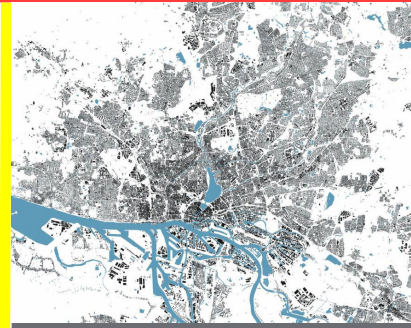


**TOWN PLANNING
AND CULTURAL HERITAGE REGULATORY FRAMEWORK**
[13-12-2018]

Giuseppe Durano
Sapienza University of Rome

**CASE STUDY | HAMBURG
REDENSIFICATION- AND DEVELOPMENT-DEBATE**

Derman Dinc
1838725



Population and Household 2016

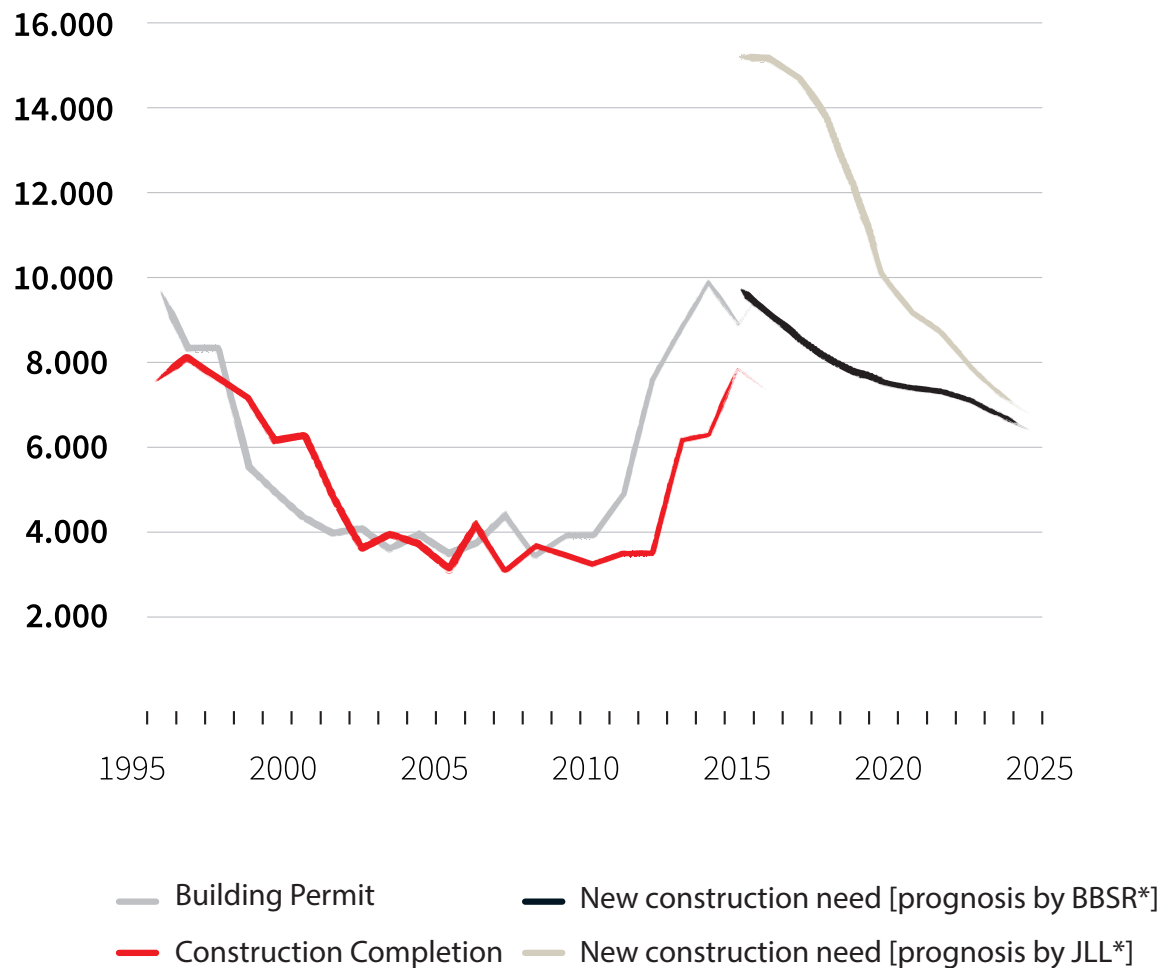
Districts	Residents				Private households		
	Total	Development since 2011 (%)	Migration balance*	Elemental balance*	Total	Development since 2011 (%)	One-person households(%)
Hamburg-Mitte	301.550	5,5	6.049	637	165.199	3,1	58,0
Altona	270.263	6,5	2.484	277	145.752	3,9	53,5
Eimsbüttel	262.130	5,9	3.140	357	151.685	3,6	57,1
Hamburg-Nord	306.732	7,7	4.679	336	190.234	3,9	62,9
Wandsbek	429.918	4,0	1.863	-800	224.170	3,5	48,3
Bergedorf	126.395	4,4	712	-55	61.133	4,1	43,2
Harburg	163.771	6,8	1.728	-58	83.493	4,4	48,7
Hamburg	1.860.759	5,7	20.931	2.203	1.021.666	3,7	54,4

*Total Area 2015, District factor 2013; Migration balance corresponds to the difference between in- and outflow - Elemental balance is the difference between birth and death

Inventory Data 2016

Districts	Residential buildings		Apartment		Housing Completion	
	Quantity	Multi-family housing (%)	Quantity	Development since 2011 (%)	Total	thereof Multi-family housing
Hamburg-Mitte	23.907	51,4	144.576	3,4	1.107	1.046
Altona	37.542	31,9	134.141	3,9	855	747
Eimsbüttel	31.829	38,3	140.241	2,9	532	423
Hamburg-Nord	31.064	52,3	176.563	3,9	2.048	1.935
Wandsbek	77.202	21,7	210.132	2,9	1.543	1.123
Bergedorf	21.699	21,6	57.229	3,6	381	286
Harburg	25.955	25,5	75.710	3,5	584	453
Hamburg	249.198	32,4	938.592	3,4	7.050	6.013

CONSTRUCTION ACTIVITY AND NEW CONSTRUCTION NEED | HAMBURG

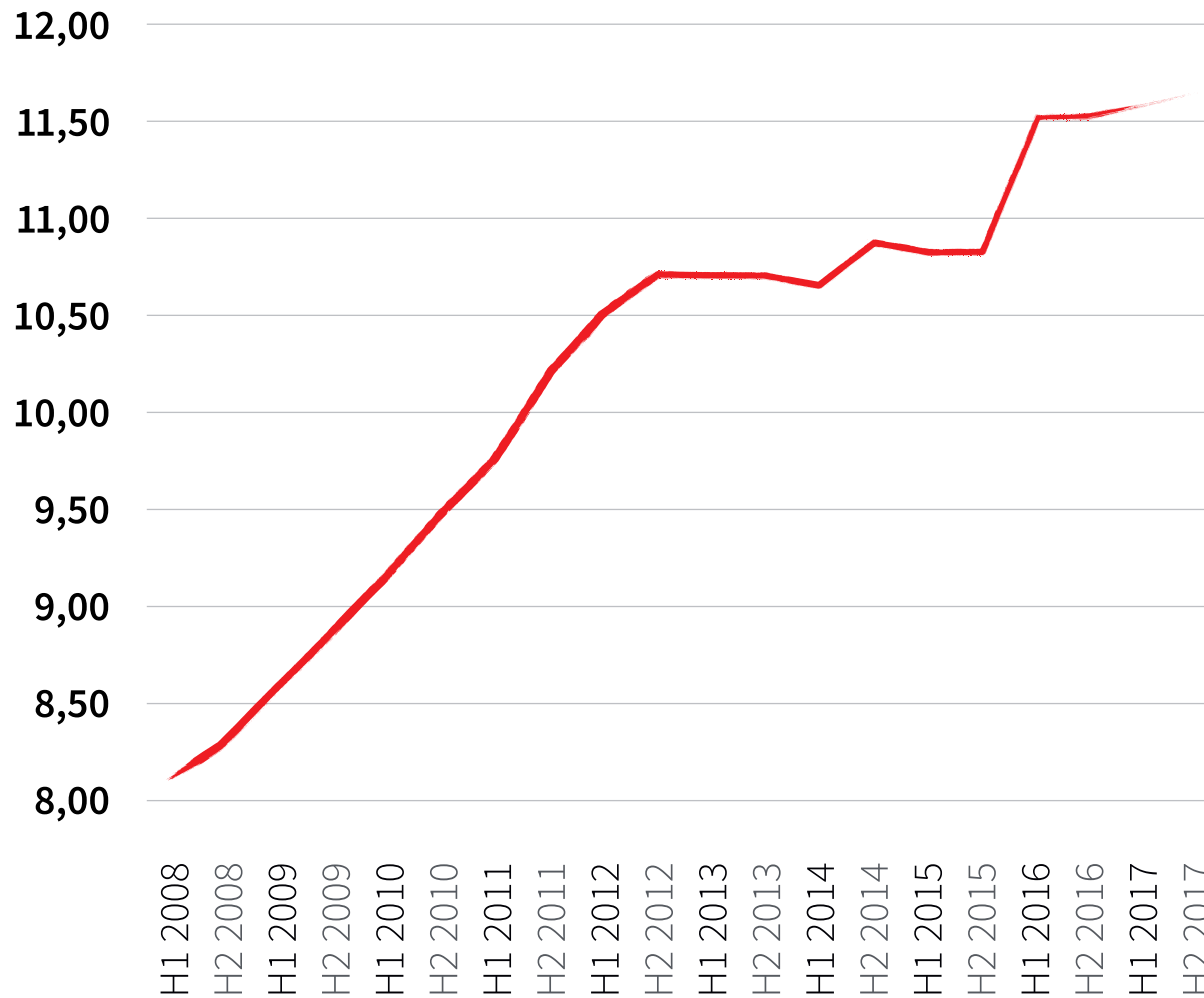


*BBSR - Bundesinstitut für Bau-, Stadt und Raumforschung

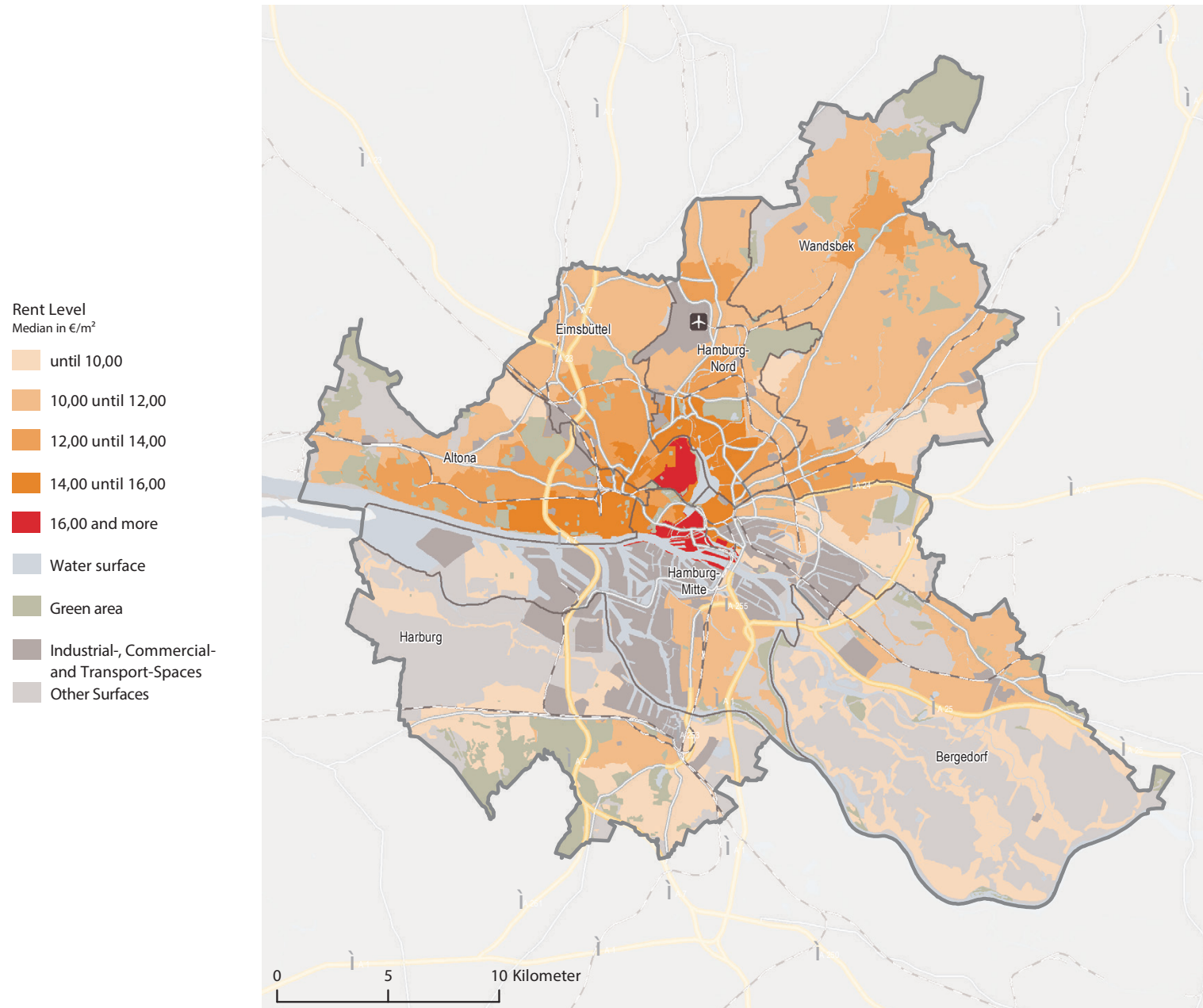
*JLL - Jones Lang LaSalle SE

DEVELOPMENT OF THE MEDIAN RENT AMOUNT | HAMBURG

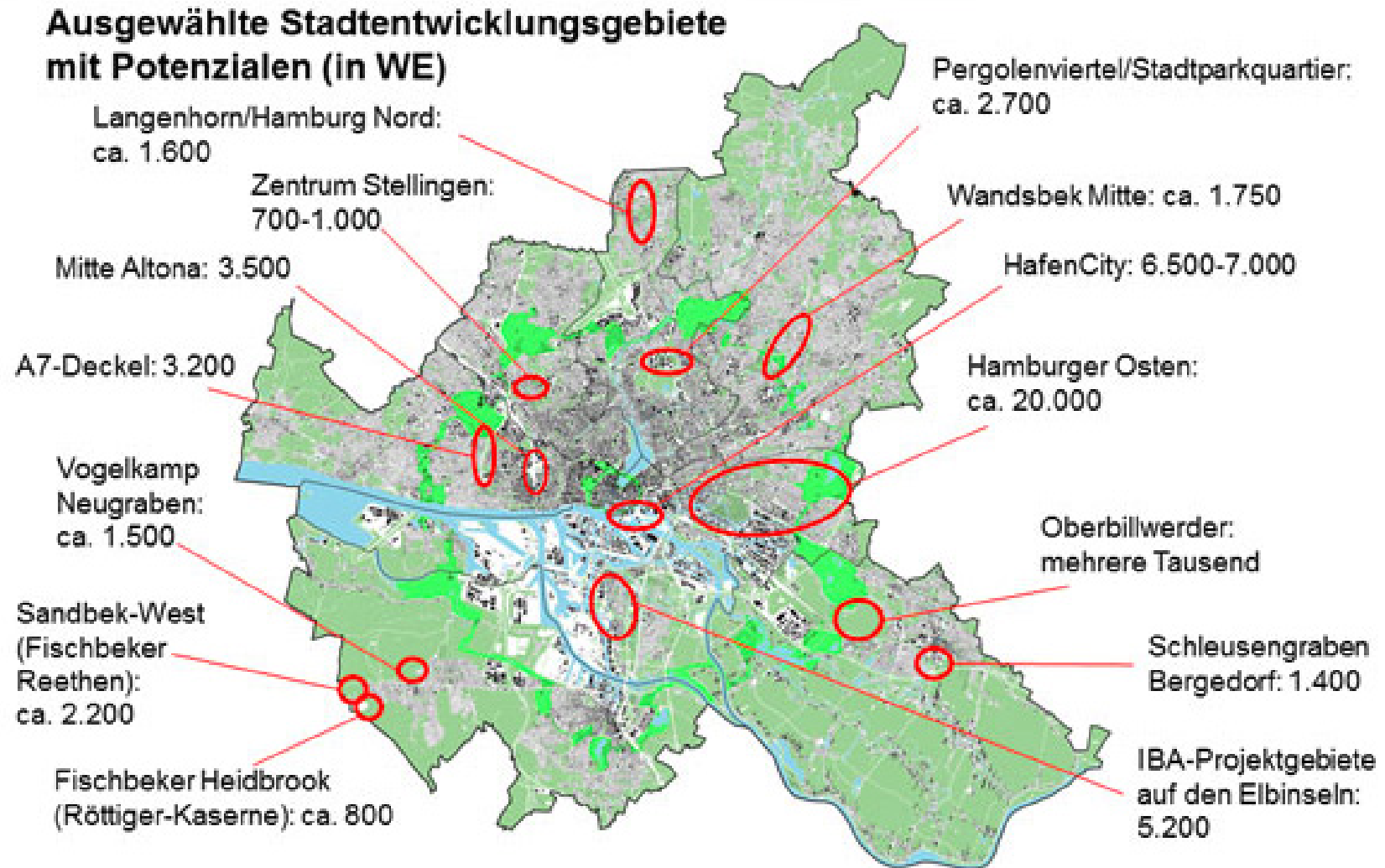
in €/m²/month



AREA RENTAL AMOUNTS | HAMBURG



Source: Graphic „Area Rental Amounts“ Source: JLL, IDN IMMODATEN GMBH,
INFAS GEODATEN GMBH



CRITICAL GUIDANCE OF THE CURRENT URBAN DEVELOPMENT

- The Green Spaces are threatened by new traffic, commercial and residential surfaces
- Alliance between Senate and housing industry for 10.000 more units each year
- 67 ha of land requirement, which gets sealed
- Leak of urban green spaces = habitat loss for animals, plants
- Less quality of life for residence
- Urban Ventilation
- Etc

NABU



**FOR A LONG-TERM AND ECOLOGICAL
USEFUL URBAN DEVELOPMENT IN HAMBURG**

POSSIBILITIES OF INFLUENCE | HAMBURG

