

Global
Experts
Group
Meeting



PLANNING CITY EXTENSIONS :

PUBLIC AND PRIVATE SPACE FOR EXPANDING CITIES

Barcelona, 16-18 September 2013



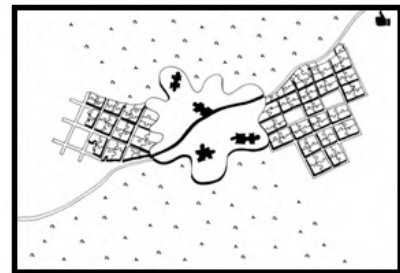
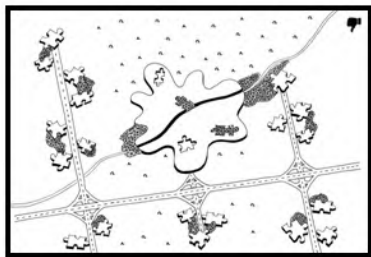
With the collaboration of:

UN HABITAT
FOR A BETTER URBAN FUTURE



**Ajuntament
de Barcelona**

PLANNING CITY EXTENSIONS:
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1. BACKGROUND

Urban growth in the past 30 years has resulted in slums and sprawling settlements in urban fringe areas, especially in Asian and African Countries. The most affected cities are intermediate cities that suffer from having the least technical and financial capacities to respond to upcoming urban development challenges. The formation of urban slums and sprawling settlements, thus, leads to deterioration of living conditions and low densities, making it costly and inefficient to provide services and infrastructure.

Mechanisms for ensuring the orderly extension and densification of existing and planned neighbourhoods are needed for providing a city with a spatial structure that can support socioeconomic and environmental sustainability. In order to create this structure, city extension and densification plans are needed to enable cities to accommodate the expected urban growth sustainability in the next decades.

Urban planning shall provide sufficient public and street spaces, organised in an urban structure that minimises transport and service delivery costs, optimises the use of land, and supports the protection and organisation of urban open spaces. The densification initiatives include suburban densification,

area redevelopment and slum upgrading, layout of new areas with higher densities, brownfield development, building conversions, and transit-oriented developments.

UN-Habitat has been working on developing urban planning methods and systems that solve current urban planning challenges. To address the challenges regarding slum formation and urban sprawl, UN-Habitat has prioritised Planned City Extension as a potential solution for dealing with future urban growth in developing countries. City extension plans have been developed in a limited way in developing countries.

In Rwanda, the Philippines and Mozambique, UN-Habitat is working to prepare cities for urban growth through the development of extension plans that are linked to existing planning frameworks. UN-Habitat, in collaboration with the City Council of Barcelona, Spain, organized an Experts Group meeting (EGM) with the participation of international-level experts from around the world to share country level experiences on “Planned City Extension” and to get relevant feedback for formulating principles, strategies and roadmaps.

2. CONTEXT AND RATIONALE

From September 16–18, 2013, fifty-six (56) international experts gathered in Barcelona, Spain for the first face-to-face meeting and dialogue on Planned City Extension. The meeting was jointly organised by UN-Habitat with the Barcelona City Council. This event brought together high level experts from national, regional, city governments, international development agencies, research and academia, non-profit and professional forums coming from Europe, North America, Africa, Latin America and Asia (see Annex-1 for a full list of participants).

The main purpose of the EGM was to build a strong consensus and generate knowledge on a proactive, yet simplified urban planning approach, to guide future urban population growth in a context of limited economic development. The EGM discussions focused on these main agenda items:

- Identification of new case studies, methods and tools for urban extension.
- Scoping and outlining tools to support local governments on extension.
- Definition of an agreed position on planned urban extension.
- Engagement of international experts in follow-ups to the EGM discussion.

3. COMMUNIQUÉ

Background: On 16 and 17 September 2013 fifty-six (56) experts in urban development from national, regional, and city governments, international organisations, and academia gathered in Barcelona to discuss innovative approaches to the management of urban growth in rapidly urbanising cities of the developing world. They reached a strong consensus on the important role of urban planning in guiding and managing the next wave of urban population growth in a context of limited economic development.

Global urban trends for the next 30 years are characterised by the fast growth of urban population, particularly in Asian and African developing countries, and mainly in intermediate size cities. The most affected cities are also the ones that have the least technical and economic capacity to respond. If left unchecked, this will result in the increase of slums and urban poverty, higher risks of climate change and social tensions, and congestion and inefficiency of cities across the world. Enormous opportunities will be lost for local and national development and human suffering and depletion of natural resources will set in. The urban advantage will be compromised for generations to come.

Conventional planning and management have evidently not been adapted to the dynamics of urban growth. Their failure is demonstrated by non-implemented plans, ineffective urban patterns and the growth of slums and gated communities. The mismatch between the needs and capacities, and the lack of adequate and implementable planning instruments, supported by adequate legal and institutional framework and financing mechanisms, continue to hinder the achievement of sustainable urban patterns and make cities ineffective in supporting adequate living conditions, inclusion and economic progress.

We propose: The EGM, recognising this situation, proposes a **proactive yet simplified urban planning approach** to guide future population growth, which is innovative, fast, energetic and practical to match the phenomenal urbanisation trends in developing countries. Such an approach can produce better living conditions and more sustainable urban patterns, increase wealth and inclusion and provide a long term impetus to local development. The EGM believes that a simple and credible plan should be considered as an urban management tool that creates value and expands local assets and can improve cities. This response is premised on the following:

Principles:

- Recognise **the importance of public action** in guiding economic and social actors' interventions in the city towards sustainable and lasting urban patterns and

the role of urbanism as a **transparent and democratic** tool that could help improve social integration, inclusion and cohesion.

- Recognise the role of urban planning in **creating value and wealth** and in redistributing them in order to ensure **local development**, the access to housing and services for all and environmental sustainability.
- Focus/prioritise on the **definition of street and public space** of adequate quantity and efficient layout to support effective urban systems and access to public services
- Support the fulfilment of **human rights** and social, economic and environmental **sustainability**, creating **space for the urban poor** and sharing the land values increments emerging from such interventions.

Strategy:

- Promote and develop realistic urban planning and design strategies that can be **easily managed** by staff in developing countries, particularly in economies below 5,000 USD GDP per capita.
- Prioritise clear and basic normative tools, street patterns and urban planning guidelines that can be adapted to different contexts.
- Encourage the promotion and development of PLANNED CITY EXTENSIONS connected with the existing urban fabric and infrastructure following the criteria for good urban planning to enable fast growing cities, particularly in developing countries, to achieve better urbanisation patterns and guide the organic processes of growth.
- Provide a **basic urban layout** that allows incremental improvements rather than predefining the final outcome in detail, while governance and institutional capacities are tackled and economic development conditions improve.

This basic urban planning approach should be developed on the basis of the following criteria:

- **In advance** of urban growth, with horizon minimum scope of 30 to 50 years for the main urban development axis and protection areas.
- **At the scale** of the growth, considering a citywide approach for the realistic projection of needs and options.
- **Defining areas** for regulation/consolidation, for restructuring and for new extension at the same time.
- **Well and strategically located** vis a vis

environmental constraints and economic drivers, as well as existing infrastructure and transport (particularly public transport).

- **Phased in investment** to supply sufficient urban land every five years, distinguishing the development steps of urbanisation: street layout, parcellation, building.
- **Aware of the local context**, preferences and traditions in the formal and informal development of urban settlements.
- Prioritising the definition of a **clear layout of streets and common spaces, enhancing connectivity, and social capital.**
- Supporting reasonable and **sustainable densities**, which enable service provision and economies of agglomeration.
- Encouraging **mixed land use and social mix** and, thus, increasing efficiency and social integration.
- Supporting the sustainable and efficient **use of resources and ecosystems**, and reducing the exposure of residents to environmental risks due to climate change and other factors.
- Coordinating, whenever it is possible at regional level, where a **system of cities** should be structured to orient and support cities in their local planning, and at metropolitan level.

Making urban extensions work:

Planned city extensions can only be implemented adequately when an enabling environment is created and sustained. Therefore the EGM calls for the following fundamental conditions to achieve the sustainable extension of cities:

An **adequate legal and institutional framework** that is built on a rights and obligations approach, is developed on the basis of local legitimacy and relevance and that considers the social function of land and accommodates the continuum of property rights, while also providing for minimum basic standards of infrastructure. The legal and institutional framework should also promote transparency and the engagement of the full range of actors in participatory decision-making, support access to capacity building, and, while preserving the essential role of public authorities, create opportunities for entrepreneurs and private initiatives in an equitable manner.

Finance mechanisms/ economic considerations are essential for successful plan implementation and need to be considered from the onset. Objectives should match local institutional capacities and resources available and take into account regional or metropolitan strategies. Extension plans need to consider and avoid possible diseconomies of scale through a cost – benefit analysis of available options. Cost and revenue planning, along with physical planning, is needed to render economic opportunities. A cadastre and land valuing mechanisms, as well as taxation need to be established at the onset. Plan implementation should adopt mechanisms of land value sharing between the public and private sphere

and promote access to credit and the creation of jobs.

In addition, planned cities extensions will require:

The availability of tools and documented experiences for spatial planning and design, land management and revenue sharing. The development of tools for analysis and assessment, a basic citywide urban structure plan to identify needs and location of extension areas and land readjustment mechanisms such as PiLAR (Participatory and inclusive land readjustment).

Flexible regulations on land use and design guidelines to facilitate density and promote and protect street life, combined with transparent and regulated processes.

Capacity and knowledge development is needed (1) to link existing knowledge of tools with the local context (2) to redistribute knowledge, extend it and build the capacity of trainers, facilitators and local and community leaders to understand the context of urban extensions so that they are appropriately adapted.

Local understanding and analysis should include learning from the informal processes of urban extension, mapping the socioeconomic analysis to highlight urban conflicts and other social dynamics and analysing expectations of formal and informal actors. Capacity building should start by joining up existing networks and gathering knowledge in an accessible way, making them predominantly accessible to disadvantaged groups. Cities, in particular the intermediary cities, should get greater exposure to international networks.

Alliances and Advocacy

Such approaches require aware and committed local leaders, as well as the support of a diversity of actors at all levels. More efficient urban growth benefits business as well as residents and can provide long term solutions to the daily problems faced by badly planned cities. Traditional and new constituencies need to be associated with this endeavour, with (establishing) a long term commitment to better urban development. It needs to be clear that this approach benefits the city as a whole as well as specific groups, and has advantages for the marginalised as well as for the business sector as it expands assets and opportunities for all.

Local leaders and municipalities need to see the longer term benefits as well as communicate to their residents and stakeholder the shorter term advantages. As we plan for the future, the alliance with academia, education institutions and young professionals is most crucial.

We call for all concerned citizens to join this proposal and discuss it in view of the Post 2015 development goals and adopt it at Habitat III as a promising tool for future city development.

4. THE UN-HABITAT EXPERT GROUP MEETING

The EGM was designed as a face-to-face meeting where experts shared their ideas, knowledge and lessons, and also took part in constructive debates to reach a common consensus on possible measures for guiding future urban growth through planned extension works. The EGM sessions were organised around key issues related to city extension, namely trends and responses, public space, private space, land readjustment and financing city extension.

Each session comprised two main presentations that focused on different aspects of the key topic, supported by subsequent case studies from the different regions. After the presentation, the experts took part in debates moderated by specialists on the relevant themes.

The theme-based session was followed by an extensive and structured group exercise that helped to garner content to write the “Communiqué”. A field visit to different experiences of urban extension and transformation in Barcelona was conducted on the last day to better illustrate some of the experiences and issues discussed during the workshop (see Annex-4).



The approach of the EGM was, therefore, based on:

- Building on the experiences of a diverse group of experts on urban planning, international organisations, academia, and city practitioners.
- Using different formats like multimedia presentations, panel discussion in plenary, working groups and site visits.

5. INTRODUCTION AND OPENING SESSION

Antoni Vives opened the meeting by welcoming all experts. In his speech, Vives stated that politicians are in charge of choosing the direction of urban development and although politics lag behind, cities evolve quickly and the reality overwhelms authorities. Setting up plans for action is urgent, he said, in terms of both urban planning and solving problems, such as the lack of infrastructure and a cohesive and inclusive society. In the absence of these plans, cities become reservoirs of misery and can be dangerous for democratic stability.

Joan Clos, during his opening remark, underscored the role of UN-Habitat in guiding developing countries to establish an urban plan that responds to the challenges of the rapid growth they are facing. The agency is particularly concerned with proving the right instruments to tackle the lack of financial resources and government capacity to deal with this situation. The idea is not to offer a standard plan. Instead, some basic mechanisms for ensuring an orderly expansion and densification of existing and planned neighborhoods, to provide the city with a spatial structure that can create a balance between socioeconomic growth, public space areas and environmental sustainability.

The presentations attempted to provide an historical or long-term perspective, looking both at the past and into the future and identifying lessons and trends

EGM: Planned City Extension

On behalf of UN-Habitat, Rafael Tuts expressed his gratitude to the Barcelona City Council for organizing this event in collaboration with the UN-Habitat Office in Spain and extended his deep thanks to the experts who accepted the UN-Habitat’s invitation. The different sessions, he noted, would be the centerpiece for the EGM discussions, as they explored key concepts of urban development management through different instruments.

The presentation of different topics/themes would provide an overall framework of reference of concepts and examples, which would be deepened during the workshop. Additionally, the EGM recommendations coming out from the discussions would be organised in a structured Communiqué.



The presentation of Maria Buhigas clarified the concept “back to the basics” that was initiated by UN-Habitat. The “back to the basics analysis” method was developed by the “laboratorio de urbanismo de Barcelona” and comprises three elements of urbanisation, parcellation and edification that generated combinations over time and space.

The need for best practices that define desired objectives and models on how cities and public space should be planned and designed in a more democratic and homogeneous way was also underscored. As constraints exist to implement such planning, it is urgent to be decisive about clarifying the roles and responsibilities of public and private stakeholders. The introduction of new actors, the impacts of time, and alternative financing methods can also bring new players into the picture.

Ana Coello presented the analysis on planned city extensions of six towns in the USA, Europe and Africa. She focused on these cities’ street connectivity, density, mixed-use, social mix, and land use specialisation and how those concepts were promoted under certain regulatory mechanisms for implementation. Along with a discussion of the strengths and weaknesses of different extension plans, she analysed the difference between layout plan and master plan. She particularly

described how general plans (or layout plans) define public and private space as their regulations are created by institutions, which evolves over time, whilst this is not the case in master planning approaches. The presentation provided a description of the evolution of extension sites and was a good starting point for a reflection on future extension work.

Following the presentation of Ana Coello, Laura Petrella talked about the expected outputs from this EGM, one of which is to create effective tools for Public City Extensions (PCEs) that could be replicated and applied in low income countries with limited economic and technical capacities. Petrella also brought to attention the need for experts groups to have action generating discussions on different tools and approaches for on-going city extension projects. Specifically, how experts can contribute to implement mechanisms that take into accounts all levels of stakeholder participation and the importance of building research communities for further promotion of knowledge, expertise and methods for PCE on the ground. Additionally, she explained that the Communiqué is a tool for promoting further advocacy and would be a guiding instrument for UN-Habitat’s PCE-related works.

This session stressed the importance of building research communities for further promotion of knowledge, expertise and methods for Public Cities Extension on the ground

Antoni Vives (Deputy Mayor for Urban Habitat, Barcelona City Council)

Joan Clos (Executive Director of United Nations Human Settlements Programme)

Rafael Tuts (Director, Urban Planning and Design Branch Coordinator)

Maria Buhigas (Director of Urban Strategies, Barcelona Regional)

Ana Coello (Urban Planner and Landscape Designer, Ana Coello Paisaje y Arquitectura)

Laura Petrella (Leader of City Planning, Extension and Design Unit)

6. THEMATIC SESSIONS

The core of the EGM was represented by five thematic sessions which analysed urban extension trends and responses, the issue of public and private space definition and relations, the contribution of land readjustment to urban transformation and extension, and financing and economic issues related to the topic. Over a backdrop of high urbanisation rates and limited economic resources, the sessions reviewed recent research, as well as examples and on-going projects.

The presentations attempted to provide an historical or long-term perspective, looking both at the past and into the future and identifying lessons and trends. They discussed the key elements for the full development of urban extensions from plans to cities, the evolution of the urban fabric over time and the demand for increasingly sustainable patterns.

The flexibility and evolution of the extension plans to accommodate such developments were discussed, as well as the specific legal provisions regarding land management, and detailed economic dynamics that underpin successful urban extension.



SESSION 1: URBAN GROWTH AND EXTENSION: TRENDS AND RESPONSES

“Should cities grow everywhere or rather define and specify their territorial growth”, Adolf Sotoca

Richard Martin in his presentation “Global Urban Expansion Trends and Projections” talked about a conscious and coordinated effort in making room for a “planet of cities”. He also urged for detailed forecasting studies on the developing countries in Asia and Africa, in particular, because of the emerging extension needs in these regions. He believes that in order to build sustainable cities and planned extensions, there is a need to publicly understand the underlying motivations for limiting sprawl, transportation and infrastructure cost and informal settlement proliferation.

The necessity of a clear urban agenda for policy and program design and implementation for achieving sustainable urban extensions was highlighted in Salvador Rueda’s presentation “Sustainable Cities as Future Challenges in City Extensions for Developing Countries.” Apart from theoretical principles for planning and design, he highlighted the need for a good implementation strategy that considers social impacts, economic growth, poverty issues and demographic growth, focusing on the delivery of services and infrastructure.

Examples from planning practice and experiences in Guangzhou, China and Lusaka, Zambia were presented through case studies. In the presentation of Guangzhou Extensions, Yi Xiaofeng explained different strategies that the Guangzhou City Authority adopted to implement the project, along with practical challenges and how they overcame them.

The possible scope of city extension and how the extension issue was highlighted in the Lusaka Master Plan was presented by Daniel Phiri. Josep Maria Llop also presented Urban extensions lessons learnt within the “Intermediate Cities” experience.

DISCUSSION AND DEBATE

- Following the main topic and case study presentations, Adolf Sotoca facilitated the discussion. He synthesised the presentations, focusing on current urban and city extensions main issues: space, time and local context.
- Space: Emphasised the incremental approach on planning (planning in phases) and the following question: should cities grow everywhere or rather define and specify their territorial growth?

- Time: There is a need to balance city extension versus local resources (e.g. The need to explicitly integrate timelines and funding strategy in the city extension design/plan).
- Local context: The complexity and diversity of the city's needs to be understood.

A constructive debate took place on the immediate needs for planned city extension. Experts agreed that along with time scales (short-term, medium-term and long-term) we also need appropriate tools, methodologies, regulatory frameworks for institutional collaboration and funding to approach city extensions.

Experts also reached an agreement that better calculation methods are necessary for Asian cities, which have almost reached their limit in road capacity and traffic congestion.

Additionally, the effect of investment and economic return in regards to different planning methods, mechanisms and the ideal size for Asian cities must be understood.

“Experts agreed that along with time scales (short-term, medium-term and long-term) we also need appropriate tools, methodologies, regulatory frameworks for institutional collaboration and funding to approach city extensions”

Richard Martin (Urban Planner, Ethiopia Urban Expansion Initiative. New York University)

Salvador Rueda (Director. Urban Ecology Agency of Barcelona)

Yi Xiaofeng (Assistant Chief Planner, Guangzhou Urban Planning & Design Survey Research Institute)

Daniel Phiri (Consultant, UN-Habitat Zambia)

Josep Maria Llop (Director of UIA-CIMES Programme, International Union of Architects. University of Lleida, UNESCO Chair of Intermediate Cities)

Adolf Sotoca (Visiting Professor. University of Illinois. USA/Professor. UPC Barcelona TECH. Spain)

SESSION 2: URBAN EXTENSION-PUBLIC SPACE



This session attempted to define the concept of public space, focusing on the requirements that must be fulfilled to be considered as such, the key parameters of a viable public space and the idea of “the inclusive city” (equality in access to the city).

From the design point of view, the aim was to identify key design choices for street vitality, economic effectiveness, security, mobility and connectivity. The

innovative idea of how public spaces can be assets for climate change and risk management (water control, storage, purification, permeability of urban surface) was also introduced.

From the economic point of view, the goal was to analyse the economic value created by public spaces. Public spaces can be considered as a collective asset and support for fixed social capital (collective goods and functions that support private activities and value). The issue of public space, with regards to infrastructure development, was also raised. Another topic was the idea of ‘extracting’ public space from private property (different approaches and models) and how to protect public spaces from private grabbing and the role of communities in this matter. In terms of public coherence, the discussion tried to clarify the understanding on how to manage multiple jurisdictions and competing interests. What should be the role of public authorities? How can you integrate the private sector, without losing public control of these spaces?

Joan Busquets, in his presentation “The role of public spaces for city development” explained that cities should avoid the decentralisation of city extension areas to minimise uncoordinated development and achieve better efficiency. City extensions are directly related to density. Not only in terms of population growth, but also its related services and urban commodities like transport, road network, housing, employment, and public space. He encouraged innovative and reactive

public space's design efforts by considering "greenery" and other elements to add more value to city life. He also made a brief presentation on different types of city extensions by focusing on public space issues, namely (1) extending, (2) decentralising, (3) transforming and (4) upgrading.

In her presentation "Urban Metabolism and Optimization of Public Space for Provision of People, Goods and Information," Maria Sisternas stated that the concept of public space has changed over time and that different actors are now involved in designing and implementing public space projects, benefiting different groups of people ranging from the working to the wealthy class. Nonetheless, in other occasions public space design and implementation cannot be placed at the top priority since local authorities struggle with scarcer financial and technical capacities.

Under this session, two cases of public space planning were presented for Santa Marta, Colombia and Mavoko, Kenya by Silvia Mejia and Salvatore Fundaro, respectively. Fundaro focused on how public space options are considered and regulated through legal instruments in Mavoko, a project that is under implementation with the technical and financial assistance of UN-Habitat. Mejia presented how public space issues have been prioritised in city extension plan in Santa Marta.

The discussion tried to clarify the understanding on how to manage multiple jurisdictions and competing interests. What should be the role of public authorities? How can you integrate the private sector, without losing public control of these spaces?

"We should encourage Innovative and reactive public space's design efforts such as "greenery" and other elements to add more value to city life"

Joan Busquets

DISCUSSION AND DEBATE

The discussion facilitated by Thomas Coggin highlighted the challenges related to upkeep/repair, improvement of acquisition, designing and implementation of public space. There should be equal access to public space both for formal and informal groups and it should meet the needs of all citizens; thus it should be designed by following a human rights-based approach.

The experts also called for need-based tools, approaches and legal frameworks for public space design and implementation. Properly planned and designed public spaces should also produce social benefits. Both civil society and city authorities must be responsible for financial arrangements for its regular and periodic maintenance. They also argued that the concept of gated communities should be minimised in cities of the 21st century to emphasise the public space use for all.

Joan Busquets (Professor, Harvard University. USA/ Architect and planner at BAU)

Maria Sisternas (Projects Director, Habitat Urbà, Barcelona City Council)

Silvia Mejia (Coordinator of the "Achieving Sustainable Urban Development Program". Santa Marta. Colombia)

Salvatore Fundaro (Urban Planner. Ana Coello Paisaje y Arquitectura)

Thomas Coggin (Lecturer, University of the Witwatersrand. South Africa)

SESSION 3: URBAN EXTENSION-PRIVATE SPACE

This topic was explored for Barcelona and Asian cities in detail, providing insights into concepts and understanding in these two contexts.

The session presentations focused on design and considerations, stakeholders' involvement for private space design and its impact on planned city extension. Detailed application of concepts and issues related to Africa and to a neighbourhood improvement in Barcelona were presented as case studies.

Aurea Gallen, in her presentation "The Barcelona Metropolitan Plan (1976-2013): Systems and Zones," provided a background and context of the process

of development of the city master plan in 1996 and underscored that urban extension plan efforts must be based on existing legal urban frameworks. She also discussed private space in terms of integrating economic balance and flexibility. Private spaces need to be designed for all levels of society - including low and middle income residents. She also described how land transformation took place in Barcelona city and provided examples on the process of dividing the urban land into zones and systems to better define the desired urban fabric of this city.

Rachel Keeton in her presentation "New Towns and Urban Extension Trends in Asia" explained different

typologies of “new town” development such as economic cities, eco-cities, enclave cities, political cities, shelter cities and smart cities. She also zoomed in on the challenges of making new towns greener and more carbon neutral, on the integration of job-rich or job-oriented new towns, and on the integration of culture in the designing of new towns in Asia. Based on a research spanning over 400 cities, Ms Keeton highlighted the emergence of new models of private cities, which are managed as private businesses and whose sustainability is highly questionable, particularly in terms of social sustainability.



How private space was designed and developed at the city and neighbourhood levels was discussed by Carlos Trinidad and Sebastian Jornet. The latter presented a very successful example of improvement of La Mina public housing complex in Barcelona, through the redesign of public space and urban functions in the area. The approach was based on mending the difficult situation in the area through better connectivity with the city, resizing of the public space, and creation of new buildings on lower height hosting urban scale facilities. The involvement of the residents in the design and development process through participatory approaches over time was also illustrated.

DISCUSSION AND DEBATE

The discussion and debate session was facilitated by Edesio Fernandes. Experts discussed financing mechanisms of urban extension works as it is mostly undertaken by the private sector because of market economy and demand. Due to the high financial returns and benefits, most often the quality of planning for private space is not satisfactory, which calls for planning and management frameworks.

“Aurea Gallen (Director. Office of Urban Planning Studies. Habitat Urbá) described the land transformation in Barcelona and provided examples on how dividing the urban land into zones and systems achieved a desired and better urban fabric of the city”

Experts also agreed that for better planning and management of private space, we need to think about participatory approaches and regulatory frameworks to form the legal-political system concerning public and private space management. Currently, there are different typologies of private-driven developments, most of which are branded as eco-cities, smart cities or political cities in spite of being business and profit driven. Therefore, planners need to think about how low income groups could benefit from such developments and/or maintain access to private spaces .

Experts also agreed that for better planning and management of private space, we need to think about participatory approaches and regulatory frameworks to form the legal-political system concerning public and private space management

Aurea Gallen (Director. Office of Urban Planning Studies. Habitat Urbá)

Rachel Keeton (Researcher and Project Leader. International New Town Institute)

Carlos Trinidad (University of Maputo, Mozambique)

Sebastian Jornet (Associate Professor. Universitat Politècnica de Catalunya. Spain).

Edesio Fernandes (Lecturer and Researcher, Lincoln Institute of Land Policy, USA)

SESSION 4: IMPLEMENTING LAND READJUSTMENT/REPARCELLATION

The overall aim of this session was to look at the details of the management of land readjustment projects in a developing country context, particularly in relation to community engagement, inclusive outcomes and land value sharing. This included learning from the experiences of developed country cities, in particular innovators such as Barcelona. The key goals of the session were to learn about land readjustment projects in different contexts; the perspectives of both the public and the private sector in the process; the different variables in the cases studied, including regulations; political will, fiscal and other incentives; and social dynamics and personalities.

The session also aimed to critically analyse the cases studied, identify mistakes and solutions that were developed and to understand what are the appropriate objectives for a land readjustment project. The presentations were followed by a case study presentation by Ricard Fayos, who discussed how the private sector contributed in the land readjustment process in Barcelona city.

In the topic presentation, Robert Lewis-Lettington talked about the participatory and inclusive land readjustment tool "Participatory and Inclusive Land Readjustment" ("PILAR" - initiated by UN-Habitat). He also explained the background and context of PILAR as a useful and responsive tool in addressing urban land issues (especially in acquiring public space) in developing countries. The tool was applied in 15 different countries, and the presentation focused on four

countries as case studies including Medellin, Colombia. The lack of suitable instruments to facilitate supply of serviced urban land at scale; the complexity in arriving at agreements and consensus among different partners (win-win situation), ensuring public and private balance with attention to the sharing and distribution of costs and benefits; institutional deficiencies; how to optimise the limited land and financing are some of the issues that were highlighted to emphasise the importance of land readjustment.

In his presentation, Robin Rajack (Senior Land Administration Specialist, World Bank) talked about land redevelopment and readjustment practices and associated issues in developing countries, using Bhutan as a case study, a project of the World Bank. Mr. Rajack emphasised on the public intention and operational structure of land administration, benefiting a large part of the population. Special attention is required for blighted and high risk areas, such as those that are vulnerable to natural hazards, such as floods and cyclones. There is also need to ensure financial support from both public and international financing agencies for implementation. Other important issues raised were: litigation and the use of eminent domain; the need for more land pooling tools; the limited public intervention if private land ownership dominates; and the interconnecting issues of cost-recovery.

He also proposed a few important roles for UN-Habitat such as: extending technical assistance on legislative development and programme design;



advice on structuring public-private land development partnerships; strengthening of land administration and management systems; and the application of social and environmental safeguards in the whole process of land readjustment.

Under this session, two cases of land readjustment/ reparcellation implementation were presented for Medellín and Barcelona by Diego Restrepo (Director, Housing and Social Habitat Institute of Medellín) and Ricard Fayos, respectively. Restrepo explained in detail the context, reasons, challenges and risks of Medellín's Land Readjustment. Fayos focused on the topic of private contributions linked to public spaces, explaining the case of the "Diagonal Mar" land readjustment project in Barcelona.

DISCUSSION AND DEBATE

The discussion session was facilitated by Yu-Hung Hong and Joan Llord. The presenters talked about the necessity for a relational framework for urban planning and land readjustment to shape people's behaviour. Land issues in recent times have evolved tremendously into highly complex and political issues that need an appropriate and responsive land readjustment tool, since the classical and conventional tools proved not as effective.

The experts also took part in a discussion on possible tools to plan city extensions; including the role of

participation and inclusion, the inclusive outcomes in terms of benefits and the role of gentrification in all these processes and legal frameworks. They have also identified issues related to informality as a challenge for land re-adjustment (case of Zambia) and participation of different stakeholders over time for decision making on land re-adjustments as matters that need to be addressed to achieve sustainable city extension projects. Specifically, the questions concerning participation of stakeholders, city with huge informal populations, role of UN-Habitat and nature of public-private partnerships for land re-adjustment were stated by Yoel Siegel and Robert Lewis-Lettington, Daniel Phiri, Edesio Fernandes and Sohel Rana, respectively.

Ricard Fayos (Architect and consultant for Habitat Urbà, Barcelona City Council)

Robert Lewis-Lettington (Urban Legislation Unit Leader, UN-Habitat)

Diego Restrepo (Director, Housing and Social Habitat Institute of Medellín)

Yu-Hung Hong (Executive Director, Land Governance Laboratory, Massachusetts Institute of Technology, USA)

Joan Llord (Director of Concerted Actions Office Habitat Urbà, Barcelona City Council)

Yoel Siegel (Consultant, UN-Habitat Kenya)

Daniel Phiri (Consultant, UN-Habitat Zambia)

Sohel Rana (Urban Planning and Design Officer, UN-Habitat)

SESSION 5 - FINANCING CITY EXTENSION AND OTHER ECONOMIC CONSIDERATIONS: AFFORDABILITY AND PROFITABILITY

The aim of this session was to discuss the financing models and financing objectives, resource mobilisation options, investment priorities, risks and advantages of old and new instruments, stakeholder involvement and profitability issues associated with the sustainable city extension approach. The session also discussed limited resources, competing priorities and weak taxation options as well as which objectives of city extensions (i.e. accessing land for development, providing or improving infrastructure and services in ways that enhance mobility, mixed use, sustainable densities, and access to housing for low income groups) should be prioritised.

Lawrence C. Walters in his presentation "Land Value Sharing and other Local Government Financing Mechanisms" exposed different financing approaches for urban development in different countries. He stated that planning must include revenue planning as an important policy for implementation. The tools for financing infrastructure and other development should be aligned with community values, history and

political will for long term sustainability. He mentioned developer exaction, betterment levies, property tax, privatisation, tax subsidy, cost-sharing partnership, and taxing incremental values as successful approaches for financing on-site and off-site infrastructure projects, on-going urban service projects and land development works, as demonstrated by cases from Colombia, the United Kingdom and India.

In his presentation, Roberto Camagni talked about "Financing and Economic Models" for city extension projects. He mentioned that cities are expensive machines for the production of collective goods and externalities. He stressed the importance of transparency for fair rent-taxation mechanisms, which, however, differ widely across countries and within countries, and are highly dependent on political will and public ethics. He highlighted the importance to study, measure, compare and disseminate international best practices on different financial models for extension projects and to build guidelines for different territorial conditions.

The case study by Newton Figueiredo, presented how FIABCI is contributing in real estate development to meet rapid housing needs with a specific example of Brazil. Josep Maria de Torres presented how the private sector helps the public sector in urban development. Yoel Siegel presented the resource mobilisation and asset creation framework that was developed for urban development projects in Kenya (Kisumu) and Mozambique.

DISCUSSION AND DEBATE

The discussion session was led by Matt Glasser and revolved around questions posed to the two main presenters. In the discussion, Walters explained the importance of revenue, planning, capital planning, expenditure planning and financial analysis for city extension works.



For equal distribution of values among citizens, it is urgent to engage both public and private sectors, but the most crucial goal is to identify the ideal balance between the public and private sectors and to make the plan financially viable, said Hong. To answer the question of Llop “whether the plan can create value itself,” Glasser said that the plan can create value depending on the context. In Europe, with a legal and regulatory regime where the plan has some meaning, you have a sort of clear situation: if you are outside the plan you are not entitled to services; if you are inside an approved legal plan you have access to services.

In some developing cities, the plan is fictional, does not create value nor apply to the overwhelming majority of the population. In this kind of city, it is not clear who owns the land, and what their rights were prior to the plan. Once the plan is adopted, it does not create transparent rights, and even if it does, -such as the right to water and sewage services- the city does not have the ability to provide those services.

Hong argued that urban planning not only creates and monitors capital gain value; it also adds social value that can enhance livelihoods and the well-being of society as a whole. Camagni stated in his argument that

profitability is not the problem. The problem is rather the demand, so we should think about the demand-supply relation in terms of city extension projects.

Adolf Sotoca mentioned that the term profitability differs based on who is using it. For example, planning by the private sector and planning by public sector is not the same. As public funds are not unlimited, we need to be careful in prioritising interventions and the criteria used for planning and development on city extension’s works.

Matt Glasser emphasised that beside revenue planning, a plan should also include capital and expenditure planning. Financial analysis of the plan should be thorough. When the transition from rural to urban use happens, value is created and there is also tremendous potential for misuse, stated Camagni, who also spoke briefly about information asymmetry. Typically it seems there are three groups involved: the city, which has, normally, less information than the experienced developer; the developer and property owners; and finally the tenants, which have less information than either of the first two groups.

In this condition of information asymmetry, trying to assure a just and equitable result is a real challenge. “What is the right percentage of value to distribute and to whom” is a question nobody has the right answer for. An interim solution could be transparency, public debate and public participation during the process. From the point of view of urban finance and law, these contexts are critically important to get the right tools. Same tools do not work identically in different contexts, and the same happens with the laws.

“The most crucial goal is to identify the ideal balance between the public and private sectors and to make the plan financially viable”,

Yu-Hung Hong

Lawrence C. Walters (Professor, Brigham Young University, USA)

Roberto Camagni (Professor, Milan Polytechnic University, Italy)

Newton Figueiredo (President of Sustainability Committee, Brazilian Chapter of Real Estate International Federation - FIABCI)

Josep Maria de Torres (Director, Barcelona Gestió Urbanística SA (BAGURSA))

Yoel Siegel (Consultant, UN-Habitat Kenya)

Matt Glasser (Urban Legal Adviser, Legal Vice Presidency, World Bank)

Yu-Hung Hong (Executive Director, Land Governance Laboratory, Massachusetts Institute of Technology, USA)

7. COMMUNIQUÉ DISCUSSION

After the presentation and thematic session had concluded, UN-Habitat presented the first draft of the communiqué which reflected the key elements from the discussion and presentations during the preceding sessions. The experts commented both in writing and orally and discussed various elements, requested clarifications and emphasis. The following issues were underscored during the discussion:

- The need for clear reference to human rights and poverty reduction.
- The importance of defining better the role of public space.
- The specific definition related to the economic mechanisms around city extension.
- The importance of a clear layout as opposed to a rigid grid.
- The importance of a more concise text.
- The attention for some terminology that may have different meaning in different contexts.
- The inclusion of a regional dimension.
- The inclusion of details and specific timeframes where needed.
- The simplification of the introduction part.

The inputs received were further elaborated in parallel with the following working group session in order to achieve a better draft for presentation in the concluding session of the EGM. Following the presentation of the Communiqué, the subsequent comments and suggestions were received from experts at the end of the event:

- Some important words are missing such as informality, justice and rights-based approach.
- Need to be more clear about who is the reader or the target audience of the communiqué .
- Should not dwell too much on specifics for details like numbers/statistics (e.g. Standards for allocating land sizes in terms of percentage of roads, streets, open space, etc.).
- Minimise technical words or urban lingo/jargons as many readers are not familiar with these words
- Clarify city “extension” or city “expansion”. What do we mean? Are they the same or different?
- The texts are heavy and too long. They need to be shortened and more concise.

8. WORKING GROUP: “MAKING CITY EXTENSIONS WORK”

The participants divided into four groups based on their interest and preference to discuss cross-cutting issues aiming to reach additional conclusions to incorporate into the final communiqué. The working group session included a plenary presentation and discussion of the group conclusions.

The four groups focused on the following topics:

1. Institutions and legal frameworks for city extension.
2. Advocacy and partnerships.
3. Research and capacity.
4. Tools for extension planning.

1.- “INSTITUTIONS AND LEGAL FRAMEWORKS FOR CITY EXTENSION” WORKING GROUP

The discussion of the working group on Institutions and Legal Framework focused on how the institutional and legal framework can effectively address the extension of the cities. The group elaborated a list of ideas and characteristics of the institutional and legal framework, which are considered essential to effectively address urban extension challenges.

‘Sustainable Real Estate Markets’ are a reference point for the development of a real estate market Legal framework

Secondly, the group discussed the institutional framework issues. The institutional framework should be clear and define the different roles and responsibilities of the different levels of governments. Local authorities should be reinforced and able to develop a leading role regarding city extension. In this sense, local authorities should be able to protect their legal framework and laws and their access to technical knowledge should be granted. Human rights must be the base of any plan and policy. The main points of the analysis can be summarised as follows:

Firstly, the group discussed the legal framework issues. The need to differentiate between the legal framework and the effective implementation of laws was brought up. The legal framework should accommodate existing non-complied uses of land to further develop social integration and inclusion and take into account both the common and individual interests. It was also mentioned that the UNECE guidelines for

1. Planning should always be accompanied by clear, consistent, equitable and appropriate legal and

institutional frameworks, which:

2. Local government needs to adapt to and be supported in its role as a leader in urban development

3. Clear definition of the different roles and responsibilities and coordination mechanisms among all levels of governments and other actors involved in the urban extension process.

4. Legal frameworks should consider the social function of land.

5. Framework that creates opportunities for entrepreneurs and private initiatives in an equitable manner and:

a. integrates social, legal, financial and economic considerations;

b. provides for minimum basic standards of infrastructure;

c. promotes transparency, engagement of the full range of actors and participatory decision-making;

d. promotes access to professional capacity for municipalities;

e. is developed on the basis of local legitimacy and relevance;

f. accommodates the continuum of property rights;

g. takes into account affordability and Sustainability;

h. reflects a right and obligations-based approach to planning policy.

2.- “ADVOCACY AND PARTNERSHIPS” WORKING GROUP

In this group, a series of stakeholders were first proposed for discussion and prioritization to analyse and line them up according to their strength of voice and according to the characteristics of each group that would serve the advocacy exercise to support city extension work. The group agreed that the starting point of the advocacy strategy was to be clear on what they expected each group to do. There is a sequence in the advocacy. After the identification of the role of each group, the strategy should focus on the groups that will have the biggest impact. Private sector/land owners, civil society, institutions and media were identified as key groups that can play a vital role in advocating city extension. The key discussion points of this group were:

- The private sector led the list of key stakeholders, as they have more financing potential than the public sector. This group needs to be convinced of the need to invest in city improvement beyond their capacity as a business and profit-making institution. An example of an advocacy campaign in Barcelona was given where after a long process of advocacy the landowners did not accept the efficient city expansion plan that was proposed.

- The example showcased the advocacy challenge faced by the group, which tried to convince the landowners that was in their best interest to expand in a more efficient manner. The group decided to meet that challenge by changing the focus and starting at the end of the process. They tried to identify the final actor, responding to the question “who is the owner of the expansion plan?” Municipalities and landowners associations appeared as key actors, although they were mostly political in nature, which might be another challenge in itself.

- The civil society group emerged, then, as an

intermediary actor between the local government and public sector and a potential key carrier of that message.

- The academic sector, subsequently, appeared as a complementary group as they could provide the necessary information through research and studies to clarify the diversity and complexity of the urban expansion phenomenon. The academic sector also has a significant role to play in triggering behavioural change in those who will be the decision-makers of the future.

The working group reached the conclusion that a short-term and a long-term perspectives were needed in the advocacy strategy. For the long-term, the academic sector has a crucial role. In the short-term, the strategy should focus more on local governments and communities. Local governments came up again as key actors because they are the link to the other groups and they have the decision-making capabilities. The transparency issue was then raised. Most of the agreements that lead to urban expansions are signed “off the record”. In this case, the media have an important role to play.

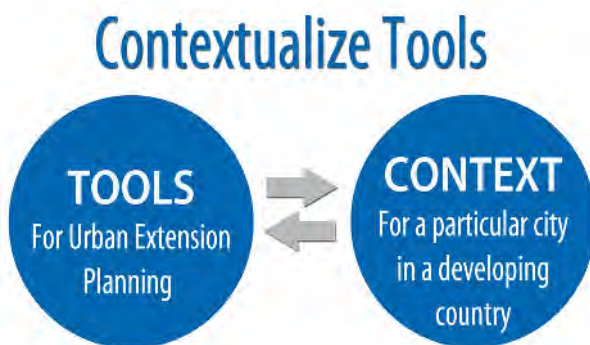
The academic sector could provide the necessary information to clarify the diversity and complexity of the urban expansion phenomenon

3.- “RESEARCH AND CAPACITY” WORKING GROUP

In this group, the discussion focused on the adaptation of tools and development of knowledge, and, subsequently, on their dissemination. The contextualization of tools for urban extension was seen as a way to link the existing knowledge on Tools and Context. Secondly, the means to redistribute that knowledge, building the capacity of the facilitators of the urbanisation process and extending the research were explored. The group agreed on the following general objective for capacity and knowledge development:

- To build capacity of trainers, facilitators and community leaders to understand tools and the context of urban extensions so that they are properly adapted

The debate later on focused on how to link tools and context in order to achieve better results. It was stated that capacity building should focus on the appropriate use of tools in a given context. In order to contextualize tools the following issues need to be understood:



- Academia, urban researchers and practitioners, as well as international organisations dealing with cooperation and urban development, have developed a substantial amount of knowledge around the topic. This knowledge needs to be utilised in the urban extension process.
- Instruments need to be available for the facilitators of urban extension processes. It needs to be understood that the access to them is not the same for all actors (especially in the context of developing countries) and, therefore, should be improved.
- Improving existing tools is important as we are not starting from zero. There are a number of tools that have been successfully implemented already. They need to be promoted and shared. However, the existing instruments are often used in either small scale interventions or different context, than the given one. They need to be utilised, further developed and, in many cases, scaled-up from a pilot project to a city level project.



- The analysis of the context should be done in the regional as well as in the city, neighbourhood and local levels. It should include the understanding of preservation areas. Socioeconomic analysis should be done prior to the extension plans. Mapping the outputs of socioeconomic analysis provides crucial knowledge for planners. It helps to visualise, sometimes abstractly, urban phenomena such as urban conflicts or invisible socio-cultural relations. This, in turn, helps to create more accurate plans.

Understanding stakeholder’s needs and expectations are also important. This involves the research on formal and informal actors and can only be done if planners and other facilitators of urban extensions are present on the ground. Otherwise, the assumptions can strengthen urban conflicts and produce unsustainable results. This reality, for example, can be seen in the case of Medellin where armed conflict has its implications on socio-spatial fragmentation.

Regarding the question of how we can enhance existing processes of capacity building among various actors in urban expansion, the experts listed these ideas for capacity building and also research:

- Join the existing networks that already work on this topic (i.e. UCLG peer learning experiences for city-to-city knowledge exchange).
- Share good practices and experience-based knowledge among cities, especially through South-South cooperation.
- Gather knowledge produced by academia, practitioners and international bodies in one accessible database.
- Make tools more available for all actors in urban extension projects, especially community leaders and disadvantaged groups who were previously excluded from power.
- Strengthen local, national and international

networks.

- Provide cities, in particular intermediary cities, with greater exposure to international networks to enable sharing experience and knowledge.
- Capacity building should distinguish between at least two types of facilitators in the process: facilitator 1 – a planner trained to manage the process of communication and facilitator 2 – a technician able to encompass the particularities of the project (budget, spatial design, etc.).

Improving existing tools is important as we are not starting from zero. There are a number of tools that have been successfully implemented already. They need to be promoted and shared.

4.- “TOOLS FOR EXTENSION PLANNING” WORK GROUP

Group members first looked at planning tools from the basics – literally, how to create the plan – and then decided that the most critical issue was to begin with the assessment tools. Experts in this group focused on the existing context, but also on the future requirements and needs of the population, including the risks that might be involved in that context.

The group also prioritised the following issues:

- Skills needed to be examined more clearly. Not only regional and urban, but also neighbourhood skills' need to be studied separately but in a kind of parallel approach.
- Suggestion for expanding city boundaries needed to be concrete. Legal definition for protection areas is essential. Arterial roads and their subsequent maintenance need to be planned, once these areas are defined.
- The group members put a special priority on different kinds of plans and the levels of definition or adaptability we need to achieve to support planned city extension approaches and agreed on the following two plans:
 - Instead of a master plan, the group suggests having a structured plan, which offers a longer term view of the area, and it is also produced at a larger scale. This would be where the arterial roads should come in.
 - But there should also be an action plan. The Chinese example of the five year plan was used. Ideally, a short term plan at a smaller scale should be used.

This of course needs to be done in parallel, which requires communication.

- Legal tools with design guidelines. This relates to plot sizes, public and private space, but also a legal definition in the housing policy. The group agreed

that regulations need to be fair, to be defined by what is culturally normative. They used the example of the speed limits. What may be fair for a western planner might have a different definition in a local context.

- Social sustainability, which prioritises on individual and community participation during the entire planning process. Not just getting local opinions and then abandoning people.
- To ensure finance, a tool should be developed to enable taxation, which is not the case in many developing countries. That means that soil and land tenancy should be formalised and, after that, the taxes should directly benefit the local government, not lost via corruption.

Following the group exercise presentations, the experts debated and reached consensus on the following topics:

Affordability needs to be defined for extension works and this needs to be looked into on a case by case basis. There should be options for different plot sizes for different classes of people.

Plans should be made for longer periods and young planners should be trained on current city extension work. Thus, the targets should be institutes and schools as well as any relevant training institution. As conceptualization of tools is very important for all professionals, older professionals also require training to understand the context within which relevant tools can be applied.

For young professional and practitioners, UN-Habitat can provide this kind of training to many universities to mobilise the students. And, actually, they are very receptive to participate in the design and implementation and investigation of these projects.

9. CONCLUSIONS



Following the group presentations, the draft communiqué was presented and shared with experts by UN-Habitat representatives. The communiqué captured the whole outcomes of the EGM and also illustrated what we need to do next to deal with the planned city extension. It is also important to know who will use this communiqué and how the outcomes of this EGM (in the form of communiqué) will be used. The communiqué will target potential professionals involved in urban planning works, academia, researchers and decision makers. The communiqué will be very useful for Habitat III. It is also highly useful to illustrate the concept and planning progress for city extension works to handle the upcoming urban planning challenges in developing countries.

In this presentation session, Raf Tuts shared his reflection on the discussion of the EGM. He stated that planned city extension is a vast and complex topic that we are starting to understand better, and the EGM proceedings were an important step in better defining and understanding the issue. Planned City Extension is a new paradigm and it requires a change of attitude at different levels of government, the private sector and communities. Throughout this meeting, a lot of emphasis was placed on the product, tools and space, while gradually the importance of the process, inclusion and transparency had emerged. Mr. Tuts also mentioned the need to think more about cost-benefit analysis of city extension approaches, including direct and indirect costs, as well as the short term cost and the long term cost, and the internal and external costs.

Along with this, we also need to explore and explain the social, economic and environmental dimensions of these costs. This clarification is crucial to the advocacy of this idea to the outside world and to those people who are in the position of taking decisions. Tuts also talked about transferability and commended the capacity of the experts from Barcelona, in particular, to adapt their experience to the needs and level of development and reflection of other contexts demonstrated by the

presentations made during the workshop. Indeed the most difficult aspect is the transfer of experiences, rather than the transfer of tools. He also assured that all information regarding this meeting would be available and that the communiqué would circulate for comments before being finalized.

Laura Petrella then presented the draft of the communiqué, briefly describing how it had been developed and how it is going to be used. She agreed with Tuts that, although we have a conceptual clarity on planned city extensions, we need to do a much more rigorous assessment of what the key elements and components of this approach are.

In terms of dissemination, UN-Habitat has started a process with all the member states and various constituencies on international guidelines on urban planning, which is an effort led by the UN to set some international guidelines.

The meeting had been very useful in terms of learning and knowledge sharing, she noted, especially regarding development work, and the group of expert was an important resource for UN-Habitat and should remain so in the future. The workshop had also demonstrated that we cannot talk about planning if we do not talk about the economic or legal implications. And if we promote urban development without thinking about the physical patterns, we are omitting a very important aspect. This event was very important and UN-Habitat will work in the future in maintaining this type of connection. Petrella also praised the rich material generated by the workshop, which needs to be published and become available.

Finally, she stressed the need of piloting some of these experiences, opening them up for input from a diverse pool of experts and experiences. Students and researchers should not be excluded from this process. Concerning the broader reach of the findings of this group, which needs to have an impact and expand knowledge as well, she mentioned that the communiqué should include actual examples and references around these principles and ideas. Robert Lewis-Lettington (UN-Habitat) explained how this communiqué can be useful for practical examples on the ground and a valuable resource for successful implementation. He stressed that now is the time to improve the existing city structure, but we have to adapt the reality of extension and we should do that in a predictable manner as possible. There is certainly a need for agreeing methodologies that can be used to address certain problems and basic/central questions.

This EGM has brought many of those questions to the forefront. He also assured that in the very near future, at the UCLG congress, the plan is to emphasise the support

of local government's capacity, and where this capacity is absent, make sure that local government has access to an equal alternative. He also urged for a legal framework and a coordinated effort among the different branches and units to work together. Meanwhile, partnerships will be developed with planning institutions and research centres to work on different urban development issues. He mentioned the examples of the legislative branch about the partnership with law schools to encourage the development of urban lawyers in this particular field.

His key concern was how to make the findings of the workshop relevant for the key constituency of UN-Habitat, which are the less developed countries, and how to link them closely with the work of other Units and Branches in UN-Habitat, such as the Governance Unit or the Land Unit. He insisted on how much he had to take back to these units to discuss the continuum

of land rights, the questions of land titling, and the development of land markets and particularly on land value sharing. Many of the issues raised in the EGM can be taken forward and applied directly in their work. At the end of his speech he expressed his gratitude to all the participants on behalf of UN-Habitat for their contribution and help. He extended his special thanks to the City of Barcelona. Finally, he thanked our UN-Habitat colleagues from Spain for their tremendous efforts and for making the meeting successful by their finely tuned arrangement and support.

“The workshop demonstrated that we cannot talk about planning without mentioning the economic and legal implications”

10. CLOSING REMARKS

Vicente Guallart, in his concluding remarks, expressed his deep gratitude and sincerest thanks to UN-Habitat for organising this meeting. He also extended his thanks to participants from the World Bank, from different cities, universities and from the city of Barcelona.

He explained the necessity of urban development through extension as the world is becoming more and more urban due to the rapid growth of population and increasing human needs. He extended that UN-Habitat is working with a very crucial issue related to city level, trying to improve how cities are defining the world and rationalise this matter, as in the next 30 years urban population will double, especially in developing countries located in Asia and Africa. He referred to the concept of “City Protocol” being developed by Barcelona City to rationalise the approach on how we look at cities by defining specific tools, technique, methods for city development by prioritising contexts of development and demands of people. It has been the case that we have been building cities for hundreds of years without any rationale, shared platform or exchange of knowledge and without defining our values. So, a careful effort and attention are urgent for building a rational platform for knowledge sharing and to define our values to advance our city extension work further.

A system for cost benefit analysis is also very crucial and urgent and it should be universal in order to define the relation between cost benefits for any kind of urban process and any kind of urban transformation.

He confirmed his full support to UN-Habitat to develop a rational process and sustainable mechanism for planned city extensions. Regarding the communiqué, he praised the quality of the work and certified it as very much relevant. The Barcelona City Council will do its best to collaborate with UN-Habitat and with the rest of the participating organisations in order to improve the cities in development, concluded Guallart.

“We have been building cities for hundreds of years without any rationale, shared platform or exchange of knowledge and without defining our values”

Vicente Guallart (Chief Architect, Barcelona City Council)

11. SIDE EVENTS

Two side events were organised in addition to the Experts Group Meeting. The first event was an Open Conference hosted by the College of Architects of Catalonia: “The New urban Agenda towards HABITAT III: Architecture enhancing city action through international partnerships” It took place in the Lecture Hall of the College of Architects of Catalonia and was presented by Luis Comerón. (Dean, College of Architects of Catalonia) and Raf Tuts (Urban Planning and Design Branch Coordinator, UN-Habitat).

The second side event was a site visit to the City of Barcelona. The EGM participants and Barcelona representatives visited different Barcelona neighbourhoods in order to understand the urbanisation process. The places were selected according to their relevance to the EGM topic: planning city extensions. The visit was guided by experts on Barcelona urban transformation. The participants had the opportunity to pose questions and ask for clarifications. The site visit helped to clarify different concepts, exchange experiences and learn from real experiences.

The places visited were:

The Old town, Gracia District, el Ensanche and the new urban extensions such as Diagonal and 22@ neighborhood.



ANNEX 1: FINAL LIST OF PARTICIPANTS

PANELISTS AND SPEAKERS

- **Ana Coello.** Urban Planner and Landscape Designer. Ana Coello Paisaje y Arquitectura.
- **Richard Martin.** Urban Planner, Ethiopia Urban Expansion Initiative. New York University.
- **Salvador Rueda.** Director. Urban Ecology Agency of Barcelona.
- **Josep Maria Llop.** Director of UIA-CIMES Programme, International Union of Architects. University of Lleida, UNESCO Chair on Intermediate Cities.
- **Yi Xiaofeng.** Assistant Chief Planner. Guangzhou Urban Planning & Design Survey Research Institute.
- **Adolf Sotoca.** Visiting Professor. University of Illinois. USA / Professor. UPC Barcelona TECH. Spain.
- **Joan Busquets.** Professor. Harvard University. USA/Architect and planner at BAU.
- **Diego Restrepo.** Director. Housing and Social Habitat Institute of Medellin (ISVIMED), Colombia.
- **Salvatore Fundaro.** Urban Planner. Ana Coello Paisaje y Arquitectura.
- **Thomas Coggin.** Lecturer. University of the Witwatersrand. South Africa.
- **Rachel Keeton.** Researcher and Project leader. International New Town Institute, The Netherlands.
- **Sebastian Jornet.** Associate Professor. Universitat Politècnica de Catalunya.
- **Carlos Trindade.** Researcher. University of Maputo. Mozambique.
- **Edesio Fernandes.** Lecturer and Researcher. Lincoln Institute of Land Policy. USA
- **Robin Rajack.** Senior Land Administration Specialist. World Bank.
- **Yu-Hung Hong.** Executive Director. Land Governance Laboratory. Massachusetts Institute of Technology. USA.
- **Lawrence C. Walters.** Professor. Brigham Young University. USA.
- **Roberto Camagni.** Professor. Milan Polytechnic University. Italy.
- **Newton Figueiredo.** President of Sustainability Committee. Brazilian Chapter of Real Estate International Federation (FIABCI).
- **Josep Maria de Torres.** Director. Barcelona Gestió Urbanística SA (BAGURSA).
- **Matt Glasser.** Urban Legal Adviser. Legal Vice Presidency. World Bank.
- **Luis Comerón.** Dean. College of Architects of Catalonia.
- **Corinne Hermant-de Callatay.** Principal Administrator. Directorate-General for Regional and Urban Policy. European Commission.
- **Jorge Martínez Chapa.** Head of Area. Subdirectorate of Urbanism. Ministry of Development, Spain.
- **Sara Hoeflich de Duque.** Programme Manager. Strategic Planning Committee. United Cities and Local Governments (UCLG).
- **Ewa Szymczyk.** Trainee. United Cities and Local Governments (UCLG).
- **Oihana Kerexeta.** Landscape architect. Ana Coello Paisaje y Arquitectura.
- **Gemma Segura.** Lawyer. Pareja & Associats.
- **Sandra Bestraten.** Architect. Bestraten Hormias Arquitectura S.L.P.
- **Yunfei Xu.** Landscape Planner. Guangzhou Urban Planning & Design Survey Research Institute.
- **Toni Casamor.** President. College of Architects of Catalonia.

PARTNERS FROM BARCELONA

- **Antoni Vives.** Deputy Mayor for Urban Habitat. Barcelona City Council.
- **Vicente Guallart.** Chief Architect. Barcelona City Council.
- **Maria Buhigas.** Director of Urban Strategies. Barcelona Regional.
- **Joan Lloret.** Director of Concerted Actions Office. Habitat Urbà. Barcelona City Council.
- **Aurea Gallén.** Director of the Office of Urban Planning Studies. Habitat Urbà. Barcelona City Council.
- **Maria Sisternas.** Projects Director. Habitat Urbà. Barcelona City Council.
- **Ricard Fayos.** Architect and consultant for Habitat Urbà. Barcelona City Council.
- **Miguel Pybus Oliveras.** Geographer. Barcelona Regional

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- **Raf Tuts.** Urban Planning and Design Branch Coordinator.
- **Robert Lewis-Lettington.** Urban Legislation Unit Leader.
- **Laura Petrella.** Leader of City Planning, Extension and Design Unit.
- **Albert Padrós.** Human Settlements Officer. Urban Legislation, Land and Governance Branch.
- **Jose Chong.** Architect and Urban Planner. Urban Planning and Design Branch.
- **Sohel Rana.** Urban Planning and Design Officer. Urban Planning and Design Branch.
- **Silvia Mejía.** Coordinator Achieving Sustainable Urban Development Program Santa Marta. UN-Habitat Colombia.
- **Daniel Apton Phiri.** Consultant. UN-Habitat Zambia.
- **Yoel Siegel.** Consultant. UN-Habitat Kenya.
- **Reinero Flores.** Coordinator Achieving Sustainable Urban Development. UN-Habitat Philippines
- **Thomas Stellmach.** Urban Planning Consultant. Urban Planning and Design Branch.
- **Frederic Saliez.** Deputy Director. Office for Liaison with European Institutions.
- **Carmen Sánchez-Miranda Gallego.** Head of Office. UN-Habitat Office in Spain.
- **María Alejandra Rico.** Programme Assistant. UN-Habitat Office in Spain.
- **Anaïs Malbrand.** Programme Assistant. UN-Habitat Office in Spain.
- **Joana Ricart Sala.** Intern. UN-Habitat Office for Liaison with European Institutions.
- **Paula Caballero Fernández.** Intern. UN-Habitat Office for Liaison with European Institutions.

ANNEX 2: FINAL PROGRAMME

MONDAY, 16TH SEPTEMBER

9.30

Welcome and introduction

- **Raf Tuts.** Urban Planning and Design Branch Coordinator. United Nations Human Settlements Programme. UN-Habitat.
- **Vicente Gualart.** Chief Architect. Barcelona City Council.

10:00

Presentation of the topic

A. Presentations

- **Maria Buhigas.** Director of Urban Strategies. Barcelona Regional. *“Back to basics: Plots, Streets, Urban Layouts. Parcellation tools, Densities, Balance between Public and Private Space”*.
- **Ana Coello.** Urban Planner and Landscape Designer. Ana Coello Paisaje y Arquitectura. *“Analysis of examples of urban extensions: from plans to outcomes”*.
- **Laura Petrella.** Leader of City Planning, Extension and Design Unit. UN-Habitat. *“Presentation of the Draft Communiqué on Planned City Extension”*.

B. Reaction/Feedback

10.45

Coffee break

11.00

Session 1: URBAN GROWTH AND EXTENSION. TRENDS AND RESPONSES

A. Presentations

- **Richard Martin.** Urban Planner, Ethiopia Urban Expansion Initiative. New York University. *“Global Urban expansion trends and projections”*.
- **Salvador Rueda.** Director. Barcelona Local Agency of Urban Ecology. *Sustainable Cities. Future challenges in cities extensions in developing countries”*.

B. Case studies

- **Josep Maria Llop.** Director de UIA-CIMES Programa, International Union of Architects. University of Lleida, UNESCO Chair Intermediate Cities. *“City wide approach to urban extension”*

– *lessons from intermediate cities*”.

- **Yi Xiaofeng**. Urban Planner. Guangzhou Urban Planning & Survey Research Institute. “*Urban Extension in Guangzhou, China*”.
- **Daniel Apton Phiri**, Consultant, UN-Habitat Zambia. “*Lusaka case study, Zambia*”.

Discussant: **Adolf Sotoca**. University of Illinois / UPC BarcelonaTECH. USA/Spain.

Debate

13.00

Lunch

14.30

Session 2: URBAN EXTENSION – PUBLIC SPACE

A. Presentations

- **Joan Busquets**. Director. Barcelona Architects and Urbanists (BAU). “*The role of public spaces for city development*”.
- **Maria Sisternas**. Director of Projects. Habitat Urbà. Barcelona City Council. “*Urban Metabolism and Optimization of Public Space for provision of people, goods and information*”.

B. Case studies

- **Silvia Mejía**, Coordinator Achieving Sustainable Urban Development Program Santa Marta. UN-Habitat Colombia. “*Public space in extension and parcellation in Santa Marta, Colombia*”.
- **Diego Restrepo**. Director. Institute of Housing and Habitat, Medellin, Colombia
- **Salvatore Fundaro**. Urban Planner. “*Planning and regulating public spaces – The case of Mavoko, Kenya*”

Discussant: **Thomas Coggin**. University of the Witwatersrand. South Africa.

Debate.

16.15

Coffee break

16.30

Session 3: URBAN EXTENSION – PRIVATE SPACE

A. Presentations

- **Aurea Gallén**. Director of the Urban Studies Office. HabitatUrbà. Barcelona City Council. “*The Barcelona Metropolitan Plan (1976-2013). Systems and zones*”
- **Rachel Keeton. Researcher and Project leader. New Town Institute**. The Netherlands. “*New towns and urban extension trends in Asia*”.

B. Case Studies

- **Sebastian Jornet**. Universitat Politècnica de Catalunya. “*La mina Project: Parcellation and Block study*”.
- **Carlos Trindade**. University of Maputo. Mozambique. “*Plotting and private development in Mozambique*”.

Discussant: **Edesio Fernandes**. Lincoln Institute of Land Policy.

Debate

TUESDAY, 17TH SEPTEMBER

09.00 **Session 4: IMPLEMENTING LAND READJUSTMENT / REPARCELLATION**

A. Presentations

- **Robert Lewis-Lettington.** Urban Legislation Unit Leader. UN-Habitat. *"Participatory and Inclusive Land Readjustment (PILaR)"*.
- **Robin Rajack.** Senior Land Administration Specialist. World Bank. *"Land Readjustment in developing countries)"*.

B. Case Studies

- **Ricard Fayos.** Architect and consultant for Habitat Urbà. Barcelona City Council. *"Diagonal Mar, Land readjustment and private contributions to public spaces"*.

Discussant

- **Joan Llort.** Director of Concerted Actions Office. Habitat Urbà. Barcelona City Council.
- **Yu-Hung Hong.** Massachusetts Institute of Technology. Land Governance Laboratory. United States of America.

Debate

10.45 **Coffee break**

11.00 **Group Work: MAKING EXTENSIONS WORK**

13.00 **Lunch**

14.30 **Session 5: FINANCING CITY EXTENSION AND OTHER ECONOMIC CONSIDERATIONS- AFFORDABILITY AND PROFITABILITY**

A. Presentations

- **Roberto Camagni.** Milan Polytechnic. Italy. *"Financing and Economic Models"*.
- **Lawrence C. Walters.** Brigham Young University. USA. *"Land Value Sharing and other Local Government Financing Mechanisms"*.

B. Case Studies

- **Josep Maria de Torres.** Director. Barcelona Gestió Urbanística SA (BAGURSA). *"Contribution of the Public Sector to Urban Development led by the Private Sector"*
- **Newton Figueiredo.** President of Sustainability Committee of Brazilian Chapter of FIABCI International Federation Builders and Real State. *"Real Estate development in developing countries"*.
- **Yoel Siegel.** Consultant. UN-Habitat Kenya. *"Kenya and Mozambique case study"*.

Discussant: **Matt Glasser.** Lead Urban Specialist Legal Vice Presidency. World Bank.

16.15 **Coffee break**

16.30 **Communiqué on planned city extension**

A. Presentation

- **Raf Tuts.** Urban Planning and Design Branch Coordinator. UN-Habitat.

B. Implication for future work

- **Laura Petrella.** Leader of City Planning, Extension and Design Unit. UN-Habitat, and **Robert Lewis-Lettington.** Urban Legislation Unit Leader. UN-Habitat.

C. Discussion and validation

18.00 **Closing Remarks**

- **Raf Tuts.** Urban Planning and Design Branch Coordinator. UN-Habitat.
- **Robert Lewis-Lettington.** Urban Legislation Unit Leader. UN-Habitat.
- **Representative from Pilot Countries-case studies.**

WEDNESDAY, 18TH SEPTEMBER

9.00- 15.00 **Optional Site visit: "Barcelona crossed in diagonal".**

ANNEX 3: BARCELONA SITE VISIT

Barcelona experience on city extensions has a long history. They are recognised worldwide. For instance, "El Ensanche" proposed by Idelfonso Cerdà changed history of the city, providing ample structured space for its expansion.

ITINERARY OF SITE VISIT

THE OLD CITY (LA CIUDAD ANTIGUA)

Itinerary: "From Liceu to Seminari" (Walking tour)

In the context of a very dense city with a deteriorated old centre, the Public Administration in Barcelona elaborated new planning tools in 1980, such as the PERI (Plan Especial de Mejora Interior / Special Plan for Internal Improvements) for increasing the amount of public space, housing and equipment. We will visit Robadors and the Liceu Conservatory (School of Music), and walk along the path "from Liceu to the Seminari" where historic buildings have become cultural centres of the city.

GRACIA DISTRICT

Itinerary: Plaza del Sol, Plaza de Rius i Taulet, Revolució. (Bus tour)

Modern Barcelona was built from the annexation of populations that previously existed. The building of Gràcia district is paradigmatic because it was planned as a residential character settlement, thanks to the availability of land. In Gràcia, urban growth was designed by plots that placed central square in the centre (with water supply services and markets) and orders the perimeter plots homogeneously and in a modular way

THE CITY EXTENSION (EL ENSANCHE): THE CENTRE OF THE MODERN CITY

Itinerary: Diagonal-Rambla Catalunya-Paseo de Gracia-Mercado La Concepción-Torre de les Aigües-Glòries. Between 1890 and 1925 the Paseo de Gràcia avenue was the residential centre of the wealthy bourgeoisie in Barcelona. Residential buildings were built along this avenue and later, from the 30s onwards, locations for industry and businesses were added on the ground floors. Paseo de Gràcia, along with Diagonal and Rambla de Catalunya avenue are the current axes of the modern city centre.

Regarding the well-known isotropic distribution system (squares) designed by Cerdà, we will visit a sample of a "Block of Equipments" (Manzanas de equipamiento) with the Market "La Concepción", the Bruc Conservatory, a School, etc... and a block interior recovered for public use during 80s: the Parc de la Torre de les Aigües. We will end this tour at the Plaça de les Glòries Catalanes, where the tour-guides will explain the current challenge of turning it into a park and the plan for opening the Sector Levante de Diagonal and 22.

After lunch, the participants visited different projects – master plans – developed along the last 30 years within the General Plan Framework. New approaches in implementing land readjustment, reparcellation, the definition of street alignments, building typologies, players involved in the urban development. During this tour, several of the projects that will be discussed during the EGM will be also visited and deeply explained.

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