

# New Urban agenda - not in my back yard, or yes, in my back yard.— Geneva – Feb2019

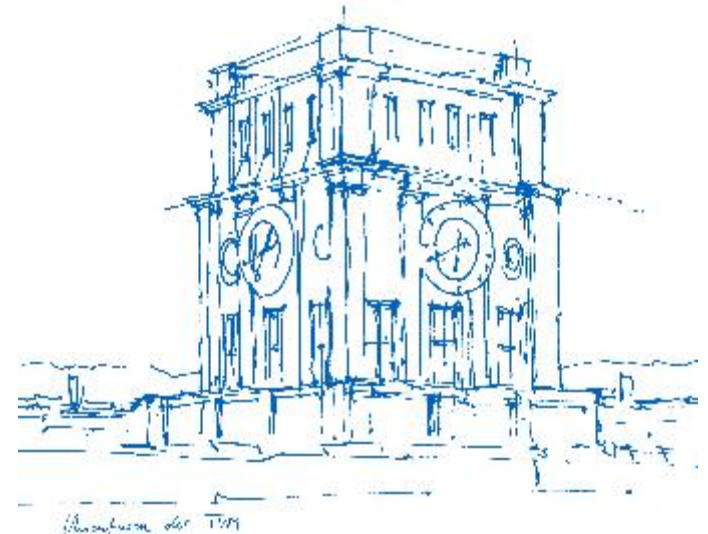
Prof. dr. ir. Walter T. de Vries

Technical University of Munich

Faculty of Civil, Geo and Environmental Engineering

Chair of Land Management

[wt.de-vries@tum.de](mailto:wt.de-vries@tum.de)



## Not in my back yard - Städtebauliche Entwicklungsmaßnahme - urban development instrument



What is a urban development measure (Städtebauliche Entwicklungsmaßnahme)? How does it prevent land speculation? And why is there such a strong resistance in the north-east of Munich?

Protest against SEM in Munich – 21.2.2019

<https://www.sueddeutsche.de/muenchen/sem-streit-csu-spd-rathaus-1.4340952>

# Housing prices and (un)equal property / land ownership

**tz** MÜNCHEN ▾ BAYERN SPORT ▾ STARS REISE AUTO ▾ LUST ▾ ABO ▾ MEHR ▾

„Der Markt ist überhitzt“

**Mietpreise um 61 Prozent gestiegen! Jetzt warnt neue Studie vor Immobilien-Kollaps in München**

Aktualisiert: 13.10.18 - 08:32

Könnte in München eine Immobilien-Blase platzen? © dpa / Felix Hörhager

Der Immobilienmarkt scheint in München immer härter umkämpft. Experten erklären nun alles Wissenswerte und finden: ...der Markt ist überhitzt“

Increase of rental prices by 61 %.  
Normal people can not live any more in Munich

## SEM

An "Urban Development Measure", abbreviated to SEM, is an instrument of urban development regulated in §§ 165 of the Building Code (BauGB).

It is about:

- facilitating large-scale urban development projects (for example redesigning a district) for local communities.
- the acquisition of needed land for the city should be made easier.
- aim is to be able to rapidly implement and implement planning for the development area with the necessary infrastructure (for example, streets and squares, day-care centers, schools, green spaces).

## Yes in my back yard - Inclusionary housing – YIMBY movement



new residential development must include a percentage of affordable homes—typically 10 to 15 percent as a baseline—or funding

Protest for affordable housing – 26.2.2019

<https://www.lincolnst.edu/publications/articles/backyard-brouhaha>

Yes in my back yard - Inclusionary housing – YIMBY movement

In California cities are changing this policy **from voluntary to mandatory**.

Lawmakers have worked with critics to redraft the density bill with statewide affordability requirements, as well as other protections for renters.

The legislation also delays implementation for five years in neighborhoods most threatened by displacement.

<https://www.lincolnst.edu/publications/articles/backyard-brouhaha>



# Relocated to a new back yard – affordable housing and spatial justice in Rwanda

NEWS

## Kigali City to relocate 13,000 households

Relocation of city residents from high-risk zones to properly planned settlements is a major component of the master plan, which is under its second implementation phase (2018-2025).

By Michel Nkurunziza Published : July 29, 2018 | Updated : July 30, 2018

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<https://www.newtimes.co.rw/news/kigali-residents-relocation>

<https://www.mdpi.com/2073-445X/8/2/23>

## Relocated to a new back yard – affordable housing and spatial justice in Rwanda

Kigali, the capital city of Rwanda, has experienced rapid population growth over the last 20 years, with a growth rate of around 4.0% per year. Its population is expected to reach 4 million by 2040

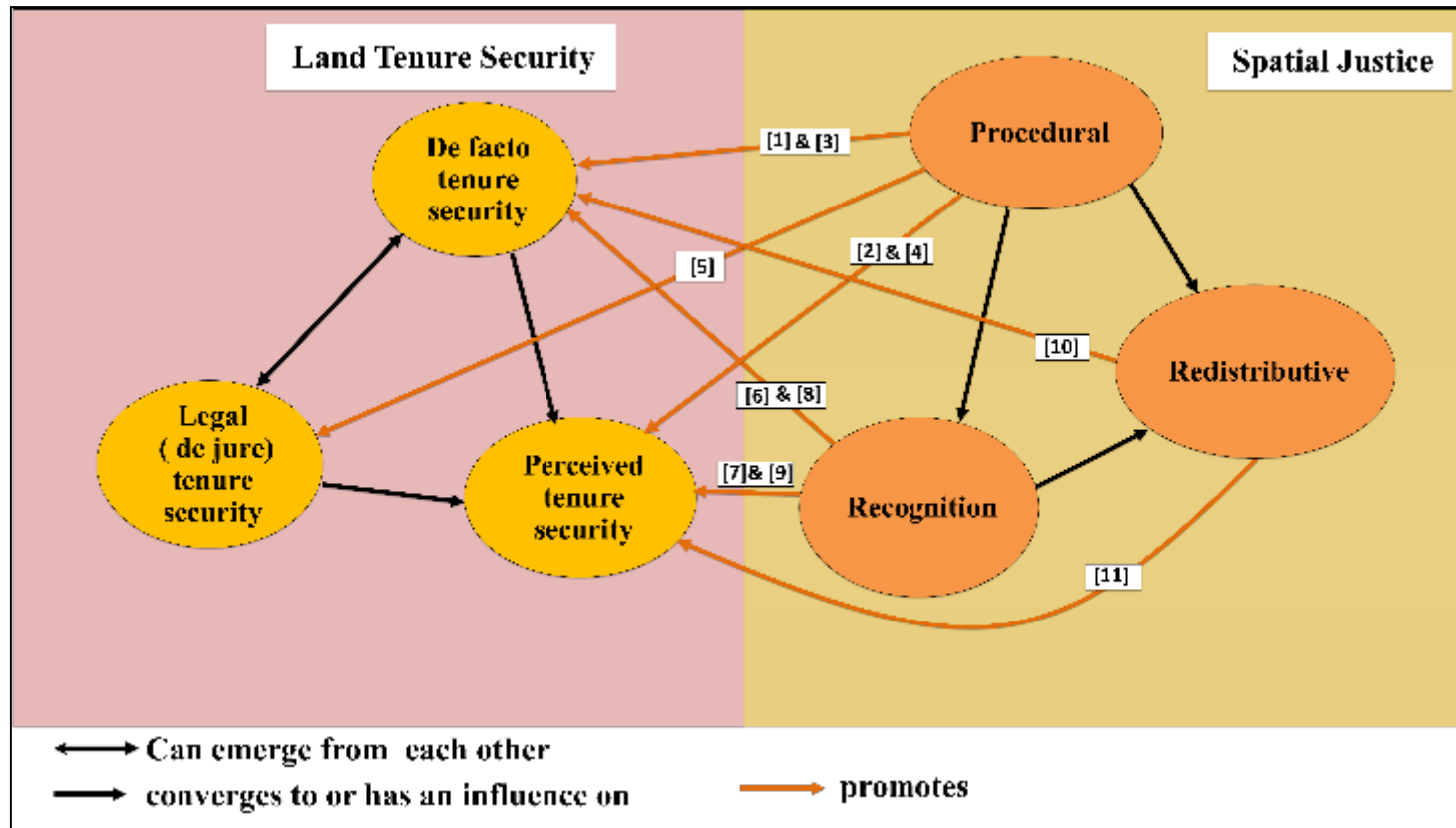
Resulting in:

- Lack of provision of basic amenities, services and housing,
- Uncontrolled spatial development,
- Proliferation of informal settlements and environmental degradation.

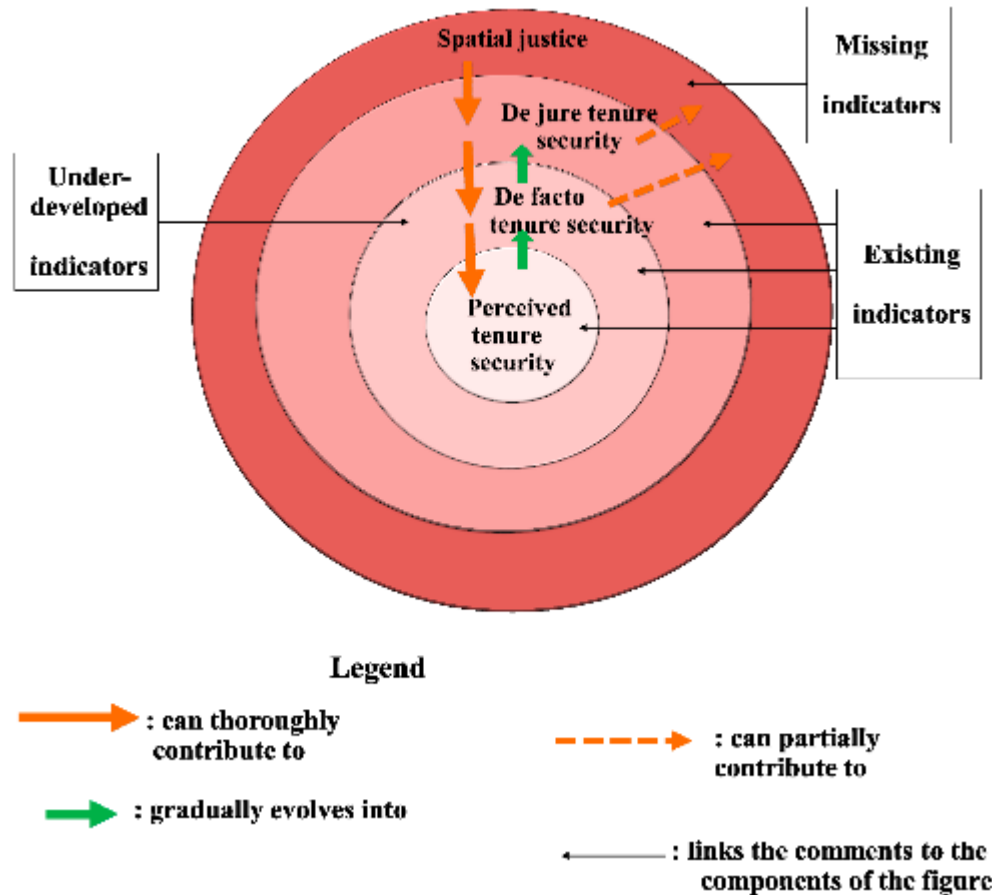
In 2014, informal settlements occupied 65.8% of the built-up residential area, hosting 79% of urban dwellers



## Spatial injustice and tenure insecurity



## Spatial injustice and tenure insecurity



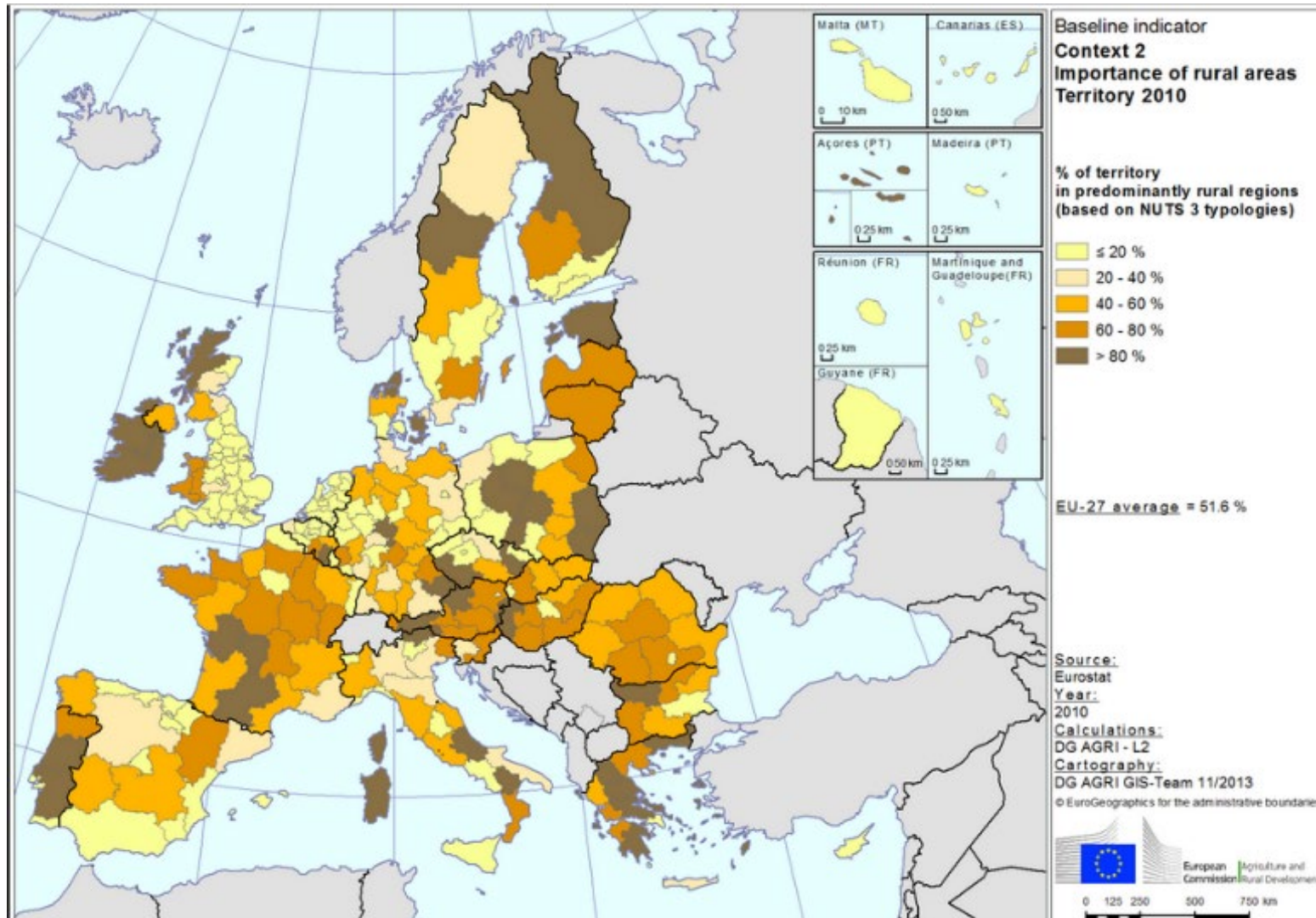
New urban agenda – sufficient concrete attention for continuum of urban-rural conversions?

50. We commit ourselves to **encouraging urban-rural interactions** and connectivity by strengthening sustainable transport and mobility, and technology and communications networks and infrastructure, underpinned by planning instruments based on an integrated urban and territorial approach, in order to maximize the potential of these sectors for enhanced productivity, social, economic and territorial cohesion, as well as safety and environmental sustainability. This should include **connectivity between cities and their surroundings, peri-urban and rural areas**, as well as greater land-sea connections, where appropriate.

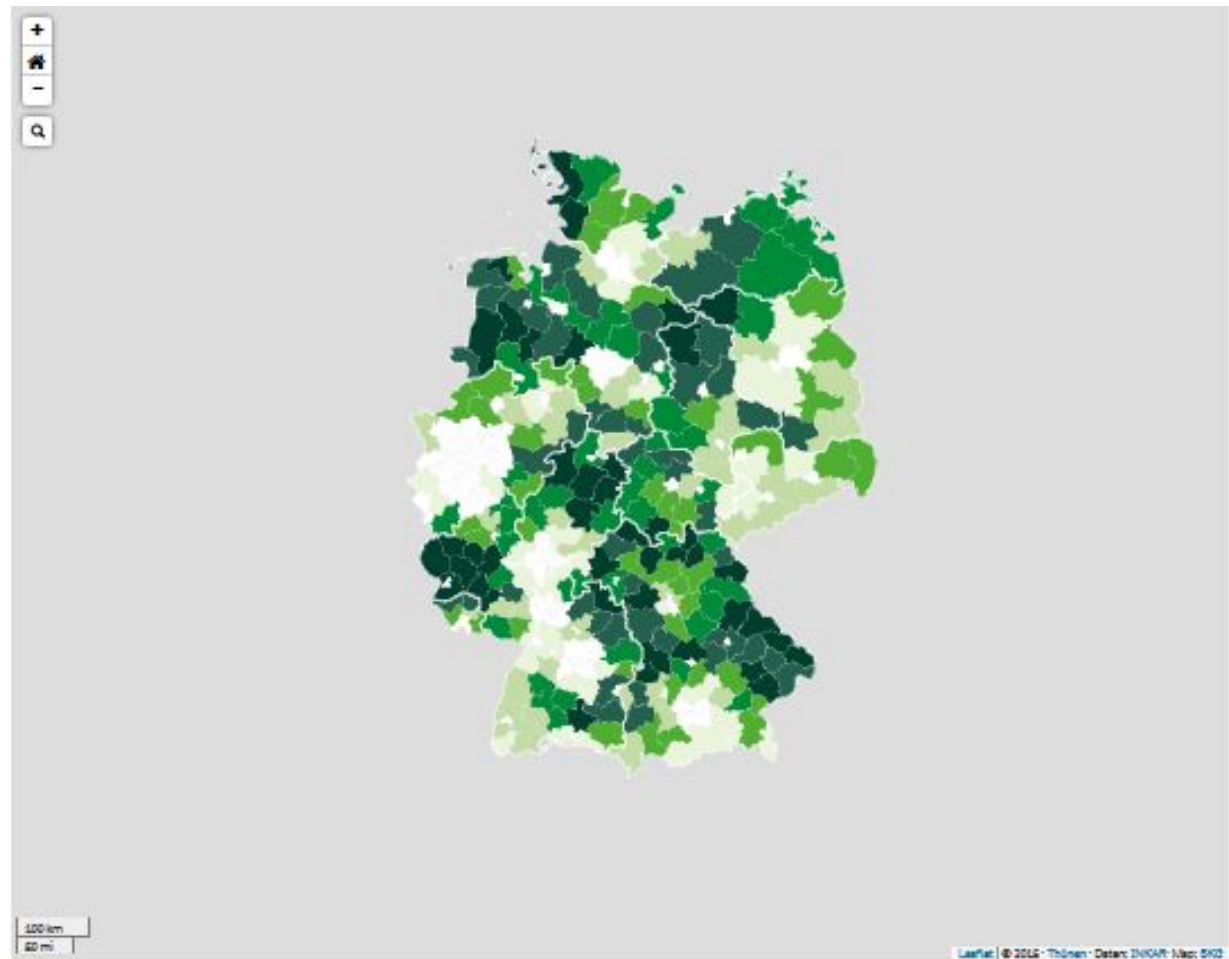
New urban agenda – sufficient concrete attention for continuum of urban-rural conversions?

88. We will ensure **coherence** between goals and measures of **sectoral policies, inter alia, rural development, land use, food security** and nutrition, management of natural resources, provision of public services, water and sanitation, health, environment, energy, housing and mobility policies, at different levels and scales of political administration, across administrative borders and considering the appropriate functional areas, in order to strengthen integrated approaches to urbanization and implement **integrated urban and territorial planning strategies** that factor them in.

## Urban and rural development







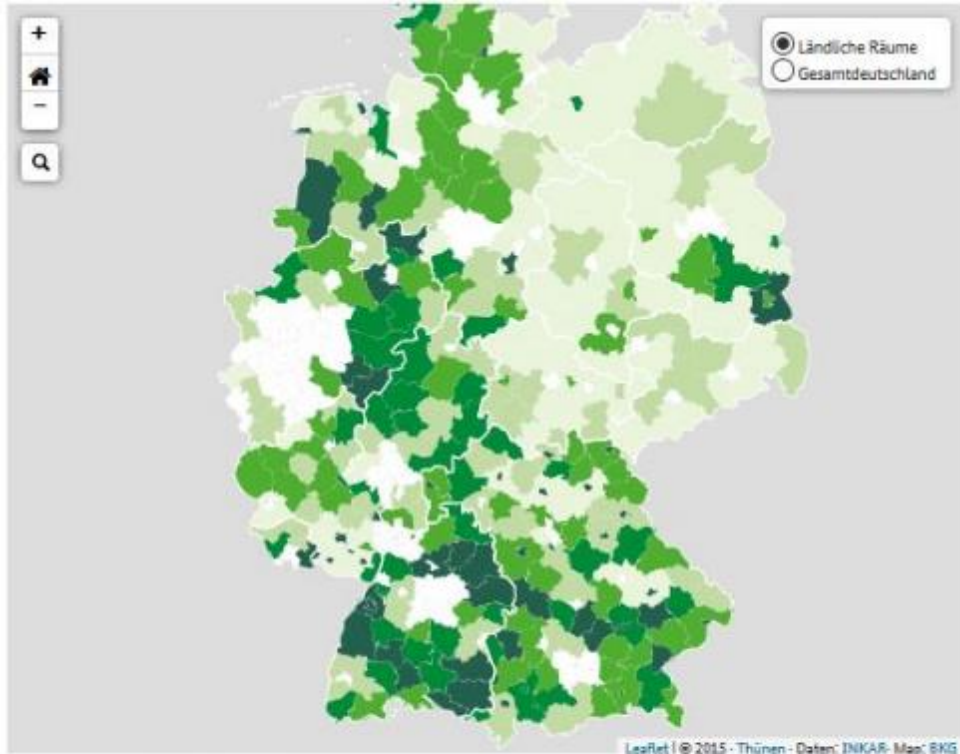
Ländlichkeit auf Kreisebene



Quellen

Aufbereitung: Torsten Osigus / Dr. Stefan Neumeier 2016. Berechnung: Dr. Patrick Köpper, Thünen-Institut für Ländliche Räume, 2016.  
Abgrenzung ländlicher Räume: Thünen-Institut für Ländliche Räume 2016  
Erreichbarkeitsmodell: Thünen-Institut für Ländliche Räume  
© Openstreetmap Mitwirkende  
© BBSR Bonn 2013, Grundlage: LOCAL  
© Nexiga GmbH 2013, ATKIS Basis DLM © BKG/GeoBasis-DE 2012

# Gross domestic product versus municipal debt of core households LandAtlas - <https://www.landatlas.de>



## Bruttoinlandsprodukt (nominal) je Einwohner



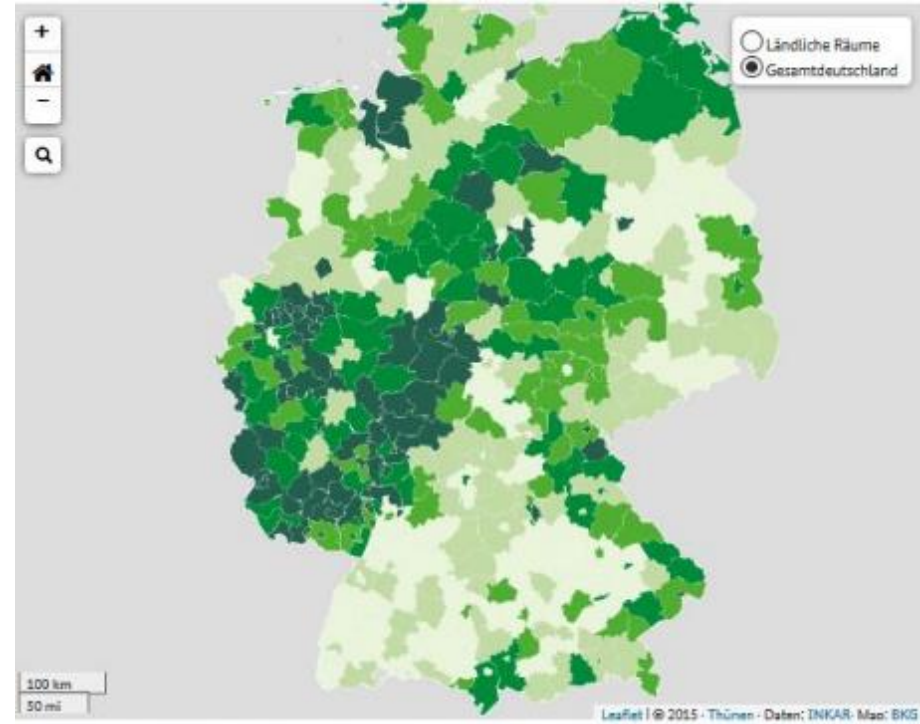
Nicht-ländlich

## Quellen

**Daten:** Arbeitskreis Volkswirtschaftliche Gesamtrechnung der Länder

**Räumliche Auflösung:** Landkreise und Kreisfreie Städte

**Zeitpunkt:** 2013



## Kommunale Schulden je Einwohner



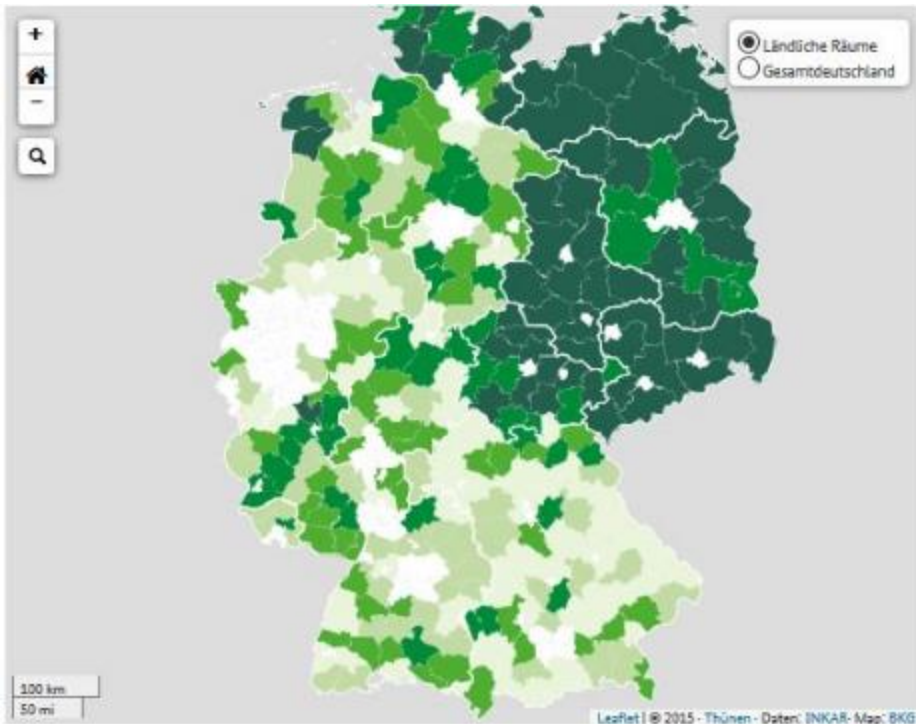
## Quellen

**Daten:** Realsteuervergleich des Bundes und der Länder

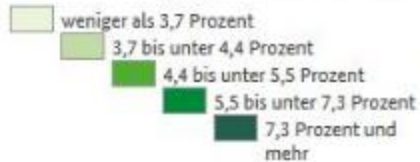
**Räumliche Auflösung:** Landkreise und kreisfreie Städte

**Zeitraum:** 2013

# School leavers - Employees without a vocational qualification - LandAtlas - <https://www.landatlas.de> )



## Schulabgänger ohne Abschluss an allen Schulabgängern 2011 bis 2013

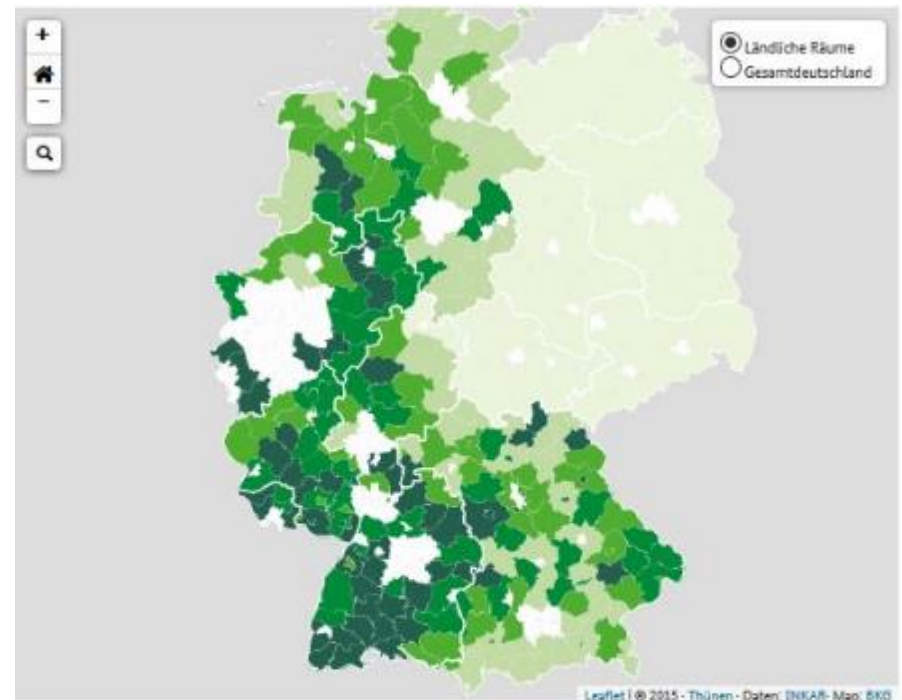


## Quellen

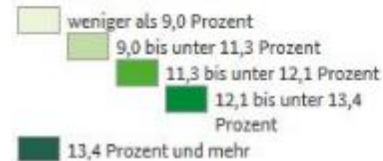
Statistik der allgemeinbildende Schulen des Bundes und der Länder

BBSR-Kreisregionen

2011, 2012, 2013



## Beschäftigten ohne Berufsabschluss an allen Beschäftigten



## Quellen

**Daten:** Beschäftigtenstatistik der Bundesagentur für Arbeit

**Räumliche Auflösung:** Landkreise und Kreisfreie Städte

**Zeitpunkt:** 2013

## Needed

- Better understanding of the ‚back yards‘- stakeholders are increasing both static and dynamic
- Effective indicators - at right level of detail, and targeting appropriate interventions
- Both economic value systems and social / public value systems
- Social land consolidation – redistributing social benefits alongside land tenure / land right redistribution
- Better connection between urban and rural development interventions and impact assessments

Thank you for your attention