Bilateral German-Polish REFINA workshop

Research and model projects on suburbanization and land consumption

6./7. 11. 2009, Gdansk (Poland)

HAI – New aids for action on active inner-city development

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Overview

- indroduction REFINA project HAI
- register of infill areas and inner-city building potentials
- questioning of property owners and results
- summary and conclusions

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Starting situation Germany

- continious increase in land consumption despite of decreasing population
- decades of established greenfield development
- extensive inner-city building potentials of small and medium-sized municipalities
- considerable restraints concerning their mobilization

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Starting situation Germany





- What are the main restraints of using inner-city building potentials?
- Are there useful strategies to strengthen an active mobilization of vacant plots?

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From idea to action...

HAI – New aids for action on active inner-city development

Moduls for a successful strategie of mobilizaton of inner-city building potentials

REFINA-project:
March 2006 – August 2008



The main objective:

To generate practical and transferable approaches to strengthen active inner-city development

Partners of HAI

Baader Konzept GmbH
project management, sustainable land management, strategies of mobilization

in co-operation with

KOMMA.PLAN, München
communication, mediation

IfSR / Nürtingen-Geislingen University
economic impacts, economic efficiency

Bavarian Environmental Agency
specialized support

***Model municipalities** (inhabitants)*

City of Baiersdorf (7200)*

City of Gunzenhausen (16700)*

City of Pfullingen (18500)**

Stegaurach (7000)*

*Bavaria, **Baden-Württemberg

HAI: restraints of mobilization

- projects of inner-city development need individual case solutions
- lack of economic evaluations to compare cost of inner-city development and greenfield projects
- lack of comprehensive knowledge about own potential of vacant inner-city plots
- unknown intentions of property owners of vacant plots (in the south of Germany so called „Enkele-Stückle")

the latter in focus ...

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Register of infill areas (Kataster)

- new qualified basis concerning all decisions dealing with plots/areas for following issues
  - preparatory land use planning
  - new and binding land use plans to rework
  - urban development
  - service for people who are looking for plots
  - monitoring of the development of build-up areas

→ **the essential module of sustainable land management**

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Register of infill areas: method

- principles of registration of inner-city building potentials (survey)
  - comprehensive (municipal area)
  - only within built-up areas with a binding land use plan and within areas under Section 34 of the BauGB (federal building code)
  - plots from about 300 square metre
  - in a short-, medium- and long-termed prospect
  - focus from the outside on the municipality

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Register of infill areas: method

- categories of inner-city building potentials





vacant plots

land only developed to a low level





brown fields

abandoned farm sites

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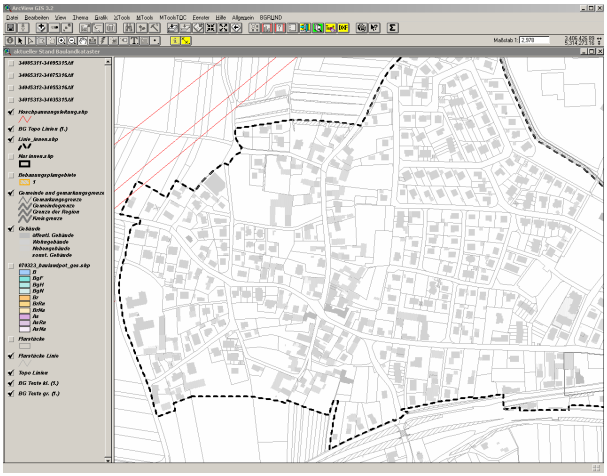
Register of infill areas: method

- catalogue of the inner-city building potentials

details of the area	▪ number of the parcel ▪ adress ▪ size ▪ type of property owner
situation	▪ category of inner-city building potential ▪ actual use (use before) ▪ local public infrastructure, land reallocation ▪ plot value ▪ ecological protection, ecological value ▪ contaminated soil
building regulations	▪ land use type of the preparatory land use plan ▪ binding land use plan or area under Section 34 ▪ in case of binding land use plan: type and extent of land use

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Register: software tool (GIS)



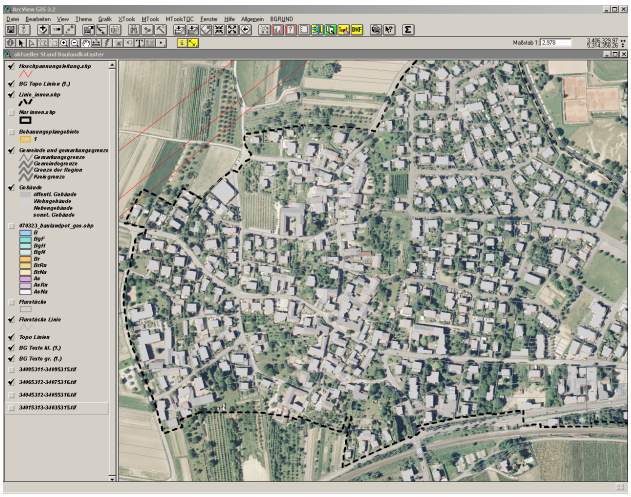
registration of vacant plots on base of

cadastral map

overlapped with...

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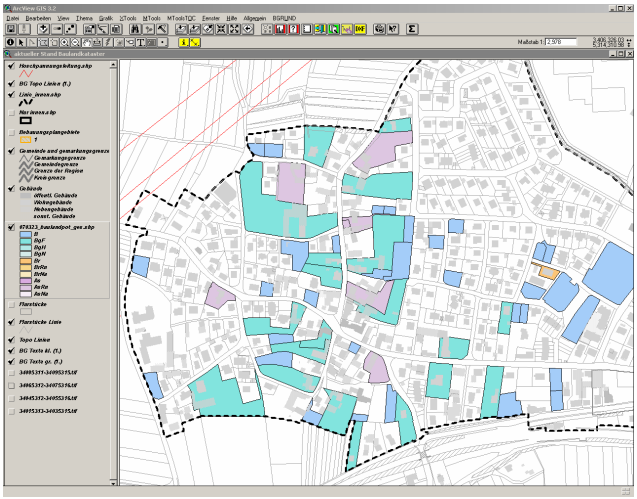
Register: software tool (GIS)



...
aerial photographs

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Register: software tool (GIS)

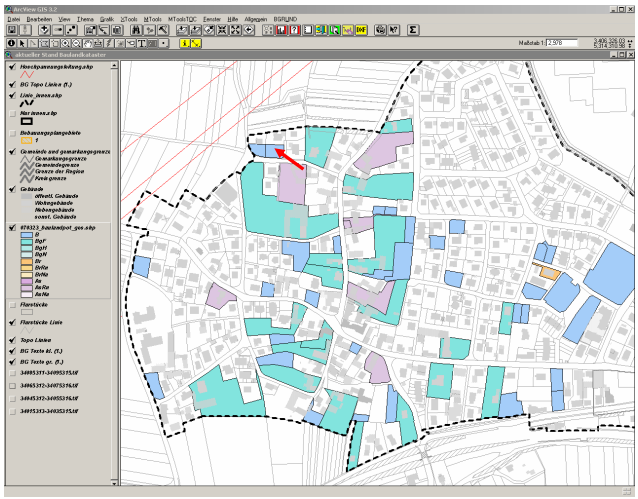


detail of a register of infill areas

vacant plots
plots only developed to a low level
abandoned farm sites

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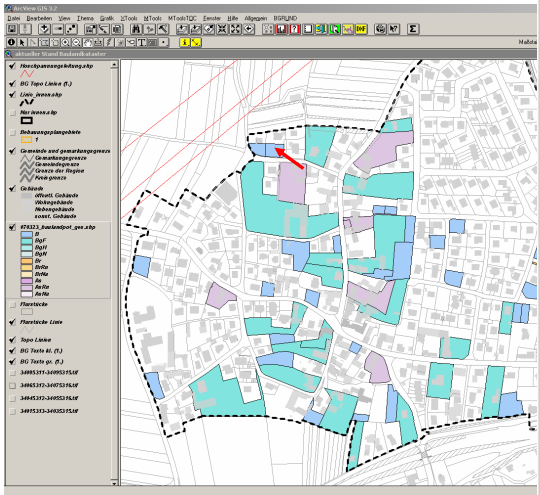
Register – software tool (GIS)



detail of a register of infill areas

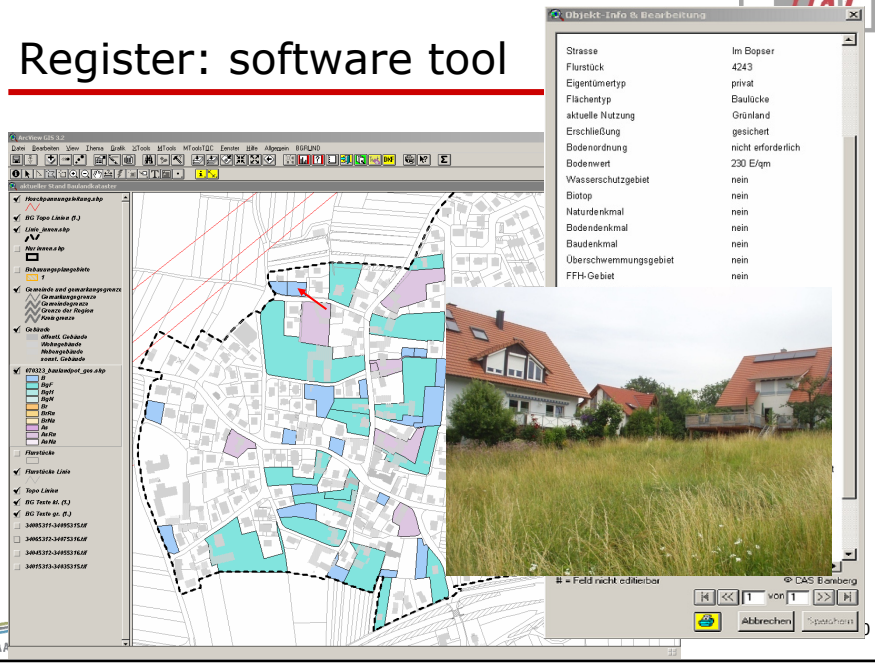
vacant plots
plots which are only developed to a low level
abandoned farm sites

Register: software tool (





Register: software tool



Inner-city potentials: results

- area of inner-city building potential **in hectare**

category	Baiersdorf	Stegaurach	Gunzenhausen	Pfullingen
vacant plots	20,3	33,1	35,9	21,3
land developed to a low level*	6,0	19,4	14,8	11,8
brown fields	3,6	2,0	9,9	16,5
Sum	**29,9**	**54,5**	**60,6**	**49,6**

* only suitable for building in parts

Inner-city potentials: results

- area in hectare and **number of vacant plots**

category	Baiersdorf	Stegaurach	Gunzenhausen	Pfullingen
vacant plots	20,3 **161**	33,1 **312**	35,9 **296**	21,3 **221**
land developed to a low level*	6,0	19,4	14,8	11,8
brown fields	3,6	2,0	9,9	16,5
sum	**29,9**	**54,5**	**60,6**	**49,6**

* only suitable for building in parts

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Questioning of owners

- property owners of vacant plots as a target group for inner-city development: why?
  - vacant plots constitute the largest, but underestimated potential in small and medium-sized municipalities
  - vacant plots are not the objective of municipal endeavours to strengthen active inner-city development

the reasons ...

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Questioning of owners

- reasons for ignoring the potential of vacant plots
  - municipal activities concerning activ inner-city development are concentrated on projects of urban development funding, recycling of brown fields and development of other individual building projects
  - responding private property owners is a sensitive issue of local government politics

but it is worth doing it

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Questioning of owners



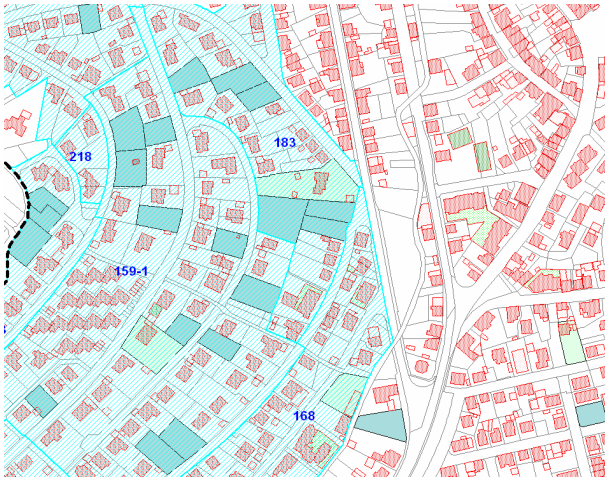
for example

the city of Pfullingen

18300 inhabitants, near Reutlingen, Baden-Württemberg

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Questioning of owners

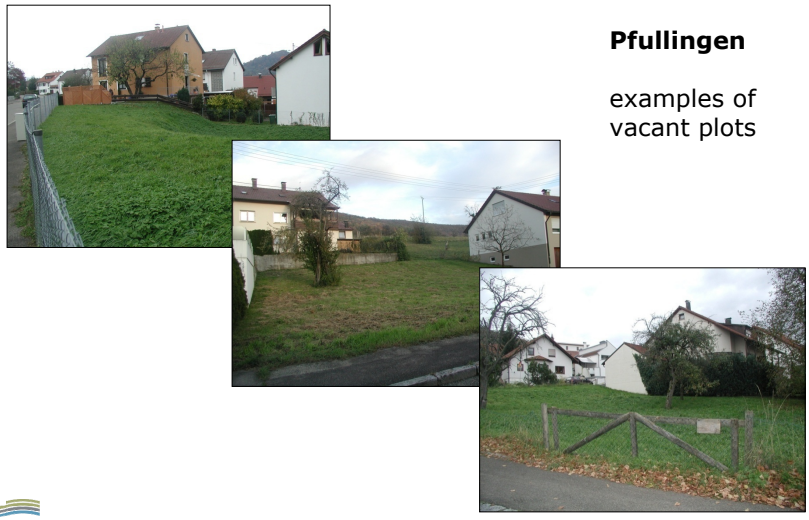


Pfullingen
part of the register of infill areas 2007

→
a lot of vacant plots in a residential area of the Seventies, close to the city centre

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Questioning of owners



Pfullingen

examples of vacant plots

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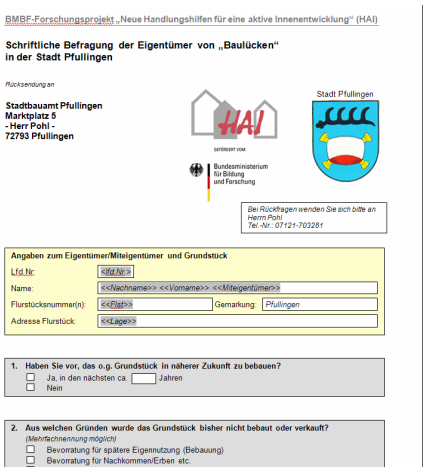
Written questioning of owners: why?

- profit of information and
  a current basis for decision-making
  - knowledge about the intention of property owners
  - knowledge about these owners who are contented to sell
  - more detailed evaluation of the „real" inner-city building potential (preparatory land use planning)
  - basis for a service-platform to offer
    vacant plots at the local and regional level
  - conclusions to further approaches
    to strengthen the mobilization of vacant plots

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Questioning of owners: method

Letter of the mayor
to the selected owners
with
information
und
the questionaire
short, compact
max. 2 pages
processing 5-10 minutes



BMBF-Forschungsprojekt „Neue Handlungshilfen für eine aktive Innenentwicklung" (HAI)

Schriftliche Befragung der Eigentümer von „Baulücken" in der Stadt Pfullingen

Rücksendung an

Stadtbauamt Pfullingen
Marktplatz 5
- Herr Pohl -
72793 Pfullingen

Stadt Pfullingen

Gefördert vom Bundesministerium für Bildung und Forschung

Bei Rückfragen wenden Sie sich bitte an Herrn Pohl
Tel.-Nr.: 07121-703281

Angaben zum Eigentümer/Miteigentümer und Grundstück

Lfd.Nr: <<lfd.Nr.>>
Name: <<Nachname>> <<Vorname>> <<Miteigentümer>>
Flurstücksnummer(n): <<Flst>> Gemarkung: Pfullingen
Adresse Flurstück: <<Lage>>

1. **Haben Sie vor, das o.g. Grundstück in näherer Zukunft zu bebauen?**
   ☐ Ja, in den nächsten ca. ☐ Jahren
   ☐ Nein

2. **Aus welchen Gründen wurde das Grundstück bisher nicht bebaut oder verkauft?**
   (Mehrfachnennung möglich)
   ☐ Bevorratung für spätere Eigennutzung (Bebauung)
   ☐ Bevorratung für Nachkommen/Erben etc.

Example of a questionaire (Pfullingen)

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Questioning of owners: method

- the questions
  - Would you develop your plot by your own and if yes in which period of time?
  - Would you like to sell your plot?
  - Would you sell your plot with support of an service-platform managed by the municipality?
  - What are your reasons for undeveloping?
  - Is there consulting need e.g. to sell or to develop your plot?

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Questioning: results Pfullingen

- **239 owners of vacant plots/parcels adressed**
- accompanied by a press announcement
- information meeting for owners with the mayor
- response rate 55,2 percent (132 from 239)
- → **64 ready for sale** (for the market)
- offer of consulting by architect/urban planner for owners who had shown interest
- construction of a internet-based service-platform with „ready for sale – plots"

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Questioning: results

- questioning: results model municipalities

category	Gunzenhausen	Pfullingen	Stegaurach
vacant plots/parcels adressed	185	239	238
response rate	98 = 53 %	132 = 55 %	116 = 49 %
ready for sale	**22 = 12 %**	**64 = 27 %**	**54 = 23 %**

Baiersdorf without a questioning; the main issue was brown field recycling)

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Summary and conclusions

- Questioning of property owners of vacant plots was succesful
  - a high response rate and a high level of „ready to sale"
- Expenditure for the administration is justified
- Owners accepted consulting
- Administration obtained essential informations
- **and**
  reasons for inner-city development are neccesary

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Summary and conclusions



Benefits of inner-city development

... for municipalities?

... for residents?

... for new citizens?





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Summary and conclusions

Benefits of inner-city development

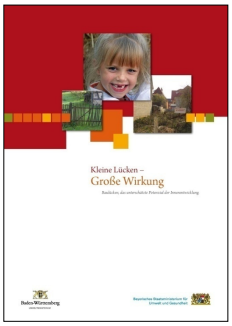
- **for municipalities**
  - better use to the capacity of municipal infrastructure
  - reduction of investments in new greenfield residencial areas
  - increase of young people / rejuvenation of older residencial areas
  - stimulation and revaluation of the city centres
  - protection of typical townscapes
- **for residents**
  - safeguarding of business and service within the centre
  - clearing of serious deficits concerning the townscape
  - preservation of the surronding landscape
- **for new citizens**
  - arrival in an evolved residencial area with calculable qualities
  - infrastructure (Kindergarten, service) is already existing
  - reduction of cost for municipal infrastructure services

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HAI: transferable results

- New instruments for the mobilization of inner-city building potentials are succesful: target group → private property owners
- The transferibility to other municipilities is insured → **Brochure „Small gaps, large effects“**
- **Register of infill areas** are essential for active inner-city development



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