



Circular Flow Land Use Management (CircUse)

Steuerung von Flächenpotenzialen am Beispiel der CircUse Flächenagentur in Bärnbach (AT) und in Piekary (PL)

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Introduction

Implementation of a circular land use management concept – two regions

Region Voitsberg, Styria, Austria

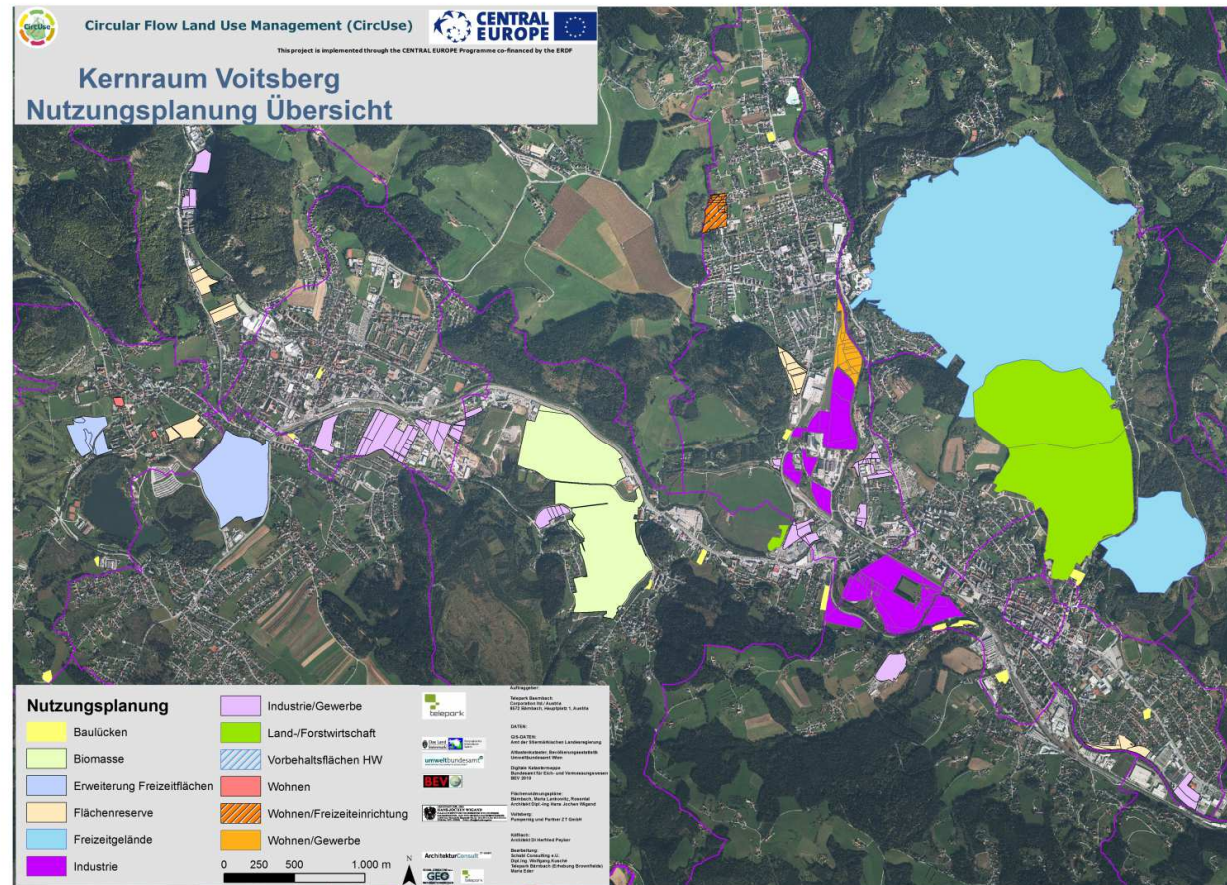
- 340 hectares to promote brownfield recycling

Piekary Śląskie, Brzeziny Śląskie district, Poland

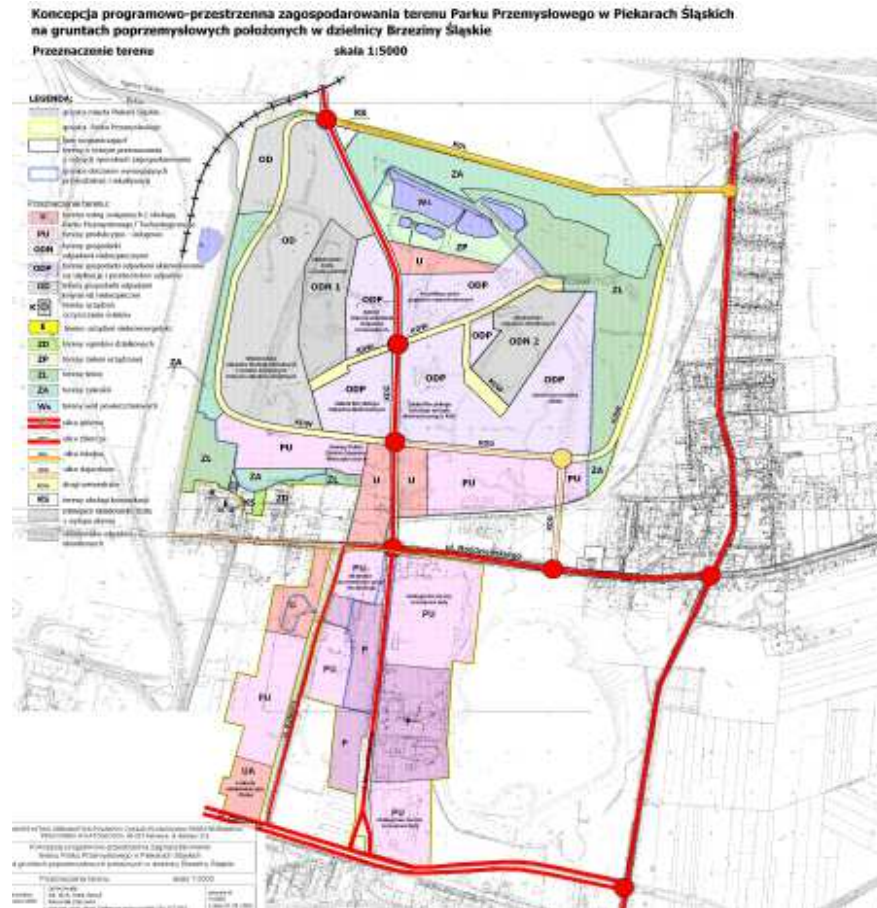
- 120 hectares of degraded brownfields

Support by the German Institute of Urban Affairs (DIFU)

Areas of interest in Region Voitsberg



The area development plan of Brzeziny Śląskie district



Approach

Region Voitsberg

New land management agency
numerous areas in the 5
municipalities

Agency is not the landowner

Basic objectives:

- conservation nature and soil resources
- promote brownfield recycling
- monitor land take
- organise awareness raising
- develop new innovative projects

Piekary Śląskie

Existing organisation (EkoPark
Ltd.), since 2006

120 ha coherent brownfields

Landowner: municipality and
company Orzeł Biały JSC

Basic objectives:

- revitalization,
- management of parts of land,
- selling them to other parties
- provision of advisory services
and technical for new entrants

State of Implementation

Region Voitsberg

Feasibility study and business plan accepted by the region

Operational structures fixed, a Limited Company (GesmbH) with the 5 municipalities as partner will be implemented

Sustainable financing for 3 years is created

Activities according action plan have started

Presentation of the Agency on 8.11.2012

Piekary Śląskie

conducted a comprehensive study and analysis of the land and prepared concept of their development, performed revitalization of around 6 hectares of land for economic activity,

in former school was established Enterprise Incubator, and first five companies started,

currently under way is development of green areas with an area about 8 hectares within CircUse project

Problems

Revitalization and land management of the brownfields is a long and expensive process:

- consistency in action
- adapt activities to the real needs and capabilities of the municipality/region
- necessary political decisions need time
- continuous monitoring of taken actions and effects of actions

Politicians expect to achieve quick results

Implementation of the objectives is also affected by crisis in European economy

Ongoing processes

Region Voitsberg

Strengthening of awareness raising in the region

Key for intercommunal financing/compensation

Memorandum of association (Gesellschaftervertrag) must be checked and accepted by the provincial administration

Contract with the management

„Harmonisation“ of the political situation on regional level

Piekary Śląskie

Rise and functioning of EkoPark are inscribed in political and economic landscape of municipality

Effective implementation of actions according action plan

Marketing operations (the preparation of offers for potential investors)

Supporting of investors' activities (advisory)

Activities regarding social communication

Actual problem - new administration structures in Styria – district Voitsberg

Voitsberg



Conclusions

Region Voitsberg

The cooperation between the 5 municipalities is working

No sufficient support (e.g. juridical questions) on provincial level at the beginning

Managementstructure must allow fast decisions

Sustainable financing (3-5 years) necessary

Agency is also a pilot project for Styria

Piekary Śląskie

EkoPark's effective implementation of action and activity brings results

According to the municipality, the adopted solution (i.e. assignment of specific task to outdoor unit) is correct

Closer cooperation is needed between EkoPark and municipality

Significant part of tools (legal, economics) remains in hands of the municipality



Thank you for your attention !