

COLOMBIA

MEDELLIN AND BOGOTA — LAND READJUSTMENT

LAND VALUE CAPTURE

Planes Parciales de Renovación Urbana (Partial Plans)

DESCRIPTION

Planes Parciales are intermediary tools used to make many of the strategies and goals defined by the Land Use Plan (POT) effective and "self-financing". Thereby, Planes parciales are used to define funding modalities for a dedicated area of the city ahead of its development/urban renewal, based on the land-value increase that will result from the project. In this end, planes parciales use a comprehensive approach, as an incentive for public and private developers, combining land-use planning and legal mechanisms, in order to first draw a preliminary plan including urban planning rules, costs and public-private interactions. This draft plan is used to define equalization mechanisms between very profitable (shops, services) and less profitable (affordable housing) use of land, in order to have an impact of the whole dedicated perimeter. The level of consensus needed from the land owners is 51%, which can be problematic if the 51% is an individual or a few individuals and the 49% is a larger group/a community.

LEVEL OF GOVERNMENT OR ACTOR INITIATOR

Public (national or local administration) or private actor (if they own more than 51% of the designated area)

INSTITUTIONAL AND REGULATORY FRAMEWORK

Land readjustments was initially enacted in Colombian law in 1989, and renovated with Act 388 of 1997 Law of Territorial Development which introduced also Planes Parciales. Act 388 defines the areas where PP can take place as well as the procedures for its approval. It was reformed in 2007 (National Act 4300) to add elements such as the obligation of interagency coordination. Municipalities such as Bogota and Medellin have then developed their own regulations on planes parciales, with their own definition of areas where PP are needed and approved (Bogota, Act 1141/2000) or, in the case of Medellin, additional regulation for development of social housing.

TRACK RECORD OF THE USE OF THIS INSTRUMENT

18 departments in Colombia present some type of Planes Parciales operations. The first one was initiated in Bogota in 2002 and since then, around 90 different projects have been registered as of 2012, 50% of them already approved.

EVOLUTIONS AND OUTCOMES

Planes parciales introduced new urban planning principles in Colombia, moving from "lot-by-lot" regulation towards negotiated localized intervention. Most public initiatives have been the responsibility of Metrovivienda. Some initiatives have been directly launched by private investors (e.g. responding to an auction by the District Administration of Bogota). In Medellin in particular, more than 80% of operations have been promoted through private initiative, which accounts for more than 60% of the total approved area.

STAKEHOLDERS INVOLVED

Usually planes parciales are launched by public actors and municipalities, enabling them to coordinate the provision of public resources for public infrastructure with private property and associate landowners. The leading actor defines the collective bargaining strategy including inhabitants, renters, landowners, investors, developers, and local officials. The local planning authority deals with the bargaining process and the mayor must approve the plan. Yet this instrument is hardly effective in situation with a lot of small landowners involved, such as in the case of the University Los Andes.

PUBLIC MANAGEMENT AND ACCOUNTABILITY

Where Planes Parciales are widely used, the city has a strong administration structure supporting their development and regulation: Secretaria Distrital de Planeacion SDP in Bogota, or the Departamento Administrativo de Planeación in Medellin. In Medellin, 'private-community' initiatives are processes in which the participation of the community has been explicitly included through different community-focused organizations. In Medellin, two different Planes Parciales were sponsored and developed hand-in-hand with different community organizations.

ANALYSIS AND ASSESSMENT OF THE TOOL

- Planes Parciales are considered as the most important instrument of the country's legal urban system. This instrument articulate in a specific manner the objectives of urban planning and land-use, to give to the stakeholders a global overview of the area to be renewed (technical, judicial, economic), and of the necessary equipments and infrastructures to be implemented for zoning changes or urban renewal.
- However success depends highly on the successful implementation and management of other planning, land management and financial tools, which requires several specific regulations and capacity-building (such a the case of Bogota).