

PLANNING OF HOUSING DEVELOPMENT - TABLE # 1

STRATEGIC GOALS	OPTIONS	PROGRAMS	TASKS
<p>1. To reach a stable housing market; in year 2010 number of apartments should be close or equal to number of families/households. This goal can be reached by preparing needed infrastructure and land. Until the year 2010 approximately 600 ha are needed.</p> <p>2. To end current deficit of land prepared for construction (parcels with infrastructure), and to assure proper time frame for infrastructure implementation. This also includes planning, organization and financing of infrastructure investments.</p> <p>3. Create possibilities for quick and efficient construction on already prepared parcels.</p> <p>4. Create enabling environment for equal development of all sectors, connected to housing construction and other housing services.</p> <p>5. Estimated demand for land in years 1997-2010 is as follow: a) Between 1997-2000 approximately 1400 new</p>	<p>1. Development of the urban fabric can be pursued through: a) filling the gaps in existing residential areas. They already have the necessary infrastructure. Some work within the areas' infrastructure has to be done, as in Pogodno (Somosierra estate); Niebuszewo, Pomorzany; b) construction in developing housing estates - Warszewo, Bukowo, Stolczyn, Gumience, Podjuchy, Dabie, Majowe-Kijewo, Plonia-Smierdnica, Wielgow-Slawocieszce. There is a need to extend the existing infrastructure; c) development of new housing estates, which entails preparation of local infrastructure, as well as expansion of municipal. Those estates would be: Stolczyn-ÓGlinkiÓ, Bukowe-Kleskowo-ÓNad RudziankaÓ, Osow-ÓOsow WschodniÓ, Zelechowa - ÓSiennoÓ; d) continuation of the existing program of land preparation approved for years 1993-1996 by the</p>	<p>1. Verification of land demand to better prognosticate the real needs for apartments. This task would be undertaken by ZPM in cooperation with PADCO and HABITAT.</p> <p>2. Adjustment of spatial development regulations for the city, on the basis of real apartment needs. [“Study on regulations and stages of spatial development for City of Szczecin” (MPU)].</p>	<p>1. Create data base on buildable land ready for investment. (MPU)</p>

<p>housing units per year are planned:</p> <ul style="list-style-type: none"> •1 7-8 ha per year for multi-family housing; •2 10 ha per year for one-family and low density multi-family housing; •3 10-12 ha per year for singly-family homes; <p>b) Between 2001-2005 approximately 1900 new housing units per year on 45 ha per year are planned:</p> <ul style="list-style-type: none"> •1 7-8 ha per year for multi-family housing; •2 approximately 20 ha per year one-family and low density multi-family housing; •3 ca. 18 ha per year for single-family homes. <p>c) Between 2006 and 2010 approximately 2300 housing units per year are planned. Land demand is estimated at approximately 60 ha per year.</p>	<p>City Board, following agreements between the city and the Vojevod, regarding subsidy for some of the infrastructure cost of housing construction.</p>		
<p>2.</p>	<p>2. Coordination of various stages of land preparation:</p> <ul style="list-style-type: none"> a) prioritization of housing construction and city investment policies; b) proper design of areas chosen for investment. This will decrease the cost of infrastructure provision 	<ul style="list-style-type: none"> 3. Program openings prepared land for investment: 4. verification of specific spatial plans for already developing housing estates (MPU, WUAiNB); 5. preparation of detailed spatial development plans for housing estates, which are developing 	<ul style="list-style-type: none"> 3. Prepare development plans for Warszewo-Zelochowa estates, including a water/sewage system. 4. Complete plans for Podjuchy estate, including needed infrastructure projects.

	<p>and will lower cost of land purchases for public streets and buildings, particularly in terms of work regarding land ownership rights. (WGiGG)</p>	<p>intensively and are or will be shortly very attractive;</p> <ol style="list-style-type: none"> 6. regulation of ownership rights on parcels, designated for construction; 7. provision of infrastructure to make private development possible. 	<ol style="list-style-type: none"> 5. Purchase land for public roads, which are included in the spatial development plans. 6. Start the process of land integration and the subsequent partition in chosen areas. 7. Preparation of a 4-year investment plan with emphasis on technical infrastructure provision. (BKRM) 8. Implementation of procedures from resolution regarding rules for planning, financing and construction of infrastructure for buildable land in Szczecin. 9. The Local Initiatives Program should lead the process of infrastructure provision within areas chosen for investment. (BKRM, WIM)
10.	<ol style="list-style-type: none"> 3. Cooperation with the private sector in opening new areas for development: <ol style="list-style-type: none"> a) (with) parcel owners; b) (with) investors, interested in housing construction. 	<ol style="list-style-type: none"> 8. Implementation of mechanisms, which will increase demand for buildable land, belonging to other parties, and which allow them to built quickly and effectively. 	<ol style="list-style-type: none"> 11. Implementation of planning fees. 12. Implementation of (adiacenckie?) fees. (WGiGG) 13. Preparation of plans for land development in cooperation with parcels owners. (MPU, WUAiNB, WGiGG) 14. Process of engaging private parties in larger investments, and giving them secondary development rights in communal investments.
15.	<ol style="list-style-type: none"> 4. Protection of residents against financial burdens of utility monopolies. 	<ol style="list-style-type: none"> 9. Implementation of a financing system for infrastructure provision, with sources from outside the city budget (develop 4-year city 	<ol style="list-style-type: none"> 16. Agreements with utility companies regarding coordination of investments. (BKRM)

		investment program). (BKRM, WGiGG) 10. Cooperation program, with utilities coordinating investment plans with emphasis on structural development. (BKRM)	17. Petitions for subsidies, loans and credits. (WIM, WGiGG)
18.	5. Rationalization of the city's legal procedures for investors.	11. Develop and simplify the procedures for investors in following cases: a) decisions on construction and landscape regulations; b) decision on rezoning land from agricultural to residential use; c) construction permits; d) usufruct permits.	19. Create a data base on construction in the city, which includes: •1 number of decisions and permits being given out; •2 number of completed projects and number of newly settled buildings.