Bilateral German-Polish REFINA workshop: "Research and model projects on suburbanization and land consumption", November 6 and 7, 2009, Gdansk (Poland)

komreg

Kommunales Flächenmanagement in der Region

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Saturday, November 07, 2009

komreg

Kommunales Flächenmanagement in der Region

podział

1| komreg – introduction
| Players & actors
| Spatial situation
| Research questions & objectives

2| Regional cooperation
| Reasons
| Standards in cooperation

3| Results
| Theoretical inner-development potentials
| Theoretical & practical potential
| Scenario Analyze
| Regional dialog

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komreg – kulisy

komreg
munales Flächenmanagement in der ion

| Land management for local authorities in the region
| Duration: April 2006 till July 2008
| Information: www.komreg.info

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komreg – partnerstwa i gminy partnerskie

komreg
Kommunales Flächenmanagement in der Region

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Freiburg
IM BREISGAU

Baader Konzept Umwelt GmbH
Landschaft
Projekte

IfSR
Institut für Stadt- und Regional-entwicklung an der Hochschule Nürtingen-Geislingen


Au


Ballrechten-Dottingen


Breisach


Emmendingen


Hartheim


Herbolzheim


Titisee-Neustadt


Merzhausen


Schallstadt


Umkirch

komreg – zakres badawczy

REFINA

gefördert vom Bundesministerium für Bildung und Forschung

Project executing organisation

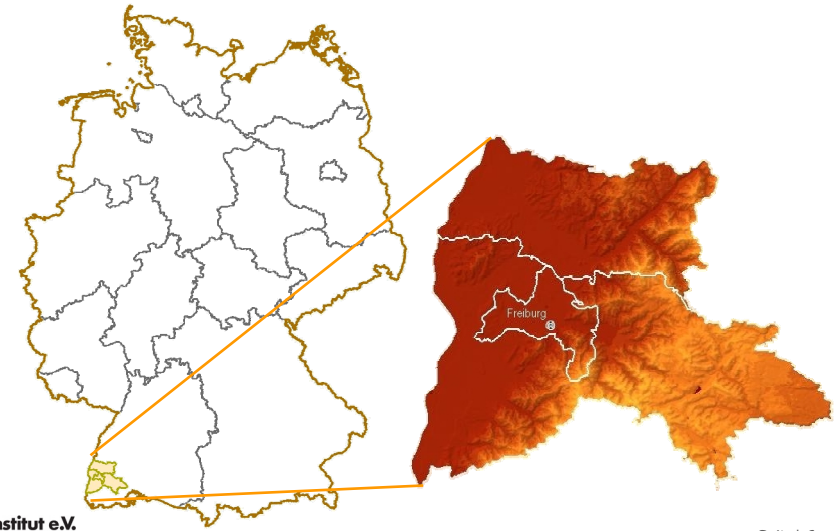
PTJ Projektträger Jülich Forschungszentrum Jülich

Project support

difu

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komreg – położenie

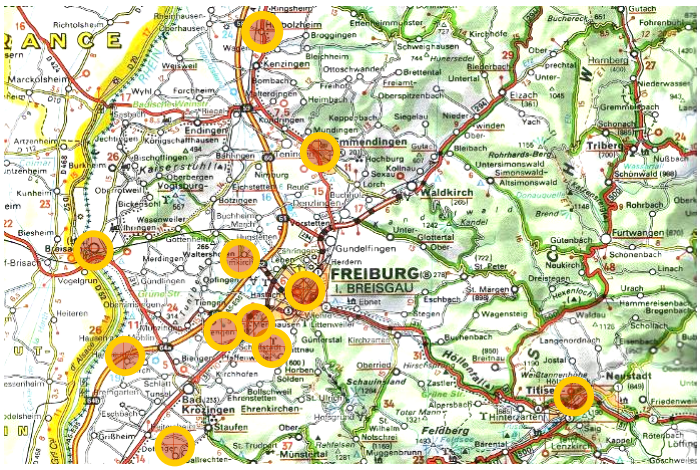


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Wymogi regionalne

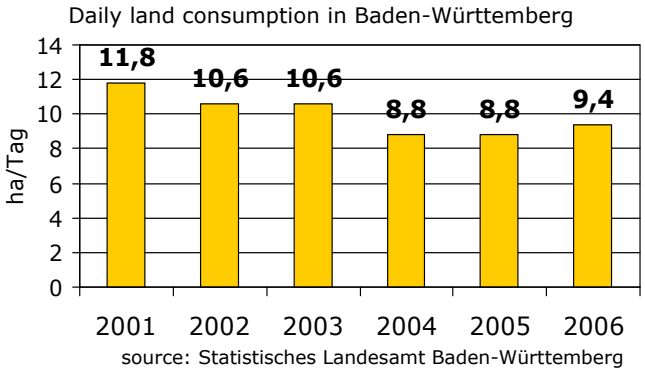
- Demographic trend (perspective: cutback immigration and cutback population growth)
- Diverse developments within the region
- Active competition with manifold land use forms (nature conservation, local recreation, agriculture, flood prevention, transportation etc.)
- Region Freiburg keeps being an important region for economic growth!

komreg – gminy i ich położenie



komreg – wykorzystanie powierzchni użytkowych w Baden-Württemberg

Land as resource with declining availability



komreg – kulisy

- Statistically forecasted decline in population (from 2020 also in the whole region Freiburg)
- Increasing specific living space per person

↓

reduced density of housing areas

↓

- raising infrastructural costs per person
- vacancies in central districts/loss of function
- increasing distances to local facilities
- ...

przykład



- Typical vacant plot in an existing housing area
- Further categories of investigated inner-city building potentials:
  - Land only developed to a low level
  - brown fields
  - abandoned farm sites

komreg – pytania dotyczące badań

- Which potentials of „inner-development" are existing in the cities and local authorities of the region?
- Which percentage there from can realistically be "activated" for housing?
- Which prospective demand for residential property exists in the cities and local authorities of the region?
- Wow much of this can be satisfied through „inner-development"
- Wow much "outer-development" will still be needed?
- Which cost advantages (Investment and maintenance costs) exist between inner- and outer-development?

komreg – cele badawcze

- Implementation and maintenance of an regional dialog between local partner authorities (open for local authorities in the region)
- Description of supply and demand for residential property in the region Freiburg till 2030
- Scenario calculation in order to visualize and demonstrate local and regional perspectives in settlement development
- Communication of ecological, economic and social benefits by activating local potentials of inner-development areas

Dlaczego Komreg?

View from local authorities

- Project encourages to regard "inner-development" as focus of urban planning
- complete investigation of all local "inner-development" potentials
- land management concerning supply and demand preserves room for maneuvers of local players
- project gives possible courses of action how to activate unused housing areas
- initiated regional dialog enables local professionals to exchange experiences with colleges (facing same challenges/problems)
- raise awareness in the public for sustainable land management

Dlaczego Komreg?

Regional view

- Formulation of mid- and long-term scenarios for regional settlement development:
  - = demonstration/visualization of consequences from actual urban planning decisions in the future
  - = encouragement to form regional development aims
- Regional dialog reduces prejudices from cities and local authorities of different size and influence

podstawy dialogu regionalnego

- Transparency and openness in the cooperation
- Communication "at eye level"
- Continuous information and integration of all partner authorities (and others) in the work and progress of the project
- Reliability of arrangements





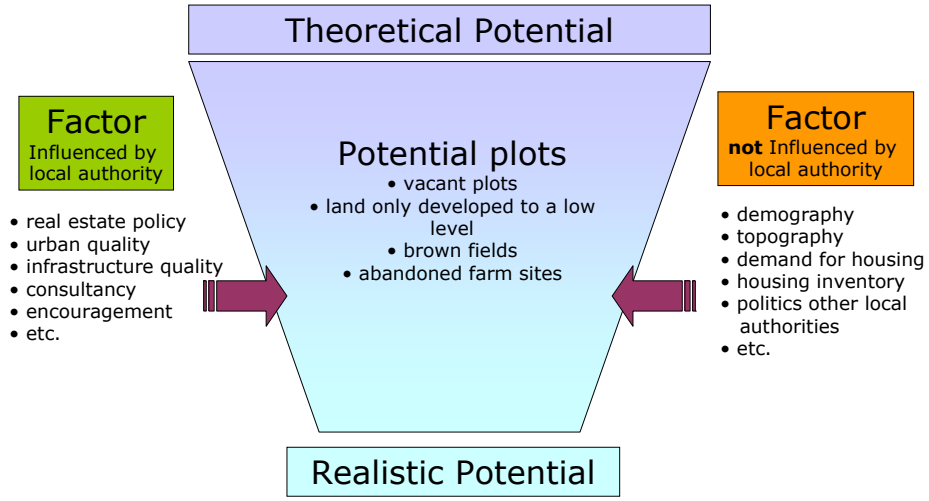
Results – potencjał teoretyczny *-total*

Local authority	Inhabitants`06	No. of plots	Total area (ha)
Au	1.369	**52**	**5**
Ballrechten-Dottingen*	2.207	**131**	**18**
Breisach	14.398	**296**	**56**
Emmendingen	26.330	**527**	**76**
Freiburg	217.547	**1.500**	**264**
Hartheim	4.585	**184**	**20**
Herbolzheim	9.933	**541**	**46**
Merzhausen	4.665	**113**	**13**
Schallstadt	5.952	**201**	**26**
Titisee-Neustadt**	11.902	**213**	**29**
Umkirch	5.206	**137**	**14**

*z.T. Arrondierungsflächen übernommen (vgl. MELAP)
**ohne Streusiedlungen

Stand: September 2007

Od teorii do realizacji potencjału



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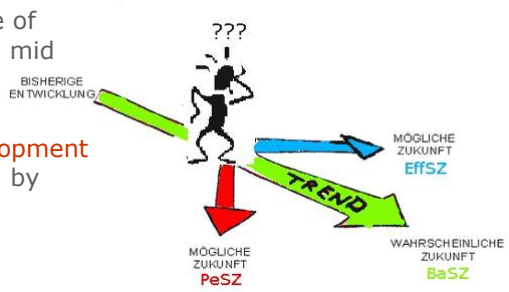
Seite| 18

Dlaczego scenaria ?

- Scenario results are not to be understood as forecasts
- Scenarios allow local authorities a view into the future (considering specific assumptions)

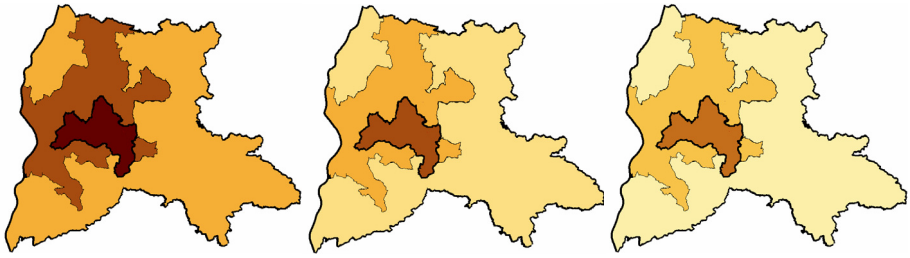
- Scenarios and resulting course of actions can be readjusted in a mid and long term!

- Scenarios show possible development paths which can be influenced by local decision makers

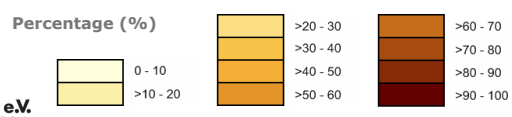


wyniki
scenaria rozwoju regionalnego (osiedla)

Coverage of demand (for housing purposes) through supply (of feasible inner-city potentials) till 2030 (in %)



Efficient scenario | Basis scenario | Pessimistic scenario



(source: Öko-Institut e.V.)

wyniki badan - podsumowanie

PERSPECTIVES FOR THE REGION

- Inner-city potentials can provide a relevant influence to satisfy the demand for housing plots, as well in the local partner authorities as in the whole region
- Outer development can be reduced significantly –a dedicated policy assumed!
- After 2030, over 50 % from the today existing inner city development plots will still be disposable (as reserve)

Wyniki badan – dialog regionalny

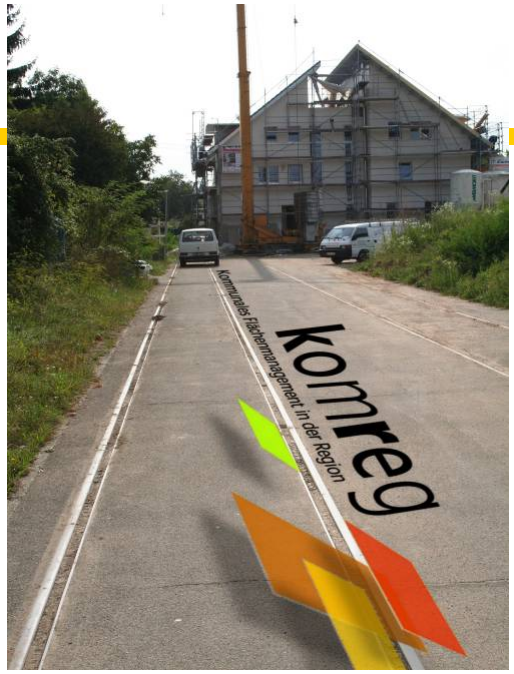
- open for all 75 local authorities in the region
- large feedback underlines actuality of the topic
- very constructive dialog about the regional development
- project results are being considered as valuable and important for the region
- regional players request to continue and extend regional dialog



Dziekuje za uwage

Thank you for your attention

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