



CREATING SUSTAINABLE URBAN DEVELOPMENT ON THE EXAMPLE OF SELECTED CITIES IN THE UPPER SILESIAN INDUSTRIAL AREA

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Abstract: The aim of the article is to draw attention to the instrument, which is a local spatial development plan, important from the point of view of the process of creating sustainable development in cities. One of the parameters of the sustainable development of a city is the development of post-industrial areas and in this way, saving new areas from being developed. The problem of post-industrial land development, determined mainly by its inclusion in the local spatial development plan, was analysed on the example of selected cities of the Upper Silesian Industrial Area on the basis of information provided by the municipal offices and contained in the Public Information Bulletin. The information presented in the article shows that the areas of the analysed cities are to a large extent included in the local spatial development plans. It is very convenient for investors to be able to choose a plot of land in the area for which a local spatial development plan has been adopted, describing in detail the principles of spatial management. This article is a starting point for further research on post-industrial real estate use for investment purposes.

Keywords: investor, local spatial development plan, post-industrial areas, sustainable development

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Introduction

Post-industrial properties can be successfully adapted to various functions such as: commercial, office, service, cultural, storage, recreational and residential. The ability to transform post-industrial real estate into property with new functions is one of the determinants of a modern approach to regional development and improvement of its image (Gorgoń, Starzewska-Sikorska 2014). The development of these areas is an effective way to protect non-urbanised areas, limit suburbanisation and increase the attractiveness of the neighbouring areas.

The purpose of the article is to draw attention to the importance of the local spatial development plan seen as the key instrument in the process of the sustainable development of cities.

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The development of post-industrial real estate as an instance of sustainable and stable urban development

Sustainable urban development means are often associated with sustainable land management, limiting urban sprawl through the redevelopment of post-industrial wasteland which is often integrated into the existing urban fabric (Kopeć 2010). The key element of the sustainable urban development process is the local spatial development plan. The absence of such a development plan, including development of post-industrial wasteland, can be caused, for instance, by limited financial resources needed for its preparation, unattractive location of the real estate, or lack of road infrastructure and utilities connected to the land. All those deficiencies extend the process of preparing construction investments due to the investor's need to obtain a decision on development conditions or a decision on determining the location of a public purpose investment.

A local spatial development plan may include the following:

- boundaries of areas that require consolidation or division of real estate,
- boundaries of genocide monuments and restrictions on business activity in that area,
- boundaries of land designated for constructing commercial facilities,
- boundaries of recreational and leisure activity areas and places for public events,
- land-use plans,
- ways of developing areas with special protection status,
- requirements for the design of public spaces,
- guidelines for landscaping and land development (guidelines concerning the size of buildings in a particular area, the distance between buildings and development intensity),
- rules for protecting and shaping the spatial layout,
- a management program for specific areas,
- rules for consolidating and dividing real estate included in the local development plan,
- environmental protection regulations, cultural heritage and contemporary culture protection policy.

The promotion of post-industrial real estate as areas for investment should include investors in the local spatial development planning process. It is very convenient for investors to be able to choose a plot of land in the area for which a local spatial development plan has been adopted, describing in detail the principles of spatial management.

Local spatial development planning in the sustainable urban development process shown on the example of selected cities of the Upper Silesian Industrial Area (Polish abbrev: GOP)

The Upper Silesian Industrial Area, located in the central part of the Silesian Voivodeship, due to its rich mineral deposits, owed its development to traditional industries, especially coal mining and metallurgy. The first mention of coal mining in this

area dates back to the first half of the 16th century. The oldest coal mines in the Upper Silesian Industrial Area (as the region was later called) include: “Murcki” coal mine in Katowice, “Wawel” coal mine in Ruda Śląska, “Reden” coal mine in Dąbrowa Górnicza, “Dar Karola” coal mine in Mysłowice, and “Amalia” and „Królowska Luiza” coal mines in Zabrze. The development of the Upper Silesian Industrial Area was influenced by the use of steam machines in industry, iron smelting using foundry coke, and the development of railway transport. The rapid industrialization of the Upper Silesian Industrial Area dates back to the second half of 19th century and the period between 1945 and 1989. At the turn of the 1960s and 70s, the Upper Silesian Industrial Area supplied over 70% of domestic coal production, 35% of domestic pig iron, and 45% of the rolled products.

Taking into account the economic changes taking place in Poland after 1989, the official name of the Upper Silesian Industrial Area is becoming increasingly more a historical term. The decreasing number of industrial plants after 1989, as compared to the period before the economic transformation, is proof of the fact. During the period of political and economic transformation, the cities of the Upper Silesian Industrial Area faced a particularly difficult economic situation. The process of industrial restructuring was connected with total or partial liquidation unprofitable coal mines and smelters. Thus, the consequence of the political and economic transformation process in Poland was the mass appearance of post-industrial properties in many cities of the Upper Silesian Industrial Area at the beginning of the 1990s.

The concentration of industry in a small area contributed to transformation of the natural environment, resulting in a large number of industrial waste dumps, excavations and sinkholes (Wucet 2005). For the cities comprising the Upper Silesian Industrial Area (namely, Będzin, Bytom, Chorzów, Dąbrowa Górnicza, Gliwice, Jaworzno, Katowice, Mikołów, Mysłowice, Piekary Śląskie, Ruda Śląska, Siemianowice Śląskie, Sosnowiec, Tarnowskie Góry, Tychy, Zabrze), one of the most important challenges is the redevelopment of post-industrial wasteland left after closed coal mines and smelters. The development of post-industrial areas depends on including them in local spatial development plans. This problem has been analysed on the example of selected cities of the Upper Silesian Industrial Area.

In the selected cities of the Upper Silesian Industrial Area the situation is as follows: 40.9% of the surface of Bytom is included in the local spatial development plan (Bytom City Hall 2018). Many of these studies include post-industrial areas, with areas of former mining activity of coal mines such as “Szombierki”, “Powstańców Śląskich” and “Rozbark”. 48% of the plan includes post-industrial areas which are listed in the Public Information Platform of Post-Industrial Degraded Areas (Polish: OPI-TPP) and in the Open Regional System of Local Land-Use Planning (Polish: ORSIP). The post-industrial areas include not only underdeveloped, but also reclaimed and partly developed areas. The former coal mine sites draw the attention of investors due to their good location and utilities connected to the land. Local spatial development plans are successfully drawn up as needed and if possible. Created within the structure of the Bytom City Hall, the Investor Service Centre prepares comprehensive information about the spatial development plans, investment area database of the commune, their current condition and development opportunities.

The area of Chorzów is 100% contained in local spatial development plans. This implies that all post-industrial areas have been included (Chorzów Town Hall 2019). The implemented local spatial development plans exempts investors from the obligation to obtain a decision on land development conditions. An independent Investor Customer Service Office has been created in the Chorzów City Hall and it is responsible for:

1. formulating the assumptions of the city's policy in terms of initiating and implementing all activities facilitating the start of new investments in the city,
2. maintaining a database of investment areas and providing information on investment conditions in the city,
3. preparing the city's investment offer,
4. cooperating mainly with the Polish Information and Foreign Investment Agency, Katowice Special Economic Zone, Silesian Investor and Exporter Assistance Centre, Polish-foreign chambers of commerce and industry to attract investors.

The City of Gliwice has a local spatial development plan covering almost the entire area of its territory (Gliwice City Hall 2018). In 2012, the “Programme for regeneration of post-industrial, post-military and post-state-owned-farm areas in Gliwice” was developed, with the purpose to replace the previous functions of post-industrial areas with new ones. At the same time, due to the fact that post-industrial areas were covered by the above mentioned programme, investors could apply for preferential loans and guarantees under the JESSICA financial mechanism. EU funding of 4.5 million PLN was obtained to develop the post-industrial areas of the former Wire Factory. The Education and Business Centre “Nowe Gliwice” was established in the revitalized complex of buildings of the former Gliwice Coal Mine.

In Katowice, 76.9% of post-industrial areas come within local spatial development plans (about 109 ha). The scope of activity of the Investor Assistance Department, separated within the structure of the Katowice City Hall, includes ([http://bip.um.katowice.pl/...](http://bip.um.katowice.pl/)):

- support for investors in preparing and implementing investments and post-investment care, including
- advisory services for investors,
- supervision and coordination of tasks connected with preparing comprehensive information for investors, assistance in locating investments,
- preparation of investment offers and presentations illustrating the investment potential of the city,
- organisation of investor meetings with representatives of city authorities,
- conducting negotiations with the investor, participation in the preparation of necessary documents (letters of intent, civil law contracts),
- maintaining a database of investment areas in Katowice and providing information on investment conditions in the city.

In 2011, the Investor Assistance Department established cooperation with large enterprises operating in the city of Katowice, which had areas for development in their resources (Katowice City Hall 2019). The purpose of the cooperation was to

create a database of post-industrial property of external entities, with the intention to sell them or offer them for lease. The database was updated in 2015. Letters with a cooperation offer concerning establishment of the database of post-industrial sites were sent to 20 companies, and 9 companies responded to the offer. The premises included in the database are not owned by the City. They are owned by external entities which responded to the inquiries about cooperation sent to them and agreed to include designated areas in the investment offer for sale or lease. Potential investors are directly contacted by the company that has the right to dispose of the property in question.

The local spatial development plan for the post-industrial areas in Mysłowice covers 15% of the city (Mysłowice City Hall 2018). The lack of 100% coverage of post-industrial areas by local plans is due to the high cost of their development.

95.15% of the Piekary Śląskie area is covered by local spatial development plans (Piekary Śląskie City Hall 2019). At present, the city does not have any detailed analyses concerning the degree of coverage of post-industrial areas by local spatial development plans.

More than 99% of the Ruda Śląska area is covered by local spatial development plans (Ruda Śląska City Council 2019). In Ruda Śląska, the long-term development strategy for these areas – the Development Strategy for Ruda Śląska for 2014-2030 – is of crucial importance to stimulate post-industrial land development processes. The Investor Assistance Office in Ruda Śląska offers help and advice for investors, and its website biznes.rybnik.eu provides information on current investment offers, including those in post-industrial areas. In recent years, Ruda Śląska has carried out a project involving the reclamation and development of the zinc heap area.

The local spatial development plans cover 100% of the 2250 ha area of Siemianowice Śląskie (Siemianowice Śląskie City Hall 2019). Post-industrial areas are also included in these plans. It is an excellent facility for investors dealing with administrative proceedings. An Investor Assistance Office has also been established in Siemianowice Śląskie City Hall and it provides comprehensive services for investors.

80% of the area of Świętochłowice is covered by local spatial development plans (Świętochłowice City Hall 2018).

98% of the area of the Tarnowskie Góry commune is covered by local spatial development plans. Cleanup works of a toxic dump that remained after the Tarnowskie Góry Chemical Plant have been in progress for a long time (Tarnowskie Góry City Hall 2019).

The post-industrial zone in Zabrze extends over an area of about 530 ha. This also includes areas of mining and metallurgical plant waste dumps. The existing local spatial development plans cover post-industrial areas located in the northern and central part of Zabrze. Warehousing and production activities are carried out in these areas.

Conclusions

The potential for the reuse of post-industrial sites depends on a number of factors. Among them, local spatial development plans play an important role in the whole process. One of the municipality's core tasks is to shape the spatial policy, including

the adoption of a study of the conditions and directions of spatial development of the municipality and local spatial development plans. These planning documents determine how the property can be potentially be used, thus determining their investment potential. The final decision about the use of land for a specific function is taken in the local plan.

The presented data show that the areas of the analysed cities are to a large extent covered by local spatial development plans. It is very convenient for investors to be able to choose a plot of land in the area for which a local spatial development plan has been adopted, describing in detail the principles of spatial management.

Restoring post-industrial areas to their economic potential and re-use would allow the cities to extend the range of their investment offer with areas fully meeting the expectations of potential investors. Measures taken by local authorities should therefore be oriented towards promoting these areas among investors.

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KREOWANIE ZRÓWNOWAŻONEGO ROZWOJU OBSZARÓW MIEJSKICH NA PRZYKŁADZIE WYBRANYCH MIAST GÓRNOŚLĄSKIEGO OKRĘGU PRZEMYSŁOWEGO

Streszczenie: Celem artykułu jest zwrócenie uwagi na istotny z punktu widzenia procesu kreowania zrównoważonego rozwoju miast instrument, jakim jest miejscowy plan zagospodarowania przestrzennego. Jednym z parametrów zrównoważonego rozwoju miasta jest zagospodarowanie terenów poprzemysłowych i tym samym ograniczenie zajmowania nowych terenów. Problem zagospodarowania terenów poprzemysłowych, uwarunkowany m.in. objęciem ich miejscowym planem zagospodarowania przestrzennego, przeanalizowano na przykładzie wybranych miast Górnośląskiego Okręgu Przemysłowego w oparciu o udostępnione przez wydziały urzędów miast oraz znajdujące się w Biuletynie Informacji Publicznej informacje. Z przedstawionych w artykule informacji wynika, że obszary analizowanych miast w dużym stopniu są uwzględnione w miejscowych planach zagospodarowania przestrzennego. Dla inwestora ogromnym ułatwieniem jest bowiem wybór działki na obszarze, dla którego został przyjęty miejscowy plan zagospodarowania przestrzennego, szczególnie opisujący zasady gospodarowania przestrzenią. Niniejszy artykuł stanowi punkt wyjścia do dalszych badań na temat inwestycyjnego wykorzystania nieruchomości poprzemysłowych.

Słowa kluczowe: inwestor, miejscowy plan zagospodarowania przestrzennego, tereny poprzemysłowe, zrównoważony rozwój