

Developing brownfields via public-private-people partnerships

October 15th, 2019

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INNOVEREN & ONDERNEMEN



Vlaanderen
is ondernemen

Brownfield covenants

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Brownfields

A brownfield is a whole of neglected and/or underused grounds that have been degraded to such an extent that they can apparently only be used or reused by means of structural measures.

Any land or premises which has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. Therefore a brownfield site is not available for immediate use without intervention.

≠ contamination of the soil

Brownfields



Principles of the BFpolicy

Problems and challenges

- Need for space for housing, working, recreation, public facilities and infrastructure, ...
- Abandoned (industrial) sites
 - with much potential but high risks and costs
 - Negative impact on surrounding area

Needs and concerns

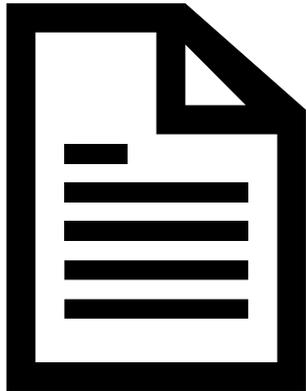
- Limit/avoid the intake of open space
- Create new houses, working spaces, public facilities, ...
- Revitalize neighbourhoods
- Remediation of contaminated soils

Focus on the redevelopment of brownfields

Principles of the policy

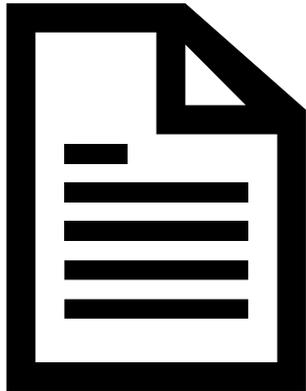
- Cooperation and integrated approach
 - Cooperation between all public parties (on all policy levels) and between private and public parties
 - Integrated approach of the project, the problems and the redevelopment
 - Contract under civil law → **covenants**
- Facilitate/mediate
 - Mediator appointed by the Flemish government
 - Accountmanager
- Flexibility
 - Experimental → limited legal framework

Framework



- Decree March 30th 2007
 - Legal base + definitions
 - Procedure in general terms
 - Minimal content of the covenant
 - Facilitating framework

Framework

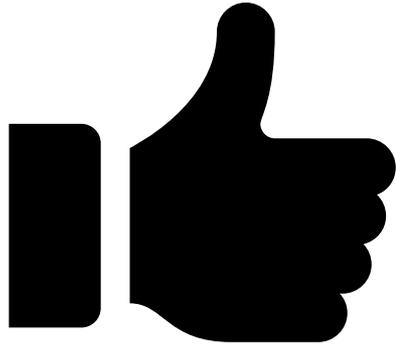


- Decree is still the same (minor changes)
- At least 1 call per year

Larger amount of projects:

- Implementation decision (roles and functions)
- Standard documents, templates
- Scripts (e.g. new colleagues)

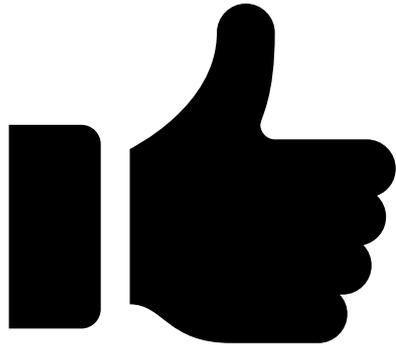
Benefits



Public parties

- Implementation of the policy
- Social benefits
- Aligning positions
- Improve/upgrade of the project
- Sustainability

Benefits



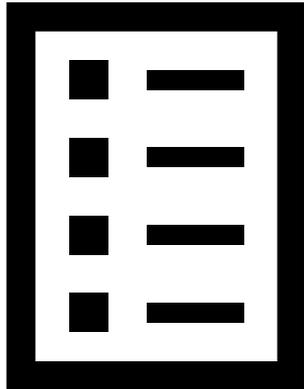
Private parties

- Aligning positions and timing
- Involvement (especially local government)
- Financial benefits
- Consultation of the neighbourhood

Dispensation

- sales taxes
- deposition OVAM
- Vacancy tax
- Added value tax in case of reallocation

Content of the covenant



- Parties involved (Flemish government, Actors, Directors)
- **Brownfield project and project area**
- Agreements about the commitments of each party and about cooperation between all parties
- Monitoring
- Communication (internal between parties and external to neighbourhood)
- Solving disagreements

Procedure



Call

Evaluation by group of officials



Admissibility & conditions of approval

Decision by the minister of economics



Mediation

Mediator



Tentative approval

By the Flemish government



Public consultation

Possible adjustment



Final approval

Flemish government or minister of economics



Execution

Steering committee

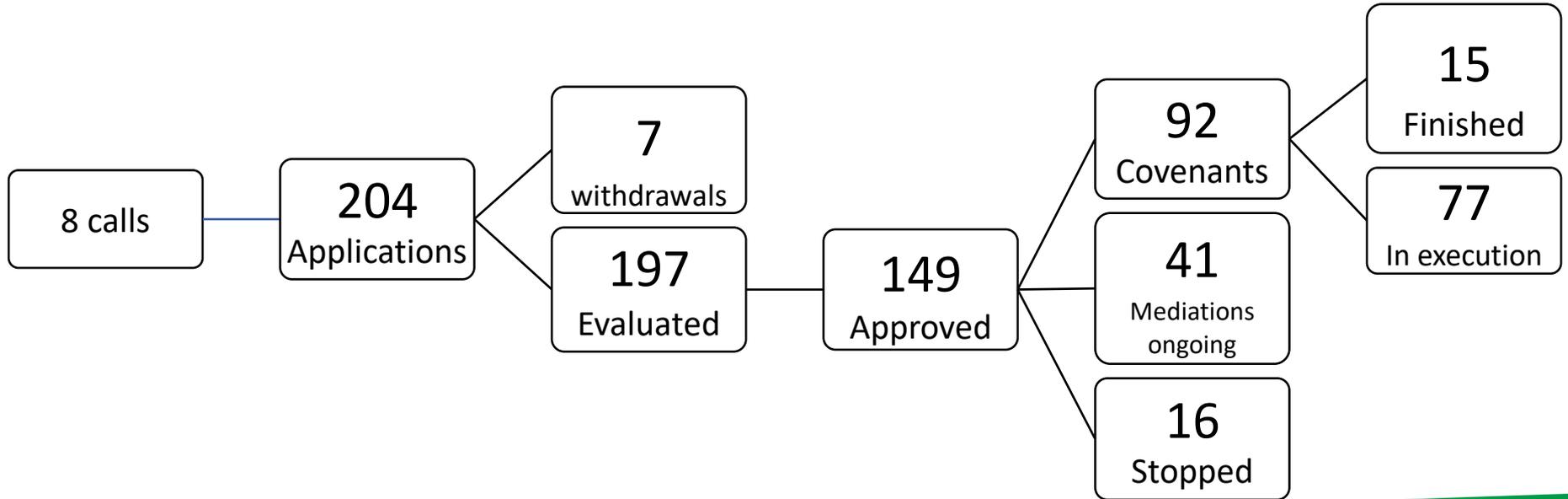


Closure

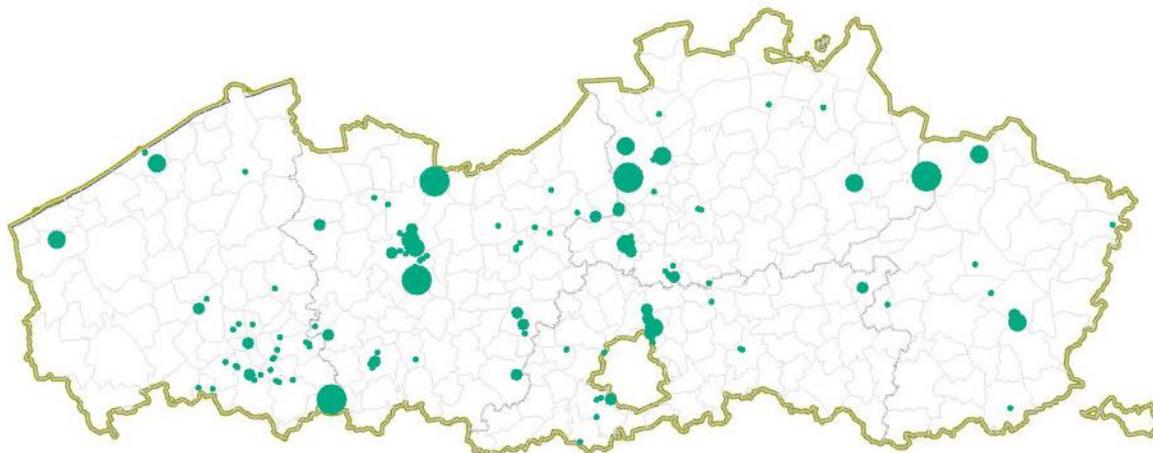
Integrated Evaluation - Group of officials



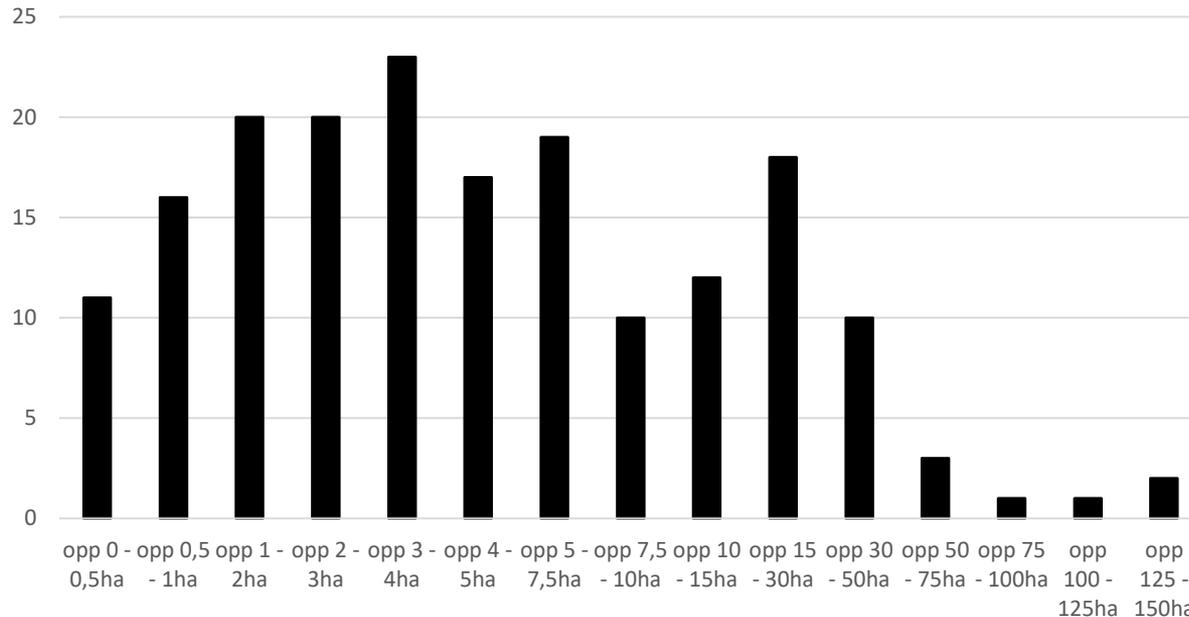
Facts & figures (January 2019)



Facts & figures

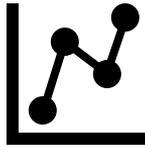


Facts & figures



- Ca. 1.200 ha in covenants
- Ca. 500 ha in mediation
2.479 m² to 140 ha
- > 50%: < 5 ha
- > 70%: < 10ha

Situation today

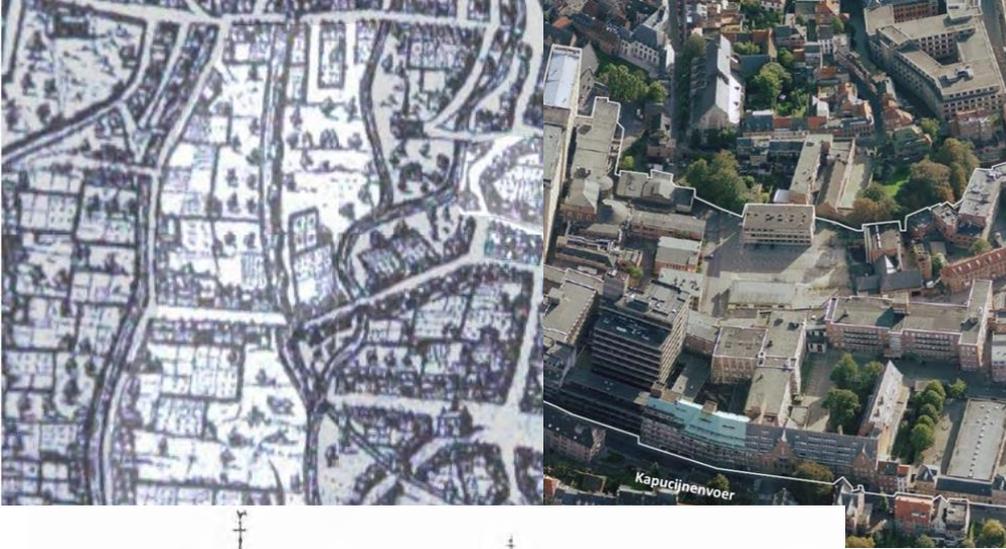


More facts & figures

www.vlaio.be/brownfieldconvenanten → Evaluation
Report Brownfieldcovenants 2018 (Dutch)

Examples

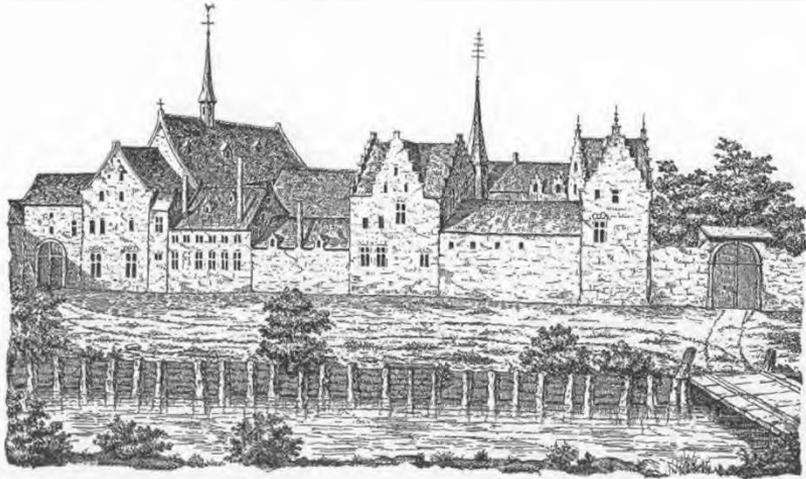
Hertogensite Leuven

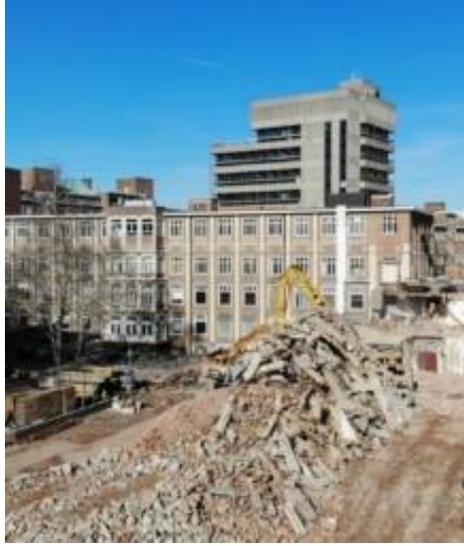
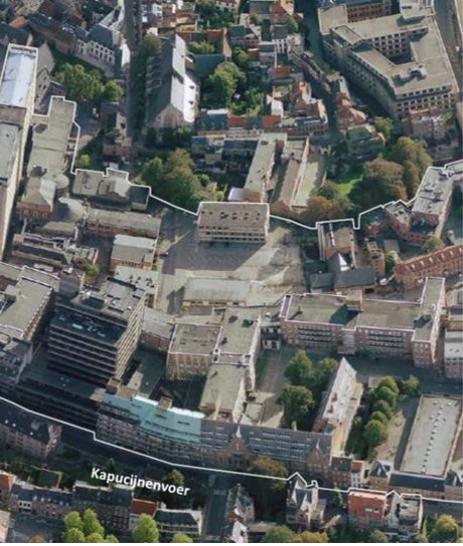


Redevelopment former hospitals in the city centre of Leuven.

Masterplan and spatial implementation plan to set out and guarantee main principles:

Reopening Dijle, conserving and integrating old city wall, creation of public space, minimize car use, maximize public transport, mixture of functions, ...





In realization covenant agreements and commitments to ensure:

- Public transport
- Reopening Dijle
- Share social housing
- Integration of architectural heritage



Examples

Eiland Zwijnaarde



Examples

35 hectares

Historic landfill - Soil remediation

Groundworks

New infrastructure: large green spaces, new roads, footpaths, cycle paths

Branding and assigning criteria: Logistic (water bound) companies, innovative and knowledge-based companies

Sustainability: communal parking building, Co2 neutral, use of waterway, ...

Cooperation between:

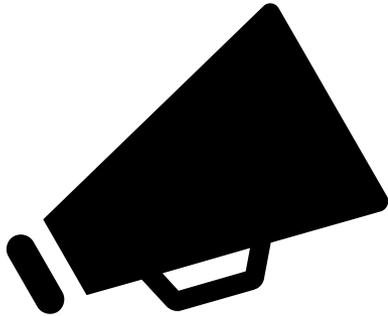
City of Ghent, Provincial Development Agency, Flemish Agency for Mobility and Public Works, Flemish Waterways, Public Waste Agency of Flanders, Flanders Innovation and Entrepreneurship, Environment Flanders, Private partners, Participation Company Flanders, ...

9th call



- General admissibility criteria
- General conditions of approval
- Specific soundness criteria
 - Is the program suited for the location regarding the mobility, accessibility, spatial and economic context?
 - Maximal investing in space for economic activities and entrepreneurs
 - Focus on sustainability and quality
 - Landfills

9th call



- Application: 4th till 18th of November 2019

www.vlaio.be/brownfieldconvenanten

Last but not least

Filmpje Brownfieldconvenanten