

# Development rights

A framework for Capitalistic urban planning

<https://www.adamsmith.org/capitalismcansolvetheshousingcrisis/>

1. finding correlations between intangible urban properties (e.g. socio-economical level) and tangible ones (e.g. building height).
2. This provides actionable insights on how can a city attain the UN's SDG11 (sustainable development goals)
3. dsad

Abolish all prescriptive housing standards

<https://www.patrikschumacher.com/Texts/Land%20of%20the%20Free%20Forces.html>

<https://en.wikipedia.org/wiki/Accelerationism>



## Make cities and human settlements inclusive, safe, resilient and sustainable

### How could we achieve SDG 11 in Tel-Aviv?

I think that in every building, every street, there is something that creates an event, and whatever creates an event, is unintelligible.

Jean Baudrillard

Sprint 1 / 2

Urban-scale phase

The city is like a great house, and the house in its turn a small city.  
Leon Battista Alberti

Sprint 1  
15.3 - 28.3

Sprit 2  
29.3 - 11.4

◆ Presentation  
1/3  
2.4

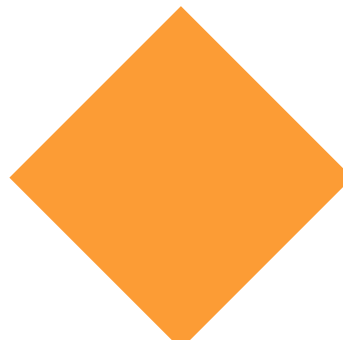


Scale: 1:1000  
5 alt. for TLV center - 4 SDG + 1 Optimal  
mass only + data for POC.

Street-scale phase

Sprint 3  
12.4 - 25.4

Sprit 4  
26.4 - 9.5



Scale: 1:500

Building-scale phase

Sprint 3  
10.5 - 23.5

Sprit 4  
24.5 - 6.6

◆ Presentation  
2/3  
14.5

Scale: 1:250

11 SUSTAINABLE CITIES  
AND COMMUNITIES



**What is the scope?**

## Urban planning in the age of PIP

In scope

Out of scope

property contradiction  
capitalist democracy contain the two contradictions

planning the capitalist city

11 SUSTAINABLE CITIES  
AND COMMUNITIES



## What have we measured?

### Inclusive

- bars density
- coffee shops density
- restaurants density
- supermarkets density
- public transport acces to work (TAZ)
- public wifi spots radius
- historical building preservation catagories
- business opening hours (by zone)

### Resilient

- gas stations density
- hospitals and clinics density
- political affiliation
- parcelation sizes
- shadow analysis
- flooded zones at +5 m.

### Safe

- price of new apt.
- price of second hand apt.
- rented apt. (%)
- acadamic degree holders (%)
- median age by neighbourhood
- dependence on public transport
- crime rate by street

### Sustainable

- amount of real-estate deals
- eligebillity for high school diploma
- public parks
- public rail transport hub
- bicycle ways
- population density (km<sup>2</sup>)
- apt. density
- noise level at 4m + 40 m





## 11.1 By 2030, ensure access for all to adequate, safe and affordable housing and basic services + upgrade slums

Theme: Access to affordable housing

KPI (measurable): 1. Price of new apt 2. Price of second hand apt 3. No. of real-estate deals 4. Socio-economical level 5. Rented apt. (%)

additional Performance Indicators: 1. Estimated number of individuals with improved access to housing as a result of the initiative 2. Estimated number of affordable housing units constructed as a result of the initiative 3. Estimated number of affordable housing units improved or refurbished as a result of the initiative 4. Residential rental prices (rent for m<sup>2</sup>) 5. Housing cost overload

Theme: Infrastructure investment

KPI (measurable): 1. Hospitals and clinics density 2. Public wifi radius

additional Performance Indicators: 1. Investment in water, sanitation, drainage, energy, transport and telecom with private participation 2. No reduction in settlement density 3. Open space in m<sup>2</sup>/inhabitant 4. Number of jobs created





**11.2** By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons

Theme: Transport infrastructure

KPI (measurable): 1. Bicycle paths 2. Parking lots 3. Gas stations 4. Dependency on public transport 5. Accessibility of public transport to work 6. Public rail transport hub

additional Performance Indicators: 1. Modal split - (Traffic volume of pedestrian, bicycle, and public transport traffic / (Overall traffic volume) \* 100 2. Traffic injuries (Number of injured and killed persons in traffic accidents) / (Number of inhabitants) \* 1000 3. Proportion of population that has convenient access to public transport, by sex, age, and persons with disabilities 4. Number, type and impact of physical and technological legacies 5. Investment in transport with private participation

Theme: Sustainable transportation

KPI (measurable): 1. The aforesaid 2. Noise level at 4m + 40 m 3. Public transport access to work (TAZ)

additional Performance Indicators: 1. Walking or Bicycling for Work Commute 2. Traffic relocation in passenger transport (in % of covered passenger-km) 3. Final energy consumption in passenger transport 4. CO<sub>2</sub> emissions from automobiles 5. Road surface dedicated to the individual automobile 6. Road surface material (recyclable? permeable?)





## 11.3 By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries

Theme: Sustainable buildings



KPI (measurable): Noise level at 4m + 40 m

additional Performance Indicators: 1. Number and percentage change of people residing in areas affected by noise 2. Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment 3. Ratio of land consumption rate to population growth rate 4. Share of materials reused 5. Share of materials reused on site 6. Share of bio-based materials

Theme: Local Ameneties

KPI (measurable): 1. Bars density 2. Coffee shops density 3. restaurants 4. supermarkets 5. public wifi 6. parks 7. hospitals 8. public rail transport hub

additional Performance Indicators: 1. Sports centers 2. Transport hubs 3. Religious buildings 4. Number of free access playgrounds

Theme: Participatory planning



KPI (measurable): none.

additional Performance Indicators: 1. Proportion of cities with a direct participation structure of civil society in urban planning and management that operate regularly and democratically





## 11.4 Strengthen efforts to protect and safeguard the world's cultural and natural heritage

Theme: Cultural diversity through media content, Cultural heritage

KPI (measurable): **historical buildings, Flooded areas (5 m.)**

additional Performance Indicators: 1. Total expenditure (public and private) per capita spent on the preservation, protection, and conservation of all cultural and natural heritage, by type of heritage (cultural, natural, mixed, and World Heritage Center designation), level of government (national, regional, and local/municipal), type of expenditure (operating expenditure/investment) and type of private funding (donations in kind, private non-profit sector, and sponsorship) 2. Approach to managing the impacts of displacement 3. Operations where involuntary resettlement took place, the number of households resettled in each and how their livelihoods were affected in the process 4. Natural urban parks 5. Sea health 6. multi-language presence in public space (heb / arab) 7. Number of free cultural programmes 8. Variety of the cultural offer



**11.5** By 2030, significantly reduce the number of deaths and the number of people affected and substantially decrease the direct economic losses relative to global gross domestic product caused by disasters, including water-related disasters, with a focus on protecting the poor and people in vulnerable situations

Theme: Disaster/emergency planning and response,

KPI (measurable): **Flooded areas (5 m.) Hospitals**

additional Performance Indicators: 1. Contingency planning measures, disaster/emergency management plan and training programs, and recovery/restoration plans 2. Number of process safety events, by business activity 3. Number of deaths, missing persons, and persons affected by disaster per 100,000 population 4. Direct economic loss in relation to global gross domestic product (GDP), damage to critical infrastructure, and number of disruptions to basic services, attributed to disasters







**11.6** By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management

Theme: Ecological footprint

KPI (measurable): None.



additional Performance Indicators: 1. Impact of realestate 2. Air quality 3. Urban temperature 4. Waste produced per household 5. Waste transported 6. Proportion of urban solid waste regularly collected and with adequate final discharge out of total urban solid waste generated, by cities 7. Annual mean levels of fine particulate matter (e.g., PM2.5 and PM10) in cities (population weighted) 8. LEED-ND 9. Biophilia (human access to nature) 10. High-Performance Buildings and Infrastructure 11. Integrated network of Walkable Streets 12. Area dedicated exclusively to pedestrian use 13. Biotope coefficient 14. Waterproofing coefficient 15. Public lighting consumption 16. Light pollution 17. CO<sub>2</sub> stored in organic soils and trees 18. Number of trees





**11.7** By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities

Theme: accesable green public spaces

KPI (measurable): parks

additional Performance Indicators: 1. **Public squares** 2. **Kindergartens** 3. **Average share of the built-up area of cities that is open space for public use for all, by sex, age, and persons with disabilities** 4. **(Amount of recreation areas)/(Number of inhabitants)** 5.

Theme: safe public spaces

KPI (measurable): crime level by street

additional Performance Indicators: 1. **Proportion of persons victim of physical or sexual harassment, by sex, age, disability status, and place of occurrence, in the previous 12 months**



## **11.a** Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning

Theme: **Regional Connectivity**



KPI (measurable):

additional Performance Indicators: 1. commitiy interconnectivity 2. commitiy interconnectivity 3. Proportion of population living in cities that implement urban and regional development plans integrating population projections and resource needs by size of city



**11.b** By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels

Not relevant



**11.c** Support least developed countries, including through financial and technical assistance, in building sustainable and resilient buildings utilizing local materials

Not relevant