

# **Circular Flow Land Use Management**

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## **Abstract**

In the concept of **Circular Land 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”. Similarly to the recycling-based principles which have become commonplace in recent years in areas such as waste and water management, “circular land use management” should become an established policy in sustainable land utilization. Materials cycles serve as a model for circular land use management:

- The constructed city is understood as a system with a structural makeup which is subject to various usage phases and where, in certain instances, entire districts and industrial areas are dismantled and made suitable for subsequent use, whereby the total area of land used should remain unchanged.
- Structures no longer fit for reuse are demolished or renaturalised.
- The idea of a “circular” of use thus seizes upon the notion of a use cycle of the allocation of building land, development, use, abandonment and reuse.

A strategy of this nature primarily and systematically seeks to exploit the potential to develop existing building sites and reuse of brownfields. It focuses solely on internal development (recycling abandoned sites, higher density development, infill development, multiple use, etc.). The entire use cycle, from planning to utilization, disuse, dereliction, and building and land recovery form the core of the strategy. The ultimate aim is dynamic site preservation. In an ideal scenario this vision would be realized if only land which is currently in use were utilized for new settlement initiatives. Zoning small areas of new land for development is not categorically ruled out, assuming abandoned sites are being reused in other areas. Circular land use management, therefore, aims to minimize rezoning of “green belt” land (for development) and activate existing building land, including, among other options, derelict land, gaps between buildings and exploiting possibilities for infill development. Circular land use management requires a uniform, integrated and harmonized course of action which encompasses the entire spectrum of policies and activities, is fused into a single, explicit integrative political approach and employs a correspondingly complex package of instruments (policy mix). In this instance current and potential new instruments are pooled while accounting for regional differences in framework conditions. These instruments primarily affect governance in the areas planning, information, organization and cooperation, funding and budget, marketing and arrangements

The application of the concept are **Integrated Action Plans**. The integrated action plans for urban region circular land use management represent an instrument package which can be implemented or initiated locally, and which can contribute to brownfield redevelopment and reducing land utilization. The packages of measures described usually aim at reducing zoning undeveloped land and exploiting the potential of existing land on previously developed sites. Integrated action plans for urban region circular land use management are informal instruments to establish circular land use management in the short- and mid-term. They result from discussions on land use policy aims for urban regions, analysis of how existing governance instruments to regulate land utilization are employed and assessments of instrumental, spatial and organizational shortcomings. They specify a package of measures necessary in the short and mid-term to make headway towards accomplishing city and urban region land policy aims. These measures are normally closely linked with established instruments of formal and informal spatial planning. The action plans also list stakeholder responsibilities, aspects of process organization and management as well as performance reviews and time schedule for implementation. Integrated action plans are extremely implementation oriented. They cannot and should not replace current planning, instead the measures depicted in the action plans should be meshed with spatially relevant formal and informal planning or existing sectoral planning and draft planning. The key element of an integrated action plan is providing a detailed portrayal of each measure foreseen in the measures package. Recommendations for outlining such a portrayal are:

- a brief description of each measure,
- a description of how the measures assist in eliminating
- current problems/achieving established goals,
- a list of the responsibilities of city and urban region
- land use management players,
- a description of the type, extent and source of financing
- for measures
- a time schedule for implementing measures,
- expected effects of each measure.

When compiling an integrated action plan for city or urban region a circular land use management and a discursive approach appears prudent (workshops, expert forums).

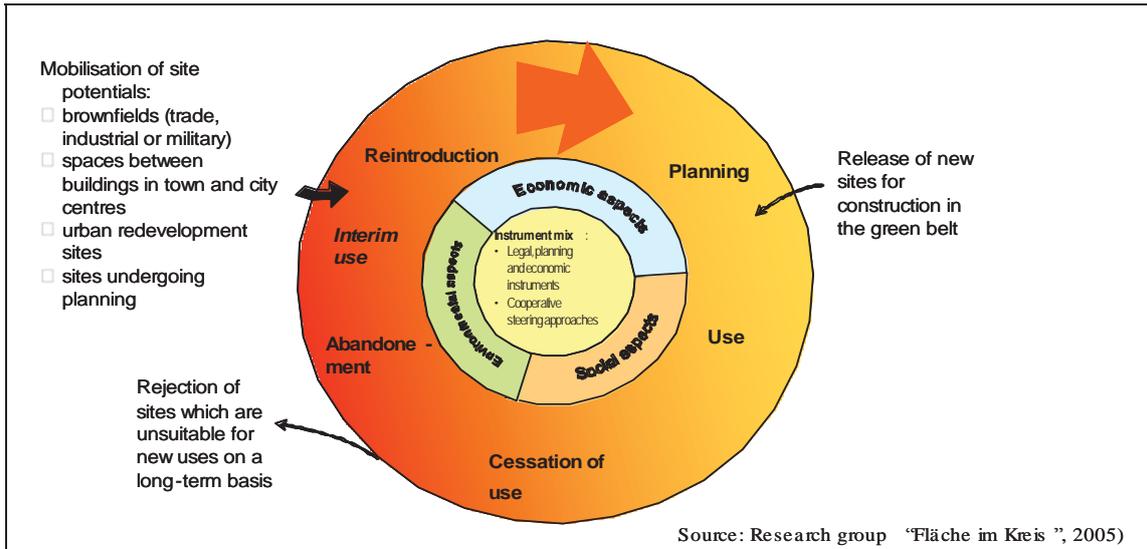


Fig. 1: Title of Figure 1. Please do not use automatic numbering of figures and tables.

## References

- [1] [www.curcuse.eu](http://www.curcuse.eu)
- [2] [www.flaeche-im-kreis.de](http://www.flaeche-im-kreis.de)

