

# LAND MANAGEMENT – SEMINAR

## SITE APPRAISAL OVERVIEW

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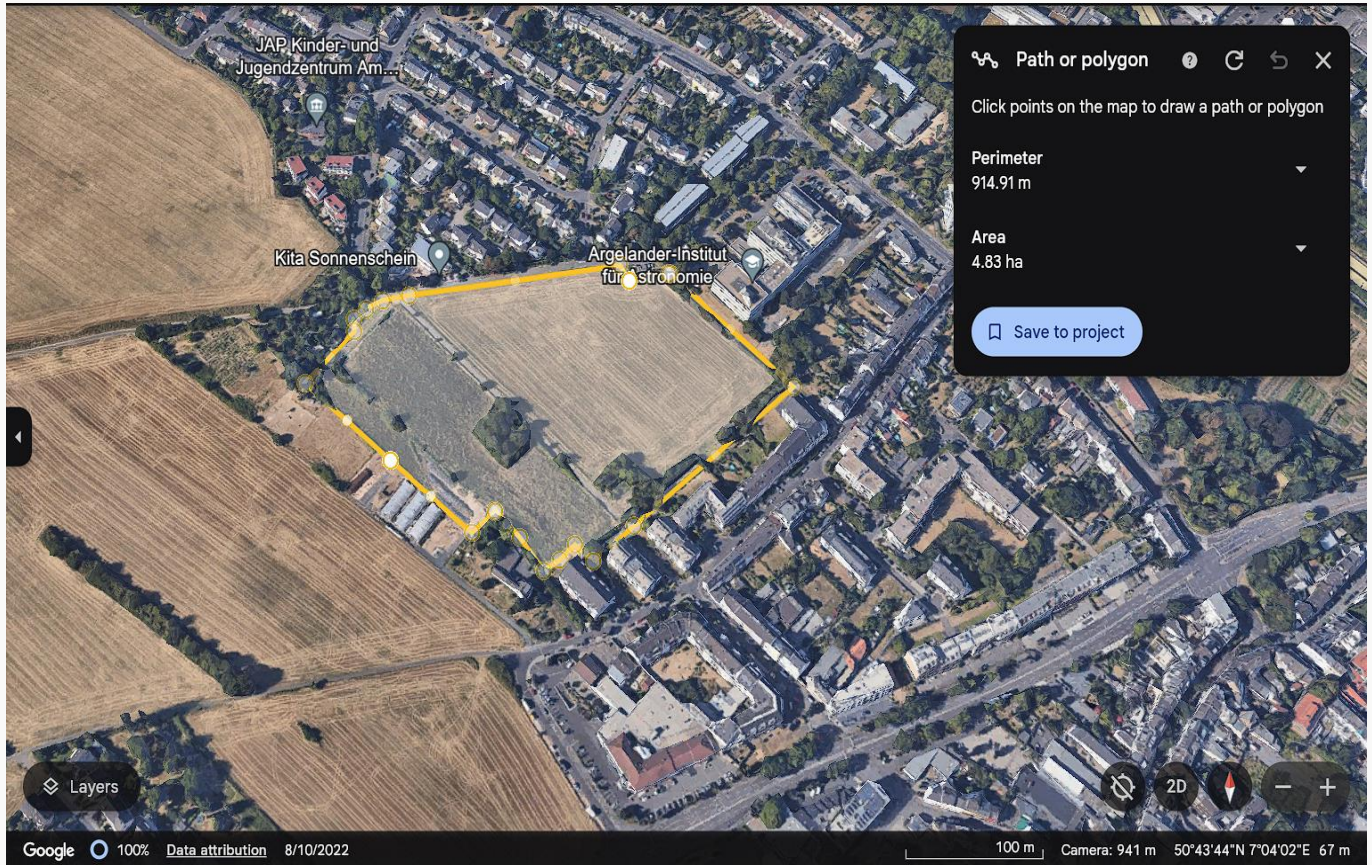
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# INTRODUCTION TO THE SITE

- **Data collection:** Utilizing GIS mapping and local data sources for thorough analysis.
- **Current Use:** Currently underutilized, potential of redevelopment proposals.
- **Purpose of Appraisal:** To assess the potential for mixed-use development- for Urban development

# INTRODUCTION TO THE SITE



# METHODOLOGY OF SITE APPRAISAL

- **Data collection:** Utilizing GIS mapping and site visit for access local data.
- **Tools Used:** We have employed a comprehensive range of tools, including Google Earth to ensure topography is flat.
- **Key Features Examined:**
  - Transportation Accessibility: BUS, TRAIN station
  - Proximity to services: Hospitals, supermarkets, schools, Adequate Recreational Areas like restaurants, cafes, Pub, Gymnasium, SportsCenter, Government Buildings Religious Building
  - Environmental and zoning constraints: Messdorf Fields, Schools & Uni-bonn Institute, Residential Area,

# APPRAISAL FINDINGS AND RECOMMENDATIONS:

- **Strength:** This location is not just ideal for urban development, but it also boosts excellent transport links.
  - The Bahnhof just 2.5 km away via the Hermann – Wandersleb ring road, and the nearest hospital is Gemeinschafts Ranken Haus Bonn which is within 2.1 km and accessibility is a key advantage.
  - At every 10 minutes a bus is available from the Bus stop within 300 meters of Immenburk Park, Auf Dum Hugel and Bonn Erich-Hoffmann-Str.
  - The Tram connection is the Bonn-Endenich Nord connection within 1000 meters of the given site, further enhancing the area's connectivity.

# APPRAISAL FINDINGS AND RECOMMENDATIONS:

- **Challenges:** Zoning limitations School-University Institute of Astronomie & Max Plank Radioastronomie and studentenwohnhien in the Northeastern site, Kindergarten, environmental considerations messdorf Fields Nature Conserve, Immenburk Private Farms like honey at the corner of Babette-Koch weg street crossing between the site connecting Am propsthof street to seeing street - Green Area, Park--Messdorf Fields spread until job center, only green areas access for Endenich /lessenich, Auf dum Hugel shows in pictures.

## APPRAISAL FINDINGS AND RECOMMENDATIONS:

- **Opportunities (Proximity of site):** The potential for mixed-use development is immense, offering a variety of public amenities. For example, an Aldi, Netto, Rewe, Bio market, cafes, and Restaurants, Theatre Harmonie, Pub Findlers, Escape Game Fun center, Gymnasium Supermarket to a Job Arbeits office, a Kindergarten to a Studentenwerk Wonnheim, and even a sports center in the Lessnich area behind the Job Center of Bonn neighborhood, the possibilities are endless. This is a chance to create a vibrant, autonomous community.