

Berlin

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SERVICE POINT “ENERGETIC NEIGHBOURHOOD DEVELOPMENT”

The project work in Berlin was focussed on the building stock, promoting refurbishment of existing buildings and related infrastructure remains a difficult field of action for urban planners.

To address the building stock regarding energy actions, legal framework and obligatory planning instruments are not given to the desired extent. Therefore, the main incentive basically remains by providing consulting services to convince building owners and engage them to carry out energy actions, either on the building envelope and/or energy supply systems. Therefore, a strategic pre-competitive service offer might facilitate refurbishment actions in Berlin.

The preparation and integration of energy matters into urban transformation areas and projects is a complex topic and requires a basic understanding of planning authorities, on the city level but in particular on the district level in Berlin.

In order to support the planning authorities in identifying potentials for integration of energy matters and initiate the process for Energy Neighbourhood concepts it is suggested to establish a so called pre-competitive “Service Point for Energetic Neighbourhood Developments”. This Service Point or centre takes over a strategic role and points out interfaces between different planning instruments and processes in a way that “windows of opportunities” to integrate energy on local quarter level is being considered early. A close consultation and coordination process with public and private stakeholders is required.

The Pre-competitive service offered by the service centre “Energetic neighbourhood development” is intended to support competitive performance, e.g. energy consulting, HOAI services etc. (no competition offer!). This includes in particular the initiation of Energy Neighbourhood concepts which are considered as an important base to carry out energy actions on local level. These concepts are strategic concepts which also refer to existing activities such as urban transformation zones, funding schemes and in some cases the adjustment or drafting of building regulation plans (e.g. densification actions). The development of such a pre-competitive support and planning approach has also led to the integration and consideration in the Berlin Energy and Climate Protection Programme as a central action to be carried out in the long-term.

ENERGY FRAMEWORK CONCEPTS TO BE ESTABLISHED AS REGULATORY PRE-CONDITION


The project findings and local working group meetings have also led to the increased consideration of energy matters in new building developments within the project duration. This has led to the discussion to establish energy framework concepts as part of urban development of new urban quarters, which are foreseen in 11 main urban areas in Berlin.

As part of the development of e.g. three potential new housing and living areas in the North-East of Berlin in the District of Pankow and an urban area Lichterfelde, the investigation of energy supply systems as part of



75 %

Share of green area: 75 %

 Density/km²: 3.946

Total city area: 892 km²

the development is foreseen. For the respective development areas, the building regulation plans have partly not been elaborated yet. Before any crucial decisions on density, orientation, energys supply systems etc. of buildings and infrastructure is being made, the energy concepts should provide a framework to decide the most appropriate solution to provide sufficient and affordable housing, taking into account environmental aspects, which might go beyond legal framework (e.g. energy standards of buildings, share of RES). This includes for instance the investigation on technical solutions such as waste heat, solar plants on open space areas etc. The process and the results of the investigation will be compiled to draw conclusions for other new development areas (e.g. in form of a guideline for urban planners in Berlin on city and district level) and disseminated among the relevant urban planning departments to increase know-how capability for integrative energy planning. The establishment of energy framework concepts has also been addressed in the Berlin Energy and Climate Protection Programme (as main action programme in Berlin), thus UL results can provide a base to continue required actions in the mid- and long-term in Berlin.

