

**Settlement management –
municipal activity between land
planning and private businesses**

Aspects of towns

(ca. 10-20 thousand citizens)

+ Pros

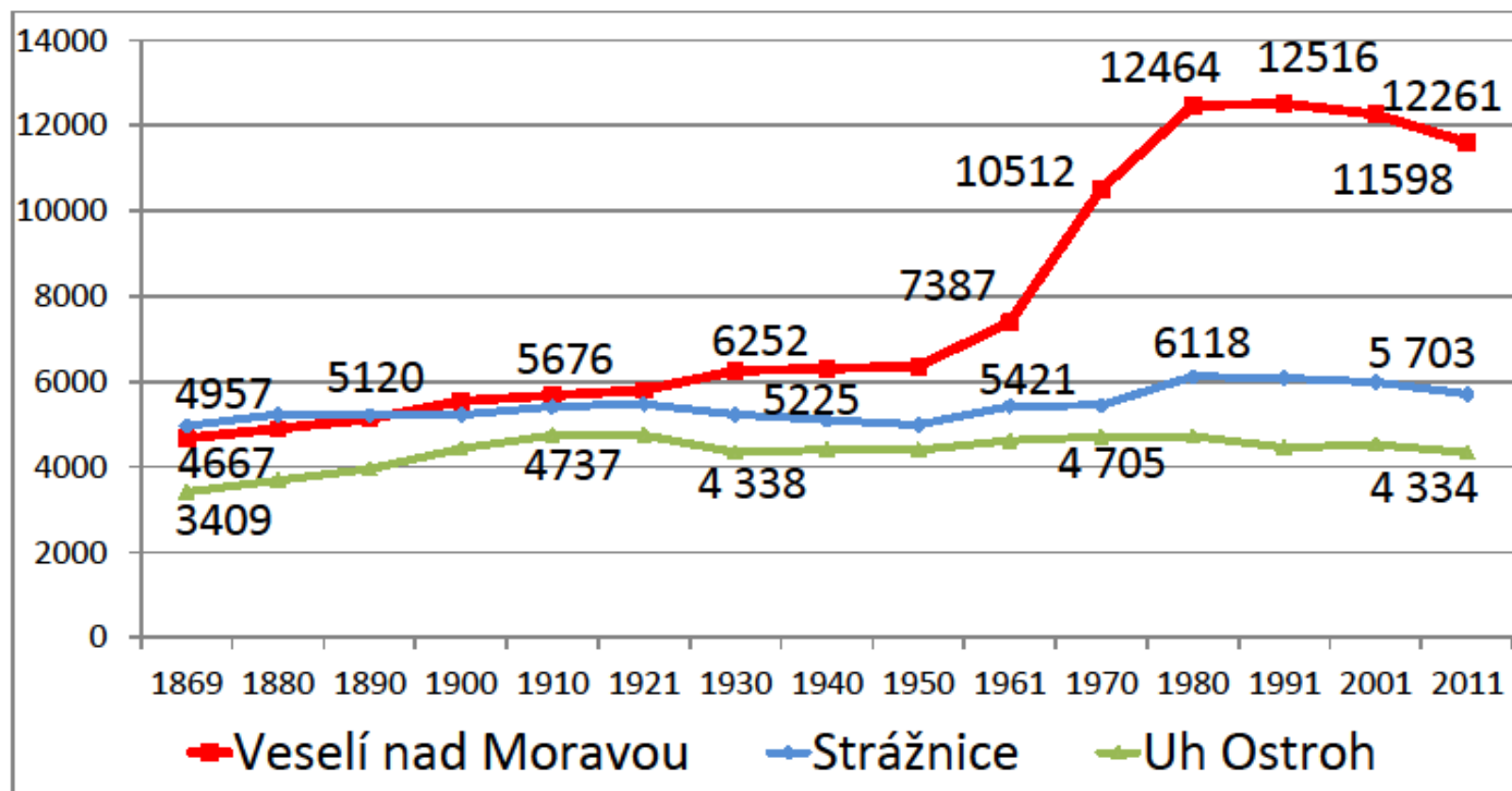
- Migration / Natural population growth (migration normally has greater impact)
- Importance of smaller employers (who are able to change the situation in the town...)
- Human resources, role of a single person and families
- Information is easier to trace

- Cons

- Low total investment potential due to low budgets
- Necessity of coordination, dependency on other subjects
- Low incomes compared with obtainable subsidies



VESELÍ
NAD MORAVOU





Content

1. Definitions and general reflections

1.1 – middleterm and longterm settlement management

1.2 – sustainable regional projects

2. Solving local problems

2.1 – Use of property for stabilizing population

2.2 – Equal policy for land acquisition

2.3 – Dealing with technical land-concerning problems

2.4 – Social housing

Settlement management - method

1. Search for unutilized sources and potentials
2. Identification of obstacles to effective use of sources
3. Formulation of strategies, assumptions and projects, which deal with these problems

(During the draft we naively assume that good things without harm are in the end, after many difficulties, possibly feasible, even if it does not always agree with our own life experience.)

4. Execution of the strategies, feedback

1.1. Settlement development

1 city, 4 perspectives

(all are legitimate and correct, but in crisis they can lead to different decisions)

Householder:

Focuses on order, cleanness, (nice pavements), no debts



Businessman:

Acts efficiently, maximizes incomes, sponsor of certain activities

Economist:

Town is as rich as it's citizens are, he promotes investments even at risks and debts

Politician:

To make the town a good home, ideally tries to support, or at least not to interfere with citizens' projects.

Settlement development management

Understanding the term settlement development

- processes of spatial planning, projects preparations, land preparation, investments in structures for both private and public sector, number of subjects involved - offices, investors... and following needs and economics of users, services...

Very complicated process, amount of independent subjects in different levels of governance, each with it's own goals, budget, strategies ...

•The steps in the process of construction investment may resemble a theater play, with the difference in permanent material impact

For implementation we need:

–Define **key subjects**

–Name out **rules and patterns** – behaviour of **each subject** and formulate **behaviour and strategy of the town as an unit.**

–Create a **new general strategy** , which would lead to changes and would consist of subjects' substrategies. It should contain strong reasons and incentives for each of the proposed changes.

–**In case of execution of significant changes** concerning all participants, we can talk about actually managing the development

Can municipality be the key subject responsible for (town) development?

- Being elected, it has responsibility for land management and protecting citizens' interests
- It has some powerful tools:
 - **Zoning plan**, strong position during – (ale územní plán někdy může být odtržený od reálné situace – blokuující možnosti rozvoje)
 - **Own key estates**, sometimes even **organizations**, municipality is the administrator of key infrastructure – can lead to conflict of interest between it's organizations
 - **Semi-open budget** – limited in respect to size, goals and needs
 - **Long term goals** – disrupted by the change of politic parties in the city council
 - **Executive status** – can lead to a sense of independence from other city offices and lack of cooperation
 - **Independence and ability to act** – the municipality doesn't need that many hands raised
 - **It is able to boast with it's long term plans and strategies**, but doesn't always follow them

Yes, it has all the tools.

Is it possible to describe the overall strategy of a city, containing strategies of it's subjects?

- A strategy is a long term plan of action designed to achieve a particular goal.
- Assumption – we think that if we describe the long term behaviour of subjects in town and the state of result – and if we describe their consequences, we described the strategy of the city as a unit.
- City council and other autonomous bodies often have their own strategies, but it is questionable how much they reflect the actual state of the city
 - Sometimes it is more political than practical standing
 - Sometimes it does have it's own budget, but it typically is only a small fraction of the total budget
 - Sometimes the strategy of the municipality doesn't reflect the situation of other subjects

What should the city strategy contain?

Situation in the city and important fields, for example:

- Housing – Employment – Transport - Services

Situation of other subjects in important fields and their trends.

Identification of potential, obstacles and tools in each of the fields and their roles, comparison with other cities

- Economy of municipality

- INCOMES – incomes in medium term time-lines and trends in the fields of income, which incomes are bound with expenses, and which are usable in other fields

- EXPENSES – into which fields they are going, what are their trends, what are the incomes generated by the city expense

- Economic signs compared with other comparable cities' economies.

What should the strategy respond to:

- Where is the total city development going?
- What is the citizen's opinion?
- Are there any plausible alternatives?

Development Strategy of town Veselí nad Moravou for years 2013 - 2042

Housing
Business
Transport
Services

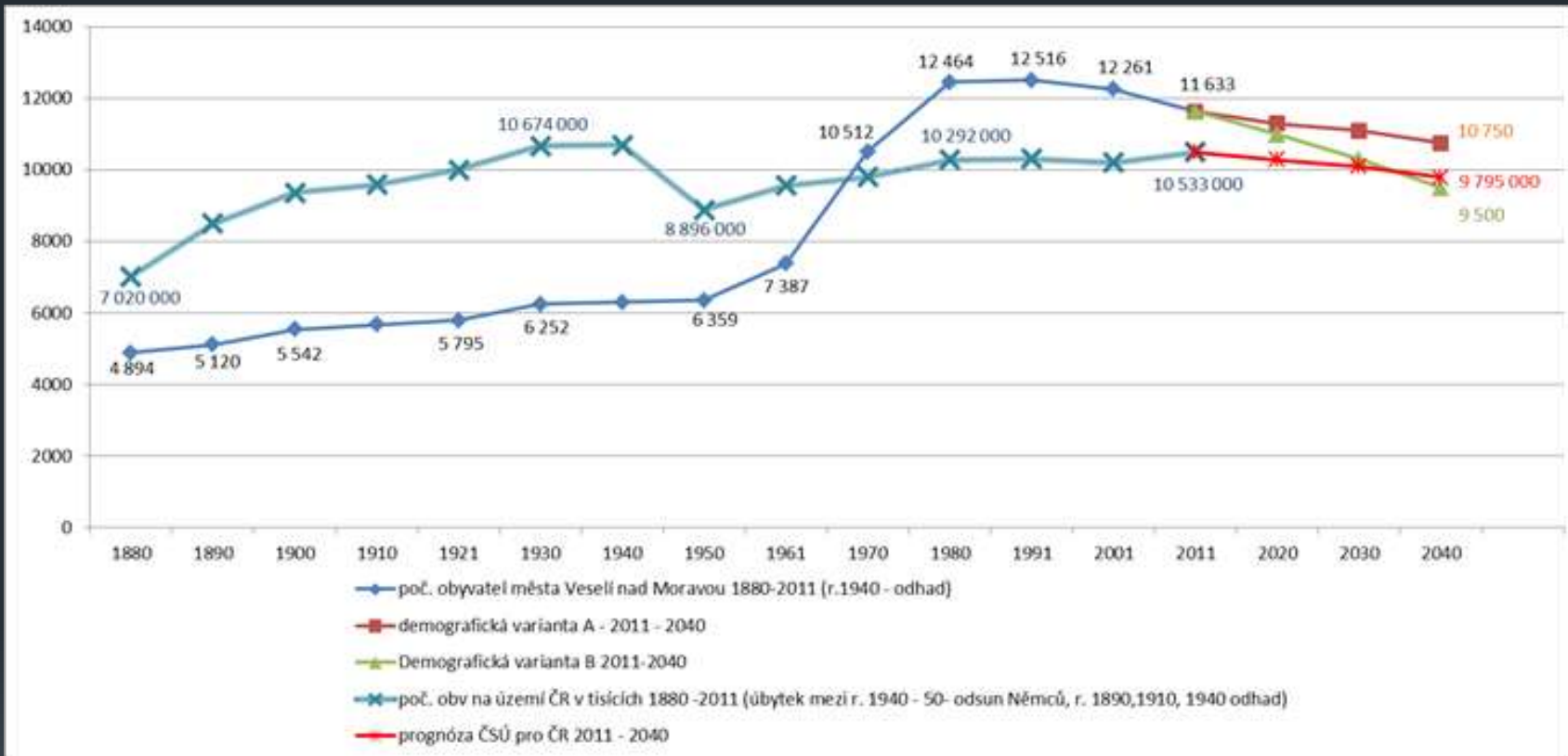
Summary – development alternatives

- long term stability
- integrated development

Implementace procesního řízení v oblasti samosprávy a aktualizace a příprava rozvojových strategií města Veselí nad Moravou

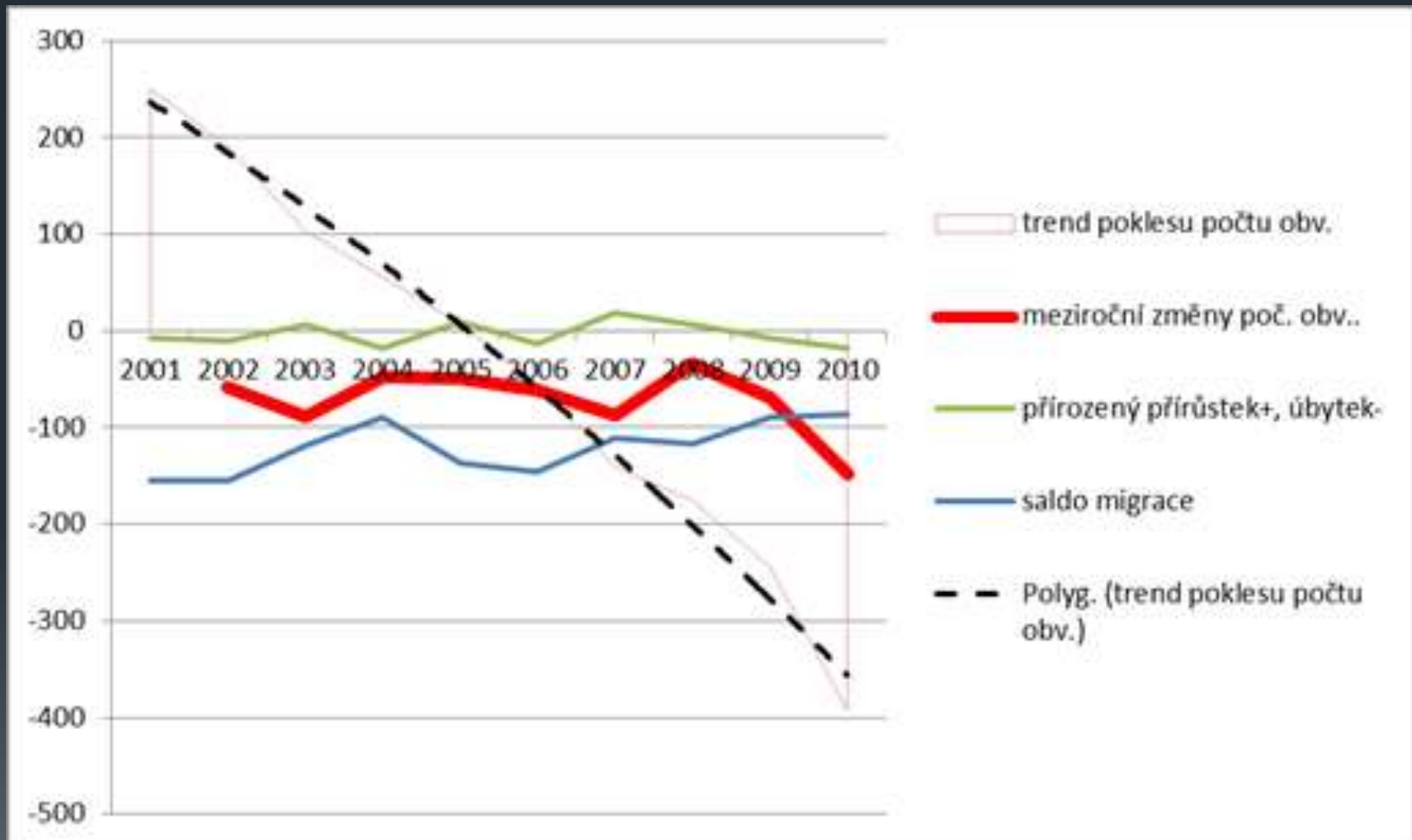


Demography



V období 2001-11 proběhl rovnoměrný pokles obyvatel průměrně o 66 ročně (658 osob za 10 let- tj. polovina Hroznové Lhoty /1254 obv./, více než celé Kozojídky/511 obv./). Údaje dle Sčítání lidu, domů a bytů 2001, 2011 (předběžné výsledky) tj. za 10 let.

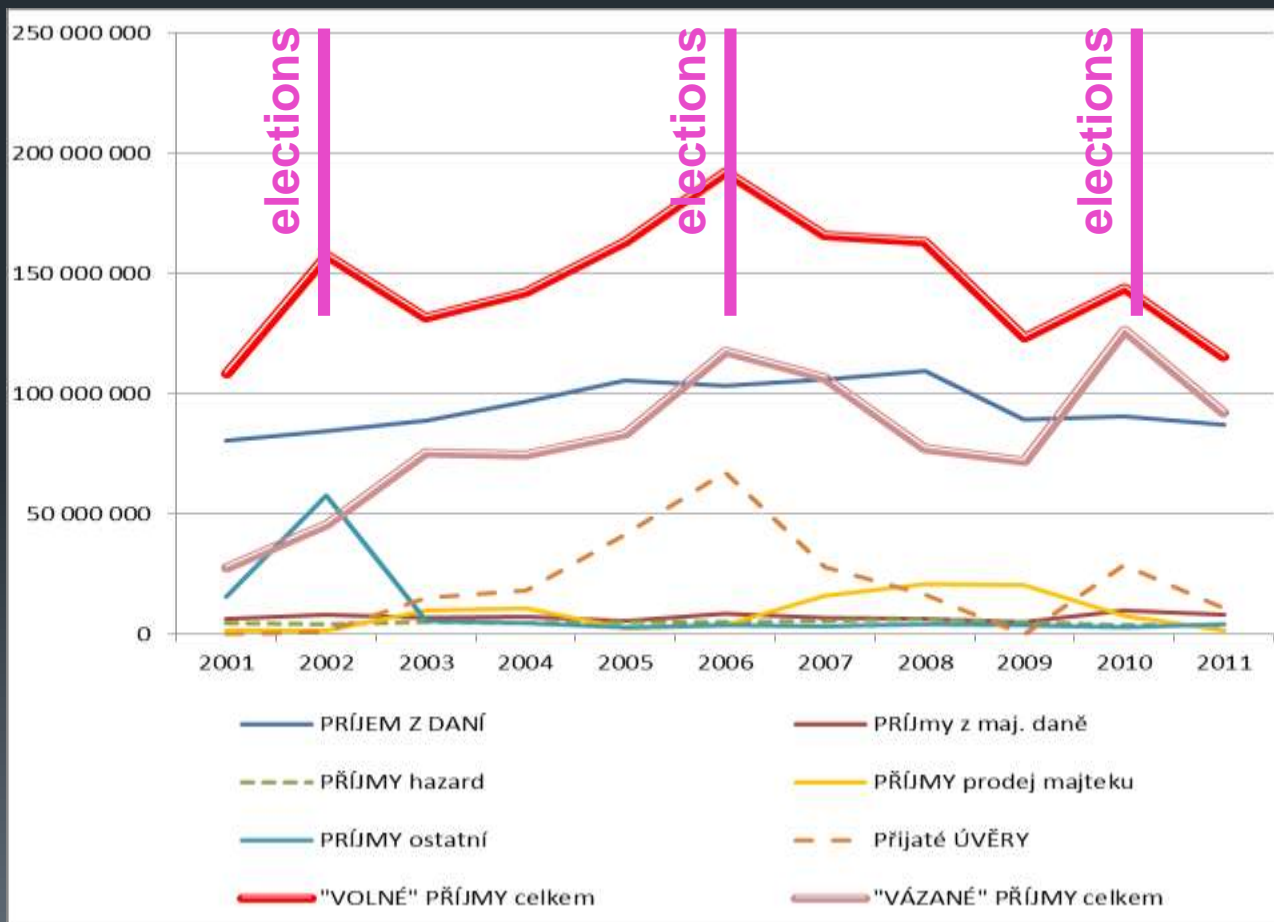
Demography



Incomes

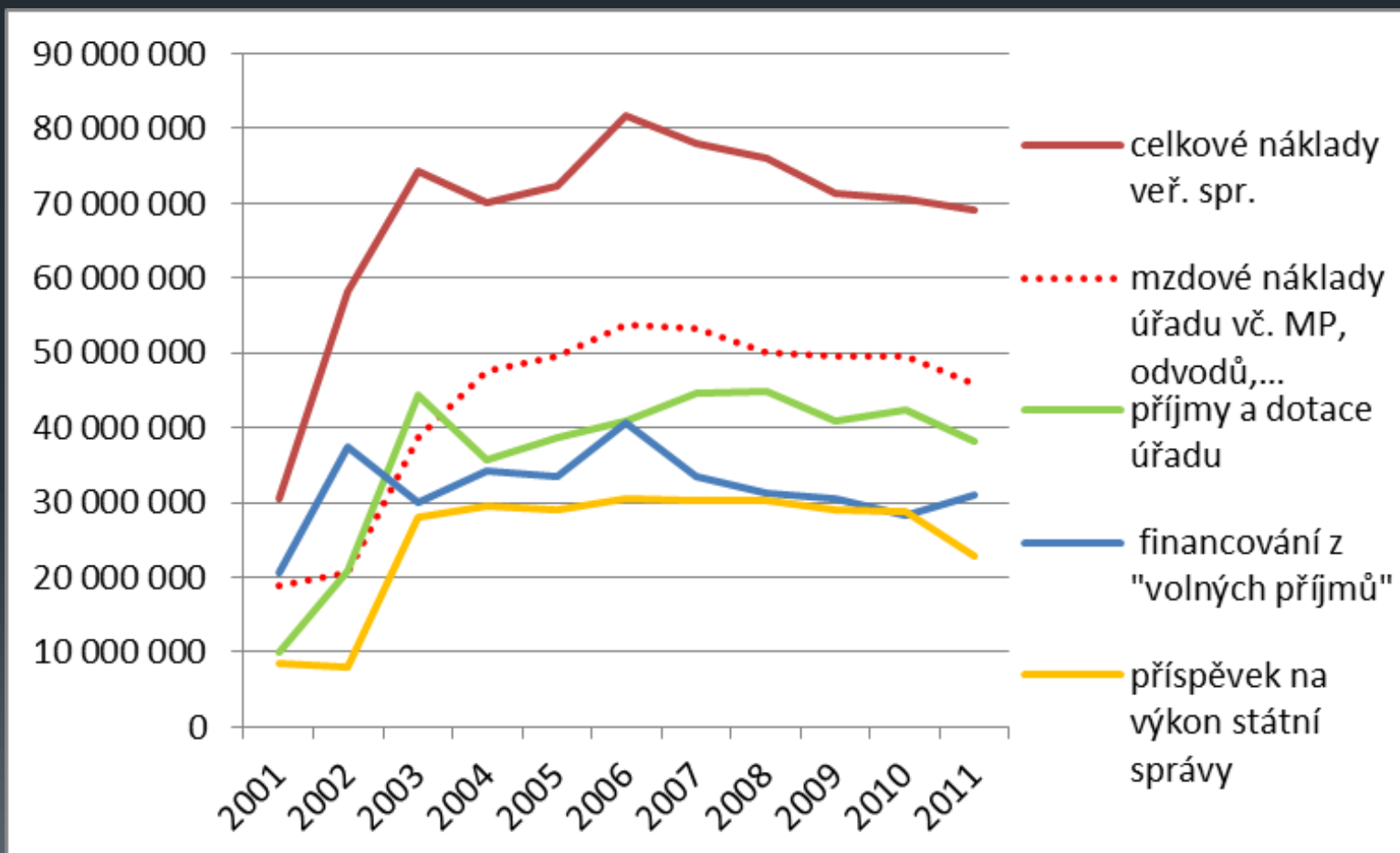
„Free incomes“ - from taxes, sale of property, gamble, loans, credits...

„Bound incomes“ - mandatory, strictly bound to certain field or service, such as waste - disposal subsidies



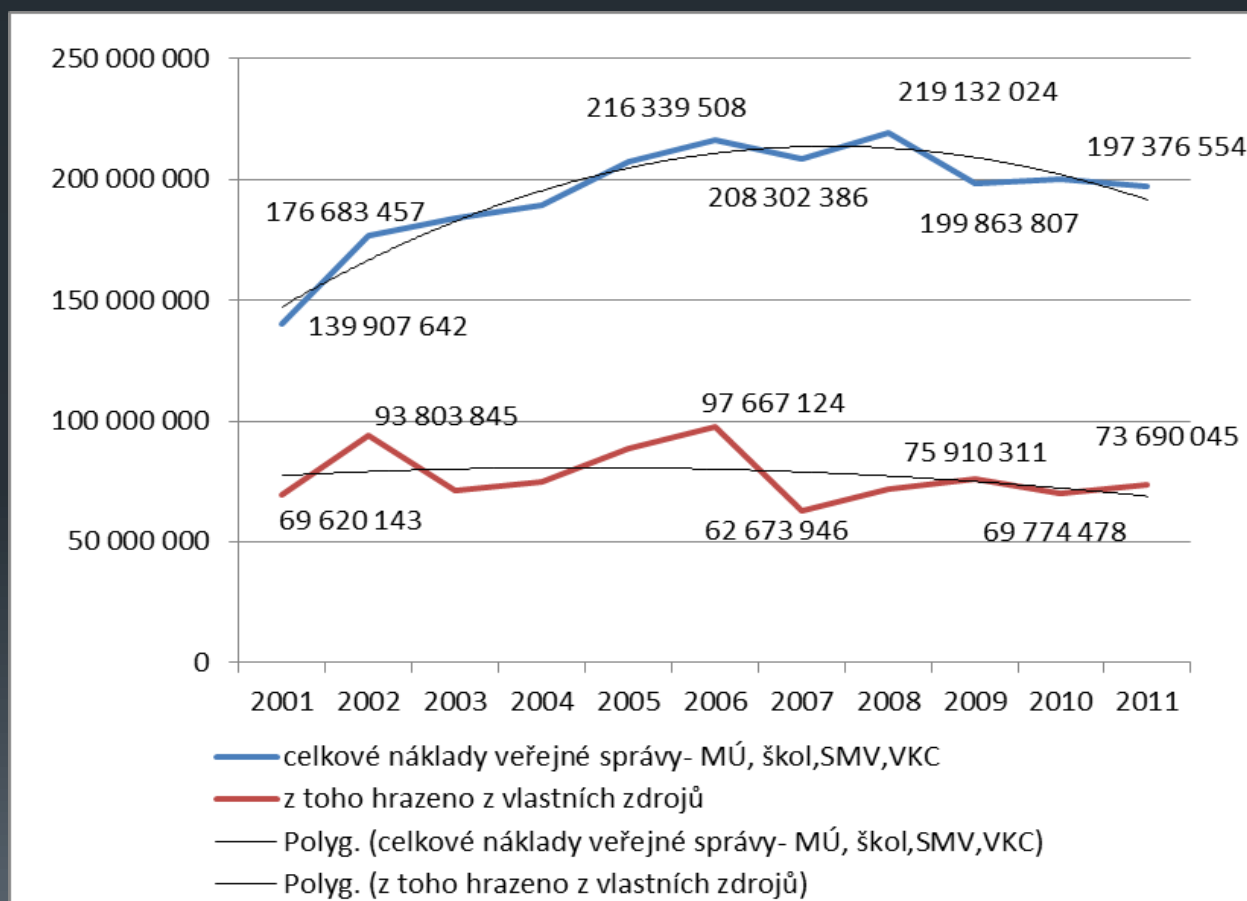
Expenses of Town hall

Náklady na provoz MěÚ – státní správy i samosprávy (vč. městské policie) a oprav, příp. investic provozních budov



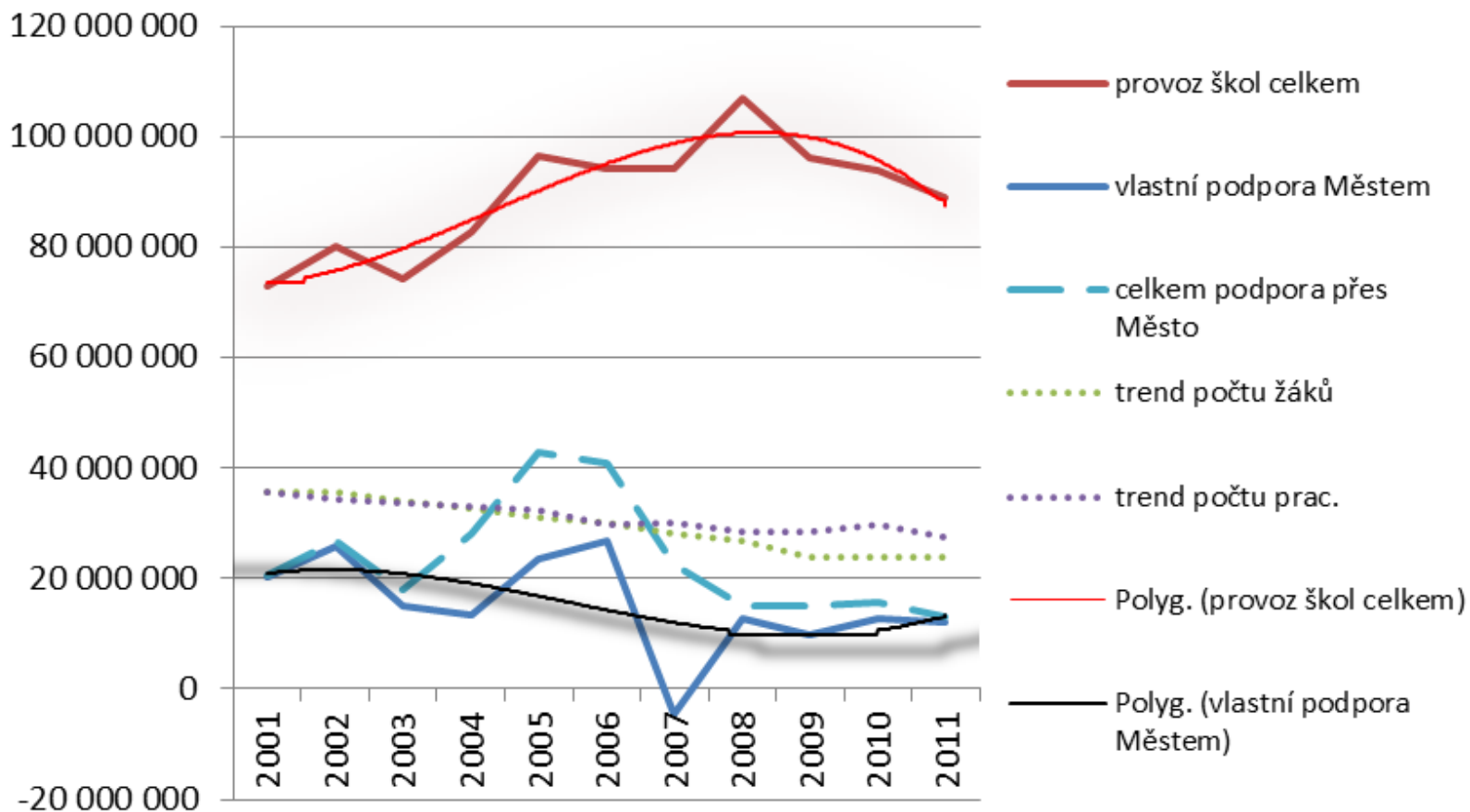
Expenses of public administration

Total expenditures of public administration (town hall, schooling, services, culture and their part paid for from „open incomes“.



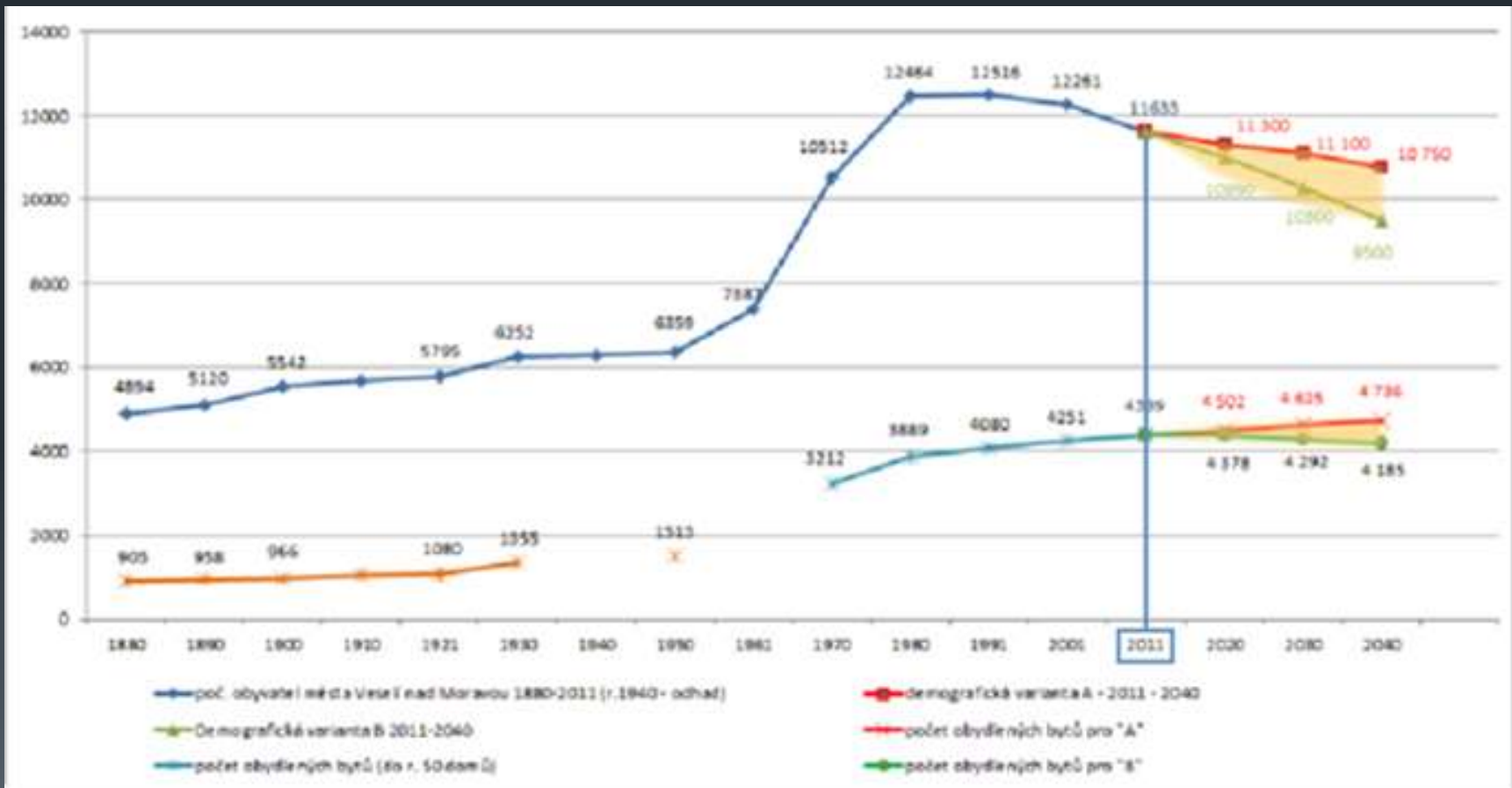
Schools

Progress of expenditures and subsidies

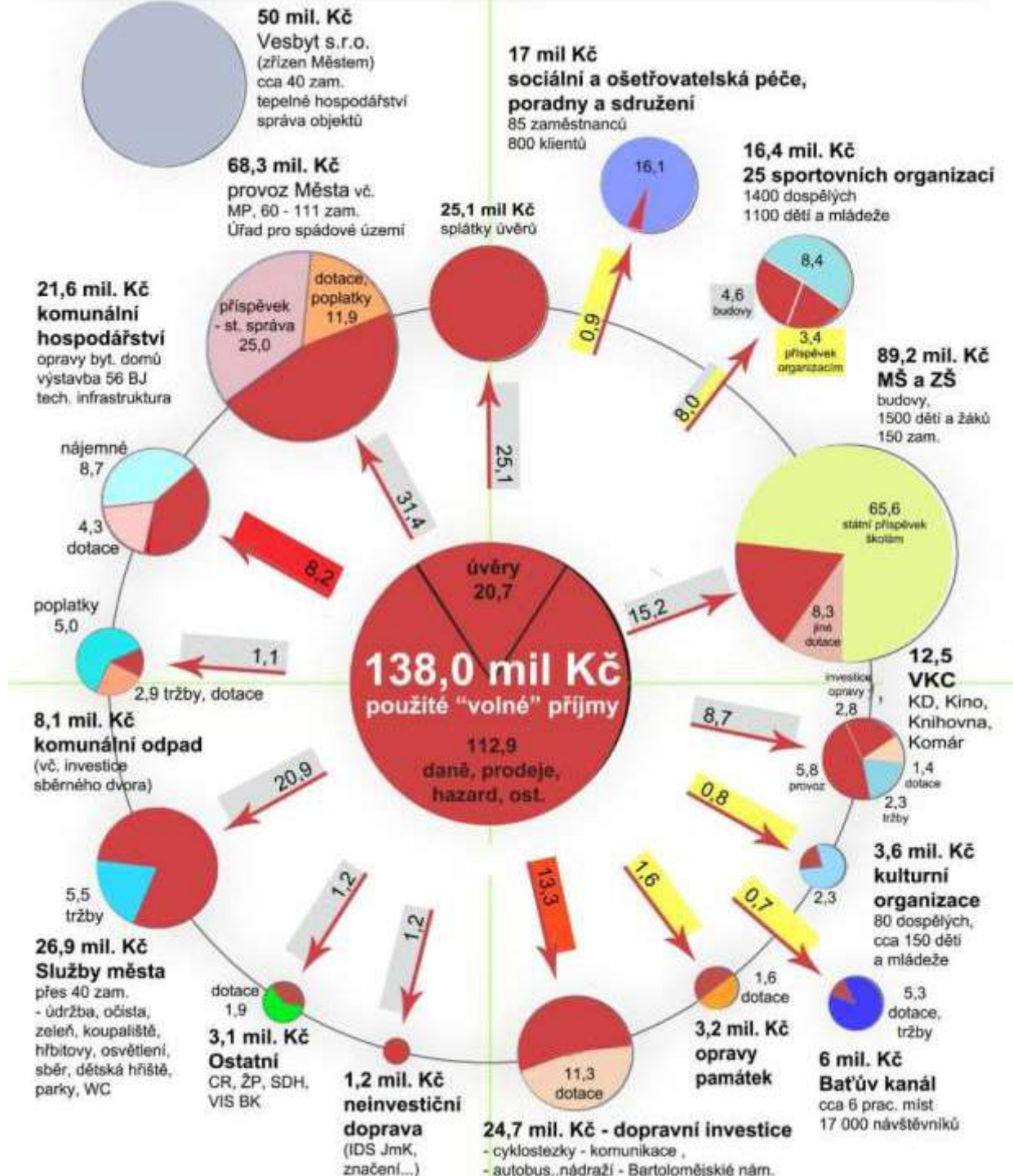


Building progress

1.2.12 Figure of development and multi-alternative prognosis of number of citizens and number of inhabited flats



„Average“ city budget 2001 - 2011



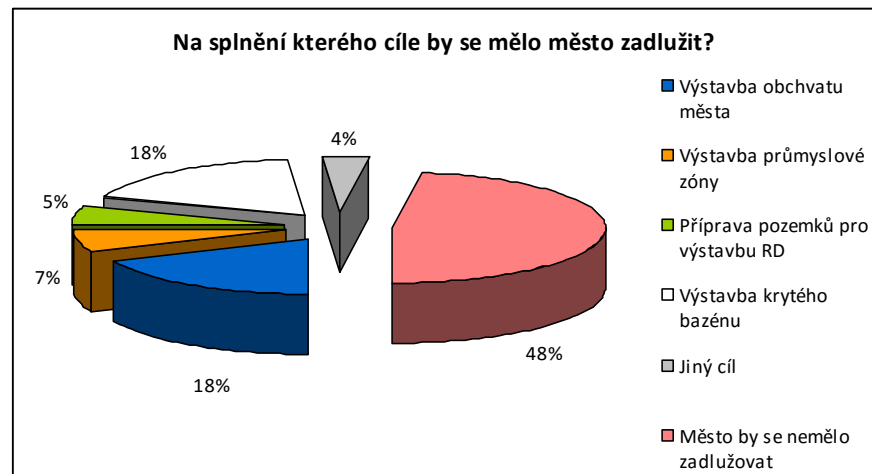
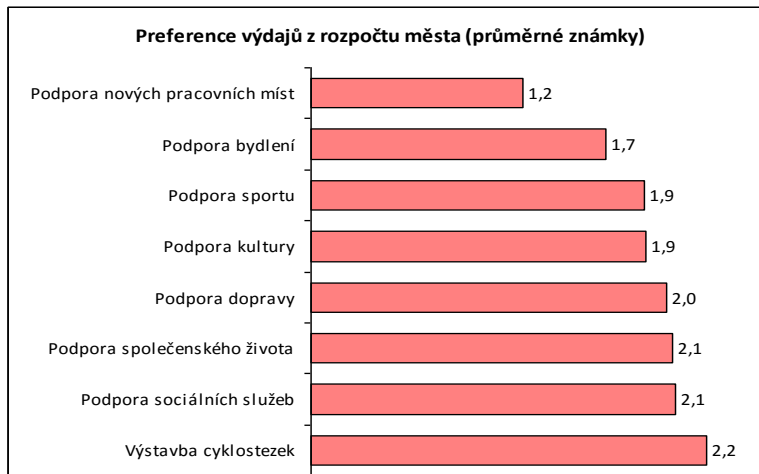
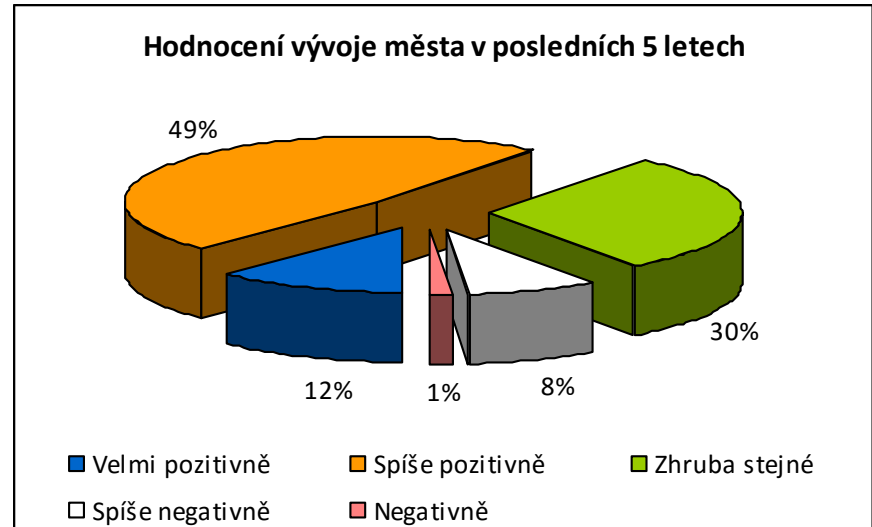
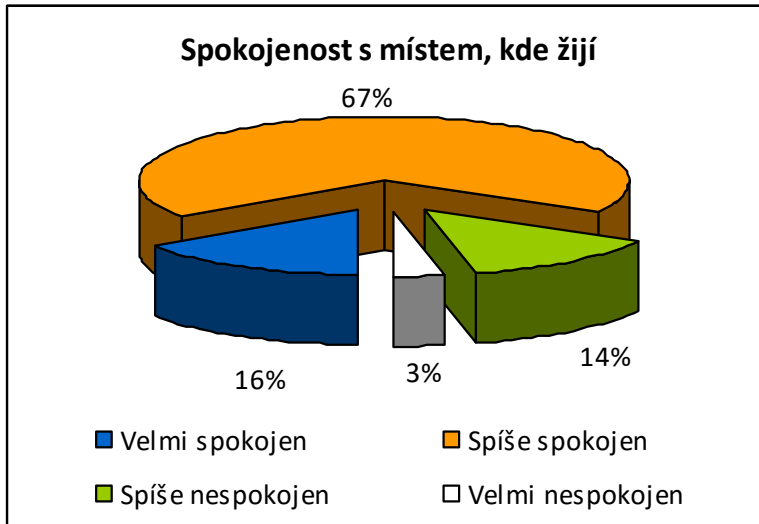
→ podpora provozu, správy a péče o majetek Města

→ podpora příspěvků jiným subjektům a akcím

→ podpora investic

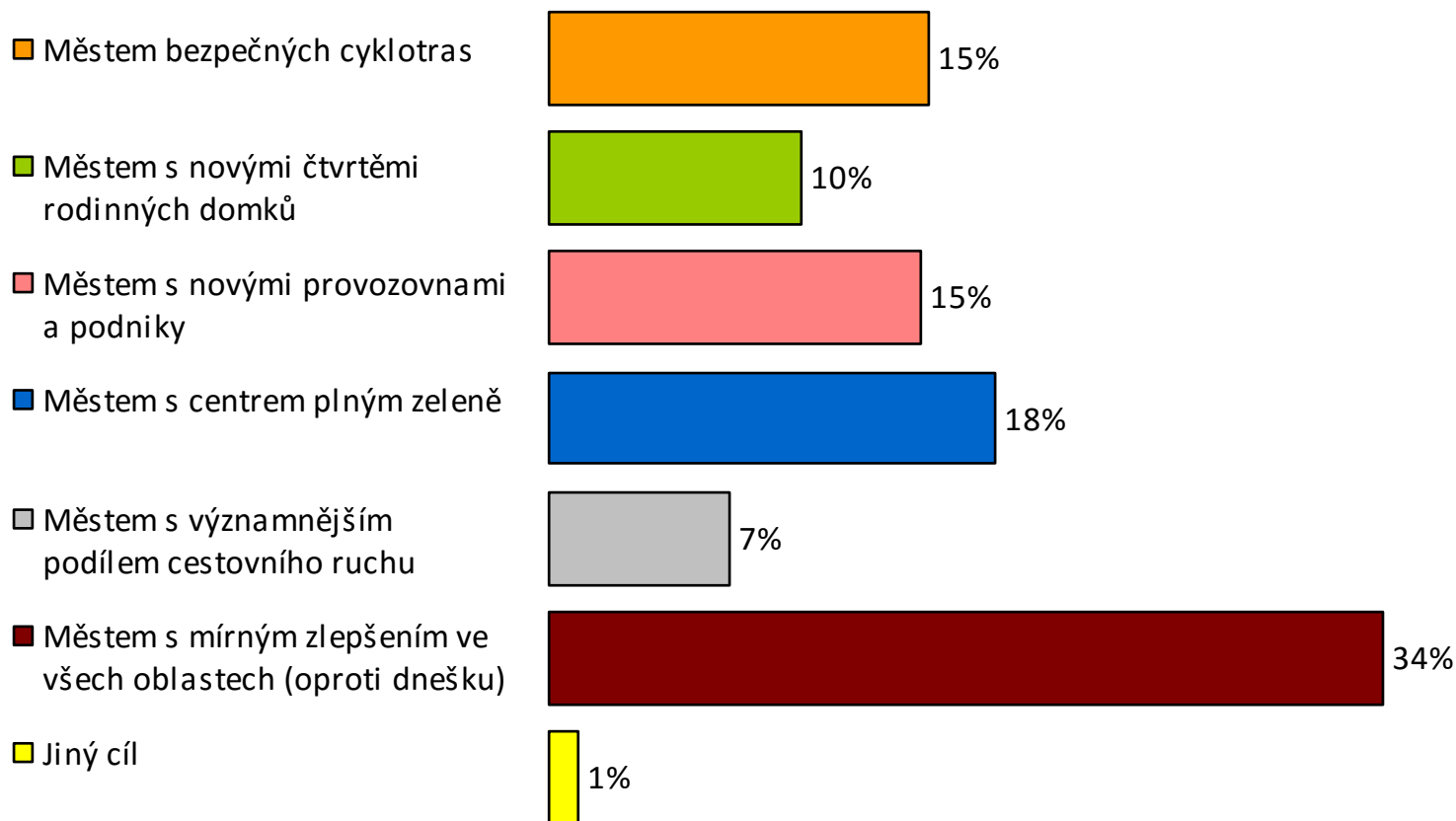
Do politicians trully do only what they want?

Opinions of citizens: - satisfaction - continue in current development - no debts and more job opportunities...



Do politicians trully do only what they want?

Představa respondentů o tom, jak by mělo Veselí n. Moravou vypadat za 10 let





sociální a ošetrovatelská péče,
poradny a sdružení

100 zaměstnanců
1000 klientů

32 sportovních organizací

1000 dospělých
800 dětí a mládeže

63 mil. Kč
provoz Města vč.
MP, pokles zam.

4,7 mil Kč
splátky úvěrů
z předchozího
období

komunální
hospodářství
opravy byt, domů
tech. infrastruktura

4,5
budovy

57 mil. Kč
MŠ a ZŠ
budovy,
1050 dětí a žáků
128 zam. (průměry
za období)

2042

Long-term
stabilization

98,7 mil Kč
použité "volné" příjmy

VKC
TIC - 5 let
prodej jednoho
domu

komunální
odpad

9,0
investice
opravy 2,8

5,8
průvoz

kulturní
organizace

Služby města
přes 40 zam.
- údržba, očista,
zeleň, koupaliště,
hřbitovy, osvětlení,
sběr, dětská hřiště,
parky, WC

Ostatní
CR, ŽP, SDH,
VIS BK

0,9 mil. Kč
neinvestiční
doprava
(IDS JmK,
značení...)

9,0 mil. Kč - dopravní investice
- cyklostezky - komunikace

1,2 mil. Kč
opravy
památek
základní

Baťův kanál
mírný nárůst
o 5 prac. míst,
a 3500 návštěvníků

podpora provozu,
správy a péče o majetek Města

podpora příspěvků
jiným subjektům a akcím

podpora investic

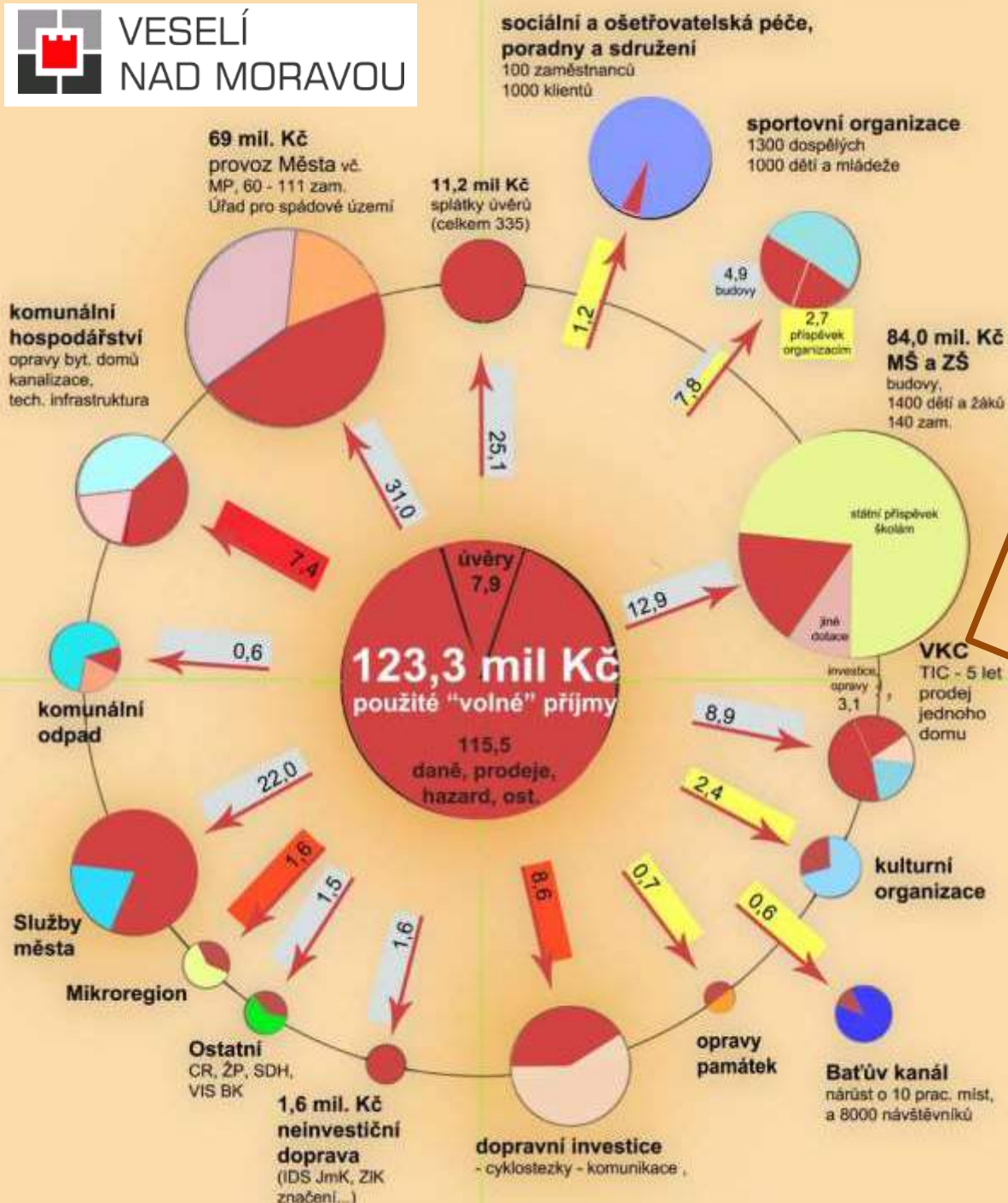
High-priority actions

- gradual improvement of public areas: housing estates, squares, streets and pavements
- Increasing safety on roads
- Repairs and modernization of town building, improving citizen's equipment
- Support of culture, sport, voluntary organizations
- Savings in operation costs, safe use of city properties, minimization of risks, selling properties that aren't in use.

Long-term
stabilization



Alternative 2: 10 700 citizens in the year 2042



Integrated development

→ podpora provozu, správy a péče o majetek Města

→ podpora příspěvků jiným subjektům a akcím

→ podpora investic

High priority actions

- bypass, connecting roads
- Expanding sewerage, infrastructure for family housing, business
- Traffic connection of parts of city separated by railway
- Support of regional development, region of liability

**Integrated
development**

AGENDA OF DEVELOPMENT OF TOWN VESELÍ NAD MORAVOU 2013-2023

všechny finanční údaje jsou přepočítány koeficienty
meziroční inflace na cenovou úroveň
k 31.12. 2011

**Implementace procesního řízení v oblasti samosprávy a aktualizace
a příprava rozvojových strategií města Veselí nad Moravou**



PODPORUJEME
VAŠI BUDOUCNOST
www.esfcr.cz

AGENDA OF DEVELOPMENT OF CITY 2013-23

Housing

investment

Ozn.	název a popis, hlavní ukazatele	Předpoklad nákladů dle proj. dokumentací nebo odhadů		hlavní očekávané výsledky (zdůvodnění realizace)
		Investice/ dotace	Provozní náklady	
B1	Dopravní a technická infrastruktura ul. Za Tratí – I. etapa (komunikace, kanalizace, el. vodovod, plyn, celková délka 500m) (6,5 ha)	30 mil. Kč	Mírné navýšení údržby veřejných prostranství	Zajištění infrastruktury pro stávajících 23 RD, možnost dostavby 5 RD v prolukách s kapacitou kanalizace pro rozvojovou lokalitu <input checked="" type="checkbox"/>
B2	Technická infrastruktura bydlení – náměstí 24. dubna , cca 8 rodinných / částečně i živnostenských domů, 0,6 ha (předpoklad získání částky na TI z prodeje pozemků)	3,5 mil. Kč/ 3,5 mil. Kč z prodeje pozemků		Zajištění infrastruktury pro nových cca 8 RD <input checked="" type="checkbox"/>
B3	Dopravní a technická infrastruktura bydlení – Hrnčířské louky (popř. jiná lokalita), cca 8 rodinných nebo živnostenských domů, 0,7 ha (předpoklad získání částky na TI z prodeje pozemků)	4,2 mil. Kč (odhad)/ 4,2 mil. Kč z prodeje pozemků		Zajištění infrastruktury pro nových cca 8 RD <input checked="" type="checkbox"/>
B4	Dopravní a technická infrastruktura bydlení – Milokošů (např. V zahradách, popř. jiná lokalita), cca 12 rodinných domů, 1 ha (předpoklad spolupráce na výstavbě TI se stavebníky)	10 mil. Kč		Zajištění infrastruktury pro nových cca 12 RD <input checked="" type="checkbox"/>
B5	Revitalizace sídliště Hutník Obměna stávajících chodníků a komunikací, zeleně, řešená plocha 1,5 ha, rozděleno do 8 etap, celkové náklady 121 mil. Kč	1. etapa 6 mil. Kč / 4 mil. Kč	Mírné navýšení údržby veřejných prostranství	Zlepšení obytného prostředí pro 200 bytů (428 obyvatel) – obměna povrchů komunikací chodníků a zeleně vč. nových parkovacích stání na sídlišti po cca 40 letech <input checked="" type="checkbox"/>
B6	Revitalizace zeleně na sídlišti Chaloupky – dosadba zeleně (3 ha) – projekt se využívá pro realizaci náhradní výsadby zeleně (bez spolufinancování městem)	15 mil. Kč/ 4 mil. Kč		Zvýšení kvality venkovního obytného prostředí pro 416 bytů (1063 obyvatel) <input checked="" type="checkbox"/>

Questions and Answers :

- 1. Where is the current long-term city development headed to?
Towards depression and continuous loss of inhabitants.
- 2. What do the citizens think of that?
They are satisfied, they don't see the current development as a problem.
- 3. Does it have any alternatives?
Decreasing the speed of loss of citizens by improving infrastructure at a prize of getting the city in debt.



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NAPAGEDL



Creating business friendly environment on Bata canal

Endowment fund Agency for tourism development on Bata canal
1996 – 2005, initiated by the town of Veselí nad Moravou



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Batův kanál 1992:

- **1. Resources:**

- Abandoned river communication, without ports, ships, used only for flowing water
- beautiful natural environment
- high population density
- traditional farming culture, wine country
- transfer of know-how from EC, reworking the methods into local conditions

- **2. Barriers**

- administrative separation of region
- lack of basic transport and tourist infrastructure
- lack of boats and personnel, businessmen
- laws limiting use of water communications
- low economic effectiveness of businesses in water transport

- **3. Strategies**

- creating independent subject with planned financing for period of 10 years
- use of EC/EU micro-grant subsidies for entrepreneurs
- Roofing promotion and marketing image creation
- support of connection with tourism
- cooperation with ecological organizations



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