

EXURBANISATION IN EMERGING METROPOLITAN AREA: DRIVERS, CONSEQUENCES AND CHALLENGES FOR SPATIAL PLANNING AND DEVELOPMENT MANAGEMENT

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Crisis and cities: a dual world of capital cities, Warsaw, September 23, 2011

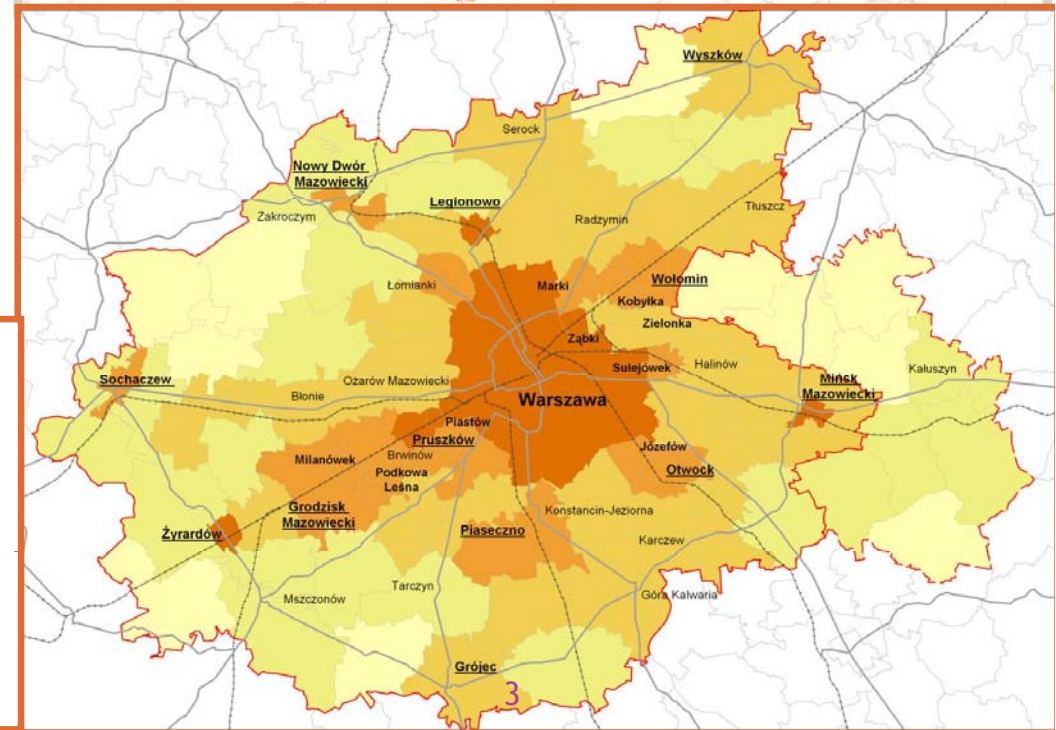
WARSAW AND ITS METROPOLITAN AREA

- ◉ Metropolization:
 - functions: location, specialization, catchment area
 - spatial arrangements: land use pattern, functional relationships, forms of development
- ◉ Process: guided vs. spontaneous
- ◉ Institutional arrangements
- ◉ Mechanisms of planning and development
- ◉ Changes --- evolution --- drivers --- policy responses
- ◉ Sub-urbanization, peri-urbanization, ex-urbanization

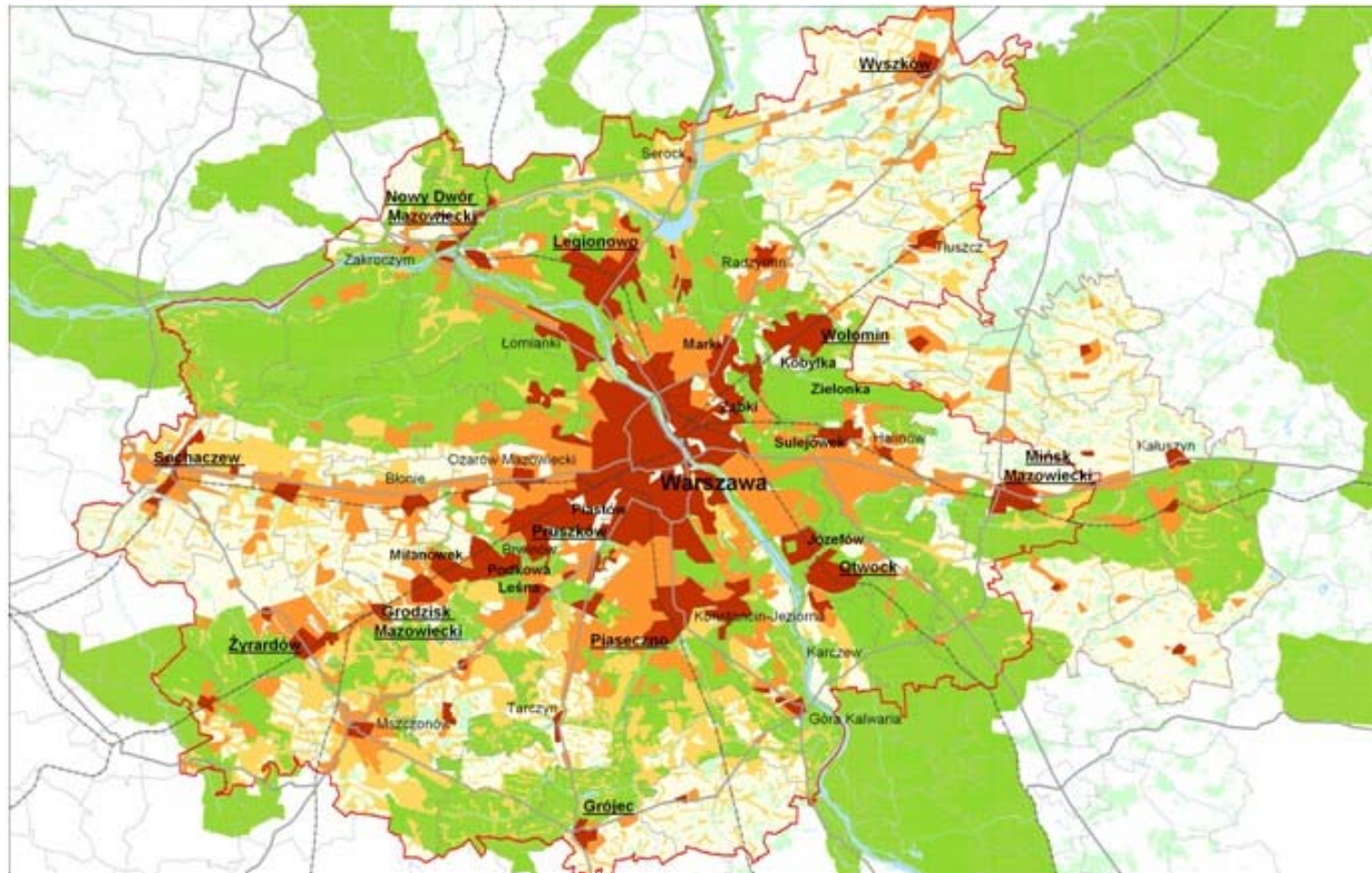
WARSAW METROPOLITAN AREA



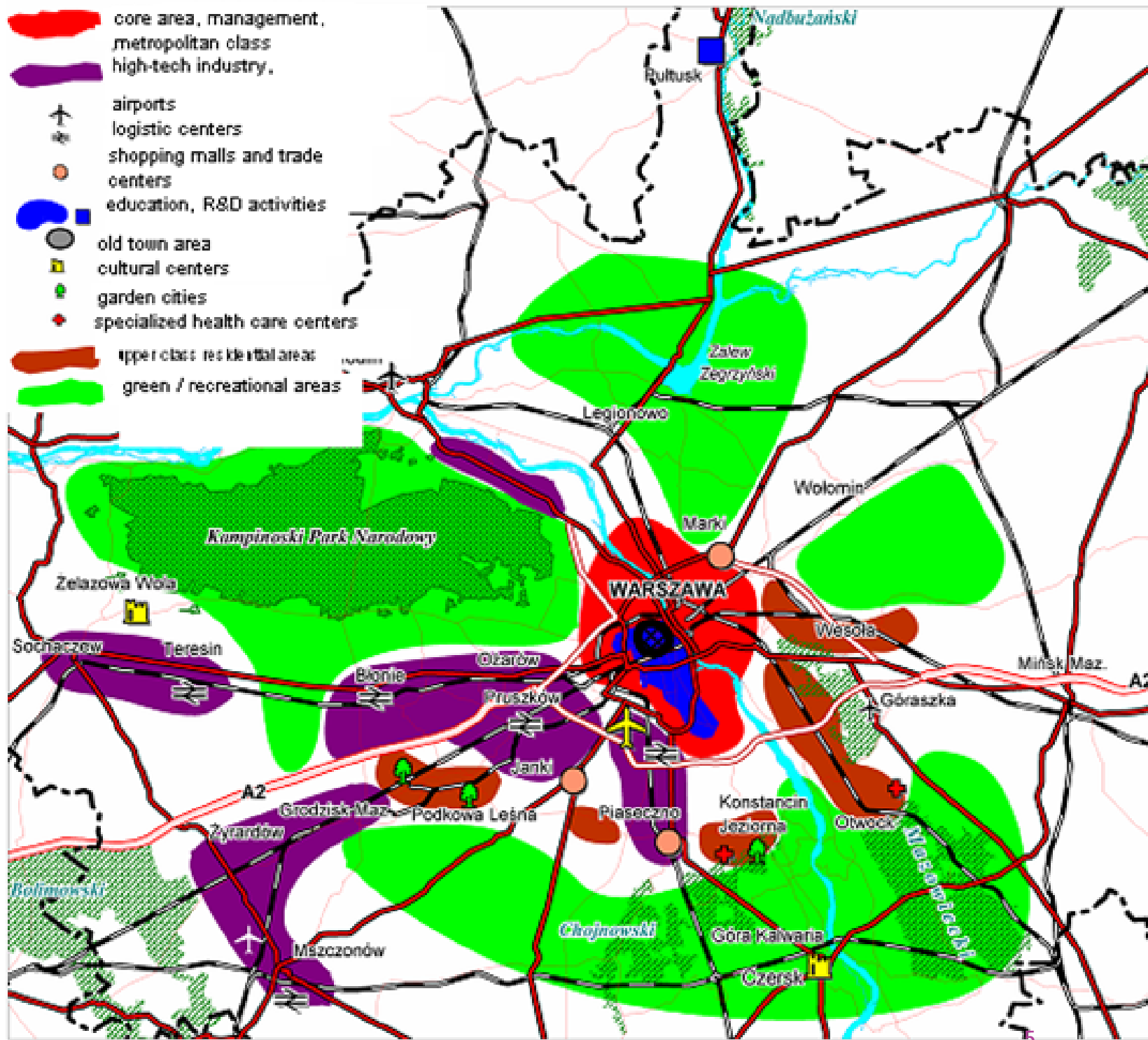
- Area 6 200 sq km
- WMA – 2,89 ml inhabitants
- WMA density - 481 people/sq km
- Warsaw – 1,7 ml inhabitants
- Urbanization rate – 84%



1. Intensive urbanization zone
2. Supplementary development zone
3. Adaptation zone
4. Open zone



Functional structure of WMA



INTERNAL DIFFERENTIATION OF THE WMA

- ◎ six categories of municipalities with different land use scheme:
 - urbanised (dominated by built-up areas),
 - urbanising (experiencing urbanization pressure reflected in changes of land use pattern),
 - traditional agricultural (with domination of arable land and traditional rural economy),
 - diversified agricultural (mixture of land use pattern and activities related to agricultural production),
 - modern agricultural (dominated by orchards), and
 - forest municipality (dominated by forests and green areas)

INTERNAL DIFFERENTIATION OF THE WMA

- ◉ intensely urbanized areas - urban core (downtowns and cities' central areas, inner urban built-up areas, and suburban areas located next to cities' borders)
- ◉ urban fringe - scattered pattern of lower density settlement areas and areas with other functions, including open spaces
- ◉ urban periphery - a zone surrounding the main built up areas, with a lower population density; includes smaller settlements, industrial areas and other urban land-uses
- ◉ rural hinterland

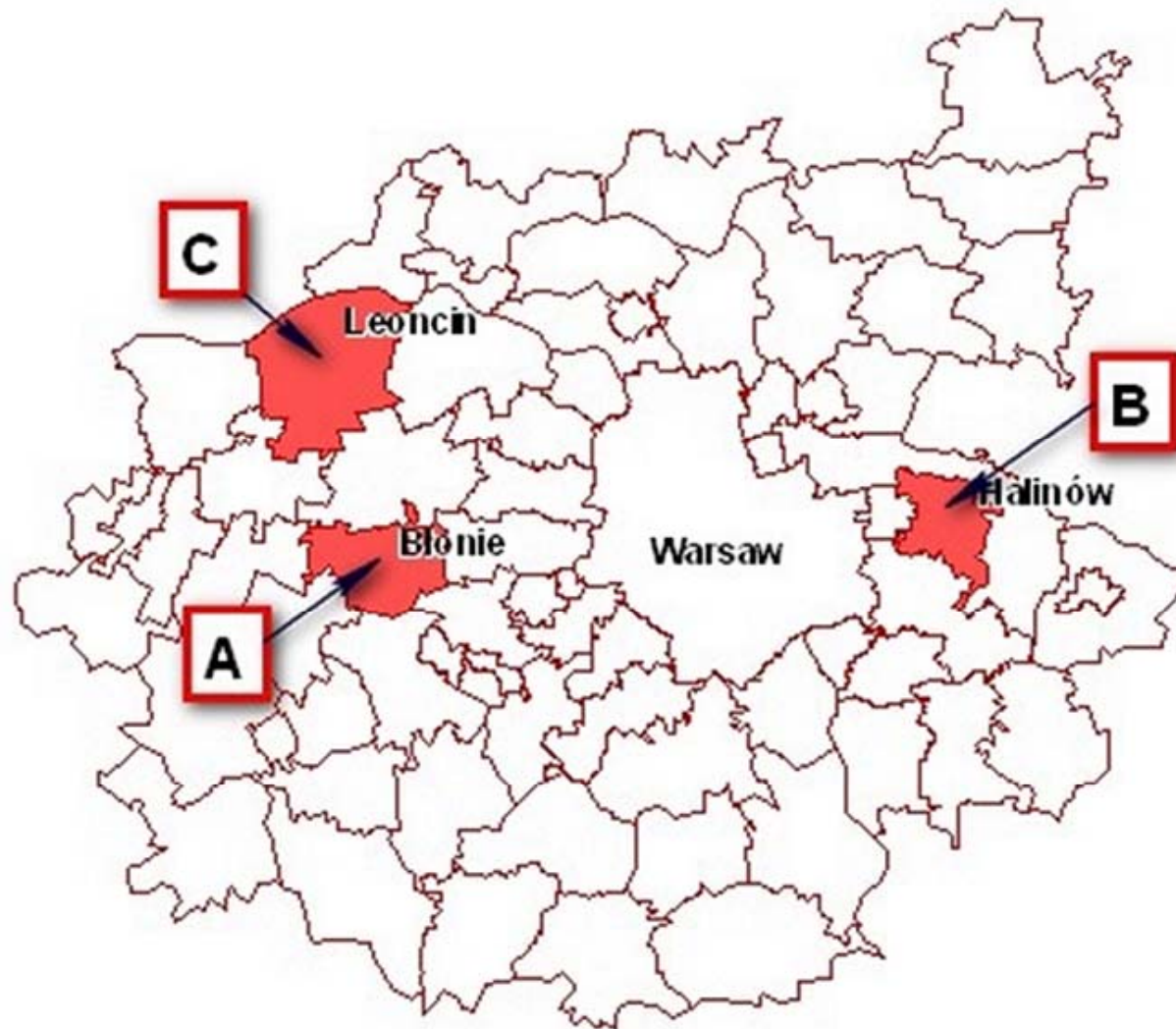
INTERNAL DIFFERENTIATION OF THE WMA

- Perspective of rural - urban region: spatial cluster of three interrelated regional sub-systems
 - the urban core
 - the zone of transition from urban to rural areas (peri-urban surroundings)
 - the rural hinterland

INTERNAL DIFFERENTIATION OF THE WMA

- ◉ land pressure generated by rapid suburbanisation and urban sprawl, changes of functions, changes of pattern of land use
- ◉ presence of high value nature at risk, conflicts of functions resulting from the increasing intensity of land use and proximity of conflicting functional zones
- ◉ presence of agricultural land under pressure, conversion of agricultural land into lots to be developed for other purposes

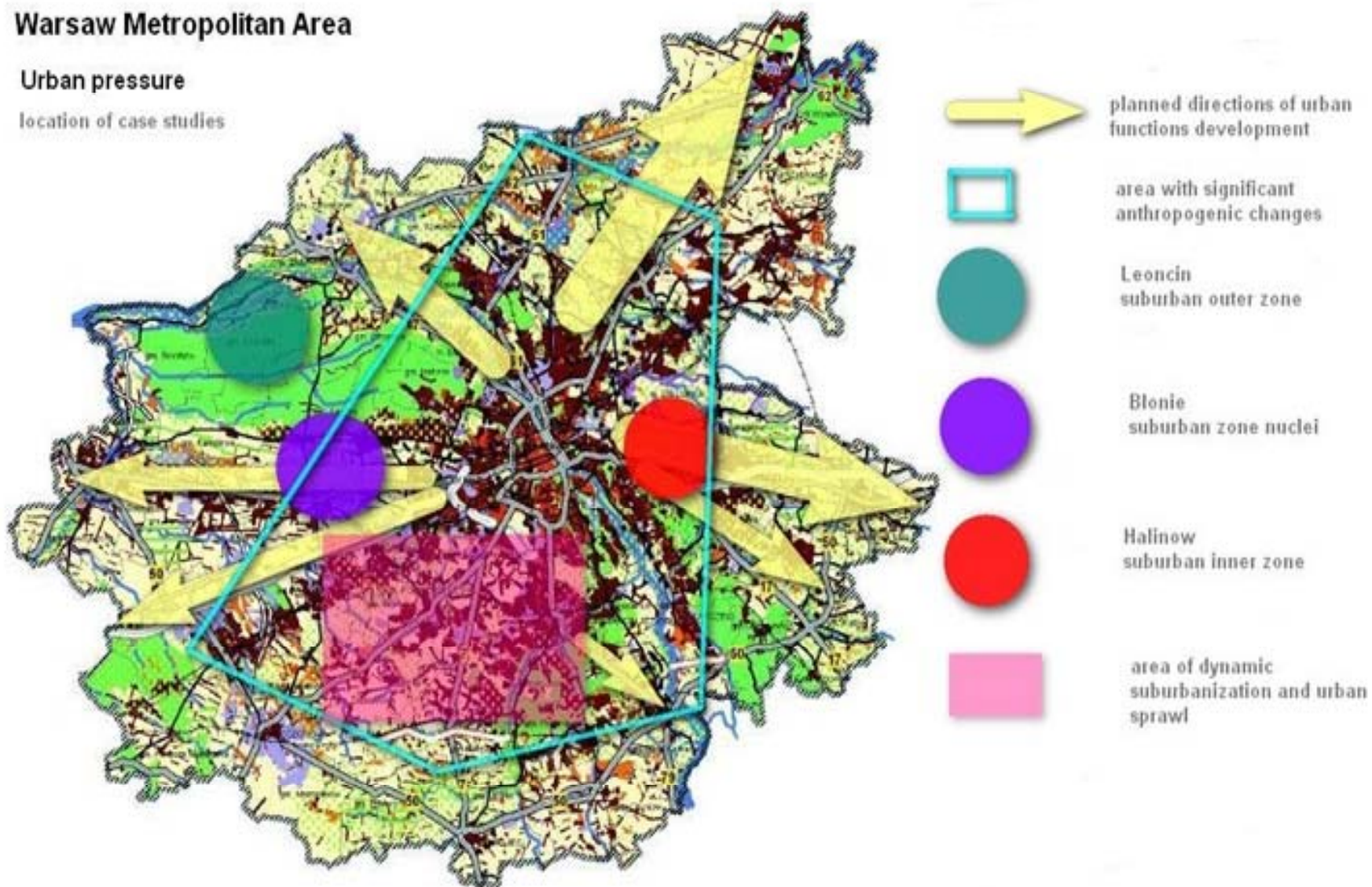
CASE STUDIES



Warsaw Metropolitan Area

Urban pressure

location of case studies



FIELD STUDIES

Perception of suburban zone

- ◉ *location next to Warsaw, range of this zone in kilometers or in time needed to get to Warsaw*
- ◉ focus on spatial dimension (area bordering with Warsaw: in Błonie 40%, Leoncin 32%, and Halinów 15%)
- ◉ functional relationships: served by the Warsaw's system of public transportation

CONT.

- ◉ Leoncin - periphery, living far from civilization
- ◉ Halinów and Leoncin - affluent social groups have their luxurious houses, taxes are higher and everything costs more
- ◉ Leoncin and Błonie - location of shopping centers and warehouses
- ◉ Halinów - “bedroom of Warsaw” with lack of proper transportation connections, environment that is losing quality

CONT.

- ⊙ not homogeneous, with different functions and different living conditions
- ⊙ what makes peri-urban areas unique and attractive for residents and potential settlers are assets of natural environment
- ⊙ suburban zone attractiveness results from functional relationship with Warsaw and better environmental conditions.

CONT.

- ◉ suburban mixture of functions --- expansion of the central city
- ◉ peri-urban areas mixture of functions - more complex processes → changes in rural areas -- outcomes of social and economic development processes exogenous / endogenous factors → supply of land released from agricultural production
- ◉ suburban areas - spatial growth of continuously urbanized land
- ◉ peri-urban areas - social and economic transformation of rural areas
- ◉ development - chaotic and uncontrolled

DRIVERS

- ◉ *open space is as important to humans and provide a positive aesthetic experiences as results of work of artists*
- ◉ *if you have to chose today new place of residence, what criteria would be the most important for you?*
 - values and expectations
 - mobility
 - economic situation
 - cost of living - younger population

DRIVERS

Factors generating a move to a new place of residence

- ⊙ motivation of potential movers
- ⊙ opportunities created by living environment
- ⊙ situation on real estate market
- ⊙ possibilities to move determined by financial situation of individuals and households
 - demand - initially directed into suburban zone → redirected to peri-urban areas
 - inconveniences of commuting or resulted from lack of services balanced by benefits from residing in environment preferred

CONT.

- physical and functional closeness translated into emotional one --- “space of living” vs. “space of residence”
- Warsaw “rather close” or “very close” city (Błonie, Halinów, Leoncin: 58% , 71% and 53%)
- 42%, 30%, and 40% - vicinity of Warsaw has no impact on every-day life
 - Warsaw - transportation problems, noise, too fast pace of life, dirty city, higher costs of living
 - specialized services

CONSEQUENCES

- ◉ FROM SUBURBS TO EXBURBS
- ◉ “new suburbs” constructed: small housing estates with low density development, gated communities, accessible only by car, exclusively residential functions
- ◉ product of developers’ activities
- ◉ accidental location
- ◉ areas poorly equipped with technical infrastructure, with difficult access to central city, and lack of social services

RESPONSES

- ◉ local governments passive agents: 2.0% Błonie, 3.8% Halinów, 2.0% in Leoncin --- development of suburban areas driven by proactive local governments development policies, aimed at creation of conditions for economic development and better living environment
- ◉ developers proactive agents: 4.5% Halinów, 3.5% Błonie, 2.1% Leoncin
- ◉ lack of cooperation between local governments, inefficiency of local governments activities

RESPONSES

suburbanization and urban sprawl are typical and normal processes accompanying development of big cities, and local governments from municipalities that experience these processes shall first of all take care of services for inhabitants, and secure good transportation for people, who work in Warsaw and other cities of the metropolitan area

land owners shall have right to build on their land what they want and local governments have to respect their interests

- ◉ respondents do not expect proactive policies of local governments?
- ◉ NIMBY - scale of municipality and WMA - *Green Ring*
- ◉ social participation -10-15% involved

RESPONSES - PLANNING

- ◉ passive role of public authorities
- ◉ investor-driven development
- ◉ private acquisition of undeveloped agricultural land
- ◉ dysfunctional configuration of built-up areas
- ◉ “colonization” of countryside
- ◉ „community of problems”

CONCLUSIONS

- ⦿ crisis: investments in Warsaw and investments in the WMA
- ⦿ development trends - development plans
- ⦿ changing perception? local vs. sub-regional perspective
- ⦿ call for the WMA institutionalization
- ⦿ accumulation of problems