



Intersol 2010

Public-Private-Partnership at Regional Level

—

A new Approach to Enhance the Reuse of Brownfields

Magdalena Knappik
Dortmund University of Technology

Structure



1. Land use in Germany

- The dimension of land use
- The main stakeholders of land use

2. The research project „PPP in Land Use Management at Regional Level“

- The context of the research project
- The main results

3. Actual trends

1. Land use in Germany

- Settlement and traffic areas doubled during the last 50 year (the population only rose by about 30 % and the working population by 10 %)
- The settlement area per citizen constituted 350 square metres in the 1950s, today it grew up to 534 square metres
- From 2005 to 2008 the daily land use was at a level of 120 hectares

1. Land use in Germany

Reasons:

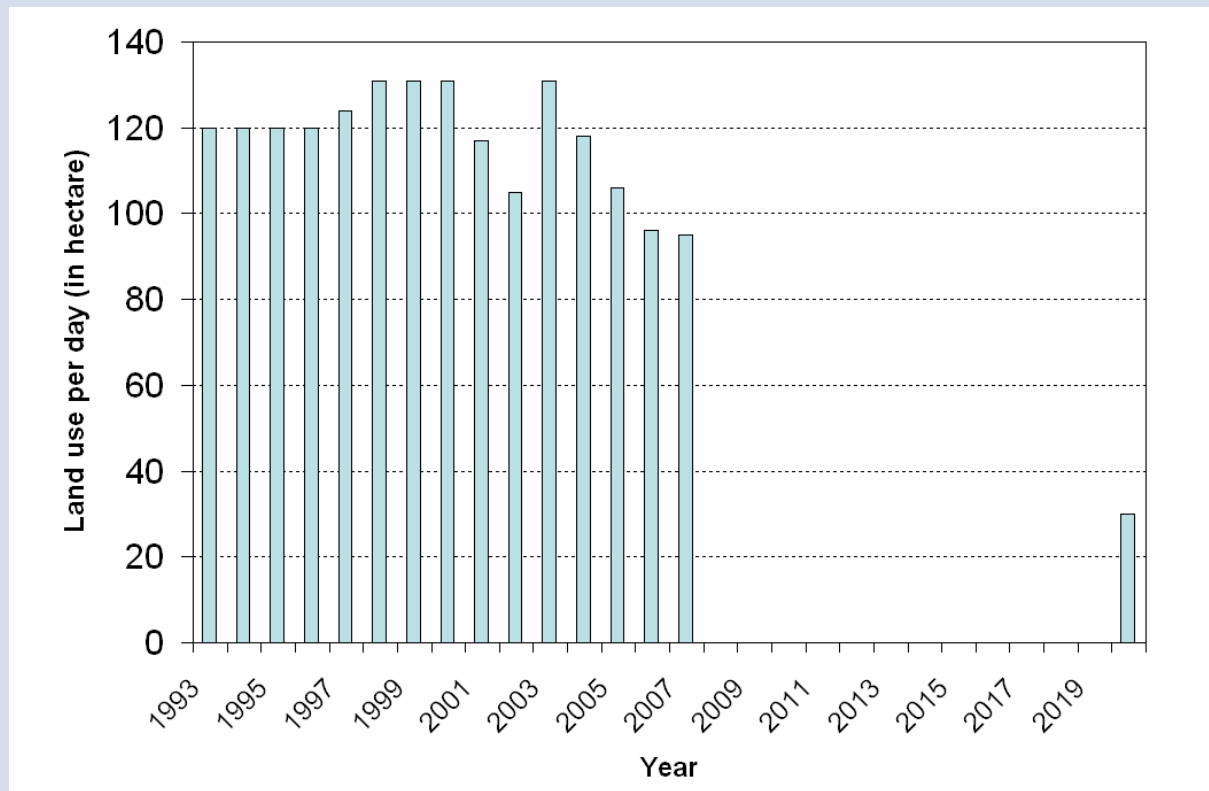
- The communes' competition is regarded to be the main reason for the generous designation of land for building sites
- The communes hope to settle new business establishment and inhabitants

Consequences:

- Loss of space for agriculture
- Loss of earth function by sealing
- Social and geographic disparity
- Rising costs for settlement structure
- ...

1. Land use in Germany

Daily land use in Germany



Source: Compiled by the author based on Krumm 2004: 9, Website of StaBa

2. The research project „PPP in Land Use Management at Regional Level“



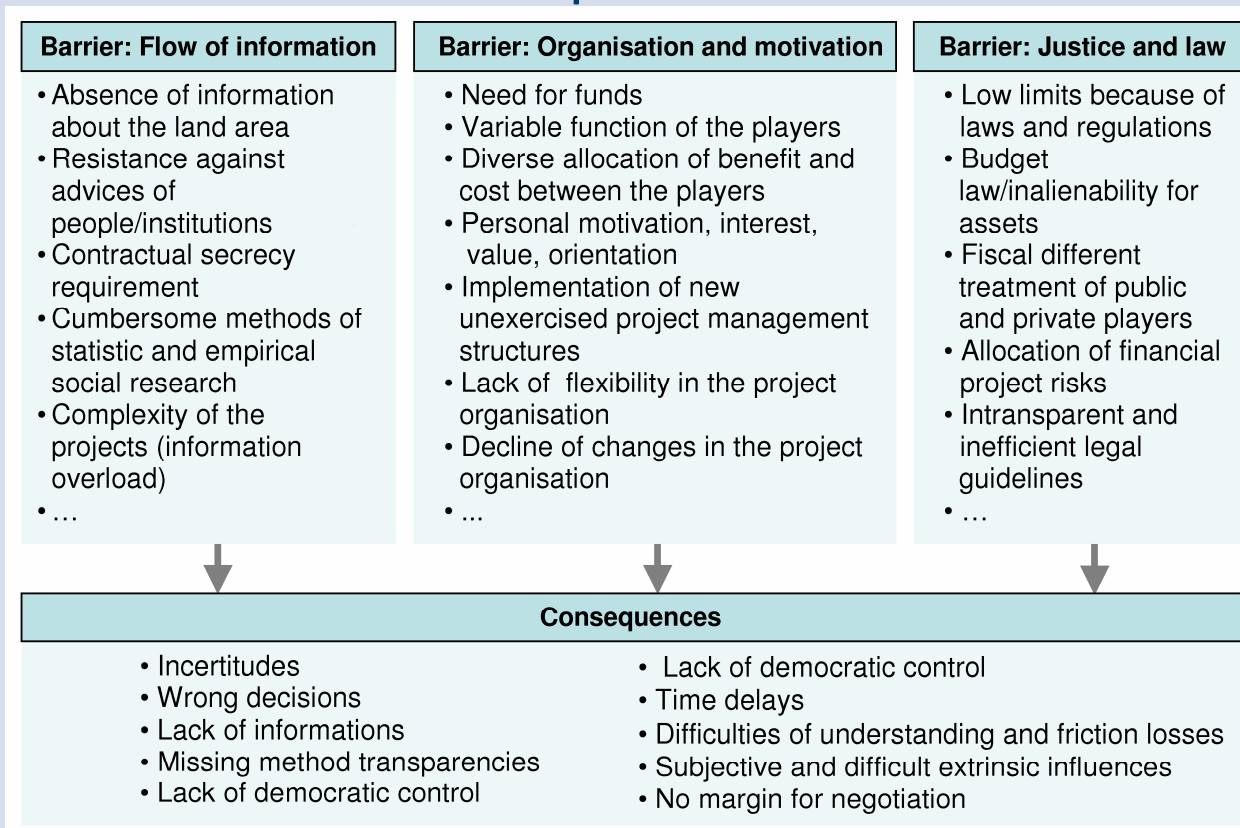
- Creation of the scientific program “Research for the Reduction of Land Consumption and for Sustainable Land Management (REFINA)” by the German federal government

- Initiation of the REFINA research project “Public-Private-Partnership in Land Use Management at Regional Level”
 - ♦ Aim: Creating a better synchronisation of public planning and private development objectives in land use management
 - ♦ Research phase: Three years
 - ♦ Network partners: Chair of Real Estate Development (Faculty of Spatial Planning, Dortmund University of Technology), PROBIOTEC GmbH, RAG Montan Immobilien GmbH

2. The research project „PPP in Land Use Management at Regional Level“



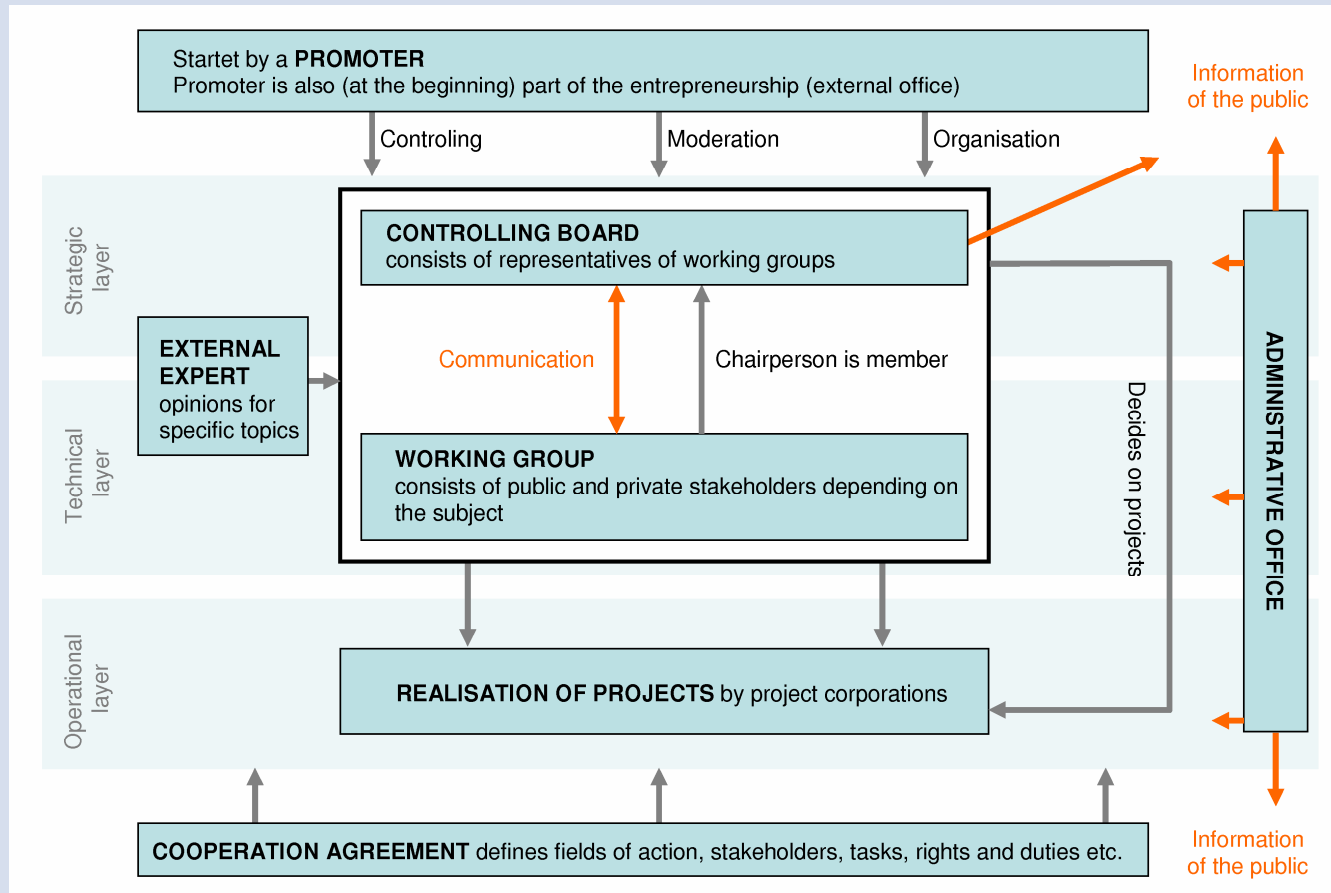
Conflicts between private and public stakeholders in the context of land area development



Source: Compiled by the author

2. The research project „PPP in Land Use Management at Regional Level“

Organisation chart of the land use management concept



Source: Compiled by the author

3. Actual trends



- Today first attempts of a land use management at regional level can be found in Germany
- A census of all land areas was accomplished in the Ruhr Area and now a real estate conference is planned
- The conditions for an implementation of a land use management concept are very favorable:
 - ♦ The rising economic pressure underlines the necessity of reusing brownfields
 - ♦ The organisation Regionalverband Ruhr had the authority of the regional planning in the Ruhr Area
 - ♦ Cooperation between communes in different sectors already exists in the Ruhr Area