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*Urban Regeneration  
in Context of Two Different Planning Systems / Approaches:*

*A Case Study of Sulukule (Istanbul, Turkey) and Haidhausen (Munich, Germany)*

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## 1. Introduction

This research is focused on:

- Two case study areas: **Sulukule (Istanbul, Turkey)** and **Haidhausen (Munich, Germany)**
- Understanding how the urban regeneration projects are conducted in different systems / approaches considering:
  - **Legal dimensions**
  - **Physical dimensions**
  - **Economic dimensions**
  - **Social dimensions**
- Exploring the **lessons that the areas can learn from each other**

Sulukule (Istanbul, Turkey)



(Sahinkaya, C. (Author)).



[http://i.radikal.com.tr/480x325/2013/08/03/ff64\\_mf1579224.jpeg](http://i.radikal.com.tr/480x325/2013/08/03/ff64_mf1579224.jpeg)

Haidhausen (Munich, Germany)

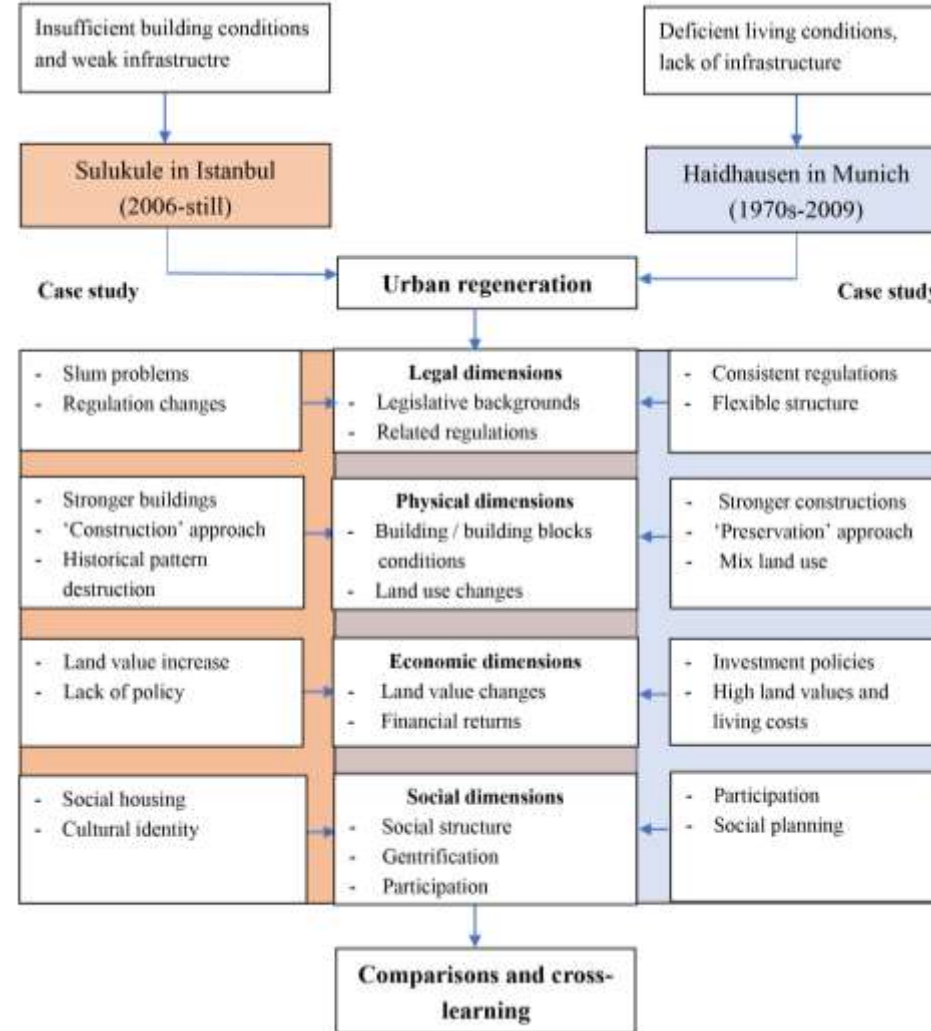


<https://de.wikipedia.org/wiki/Au-Haidhausen>



<http://www.abendzeitung-muenchen.de/inhalt/das-viertel-im-portraet-zahlen-und-fakten--das-ist-haidhausen.fde867bb-f82f-4417-98e5-6ef14847c04d.html>

## 2. Methodology

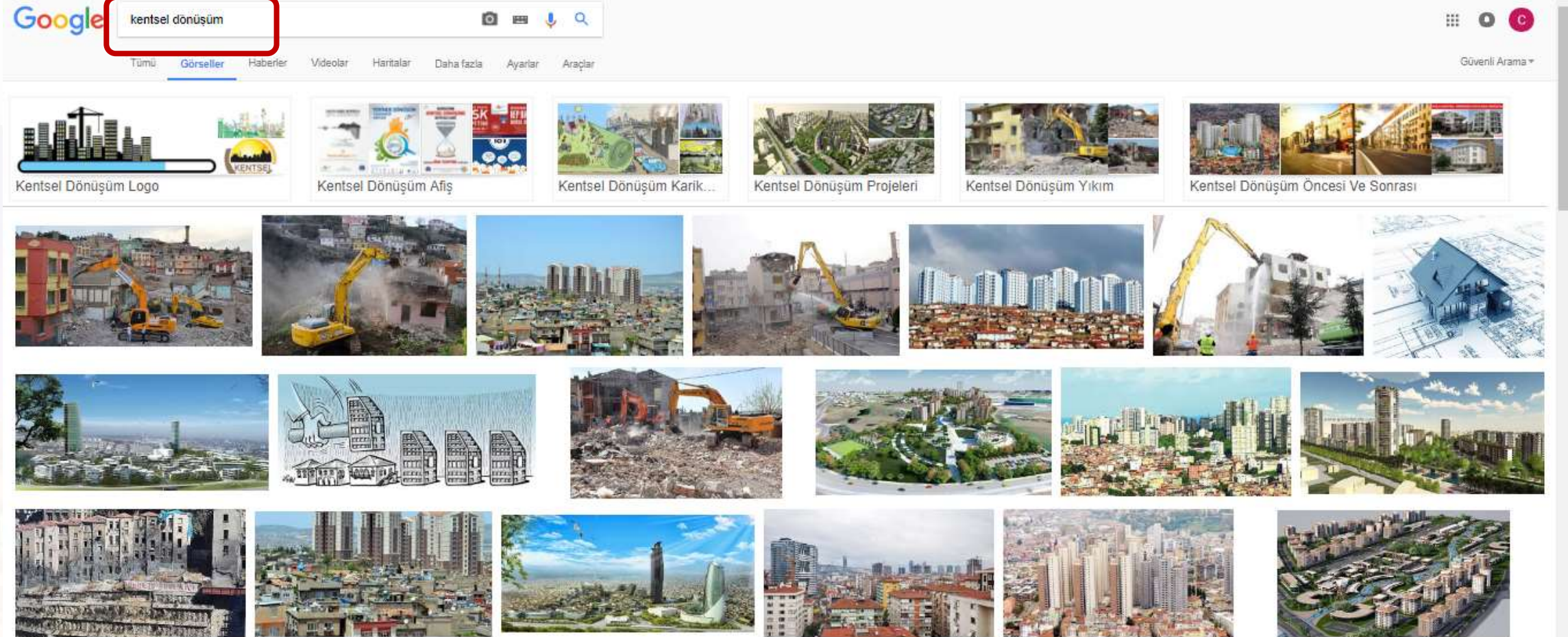


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## 3. Literature



## 4. Expert Interviews

### Sulukule (2006 - current)

- Ms. Zeynep Demir, an officer in the urban regeneration department of a municipality as an expert
- Dr. Eren Kurkcuoglu, an architect and a lecturer
- Ms. Ezgi Candas, a geomatics engineer and a researcher
- Mr. Ahmet Ozen, a local planning authority

### Haidhausen (1970s - 2009)

- Mr. Paul Bickelbacker, a politician and an urban planner
- Mr. Herbert Danner, a politician
- Dr. Helmut Steyrer, an architect

## 5.1. Legal Framework Analyses Sulukule (Istanbul, Turkey)

Haidhausen (Munich, Germany)

Date	Number	Name of Law	Authority
1966	775	Gecekondu Law	Municipality, TOKI
1984	2985	Mass Housing Law	TOKI
2004	5104	North Ankara Entrance Urban Regeneration Project Law	Ankara Metropolitan Municipality
2005	5393	Municipality Law	Municipality, Metropolitan Municipality
2005	5366	The Law on the Protection of Deteriorated Historic and Cultural Heritage through Renewal and Re-use	Municipality, Ministry of Urbanization and Cultural Heritage Preservation Board
2012	6306	The Law of Transformation of Areas under the Disaster Risks	Ministry of Urbanization

Candas, Flacke, & Yomraliöglu, 2016.

	Regulations
<b>Building Code</b> <b>[Baugesetzbuch</b> <b>(BauGB)]</b>	Section 136 Urban Regeneration Measures [Städtebauliche Sanierungsmaßnahmen (SSM)]
	Integrated Urban Development Concept [Integriertes Städtebauliches Entwicklungskonzept (ISEK)]

(Bundesministerium der Justiz und der Verbraucherschutz, 2018).  
(Federal Minister for Environment, 2016).

## Legal Framework Comparisons

The Sulukule neighbourhood



- Lack of integrity of the legal framework
- Inconsistent implementations with the regulations
- Ongoing court issues

The Haidhausen neighbourhood



- Several regulation changes
- Flexible structure of the regulations

- The **Turkish regulative system** was seemed to be **more complicated** and possess a **less integrated** structure compared to the German regulative system in general.
- **Sanction power of the courts** over the urban regeneration implementation was seen **weaker** in **Turkey** compared to the Germany.

## 5.2. Physical Analyses

### Sulukule (2006 - current)

### Haidhausen (1970s - 2009)

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<https://www.hallo-muenchen.de/> <https://www.google.de/maps/place/Au-Haidhausen>

(Sahinkaya, C. (Author)). <https://www.google.de/maps/place/Au-Haidhausen>

## URBAN REGENERATION

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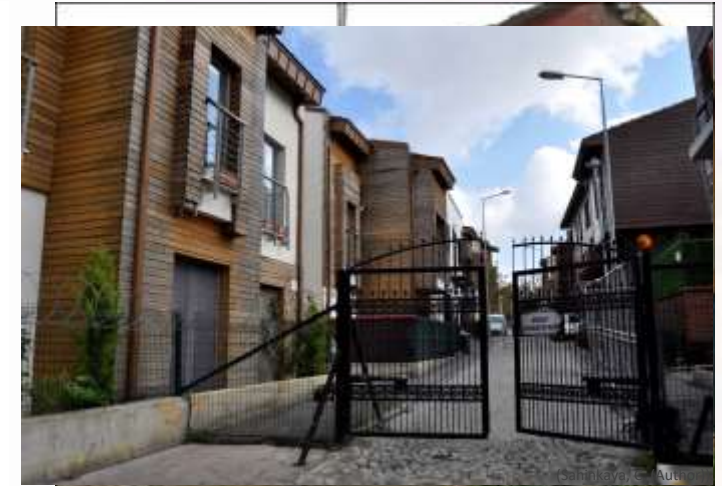
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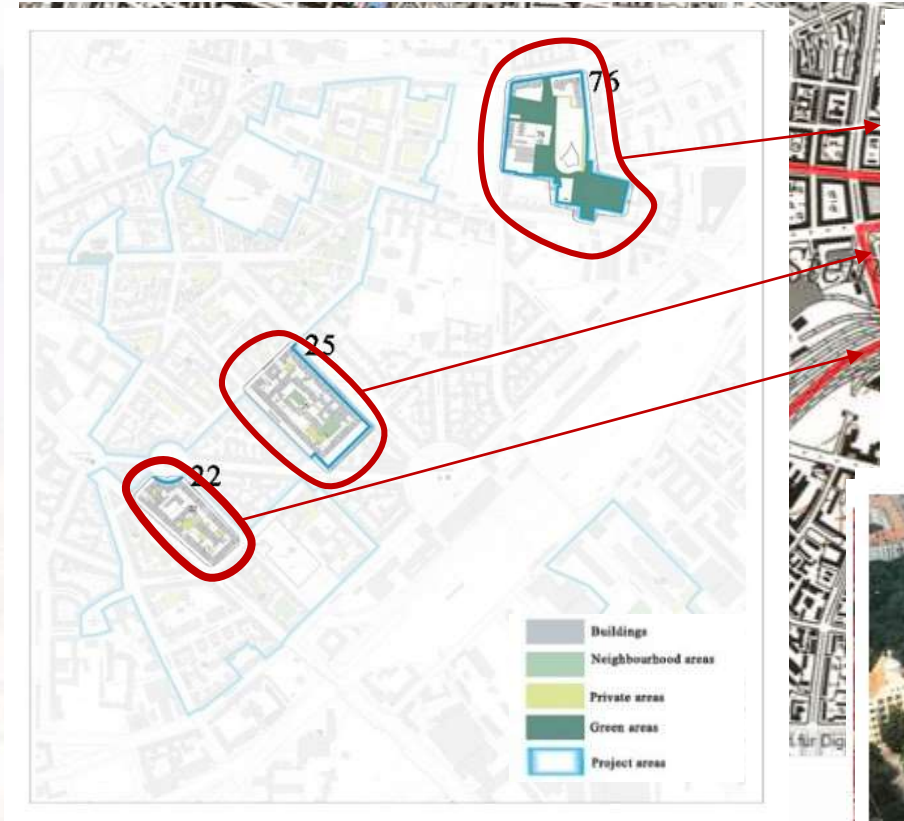
## 5.2. Physical Analyses Sulukule (2006 - 2013)



<http://theglobalgrid.org/court-order-to-stop-the-urban-renewal-project-on-the-famous-romani-neighbourhood-sulukule-in-istanbul-turkey/>

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## 5.2. Physical Analyses Haidhausen (1970s - 2009)



(Münchner Gesellschaft für Stadterneuerung, 2010).



<https://geoportal.bayern.de/bayernatlas/>



Before the urban regeneration project (1986) After the urban regeneration project (1991)

## Physical Comparisons

The Sulukule neighbourhood



- The old / historical pattern
- Demolishments
- New buildings
- Pattern change

The Haidhausen neighbourhood



- Reconstruction, renovation and modernization techniques
- Facade improvements, open spaces, green areas
- Preservation of pattern

## 5.3. Economic Analyses

### Sulukule (2006 - current)

### Haidhausen (1970s - 2009)

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- **Poor inhabitants** (45% of the inhabitants' incomes were under the average poverty line, in 2007).
- The unemployment rate was 67%.
- The **average rent values** were around 200 TL (Sulukule Platform, 2007).
- Average **assessed value** was 293,07 TL in 2006 (URL - 5).

- **Low-income level families** until 1970s (Pekelsma, 2010).
- The average rent value was **2,5 € / m<sup>2</sup>** in the 1970s (Korsche, 2017).
- **Small shops, manufacturing areas**
- **Renewing and modernizing** the non-disturbing and small manufacture areas **strategy** (Münchner Gesellschaft für Stadterneuerung, 2010).

### URBAN REGENERATION

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- **Lack of data**
- 'Wealthy families and single people' area (Ozen, 2018).
- Rental values are estimated around 1500 - 2000 TL.
- Average assessed value was 1442,45 TL in 2013 (URL - 5).

- **Lack of data**
- Became one of the wealthiest districts in Munich (Costanzo, 2011).
- Average rent value became **22,36 € / m<sup>2</sup>** (Korsche, 2017).
- The forth lowest unemployment rate in Munich in 2013 (Stadtbericht München, 2013).

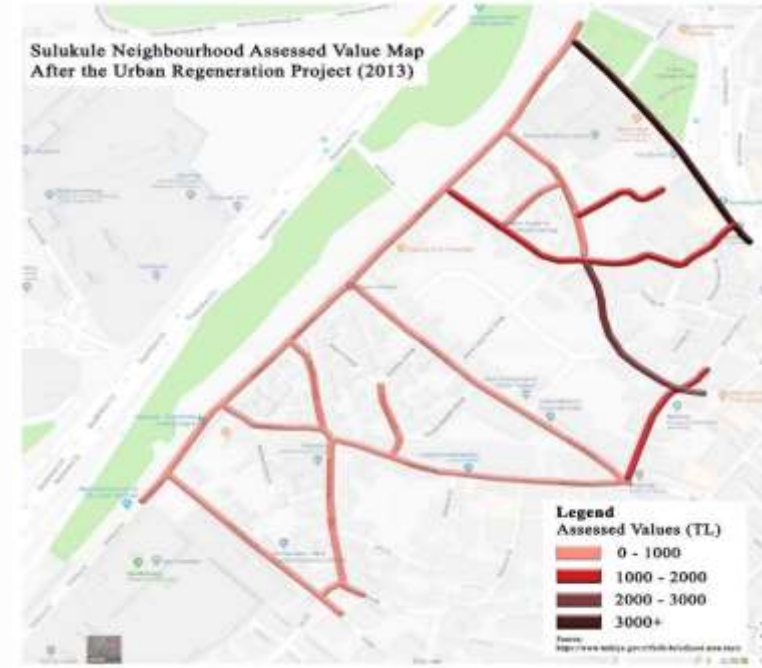
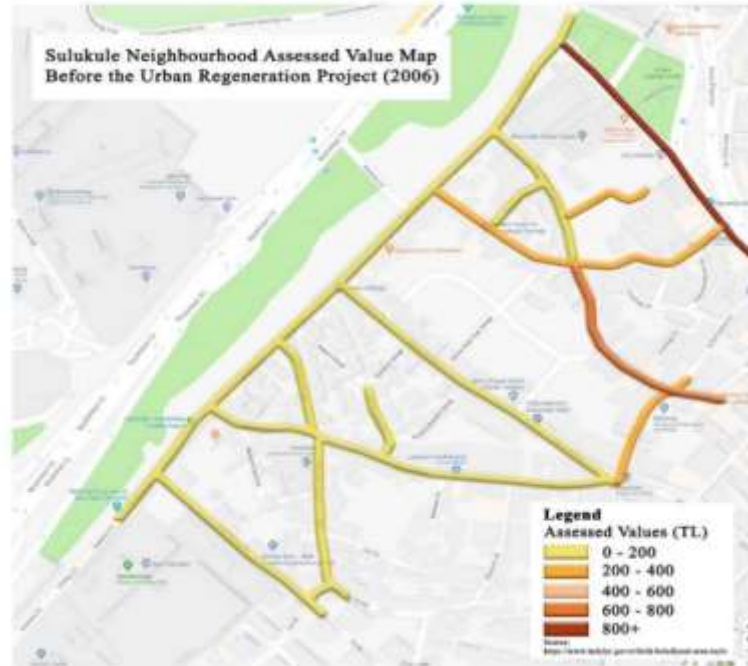
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## 5.3. Economic Analyses

### Sulukule (2006 - 2013)



Year	2006	2013	Increase (%)
Sulukule Neighbourhood Average Assessed Values (TL / m <sup>2</sup> )	293.07	1442.45	592
Fatih District Average Assessed Values (TL / m <sup>2</sup> )	661	3040	559

(URL - 5).

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## 5.3. Economic Analyses

### Haidhausen (1970s - 2009)



Local shops in Haidhausen before and after the project

(Landeshauptstadt München  
Sozialreferat, 2016)

Income level

in the  
1970s

Low-income level people  
(Pekelsma, 2010).



1983 and 2008 conditions of a supplementary area



1981 and 1989 conditions of the Block 50

(Münchner Gesellschaft für Stadterneuerung, 2010).

## Economic Comparisons

The Sulukule neighbourhood



- 'Construction' project
- Value changes
- No comprehensive investment policy

The Haidhausen neighbourhood



- Preserving the local shops and non-disturbing manufacturing areas
- Investment encouragement policies
- Public and private investments

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## 5.4. Social Analyses

Sulukule (2006 - current)

Haidhausen (1970s - 2009)

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<https://www.fatihhaber.com/fatihhaber/irfan-sulukule.htm>



[http://www.mimarizm.com/makale/kentsel-donum-fatih-ornegi-balat-sulukule-ve-ayvansaray\\_113409](http://www.mimarizm.com/makale/kentsel-donum-fatih-ornegi-balat-sulukule-ve-ayvansaray_113409)



<http://www.sueddeutsche.de/muenchen/muenchen-vom-wandel-eines-glasscherbenviertels-1.3793542>



(Münchner Gesellschaft für Stadterneuerung, 2010).

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(Sahinkaya, C.(Author)).



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(Münchner Gesellschaft für Stadterneuerung, 2010).



<http://www.muenchen.de/sehenswuerdigkeiten/orte/120348.html>



## Social Comparisons

The Sulukule neighbourhood



- The newly completion of the urban regeneration project
- Deprivation of the historical pattern and the culture of the area
- Relocation of the inhabitants
- Gentrification

The Haidhausen neighbourhood



- More participatory approach MGS (Munich Society for City Renewal)
- Relocation of the inhabitants
- Upper-class people neighbourhood on the contrary to its previous unprivileged social structure
- Gentrification

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## 6. Findings and Discussion

- **Duration of the implementation processes** was found to be **considerably different**. While the major part of **the Sulukule project** was completed in **3 years**, the implementation of **the Haidhausen project** was implemented approximately in **30 years**. The projects' scopes, implementation methods, and quality different financial and technical possibilities of the projects should be taken into consideration.
- **Turkish legislative system** on the urban regeneration projects **could learn from the German** urban regeneration that the regulations to **be more consistent, flexible** and **long term oriented**.
- **Turkish authorities** could take the **Haidhausen project** as an important example in order to understand how an urban regeneration project could be conducted while **preserving the existing structures and pattern**.
- It was also found that **creating investments is a key factor** for the sustainable economic **success of the urban regeneration** implementations. Considering the **lack of economic policies** in the **Sulukule project**, the **Haidhausen project** could be used as **a good example**. Nevertheless, **creating an upscaled neighbourhood** was **not found as a positive economic result** in the **Haidhausen project**.
- The **gentrification of the areas** was seen as the **common negative effect** of the urban regeneration projects. Therefore, **'social planning'** **approaches** are needed to be **improved for both** of the areas.

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*Teşekkürler!*

*Danke Schön!*

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