

Disturbed Circulation of Land Use –

Supporting Brownfield Sites for
Sustainable Development of Land

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Disturbed Circulation of Land Use (5083)

Introduction

- Since industrial revolution, the need of area of settlement and infrastructure grows
- Instruments were created for production of building land:
 - focused on open space
 - rapid transformation of undeveloped land into building land
- Importance of Brownfields revitalization and a healthy circulation of land use because of:
 - great need for building land
 - absence of Greenfield sites



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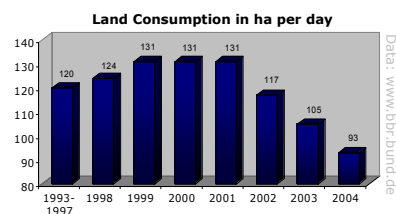
Contents

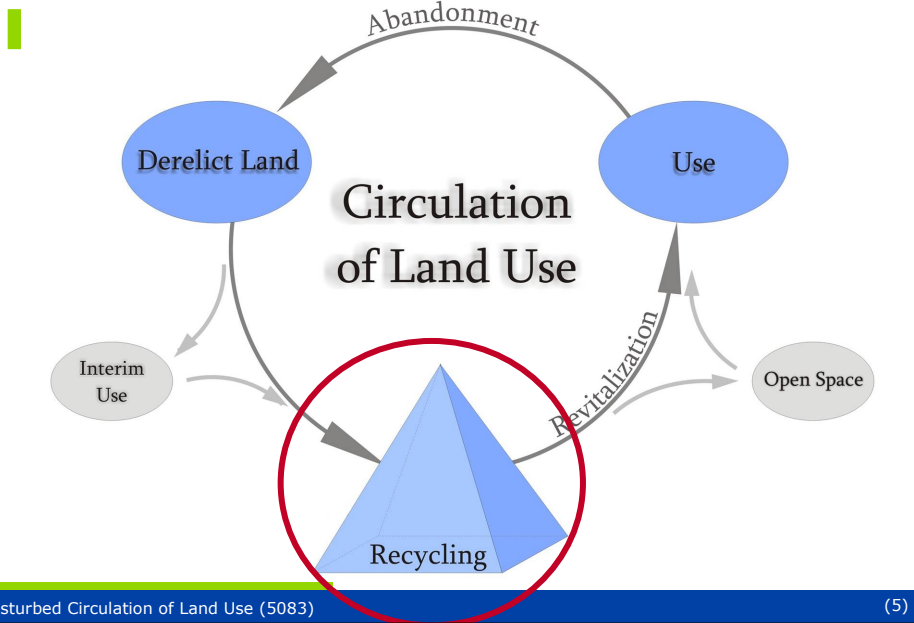
- Changes of settlement and land consumption
- Circulation of land use
- Transformation in Industrial Parks
- Future prospects
- Why is this a mission for surveyors?
- References



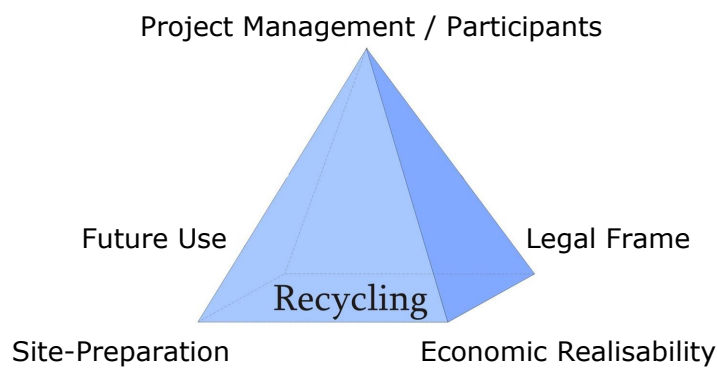
Changes Of Settlement And Land Consumption

- Soil as central resource for sustainable development
- Increase of land consumption
- disappearance of the traditional European city
- German national strategy of sustainability:
 - reduction of land consumption to 30 ha per day until 2020
 - relationship between land consumption of inner-city to Greenfield as 3-to-1
- Brownfield sites: estimated at 139,000 ha in 2004



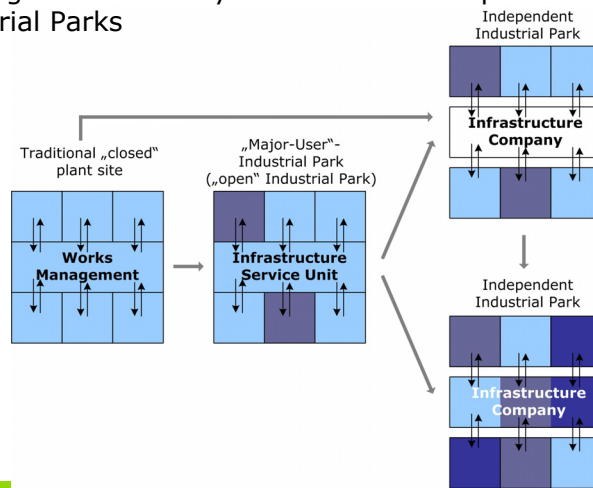


Circulation Of Land Use



Transformation In Industrial Parks

→ preventing Brownfields by transformation of plant sites in Industrial Parks



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(7)

Advantages of Transformation in Industrial Parks

- Operator:
 - Share costs of infrastructure
 - Higher demand enables better conditions (e.g. energy prices)
 - Concentration on core business
- Users:
 - saving costs for holding infrastructure
 - shorter ways for supplier, because of trading predominantly within park
 - equal industrial park logo or layout
- Public:
 - Reduction of land consumption
 - Arising of Brownfields is prevented
 - Customer and delivery traffic takes place within park

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(8)

Future Prospects

- Revitalization of Brownfield hinders or minimizes land consumption
- Nowadays, declination between land value of rural and urban area still encourages investments in Greenfield
- Future aim is a better understanding how influencing factors work



Why is this a mission for surveyors?

- Surveyors' inherently work is managing land in Germany
- Circulation of land use is part of land management
- Revitalization of Brownfields with its problems in land management and evaluation is the changed mission for surveyors

⇒ Working field of surveyor changed but became more interesting

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