

# RÁJEC-JESTŘEBÍ/ŘICMANICE CZECH REPUBLIC

## Information about the municipality

**Location:** South Moravia  
**Altitude:** 300 m  
**Inhabitants:** 3,675 (Rájec-Jestřebí); 650 (Řícmanice)  
**Expected development of the municipality:**  
 Rájec-Jestřebí: Finalization of the current development project (37 houses); new settlements of detached houses by private and municipal investment  
 Řícmanice - new settlements of detached houses; gradual development through next 10 years.



## Miniproject title

# DIFFERENT APPROACHES TO ENERGY EFFICIENT URBAN PLANNING IN MORAVIAN KARST

## SHORT DESCRIPTION

### 1. Project background & goal

The project is related to exploring possibilities of steering instruments available to municipalities in order to increase urban development in an energy optimized manner. Two municipalities were included, each with different local development conditions regarding land ownership (municipal vs. privately owned land for housing), but with expressed demand for new settlements. Rájec-Jestřebí municipality is interested in energy efficiency and wants to include it into plans for 3 new municipality-owned settlements, that are at different levels of planning and development. Land considered for urban development in Řícmanice is privately owned, and development is conditioned by „the development study“ commissioned by the municipality. Intention to build passive houses previously was stopped because of landowners not willing to selling the land and worrying about increasing the car traffic.

### 2. Main project aspect/topic

- > Different possibilities of urban development, dependent on land ownership
- > Rájec-Jestřebí: Consideration of technical EE aspects, such as engineering networks, management of water source; roofing of houses
- > Řícmanice urbanistic plan awaits approval; there is willingness to elaborate „development study“ to set further municipal requirements to private landowners.

### 3. Main Energy Efficiency aspects

Energy saving in new buildings

### 4. Miniproject activities

#### Rájec-Jestřebí:

- > Implementing sale of building plots owned by municipality (2 municipal plots)
- > Incorporation of the third available plot into the urban plan
- > Developing energy efficiency scenarios for buildings to attract investors, including proposals of long-term hire contracts
- > Adoption of new urban plan (including the third plot) and setting new rules for energy-optimized development

#### Řícmanice:

- > Approval of urban plan
- > Elaboration of Development study
- > Offering consultation to investors/landowners, in cooperation with architect
- > Development of a reliable cost-benefit comparison (evaluation tool) of standard and energy efficient houses, to be provided as guidance to builders and energy experts in municipalities
- > Evaluation tool introduced to the mayors in the Moravian Karst region, to support future decision-making

### 5. Main challenges

- > Complicated position of LAG Moravian Karst (NGO) regarding possibilities to influence decision-making of municipalities in the region – need for a strategic approach in negotiations with local authorities.
- > Need for quality regulation framework for private development.

### 6. Key actors and their role

- > Municipality – owner of building plots, investor of basic infrastructure
- > Private developers and private land-owners
- > LAG Moravian Karst as initiator of processes to introduce energy-optimized urban planning

### 7. Main steering instrument(s) used by municipality

- > Detailed urban plan
- > Development study
- > Public consultation

### 8. Concrete miniproject results

- > Evaluation tool of standard vs. energy efficient house developed and provided as guidance to builders, mayors and energy experts throughout the Moravian Karst region
- > Further interest developed in the strategic energy issues in the region, with a three-fold bigger project following
- > Site-specific study developed as basis for energy-efficiency recommendations.

### 9. Added values/lessons for transfer and dissemination:

- > Evaluation tool/system of instructions and sample calculations for builders provided by the municipality
- > Idea of long term lease of land in exchange for energy efficient measures
- > Possibilities of influencing urban development in general through EE recommendations.

## AFTER INTENSE

### 10. Financing plan

- > Possible sources of financing the implementation include municipal budgets, municipal income from the sale of building plots, as well as private money for development.

### 11. Expected result by end of the total project

- > Rájec-Jestřebí - At least 60 new houses with sound energy standard by 2020.
- > Řícmanice - Sound urban structure, with optimised/reduced traffic.

The findings of miniproject will be distributed to the new owners of building plots and also further in the region; also used in the design of a future region-wide energy strategy.

### Timeline & Milestones



### Result by end of INTENSE:

Řícmanice: Passive standard aspects included in negotiations with private investors;  
 Rájec-Jestřebí: City council includes voluntary guidelines and calculations to building permit documentation

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### Expected result by end of mini project implementation:

Řícmanice: part of new houses built in passive standard  
 Rájec-Jestřebí: Better energy efficiency standard of new houses



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