

Spatial observation and Leipzig monitoring of urban renewal



- Installation of a spatial observation system in Leipzig since 1995
- Urban development plan „Housing and Urban renewal“ 2000:
 - the continuous spatial observation system provides the essential foundation for the district-related monitoring
 - political determination to use this continuous district-related monitoring as basis for further development of the urban development plan
- First monitoring reports in 2001 and 2002
- FMER- Researchproject „District-related monitoring of urban renewal in Leipzig“ 2002 - 2006
- 2009: Further development of Leipzigs spatial observation system for the city's integrated urban development concept

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Spatial observation and monitoring of urban renewal



Spatial observation system of Leipzigs urban development Planning

Main topics:

Demographics Housing Social issues Centres Trade & Industry



City-wide monitoring of urban renewal

Together with all existing sectoral monitoring systems an integrated overall monitoring system will be developed now

Data of implementation

Different related and detailed data

Programme-specific evaluation

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Aims and components of urban renewal monitoring



Monitoring as an instrument of communal administration:

- continuous observation and analysis of developments at a small-scale / in city-districts
- analysis and evaluation of the impacts of urban renewal
- enhancement of urban development plans and concepts at district level
- involvement of internal / external actors (as platform for information and discussion)
- exchange of experiences with other cities of urban renewal

Components

- component 1: district-related monitoring of urban renewal
- component 2: observation of the housing market, processes of adaptation of housing supply and offer
- component 3: observation of processes between city and region

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Approach

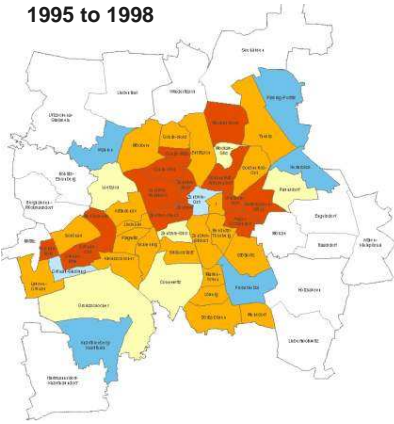


- Observation has to:
 - reflect the specific situation and meet local needs
 - reveal ongoing processes
 - consider different spatial levels
 - make sophisticated data sources accessible
- Evaluation of target / actual comparison as an important component of the monitoring system
- Monitoring as communication process with local actors

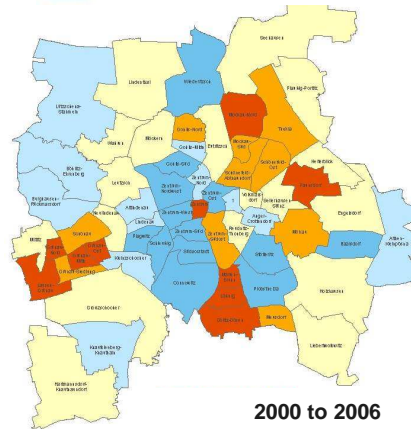
Development of population



1995 to 1998



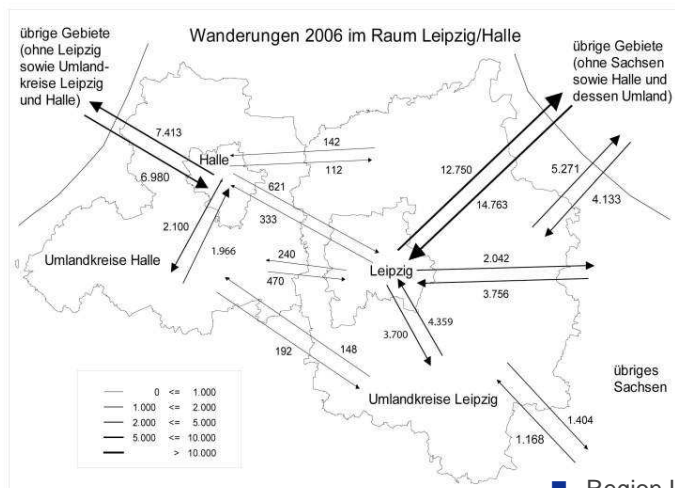
2000 to 2006



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Relations within the region Halle / Leipzig: e.g. migrations

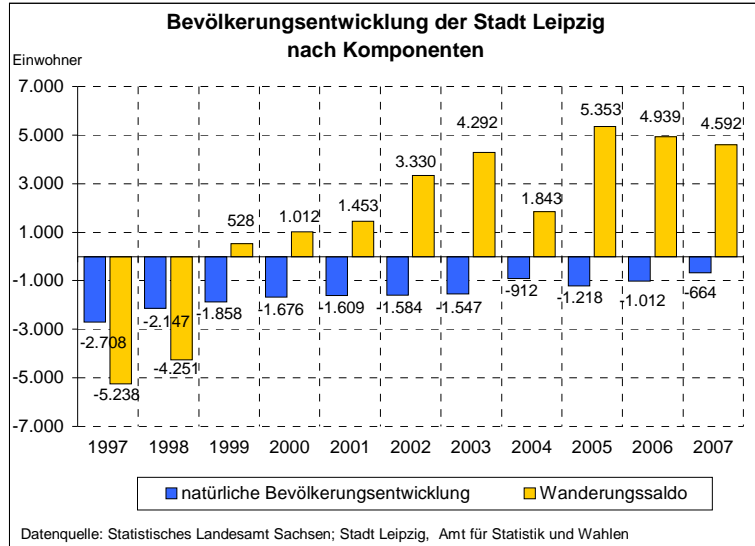


- Region Leipzig / Halle
- Regional residential market
- Hinterland communities

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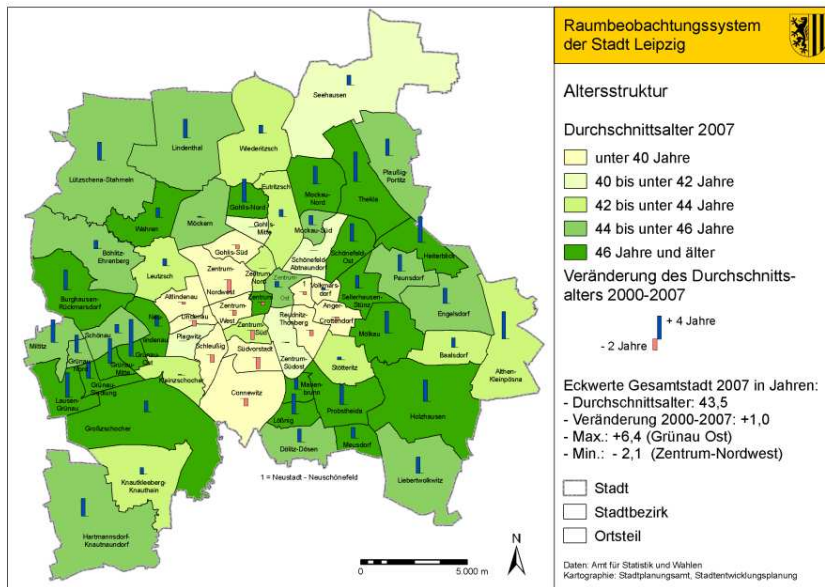
City-wide observation – population development



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Development of age structures



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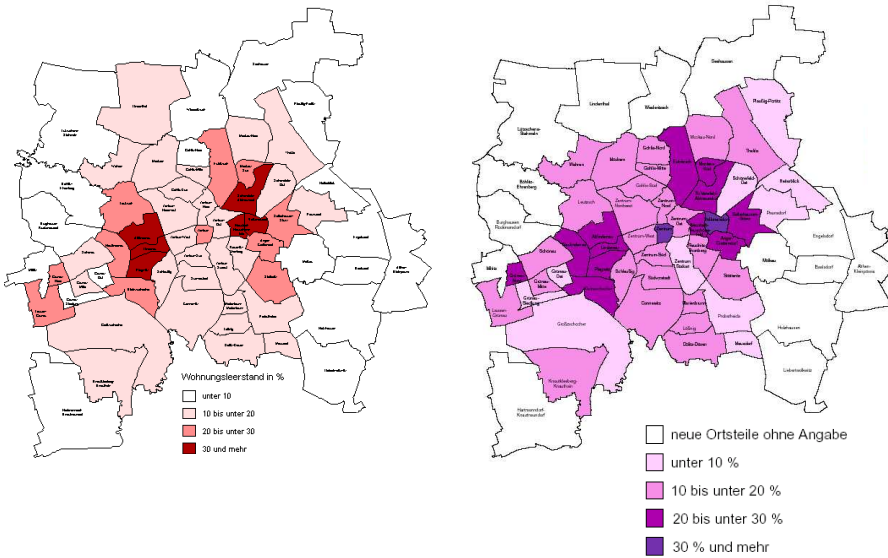
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Estimated Vacancy rate of flats in Leipzig



2001

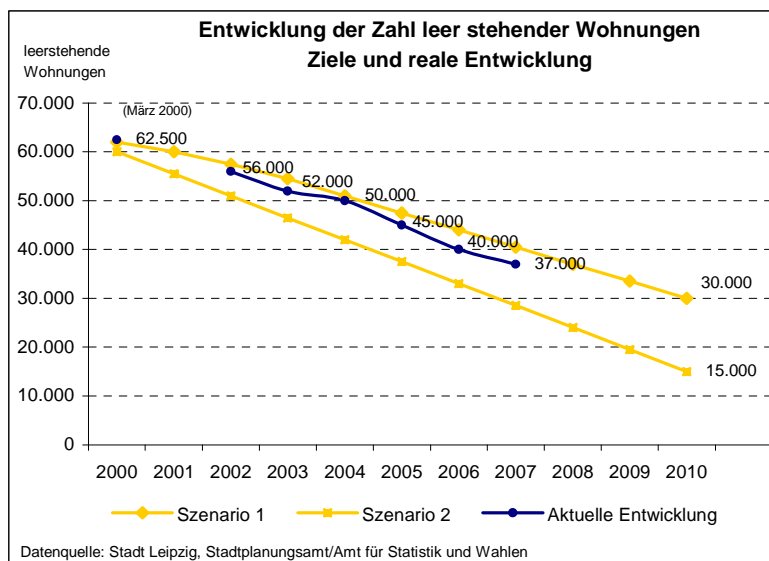
2006



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Evaluation: Targets and actual development: e.g. vacant flats



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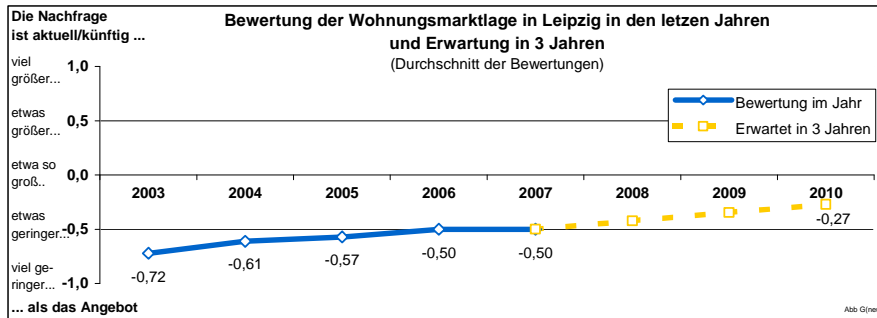
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Data generated from opinion polls: e.g. valuation of housing market by housing market experts



Barometer residential market: Repeated opinion poll with stakeholders of residential market and urban development

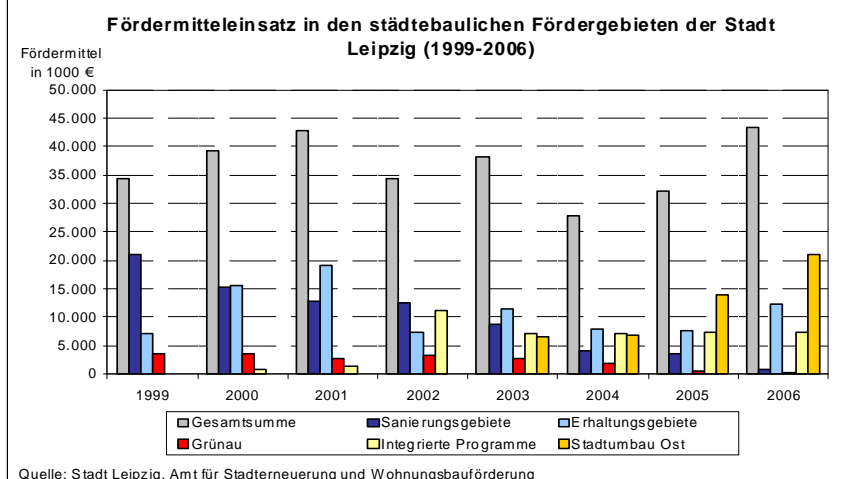
- Number of participants ca. 110 stakeholders
- Annual realisation (2003 – 2007)



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Data about the use of funding and implementation



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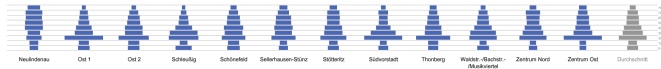
Observation at district level: age, population, vacancy rates, ...



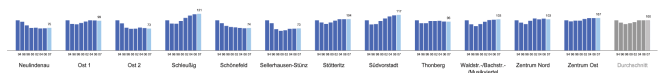
Strukturdaten der Stadtteile des Teilplan Stadterneuerung (Fortsetzung)

Seit 2005 wird die Bevölkerungszahl durch fortlaufend regelmäßige Zählungen und die Einführung der Zensusverfahren (Zensus) bestimmt.

Altersstruktur der Wohnbevölkerung 31.12.2007



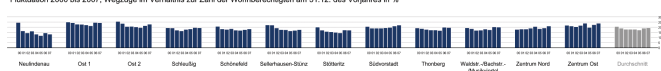
Einwohnerentwicklung 1994 bis 2007, Index der Zahl der Wohnberechtigten zum 31.12. des Jahres



Wanderungssalden 2000 bis 2007 in % der Wohnberechtigten am 31.12. des Vorjahres



Fluktuation 2000 bis 2007, Wezüge im Verhältnis zur Zahl der Wohnberechtigten am 31.12. des Vorjahres in %



Wohnungsleerstand, Leerstandsklassen zum 31.12.2006

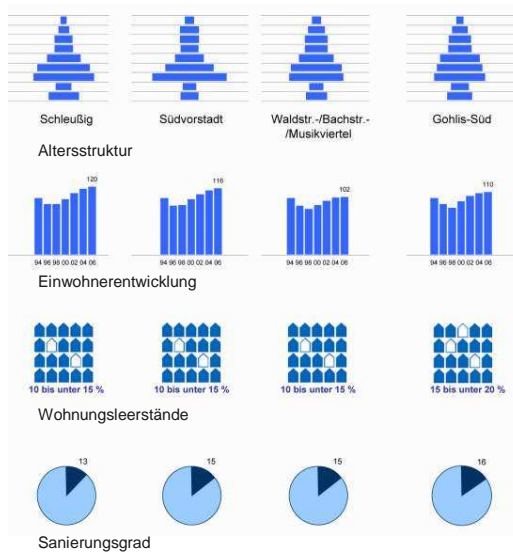


Anteil unsanierter Gebäude am Wohngebäudebestand (> 2 WE) bis Baujahr 1945 in %



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Well off – historical innercity areas

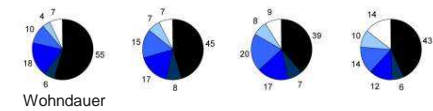
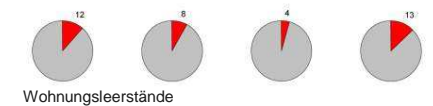
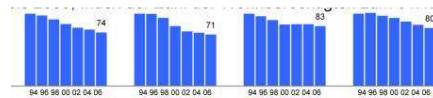
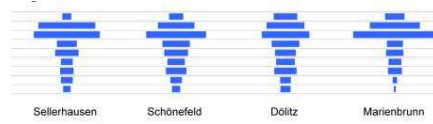


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Aging population in housing stock of 50/60ies



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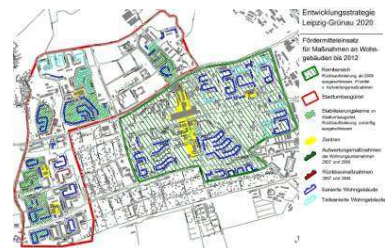
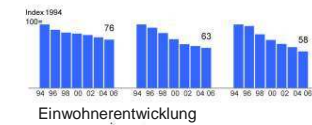


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Need for action within large scale settlements

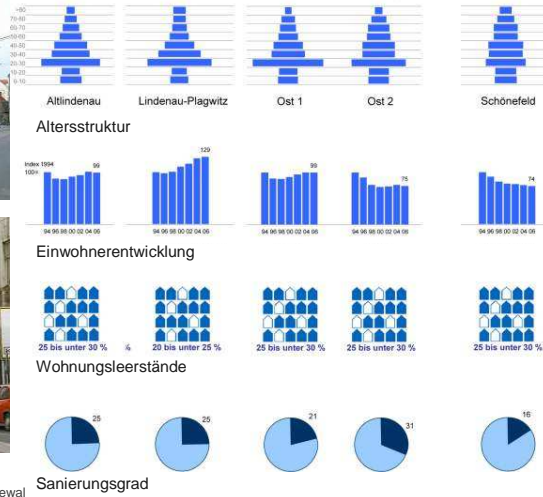


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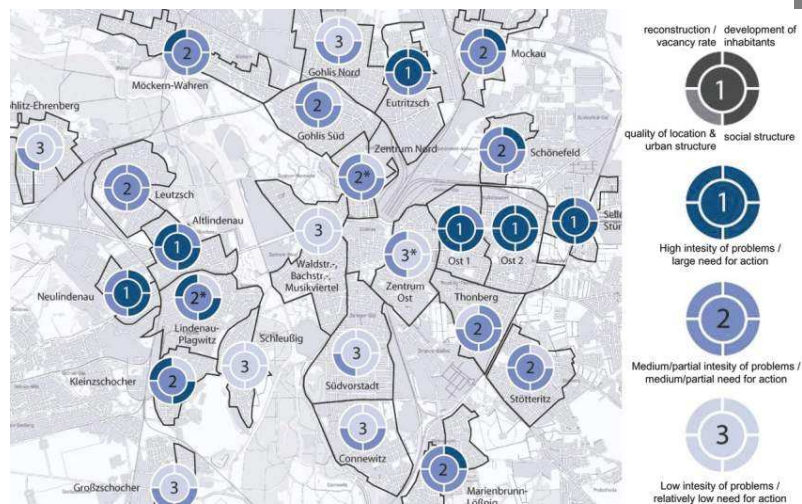
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Disadvantaged districts and main traffic roads



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Assessing challenges & potentials – map of problematic indicators (housing and urban renewal), Leipzig



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From assessment to strategy – integrated urban development concept, Leipzig






LEIPZIG
2020

Priority areas of urban development

Priority due to external importance

-  Zentrum / erweitertes Zentrum
-  Südost
-  Nordraum
-  Gewässerverbund mit Auwald und Seenlandschaft

Priority due to internal importance

-  Leipziger Osten////Leipziger Westen/Grünau////Schönefeld
-  Georg-Schumann-Straße
-  Magistralen

