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Symposium 26. Human Geographies: Cities, Regions, Economies



Housing in and beyond Swiss cities at the interplay between planning and private property

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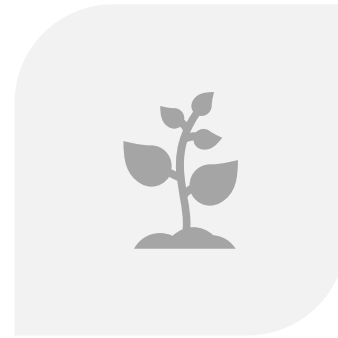
Is strong sustainability an impossible balancing act?

Governance of urban densification and housing affordability

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How can the **planning of densification** attain **urban quality for all**, including the socioeconomically vulnerable groups?



WHAT IS STRONG SUSTAINABILITY?



WHY IS IT AN IMPOSSIBLE BALANCING ACT?



2 countries

2 regions

8 stories of densification

1. The rise of project-based planning

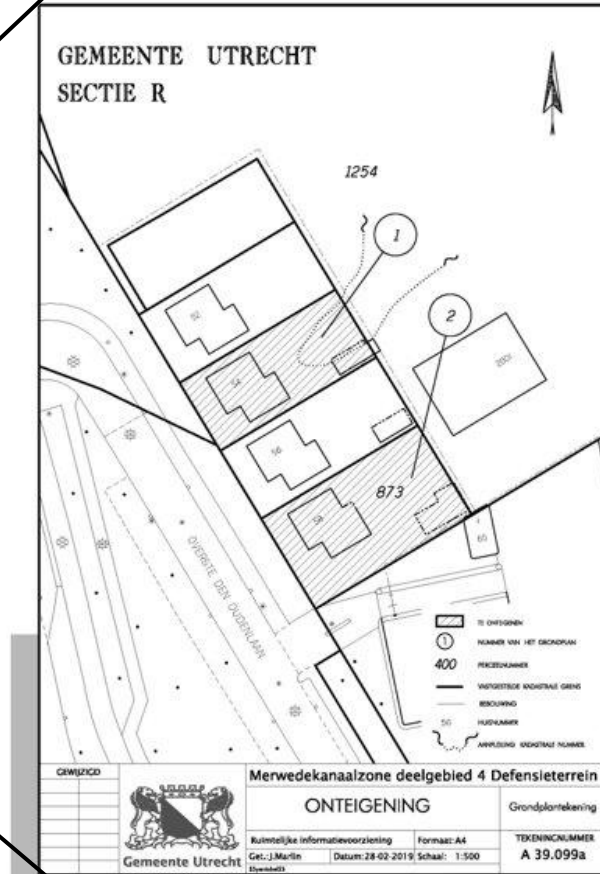
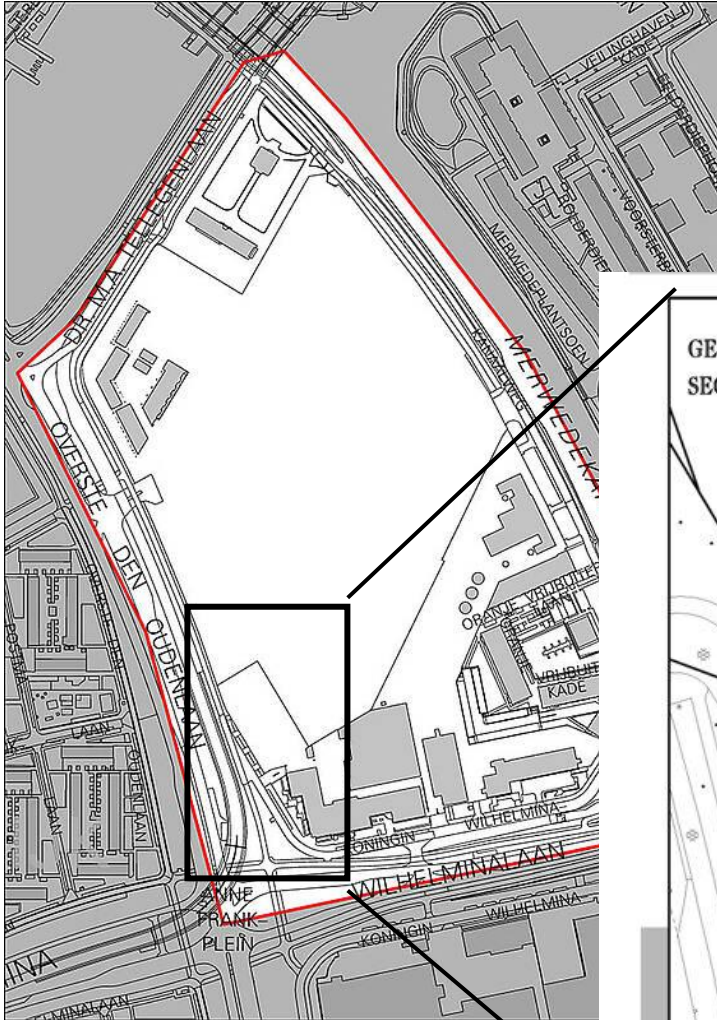
- Flexibility or rigidity
- Effectiveness versus...
 - Democratic legitimacy
 - Equality of treatment



Überbauungsordnungen approved in city of Bern since 1955
Source: Stadt Bern (2023)

2. The blurring of public and private interests

- Planners as...
 - Provider of framework for profit-oriented development
 - Development actors



Expropriation procedure by municipality to facilitate private development in Utrecht

Source: Gemeente Utrecht (2012)

3. Value-capturing

- Projects must be profitable
- Balance: who produces and who captures rent
- Tradeoffs in (housing) sustainability objectives

Anterieure Overeenkomst

De ondergetekenden:

1. **de Ontwikkelaar**;

en

2. **de Gemeente**;

De Ontwikkelaar en de Gemeente hierna gezamenlijk te noemen **'Partijen'** en ieder voor zich ook wel **'Partij'**,

Definitie:

In deze Overeenkomst wordt aan de met een hoofdletter geschreven begrippen de navolgende betekenis toegekend. De definitie kunnen zowel in enkelvoud als in meervoud worden gebruikt:

Bouwplan:

een Bouwplan als bedoeld in artikel 6.2.1 Bro, en voorts het Bouwplan van de Ontwikkelaar zoals in deze Overeenkomst beschreven;

Bro:

het Besluit ruimtelijke ordening;

Private law agreement between municipality and the developer

Source: Gemeente Nieuwegein (not published)

Publications

- Götze, V. and Jehling, M. (2022) ‘Comparing types and patterns: A context-oriented approach to densification in Switzerland and the Netherlands’, *Environment and Planning B: Urban Analytics and City Science*, p. 239980832211421. Available at: <https://doi.org/10.1177/23998083221142198>.
- Bouwmeester, J., Gerber, J.D., Hartmann, T. and Ay, D. (2023) ‘Non-compliance and non-enforcement: An unexpected outcome of flexible soft densification policy in the Netherlands’, *Land Use Policy*, 126(106525). Available at: <https://doi.org/10.1016/j.landusepol.2022.1065255> .
- Verheij, J., Ay, D., Gerber, J.D. and Nahrath, S. (2023) ‘Ensuring Public Access to Green Spaces in Urban Densification: The Role of Planning and Property Rights’, *Planning Theory & Practice*, 24(3), pp. 342–365. Available at: <https://doi.org/10.1080/14649357.2023.2239215>.
- Götze, V., Bouwmeester, J. and Jehling, M. (2023) ‘For whom do we densify? Explaining income variation across densification projects in the region of Utrecht, the Netherlands’, *Urban Studies*, p. 00420980231205793. Available at: <https://doi.org/10.1177/00420980231205793>.

... and more coming!

www.goverdense.org