Prague Metropolitan Area

Jaromír Hainc

14 November 2019
Prague, Czech Republic

Prague Institute of Planning and Development
// Prague metropolitan area

Do we govern it?
Content

1. Context
2. ESPON SPIMA Project
3. Functionality and quality of life
Context
City of Prague

- Area: 496 square kms
- Metropolitan area population: 1.99 mil. (2014)
- GDP per capita: 175 % of EU average (2017)
- Unemployment rate: 1.97 % (2019)
1 City of Prague

Source: IPR Praha, 2017
57 Local Municipalities in Prague

Source: IPR Praha, 2017
22 Administrative Districts

Source: IPR Praha, 2017
1 Planning Department

Source: IPR Praha, 2017
435 Municipalities in Prague FUA (+57 in Prague)

Source: OECD, 2017, Governance of Land Use in the Czech Republic – Case of Prague, OECD Publishing, Paris
ITI Prague Metropolitan Area

Source: http://www.itipraha.eu/uploads/assets/ITI_PMO_01.jpg
Proposed development around Prague

Source: Metropolitní plán, návrh k projednání dle § 50 stavebního zákona – Odůvodnění: výkres 002 širších vztahů, IPR Praha 2018
The Governance of Land Use in the Czech Republic
THE CASE OF PRAGUE

Policy highlights
Prague and Central Bohemia Region

- Great co-operation in transportation
- Possibility to influence new law (Building Act)
- Possibility to create coalitions among big cities in the Czech Republic
Prague and Central Bohemia Region

- Great co-operation in transportation
- Possibility to influence new law (Building Act)
- Possibility to create coalitions among big cities in the Czech Republic

- Lack of instruments for planning co-ordination
- Lack of co-operation between regions
- Lack of institutional capacities
ESPON SPIMA project
SPIMA: Spatial Dynamics and Strategic Planning in Metropolitan Areas

**Stakeholders**

- City of Oslo, Urban Development Department, NO (lead stakeholder)
- Prague Institute of Planning and Development, City of Prague, CZ
- Lyon Metropolis, Department on Urban Planning and Urban Policies, FR
- European Metropolis of Lille, Territorial Dialogue & Prospective Department, FR
- Brussels Capital Region, Brussels Planning Agency, BE
- Terrassa City Council. Department for Territory and Sustainability, ES
- Brno City Municipality, City Strategy Office, CZ
- City of Zurich, Department of the Mayor, CH
- Turin Metropolitan City, IT
- Vienna City Administration, Municipal Department 18 - Urban Development and Planning, AT
- Akershus County Council, Department of Planning, Economic Development and Environment, NO
SPIMA: Spatial Dynamics and Strategic Planning in Metropolitan Areas

Contractors

- Stichting Wageningen Research (Alterra), NL (lead contractor)
- Metropolitan Research Institute, HU
- Norwegian Institute for Urban and Regional Research, The Oslo and Akershus University College of Applied Sciences, NO
What is the strategic role of spatial planning for cities towards inclusive and sustainable growth within a metropolitan area?

- Agreements on strategic locations (e.g.: retail centers, transport hubs, hospitals etc.).
- Limiting and managing urban sprawl
- Stimulating areas for jobs and housing within the metropolitan area, e.g. secondary centers, station towns, strong (well connected) suburbs etc.
- Prioritizing regional infrastructures/amenities and mobility, in relation to land use and development (examples from ongoing research and partner cities)
- Conserving and protecting the environment and resources, including farmland (incl. short food supply chains) and valorizing green spaces (landscape, leisure, biodiversity etc.)
- Addressing potential imbalances in local government finance that are linked to spatial development
- Including all relevant actors in the process (private, public and civil society)
SPIMA project outcomes
Metropolitan Development Area

Source: ESPON, 2017
https://www.espon.eu/metropolitan-areas
Urban Sprawl 1975 - 2014

Source: ESPON, 2017
https://www.espon.eu/metropolitan-areas
Key recommendations and relevant policy tools

Source: ESPON, 2017
https://www.espon.eu/metropolitan-areas
SOEI matrix of the Metropolitan city of Prague

**Strategic priorities**
- Enhancing the competitiveness of businesses, connecting research and business, settling creative industry
- Improving the public transportation system
- Ensure equitable and sustainable development
- Improved conditions, efficiency and equality in education and public services
- Improving the quality and accessibility of public services
- Protection of the natural environment
- Protecting the built environment

**Emergent problems**
- Transport infrastructure shortages
- Mobility & Accessibility problems
- Migration to suburbs
- Age division between Prague and MA
- Natural hazards (flood)
- Protection of fertile land
- Unequal distribution of services
- Business locations in the suburbs (motivated by available EU funds)
- Recognition of the MA identity
- Actors’ representation
- Multilevel collaboration

**Opportunities**
- Cooperation between districts of Central Bohemia and supporting the association of municipalities
- Reserve areas for development (mainly brownfield)
- Grant programmes for improving infrastructure
- New science parks, incubators and high education facilities
- Reuse of unused buildings for social purposes
- The emergence of the new airport (Vchochody)
- Environmental friendly technologies

**Incentives**
- Integrated Territorial Investment Programme financed by the European Union
- Community-led Local Development programmes financed by the European Union
- Sustainable Urban Mobility Plan for Prague and Central Bohemia
- Improving personal relations between decision makers (new decision makers)

Source: ESPON, 2017
https://www.espon.eu/metropolitan-areas
Functionallity and quality of life
Length of approval process
Residential project in Prague

![Bar chart showing the length of approval process for different types of projects in Prague. The x-axis represents years 2006 to 2018, and the y-axis represents time in years (1, 3, 7). The chart shows the duration for New Building Act, Small upgrade, Major change 1, Small upgrade, Major change 2, Small upgrade, Major change 3, and Planning Permission (ÚR).]

Source: Next Finance, Jiří Cihlář, 2017
Nr. of appartments finished per 1000 inh.

Source: Grant TAČR 2019, IPR Praha 2019
Central Bohemia and Prague

Source: Grant TAČR 2019, IPR Praha 2019
Suburbanisation

- Price for sq. meter of new apartment in Prague: € 4,000,-
  → 100 sq. meters apartment: € 400,000,-

- Price for rent per sq. meter per month average in Prague: € 13,-
  → 100 sq. meters apartment: € 1,300,- per month
  → 100 sq. meters apartment: € 15,600,- per year

- Price for new prefabricated wooden house (5 rooms): € 150,000,- + price for land € 150,000,-
Residential Property Prices in OECD 1995-2015

Residential Property Prices in OECD 1995-2015

Co-operation in future

- ITI post 2020
- New Act on town and country planning and the building code (Building Act)
- Regional and Municipal Division
- Tax distribution
Regions in CZ

Source: https://www.apm.cz/obchodni-zastupci/mapa_cr_kontakty/
Sources:

http://en.iprpraha.cz/
https://www.espon.eu/metropolitan-areas
http://www.oecd.org/cfe/governance-of-land-use.htm
Thank you

Jaromir Hainc / Prague Institute of Planning and Development
hainc@ipr.praha.eu

This presentation will be made available at: www.espon.eu/czech-republic