The background is a stylized aerial map. It shows a dense urban grid in the center, surrounded by green spaces, parks, and a body of water on the right. The map is drawn in a simple, illustrative style with green for vegetation and blue for water.

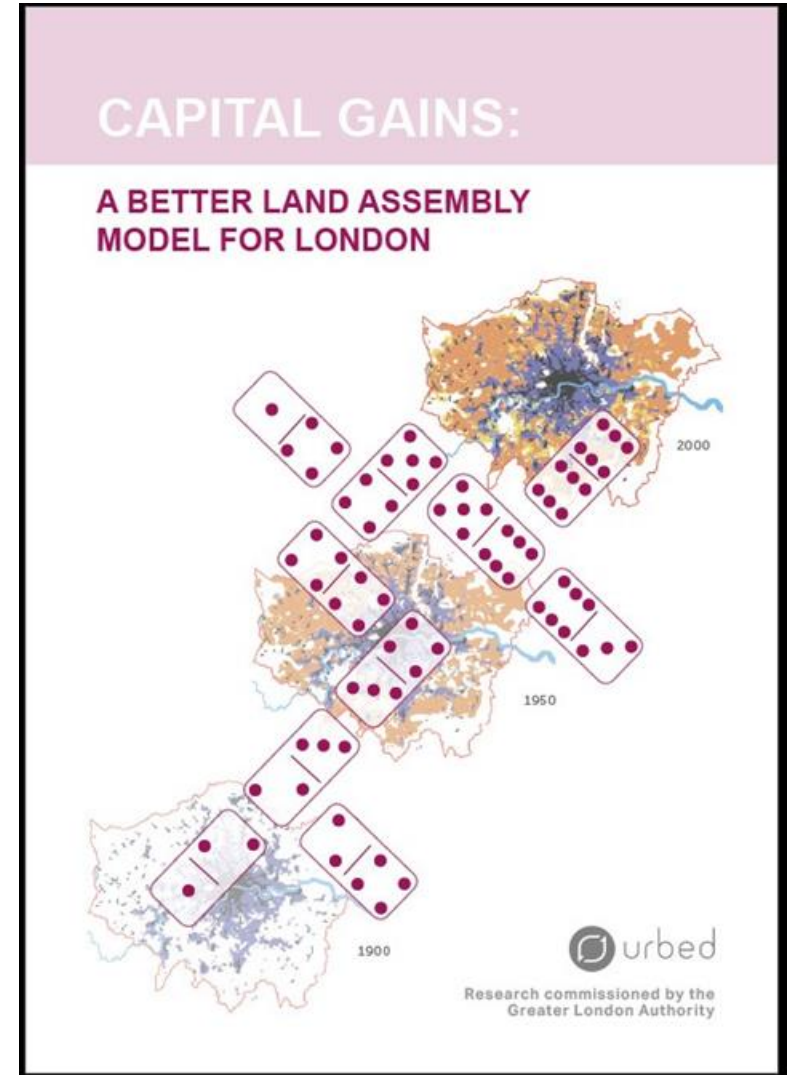
# TRANSFORMATIVE INFRASTRUCTURE

## How to integrate transit and development

Dr Nicholas Falk  
[www.urbedtrust.com](http://www.urbedtrust.com)

# TODAY I WILL ADDRESS:

1. Why we need to change direction
2. How the European cities have integrated transport and development
3. Where finance could come from
4. What we should learn from city leaders



# 1. WE NEED TO CHANGE TACK



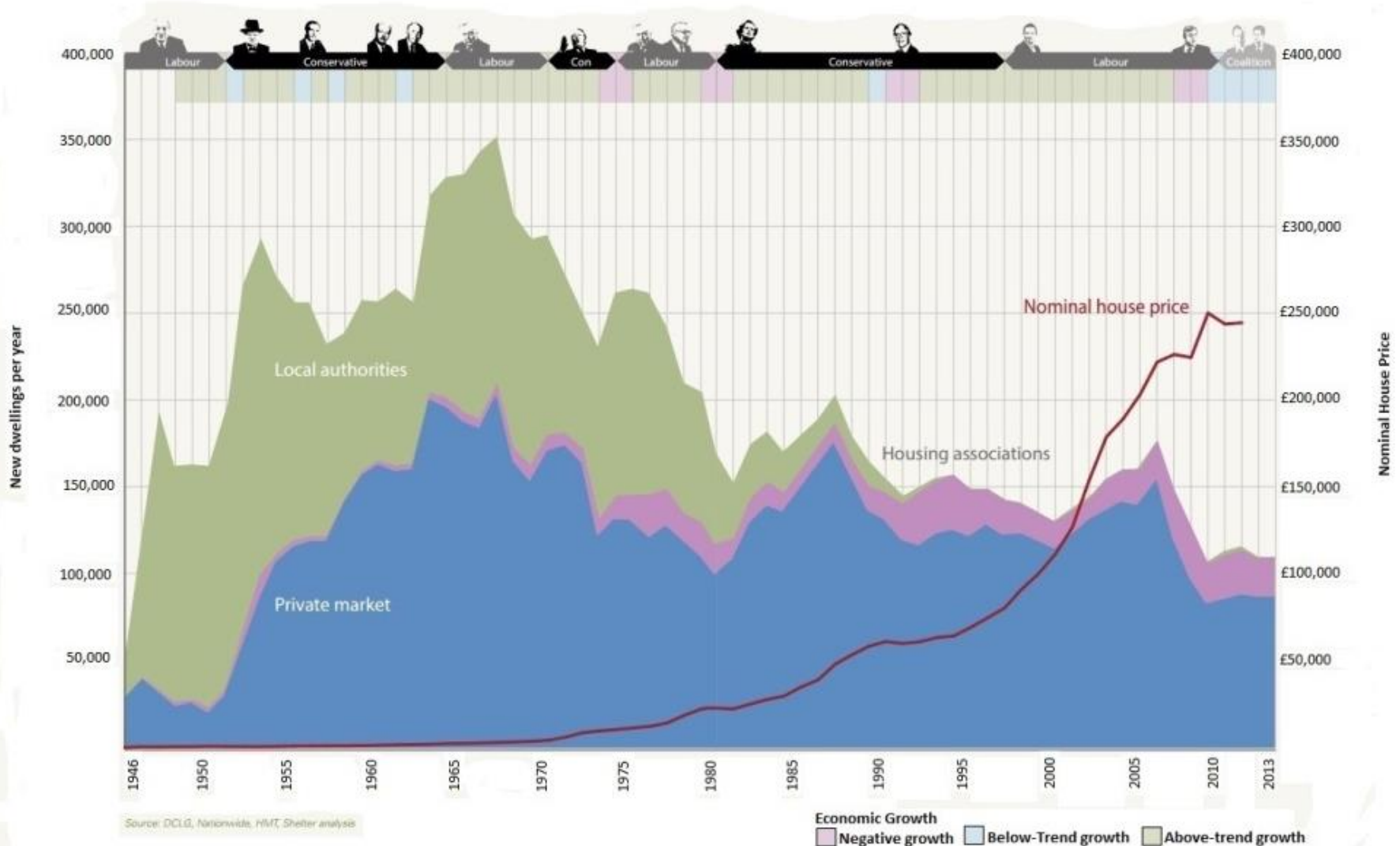
*‘..we are all in the same storm but not necessarily in the same boat’.*

Mark Carney, Value(s): Building a Better World for All



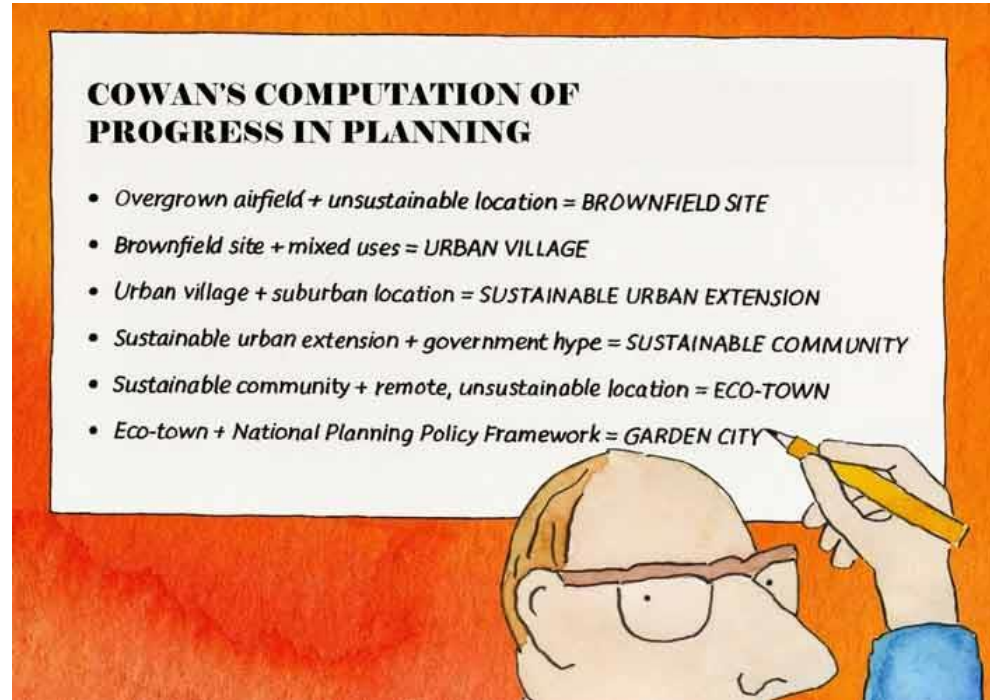
# The challenge is making good housing affordable to all:

## House Building and House Prices 1946- 2013



# Efforts have failed so far because:

1. Developers are short-sighted
2. Government is over-centralised
3. People object to change
4. Land ownership favours speculation
5. Planning has been largely negative



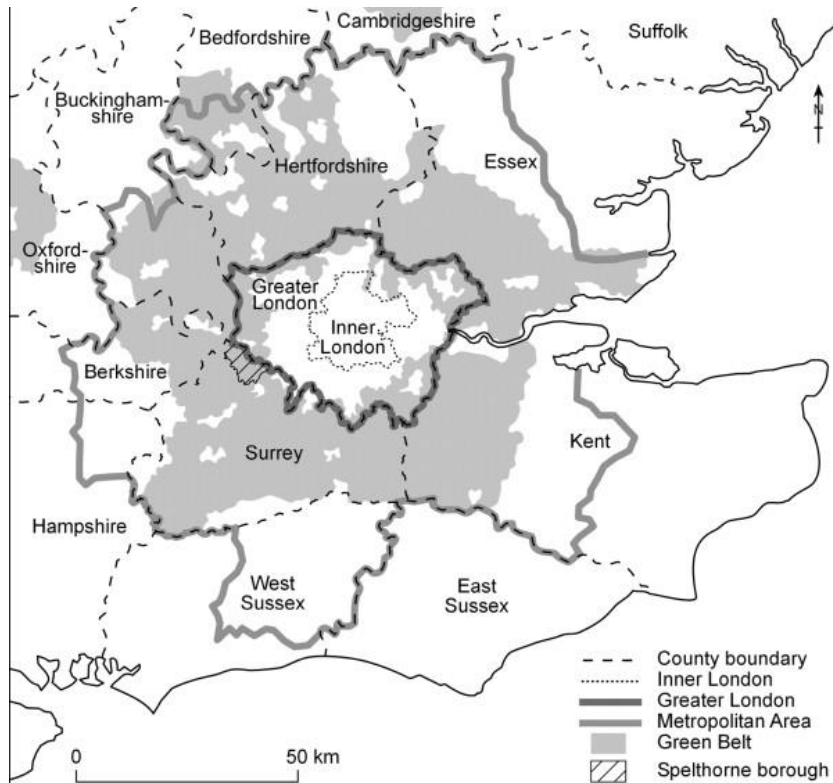
# Copenhagen: Europe's Cycling Capital

Over 37% of trips are by bike





# Green Fingers work better than belts!



# A new town funded the first Metro line

► 0



Orestad



# Freiburg: 'City of Short Distances' and 'Solar Capital' of Germany



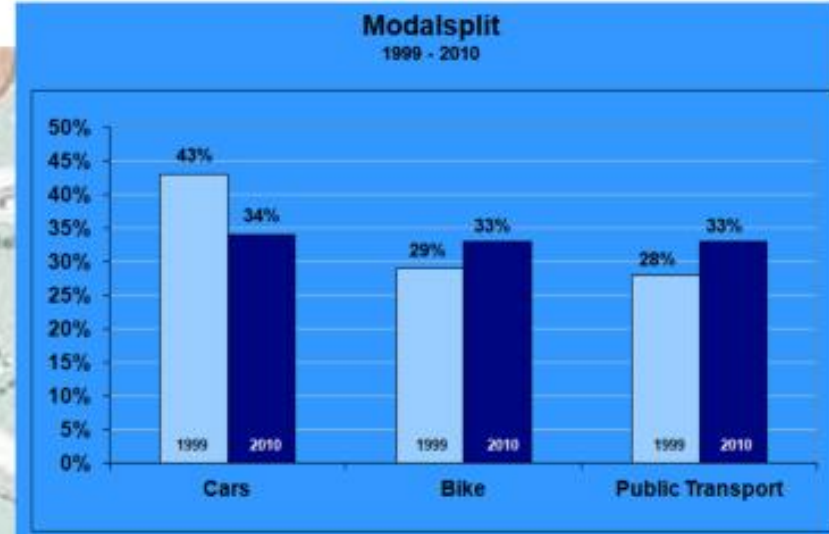
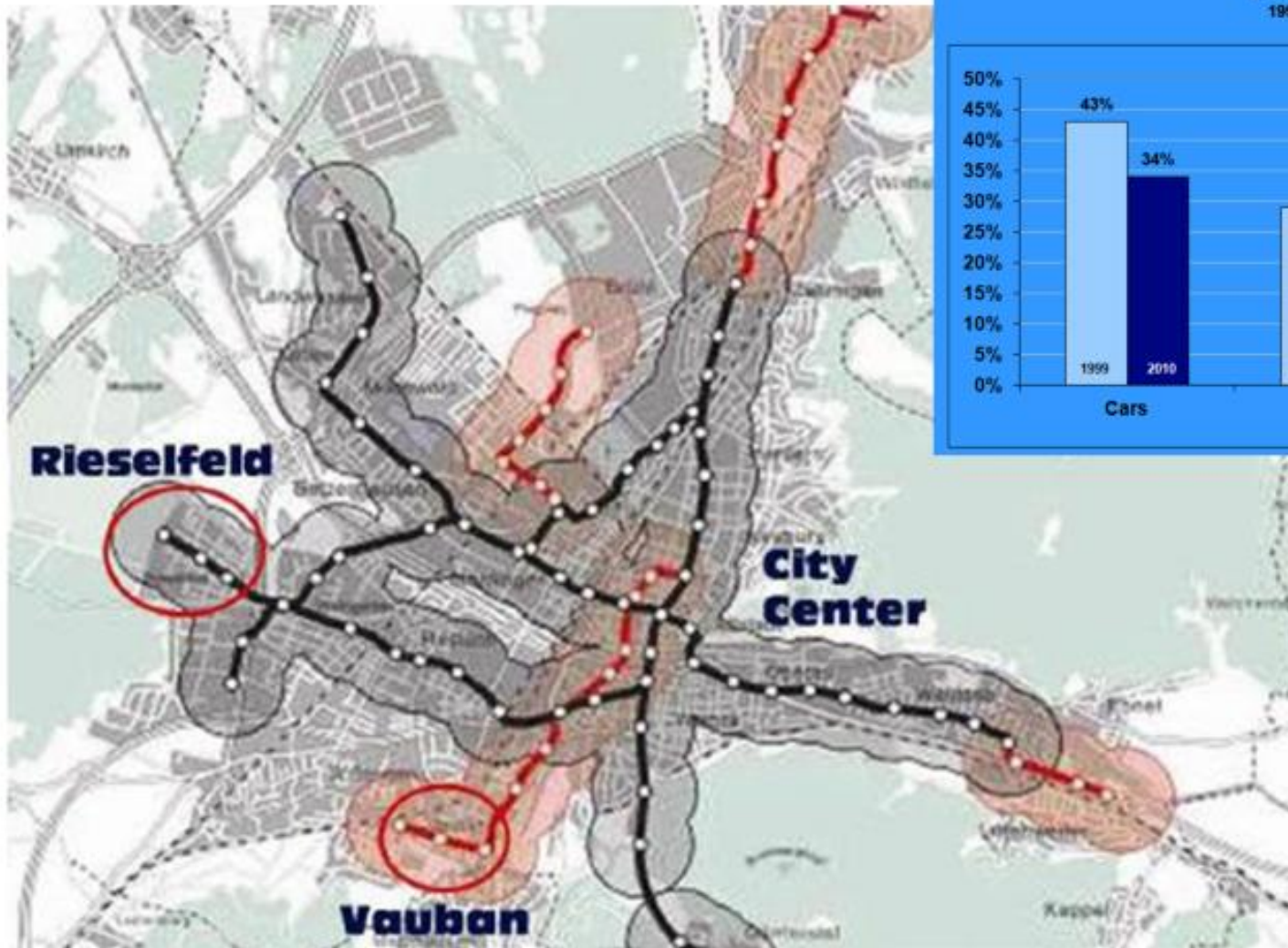
Rieselfeld

	Cars%	Pub. Tpt%	Cycling%
1976	60	22	18
1989	48	25	27
2010	34	33	33



Freiburg  
station

# Sustainable neighbourhoods were built on extensions to tram lines





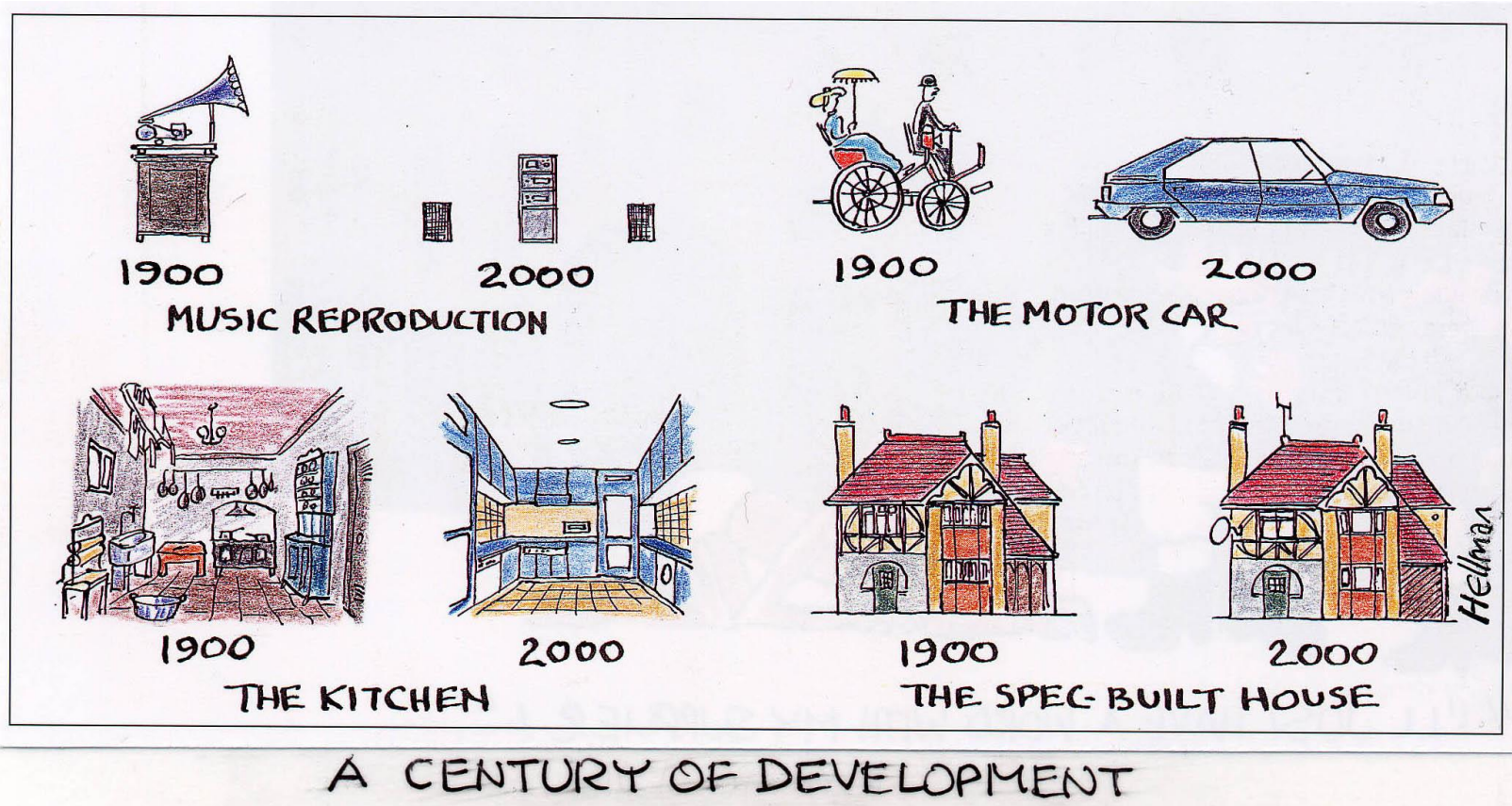
# Tram lines took cars out of the centre



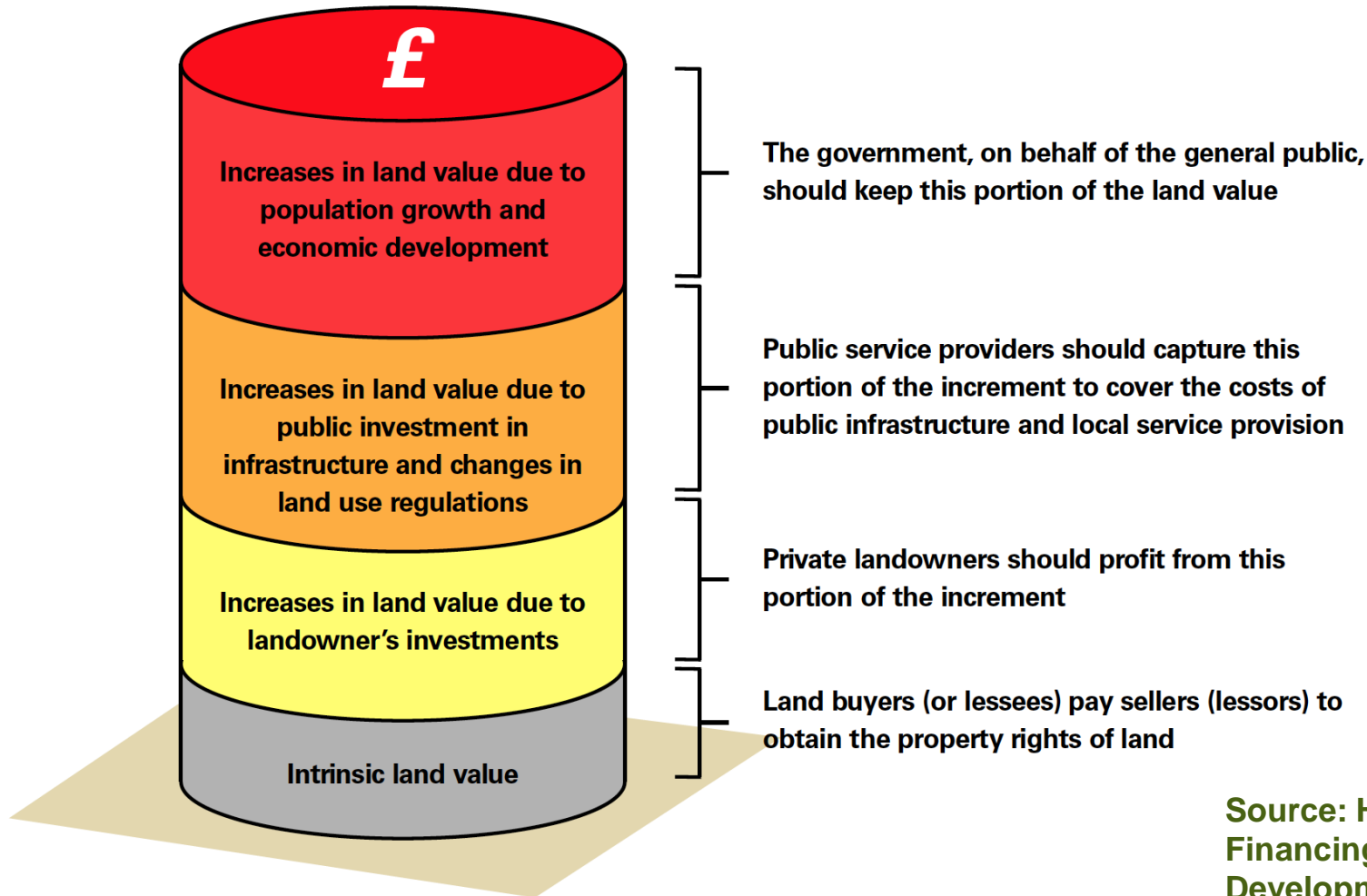


# 3. WHERE SHOULD THE FUNDS COME FROM?

- *'If we do not change direction we will end up where we are headed' Lao-Tsu, 4<sup>th</sup> century BC*

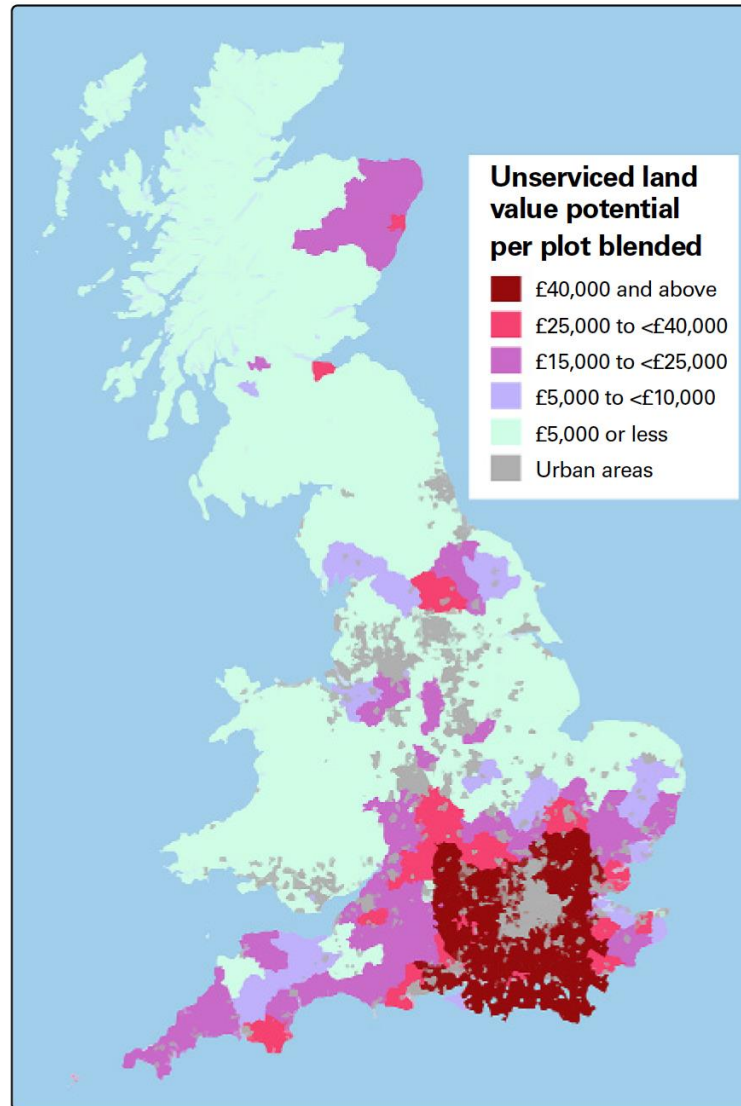


# Land Value uplift should be shared fairly



Source: H Suzuki et al.:  
Financing Transit-Oriented  
Development with Land  
Values. World Bank Group.  
Jan 2015

# Potential for LVC is greatest around London



Source: Savills for Peter  
Freeman's Wolfson  
Economics Essay  
submission 2014, based on  
market conditions in 2013



## 4. WHO WILL TAKE THE LEAD?

- ▶ *'All of the great **leaders** have had one characteristic in common: it was the willingness to confront unequivocally the major anxiety of their people in their time. This, and not much else, is the essence of leadership'*

- ▶ **JK Galbraith**



Historic Cities – Lessons from Montpellier

## 4a. Dynamic Mayors promote 'smarter urbanisation'

Garcia Lopez

Montpellier





# PARIS RIVE GAUCHE, FRANCE

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





# AMERSFOORT, NETHERLANDS

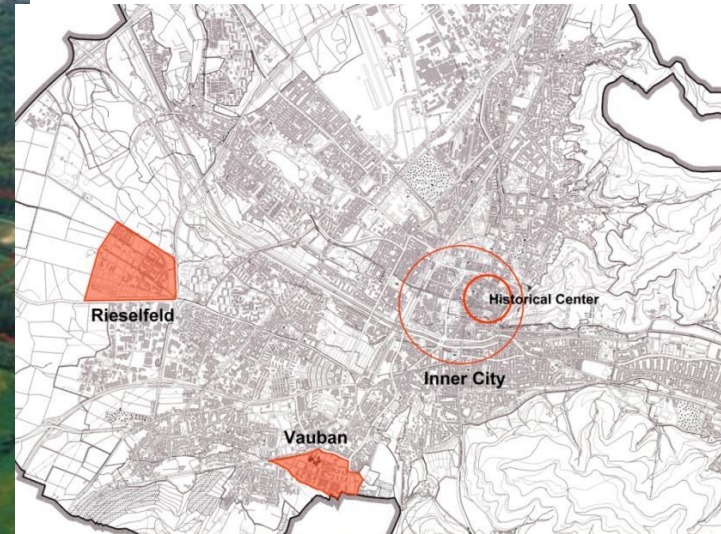


Land in Vathorst was pooled through a JVC, backed by BNG Bank, to build 11,000 homes as a VINEX project



# FREIBURG, GERMANY

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



Rieselfeld



# ASPERN SEESTADT, VIENNA

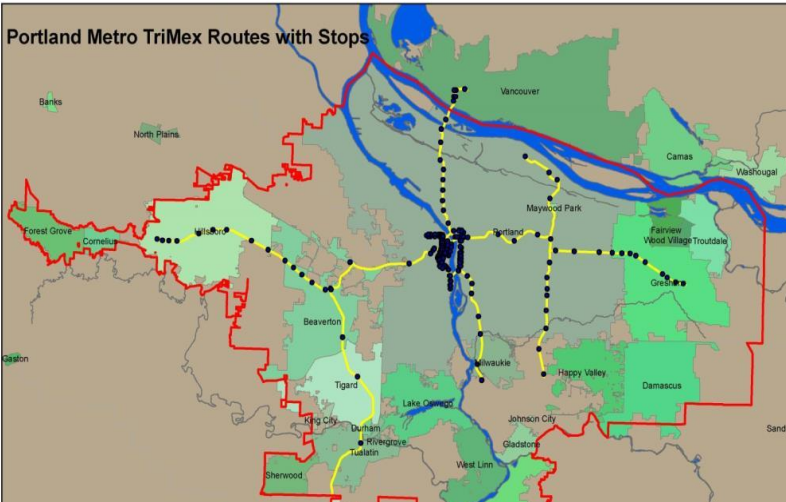


New town built through metro  
extension to former airport





# PORTLAND, OREGON



- Growth was based on Transit Oriented Development (TOD)
- Bonds are raised through Tax Increment Finance (TIF)
- Floor Area Ratios (FAR) fund community benefits

# New Garden Cities would help by:

1. Providing space for good affordable homes
2. Cutting car use
3. Meeting energy needs
4. Creating healthier communities
5. Rebalancing town and country









Town & Country Planning  
Tomorrow Series Paper 20

# sharing the uplift in land values

a fairer system for funding and  
delivering housing growth



Dr Michael Falk  
UNBED Trust

