

# **Some aspects of urban planning and development in Germany**

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# ... but, before starting...

... a tribute  
to the  
historic center  
of Vilnius!



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09:21

02-10-2007

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# Demographic aspects (1)

- **Total population of Germany (1000 persons)**  
**2001: 82,440; 2020: 82,822; 2050: 75,117**
- **Population „old“ Länder (1000 persons)**  
**2001: 65,327; 2020: 67,388; 2050: 62,217**
- **Population „new“ Länder (1000 persons)**  
**2001: 17,113; 2020: 15,485; 2050: 12,900**

Source: Federal Statistic Office, BBR

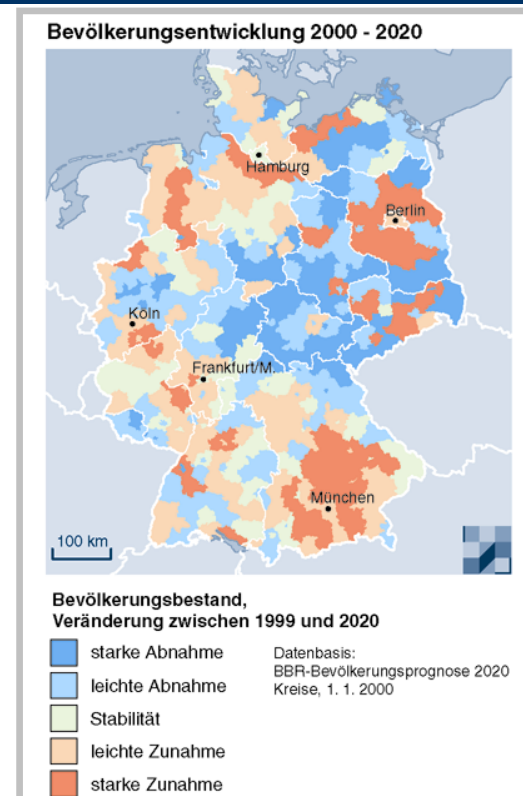
## Demographic aspects (2)

- **Elderly people (>60 years old):**
  - today: ca. 24 %
  - 2025: ca. 31 %
- **External migration wins until 2025:**
  - + 8 million inhabitants

# Demographic aspects (3)

## Trends of spatial distribution of the population

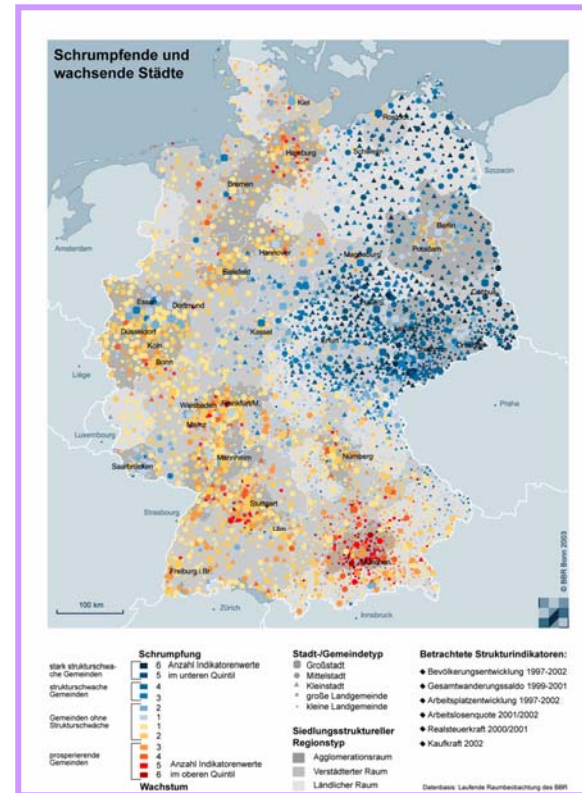
Source: BBR



# Demographic aspects (4)

## Shrinking and growing cities

Source: BBR



# Instruments of urban development policy

- **Legal instruments:** especially Baugesetzbuch (Federal Planning Code)
- **Financial supports:**
  - a) **national level:** especially the urban renewal programs of the Federal Government
  - b) **European level:** structural funds of the EU

## Urban Renewal Policy of the German Federal Government – how the system works (1)

- Article 104 b of the Constitution (Grundgesetz) gives power to the Federal Government to give **financial support to the Länder (States) and to the local governments** (city councils) for **supporting investments** of the local governments being important under the aspect of balanced regional and economic development.

## Urban Renewal Policy of the German Federal Government – how the system works (2)

- The Länder governments add the same amount of money to the Federal aid and forward both – Federal and Länder support – to the local governments involved. Based on the federal budget, an **administrative agreement** (“Verwaltungsvereinbarung Städtebauförderung”) on the conditions of spending support between the Federal Government and the Länder governments is subject to negotiations each fiscal year. The local governments themselves spend the support – together with their own money – for **investments**, especially into public infrastructure and for other investments.

## Urban Renewal Policy of the German Federal Government – how the system works (3)

- On the basis of local government applications, the Länder ministries choose the local governments participating in the programs. The local government applications refer to particular **assisted areas** in the cities (*not to companies or individuals*), to be defined by decision of the elected bodies of the local government.

# Urban Renewal Policy of the German Federal Government – the procedural steps

- **Administrative agreement** for 2007 came into force on May 25th, 2007. After that, the subsidies can be forwarded to the Länder. The Länder governments set their priorities in funding the local governments and pass over the Länder programs to the Federal Government for consent.
- **Authorities involved:** Federal Ministry of Finance; Länder governments; associations of local governments

# Urban Renewal Policy of the German Federal Government – the specific programs

The financial support (subsidies) programs of the Federal Government on urban renewal are:

- the “**renewal and development program**” including the support of historic city centres in the new Länder (the so-called “basic program”),
- the program “**Urban Restructuring in the new Länder**” (addressing urban structural problems arising from high vacancy rates in the housing stock),
- the program “**Urban Restructuring in the old Länder**” (addressing urban structural problems arising from high vacancy rates and efforts to avoid them in the housing stock areas in a more prophylactic manner and the redevelopment of “brown field” areas ),
- and the program “**The Social City**” (both in new and old Länder, addressing neighbourhoods with social problems).

## Urban Renewal Policy of the German Federal Government – the financial subsidies

***Financial subsidies*** of the Federal Government, according to the federal budget 2007: **€ 544.8 million** (this figure and the following ones are given approximately).

# Urban Renewal Policy of the German Federal Government – facts and figures

- the “renewal and development program” in the new Länder – *€ 80 million*,
- the support of historic city centres in the new Länder – *€ 90 million*,
- the program “Urban Restructuring in the new Länder” – *€ 109.8 million*,
- the “renewal and development program” in the old Länder – *€ 80 million*,
- the program “Urban Restructuring in the old Länder” – *€ 75.0 million*,
- and the program “The Social City” both in the new and the old Länder – *€ 110 million*.

# Urban Renewal Policy of the German Federal Government – the outlook

- Article 104b of the Constitution requires also **evaluation** of the programs and **reporting** to the Federal Parliament.
- The work on those requirements is in progress now.

# ... and now some pictures: historic centers in the new Länder (1)

**Görlitz,**  
historic  
city centre



## Historic centers in the new Länder (2)

**Stralsund,**  
revitalization of  
housing stock  
Foto: BBR



# Historic centers in the new Länder (3)

**Erfurt,**  
restaurants  
in a historic  
area

Foto: BBR



# The Social City

An example  
for the local  
economy



# Urban Restructuring in the new Länder

**Leinefelde,**  
partial renewal of  
housing stock

Foto: BBR



# Urban Restructuring in the old Länder

**Pirmasens,**  
re-use of a  
former shoe  
factory



# ... and finally another picture from Vilnius!

Thank you for listening!

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02-Okt-2007 09:22



Vilnius  
05.06.90

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