Urban Sprawl and Reurbanisation under the Conditions of Shrinkage. The Case of Leipzig (Germany)
Questions

What are the peculiarities of sprawl and reurbanisation in shrinking city regions?

What will be the consequences of urban sprawl and reurbanisation in shrinking city regions in terms of the urban fabric?
Is Leipzig a shrinking city?

- Continuously population shrinkage from the mid 1960ies till the end of the 1990s
- At the moment Leipzig is growing and stabilising, but lies in the East German shrinkage landscape
- As a consequence of former shrinkage there is a couple of follow-up problems (vacancy, oversized infrastructures, brownfields)
- Parallelism of shrinkage and growth processes
- Because of demographic change and former emigration future shrinkage
Households and inhabitants in Leipzig, 1970-2007

Source: City of Leipzig, Statistical Office
Urban Sprawl

- „Suburbanisation in the people‘s heads“
- Shopping malls - as symbols of ‚western wealth‘ – as pioneer forms of urban sprawl
- Generous declaration and planning of industrial and business sites beyond the urban fringes
- Construction boom in the 1990s
- Strong residential suburbanisation during the 1990s
Reurbanisation

- Revitalisation of inner-city commerce
- Reconstruction of inner-city dwellings and improvement of housing conditions
- Surplus of housing in all segments of the housing market
- Reversal of the migration streams between Leipzig and its surroundings
- Drivers of reurbanisation: younger households, non-traditional households
Population change in Leipzig between 1991 and 1995

Population change in Leipzig between 1991 and 1995 in % by local district:

- < -25.0 to -30.0
- < -20.0 to -25.0
- < -15.0 to -20.0
- < -10.0 to -15.0
- < -5.0 to -10.0
- < 0.0 to -5.0
- > 0.0 to 5.0
- > 5.0 to 10.0
- > 10.0 to 15.0
- > 15.0 to 20.0
- > 20.0 to 25.0
- > 25.0

No data

Boundary of an urban district
Boundary of a local district

Source:
- Stadt Leipzig, Amt für Statistik und Wahlen
- Statistisches Jahrbuch Leipzig 1993
- Statistisches Jahrbuch Leipzig 1998

Graphic by OSG: Annette Kühler

HELMHOLTZ ZENTRUM FÜR UMWELTFORSCHUNG UFZ
Population change in Leipzig between 1995 and 2000

Population change in Leipzig between 1995 and 2000 in % by local district

Source:
Stadt Leipzig, Amt für Statistik und Wahlen
Statistisches Jahrbuch Leipzig 1995
Ortsschildatlas 2008

HELMHOLTZ
ZENTRUM FÜR
UMWELTFORSCHUNG
UFZ
Population change in Leipzig between 2001 and 2006

Map showing population change in Leipzig between 2001 and 2006 in % by local district.
Population change in Leipzig between 2006 and 2012 (projection)
Migration Balance between Leipzig and its Suburban Zone

Source: City of Leipzig, Statistical Office
Peculiarities of Sprawl and Reurbanisation under the conditions of shrinkage

- Sprawl and reurbanisation are driven by supply and not by demand.
- Both are unthinkable without massive governmental tax-incentives, funding schemes, and transfers.
- Because of the supply-surplus nearly in all segments of the housing market, low rents and house prices.
- Sprawl remained a short phase of urban development up to present, reurbanisation seems to be temporary as well.
A new pattern of urban landscape?

- Polarisation between the attractive Wilhelminian core and the other districts
- Consequence: perforation and fragmentation of parts of the city
- Sprawl will not immediately stop, but will go on at very low scale
- The suburban zone is affected by shrinkage in recent years
- Reurbanisation captures only some parts of the core city
- Growing segregation
Figure 3: Urban sprawl and reurbanisation under the conditions of shrinkage
Future challenges

Challenges of urban sprawl

- Shrinkage and vacancy in suburbia
- Ageing of the suburban population
- Provision with infrastructures (social services)
- Fading out of the sprawl potential (decline in families)

Challenges of reurbanisation

- Stabilisation of population and household numbers in the inner-city
- Dwindling potential for reurbanisation (young households)
- Vacancy and demolition in inner-city districts
- Decreasing investments in inner-city housing
- Parallelism of gentrification and decay
Conclusions

- Necessity of long-term urban restructuring (esp. demolition)
- The strengthening of the inner-city
- Abolish economic incentives for suburban development
- Need to combine demolition and reconstruction
- Governance problem
Thank you for your attention!


dieter.rink@ufz.de
Department of Urban and Environmental Sociology
Helmholtz Centre for Environmental Research - UFZ
Permoserstraße 15, D-04318 Leipzig, Germany
Developments in postsocialist Leipzig

- Long-term shrinkage
- Sudden incorporation into the global market
- Deindustrialisation (loss of 90% of industrial jobs)
- Out-Migration
- „demographic revolution“, drop in birth rates
- Transformation politics according to the idea of catching up on a modernisation backlog
- Expectation that eastern Germany will experience a similar development as western Germany after the second world war
- Chaotic (sometimes lawless) situation of transition
Fig. 2a: Population growth and decline of core, ring, functional urban region (FUR) and rural hinterland.
Population growth and decline of core, ring, functional urban region (FUR) and rural hinterland - under decline -

Fig. 2b: Population growth and decline of core, ring, functional urban region (FUR) and rural hinterland – under decline –
Jobs with social insurance in Leipzig

Source: City of Leipzig, Statistical Office
Unemployment rate in Leipzig 1991 - 2008

Source: City of Leipzig, Statistical Office
Newly built and demolished flats in Leipzig

<table>
<thead>
<tr>
<th>Year</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newly built</td>
<td>5213</td>
<td>4079</td>
<td>2525</td>
<td>984</td>
<td>1298</td>
<td>1112</td>
<td>881</td>
<td>1016</td>
</tr>
<tr>
<td>Demolished</td>
<td>288</td>
<td>253</td>
<td>798</td>
<td>1687</td>
<td>1731</td>
<td>1128</td>
<td>1231</td>
<td>2080</td>
</tr>
<tr>
<td>difference</td>
<td>4925</td>
<td>3826</td>
<td>1727</td>
<td>-703</td>
<td>-433</td>
<td>-16</td>
<td>-350</td>
<td>-1064</td>
</tr>
</tbody>
</table>
Newly built and demolished flats in Leipzig 1999 - 2006

Source: City of Leipzig, Planning Office
Land-use in Halle / Saale and Leipzig
Residential stock and housing vacancy 1990-2006

Source: City of Leipzig, Statistical Office
Vacancy of apartments in Leipzig 2006

Share of vacant apartments per local district in %

- < 10
- 10 to < 15
- 15 to < 20
- 20 to < 25
- 25 to < 30
- ≥ 30
- no data

Source:
City of Leipzig, Office for Statistics and Elections, Monitoringsbericht 2007

Cartography and GIS:
Annegret Kindler, Heike Hartmann

HELHOLTZ ZENTRUM FÜR UMWELTFORSCHUNG UFZ
Sectors of urban sprawl in the Leipzig region

- Malls, Services, Infrastructure, Industry
- Malls, Dispersed Mix
- Malls, Housing Crafts
- Malls, Recreation

HELMHOLTZ
ZENTRUM FÜR
UMWELTFORSCHUNG
UFZ