

# Urban Regeneration as a part of Spatial Planning and Participation: Cases from Istanbul, Turkey and Munich, Germany



<https://stadtsanierung-moosach.de/stadtentwicklung/stadtsanierung-in-muenchen.html>



<https://www.ft.com/content/9b5df910-baba-11e5-b151-8e15c9a029fb>



<https://www.kentlaboratuvar.com.tr/kentsel-donum>



<https://www.rtl.de/themen/thema/istanbul-t9556.html>

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# 1. Urban Regeneration in theory...

Period Policy type	1950s Reconstruction	1960s Revitalisation	1970s Renewal	1980s Redevelopment	1990s Regeneration
<b>Major strategy and orientation</b>	Reconstruction and extension of older areas and masterplans.	Continuation of 1950s theme; some early attempts at rehabilitation.	Focus on in situ renewal and neighbourhood schemes	major schemes of development and redevelopment	A more comprehensive form of policy and practice; more emphasis on integrated treatments.
<b>Key actors and stakeholders</b>	<b>National and local government, private sector developers and contractors</b>	<b>a greater balance between public and private sectors</b>	<b>private sector and decentralisation in local government</b>	<b>private sector and special agencies, growth of partnerships</b>	<b>Partnership the dominant approach</b>
<b>Spatial level of activity</b>	Emphasis on local and site levels	Regional level of activity emerged	Regional and local levels initially; later more local emphasis	In early 1980s focus on site; later focus on local level.	Reintroduction of strategic perspective; growth of regional activity.
<b>Economic focus</b>	Public sector investment + private sector involvement	growing influence of private investment	growth of private investment.	Private sector dominant with selective public funds.	Greater balance between public, private and voluntary funding.
<b>Social content</b>	<b>Improvement of housing and living standards</b>	<b>Social and welfare improvement</b>	<b>Community based action and empowerment</b>	<b>Community self - help with less state support</b>	<b>Emphasis on the role of community</b>
<b>Physical emphasis</b>	Replacement of inner areas and peripheral development	Rehabilitation of existing areas	More extensive renewal of older urban areas	Major schemes of replacement and new development	More modest than 1980s; heritage and retention.
<b>Environmental approach</b>	Landscaping and some greening	Selective improvements	Environmental improvement with some innovations.	Growth of concern for wider approach to environment	Introduction of broader idea of environmental sustainability

(Roberts & Sykes, 2000).

# 2. Urban Regeneration in reality...



<https://www.dha.com.tr/istanbul/bb-onunde-kentsel-donusum-eylemi/haber-1807252>



<https://www.dha.com.tr/istanbul/bb-onunde-kentsel-donusum-eylemi/haber-1807252>



<https://www.noz.de/lokales/osnabrueck/artikel/859281/autstarker-protest-gegen-die-abriss-sanierung-in-osnabrueck>



<https://www.imago-images.de/st/0055432525>



<https://www.emlak365.com/fikirtepe-esenler-ve-kartal-kentsel-donusum-magdurlari-isyani-etti>



<http://www.halkeveri.org.tr/guncel/okmeydani-halki-barinma-hakki-icin-yurudu>



<https://www.sueddeutsche.de/muenchen/sanierung-initiative-fordert-mehr-laerm-fuer-muenchen-1.3137456>



<https://tr.sputniknews.com/turkiye/202105311044627656-istanbuldaki-bir-sitein-kentsel-donusum-surecinde-4-senedir-civi-cikilamaz/>



<https://www.tz.de/muenchen/stadt/au-haidhausen-ort43334/muenchen-demo-bauprojekt-protest-haidhausen-bayern-baeume-reich-ghetto-90130479.html>



<https://bpk-archiv.de/tuellmann/produkt/demonstration-gegen-die-raeumung-besetzer-hauser-am-kettenhofweg-im-westend/>

### 3. Urban Regeneration in 2 Different Approach...

#### Turkey



##### Urban regeneration (Kentsel dönüşüm)

- Municipality Law (Numbered 5393 dated 2005)
- The Law on the Protection of Deteriorated Historic and Cultural Heritage through Renewal and Re-use (Numbered 5366 dated 2005)
- The Law of Transformation of Areas under the Disaster Risks (Numbered 6306 dated 2012)

#### Germany



##### Urban regeneration (Stadtsanierung/Stadterneuerung)

- Building Code [Baugesetzbuch (BauGB)]
  - Section 136 Urban Regeneration Measures [Städtebauliche Sanierungsmaßnahmen (SSM)]
  - Integrated Urban Development Concept [Integriertes Städtebauliches Entwicklungskonzept (ISEK)]

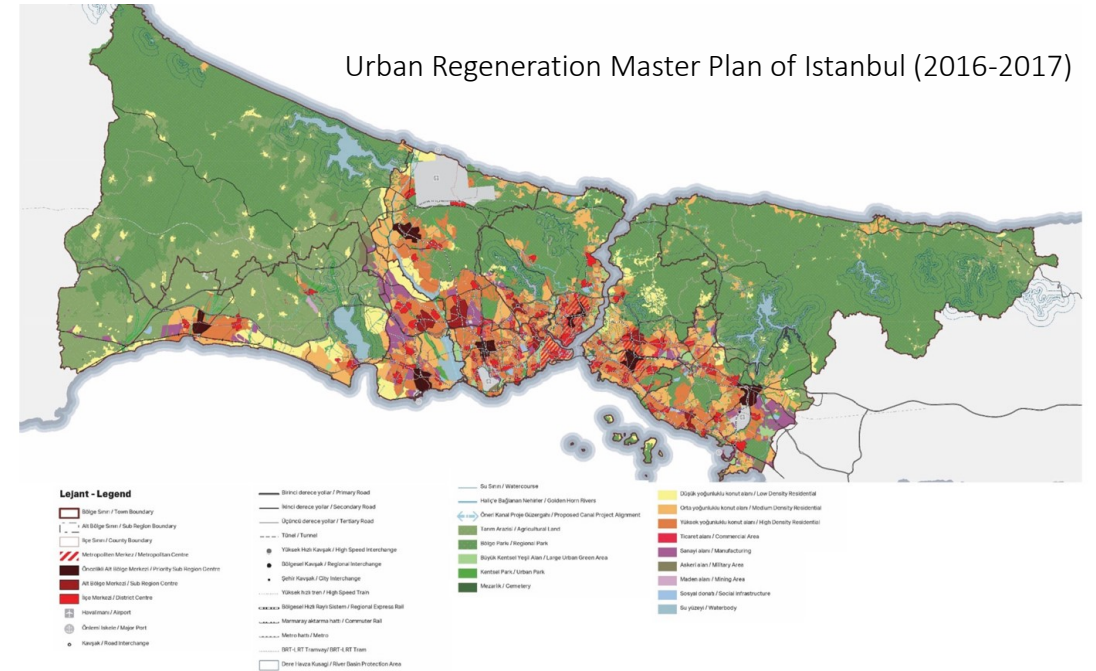
# 3. Urban Regeneration in 2 Different Approach...

## Istanbul Overview

- ❑ 15.4 million people population (2020).
- ❑ Biggest rate in Turkey's economy
- ❑ Tourism, trade, services and finance capital of the country

## Istanbul and Planning...

- ❑ Istanbul Metropolitan Municipality
- ❑ Istanbul Planning Agency (established in 2020)
- ❑ NGOs



<https://www.goturkeytourism.com/about-turkey/economy-and-industry-in-istanbul.html>



<https://harmonigd.com.tr/tr/haber/gecekondular-milyonluk-kazanc-getirdi/>



<https://www.kamudan.com/belediyeler/derbenizde-gecekondular-donusuyor-h5211.html>

# 3. Urban Regeneration in 2 Different Approach...

## Urban Regeneration and Participation in Istanbul

- ❑ Planning was based on the «government/political decisions» till the 1980s
- ❑ In the 1990s, a more comprehensive and participatory planning wave came up
- ❑ However, participation became an issue in 2000s in the country and in Istanbul with the Urban Regeneration Law Numbered 6306 in 2012 (Canan et al., 2014).
- ❑ Participation = democracy
- ❑ NGOs, supported by the local municipalities vs. not supported ones...
- ❑ Lack of participation particularly in urban regeneration process, even though it is the most common urban planning activity in the last decade.
- **Get Involved Project (Dahil Ol) by Istanbul Metropolitan Municipality**



<https://www.kadikoybelediyesigonulluleri.com/haberdetay.aspx?id=2831>



<http://www.kadikoybelediyesigonulluleri.com/haberdetay.aspx?id=2781>



[http://www.yapi.com.tr/haberler/sulukule-kentsel-donusum-projesinin-temeli-atildi-\\_79337.html](http://www.yapi.com.tr/haberler/sulukule-kentsel-donusum-projesinin-temeli-atildi-_79337.html)

21/07/2021



<https://t24.com.tr/haber/sulukule-de-kentsel-donusum-karari-12-yil-sonra-iptal-edildi,839236>

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Sulukule  
Sulukule Gönüllüleri Derneği

# 3. Urban Regeneration in 2 Different Approach...

## Munich Overview

- ❑ **1.36 million people**, the 3rd biggest population in Germany
- ❑ The **market leader nationwide** in the fields of research and development (URL-1).
- ❑ **Germany's own Bay Area**, in reference to the region in California, **major tech companies and digital start-ups (28.6%)**.

## Planning in Munich

- ❑ **Munich's post-war development** (reached its peak with the 1972 Olympic Games).
- ❑ **In the early 1990s, a comprehensive concept** to ensure Munich's importance as a metropolis.
- ❑ **«Polycentric concept»** was the central idea for **settlement development**.
- ❑ The Städtebauförderungsgesetz [municipal construction encouragement law] **of 1971** created a concept **of urban renewal & urban regeneration** that sought to conserve existing structures



[https://www.123rf.com/photo\\_106324978\\_munich-jul-22-2018-miniature-model-of-the-city-of-ingolstadt-used-for-strategic-military-planning-16.html](https://www.123rf.com/photo_106324978_munich-jul-22-2018-miniature-model-of-the-city-of-ingolstadt-used-for-strategic-military-planning-16.html)

21/07/2021



<https://en.wikipedia.org/wiki/Munich>



<http://www.hallo-muenchen.de/muenchen/amersdorf-perlach-berg-am-laim/neuperlach-zukunft-trabantenstadt-stadtsanierung-eines-viertels-13547636.html>

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München 1832



München 2016

<https://twitter.com/planosurbanos/status/991023126300553222>

# 3. Urban Regeneration in 2 Different Approach...

- ❑ The urban regeneration projects started in **the mid 1970s**.
- ❑ The **neighbourhoods are having** their **own associations** to provide the public participation **in addition to the city municipality in Munich**.
- ❑ The **participation process** of the urban regeneration projects are mostly managed by:

- GWG - Municipal housing company Munich (Städtische Wohnungsgesellschaft München)



- MGS Munich Community for Urban Regeneration (Münchner Gesellschaft für Stadterneuerung)- established 1979



- GEWOFAG - Non-profit housing welfare in Munich (Gemeinnützige Wohnungsfürsorge München)



- «Smarter Together München»



- Green City Munich



<https://www.mgs-muenchen.de/uber-uns>





## 4. Conclusion and Suggestions

- The **meaning and the scale of urban regeneration** and its effects...
- In **Munich**, even though the urban renewal and urban regeneration projects have **started earlier (since the 1970s)**, the challenging part was more about the **«participation»** which **lasted the projects for decades...**
- In **Istanbul**, urban regeneration is **comparatively a new practice** (basically since 2012) which also has serious issues related to participation.
- In **Istanbul**, it depends **more on the volunteers efforts rather than the planning authorities encouragements**
- In **Munich**, the participation is more **encouraged by the official organisations and integrated NGOs**. The **large variety of the organisations** give the inhabitants **to think, choose and integrate and also specialize** in specific issues of the neighbourhoods.
- **Istanbul** has **promising participatory attempts** by the municipality. However, these should be **improved by the integration of the NGOs and sube organizations** to meet the actual needs of the residents.

*Grazie mille!*  
*Thank you!*  
*Teşekkürler! Danke schön!*



On İkiye On Kala / Kafamda Kentsel Dönüşümler (Urban Regenerations in My Mind)  
<https://www.youtube.com/watch?v=hyPnLpRBZBE>

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