



PROGRESS
Interreg Europe



European Union
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Values-led Approach and Instruments for Land Use Management

Thematical Training

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NACIONĀLAIS
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IEGULDĪJUMS TAVĀ NĀKOTNĒ

ITW «Measurement of the costs and benefits of ecosystem services derived from land use»
10.06.2020., Rīga, Latvija

Content of presentation

- **Values-led planning (VLP) approach** (postdoctoral research)
- Some recognised instruments, e.g. assessment of ecosystem services, integration of nature protection plans, assessment of urban residential quality, landscape and green infrastructure planning
- **Value capture** (COST action CA17125 – PuVaCa)
- Some recognised instruments, e.g. direct and indirect used by the municipalities
- **Value created** as costs/benefits due to changes in land use intensity/quality
- **Sustainable future** as new sustainable development paradigm

Values-led approaches

- Post-doctoral research project (ERDF: 2017-2020) “***A Values-led Planning Approach for Sustainable Land Use and Development***”, more info <https://buni.rtu.lv/eraf/>, *ResearchGate*
- ***Why do “values” matter in approaches?*** (interests of scholars):
 - value-focused decision-making (Keeney 1996)
 - values-led conservation (Jepson & Canney 2003)
 - values-driven leadership (Gold 2003)
 - values-led participatory design (Iversen et al. 2012)
 - values-led entrepreneurship (Tennant 2015)
 - value-led management (Artelle et al. 2018), etc.

Values-led spatial planning (VLP)

- Focuses on *improved practices* of land use and spatial development
- “VLP approach based on consolidated new knowledge from stakeholders' experience and empirical evidence will help better understand and guide the relevant processes and their effects in specific territories **based on the identified values** (an outcome of expertise) **and attitudes** (stakeholders' preferences)” (*Land*, MDPI 2019), where:
 - values have a **fundamental role** in an argumentation, and
 - those are **changing** along with changes in land use
- **The creation of positive synergy** in managing land-related resources if exploring the territorial capabilities, threats and opportunities, e.g. the effects of urban expansion, multi-functionality of land use, internalisation of negative externalities and challenges of a city agglomeration, **causes primary necessity for the modern society**

Main outcome of the VLP-project

- **Analytical research** (WP1) + **Empirical research** (WP2 - CEG in 7 case study areas – European countries) => **Methodology development** (WP3) and **Implementation of VLP approach** (WP4)
- **CEG** – (1) Organisation of & involvement in planning, (2) planning process & instruments, (3) planning environment & shared values
- **Assessed dynamic changes** in – (1) territorial governance models, (2) planning-implementation linkage, (3) planning modes and styles
- **Methodology** for a VLP – focus on **usable techniques and recommending guidelines** to introduce VLP approach
- **Essential parts structured:** (1) background, terminology (GoT), key policy-making principles, evaluation techniques, models, criteria, the typology of values etc. (2) measures for the implementation of the methodological solutions and recommendations for innovative assessment tools to be applied, i.e. knowledge-building platform – web-based solutions and geo-compatible databases

Methodological solutions: benefits

- ***Improved, more supportive and collaborative territorial governance:*** informal institutions and organisational forms as they significantly support formal spatial planning, social settings driven by common and local, place-based interests
- ***Ensured spatial planning–implementation relationship:*** softer, more flexible and complementing planning modes, formal and informal planning tools, project-oriented techniques and integrated assessment instruments
- ***Balanced planning interests:*** towards meeting supply and demand in planning, increasing of cultural awareness, shared perception and assumption of values and preferences

Some recognised instruments (VLP)

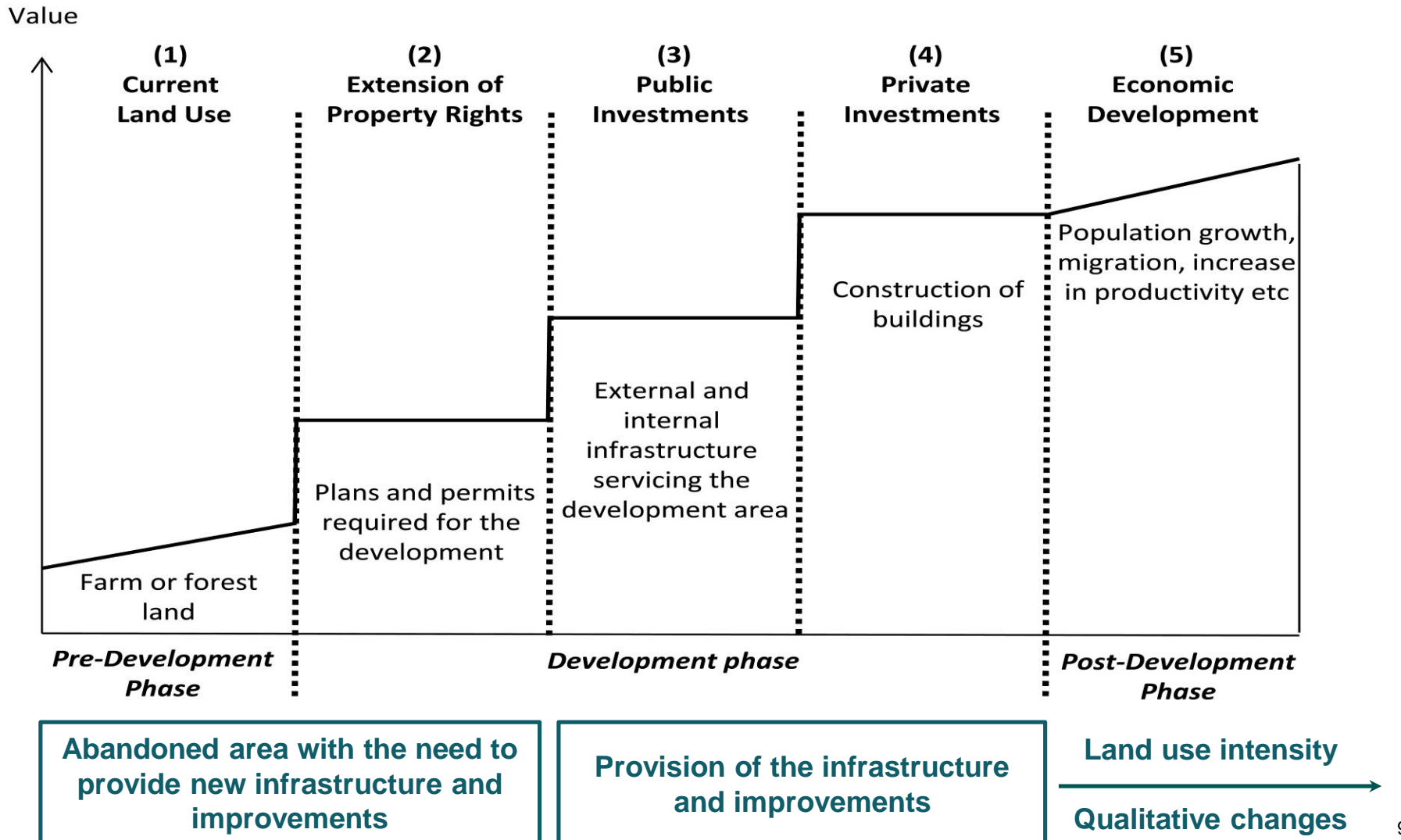
- Proj. Nr.LLIV-316 (2014) “**Guidelines for the integration of nature protection plan into spatial development plan**” – landscape planning and recommendations, methodology solutions
- LIFE+ programme “**Environmental Policy and Governance**” project LIFE13 ENV/LV/000839 “**Assessment of ecosystems and their services for nature biodiversity conservation and management**”
- The study RDPAD 2014/11 on **building and environment creation guidelines for strengthening the residential spatial structure of the Riga City** – assessment of urban residential quality
- LIFE+ programme “**Integrated planning tool to ensure viability of grasslands**” project LIFE Viva Grass, LIFE13 ENV/LT/000189 (2014-2019) – application of ecosystem services approach into spatial planning
- Interreg Latvija-Lietuva ERDF project ENGRAVE (2014-2020) “**Enhancement of Green Infrastructure in the Landscape of Lowland Rivers**” – landscape and green infrastructure planning based on ecosystem services approach

Land (public) value capture (COST)

- European research project (COST action CA17125: 2018-2022) **“Public Value Capture of Increasing Property Values”**, joined 37 countries, more info <https://www.cost.eu/actions/CA17125/> and <http://puvaca.eu>
- Development of a **common framework for value capturing and the provision of innovative tools** for public value capture based on comparative analysis **to optimize the allocation of development costs and benefits as well as to disencumber the public budget**
- **Networking and research** to understand a philosophical background of property and develop: (1) common terminology and (2) the classification of **value capture instruments** based on comparative studies
- **Public value capture (PVC)** – land value increase captured by public authority – how public costs are financed, however, there are **significant differences among countries in their systems and ideologies**

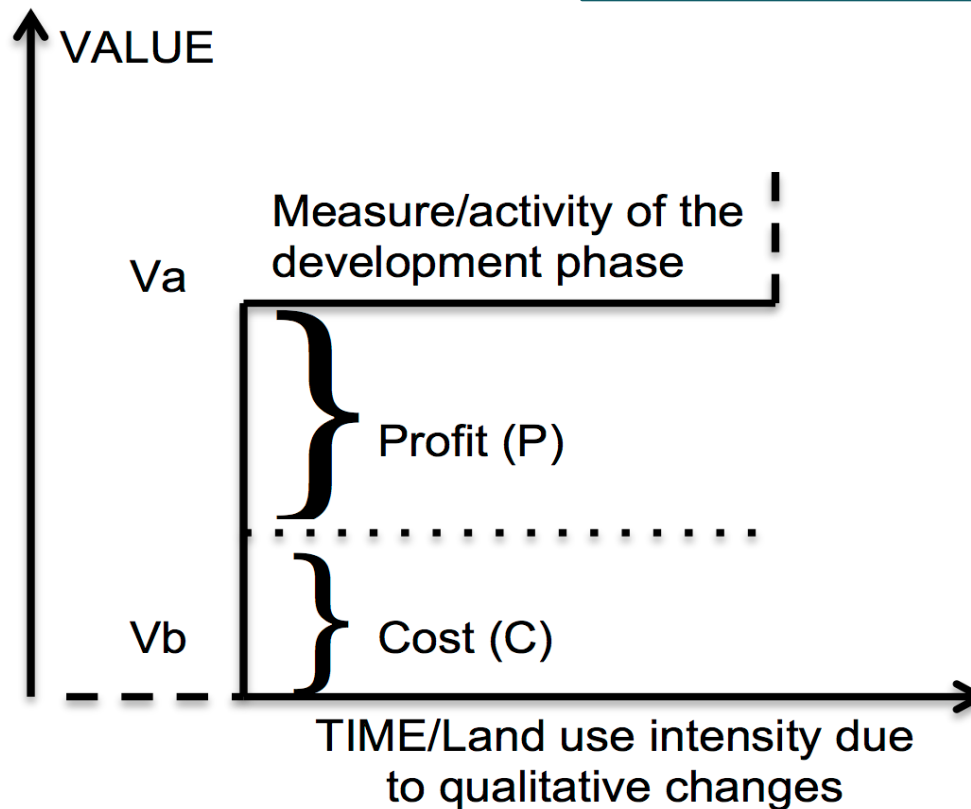
The roots of increasing values: 'value steps' of land development

Hong & Brubaker 2010; Christensen 2011



Value change caused by land development phase

$$\text{Profit /Lose} = V_a - V_b - C$$



Some recognised instruments (PVC)

- **Macro** (broader land policies, e.g. long-term leasehold, land readjustment, land banking), **direct** (1. community benefits, e.g. ‘unearned increment’ from general economic development; 2. betterment from specific government decision on development, e.g. public infrastructure works and land-use regulation) and **indirect** (internalization/mitigation of the costs of the development impacts, e.g. property taxes) **value capture instruments** (Alterman 2012)

- **The Baltic case**

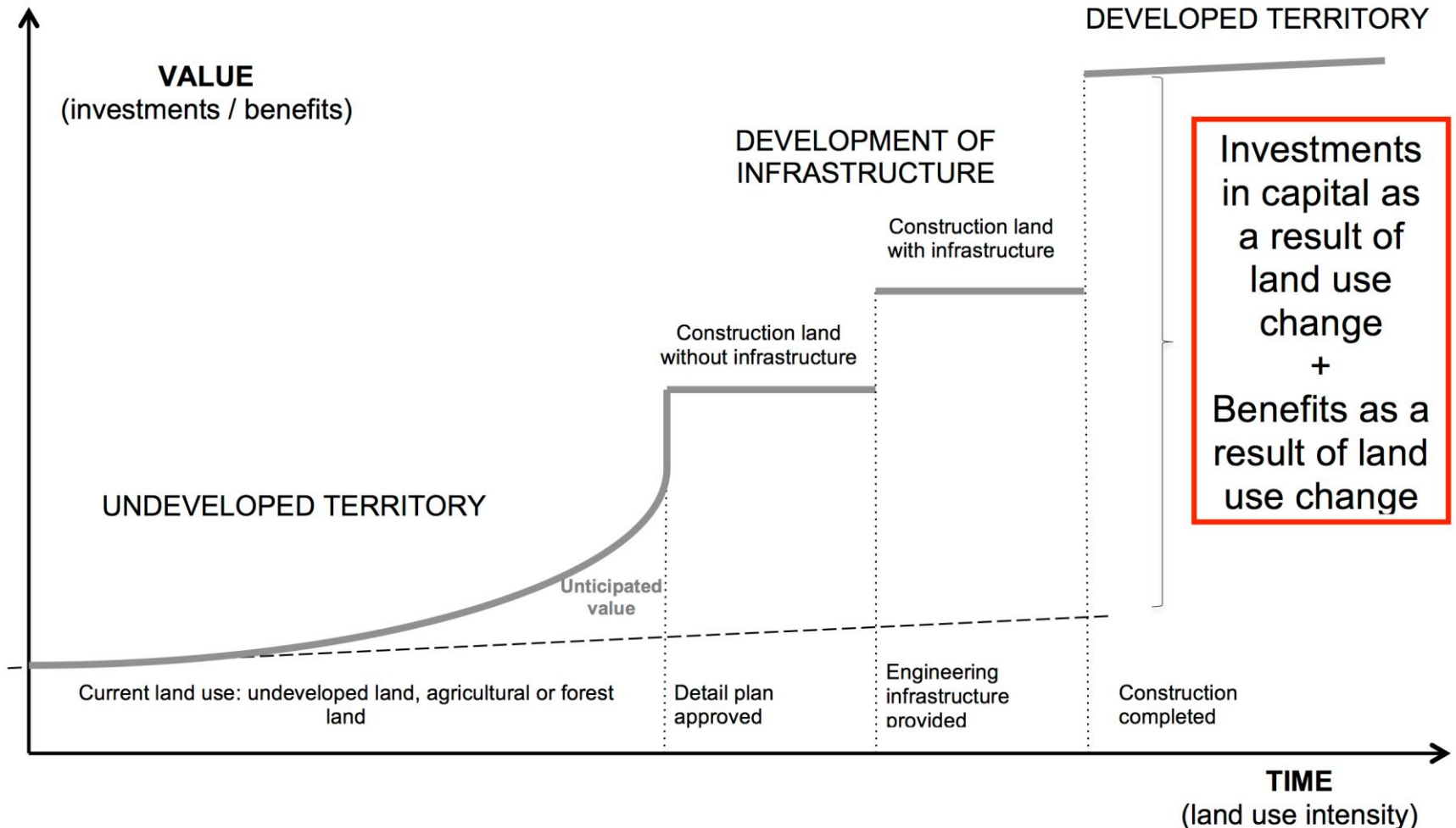
Macro value capture instruments are not recognised

1. Planning fees and development fees are not introduced, but a lot of costs covers a developer during development process; capital gain tax

2. Development agreements on implementation of detailed plans and on charge (fee) for local infrastructure; could be some cost (profit)-sharing arrangements

Real property tax (Land tax in Estonia and Lithuania)

An example: What is the correlation between changes in land use intensity and land value?



Sustainable future

- **Land development** – qualitative and time-consuming changes in land use
- Land development is a part of land governance system – **“the bundle of methods to change land use including land rights”** (Mattsson & Mansberger 2017)
- **Sustainable intensification** (Petersen & Snapp 2015) – how to manage the growing pressure of human needs (e.g., food, resource exploitation, well-being), while at the same time minimizing the impact on the environment (e.g., ecosystems liveability, resource renewability, biodiversity)?
- **SDGs** – 2030 Agenda for Sustainable future – should we “Transform Our World” without ascertaining relevant contradictions?
- **Sustainable development paradigm – the development that we can afford** – how significantly human needs have to be diminished or changed for the impact on the environment and land-related resources to be the smallest possible?
- **Decision-making needs to be backed with facts, data and analysis!**



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Thank you!



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Questions...

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