NOTE

BY&HAVN

To: Europe's Waterfront Cities network

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Topic: A model for regenerating areas in Copenhagen

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"The Copenhagen model"

CPH City & Port is co-owned by the City of Copenhagen and the Danish national state. That means collaboration by the national and city governments.

CPH City & Port develops all in all approximately 700 ha of public owned land in Copenhagen. It means that knowledge and experiences are picked up and evaluated and work as starting point for future developments.

CPH City & Port is imposed the duty to develop vibrant urban districts and to do this on commercial cinditions.

Funds from the sale of building rights in these areas are being used to invest in first of all the Copenhagen metro system in general, but also access roads, waste management systems, parking houses, recreational and public amenities in the development areas.

Financing the metro system is absolutely the most expensive of those investments. An alternative way of providing capital for a public infrastructure system could be the more traditional one – to collect higher taxes. The national and local governments are let off that.

The CPH model represents an alternative approach that combines the capacity of state and city governments with the effectiveness of optimizing market opportunities.

CPH City & Port works out masterplans, which form the basis of "local plans", planning documents approved by the local government that define the maximum amount of square metres of floor area. Only then CPH City & Port sells the building rights, meaning that the company rakes the profit money over that business.

CPH City & Port makes use for more sales models:

- "Clean" sale
- Sale with shared profit
- Future values community-ted are "blocked" until completed
- No deed delivered without a bank garantie