



EUROPEAN UNION
EUROPEAN REGIONAL
DEVELOPMENT FUND



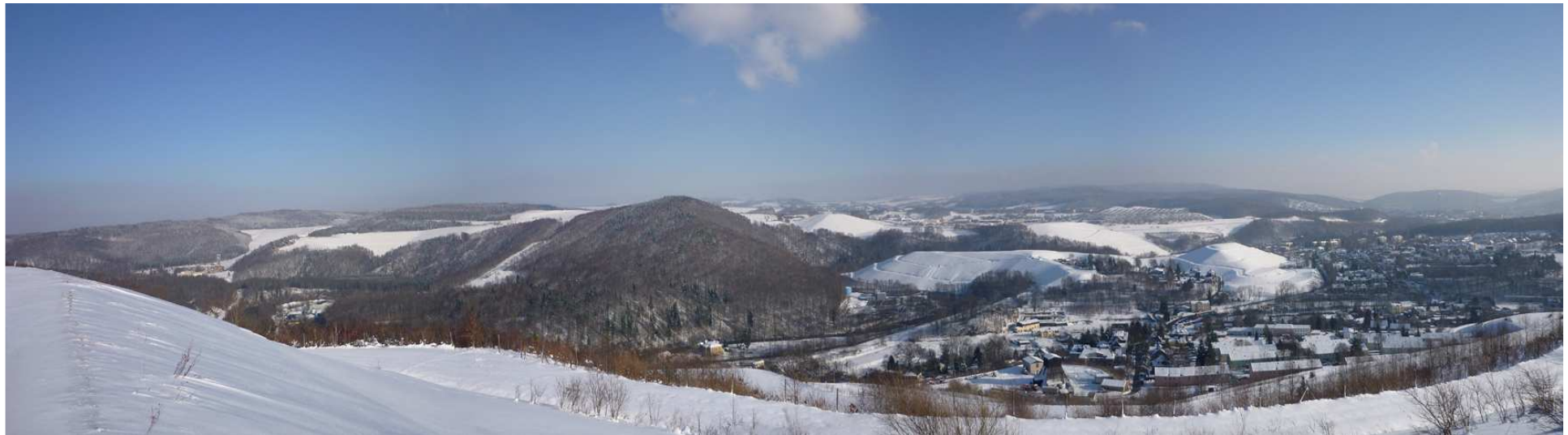
Chodov, 12th October 2011



Master plan Aue-Alberoda

For the sustainable utilisation of the Wismut site in Aue in the scope of the “ReSource” project

Public Symposium within the ReSource work group in Chodov
-Presentation of results

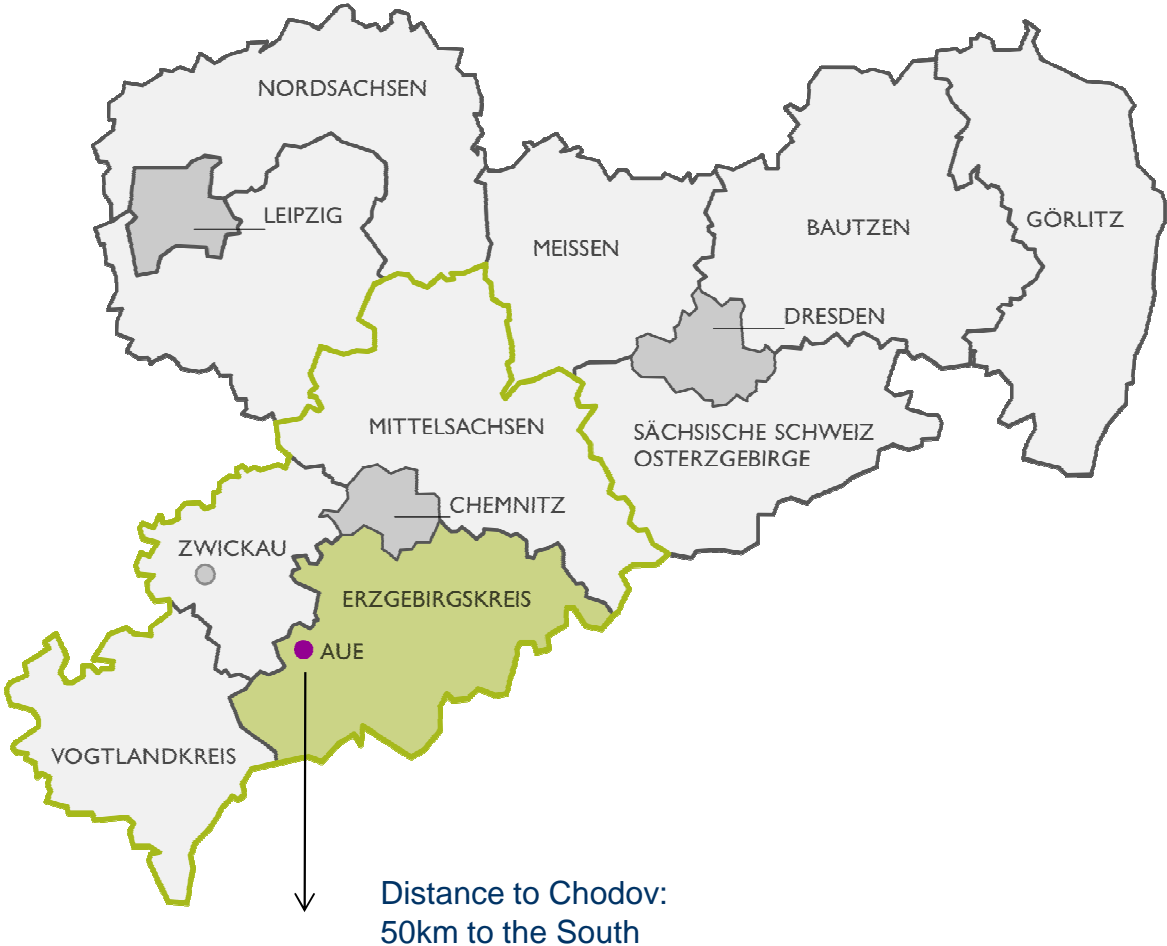


Master plan Aue-Alberoda



Classification regional location

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Classification

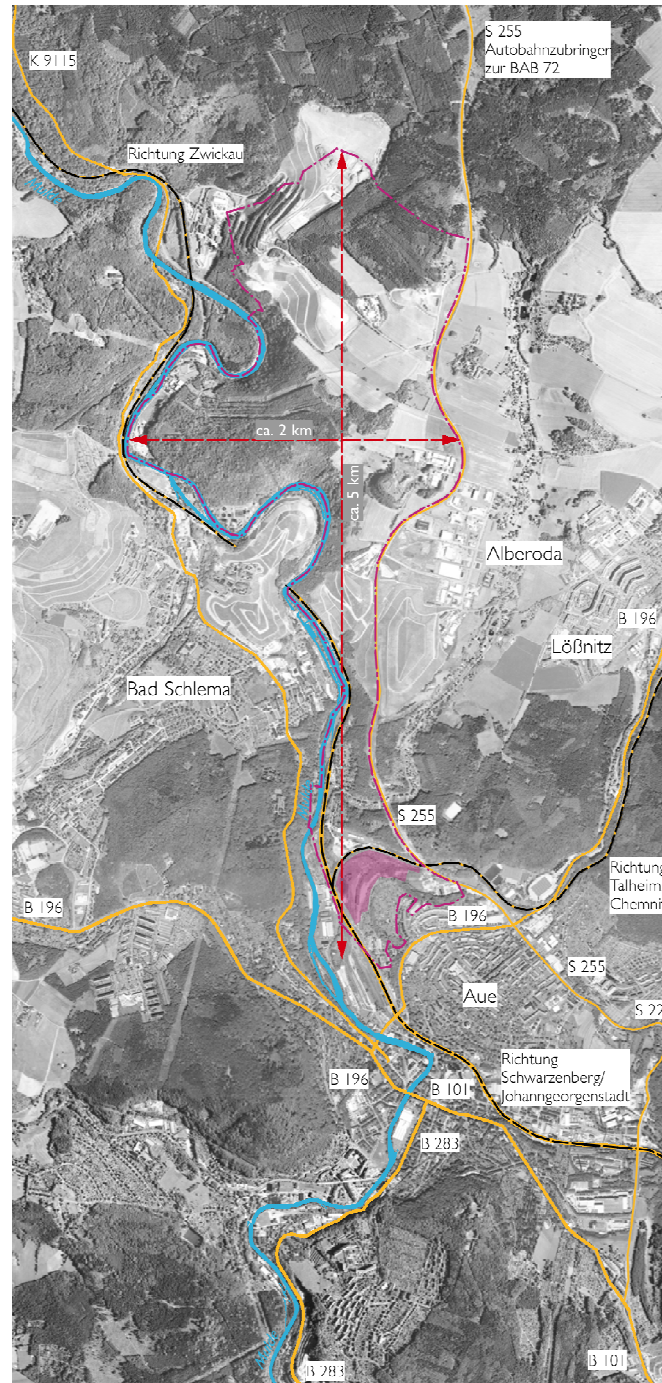
Objective:

- the sustainable use of the Wismut site in the north of Aue
- the future use of the derelict former railway depot in Aue with a possible interim use as state garden show and long-term use as a commercial site

legend:

-  road
-  railway
-  river Zwickauer Mulde
-  area concerned 380 ha
-  area state garden show

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neighbours

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Example: Biotopes

Potentials

- The natural course of the Zwickauer Mulde river with its meanders makes its mark on an attractive area of landscape and is an important, protected habitat (FFH area).
- Along the valley slopes of the Mulde are forests of primarily beech and oak

Conflicts and differences

- existing vegetation is highly dependent on the type of human use
- interlinking of biotopes is often disrupted
- To the north are forestry areas, largely of spruce monocultures
- small tributaries are almost wholly encased in pipes

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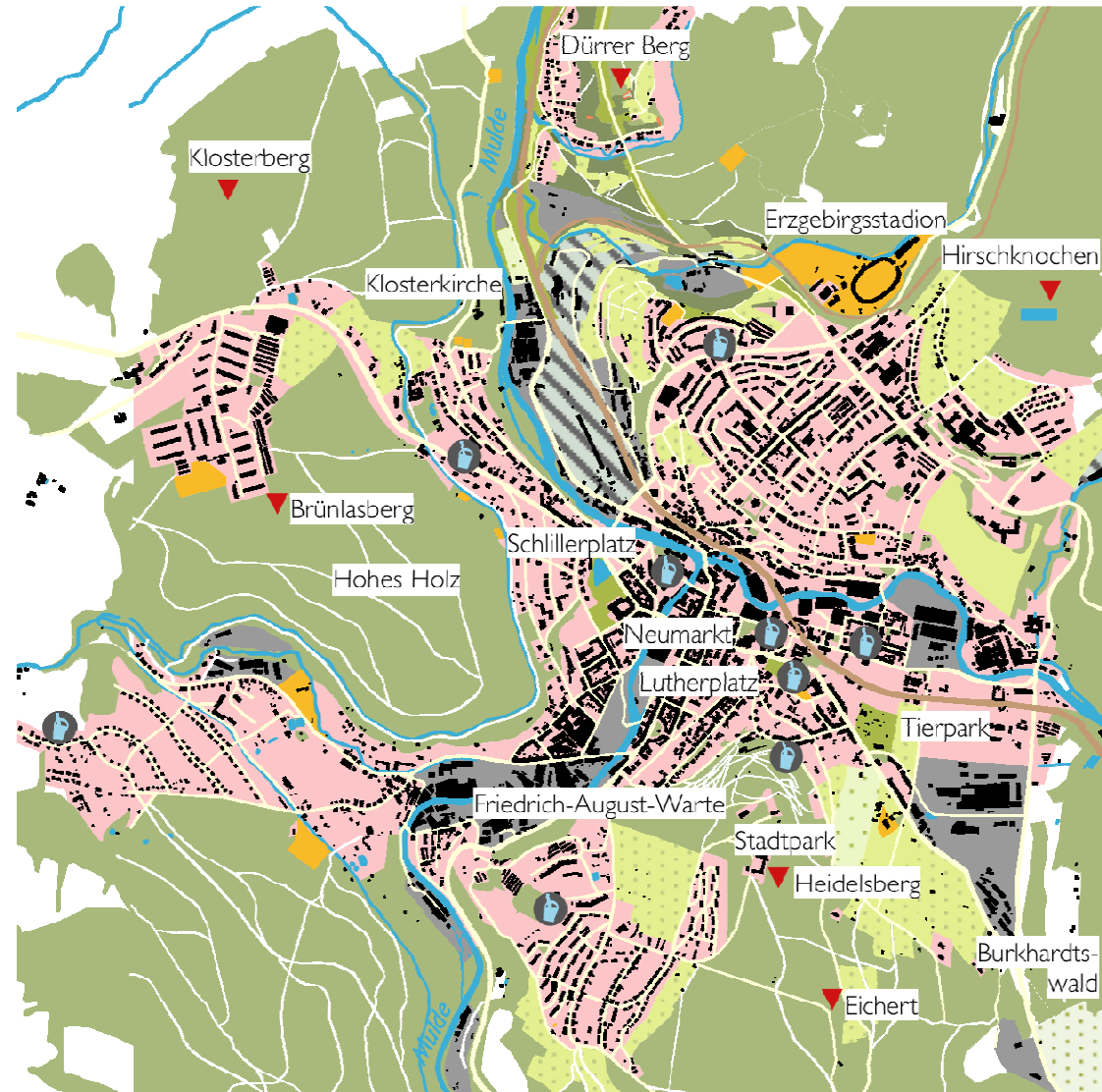


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Site map of Aue - open space structures

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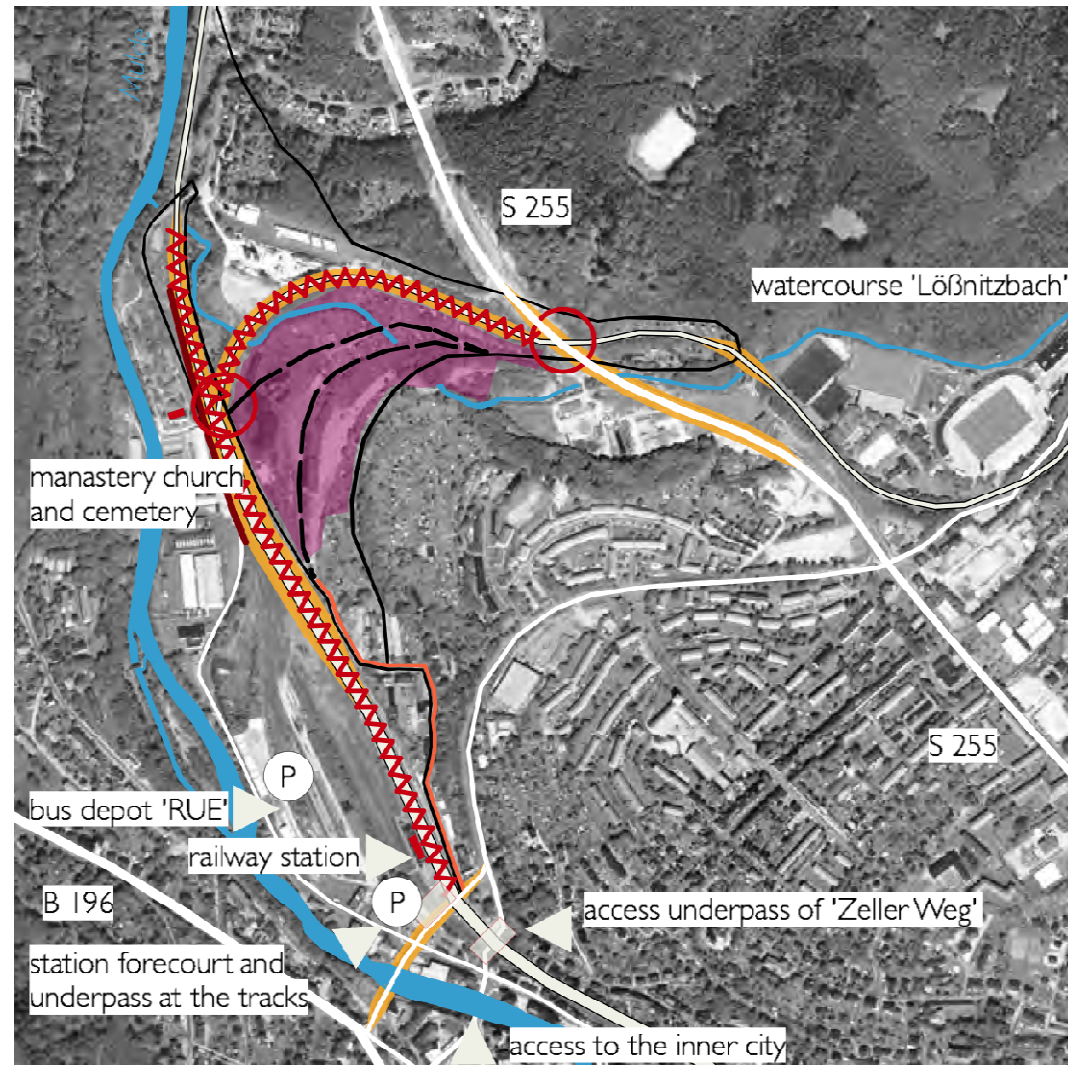
Site analysis of the former railway depot

- Size is approximately 10 ha
- To the west and north by railway lines in 5 m height >> represents a barrier.
- Access is only possible from the south.
- The Erzgebirgsstation is accessed beneath the elevated road (S 255)

The site

- lies lower than the surrounding area and is relatively flat
- is derelict and a considerable disruption to the landscape.
- is spatially isolated due to the railway lines and the allotments.

- To the north the Lößnitz stream flows through the site. The banks are strongly stabilised, with the stream passing through piping in places.



Site analysis of the former railway depot

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Panorama: View to the north



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buildings of the
former manor
„Klösterlein“,

today builder's
yard of the town



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chirch of the
former manor
„Klösterlein“,
Behind the railway





Bridge of street S255 and lighting columns of the football stadium

Analysis of the existing plans for the area



	Name des Planwerks	Planstand	Text	Plan-werk	Maßstab
1	Raumordnungsplan				
2	Regionalplan: Auszug aus Punkt 13		Seite 13		
3	Flächennutzungsplan:	Juni 2010	X	X	
4	Teillandschaftsplan Gemarkung Alberoda, Stadt Aue, (TLB)	1993	X		
5	Landschaftsplan der Stadt Aue	1997	X		
6	Sanierungsplanung WISMUT	Januar 2011	Tabellen	X	digital
7	Machbarkeitsstudie Geothermie	August 2006	X	X	1:10.000
8	FFH-Managementplan für das SCI DE 5341_303, Landes_Meldenr. 277 "Muldetal bei Aue"	Juni 2005	X		1: 50.000; 1:10.000
9	Zweckverband Muldentalradweg: Entwicklungskonzeption Muldentalradweg	September 2010	X	X	1:22.500
10	Hochwasserschutzkonzept: Übersichtskarte zur Gefahrenkarte für die Stadt Aue, Gefahr durch Überschwemmung	03.06.05		X	1:25.000
11	Städtebauliches Entwicklungskonzept (SEKo), Kreisstadt Aue/Sa.	Juli 2007	X	X	maßstabslos
12	Stadtleitbild Aue 2020: Anlage im SEKo		X		
13	Revitalisierung einer Bergbaubrache im Rahmen des Programms ReSource: Nachnutzungskonzept zum nachhaltigen Umbau einer städtischen bergbaubrache auf dem ehemaligen Güterbahnhofsgelände Aue	10.06.10	X	X	1:2.000
14	Neugestaltung der ÖPNV-Schnittstelle Aue Bahnhof	Februar 2010	X		

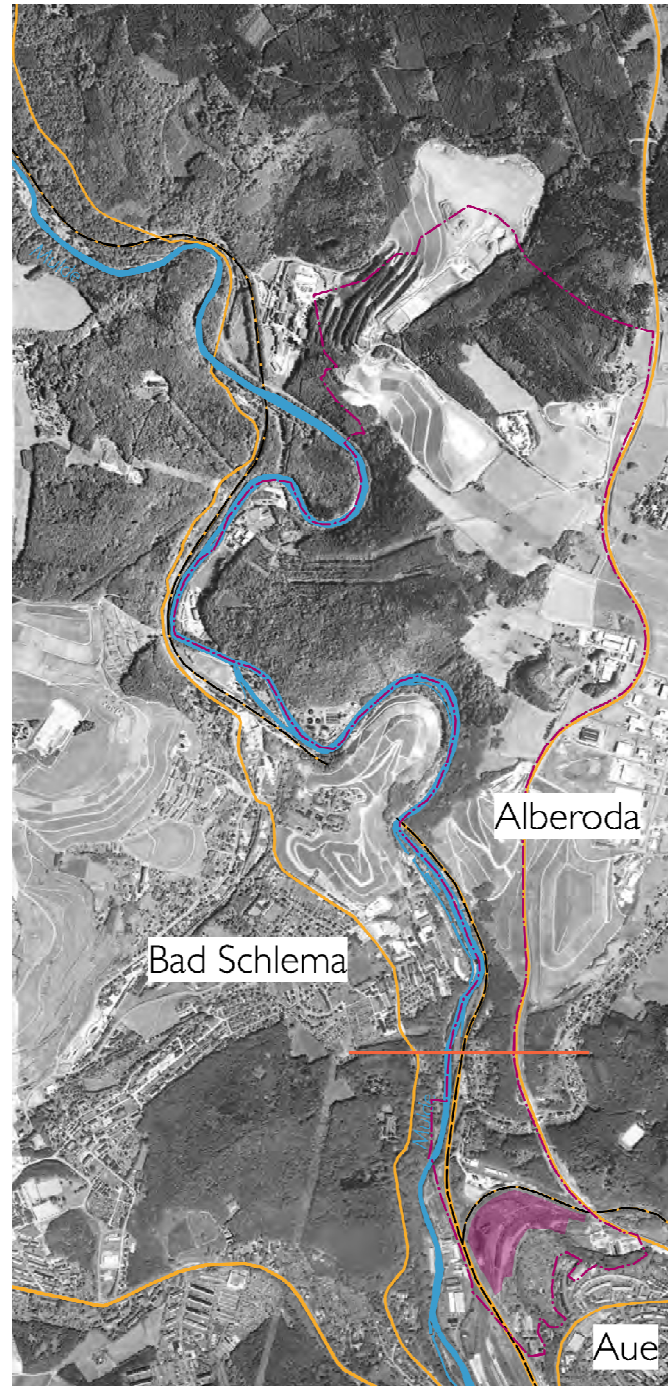
Key planning objectives - Northern section

Priority of development of nature
and landscape

Southern section

Priority of development of diverse future
uses (Commercial settlement, Sports,
Garden Show)
Lössnitz stream meadow as a green ribbon
,
New traffic links

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Key planning objectives - Northern section

Reforstation of open sites







Consolidation of the forest area

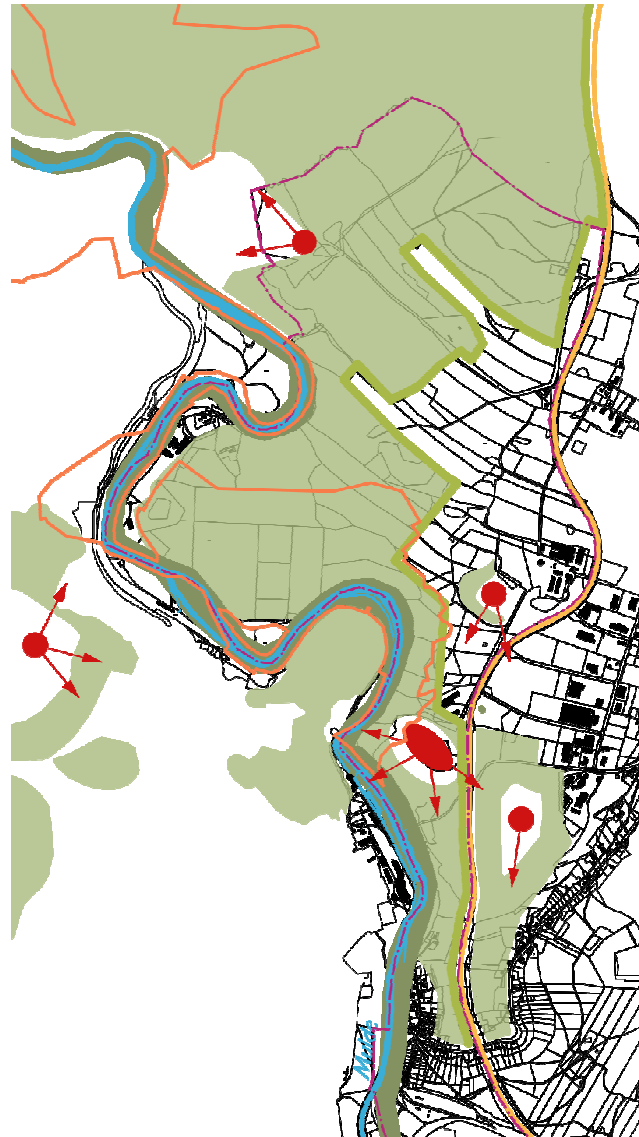
Completion of a continual path system

Development alluvial meadow

Maintaining the summits and view points free of growth

legend plan:

-  forest/ forest-edge
-  alluvial forest
-  view point
B = existed
-  S 255
-  river Zwickauer Mulde
-  FFH area 277
"Muldetal bei Aue"
-  area concerned



Historical form of the settlement:
„Waldhufendorf“

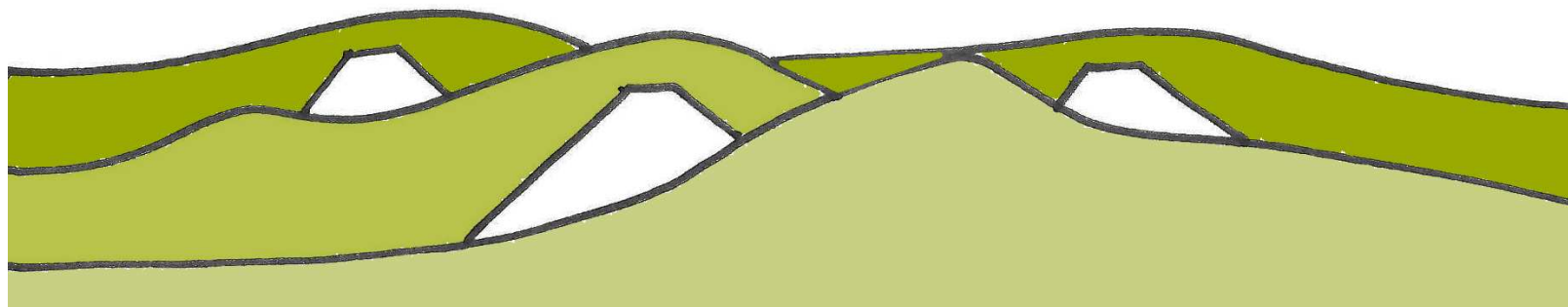


Key planning objectives - Northern section

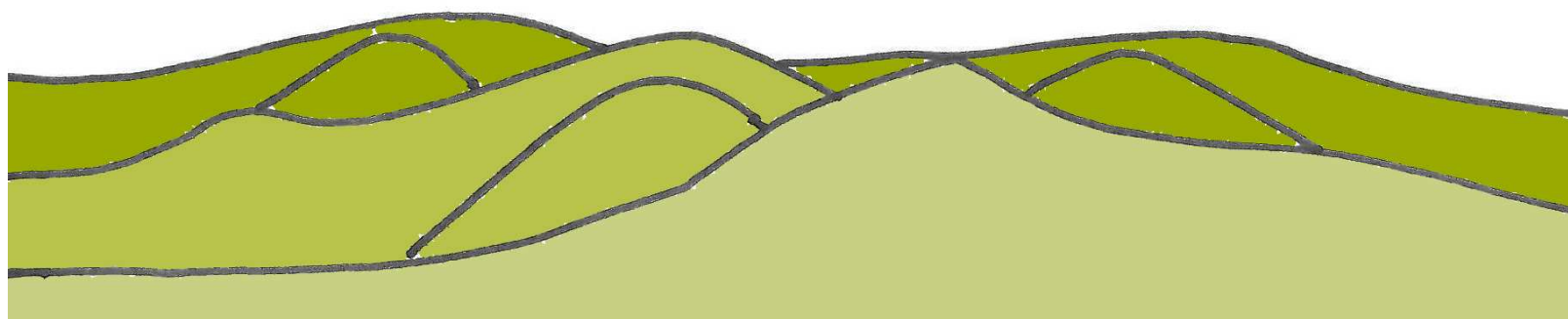
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2010



2030



Details of Master plan - Northern section, River bed

Development alluvial meadow of
river Zwickauer Mulde

Reforstation of open sites



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Details of Master plan - Northern section

Strengthen the biotope network

Increasing ecological diversity

Heap drainage channel with planting



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Master plan – Southern section

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Panorama to the south

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Master plan – Southern section

Traffic links,

Key planning





Cycle path to the river

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Place for multi-storey car park

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Master plan – Southern section - Version commercial estate

- Settlement of not transport-intensive uses
- Commerce in combination with the railway station
- 6,3ha-site for commerce
- Green frame and green valley of river Lössnitzbach
- Mulde valley cycle path
- New use for the former manor



Master plan – Southern section - Version Sportpark Aue

•Possible uses:

- 3x football pitches 68x105m
- 2 (-4)x small pitches 27x45m
- 6x tennis court

- Jogging- and Skating track

- Kneipp facility in the water

- Manor Klösterlein as guest house and sports club

- Three pitch sports hall with sanitary facilities for all user

- New link between station and sport facilities

- playgrounds



Use as a State Garden Show

Slogan:
„Sports fields and flower
meadows“

- Compact area, ca. 10ha
- Circular route appr. 1,3km
- Manor Klösterlein als Garden center
- Difficult entrance from the station and car parking



Master plan Aue-Alberoda

Use as a State Garden Show



Slogan:
„Sports fields and flower meadows“



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State Garden Show in the town center

- Expansion of the site in the urban area
- Circular route appr. 1,3km + 3km (long distances for visitors)
- Connecting other parks and attractions
- New green spaces instead of brown fields
- Supplementary themes with neighbours towns like Bad Schlema



State Garden Shows in Saxony

- The slogan that is offered by the state is all time a little different. The invitation from April 2010 for the year of 2015 was: „State garden shows should contribute the living and environmental conditions in the cities and municipalities in the State of Saxony.“
- First show in 1996, since that every third year
- Big event for one saison with about 500.000 visitors
- Supported and sponsored by federal and state ministeries



Master plan Aue-Alberoda



Transnational Value of the Master plan

- This Masterplan can be taken as an example how a municipality like Aue can qualify the results of the mining period and turn them into a typical sign of this landscape.
- The risks emanating from the heaps have been eliminated by the restoration measures. The borderline in the future use of this post-mining regeneration landscape lies between sustainable reclamation, acknowledgement of the mining history in the form of the greened heaps and the careful development of flora and fauna in keeping with the prevailing conditions.
- In cooperation of all protagonists a higher level of regeneration quality can be achieved than specified in the restoration plans of the mining company, some of them older than 20 years.
- In this process new land uses like sport and tourism can be implemented. They are new sectors of economy with increasing importance.
- State garden shows or similar short time highlights are suited in a best way to develop sites that are neglected and underdeveloped for longer time. The „turbo effect“ of such an event forces several developments in its surrounding and helps to concentrate the power in the region. An event like a State garden show can be seen as a milestone and catalyst in a long time development.

Thank you for your attention!

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