Dr. Oliver Weigel, Head of the Urban Policy Division
In Germany state driven intervention into spatial development, at the national as well as at the state and local level, and efforts to influence this development according to superordinate social, economic and spatial objectives has a long tradition.

Accordingly, the range of instruments, bodies and routines is well developed.

The set of instruments used to achieve spatial targets ranges from classical measures of spatial planning such as the Central-Place-System over specialized planning policies to a wide set of different instruments for funding spatial, social and economic structures and fostering citizens participation.
The Concept of Central Places

Traditional Spatial Planning Concept of Central Places

... to ensure a high level of supply with “central functions”. These are goods, services, leisure, education.

These are focussed in
- Lower level centres
- Middle level centres
- High level centres
- Metropolitan Region
Infrastructure: Share of population with a grade “A” access to primary level hospitals
Regional Funding in Germany

- Since the 1960’s, Germany developed and constantly applied a sophisticated system for regional funding.
- It was especially used to promote economic development in the regions close to the former inner German border.
- A set of indicators determined which regions were to benefit from regional funding. The indicators were constantly revised by a commission of all state governments and the federal government.
- Up to 35% of the national population lived in regions eligible for funding.
Present Challenges
The system of state driven interventions into the regional structure remained, till only a few years ago, basically unchanged.

It was, under the conditions that existed till 1989, very successful, but highly dependent on a large influx of public money into the system. Increasing federal payments into the EU budget made it difficult to maintain the former level of support.

At the same time circumstances of economic and spatial development changed ever more rapidly. With only minor adoptions the system became less capable of dealing with the major changes that were caused by the increasing influx of European integration, globalization and the effects of German unification in due time.
Development of the population till 2020

- blue: strongly decreasing
- red: strongly increasing

Losses are strongest in already peripheral regions

Veränderung der Bevölkerungszahl zwischen 2002 und 2020

- stark abnehmend
- leicht abnehmend
- stabil
- leicht zunehmend
- stark zunehmend
Demographic Situation: Share of the under 15's
Share of Migrants

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Consequences of simultaneous Growth and Contraction

…. happen at the same time
… normally in the same city

Urban Brownfields and urban decay
New Jobs – New Sites?
International Challenges: Development of Urban Population in Europe

Development of the urban population

Average yearly change of number of inhabitants 1990** to 2005
- up to - 1.5
- - 1.5 - 0
- 0 - 1.5
- 1.5 and more

Size of city by number of inhabitants 2006*
- up to 50,000
- 50,000 - 100,000
- 100,000 - 250,000
- 250,000 - 500,000
- 500,000 and more

* City proper within administrative boundaries
** DE-1987-3035, AT, BALTIC, UK 1998-2003,
A1, BA, EE, GR, HU, PT, SI, SK 1995-2003,
BG, RO 1992-2005

Source: EBRD Spatial Monitoring of Europe
Programme on Geocoding: World/Gazetteer, U.N.
National Statistical Office

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Decreasing growth rate in Germany
1950 to 2004

Up to 1991 only old laender,
since 1991 old and new laender
Contribution of Counties to National Growth Rate

- 1. quartile: 12 counties, negative contribution (36)
- 2. quartile: 42 counties
- 3. quartile: 82 counties
- 4. quartile: 222 counties

Total contribution: 105.6%
Spatial Distribution of Counties contributing most to National Growth

Analytical Background

Gesamtwirtschaftliche Wachstumsmotoren

1. Quartil
2. Quartil
3. Quartil, potenzielle West
3. Quartil, potenzielle Ost

Konzentration von Metropolfunktionen (deutscher Metropolfunktionsindex)
Standorte von Metropolfunktionen (weltweiter Metropolfunktionsindex)

Peripherraum
Zwischenraum
Zentralraum

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International Challenges: Regional Economic Strength in Europe.

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International Challenges: Regional Economic Strength in Europe.

Economic strength of selected cities

Gross domestic product (GDP) per capita in Urban Audit cities 2001
GDP per inhabitant in % of EU27 average = 100
- less than 50
- 50 to below 75
- 75 to below 100
- 100 to below 125
- 125 to below 150
- 150 and more
- no data

GDP in m euros in Urban Audit cities 2001
- 150,000
- 100,000
- 25,000
- 5,000

Source: Eurostat: Urban Audit Database
Using given potential –
Approaches towards a more balanced regional development
Three Concepts, passed by the Standing Conference of Federal and State Ministers Responsible for Spatial Planning:

- Growth and innovation
- Securing services of public interest
- Conservation of resources, shaping of cultural landscapes

These issues are derived out of tasks that relate directly to federal competences.
Spatial Structure – accessibility of centres and population density

Central location
Interspaces
Peripheral location

Spatial structure according to accessibility of centres and population density:
- inner central space
- outer central space
- interspace with modest density
- interspace, sparsely settled
- periphery with modest density
- periphery, very sparsely settled
- highway
Strategic elements are defined in order to utilise the given potential of every region:

- “Strengthening strengths”
- Stabilising structurally weak regions
- Bundling and linking potentials
- Recognising joint responsibility and practicing solidarity.
Coaction of Metropolitan Regions and other Spatial Categories

Concept: Securing Services of Public Interest

Population development forecast until 2050
- declining
- stable
- increasing

Enhancing the carrying capacity of existing central places and securing supply quality
- High-order centre at risk
- Middle-order centre at risk
- Enhancement of accessibility in regions with low high-order infrastructure

Central Places as of 2005
- High-order centre
- Middle-order centre
- Network of cities with high-order functions
- Cities with high-order function in neighbouring countries

The map is illustrating the concept. However, the signatures do not stand for determined planning.
Cities make the difference
– Integrated and strategic approaches for urban development
• Urban and regional development are not federal tasks. The federal government concentrates on fostering and supporting strategic approaches on the regional and local level.

• To increase its knowledge on spatial, social and economic development, the Ministry built up a research institute as an integral part of its organisation. It runs projects, that focus directly on fostering new ways of dealing with regional development and promoting best practice.

• The City of Leipzig is as an example for how a cross sectoral and politically orientated approach in urban development planning helps to regenerate the whole city.
Challenges for Post-GDR Urban Development

Einwohner

Datenquelle: Statistisches Landesamt Sachsen, Amt für Statistik und Wahlen Leipzig

Beschäftigte

Datenquelle: Statistisches Landesamt Sachsen, Amt für Statistik und Wahlen Leipzig
Development of City Districts

Wanderungssaldo in %
- Verlust 15 bis 27 %
- Verlust 5 bis 15 %
- Verlust 0,5 bis 5 %
- ausgeglichen
- Gewinn 0,5 bis 15 %
- Gewinn größer 15 %

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Unused Apartments

Leerstehende Wohnungen in Leipzig
(Schätzung)

<table>
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<tr>
<th>Monat</th>
<th>Wohnungen</th>
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<tbody>
<tr>
<td>September 1995</td>
<td>38.500</td>
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<tr>
<td>März 2000</td>
<td>62.500</td>
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<tr>
<td>Dezember 2002</td>
<td>55.000</td>
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<tr>
<td>Dezember 2003</td>
<td>51.000</td>
</tr>
<tr>
<td>Dezember 2004</td>
<td>50.000</td>
</tr>
<tr>
<td>Dezember 2005</td>
<td>45.000</td>
</tr>
</tbody>
</table>
Principal Tasks:

Elaboration of strategic concepts as guidelines for the future development of the city

Coordination of existing and derivation of new instruments that enable us to achieve these strategic objectives in the forecast period (normally 5 – 10 years)

Description of these sectoral approaches in town development plans and other strategic concepts

Cooperation in and coordination of large scale projects, i.e. attraction of new industrial enterprises such as the BMW and Porsche plants or the application to become a Host City for the Games of the XXX. Olympiad
Town Development Plan Urban Renewal and Housing
Degree of multidimensional development problems
Local Development Plan „LeipzigEast“ – Overall Concept
Projects of Urban Transformation based on the Previous Plans
New instruments have to be developed in order to keep young families in inner-city districts.
Instrument Zwischennutzung: „Wächterhäuser“

- Erhalt von städtebaulich und denkmalpflegerisch wichtigen Gebäuden an Hauptstraßen
- Belebung von Haus und Quartier durch soziale und kulturelle Nutzungen
- Sicherung und mietfreie Nutzung statt Sanierung und Vermietung

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Population Development in Central Districts

Central districts grow fastest

2000-2005:
Entwicklung der Wohnbevölkerung in %
- Gewinn über 10%
- Gewinn über 3% bis 10%
- Ausgeglichen (+/- 3%)
- Verlust über 3% bis 10%
- Verlust über 10%

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**Age average in the City Districts**

Influx young families is strongest in the most central districts.

**Altersdurchschnitt 2005 in Jahren**
- unter 40
- 40 bis unter 43
- 43 bis unter 46
- 46 bis unter 49
- 49 und höher

**Altersdurchschnittsentwicklung 2000 bis 2005 in Jahren**
- gestiegener Altersdurchschnitt (+4 Jahre)
- gesunkener Altersdurchschnitt (-2 Jahre)

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Present situation

Bevölkerungsentwicklung

26 westdeutsche Großstädte

7 ostdeutsche Großstädte

Entwicklung der Bevölkerung 2000 bis 2005 (2000=100)

Anteil der Stadtteile mit Indikatorwerten
- blau: bis unter 95
- lila: 95 bis unter 99
- orange: 99 bis unter 101
- gelb: 101 bis unter 105
- rot: 105 und mehr

an allen Stadtteilen in der Innenstadt sowie im Innenstadtrand und Stadtrand

Datenbasis: Innerstädtische Raumbeobachtung des BBR, Kommunalstatistiken der IRB-Städte

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