



## Dilemmas in processes of urban development and digital transformation of the City of Leipzig



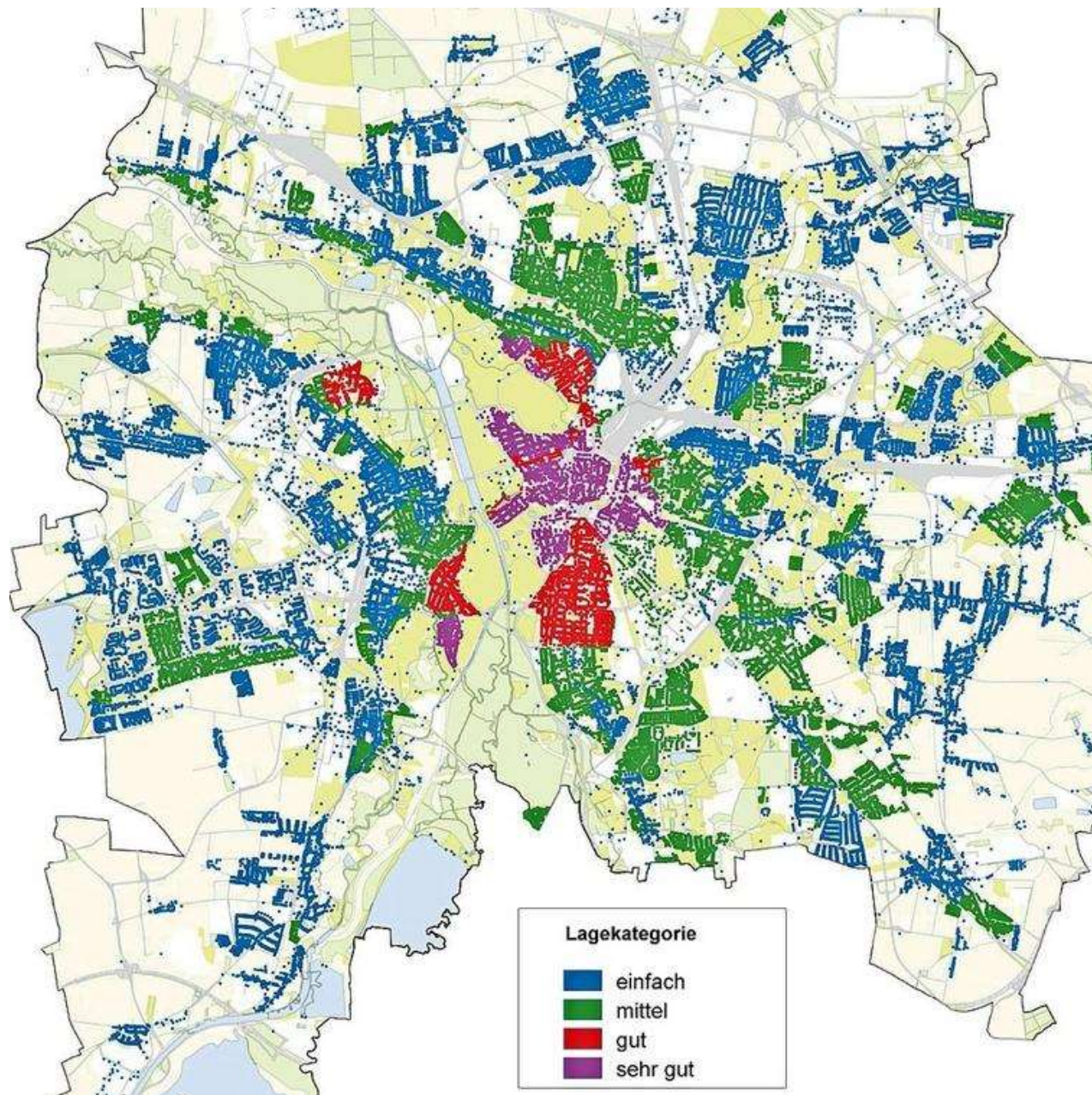
Phd Beate Ginzel, City of Leipzig



## Dilemma 1: Promotion of housing from the city-wide perspective



**Stadt Leipzig**

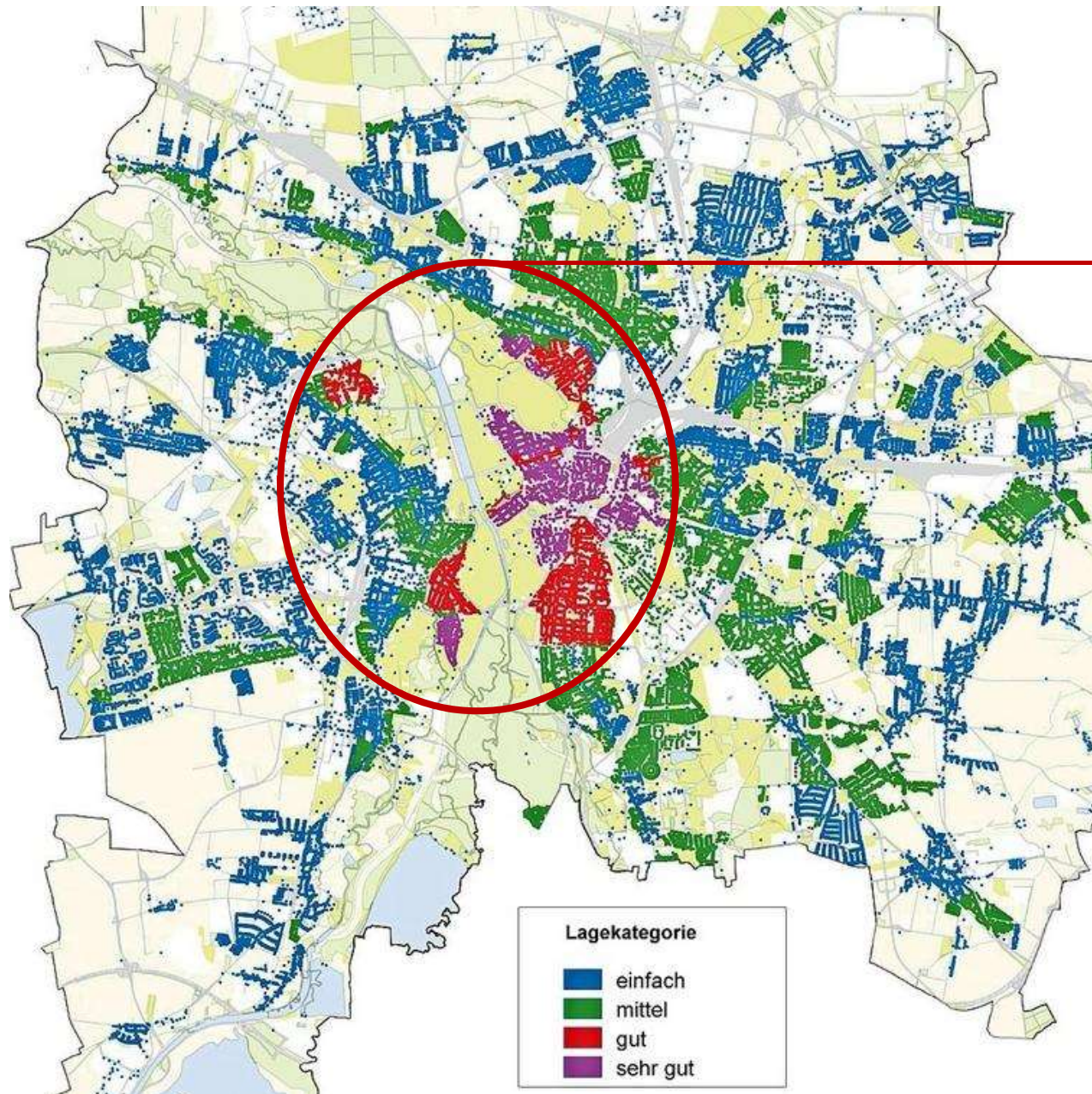




## Dilemma 1: Promotion of housing from the city-wide perspective



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### Internal before external

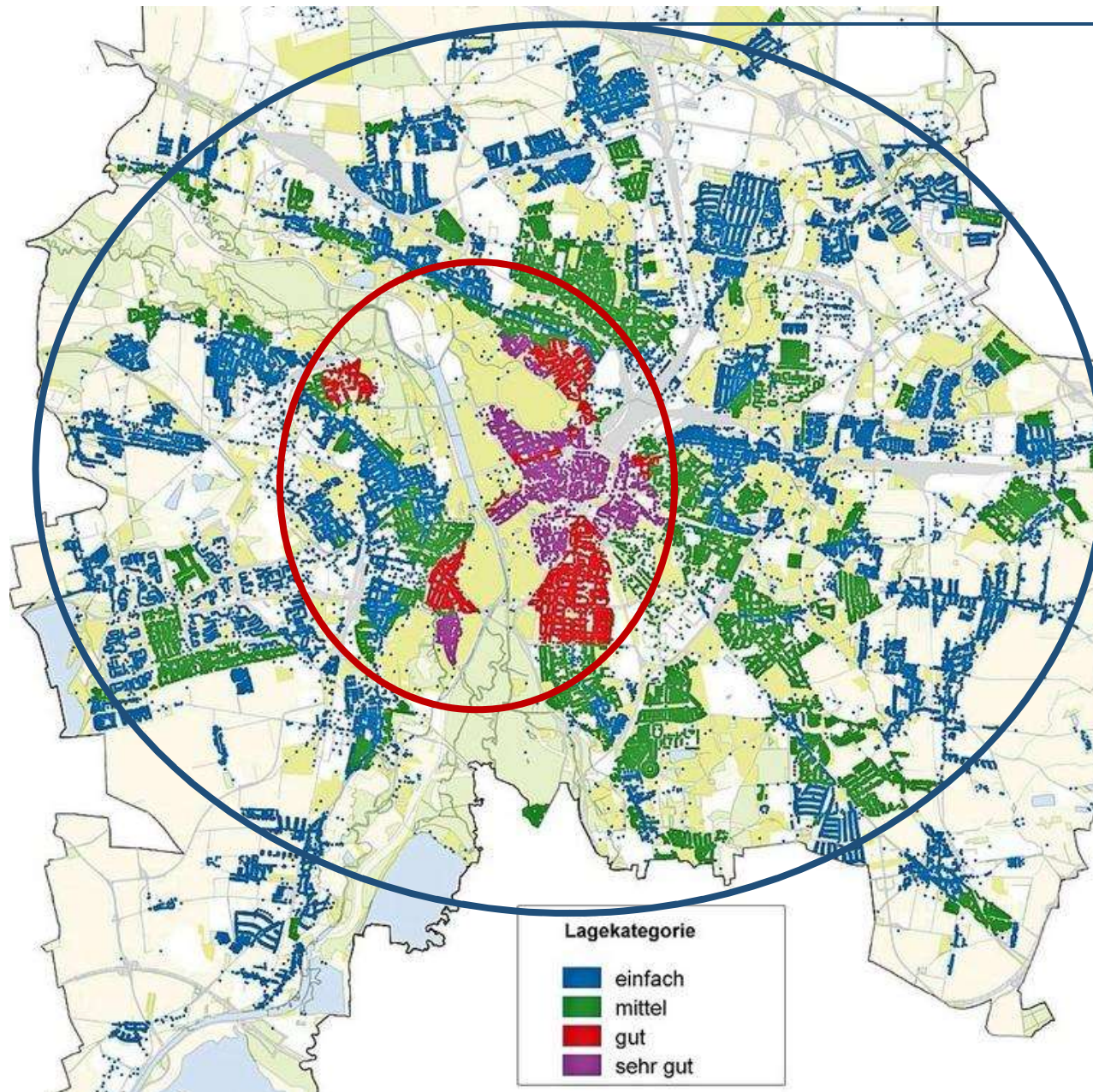
- dense > small plots
  - expansive
  - mainly private
  - green
- vs.
- schools/kindergardens
  - vs.
  - housing



## Dilemma 1: Promotion of housing from the city-wide perspective



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### Focus periphery

- new use of land
- affordable land prices
- new infrastructure
- vacant flats
- ownership: public and institutional housing sector

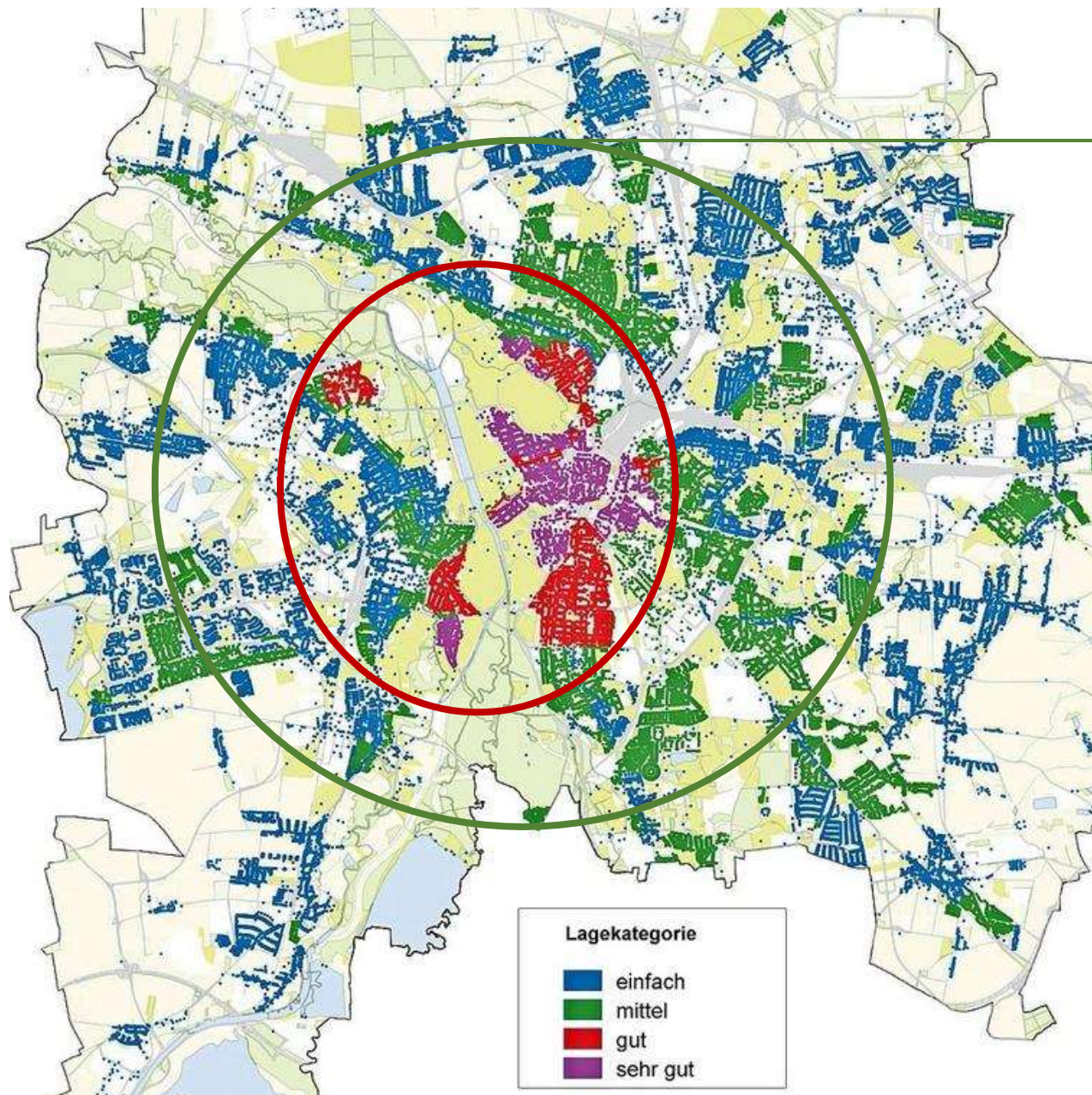




## Dilemma 1: Promotion of housing from the city-wide perspective



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### „2. row“

- affordable land
- existing infrastructure
- potential for densification
- ownership: institutional housing sector



## Dilemma 2: Affordability vs. market attractiveness

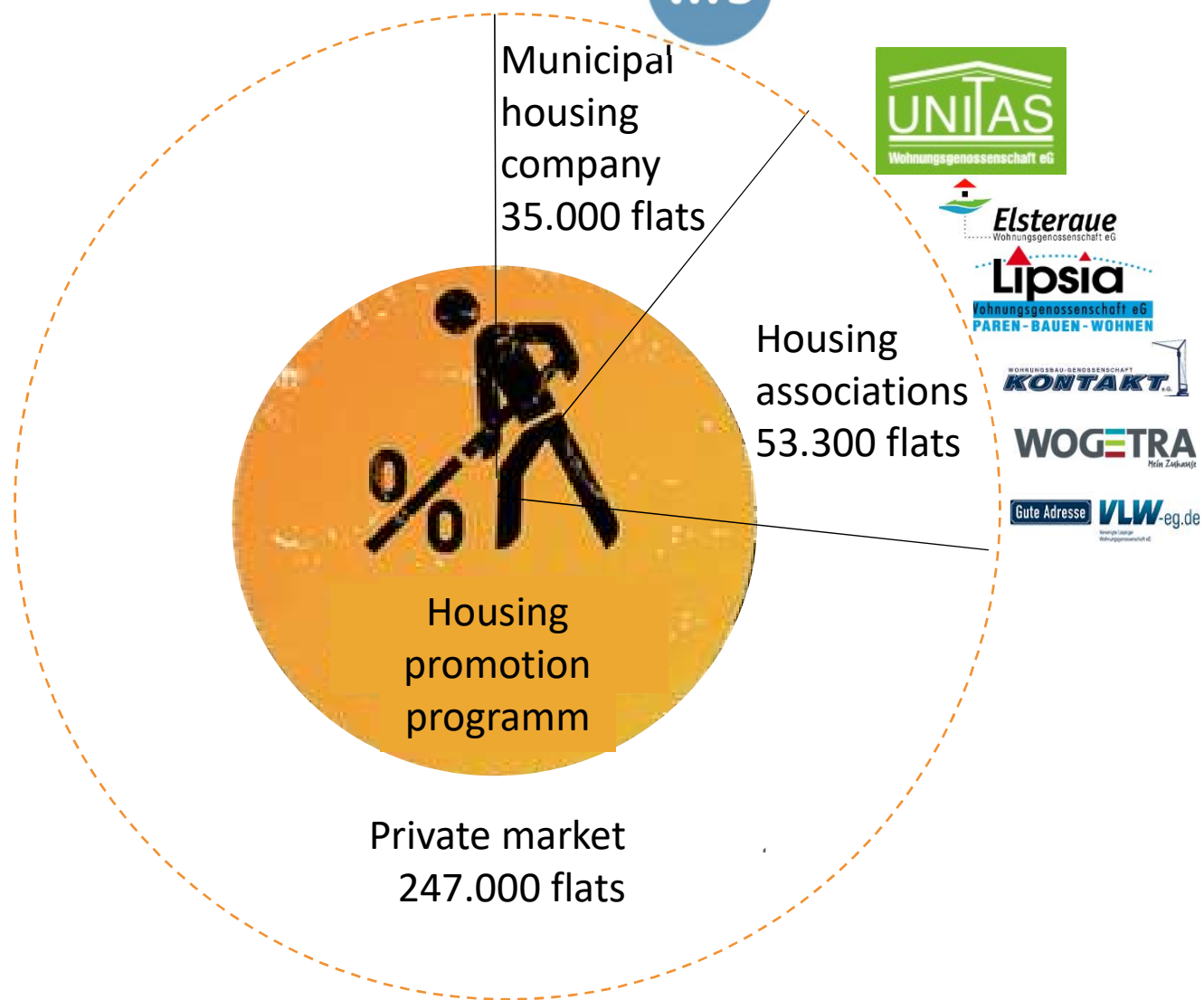


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### Dilemma 3: Demand for affordable housing vs. capacity/willingness of market actors



Total: appr. 335.000 flats





## Dilemma 4: Demand for affordable housing vs Beneficiaries of housing promotion



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Professional property market player



Cooperative building associations



## Dilemma 5: Success of urban regeneration vs. need for preservation statute



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2000



Start of urban  
regeneration  
programm

since 2015



Increasing  
interest of real  
estate market

2019



Potential area for the  
implementation of  
legal instruments:  
preservation statutes

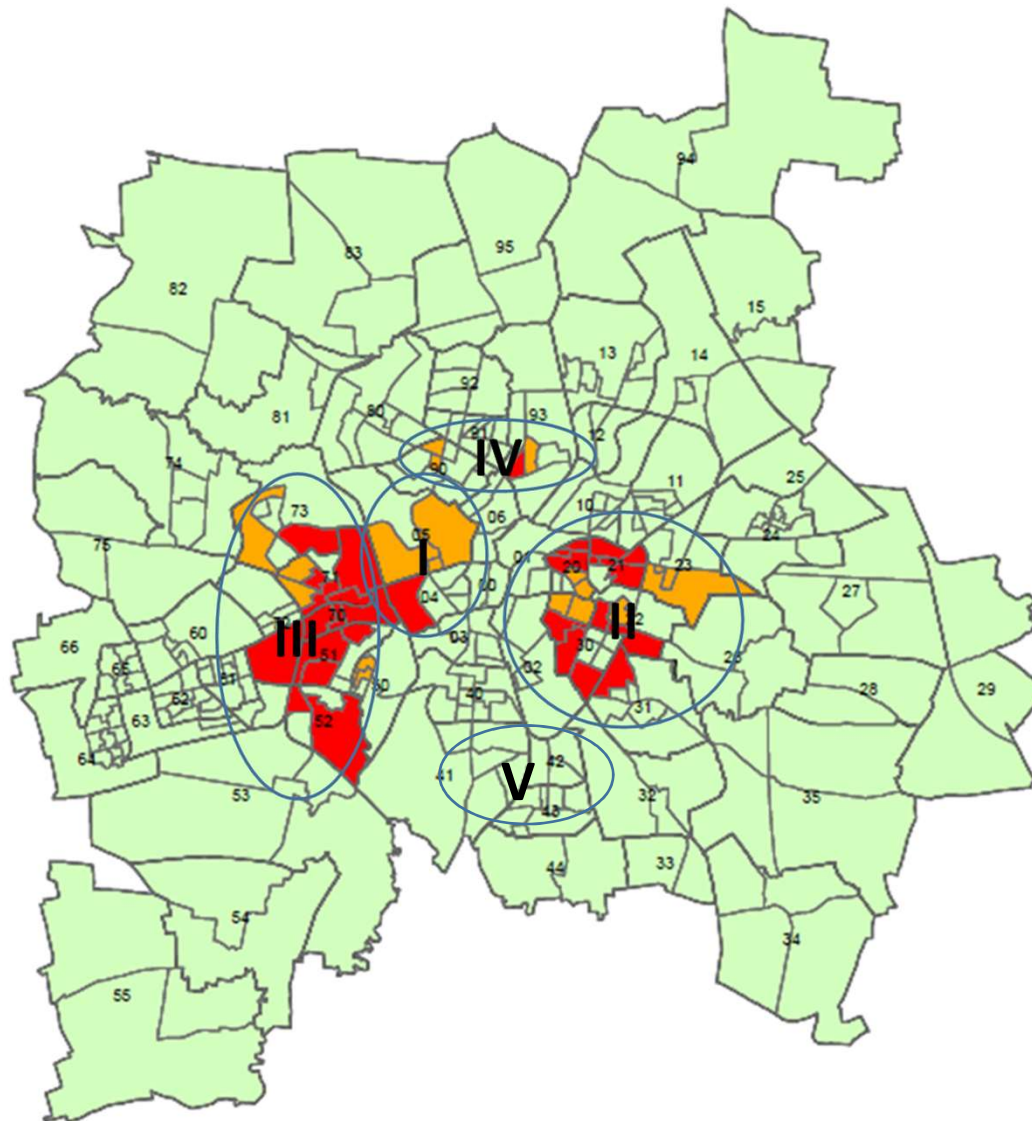




## Dilemma 5: Success of urban regeneration vs. need for preservation statute



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Prel. examination  
preservation statutes

Gesamtindikator (bereinigt) der  
Analysedimensionen Aufwertungspotenzial,  
Aufwertungsdruck und Verdrängungspotenzia

### Legende

- Statistische Bezirke
- Ortsteile

### Ergebnis der z-Transformation

Gesamtindikator bereinigt

- Keine Relevanz
- Mittlere Relevanz
- Hohe Relevanz



Stadt Leipzig

Amt für Stadterneuerung  
und Wohnungsbauförderung

Stand: 04/2018 Maßstab 1:125.000

Kartengrundlage: Amt für  
Geoinformation und Bodenordnung





Source: City of Hamburg

Increase of competencies vs.  
acquisition of technology  
sovereignty

Need for action and investment  
under dynamic changing  
circumstances

...









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Contact

[beate.ginzel@leipzig.de](mailto:beate.ginzel@leipzig.de)

