

TAKING
COOPERATION
FORWARD

📍 International LUMAT conference: FUTURE CHALLENGES OF INTEGRATED LAND MANAGEMENT,
Brdo pri Kranju 25.9.2018

🗣️ Setting the scene - key challenges

👤 Boštjan Cotič, univ.dipl.inž.arh, Urban Planning Institute of the Republic of Slovenia

TODAY'S SCOPE



SETTING THE SCOPE: WHAT IS A BROWNFIELD

Brownfields are sites that have been affected by the former uses of the site or surrounding land, are derelict or underused, and may have contamination problems. They often have a bad image and are often not competitive compared to greenfields without public intervention. These sites often have to be remediated of hazards to human beings, groundwater and ecosystems, and need to be put back to the property market. **(by Cabernet network)**



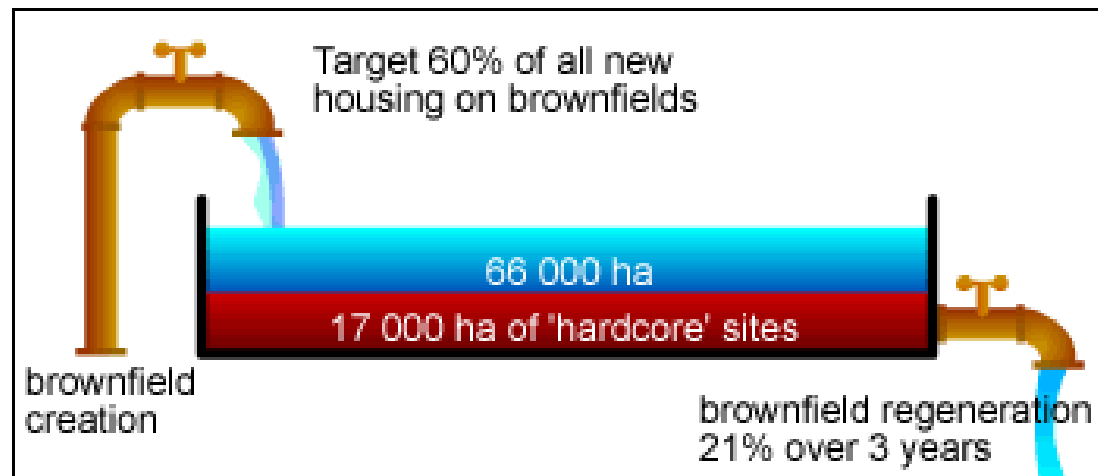
HOW DID THEY OCCUR

- Post industrial society
- Post socialist society (Central and Eastern Europe)
problem of competitiveness, markets
- Higher environmental standards -> Transfer of “dirty”
industries to other countries
- Higher labour costs -> Transfer of labour intensive
industries
- Other reasons



HOW DO THEY OCCUR - BROWNFIELDS DYNAMICS

- New brownfield sites will be created all the time
- Change in industry standards
- Change in living standards
- Change in shopping habits, ... A non-stop process



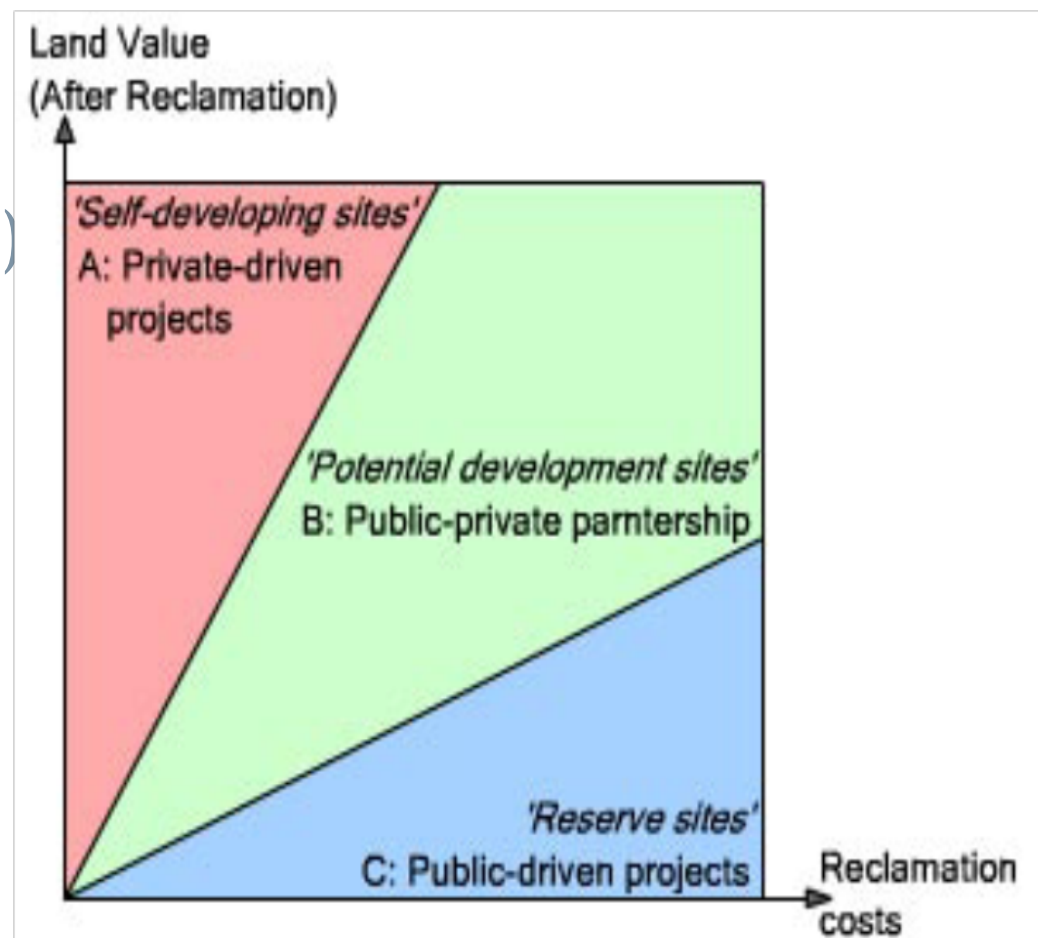
Bath model (UK version), developed by
GABERNET (www.cabernet.org.uk)

TAKING COOPERATION FORWARD



TYPES OF BROWNFIELDS

- Location (micro, macro)
- Level of pollution
- Image of the area
- Other factors



ABC Graph, developed by CABERNET
(www.cabernet.org.uk)



ADDITIONAL CHALLENGES



CHALLENGE: (RE)URBANISATION PROCESSES

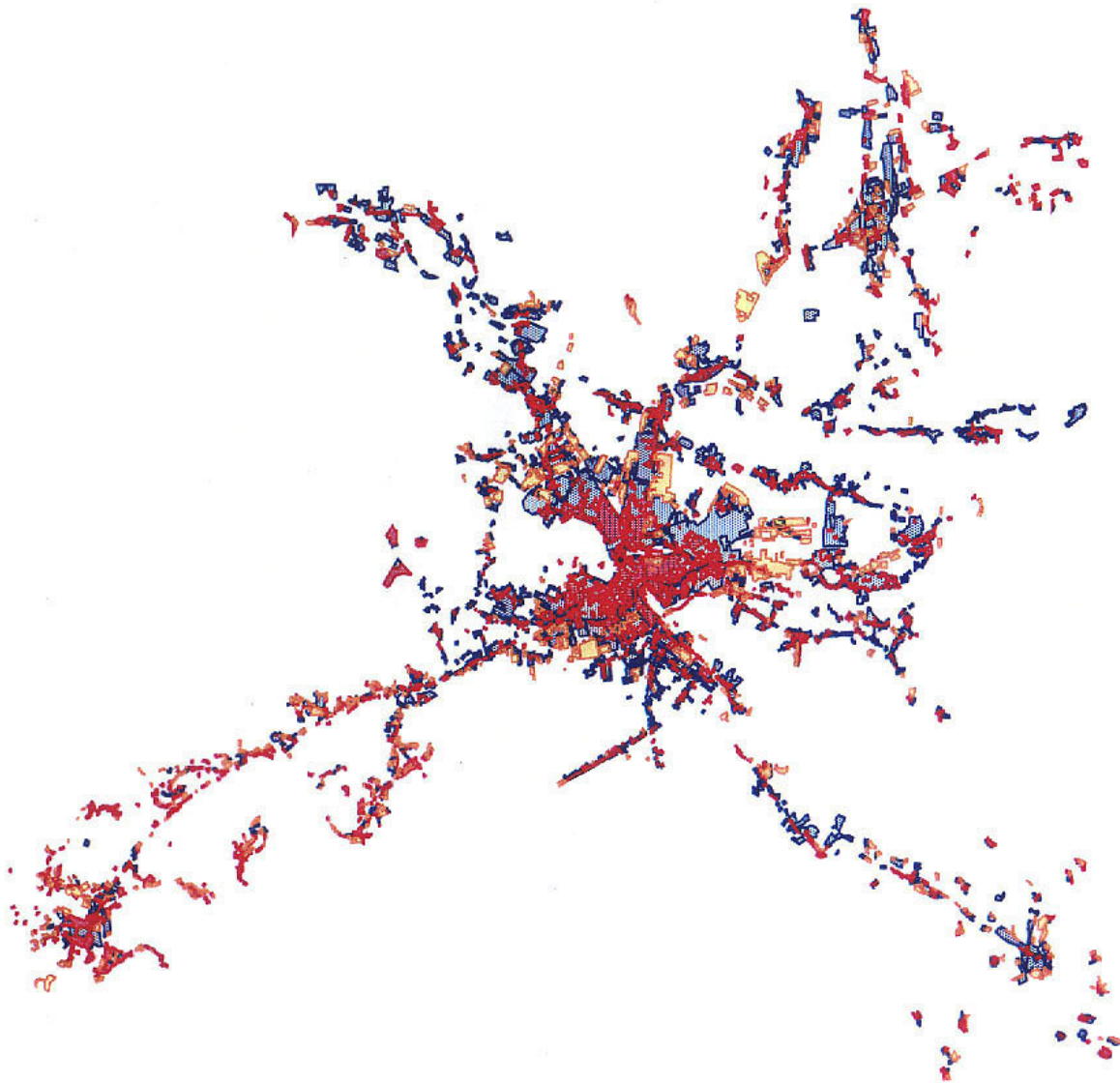
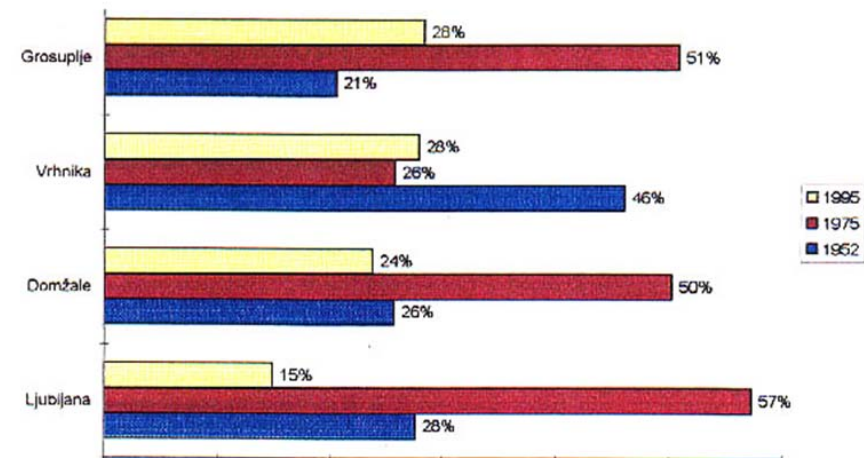


fig.3 FUR LJUBLJANA : DEVELOPMENT OF THE BUILT-UP AREA BY COMMUNES



Key

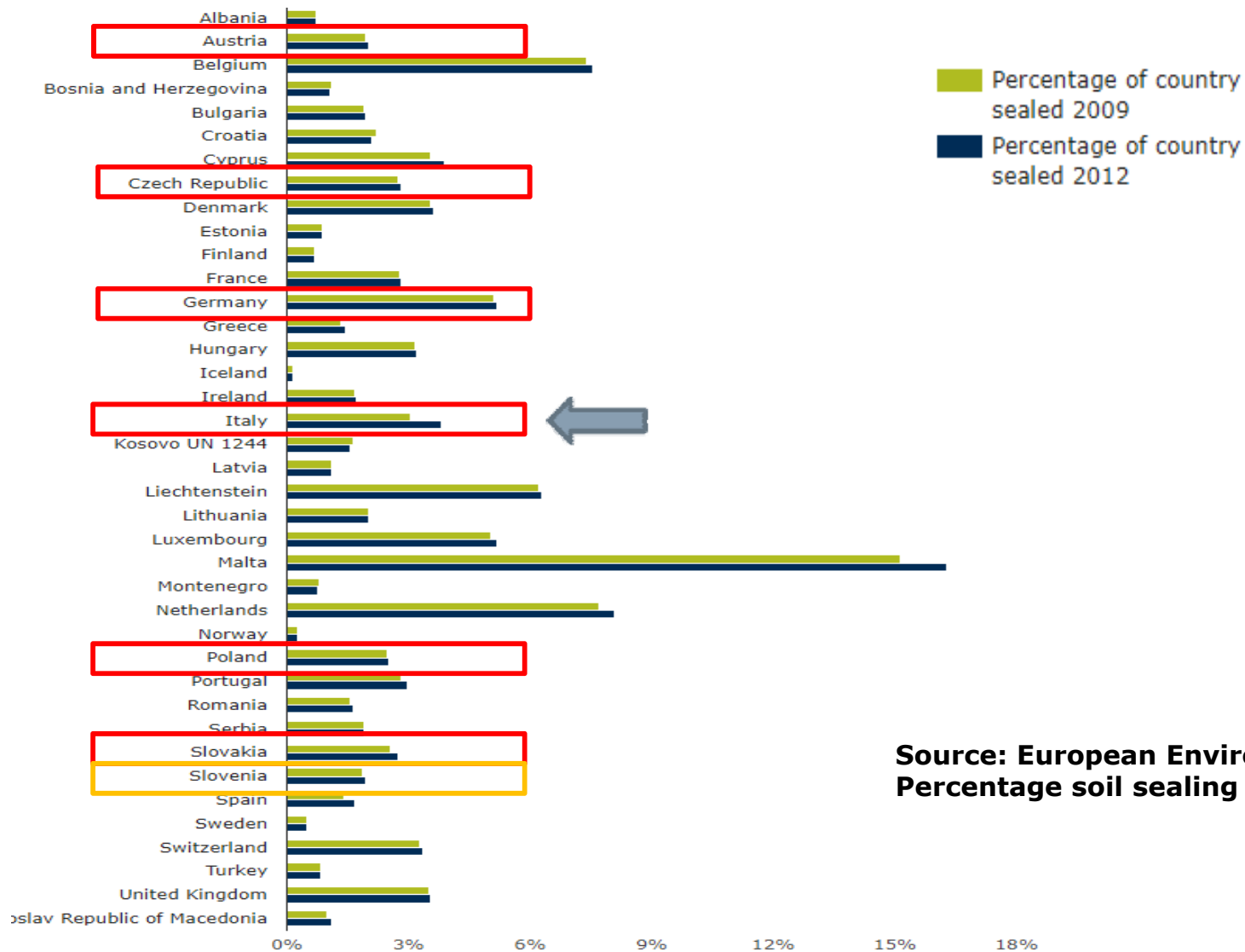
till year 1952
till year 1975
till year 1995

Scale 1: 110 000

Source: Dimitrovska Andrews et al, 2008



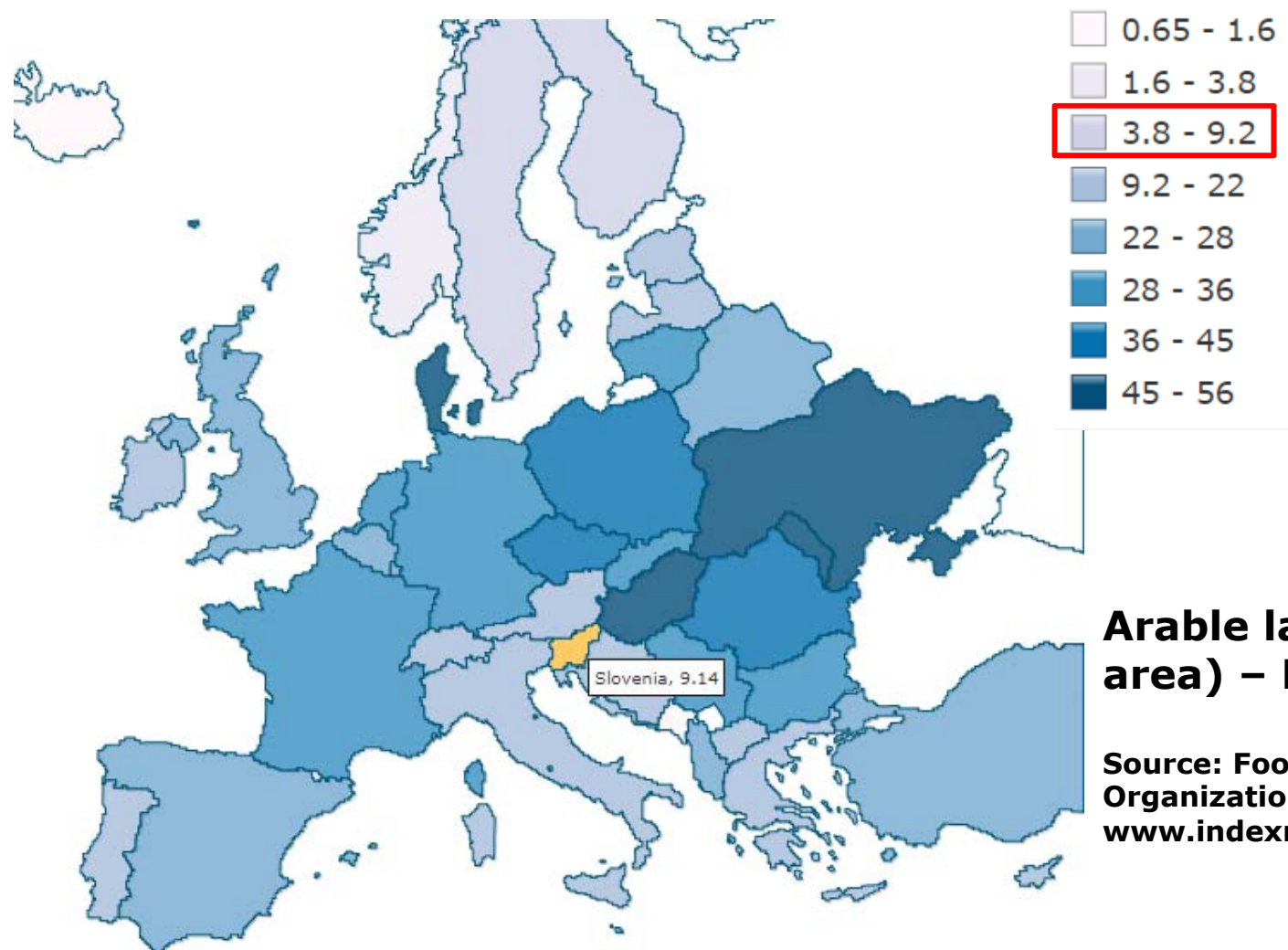
SOIL SEALING IN EUROPE



Source: European Environment Agency, dec 2017,
Percentage soil sealing by country



LIMITED ARABLE LAND

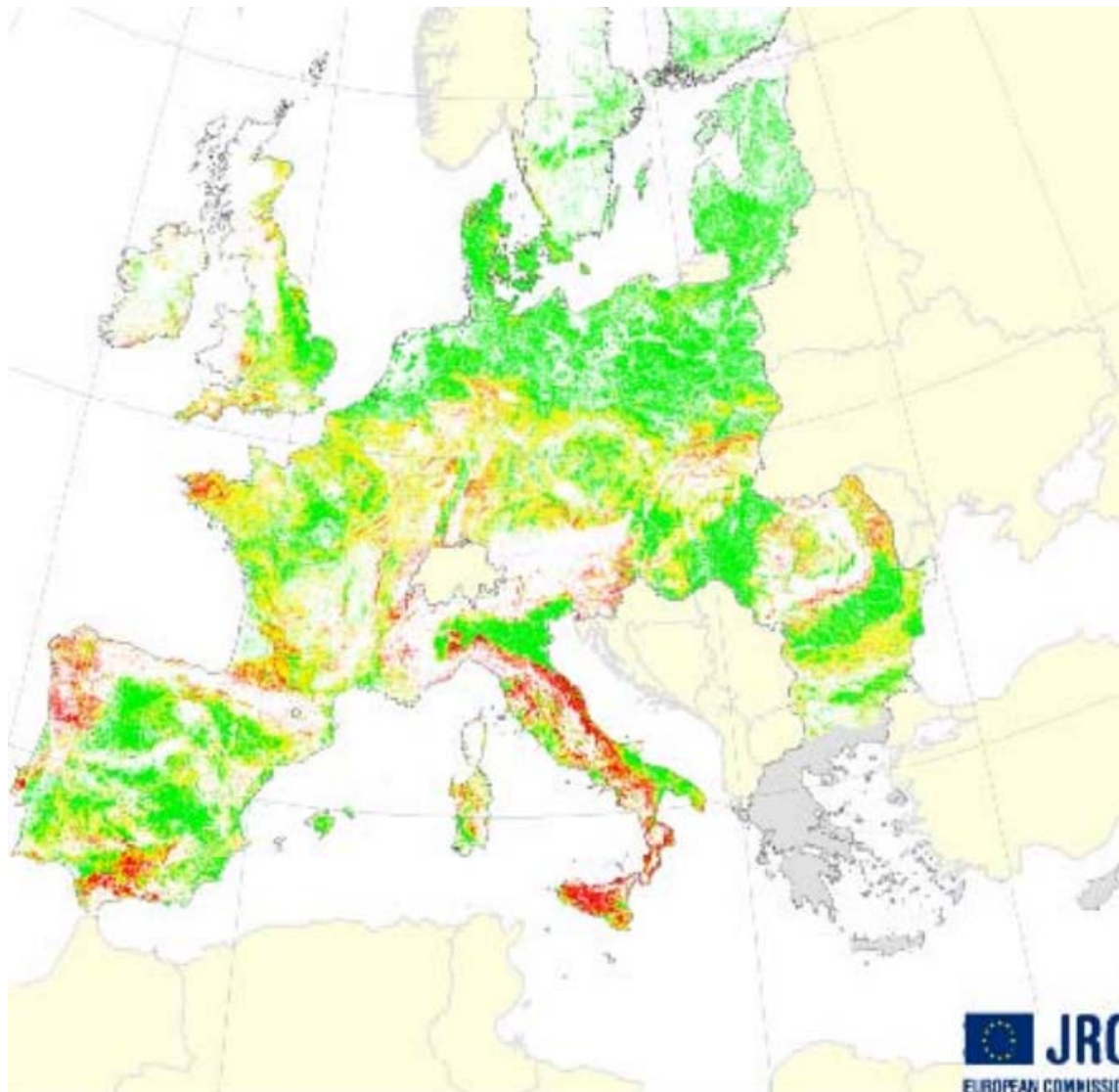


Arable land (% of land area) – Europe

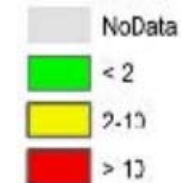
Source: Food and Agriculture Organization (FAO), graphics: www.indexmundi.com



EROSION BY WATER ON ARABLE LANDS



Legend



Estimation of soil erosion on cultivated land through rainsplash, sheetwash and rill erosion as calculated from the Revised Universal Soil Loss Equation (1 km grid cells) and CORINE 2006 Land Cover database. White areas are not considered as cultivated land in the Corine classification system. Source: JRC/Bosco et al., 2012

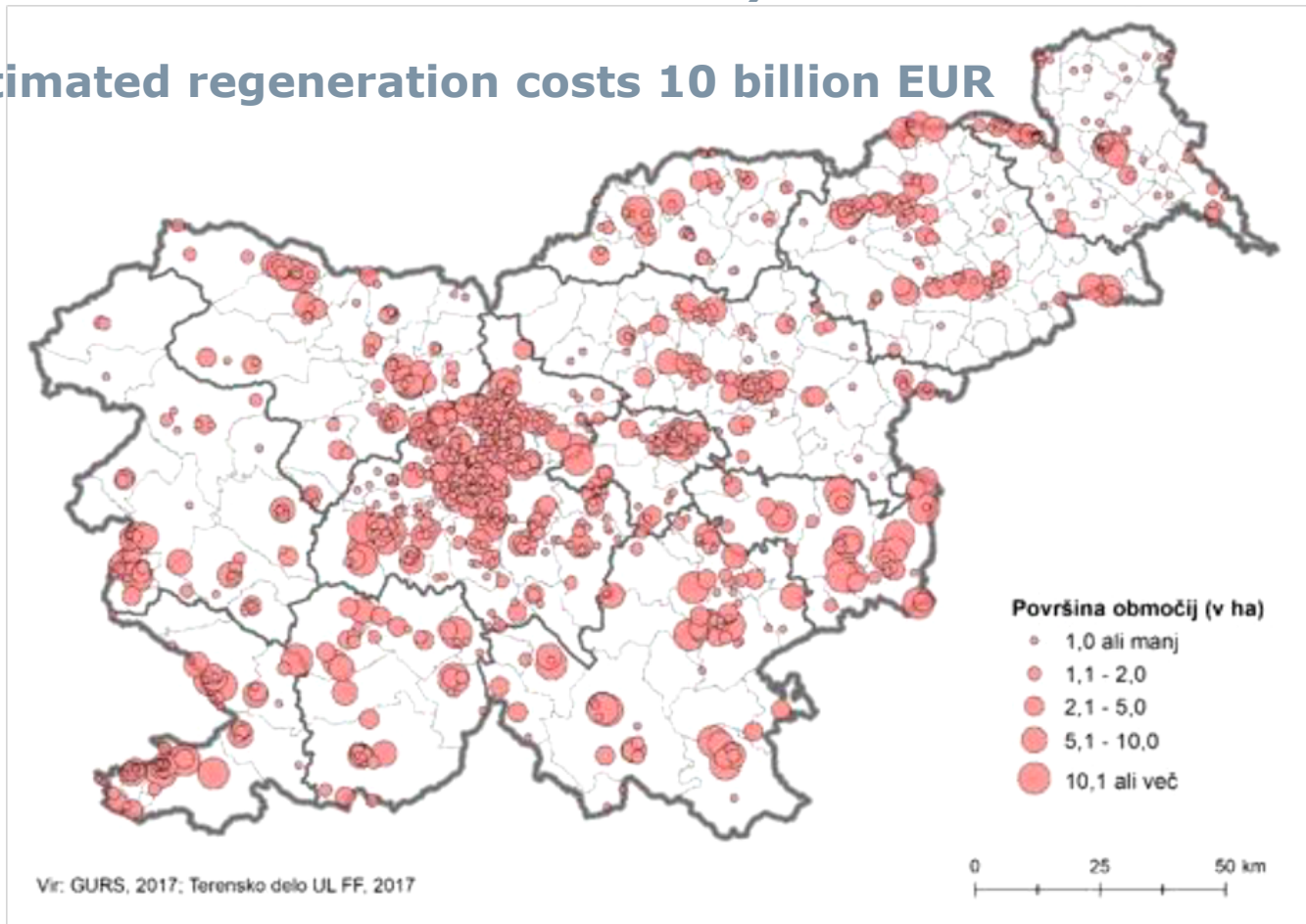


BROWNFIELDS IN SLOVENIA

TOTAL: 3.422,70 HECTARS OF BROWNFIELDS,

**only brownfields bigger then 2000 m2 in
urban areas and 5000 m2 outside)**

Estimated regeneration costs 10 billion EUR

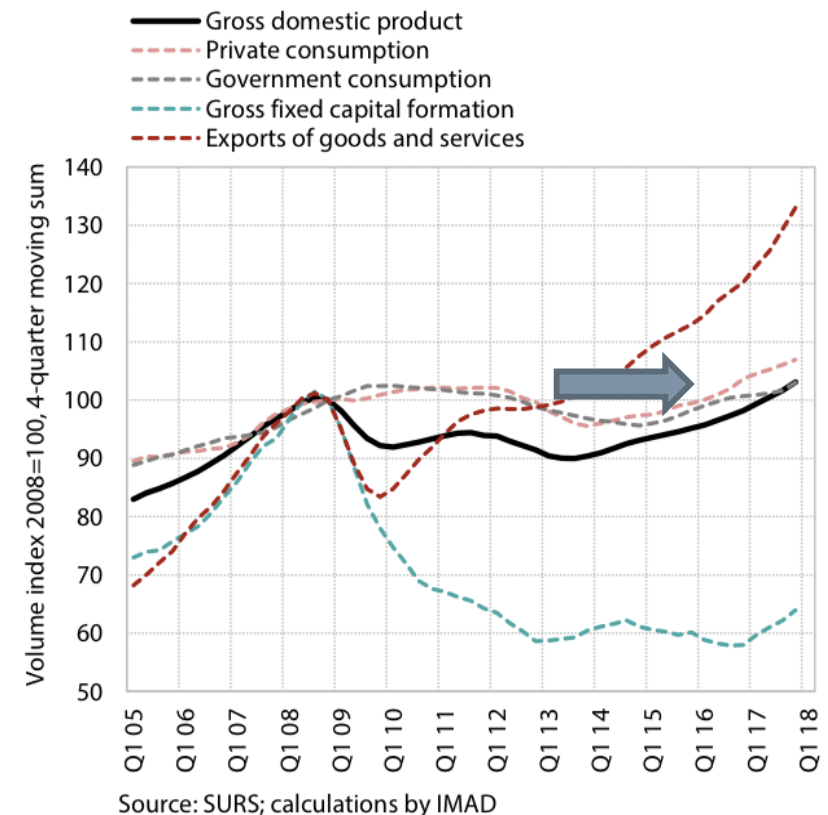


Source: Lampič, B., et al., 2016. CRP V6-1510 Celovita metodologija za popis in analizo degradiranih območij, Univerza v Ljubljani, Filozofska fakulteta, Ljubljana.

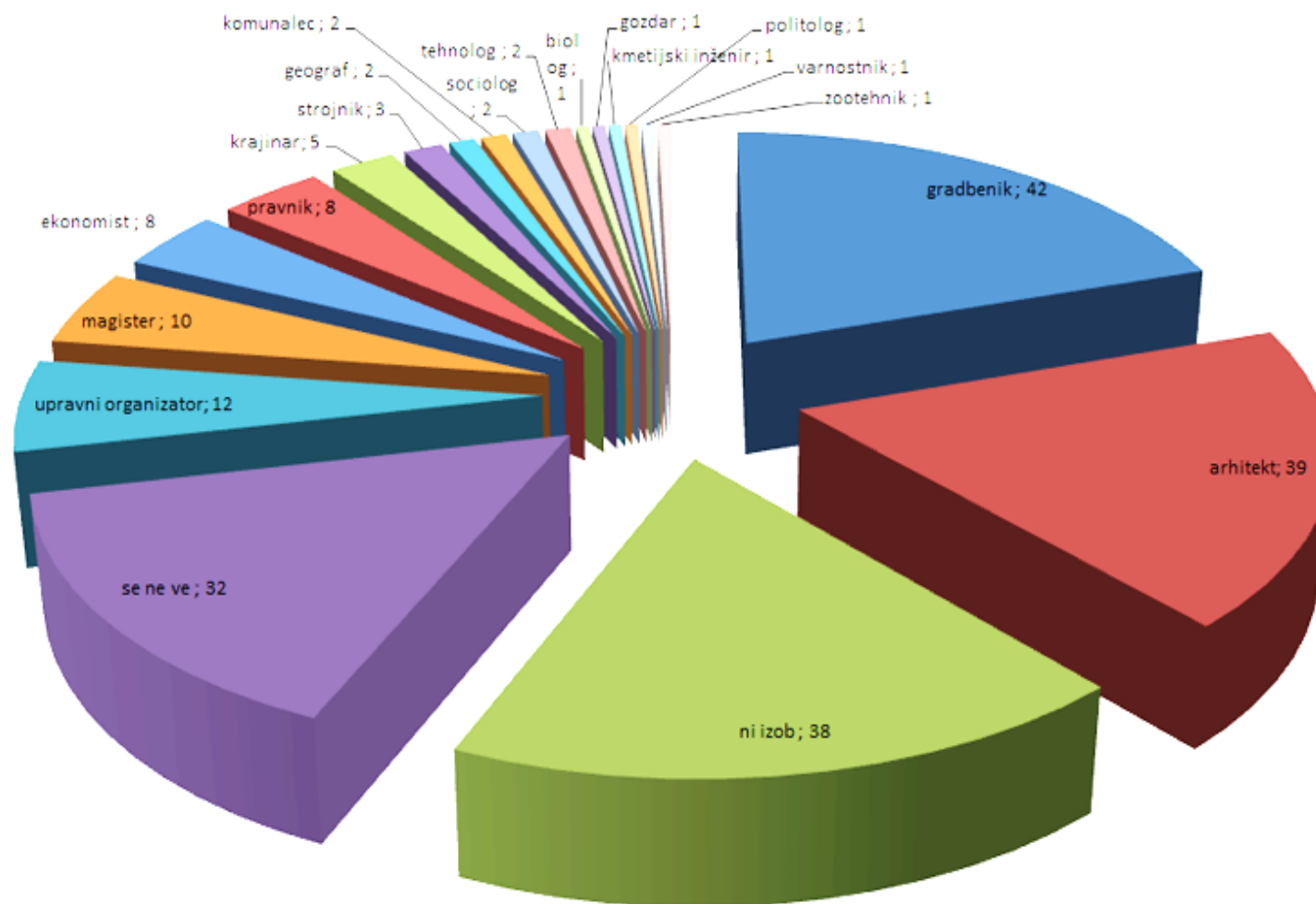


RAPID GROWTH OF INDUSTRIAL SECTOR - NEW PRESSURE FOR GREENFIELD DEVELOPMENT

- Heavy impact of financial crisis from 2008 on (some new BF)
- Stable growth after 2013
- Main generator of growth is export (of goods and services)
- Successful companies seek space for expansion
- Pressure for greenfield development in vicinity of active industrial zones
- Competitiveness between Municipalities: lack of wider perspective in locating new business zones



LACK OF KNOWLEDGE: WHO MANAGES SPATIAL DEVELOPMENT IN MUNICIPALITIES



Source: Bizjak, I., 2014. Medmrežni model javne participacije v procesu urbanističnega planiranja : doktorska disertacija = Web model for public participation in the spatial-planning procedures : doctoral thesis.

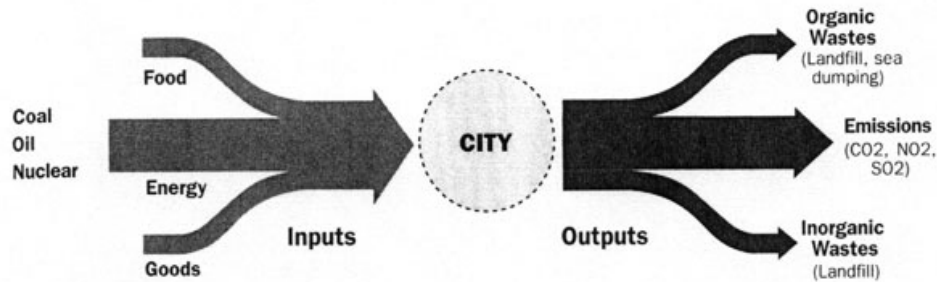


GOALS

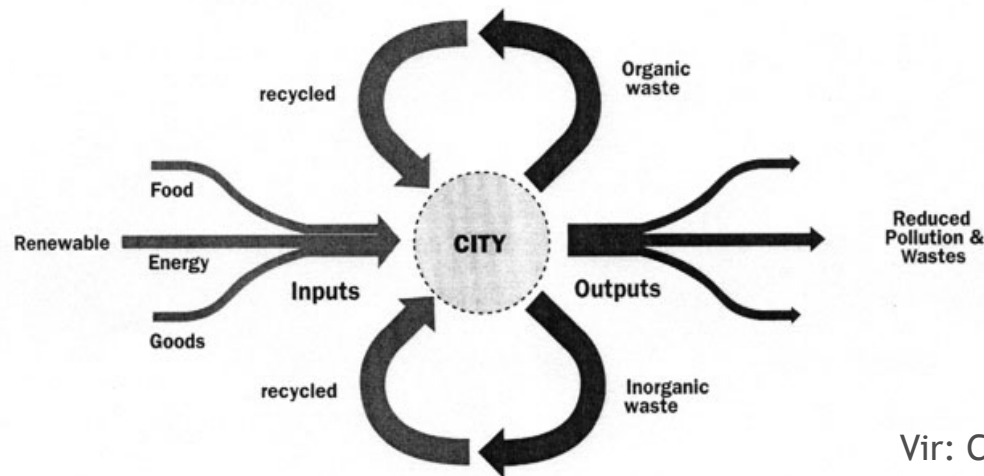


GOALS: SUSTAINABLE DEVELOPMENT

Linear metabolism cities consume and pollute at a high rate



Circular metabolism cities minimise new inputs and maximise recycling

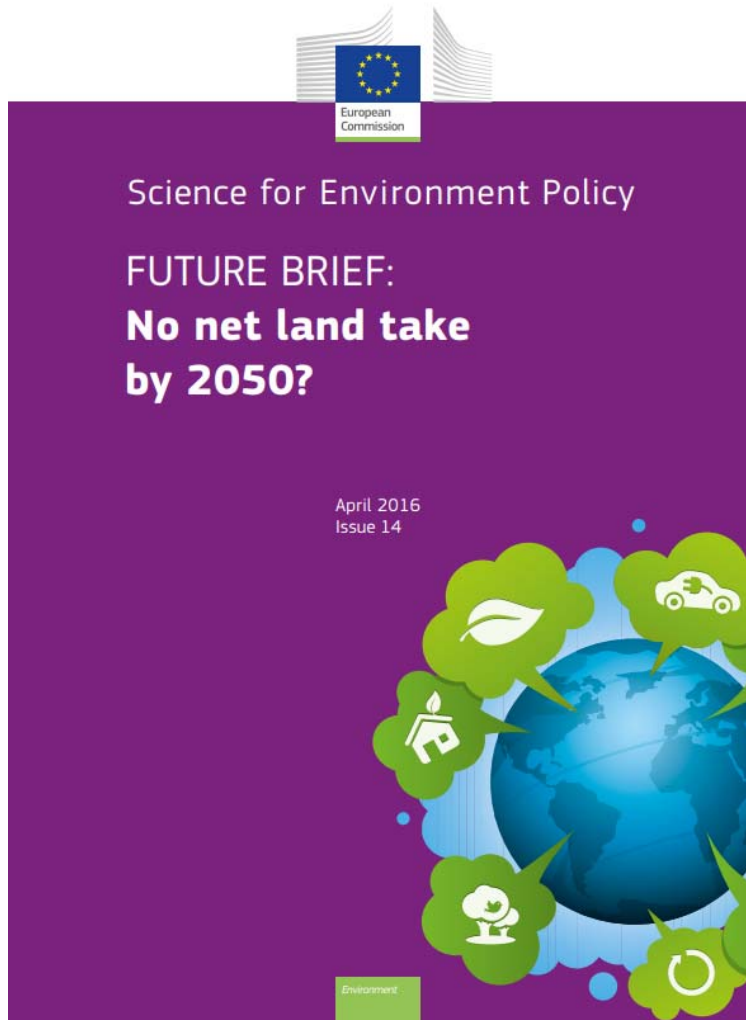


Sustainable City

Cities must be viewed as ecological systems. Their design and management should be a circular 'metabolism' process, where consumption is reduced by implementing efficiencies and where re-use of resources is maximised. To achieve this a new form of comprehensive holistic urban planning approach is needed. The concept of a '**Compact City**' model, a dense and socially diverse city where economic and social activities overlap can bring major ecological benefits.

Vir: Cities for a small planet, Richard Rogers, 1997





NO NET LAND TAKE BY 2050?

11

4. Preventing land take with brownfield development

The European Environment Agency (EEA) has estimated that there are as many as three million brownfield sites across Europe. The Concerted Action of Brownfield and Economic Regeneration Network (CABERNET) defined brownfields as sites which:

- have been affected by former uses of the site and surrounding land;
- are derelict and underused;
- may have real or perceived contamination problems;
- are mainly in fully or partly developed urban areas;
- require intervention to bring them back to beneficial use (CABERNET 2006).

The Science for Environment Policy (2013) [Thematic Issue on Brownfield Regeneration](#) draws attention to the valuable opportunity presented by brownfield remediation and regeneration, not only to prevent the loss of pristine countryside, but also to enhance urban spaces and remediate sometimes contaminated soils. It

Federal funds, tax incentives, grant schemes and technical support programs have been crucial to success. Finance is particularly important in the current economic climate in which investors are cautious.

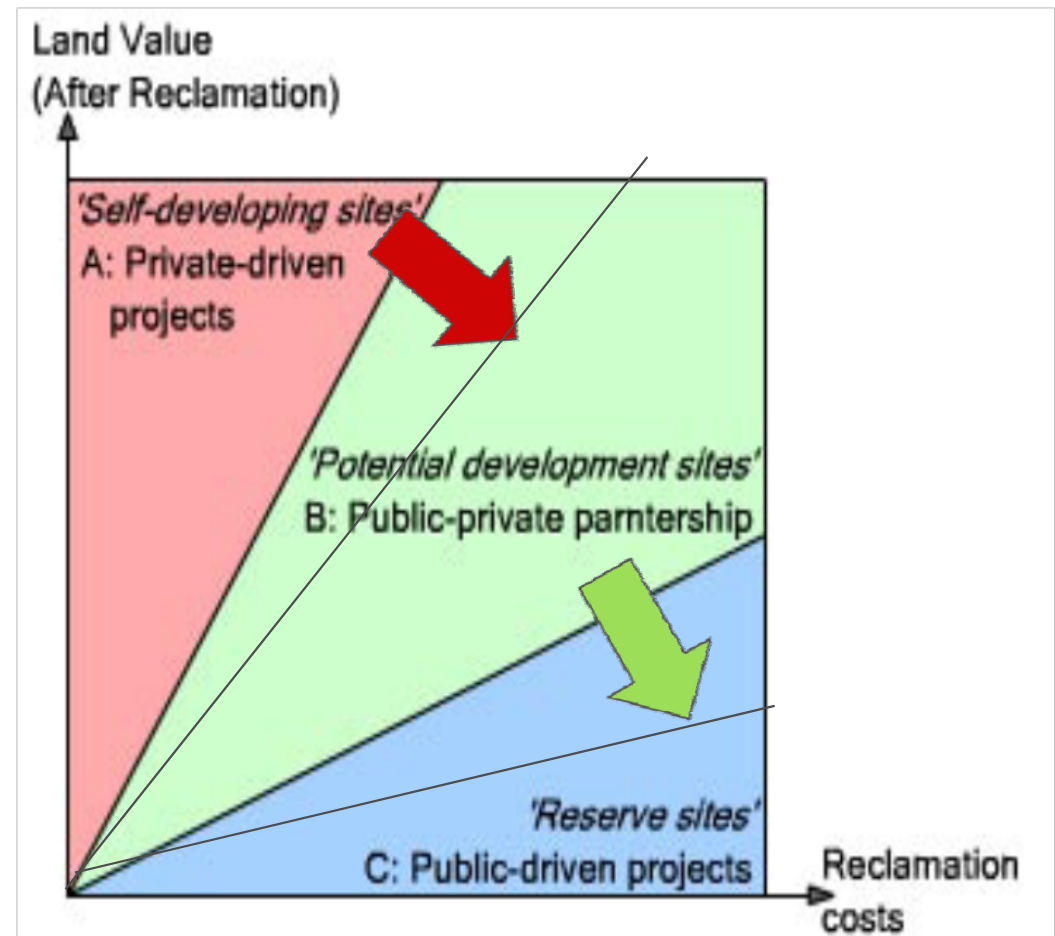
There is also a new generation of brownfields to consider as a result of the worldwide financial crisis — from commerce, housing, infrastructure and tourism. In these cases, contamination of soils should not pose serious problems.

The CABERNET project identified the three A-B-C categories of brownfields. 'A' sites can be redeveloped in the free-market economy without the need for public funding. 'B' sites are 'potential development' sites which require some form of public funding. These projects will generate only marginal profit so risks are often shared via public-private partnerships. Regeneration of the 'C' category of 'non-developing' sites would incur a financial loss for the investor and requires public sector finance. It includes reclaiming contaminated land or making sites structurally safe before planting woodlands, creating



OUR GOALS

- More type A
- More type B
- Less type C
- Greenfield=brownfield for investors (by attractiveness)
- Effective management of Brownfield regeneration



ABC Graph, developed by CABERNET
(www.cabernet.org.uk)



SOLUTIONS

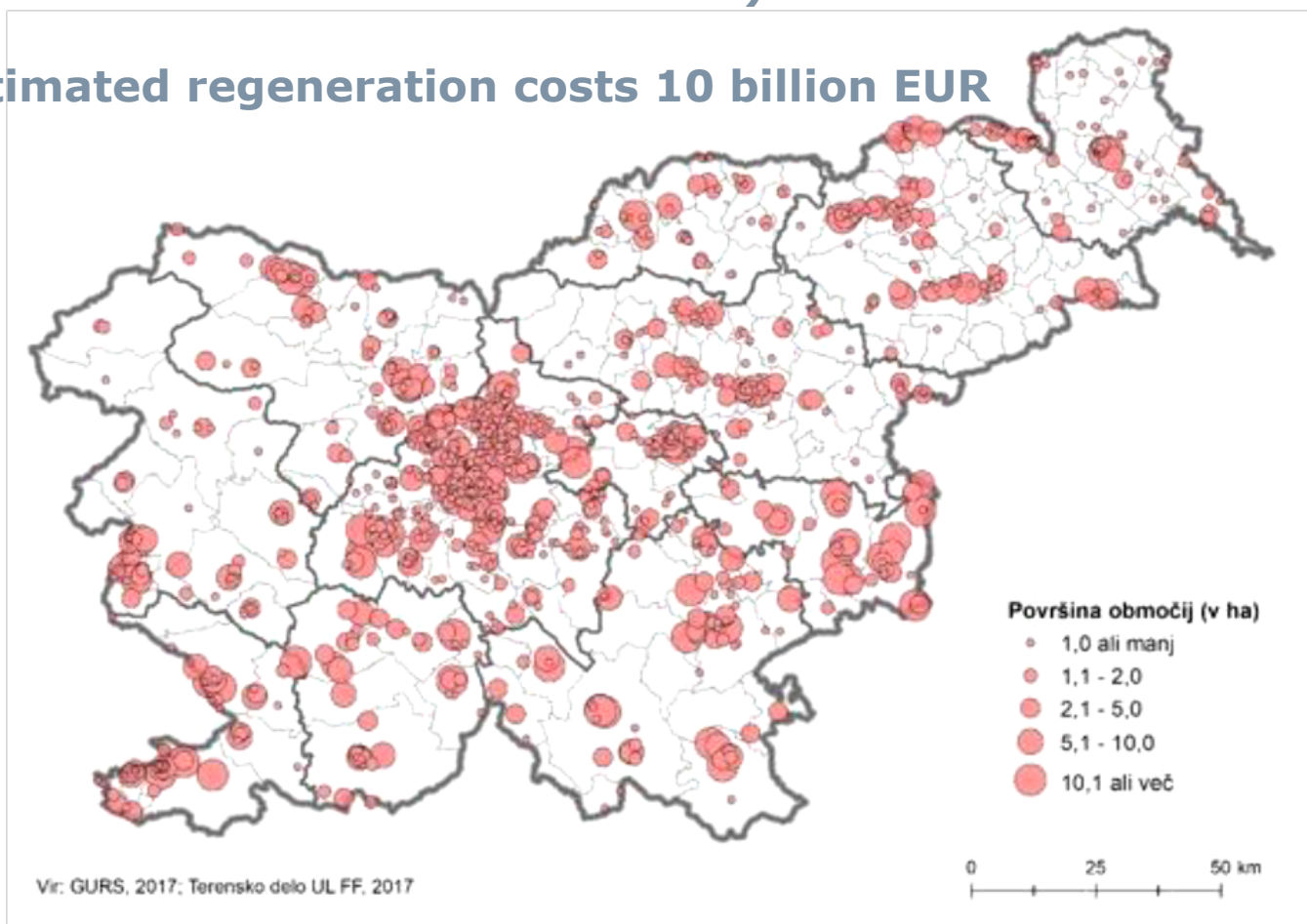


ANALYSE YOUR PROBLEM: COMPLETE INVENTORY OF BROWNFIELDS IN SLOVENIA

TOTAL: 3.422,70 HECTARS OF BROWNFIELDS,

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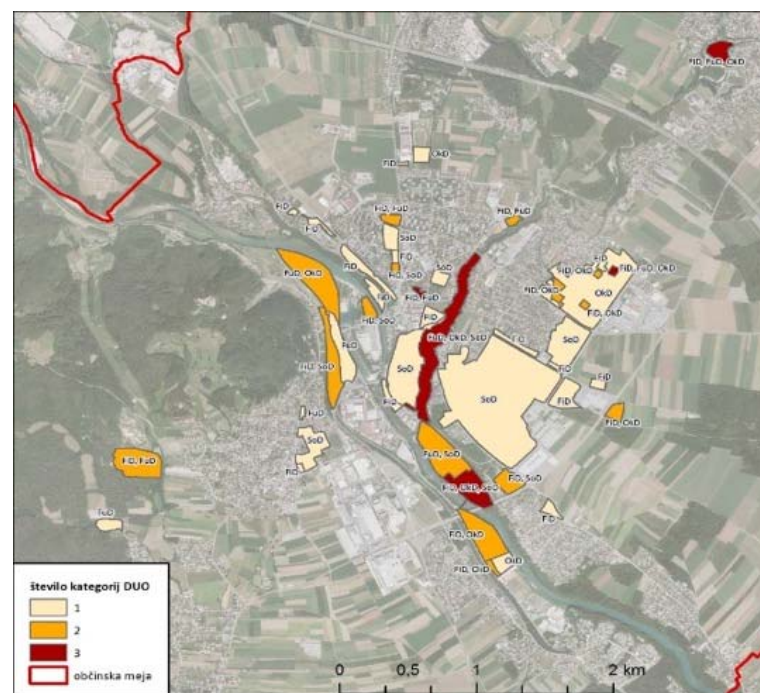
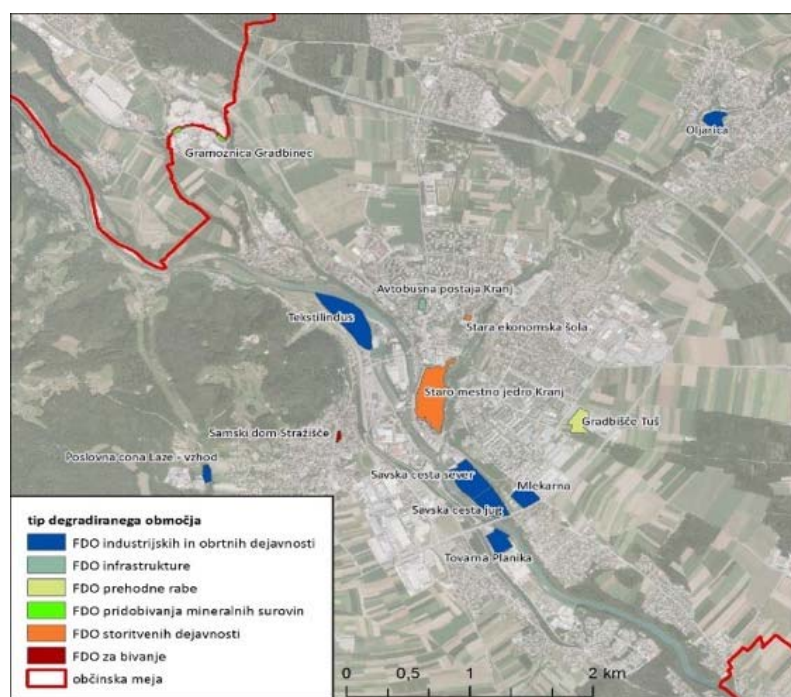


Source: Lampič, B., et al., 2016. CRP V6-1510 Celovita metodologija za popis in analizo degradiranih območij, Univerza v Ljubljani, Filozofska fakulteta, Ljubljana.

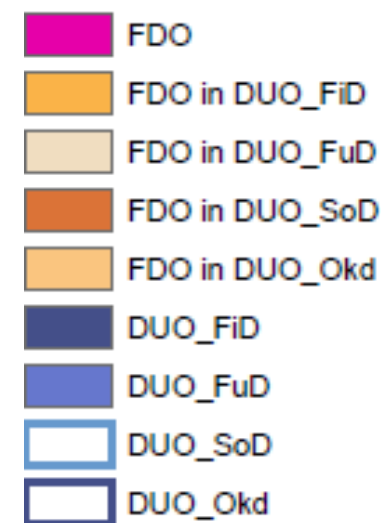
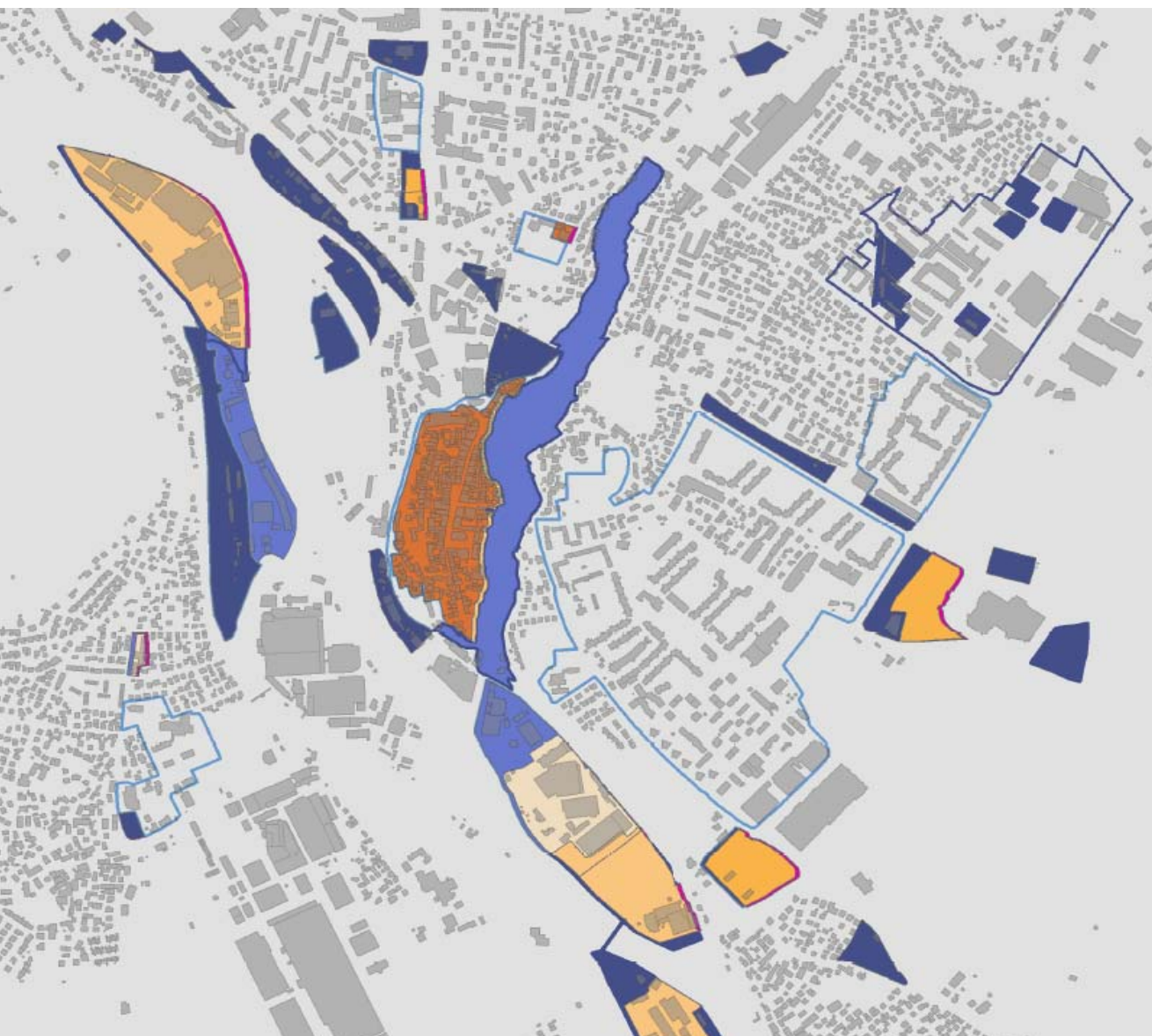


KNOW YOUR PROBLEM: INVENTORY OF BROWNFIELDS IN KRANJ

- First brownfields inventory in 2008 (Kranj area)
- Around 100 ha detected
- Impact of Interreg projects, awareness (COBRAMAN, LUMAT,)
- Two new brownfield inventories in 2016 and 2017 (nationwide)



KNOW YOUR PROBLEM: INVENTORY OF BROWNFIELDS IN KRANJ



Vir podatkov:

- UL FF, 2016, Celovita metodologija za popis in analizo degradiranih območij, izvedba pilotnega popisa in vzpostavitev ažurnega registra
- UL FA, 2016, Merila in kriteriji za določitev degradiranih urbanih območij (DUO 2)

Kartografska podlaga: GURS

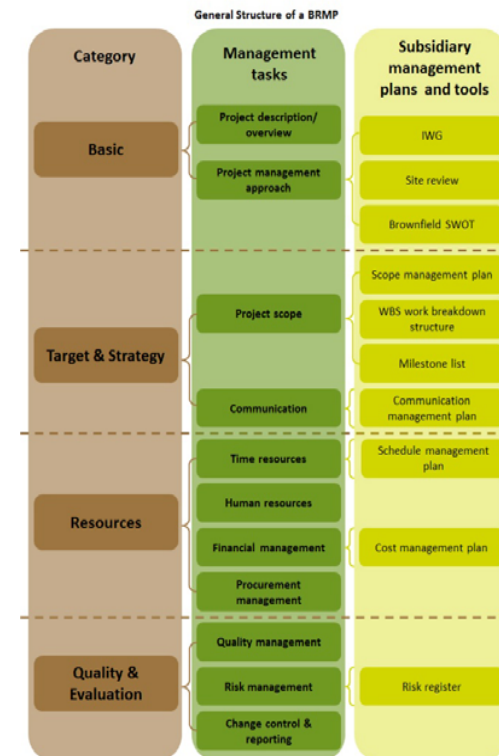
Kartografska obdelava: MOP - DzPGS

MANAGE BROWNFIELDS REGENERATION, BUSINESS ZONES (RE)DEVELOPMENT AND PROMOTION

Co-operation of stakeholders of different levels:

- Investors (type A)
- Municipalities (type A, B)
- FUA? (LUMAT proposal)
- Regional level
- State level (ministries and agencies)

Co-operation of all levels



Source:
http://www.mop.gov.si/fileadmin/mop.gov.si/pageuploads/zakonodaja/graditev_objektov/PREDSTAVITEV_ZUreP-2.pdf

and project
COBRAMAN

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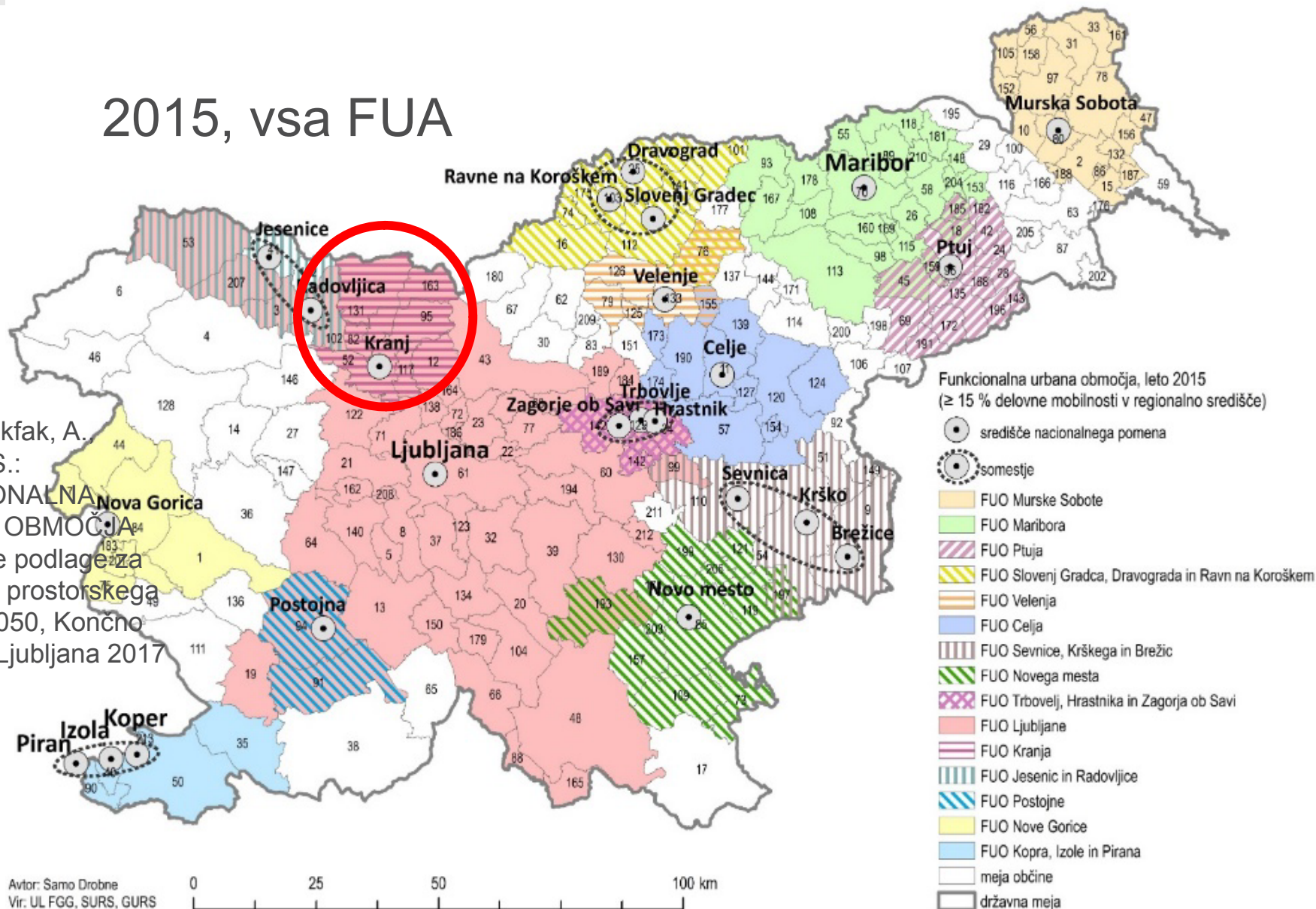


THE LUMAT ACTION PLAN for KRANJ FUA



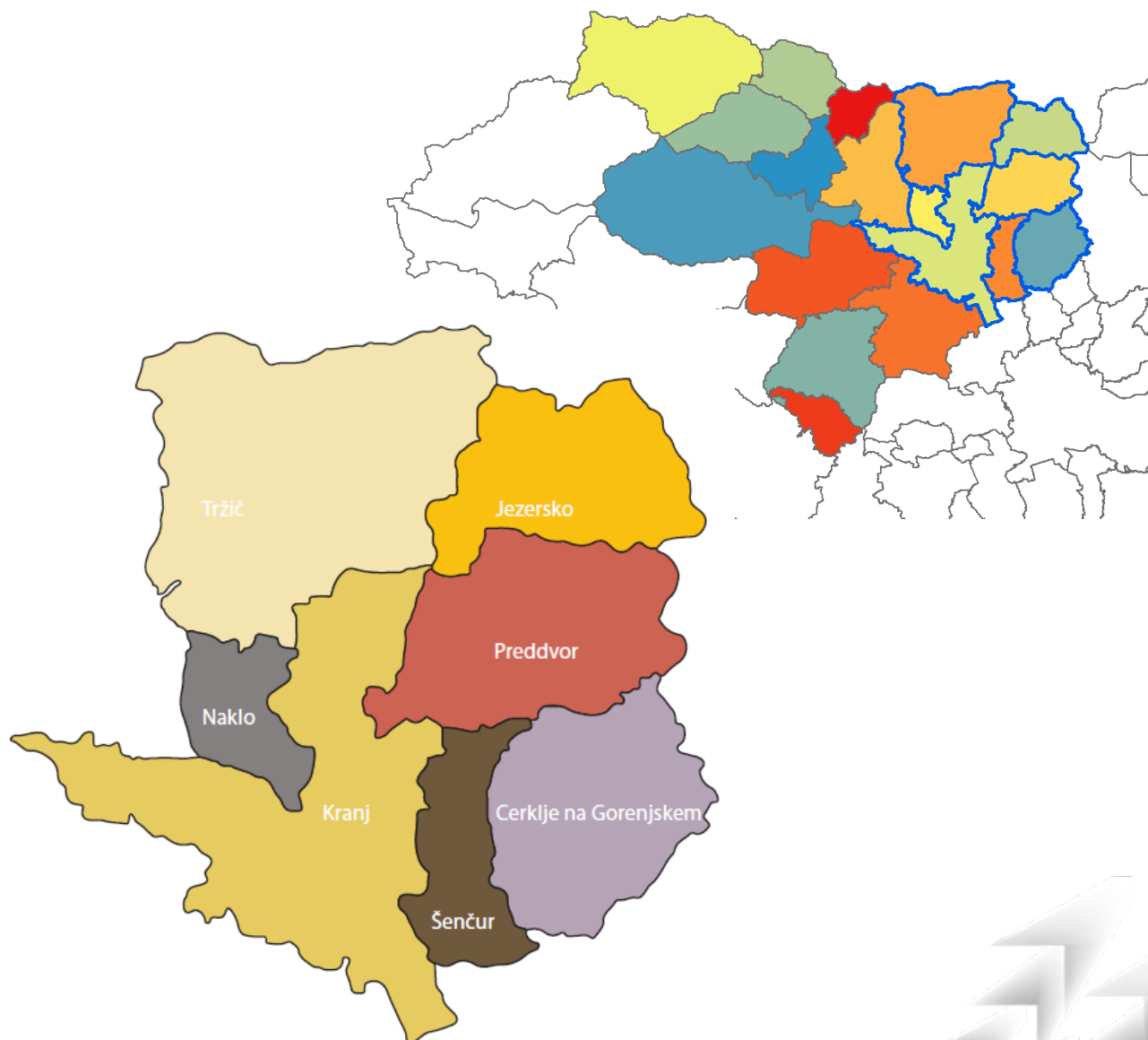
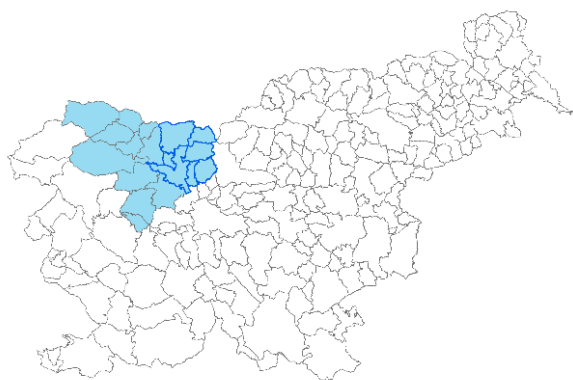
2015, vsa FUA

Source Fikfak, A.
Drobne, S.:
FUNKCIONALNA
URBANA OBMOČJA
Strokovne podlage za
Strategijo prostorskega
razvoja 2050, Končno
poročilo, Ljubljana 2017



Občine v FUO Kranj:

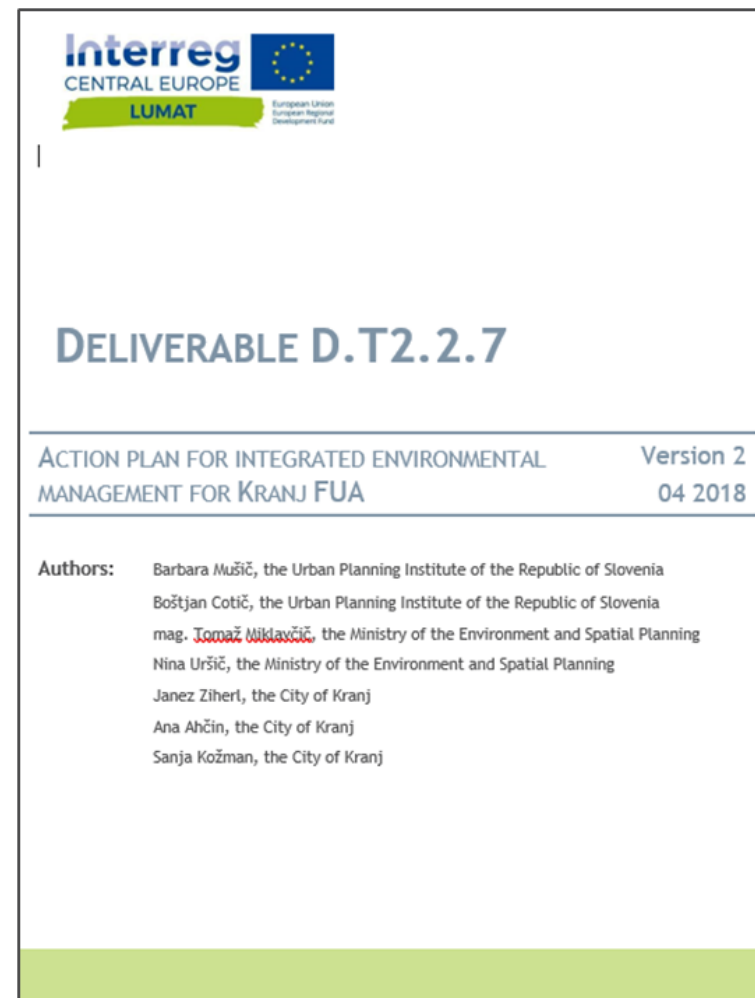
1. Mestna občina Kranj,
2. Občina Šenčur,
3. Občina Preddvor,
4. Občina Naklo,
5. Občina Cerklje na Gorenjskem,
6. Občina Jezersko,
7. Občina Tržič.



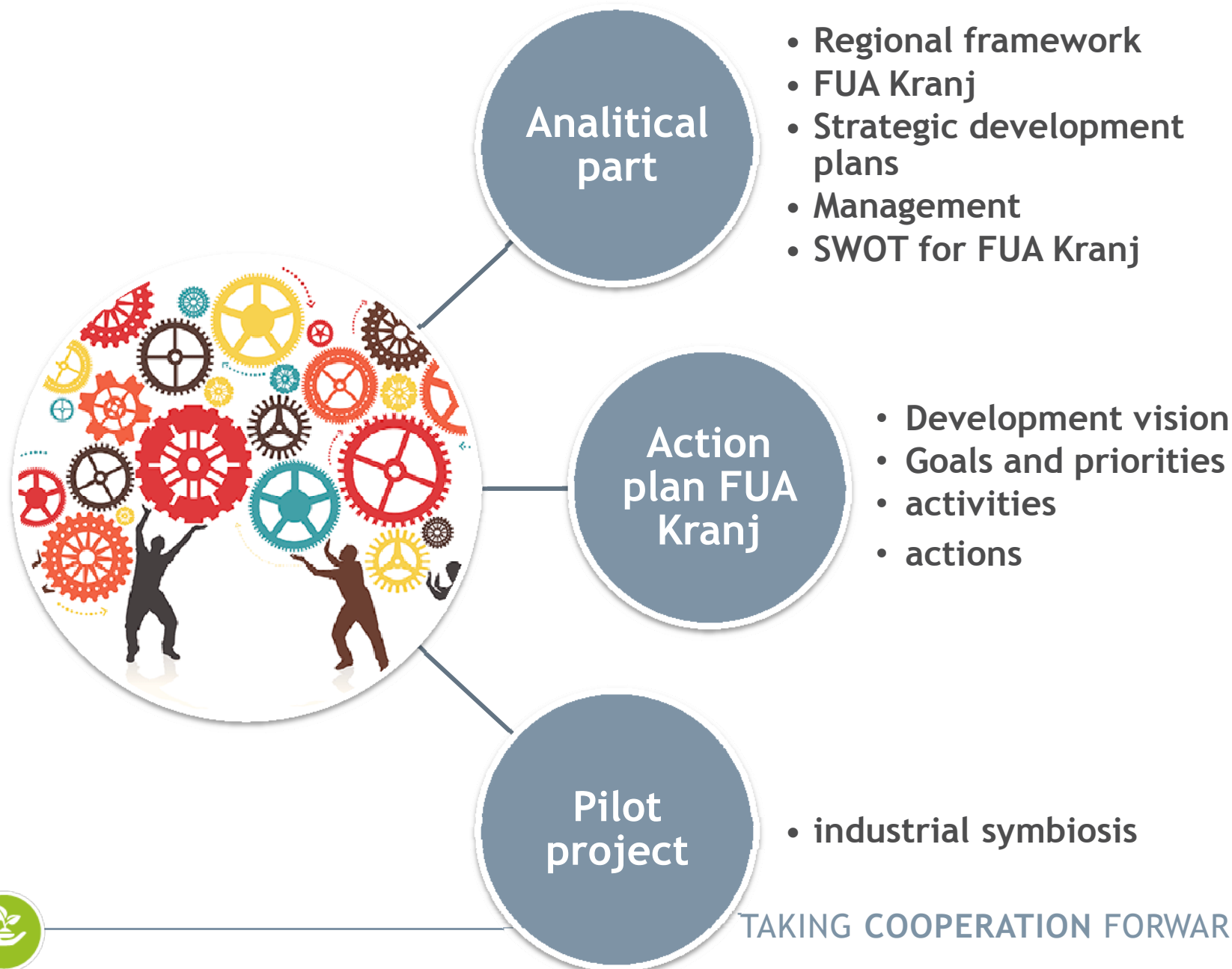
KRANJ FUA ACTION PLAN

Action plan for the FUA Kranj is tackling the problem of unsystematic management of brownfield sites and underused business zones

main slogan: FUA Kranj, a generator of circular economy in Gorenjska region.










CONCEPT OF THE FUA KRANJ ACTION PLAN



ACTIVITIES (INSTRUMENTS) OF FUA KRANJ ACTION PLAN

Integration of economic development and spatial development instruments (new and existing) - integrative land management

Prostorsko-planerski ukrepi 	Ukrepi za pospešitev aktivacije in prenove 	Strategije in pristopi k prenovi 	Lastninsko-pravni in zemljiški ukrepi 	Finančne spodbude in ukrepi pritiska 	Promocijsko trženjski ukrepi 	Upravljaljski ukrepi 
Regionalni prostorski plan: načrtovanje prednostne rabe DUO	Prednostno umeščanje javnih objektov v DUO	Sanacije degradiranih okolij zaradi preteklih okoljskih bremen	Načrt preskrbe z zemljišči	Odreditev vzdrževalnih del (pritisk)	Nacionalna promocija DUO - SPIRIT	Uradni register DUO
Občinski prostorski načrt: namenska in prednostna raba DUO, obm. prenove	OPPN in dogovor deležnikov za skupno in celotno prenovo na območju prenove	Renaturacija DUO	Nakup/ prodaja neizkoriščenih nepremičnin v javni lasti v DUO območjih	Taksa za neizkoriščena stavbna zemljišča (pritisk)	Pisarna za podjetja in investitorje (lokalna, regionalna)	Nacionalni program za prenovo DUO
Postavitev kvantitativnih prostorskih ciljev rabe zemljišč	Posegi v prenovo obstoječih zakonito zgrajenih objektov na stavbnih zemljiščih	Prenova in razvoj DUO v urbano območje mešane rabe	Brezplačen prenos premoženja države na lokalno skupnost	Komunalni prispevek in oprostitve	Program spodbud: mix podpornih ukrepov	Nacionalna koordinacija za DUO
Prepoznavanje bodočih DUO	Začasna raba prostora	Razvoj stavbnih zemljišč po rušenju in okoljski sanaciji	Predkupna pravica države in občine	Politika NUSZ	Strategija trženja: zasnova in izvedba	Regijska koordinacija in upravljanje DUO
Načrtovanje z ničelno neto rastjo pozidanih zemljišč		Posodobitev in uvedba inovativnih energetsko-okoljskih rešitev v DUO	Razlastitev in omejitve lastninske pravice	Dodeljevanje občinskih finančnih spodbud podjetjem		Občinski urbanist -DUO koordinator
(Pred)študija izvedljivosti prenove z vizijo DUO (program prenove)		Izboljšanje dostopnosti, uvedba trajnostne mobilnosti in vključitev DUO v prometne mreže	Podelitev stavbne pravice	Nepovratna sredstva države in EU za DUO		Usposabljanje za lokalne in regionalne DUO koordinatorje
		Ozaveščanje javnosti o izzivih trajnostne rabe	Komasacija na območju stavbnih zemljišč v DUO	Finančni instrumenti EU		Ustanovitev podjetja za prenovo in upravljanje
		Spodbujanje industrijskih simbioz		Kreditni za občine in podjetja		Pisarna za prenovo DUO
				Vzpostavitev namenskih (regijskih/nacionalnih) kreditnih in garancijskih shem		Obvezna določitev upravljavca DUO
						Ukrepi za krepitev kompetenc za upravljanje in večje lastnike DUO
						Nacionalna spletna stran/ platforma praks

LUMAT PILOT PROJECT

prostorsko-planerski ukrepi

ukrepi za pospešitev aktivacije in prenove

strategije in pristopi k prenovi

lastninsko-pravni in zemljiški ukrepi

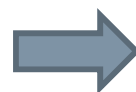
finančne spodbude in ukrepi pritiska

upravljaljski ukrepi

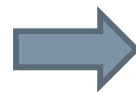
promocijsko-tržni ukrepi

LUMAT FUA KRANJ ACTION PLAN as a COMMON STRATEGIC PLATFORM*

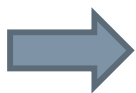
(in the field of brownfield
regeneration and business
zones (re)development)



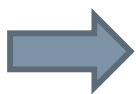
For Regional spatial
plan



For Regional development
programme



Municipal Sustainable
development strategy



For Municipal spatial plans

***also ensures Sustainability of project results**



SOLUTIONS: LUMAT CAPACITY BUILDING (AND PUBLIC PARTICIPATION)





LUMAT IZOBRAŽEVANJE

EKOSISTEMSKÉ STORITVE IN ORODJA ZA PARTICIPACIJO

AGENDA torek, 2. 10. 2018

Lokacija: Urbanistični inštitut Republike Slovenije (UIRS),
Trnovski pristan 2, SI-1000 Ljubljana, Slovenija

9.30 - 10.00	Registracija udeležencev
10.00 - 10.15	Uvodni nagovori direktor dr. Igor Bizjak, UIRS Boštjan Cotič, UIRS 1. del: Ekosistemske storitve
10.15 - 11.00	Bojana Lipej: Škocjanski zatok - koristi ekosistemskih storitev za širšo okolico
11.00 - 11.20	dr. Barbara Goličnik Marušič: Na naravi temelječe rešitve (NBS) kot orodje za vzpostavitev nov eko-sistemskih storitev?
11.20 - 11.40	mag. Ina Šuklje Erjavec: ToBeWell - turizem in ekosistemske storitve 2. del: Orodja za participacijo
11.40 - 12.10	dr. Igor Bizjak: Participiraj.urs.si - platforma za spletno participacijo
12.10 - 12.30	Nina Uršič, MOP: Invito - GIS orodje za participacijo
12.30 - 13.00	Mihael Fonda, MOP: Podatki o prostorskih aktih - informativni vpogled
13.00 - 14.30	Kosilo
14.30 - 15.30	Diskusija in zaključek dogodka

Second part of LUMAT training on 2.10.2018!



THANK YOU!

Boštjan Cotic

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