

## kubaai

Cultural and educational neighbourhood along the river Aa



### Intra-urban structural change

An industrial centre of textile industry had to close its activities. All buildings had been planned based on production requirements. But the land owners used their buildings only for storage or left them degenerate. No one of the land owners was there to initiate a new process of development. Although the location of the neighbourhood is very interesting – just a few minutes from the city centre and from a recreational centre on the other side.

The city council decided to start a process of development of this area. The problem: No property rights for upgrading the area.





### **Starting-point of the process (It's a process – not only a plan)**

We started in 2001 with a dialogue with all land owners (fortunately there were only five of them): four private owners and the museum of textile industry (whose owner is the provincial government)

In 2008 there was the real starting point of the planning process. Land owners, owners of a firm, politicians and city planners got together in a meeting called „Zukunftswerkstadt“ (future planning workshop)

In 2009 the first plan (first spatial idea) of the development of the area (named kubaai) had been created.

Since 2011 we have been part of the structural action program of the land NRW (Nordrhein-Westfalen) called Regionale 2016. In 2014 after a long qualification process **kubaai** became one of the leading projects of the Regionale.

### **Challenging issue:**

In 2012 the city council got the chance to buy the first real estate property and the politicians decided to buy it- against the will of the tenant (a company of textile industry)

The problem: All the private land owners and owners of the firm in this area appreciated the planning – but they were not willing to change the area themselves





2008

Future planning workshop  
workshop with all participants  
result: common visions of transformation

2009

Urban planning competition  
competition of several agencies of urban and landscape planning  
result: first spatial plan of the development

Public presentation and feedback  
competition of two agencies showing their further developed plans to a committee of experts and in a public presentation

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Parallel to the soft skills: Development of the required legislation

- the development plan (ruled in Baugesetzbuch – building code for urban planning)
- building permission to change the watercourse (ecological improvement and flood protection)
- Stabilisation through the diversification of the financing plan (subsidies, sales profit, own resources)





**Red:**  
 residential  
 and business  
 areas

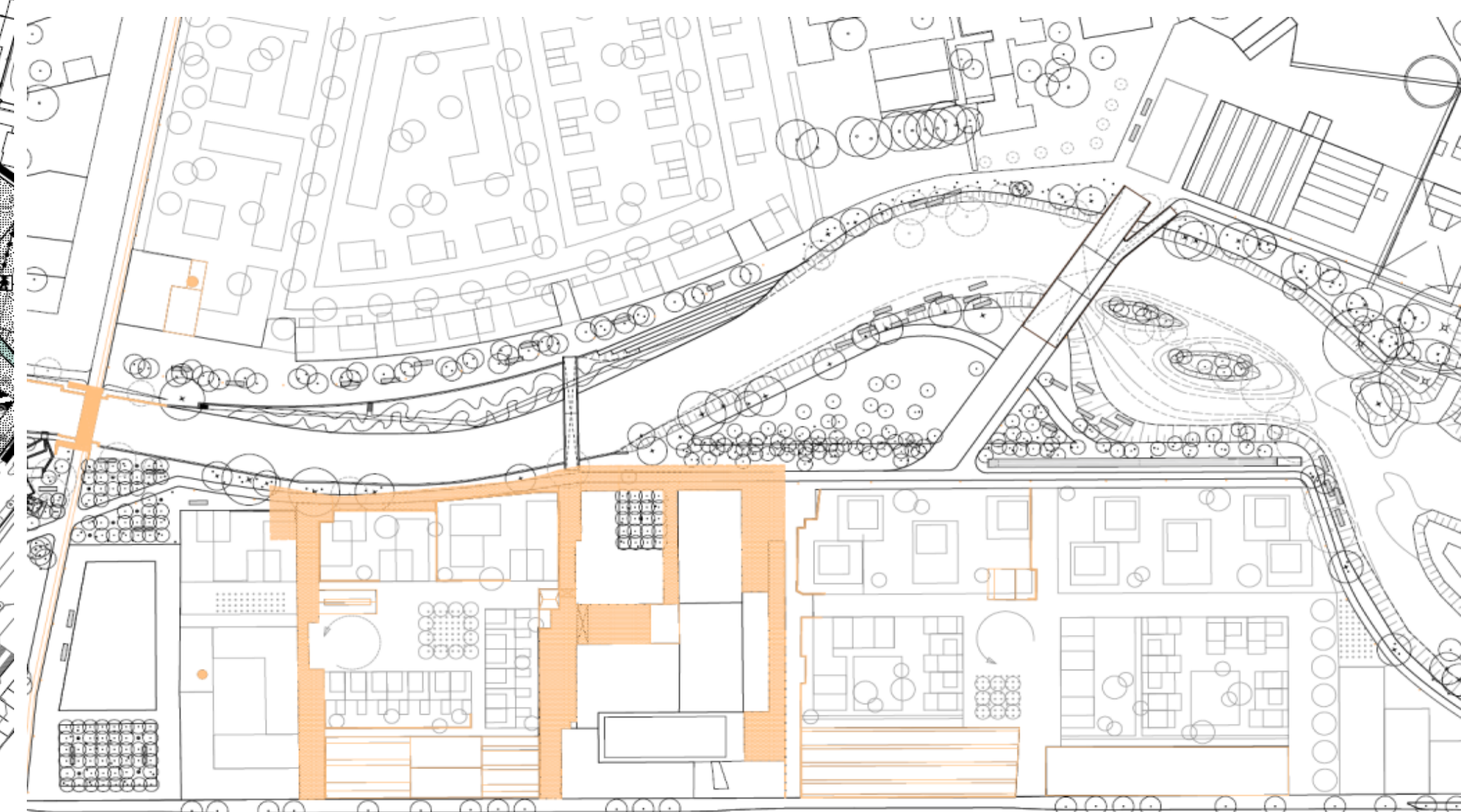
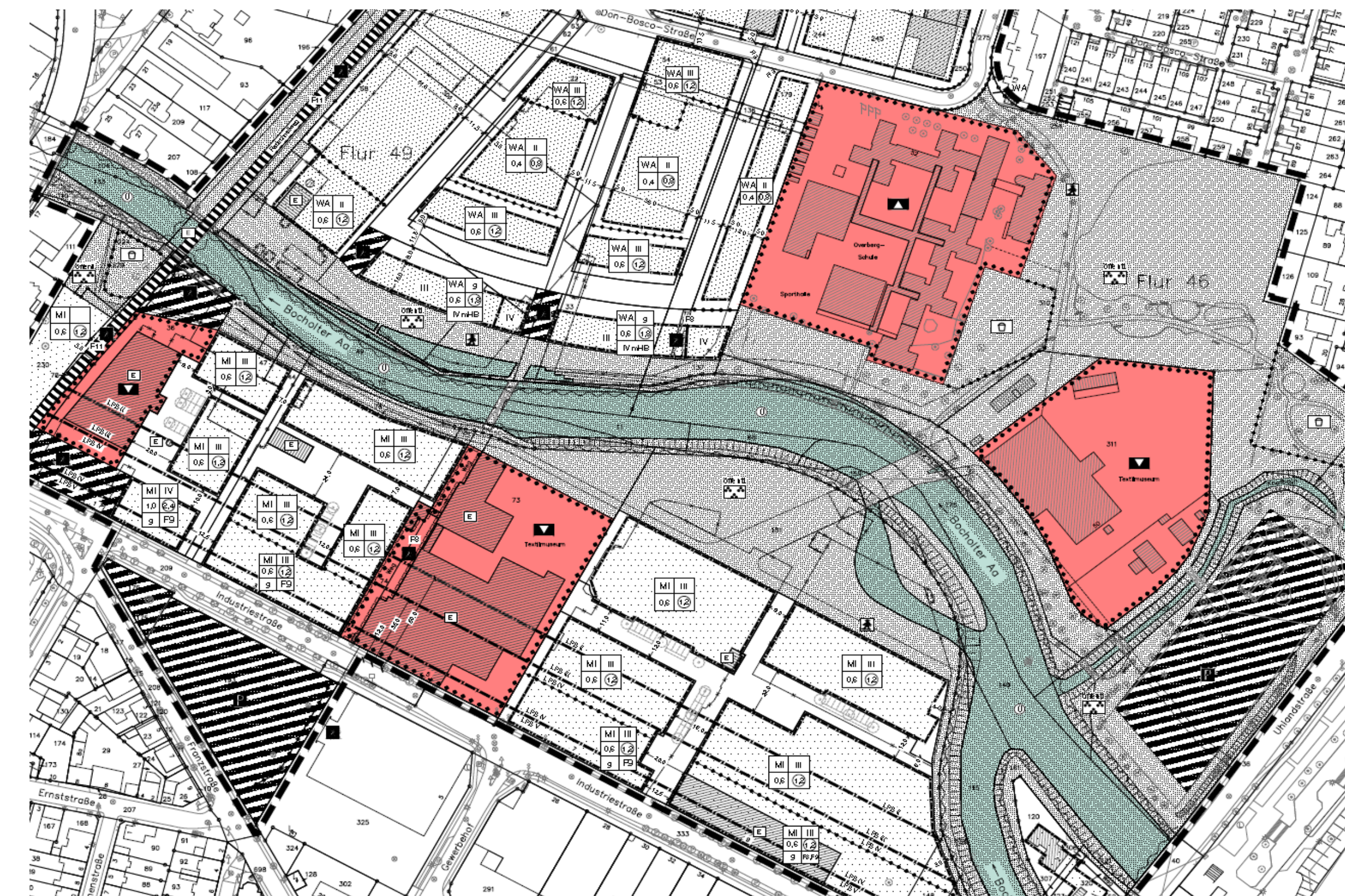
**Blue:**  
 educational  
 areas

**Black:**  
 existing  
 development

Gestaltungshandbuch KuBAaI  
 Kulturquartier Bocholter Aa und Industriestraße



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# Lessons:

- Get real estates under public law to upgrade urban infrastructure.
- Try to interact with a broad public – keep the message simple and positive.
- Keep alive the dialogue with the participants, but don't cherish the illusion that land owners in the area will be ready to help you.
- During the course of the process there are points where you get the chance of acting quickly but at the same time you need to have a team that is also able and ready to withstand hard conflicting phases of the process
- The planing process can really get started when you buy the first real estate property.

# Follow up / Open questions:

- Is it possible to create a positive environment for a good project with a broad public if there are conflicts with groups that oppose the project?
- How do other urban practitioners manage a crisis?
- How do others urban practitioners manage a process with changing framemork conditions? It's not only a plan, but a process.
- How to deal with opposed land owners?