



City of Ljubljana



HABITAT III AND URBAN HABITS: THE CASE OF LJUBLJANA

MIRAN GAJŠEK
DEPARTMENT FOR URBAN PLANNING
CITY OF LJUBLJANA

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1. UN HABITAT I, II, III ...
2. Urban Development, Short and Brief
3. Public and Private Development Circle
4. Identity, Genius Loci ...Terroir
5. EUrope, Slovenia, Region, Ljubljana
6. Spatial Land Use Plan
7. Conclusions



HABITAT I, II, III

1. Habitat versus habits.
2. UN HABITAT versus urban habits.
3. Urban place and urban human being.
4. Form, function, identity of a place.
 - 4.1 Urban planning, urban regeneration
 - 4.2. Public and private developers
 - 4.3. Identity, genius loci, terroir



HABITAT I, II, III

HABITAT I, Vancouver 1976: rapid urbanisation; public investment, private investment

HABITAT II, Istanbul 1996: „City Summit“, sustainable development (1987: Our Common Future, Brundtland Report); (new) states and (old) cities reports

HABITAT III, Quito, 2016: climate change goals; multi stakeholder partnerships; „make cities and human settlements inclusive, safe and sustainable“



2. Urban Development

Three main principles of the urban development of the City of Ljubljana:

1. Urban planning and urban regeneration
2. Public and private developers: the equilibrium, the dynamic balance
3. Identity, genius loci ... terroir



Urban Planning

1. Urban Regeneration (*Urban Renewal*) is the condition, Public Private Partnership Šmartinska 2.
2. Architectural and Urban Planning Competitions,
3. Urban and Urban Planning: the Academic Discipline, the Interdisciplinary Activity, the Licensed Profession
4. Slovenia: Town and Spatial Planning Association of Slovenia - DUPPS, Chamber of Architecture and Spatial Planning of Slovenia (ZAPS),
5. EU: European Council of Spatial Planners,
6. Politics, **Urban Development Policy**, Profession



Development Circle

1. Developer (**public**, private, public-private)
2. Land owner
3. Financier (e.g.: NLB, EIB, EBRD, OTP ...)
4. City Administration, (land management, town planning, infrastructure ...); City Council.
5. Architect, Engineer ...
6. Prospective buyer and prospective lessee
7. Special interest groups, e.g. NGO's



Genius Loci

1. Important for both, Urban Planning and for Architecture
2. Analysing, understanding and action towards environment, territory, urban fabric, social space, economic forces, cultural heritage, history ... and much more
3. Very good compromise or added value?
4. *Genius Loci versus Terroir*



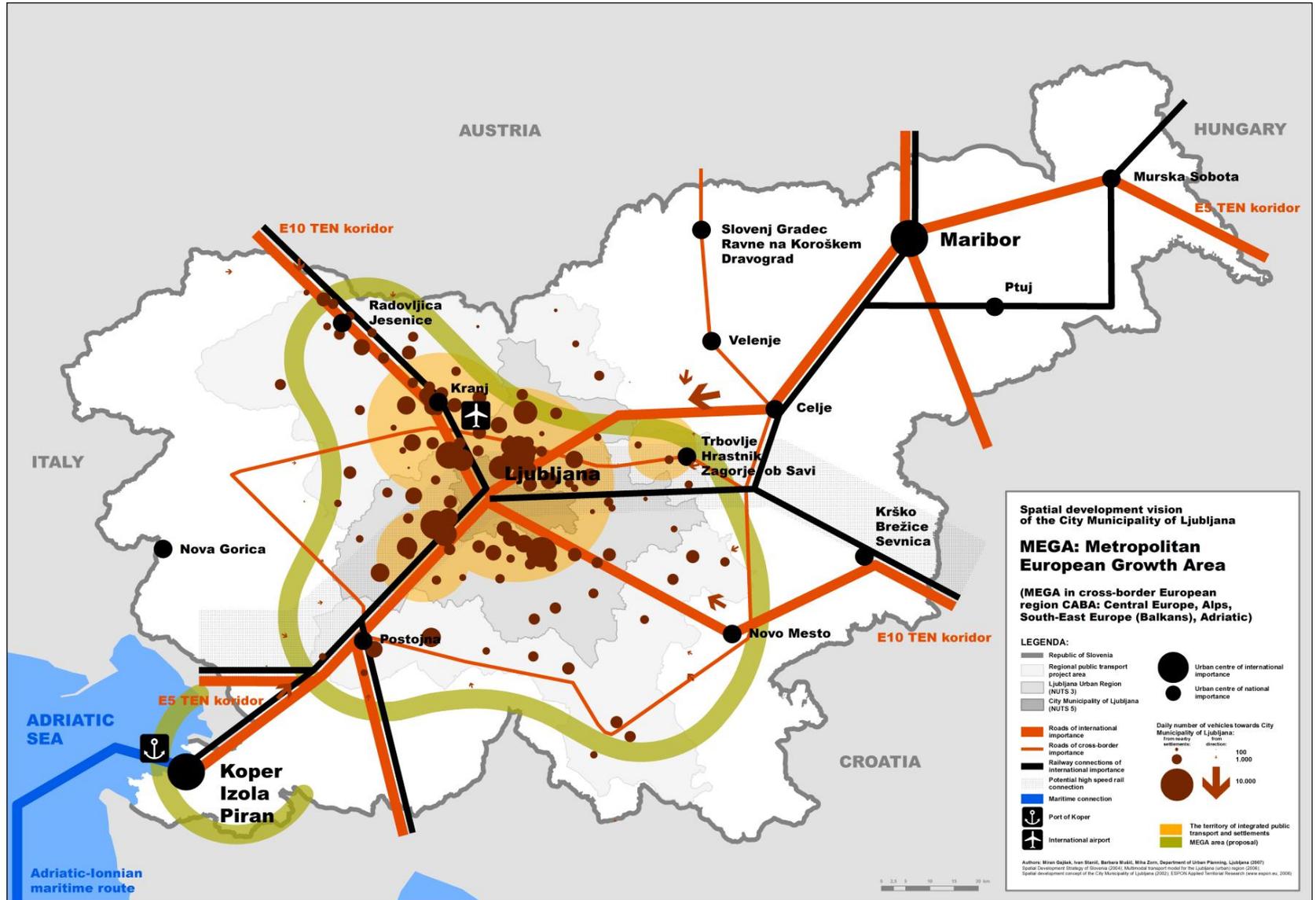
European
Union

ESPON
European
Spatial
Planning
Observatory
Network





EU MEGA, Metropolitan European Growth Area





Ljubljana Urban Region, NUTS 3

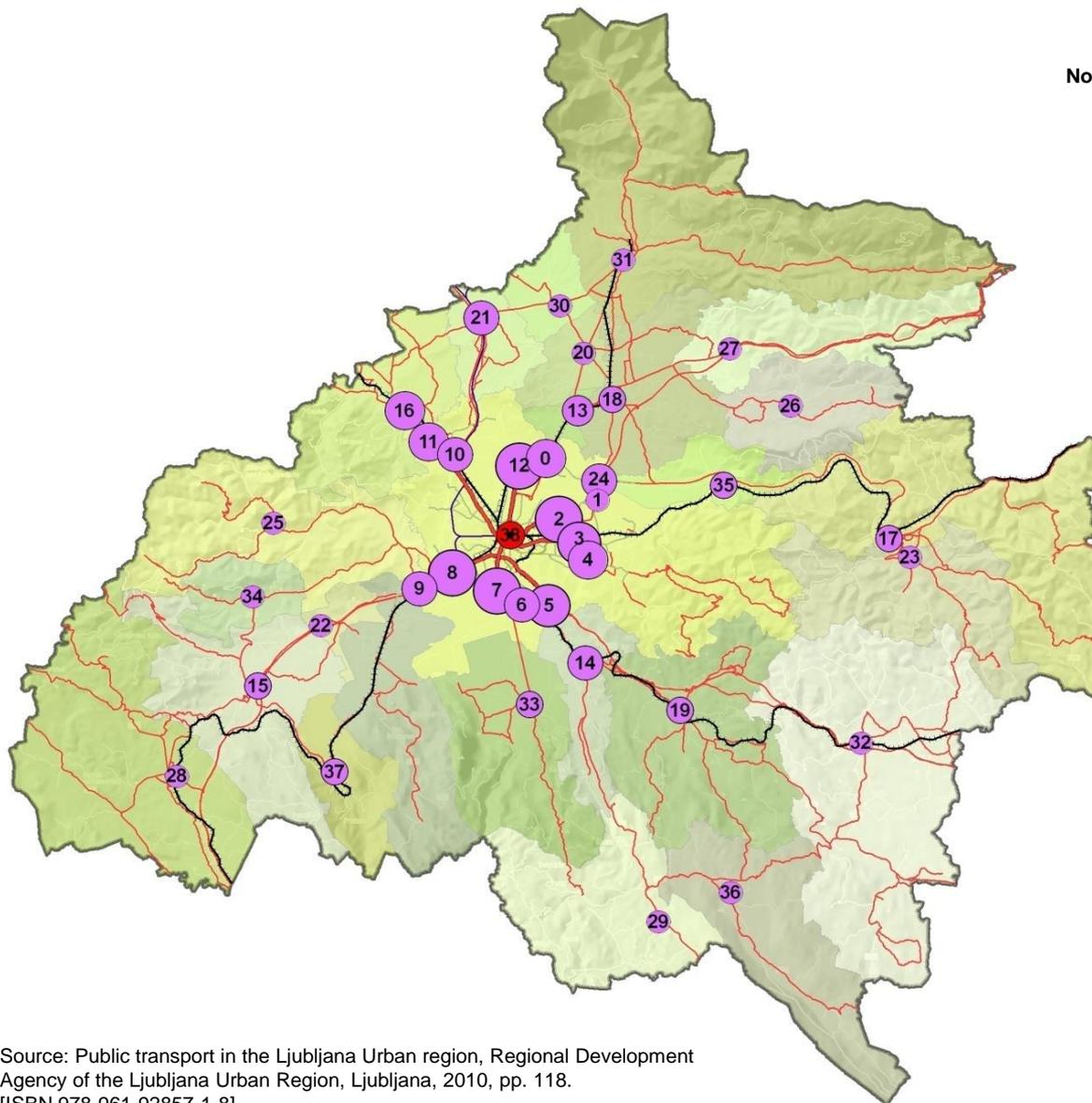
1. The Company: The Regional Development Agency of Ljubljana Urban Region, Ltd. (RRA LUR).

2. The Project: „Public Transport in the Ljubljana Urban Region“, started 2008, finished 2010.

3. The Content: RRA LUR and municipalities are implementing the project through regional public transport scheme, (project is financed from EU, national and municipal funds – 26 municipalities in the region).



Ljubljana – Regional P&R System

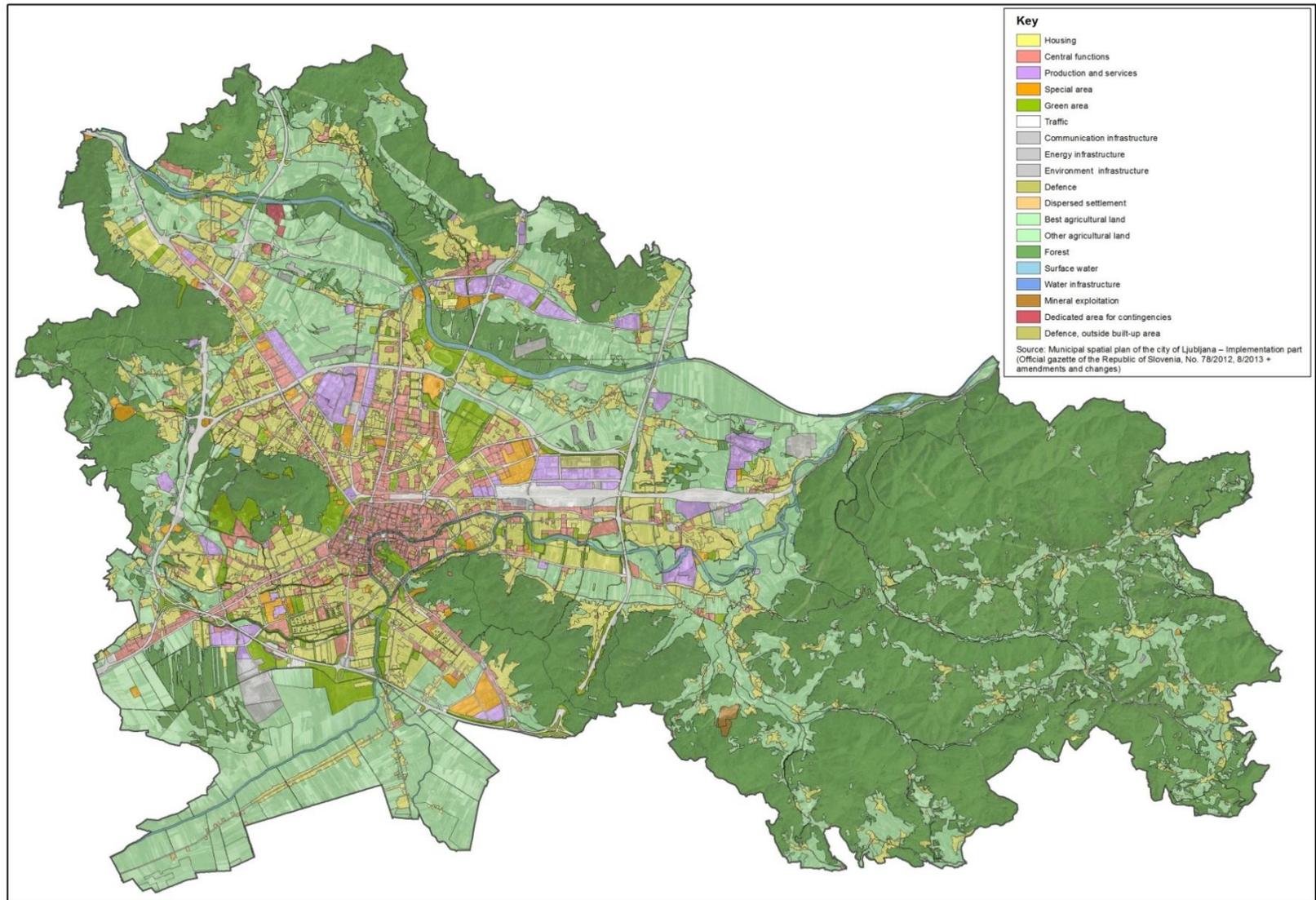


No.	Name	Capacity
0	P&R Črnuče	300 - 500
1	P&R Zadobrova	do 20
2	P&R BTC	1000 - 2000
3	P&R Studenec	500 - 1000
4	P&R Bizovik	300 - 500
5	P&R Rudnik	500 - 1000
6	P&R Barje	100 - 300
7	P&R Rakova jelša	1000 - 2000
8	P&R Dolgi most	1000 - 2000
9	P&R Brezovica	100 - 300
10	P&R Brod	100 - 300
11	P&R Stanežiče	300 - 500
12	P&R Ježica	1000 - 2000
13	P&R Trzin	50 - 100
14	P&R Škofljica	100 - 300
15	P&R Vrhnika	20 - 50
16	P&R Medvode	300 - 500
17	P&R Litija	20 - 50
18	P&R Domžale	20 - 50
19	P&R Grosuplje	20 - 50
20	P&R Mengeš	do 20
21	P&R Vodice	100 - 300
22	P&R Log pri Brezovici	do 20
23	P&R Šmartno pri Litiji	do 20
24	P&R Šentjakob	100 - 300
25	P&R Polhov Gradec	do 20
26	P&R Moravče	do 20
27	P&R Lukovica	do 20
28	P&R Logatec	do 20
29	P&R Velike Lašče	do 20
30	P&R Komenda	do 20
31	P&R Kamnik	do 20
32	P&R Ivančna Gorica	do 20
33	P&R Ig	20 - 50
34	P&R Horjul	do 20
35	P&R Dolsko	20 - 50
36	P&R Dobropolje	do 20
37	P&R Borovnica	20 - 50
38	Potniški center Ljubljana	

Source: Public transport in the Ljubljana Urban region, Regional Development Agency of the Ljubljana Urban Region, Ljubljana, 2010, pp. 118. [ISBN 978-961-92857-1-8]



Land Use Plan (7,4 mio Euro, 2007-2010)



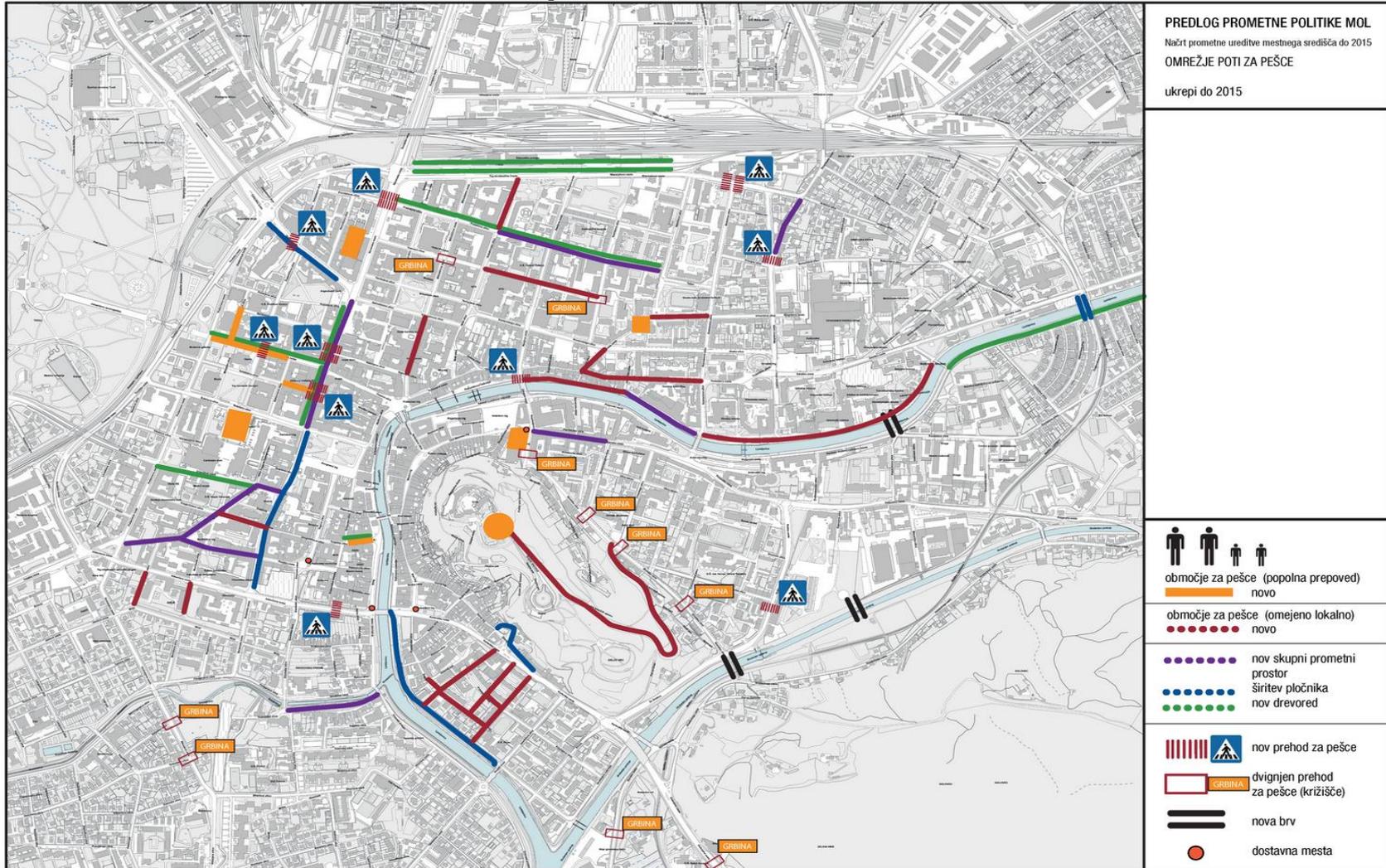


Planned EU Green Capital 2016

1. Safeguarded by the Municipal Spatial Plan, **green areas represent three quarters (75%)** of all the City's territory;
2. Ljubljana boasts an UNESCO heritage site, 4 landscape parks, extensive protected forests and nature reserves, as well as Natura 2000 areas, which are in the forefront of the EU nature & biodiversity policy, which extend into the city centre itself through green wedges and along the river corridors.
3. From the green capital point of view, **Ljubljana is already the „15 minutes city“**.

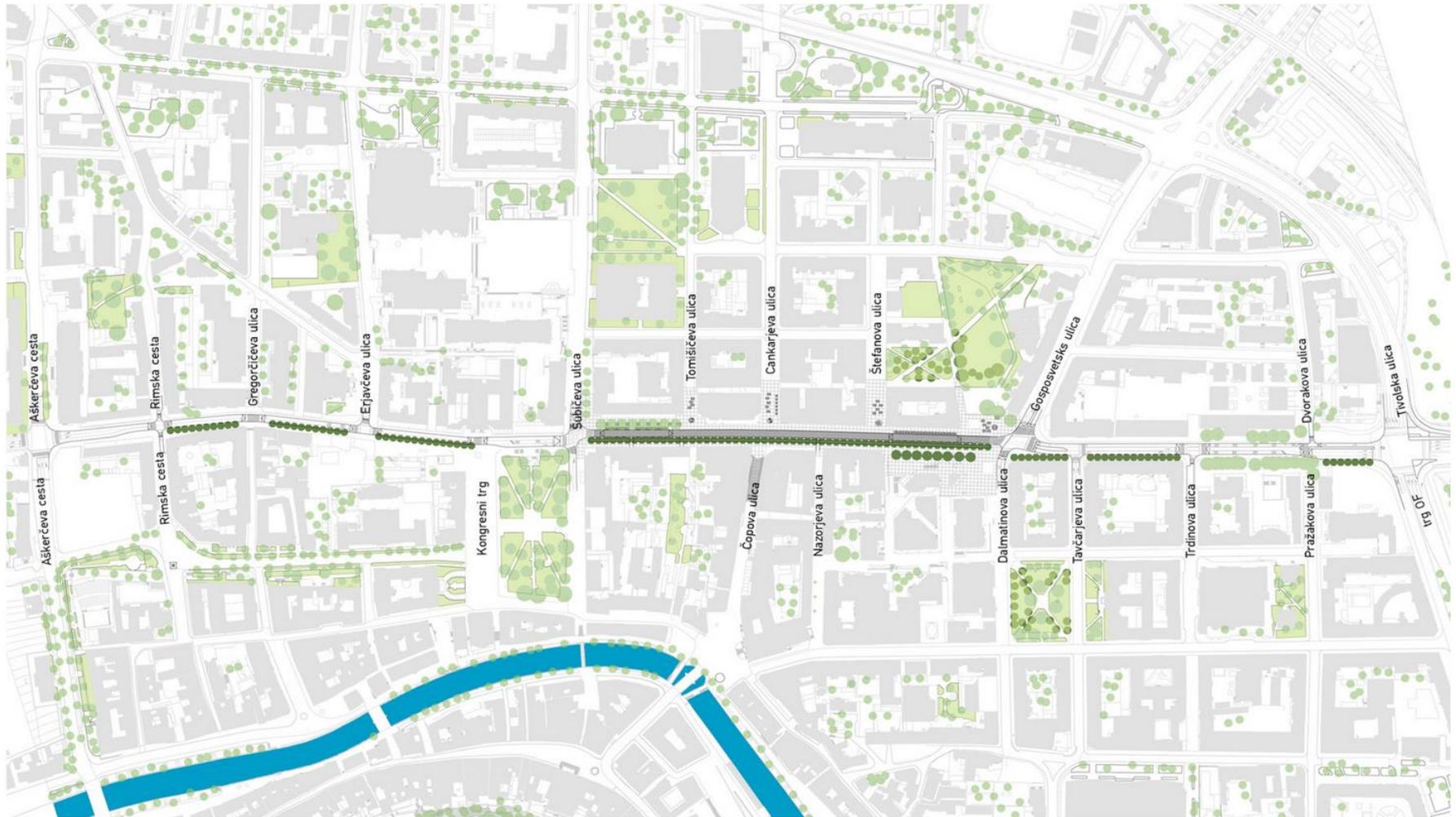


New pedestrian zones: 10 hectares, 620% more than 2007, 2012 European Prize for Urban Public Space





Ljubljana – Slovenska Street Shared Space, *(started as temporary project!)*



Partnership Šmartinska

1. Letter of intent: signed 21st May 2007
2. 2007/08: international town planning competition; City Municipality of Ljubljana, ZAPS, ECTP-CEU; winner: Hosoya Schaefer Architects, Zürich
3. July 2010: Strategic Spatial Plan and Land Use Plan
4. Crystal Palace, BTC investment, opened 2011
5. Hotel Radisson Blue, Zlatarna Celje, opened 2011
6. Municipal detailed land use plan: Velana - Kolinska, 2012
7. Žito area: starting the Municipal Detail plan, 2018
8. „Urban IKEA“ project – 2016, finished 2020

Partnership Šmartinska

Partnership Šmartinska is the largest urban regeneration project in the country. Centering on the city's former industrial zone and largest warehousing zone, the planned new development centres around the expansive public park and green alley, which form the backbone of all arrangements. Programme nodes are distributed along the green axis – alley, namely culture at the western end, offices in the central part and retail and leisure at the eastern end. Between them are varied areas for housing.

The driving idea is establishment of «urbanity» in the area, which implies the enabling of various daily functional and programmatic rhythms i.e. the building of a lively street pulse during various parts of the day. The programmatic scheme and functions in different areas are defined, as are the links to building typologies. The landmarks and nodes, which should ensure the highest levels of intertwining of public and semi-public spaces, programmes and services (such as the central triangular park, green alley, BTC square, Kolinska square, Žito square, BTC promenade etc.) are defined in the spatially-specific comprehensive plan. Permeability, clear accesses and direct definition of public spaces are the leading guidelines.

Besides the emphasised care for greenery and open spaces, the scheme also proposes various solutions for achieving sustainable use of energy, lighting, building orientation etc. that can accelerate environment-friendly development of the entire area.

An IKEA shopping outlet is being negotiated in the area.

The large regeneration area is divided into smaller planning units:

Developer:
City of Ljubljana and investors

Programmes (overall estimate):
Housing 32 %, Offices 20 %, Retail 13 %, Hotel 3 %, Production (light industry) 13 %
Culture, education, health services, etc. 9 %

Total area: 2.278.300 m²
Total area under regeneration: 1.470.000 m²

Partners GFA sum: 1.255.454 m²
Non-partners GFA sum: 635.142 m²
Total planned GFA: 1.890.596 m²

Open space (without central park): 188.030 m²

Central park: 73.200 m²
Master plan: Hosoya Shaefer Architects AG,
Zürich, 2009 - International public urban
planning competition winner





Seven conclusions

1. Strong political leadership, two mandates
2. Professional city administration
3. Urban regeneration: the condition
3. Dynamic balance: public and private interest
5. **The city has to be the developer**
6. Managing the process from the vision through plan and sectoral strategies to the projects.
7. Environmental Impact Assessment, Social Impact Assessment, Economic, Impact Assessment)



Thank you!

Miran Gajšek
Department for Urban
Planning, Head
City Administration
City of Ljubljana
miran.gajsek@ljubljana.si
urbanizem@ljubljana.si