



Circular Flow Land Use Management (CircUse)

Why in CZ sustainable land use efforts failed to match up improvements in available tools

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1

About IURS

IURS is a non-profit advocacy, research and project implementation organization, which aims are:

- **working to support sustainable land use development practices,**
- **strong focus on issues of underused urban land, containment of sprawl and sustainable urban development,**
- **to foster broad coalitions that enhance the competitiveness of accessible and equitable urban development and redevelopment.**



Why in CZ sustainable land use



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About CircUse project

Regions are confronted with massive urban sprawl, the current economic crisis and the effects of the demographic change, causing unfavorable land use patterns. ***This is neither competitive nor sustainable.*** Such dispersed land use patterns with their high demands of land, soil and energy accelerate the process and the impacts of climate change.

Circular land use management represents an integrative policy and governance approach, which presupposes a changed land use philosophy with regard to land utilization. This modified land use philosophy can be expressed with the slogan: ***"avoid – recycle – compensate"***.

Main project outputs would be:

- Development of an overall strategy towards circular land use management
- Tools and instruments of Circular Land Use Management
- Pilot Projects

IVRS is one of 12 Partners from 6 countries, who are working together in the project CircUse to face these problems and develop strategies to solve them

Project duration 3/2010 – 02/2013

Project No: 2CE174P4



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Presentation content

- Sustainable land use sizing
- Tools and issues at
 - ❖ national level
 - ❖ regional level
 - ❖ local level
- Governance and land use sustainability
- Financing land use sustainability
- Advocating land use sustainability

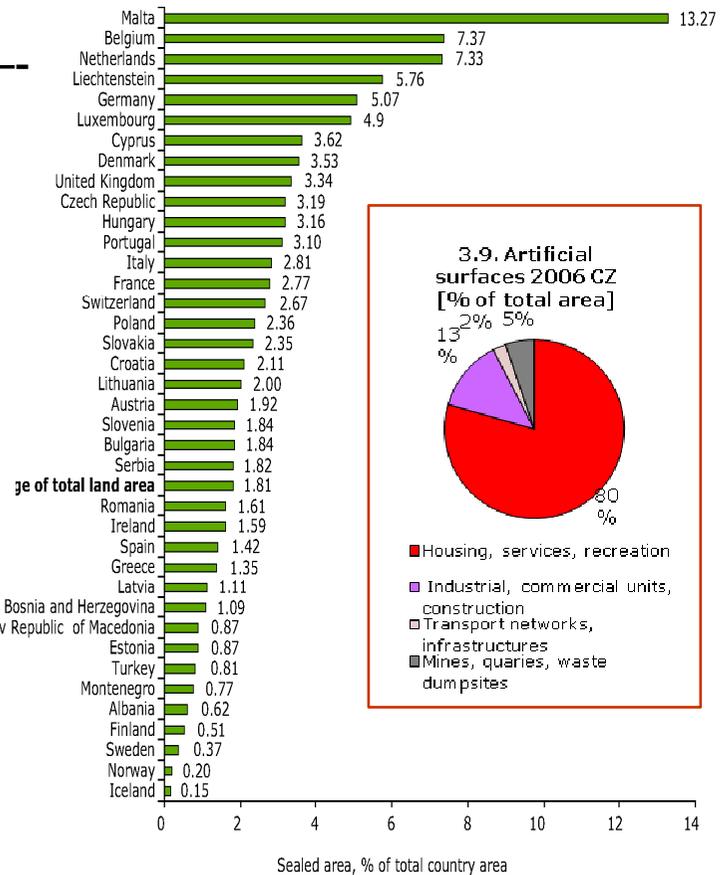
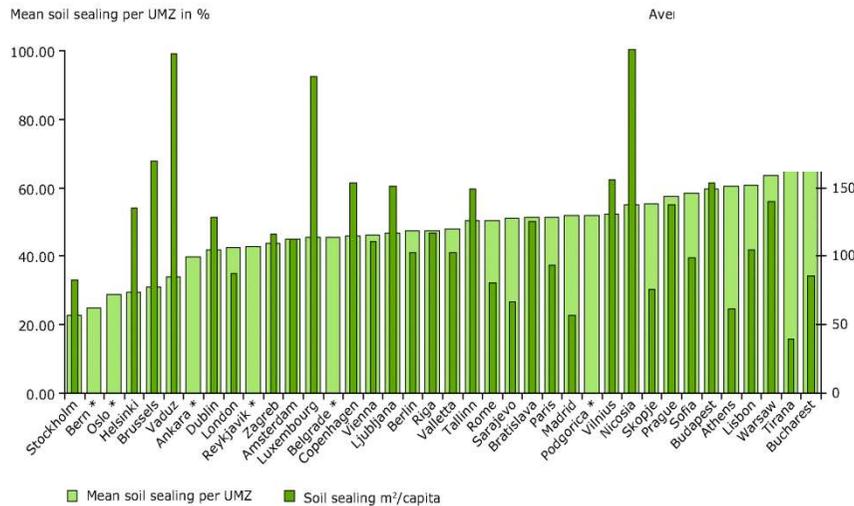


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Sustainable land use sizing

First outcomes from monitoring land use --
Corine Land Cover dataset

<http://www.eea.europa.eu/highlights/land-cover-country-analyses>



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This project is implemented through the CENTRAL EUROPE Programme co-financed by the ERDF



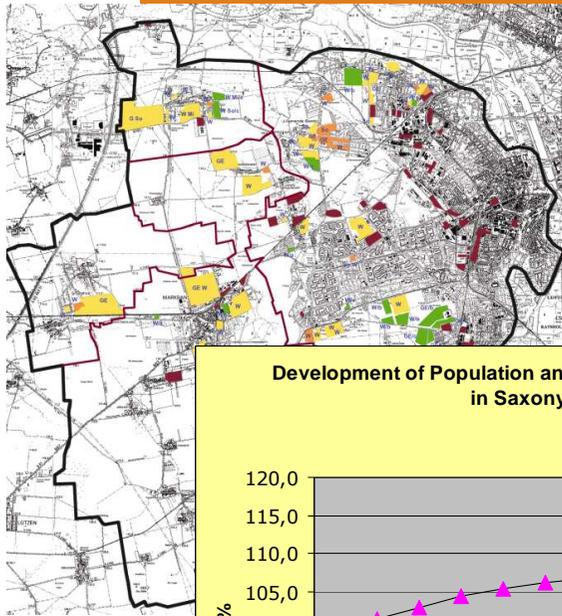
CZ land use dramatics

Total country size
7 886 600 ha

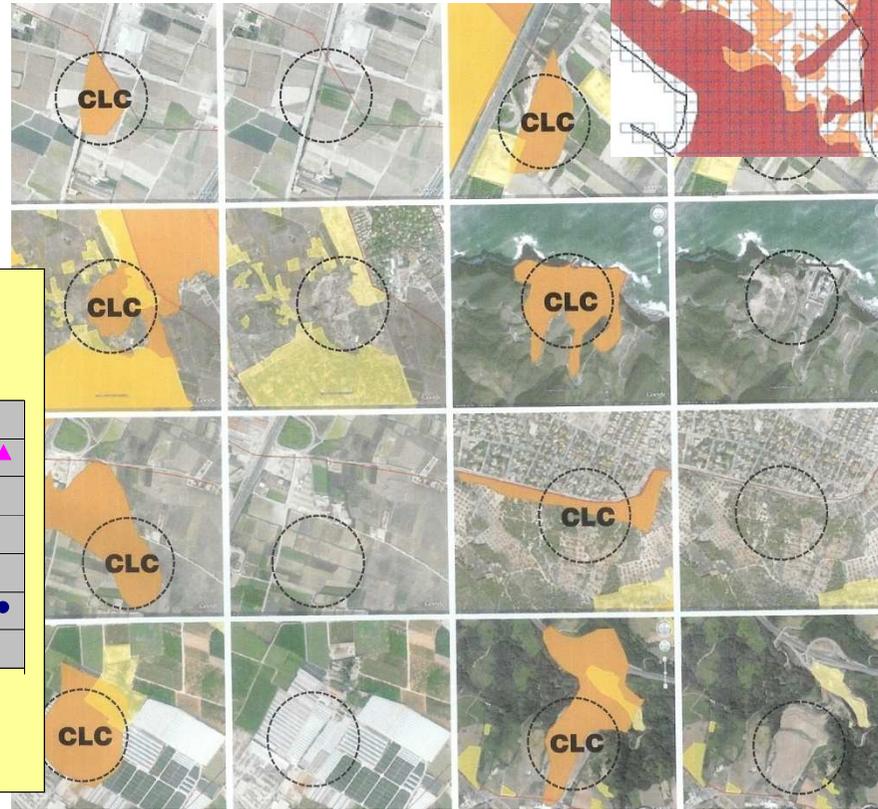
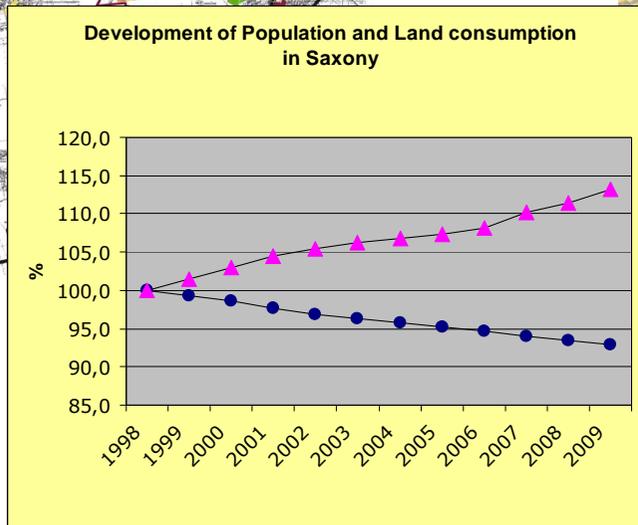
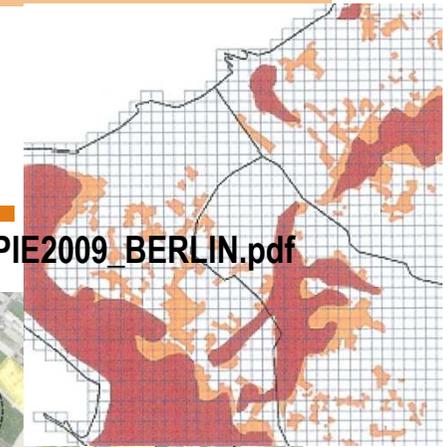
Summary trend figures	1990-2000	2000-2006
Annual land cover change [ha/year]	63634	26280
Annual land cover change as % of init. year [ha/year]	0.81%	0.33%
Land uptake by artificial development as mean annual change [ha/year]	1 409	2 209
Agricultural land uptake by urban and infrastr. development as mean annual change [ha/year]	1 354	2 052
Net uptake of forests and semi-natural land by agriculture as mean annual change [ha/year]	-591	-526
Net conversion from pasture to arable land and perman. crops as mean annual change [ha/year]	-34 662	-9 508
Forest & other woodland net formation as mean annual change [ha/year]	535	540
Dry semi-natural land cover net formation as mean annual change [ha/year]	-157	-131
Wetlands & water bodies net formation as mean annual change [ha/year]	203	88



Scale differences



http://www-cpsv.upc.es/documents/ESPIE2009_BERLIN.pdf





Tools and issues

Law:

Stavební zákon law 183/2006SB, Part III., Hlava 1, §1 ,§2
Zákon č. 334/1992 Sb., o ochraně zeměd. půdního fondu

Requires sustainable land use

Policies:

- a) Sustainable development framework 2009
- b) National Spatial Policy 2008
- c) Urban development framework 2010

Has sustainable land use priorities

Ignores land use sustainability

Programs:

Address sustainable land use selectively

Considers land use sustainability

Weak, incomplete and not integrated

Fiscal measures:



Land use sustainability visualization

Cadastral - <http://nahlizenidokn.cuzk.cz>

Doesn't represent actual situation

Doesn't serve needs of real estate markets

Local land use plans -

detail scale, but limited integration with surroundings

205 ways to data surveys

Inward focused

Politically susceptible

Doesn't give representative land use data

Don't represent actual land use situation

ORP UAP- cc 400 - 600 layers of GIS information in cc120 categories, on cadastral map, cc scale 1:10 000

Regional ORP – smaller number of GIS layers, 30 categories of mainly statistical data

Little coordination of the ORP levels

Too large scale

ORTOPHOTO – illustrates near to actual situation, enables automatic evaluation

Satellite images

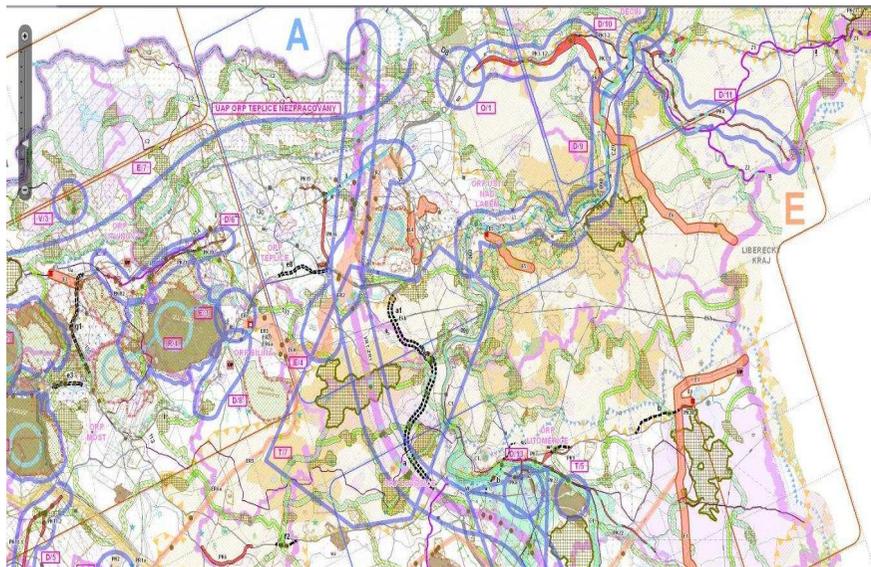


CZ regional and local spatial analytical documents

<http://ims.kr-ustecky.cz/novy/bin-debug/novy.html#app=ee90&7252-selectedIndex=3>

<http://mapy.mag-ul.cz/uap/map.aspx?th=problemy>

regional UAP documents



ORP UAP documents





UAP information providers

Planning and land information:

<http://mapy.mag-ul.cz/brownfields/default.aspx>

ÚAP-územně analytické podklady

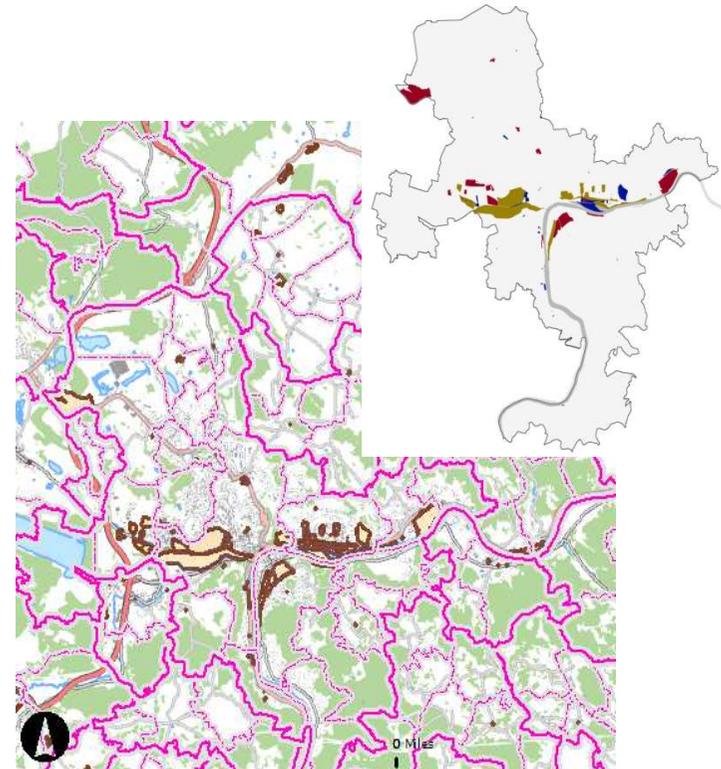
Law: 183/2006SB

<http://www.mmr.cz/Uzemni-planovani-a-stavebni-rad/Pravo-Legislativa/Pravni-predpisy/Novy-stavebni-zakon> ,

and an implementation

Degree 500/SB 2006, Encl. 1 A and B

http://www.dppcr.cz/html_pub/index.html?sb_2006_500_01.htm





RURU - Sustainable land use evaluation

In an interval of 2 years the UAP of all the ORPs and regions are subjected to RURU evaluation.

RURU is a good idea in theory, but in practice it is so far a meaningless exercise, which is based mainly on an expert's opinion and not on objective indicators.

RURU is not interested in monitoring land use trends.

RURU can not monitor housing land deregulation or take, simply because, this information is not collected.

Comparing findings of RURU between individual ORPs is impossible.





Governance and land use sustainability

- Land take is a synonym to growth.
- Core planning decisions are made by local level.
- Czech local authorities are strong, budgetary quite independent and competitive.
- Czech regions are relatively weak and their planning power over LA land is limited to ZURs implementation.
- Political support to land use sustainability on regional level varies a bit, but is not too large.
- Political support to land use sustainability at NL » weak across all the sectors and institutions.



Stakeholders to sustainable land use management





Leadership discourse

- The land use (planning) remit is placed with MMR
- The land and soil environmental protection lays with MŽP
- Planning decision are in hands of 641 permitting offices
- Actual local plan making is in hands of 6 250 communities.

MMR failed to lead, MŽP has bitten the bulett.....

In June 2011 MŽP first anti sprawl proposals are to be submitted to the government.....



Financing land use sustainability

Fees for the agricultural land take

<http://www.podnikatel.cz/zakony/zakon-c-334-1992-sb-zakon-o-ochrane-zemedelskeho-pudniho-fondu/sazebnik-odvodu-za-odneti-pudy-ze-zemedelskeho-pudniho-fondu/>

Taxes for the developable land

http://cde.mfcr.cz/sys/cde/scripts/tiskopisy/tiskopisy-pdf2009/MF-Inf12_1.pdf

Increased permitting fees for construction on previously underdeveloped land

Fees increased,
but not too much

Compensation measures for development on previously undeveloped land

Fees for unused developable/developed land/property



Advocating land use sustainability

- **Societal costs of unsustainable land use**
- **Economic costs of unsustainable land use**
- **Envirometal costs of unsustainable land use**

Sustaibable land forms lover energy requiriments by 10+%

- **An integrated governance approaches to sustainable land use managemnt are necessary.**
- **Increased regional land use management coordination is neccessary**
- **Personal attitute shifts are neccessary**



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Thank you for your attention

Questions????

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