

BROWNFIELD REGISTER

REAL ESTATE DATABASE OF BUDAPEST





BROWNFIELD REGISTER

THE BACKGROUND AND THE AIM

The development of brownfield areas serves as the basis for the sustainable spatial system of Budapest and these are the core areas of an urban development which ensures the compactness of the city, by utilizing existent infrastructures to integrate missing functions into the city.

With the coordination of the Municipality of Budapest and with the participation of district municipalities, a new urban development document, the Brownfield Rehabilitation Thematic Development Program was published in 2014. The goal of the program is to eliminate lack of functions by preferring mixed land use, to support sustainable development and temporary usage which leads to the development of these areas. Based on this work, it became necessary to gain knowledge about the brownfield areas and to demonstrate them.

The register is aiming to:

- bring together the brownfield areas of the city into a cohesive system
- estimate the usability and development potentials of the areas and
- form a base for the creation of an interactive information system.



CHANGE OF FUNCTIONS

Transition to market economy generated drastic changes in traditional industrial areas; more and more factory areas changed functions or stayed stagnant. Great part of the affected areas can be characterized by outdated infrastructure and run-down condition which cause severe pollution to their environment. After the system change, the earlier state-owned property was frittered away by privatization and the irregular ownerships are often the boundaries of utilisation even nowadays.

Based on typical trends of recent years, a new tendency can be observed: one factory area is acquired by a real estate development company which leases it out to different smaller companies without any significant investments and maintenance.

Brownfield rehabilitation is a complex set of issues, including economic, environmental and social areas and where different situation of the areas need distinct interventions. There are areas where in the current context of the urban tissue, change of function should be facilitated. In other areas environmental remediation is the priority task, meanwhile in other situations creation of new employment opportunities and the amelioration of working conditions are the target. In all cases creation of attractive market circumstances is intended, as well.



AN UP-TO-DATE DEVELOPMENT MODEL

Because of the different intervention needs of the areas, customized programs have to be developed. There should be an appropriate coordination unit set up for successful implementation.

The generic tools of the up-to-date development model, based on the Budapest 2030 Long-term Urban Development Concept are as follows:

- operation of the territory management system
- establishing partnerships
- encouraging temporary use
- support of remediation and value-protection.

Because of the irregular legal and ownership status, the lack of resources and permanent degradation, temporary usage of the areas have to be provided, as well. In the course of temporary usage, creative functions can be accommodated, which have low investment need and are not adaptable in the long term, but fulfil the needs of the local society and encourage their presence.



THE ROLE OF THE REGISTER

The document serves as a guide for all the participants affected by the usage of brownfield areas.

By the description of actual urban planning laws, it presents the conditions and frames of development. It analyses the development opportunities lying in the urban tissue. In addition, it presents the areas by their position in the urban structure with an infrastructural and environmental point of view.

On the basis of the collected elements of the database, an indispensable territory-management system can be developed which gives assistance to the use of vacant properties in an interactive way. By the combined search options investors can find easier locations that are fulfilling their aims. To realise such a system, the most evident solution is to create an interactive website.

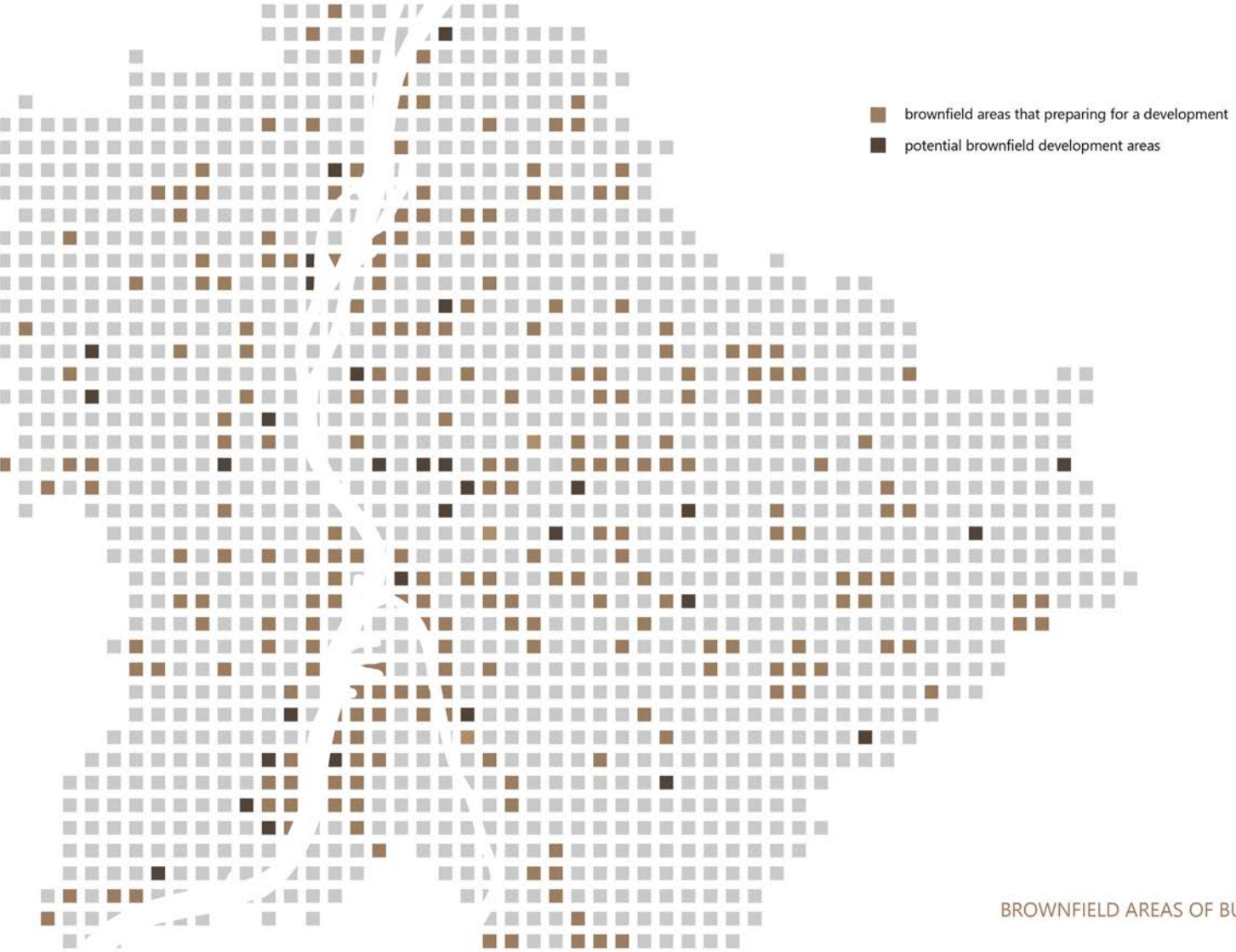


STRUCTURE OF THE REGISTER

Basically, the register contains areas out of use or under-utilised lands lying in the urban tissue. The highlighted aspects of the analyses are the position in the urban structure, the presence of built and natural values, degree of infrastructure supply, functions of surrounding areas, impact on the environment, and utilisation possibilities according to the planning environment.

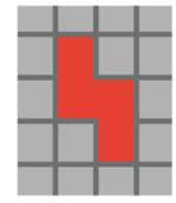
The register currently contains 417 brownfield areas. This concerns around 2800 hectares and gives information on 3863 affected plots.

The basis of the plot-level database is the suggested website descriptive data, the quantified description of current situation, requirements resulting from legislation and intents for future developments. Beside classical brownfield areas, empty buildings and vacant inner-city lots are also part of the registry. The registry contains all the relevant elements on the basis of existing legislation with regard to all three groups.





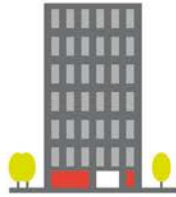
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INTERCONNECTED PLANNED ELEMENTS OF DATABASE



CONTENT OF DATASHEETS

THE VENUE

Besides the cartographic presentation of the area, a short general description and photographic documentation is contained. It shows graphically the location of the area in the capital and its situation in the district.

DATA OF THE VENUE

It shows the quantifiable data of the property and gives information about the areas which are suitable for further developments.

ACCESSIBILITY

The existing and planned public road and rolling stock transport links are also presented.

ENVIRONMENTAL CONDITIONS

The examination of environmental compartments focuses mainly on factors mostly affecting the utilisation of the areas, such as the condition of soil and groundwater, measure of noise exposure, air pollution and green coverage (and intensity) of the territories.

UTILITIES

The analysis covers the existing infrastructure of utilities and their standard protective restrictions in the brownfield areas.

VALUES AND RESTRICTIONS

Presence of green surfaces, landscape and natural conservation values which are affecting the utilization of each territory as well as the listing of different environmental protection and disaster management restrictions are also part of the register.

EXISTING REGULATIONS

The name and number of relevant local regulations are indicated on the datasheets.

CONTACT

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