



**Intersol 2010**

## **Public-Private-Partnership at Regional Level**

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### **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:

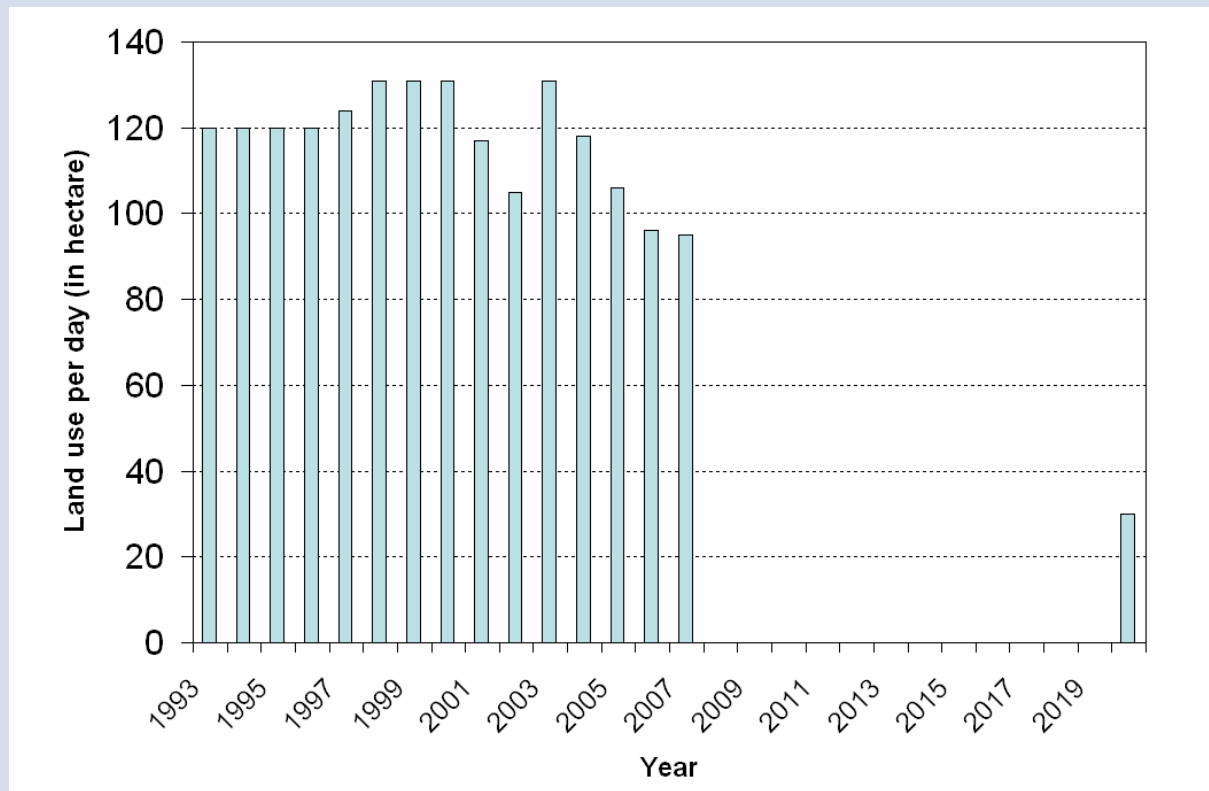
- The communes' competition is regarded to be the main reason for the generous designation of land for building sites
- The communes hope to settle new business establishment and inhabitants

## 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”

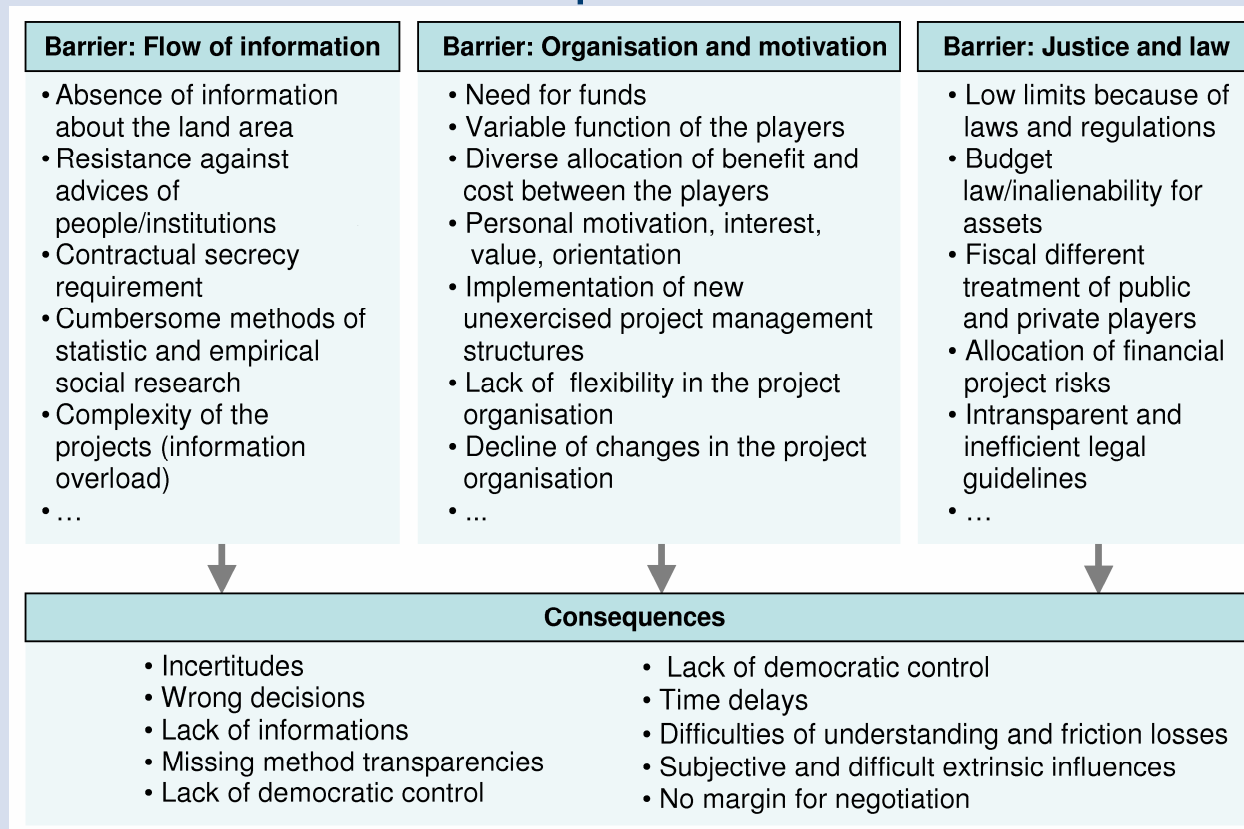


- Creation of the scientific program “Research for the Reduction of Land Consumption and for Sustainable Land Management (REFINA)” by the German federal government
  
- Initiation of the REFINA research project “Public-Private-Partnership in Land Use Management at Regional Level”
  - ♦ Aim: Creating 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“



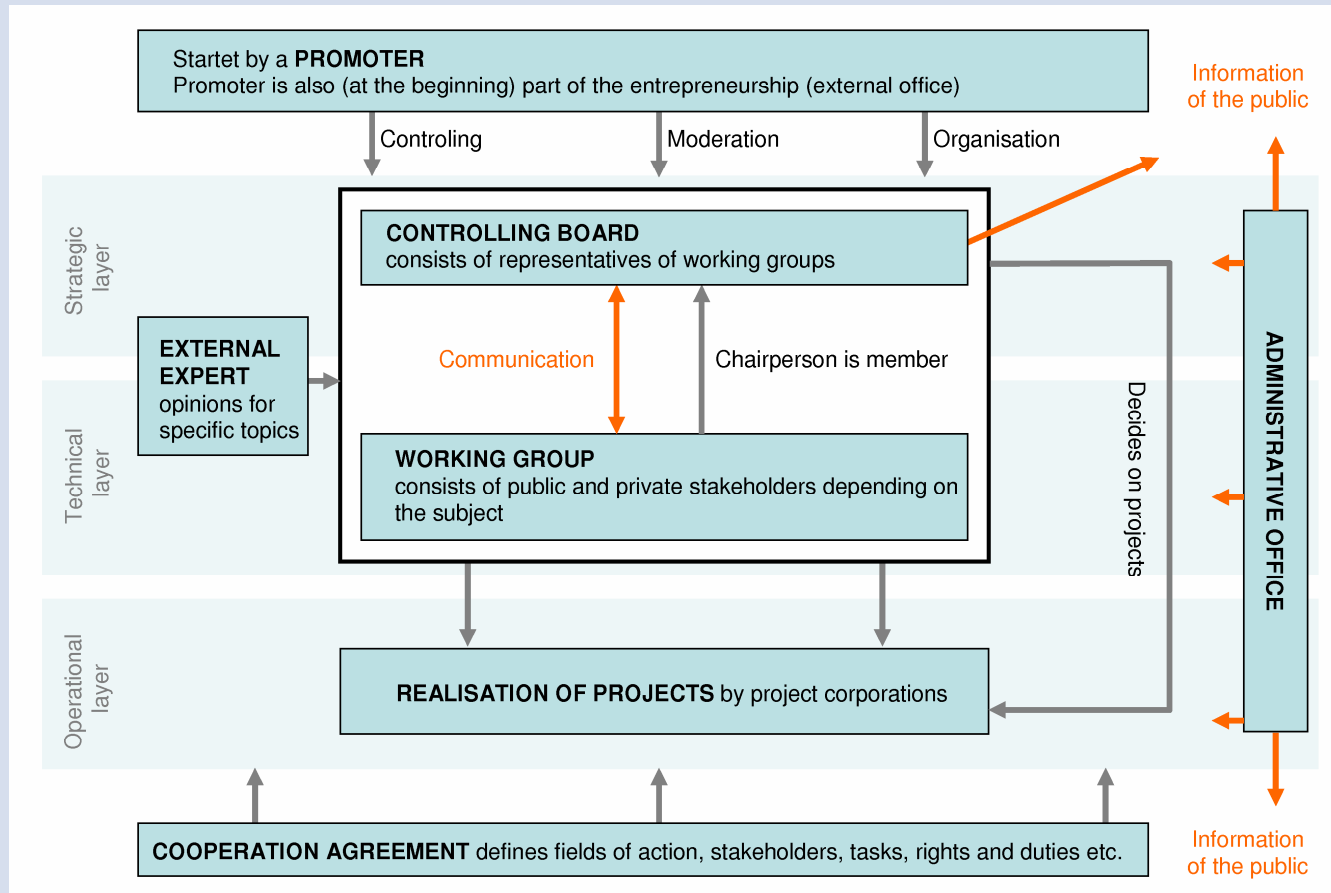
### Conflicts between private and public stakeholders in the context of land area development



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