settlement, the 'New Town' extensions (Merchant City and Blythswood); the subsequent Modernist surgery in pursuit of a 'coherent whole' and the dysfunctional consequences; and subsequent successful adaptations. Suggestions for an alternative 'evolutionist' approach to urbanism are then made.

**Key Words:** evolution, urbanism, Glasgow

# **Planners, Developers and Power: a Critical Discourse Analysis of the Redevelopment of Leith Docks, Scotland**

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## **ABSTRACT**

This paper applies critical discourse analysis techniques to two pieces of discourse produced during the early stages of the redevelopment of Leith Docks. This was a major policy document that had status as supplementary planning guidance and a sample of marketing discourses produced by the landowner and developer. The paper explores the utility and criticisms of critical discourse analysis as a methodology to show that it has inherent use in opening up areas of research in built environment policy, particularly regarding power. It then goes on to analyse discursive data from policy documents and semi-structured interviews with key actors in the development process to place the discourses in a social context. In doing so it shows how the planning authority used its political and professional power, through discourse to have power over development. Further, it shows how the landowner's and developer's power over the marketing discourse gave them power over the community's perceptions of what development was actually going to take place. The research evidence thus poses challenges for future planning policy, particularly where a developer is tasked to carry out consultation with due regard to the power of marketing discourses. Planning professionals and academics could usefully employ critical discourse analysis itself to further enlighten and strengthen the process of producing planning policy documents and develop reflexive practice.

**Key Words:** discourse analysis, planning; and governance

# **Institutional Funding across a Three Phase Regeneration Model**

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## **ABSTRACT**

This paper is concerned with how to further engage the major investing institutions in the financing of regeneration and the conditions necessary to attract institutional finance into regeneration schemes. The paper reports upon research funded through the Investment Property Forum and took a cross-asset perspective involving other investment classes namely equities, bonds, private equity, securitised vehicles and others.

The research sought to move beyond the question of involving institutions in property investment to potentially more strategic issues related to infrastructure and other opportunities within regeneration. Central to the research is an understanding of institutional requirements, the expectations of asset returns, the understanding of risk tolerances, the nature of the security required and whether this can be offered through regeneration.

In conceptualising regeneration and funding opportunities the analysis is based on a model consisting of three distinct phases: remediation/infrastructure, development and investment. The study through the use of interviews with fund managers on a cross-asset class perspective examined the characteristics and potential for designing a regeneration investment vehicle that would prove attractive to the institutions and which would operate across the three phases of the regeneration model. A tiered vehicle structure is proposed with a bond providing the first layer of regeneration finance complemented by a second layer of private equity and long-term funding.

**Key Words:** regeneration, institutions, investment

# Urban Integrated Regeneration: Lessons from Two European Cities

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## ABSTRACT

Regeneration has the main aim to give a new usability to urban areas that are not more able to provide a proper quality of life to citizens' life, or proper context to the productive and industrial system. The reasons requiring regeneration can be of economic, social and environmental nature and from the point of view of this research these three aspects have been investigated in a choice of regeneration processes. The request of a balance, between the expectations of economic activities, society desires and environmental protection, is the same at the very base of sustainability concept.

The purpose of this paper is to verify how two European cities – Copenhagen and Barcelona – have developed and recently applied urban regeneration policies in a perspective of sustainability. A survey of urban regeneration policies activated in these cities put in evidence that beside the planning tools usually provided by local legislations, a range of new programs has been introduced, both of urban planning character and more oriented to management and processes that the national governments have decided to support. In fact, both cities are implementing two different programs to support integrated urban regeneration: *Kvarteløeft* in Copenhagen and the more recent *Llei de Barris* in Barcelona. These *integrated programs* are basically *complex instruments* contributing to enhance a sustainable perspective in urban planning practice. The emerging scenario is plenty of success but also of contrasting results that put at the forefront the necessity of an integrated approach in local policies for urban sustainable development.

**Key Words:** urban regeneration, integrated policies, strong sustainability approach, local governance, participation

# South Yorkshire's City Builders: Local Commercial Property Development

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## **ABSTRACT**

The property and planning literature is sadly lacking a sound understanding of the perspectives, actions and strategies of property development actors. Developers are largely treated as a homogenous group after mainstream stereotypes. This hiatus is particularly concerning especially when one considers that planners do not build cities, and in order to shape urban development planners and other policy makers must influence the actions of these individuals and organisations that do. This research project has interrogated statistically the geography and scale of development actors active in South Yorkshire's urban commercial property market. The second interview stage of research focuses upon a specific brownfield regeneration development in order to explore the *actor worlds* the developer operates within, and how these relationships have affected their perspectives, actions, strategies and the scheme itself. This research builds upon an emerging, but as yet discrete literature, which has begun to address the diversity of property development actors. With the majority of urban regeneration programs being property led, a solid understanding of property developers is fundamental to the success of such strategies. This paper offers a framework for researching the complex network of actors involved in brownfield development. Furthermore, it provides an insight into the current attitudes toward an active regeneration program.

**Key Words:** regeneration, real estate development

# Private Property in Shrinking Cities – a Challenge for Planning Tools

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## ABSTRACT

Urban restructuring (Stadtumbau) has become the new planning paradigm for shrinking cities in Germany. Especially in formerly heavily industrialised but also in remote rural regions demographics point at a long period of population decline and ageing, which is reflected in high rates of vacancy, abandonment, and demolition. While the public housing stock is being downsized with the help of federal subsidies, it remains unclear how the private sector copes with the demographic as well as the urbanistic challenge.

A case study in a rapidly shrinking East German town of 28,000 inhabitants aims at better understanding the structure and processes within the real property ownership facing a constantly lesser demand. The qualitative research generated a typology of owners showing three main strategies. The first is to stay invested with a long term perspective. The second strategy consists of maximising cash flow for a limited investment period. The third path implies an exit of the market at substantial losses.

The analysis of the owners' motivations reveals important issues for planning: as negative equity prevails the gap widens between place based amateur landlords and out of town professionals with broad portfolios. The decision-making power is often transferred to mortgage lenders, estate agents and asset managers, pursuing predominantly financial interests with little regard to urban form, function and social structure. This results in a disparate pattern of uses and building conditions.

In this wicked situation, planning has to distribute losses, remediate dysfunctional urban structures and prevent living conditions from deteriorating. The current planning tools such as comprehensive plans and gap funding for urban renewal projects have not proven effective. Given the financial distress and the inability to generate growth, the cities need to focus their efforts and seek allies among the remaining, but also absentee stakeholders.

This paper discusses the options available to private and public actors for the urban restructuring of shrinking cities. Planning tools seeking the compliance of landlords and their middlemen have to take into account their differing interests and capacities. Today, cooperation and capacity building are favoured over regulatory measures and financial incentives. However, in many cases property owners are not accessible or in foreclosure. Thus stronger instruments and new practices are needed.

**Key Words:** shrinking cities, property owners, planning tools



# **Discursive Place Making: Expressions of “Urban Renaissance” in Sweden**

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## **ABSTRACT**

In the international as well as Swedish discussion on urban development it is sometimes claimed that ordinary categories such as public-private and urban-rural no longer apply, or are insufficient, for describing contemporary urban space. The contemporary urban discussion has at the same time been characterized as a “literature of loss” – loss of real public spaces, real urbanity, rurality, community or identity. Blurred borders between public and private spaces, urban sprawl or commercialized edge cities are mainly constructed as problems and threats of urban development. Urban categories and categorizations matter, consequently, but for several and sometimes contradictory reasons.

I will focus on two strong tendencies related to categories and categorizations that can be observed in the Swedish urban planning context. Firstly, (certain) historical categories have an almost undisputed status in the construction of the urban ideals. Secondly, the inner city is the norm that a majority of new construction relates to in some way – as a continuation of it, an opposition to it, a failed interpretation of it etc. This is, of course, both constructed by and illustrated in tangible architectural and structural planning elements but, in addition, it is clear from my analysis that the wider discursive construction of the urban is a central aspect of what could be designated as a Swedish variant of “urban renaissance” or “new urbanism”.

But what are the implications of the ideal of the traditional city at this time and place?

I will present findings and analysis from an ongoing PhD project analysing contemporary Swedish urban ideals. I use methods of discourse analysis and material such as planning texts from the National Board of Housing, Building and Planning and articles from the Swedish journal of planning.

I pose questions such as:

- how is the city and the urban life constructed conceptually?
- how are categorizations – such as urban-rural, urban-suburban, public-private – used? and
- what norms regarding the city and the urban dwellers are thereby constructed?

**Key Words:** urban planning, urbanism, discourse

## **City Living**

*Mixed use developments in Leeds have been growing in scale and complexity. How well is the planning system coping, how robust is the market and how well are such developments contributing to urban sustainability?*

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### **ABSTRACT**

Medium to high density, mixed use property development on brownfield, central sites was encouraged by government policy from the late 1990s. The ‘city living’ apartments produced in response have proved popular with young professionals employed in the burgeoning financial and business services sector. These dwellings have helped to meet housing need for a segment of the market. They have reduced the need for some city centre employees to commute and have contributed to the greater vitality and viability of the city centre.

But in Leeds the planners were not prepared for the flood of applications, driven especially by the demand from buy-to-let investors. Although many tenants and buyers have come forward, only those with relatively high salaries can afford to occupy city centre flats. There is a higher rate of vacancy in the city centre than there is elsewhere in the city and there could be substantial oversupply if all proposed schemes are built, even if the local and city regional economy continues to thrive. The environmental performance of the buildings has been less than exemplary and the life style of inhabitants is not as low-impact as it could theoretically be.

What is the prognosis for this sub-market? What does research on supply and demand indicate about the robustness of the market? As city living tends to appeal mainly to young adults, what will happen as the early residents mature? Is there any sign that city living will become ‘greener’ – both in terms of the buildings themselves and the way of life of the inhabitants?

**Key Words:** city living, urban sustainability

# Value Capturing from Real Estate Development to Finance Infrastructure: Choosing the Right Policy Instruments

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## ABSTRACT

In order to find solutions for the financial gaps in the funding of infrastructure development, Dutch city planners are increasingly looking for opportunities for value capturing from related real estate development. The argument goes as follows: as a consequence of the investment in new infrastructure, the accessibility of the locations that are linked to this infrastructure improves and the likely result is that, to some extent, property values in this area will increase. For that reason, municipalities negotiate with property developers to finance part of the infrastructure costs.

Since in station area redevelopment projects infrastructure developments are often very strongly related to real estate developments and because in many Dutch towns station areas are currently subject to redevelopment, the issue of value capturing particularly occurs with respect to this type of projects. We have found in recent research that in some of these station area redevelopment projects value capturing has taken place on a voluntary basis (Van der Krabben and Van Bendegem, 2007). At the moment, however, in the Dutch planning system a legal basis for value capturing is absent.

This paper first explores in more detail – based on evidence of various international empirical studies and on some information of recent research in Dutch cities – the relation between infrastructure development and real estate values, answering the question ‘how much value, in principle, can be captured?’ Secondly, the paper investigates possible policy instruments for value capturing. It will be argued that the legal instruments for value capturing that are used in other countries (particularly in the USA) are of limited use in the Dutch context. Instead, the instrument of *urban readjustment* (Hong and Needham, 2007) will be introduced as an alternative policy instrument for value capturing. The line of argument in this paper will be based on *property rights theory*: optimal solutions for value capturing should be based on the reassignment and / or redelineation of existing property rights, in such a way that the positive external effects of infrastructure development (increasing property values) should somehow or other be internalized. The paper shows that the instrument of urban readjustment may offer good opportunities to redefine property rights over land and property in those station area redevelopment projects in an acceptable way.

**Key words:** real estate development, value capturing, urban readjustment

## Sources

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# The Spreading of Strategic Planning in Italy

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## **ABSTRACT**

Traditionally, as mentioned by Newman and Thornley in their comparative study (1996), the Italian system of planning has been strongly characterized by a regulatory approach. Between 1942, the year of the most important planning law of the twentieth century and the 1990s, the question of cities' development had been taken into account within general land use plans.

Toward the end of the 1990s, this approach revealed its inadequacy. Particularly at the local level, this has been considered a strong constraint on the regeneration of cities and the revitalization of their economic potential. The improvement of flexibility and participation (both for private and third sectors) within planning processes were considered primary objectives for a ten year innovation wave, whose effects are not already completely clear.

On the one hand regions, as a consequence of the devolution of planning competences during the past two decades, started to draw their own legal frameworks. The most relevant result of this was the separation of the "structural plan" (long term and legally binding) from an "operational plan", whose objective is to carry out urban projects within a short term perspective with the contribution of the private sector.

On the other hand, the local authorities of large and medium sized cities became increasingly interested in developing strategic plans following the model of some European "success stories" of urban regeneration (Barcelona, Lyon, Glasgow). At a first stage, strategic plans were carried out by public-private partnerships, whose aim was to reshape the local model of development. These first experiments were characterized by a strong voluntaristic approach. More recently, several programmes from the national level has been launched to support the local authorities in the implementation of strategic plans and improve their institutional capacity. In these latest cases, the construction of local partnerships and the overall process of planning are, to all appearance, much less voluntaristic.

In the framework of this long term process of innovation, the paper aims to discuss the influence of the strategic approach within the Italian system of planning, with particular reference to the southern regions, where strategic plans and programmes are generally addressed to gain financial support from European cohesion policy. The paper will evaluate those conditions that seem to be the most relevant issues for the effectiveness of strategic plans, particularly institutional capacity and the extent of cooperation between the public and private sectors.

**Key Words:** strategical planning, public-private partnerships, southern italian regions and EU cohesion policy

# **Enclosure of the Urban Commons**

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## **ABSTRACT**

This paper develops the argument that the shared public realms that became regarded as normal in cities of the 20<sup>th</sup> century are inherently unstable. Like the rural commons of pre 17<sup>th</sup> century Britain they are subject to inexorable processes of subdivision and enclosure. The subdivision is one of territory, function and ownership and is closely associated with the division of labour and economic advancement. Like the division (enclosure) of labour, the division of land is a manifestation of the dispersal of knowledge in society. Both types of enclosure are facilitated by the price system, which permits transactions between individuals with increasingly specialised knowledge. However, the inability of the price system to govern the transaction of resources with ill-defined property rights leaves certain resources in the public domain. But only for a while. As the costs of transacting become lower relative to the value of a transaction, subdivision continues its relentless course. Using ideas from Hayek, Coase, Schumpeter, Demsetz and others, this positive theory of urbanisation is explored, applying it to the evolution of 21<sup>st</sup> century cities. Along the way, the normative question ‘who should co-ordinate the consumption of shared urban resources?’ is addressed, with the suggestion that the answer changes over time – according to the transaction cost/value ratio.

**Key Words:** public realm, property rights, Hayek

# **The Supply of Commercial Space**

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## **ABSTRACT**

This paper examines office markets at a city level in Britain. Specifically it examines the supply of office space. The provision of office space is a key requirement as economic change has meant that cities are increasingly dominated by service sector employment. Cities have to compete at a national and international level to attract businesses that are not locationally constrained. To do this, the role of office development cannot be ignored. Provision of prime space to the market is a key concern as occupiers will want to locate high value employees in good quality environments. While this creates a role for environmental regeneration, it also has clear implications for property development.

This paper will examine availability and supply of office property. It will examine some of the issues that affect the competitiveness of cities and how property markets relate to these objectives of local city governments. The paper shows how changing economic structure (specifically growth of the service sector) affects and may be affected by local property markets.

**Key Words:** office supply, development, competitiveness