



## Regional Action Plan for case of middle Saxony

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## 1. Introduction

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### 1.1. Vision description

The development plan 2012 of Saxony indicates “Efficient land use and reducing of land consumption”.

The significance of land consumption and the need of land management are increasing. Since 2008 the Free State of Saxony is working on the goal on the reduction of land consumption. In 2009 the government noticed this action programme and defined the target for Saxony to reduce the daily land consumption under 2 ha until 2020. To reach this goal a “inter ministerial working group (IMAG)” has been implemented.

Vision: The region of Saxony and the city of Freiberg, as one of the leading cities of innovative environmental actions and research, supports the principle of Circular Land Management and will be model city for the regional development targets of Saxony.

### 1.2. Mission definition

Support to the inter-ministerial working group by the introduction of circular flow land use management as tool for sustainable city development, climate and soil protection in the context of the management of demographic change.

Implementation of the CircUse land management system in the City of Freiberg

Pilot project realisation in 2012: Former Porcelain manufacture “Porzeline” in Freiberg (see Figure 3)

### 1.3. Objectives definition

Regional level:

- ▶ Statement in the new saxonian development plan (LEP 2012) according to Circular Land Management as guiding development target
- ▶ Qualification of indicators and targets on land consumption based for the regional development plan based on CircUse methodological approach
- ▶ Recommendations on the Integration of land cycle aspects in local integrated urban development concepts (INSEK)
- ▶ Development of a data management tool for Saxony
- ▶ Stakeholder awareness rising by workshops

City level:

- ▶ Recommendations on the scale of urban development
- ▶ Integration of all information in the general town planning information (land use Planning, formal planning etc.)

Pilot project in Freiberg/Saxony

- ▶ Pilot project development and implementation

## 1.4. Constraints identification

- ▶ Existing sectorial interests and administrative structures at the regional level
- ▶ High work charge of local administration as handicap for additional Land Management activities
- ▶ Identification of re-use options for brownfield land in shrinking regions

## 2. Definition of impact areas

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- ▶ Region of Saxony by the results of the inter-ministerial working group (see chapter 1.1)
- ▶ City of Freiberg by improved data management tool and pilot project, specifically the area of industrial site "Davidschacht"

### 2.1. Definition of the points of contact

- ▶ Regional Government:
  - ▶ Saxon State Ministry of the Environment and Agriculture, Mr. Dr. Nowak
  - ▶ Saxon State Ministry of the Interior, Mr. Köppl (Regional administration of Saxony for ERDF funding)
- ▶ City of Freiberg: Mr. Schramm (Lord Mayor), Mr Reuter (Mayor of City development)
- ▶ Site owner: SAXONIA Site development and management company Ltd, Mr Fritz (managing director)

### 2.1.1. Brainstorming "Pilot site"

First discussions on the pilot site in the pilot area "municipality of Freiberg" started in December 2010.

Therefore discussions with local stakeholders took place in January 2011. Because of the interest of the Free State of Saxony and the interest of municipality the focus for the pilot site was on the former railway station in the city of Freiberg. Because of proceedings with the DB-AG and the time scale of the project PP 4 switched during the end of 2011 in discussion with site owner and stakeholder to the "Freiberger Porcelain manufacture". Here also first meetings took place.

After the first planning by External Expert of PP4 a small workshop with local stakeholders, site owner and lord mayor and mayors took place at the beginning of March 2012.

### 2.1.2. Workshops/Meetings (pilot site):

#### ▶ 7<sup>th</sup> of January 2011

First meeting with SAXONIA Site development and management company Ltd (SAXONIA) (municipal and district company). General presentation of CircUse and the implementation of a pilot site for CircUse in middle Saxony. Discussion about the interest of Municipality of Freiberg and Free State of Saxony according to pilot site development of the former "goods station" in Freiberg. Ongoing discussion of options.

#### ▶ 19<sup>th</sup> of January 2011

Discussion with SAXONIA on interests of the development of the station. Higher interest of the municipality on this activity exists. Ongoing steps should be discussed. Unclear situation about the "real interest" of the DB.

#### ▶ 1<sup>st</sup> of March 2011

First discussion with the municipality of Freiberg about data collection of inner city development potentials and first steps of the pilot site

#### ▶ 14<sup>th</sup> of July 2011

Concrete discussion on data exchange with the municipality. Data check and ongoing discussions about pilot activity in Freiberg

#### ▶ 9<sup>th</sup> of September 2011

Discussion with external expertise on further action of pilot activity and meeting with SAXONIA about development potentials and ongoing steps. Switching to the "new" pilot site.

▶ **5<sup>th</sup> of December 2011**

Workshop/Discussion with SAXONIA about existing documents and analysis of the pilot site

▶ **13<sup>th</sup> of December 2011** – Workshop Higher level administration (WP3)

At the beginning Dr. Erik Nowak (leader of IMAG (see chapter 1.1)) presented a general introduction on the state of the Art in Saxony and focused on the main topic – data collection - to reach the goal “reduction the land consumption”.

Then by presentations of the Saxon State office of for Environment, Agriculture and Geology (PP4) the five working packages have been shown. Because of dialogue’s focus on WP 3, ToRs (3.1.1), “Fieldwork record sheet” and Database (3.2.2-7) had been presented more intensively. During the breaks the database was tested by the attendees. The participants of workshop are very interested in the results of the CircUse work packages and confirmed the results of PP4 for the ongoing work. In addition to this the external expert of PP4 presented the main affords of WP 4 and 5 and also a first overview of the pilot site and the action plan of WP 5.

In the discussion the whole group agreed that the work of CircUse is necessary for the communal and regional collection of site information with the focus on “greenfields, under used land, gaps and brownfields”. The different levels of information will be discussed at the next meetings. Also a regional state wide data collection of potential sites will be taken into account.

The targets of WP 4 CircUse “agency” (Bärnbach, Piekary) and pilot sites (WP5) will be prepared by PP4 and the External Expert for the next group meeting at the 16<sup>th</sup> of January 2012.

▶ **10<sup>th</sup> of January 2012**

Discussion with the municipality of Freiberg (departments of: city development and economic development) according to actual situation on the database and the pilot site

▶ **16<sup>th</sup> of January 2012**

Meeting with higher level administration and presentation of actual situation of the pilot site. Discussion on ongoing strategy in Saxony.



**Figure 1: Output 3.2.8 Discussion with higher level Administration**

### ▶ 6<sup>th</sup> March 2012

Stakeholder Workshop on CircUse and pilot site activity. With this first internal workshop the next step on implementing the action plan and pilot activity took place. So the CircUse work packages and the actual activities of WP 3 have been presented. The external expert of PP4 presented the activities in the pilot site and first drafts for a future development. Parallel to the activities of CircUse a Bachelor work at the TU Bergakademie Freiberg in context of the heritage situation of the building complex was finished at 12<sup>th</sup> of March 2012.



Figure 2: Workshop Pilot site 6<sup>th</sup> of March 2012

## 2.2. Assumptions

- ▶ Political support by current regional and local priorities
- ▶ Continuity in the AGENDA 21 process in Freiberg.

Freiberg did already take part in another Brownfield site management project in 2006. The participation of the public did also take place, while cities in Saxony can participate at the competition "Ab in die Mitte" ("up to the middle"), where Freiberg take place mostly every year with ideas and planning drafts of places, quarters and tangents according to the thematic headline.

Also the participation in the EU URBACT project "LINKS" the energetic rehabilitation of inner-city heritage buildings and quarters is focused. Here also different kind public participation take place directly in the ULSG or in the development of the example inner-city quarter, where the energetic restoration of used, underused and unused buildings will be focused on. In the AGENDA 21 process in Freiberg also two unused inner-city sites have been developed by public participation to playgrounds.

## 2.3. Identification of dependencies

Investment funding: Decision on the regional level

## 2.4. Time extend

2012 - ...

### 3. Management structure for the City of Freiberg and the pilot project

#### 3.1. Pilot project description

The former porcelain factory in Freiberg is located within the industrial site "Davidschacht" on the northeastern outskirts of the town. "Davidschacht" is one out of five industrial sites of Freiberg. The former porcelain factory covers an area of 4,5 hectares from which about one-third (11,000 m<sup>2</sup>) are built on.

Until 1969 the whole industrial site was operated on mining until this was discontinued for reasons of economy. Parts of the land were sold to several private re-users in 1990, which used it or still use it for commercial purposes. The land use plan of 1998 designates the entire site as a commercial area

Six buildings located on the grounds of the former porcelain factory are planned to be demolished. Only the listed main building (built in 1889), a breaker and the production facility will retain.

The access to the area in general is classified as deficient. The access roads are mostly very narrow and / or have poor surface properties. A residual landfill of the former porcelain factory and the adjacent "Erzwäsche" (ore washer pond) (containing approximately 2,000 m<sup>3</sup> of heavy metal contaminated mud) are classified as potentially contaminated sites.

Based on a pooled inventory usage scenarios will be developed and a development plan will be submitted as part of CircUse.



Figure 3: Former porcelain factory



### 3.2. Organisation/management chart

Mayor, Municipal administration, Town council

Sector: management of land and human resources

Manager and technical people of urban planning and heritage office.

External expertise for CircUse project.

### 3.3. Definition of roles and responsibilities (institutional and personal)

- ▶ Project leader:  
SAXONIA Site development and management company Ltd in co-operation with the municipality of Freiberg
- ▶ Project advisor in CircUse:  
Saxon State Office for the Environment, Agriculture and Geology (PP4)

### 3.4. Anticipated change

Reintegration of the brownfield areas into urban function based on CircUse developed scenarios for commercial, cultural and scientific re-uses.

Safeguard of on important industrial monument of Freiberg

### 3.5. Action plan list

#### Action 1.1: Implementation of data management

As shown on page 5 first discussion with the municipality of Freiberg on implementing a land use management tool started in March 2011. This was the basis for the next meetings between PP4 and the department of city development of the municipality of Freiberg in Mid of July 2011. With the field record sheet the different site potentials based on the "Terms of Reference" in the pilot area were collected. At this meeting the maps and the collected data had been discussed. The fieldwork data were imported into the land use management tool and saved for the use in the municipality for further planning processes.

Until the meeting with the higher level administration in December 2011 the municipality (as local level) made a data check and first evaluation of the field data and necessitates on the data management tool.

### **Action 1.2: Regular update of Land use management tool**

After the CircUse project and to get resilient information on potentials for inner city further development a data update will take place in defined period.

### **Action 2: Implementation of the pilot project**

See page 5.

#### **Action 2.1: Integrated site analysis**

Will be done in 2012.

#### **Action 2.2: Scenario development**

As shown on page 7 different scenarios on the pilot site will be developed in 2012. A first discussion and general understanding meeting will take place March 2012. After this drafts and ideas will be discussed with owner, city and other stakeholders in Freiberg.

#### **Action 2.3. Final use concept**

Will be done after 2012.

#### **Action 2.4: Implementation**

Land Management:

Pilot site: Enhanced practice on integrated site development by the multidisciplinary approach with architects, urban planner and contamination and mining experts.

## **4. Plan of monitoring activities**

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Regular monitoring during the CircUse project, follow up by LfULG after 2013 if funding is possible.

Scientific monitoring of the implementation and application process by using land use data for decreasing land consumption in municipalities in Saxony and the pilot region.



## 5. Outcomes

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### 5.1. Participant outcomes

Data base

### 5.2. Organisation outcomes

Local strategy on land cycle management

### 5.3. Community outcomes

Realisation of pilot project, brownfield revitalisation, public open space

## 6. Project budget

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- ▶ Pilot study under INTERREG CENTRAL EUROPE 25.000Euro
- ▶ Investment: 1 stage: 188.000 Euro

## 7. Action Plan table

Action A							
Priority addressed							
GOAL							
Action steps	Timeline Start/end of activity	Subjects responsible	Subjects participating	Volume of sources needed	Funding re-source	Expected result/ deliverables and indicators	Expected obstacles/ risks
<b>A1 Implementation of data management</b>	03/11 – 12/12	City / LfULG				Land use managment maps, input in database	
<b>A2 Regular update of the data management</b>	12/12 – ...	City		Regular datacollection of the developing status		Land use managment tool update	Necessity of dataupdate should be defined.



**Action B** Implementation of the pilot project

**Priority addressed**

**GOAL**

<b>Action steps</b>	Timeline Start/end of activity	Subjects responsible	Subjects participating	Volume of sources needed	Funding and re-source	Expected result/deliverables and indicators	Expected obstacles/ risks
<b>B1</b> Integrated site analysis	10/11 – 3/12	City/LFULG	CircUse Working group	External Expertise	Intereg CE	Report	
<b>B2</b> Scenario development	3/12 – 12/12	City/LFULG	CircUse Working group	External Expertise	Intereg CE	2 Scenarios	Consensus on 1 option
<b>B3</b> Final use concept	7/12 - ...	City, owner	Draft CircUse Working group, stakeholder, regional actors	External Expertise	Intereg CE	Masterplan drawing	Agreement and co-funding from municipality
<b>B 4:</b> Implementation	8/12 – ...	City, owner	CircUse Working group	External Expertise	ERDF Saxony	Demolishon and refurbishment	Final agreement on funding

## 8. Action Plan time schedule

Action		1 <sup>st</sup> period 2011	2 <sup>nd</sup> period 2011	1 <sup>st</sup> period 2012	2 <sup>nd</sup> period 2012	1 <sup>st</sup> period 2013	2 <sup>nd</sup> period 2013	2014	2015	2016 ...
A Mapping and data collection	<i>A1 Implementation of data management</i>									
	<i>A2 Regular update of the data management</i>									
B Implementation of the pilot project	<i>B1 Integrated site analysis</i>									
	<i>B2 Scenario development</i>									
	<i>B3 Final use concept</i>									
	<i>B 4: Implementation</i>									