



meeting Grenoble 25.-27.1.2007



WP 9 Development problem “Increasing land take” and land resource management

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Different aspects of WP 9 in Grenoble

Search for
instruments

Affiliation to
previous WPs
„Development
problem“

Search for
objectives

Development of
Diamont DB

Questionnaire
on instruments

Analysis of
development
problem in
municipalities

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Proposed development problem

Starting point: „Phenomena“ of the „main trend“ developed by WP 7

Excel table

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Proposed development problem

„ Increasing land take for urban areas“



**First association:
ongoing conversion of greenfields into built-up areas for
residential, commercial and infrastructural purposes**

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Comments and criticism

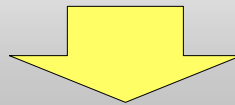
„Increasing land take for urban areas“ is ...

- ... Too much an ecological issue**
- ... Not exciting enough to motivate stakeholders to participate in workshops**
- ... Stakeholder might be frightened by a „green issue“ and limitation of their building sites**
- ... Development problem might not exist in the test region**
- ... Does not really exist in declining municipalities in the Italian Alps**
- ... Lack of available data**
- ... Procedure to select the development problem from previous work**



Perhaps a misleading term ... ?

„Increasing land take for urban areas“



Our perception:

„Sustainable land resource management“

- **Contains economic, social, institutional and ecological aspects**
- **Represents one of the most cross cutting issues in society**
- **Is relevant for the Alpine Space**
- **Allows management and instrument implementation from a local and regional level**

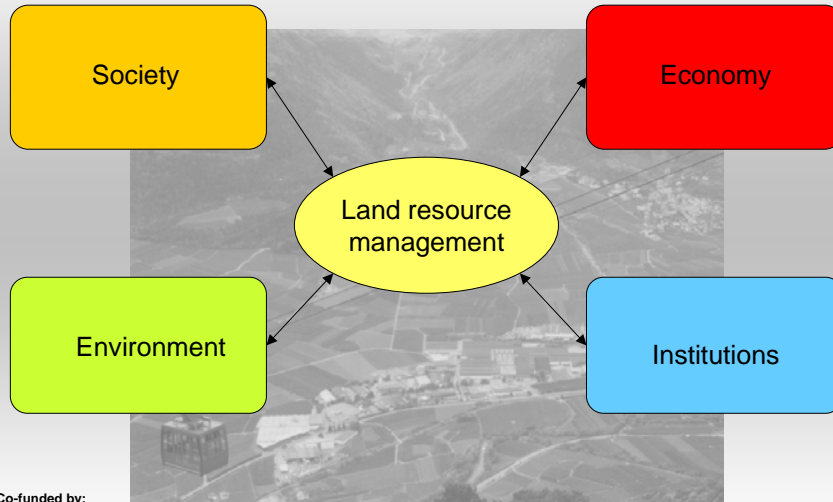




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Aspects of land resource management



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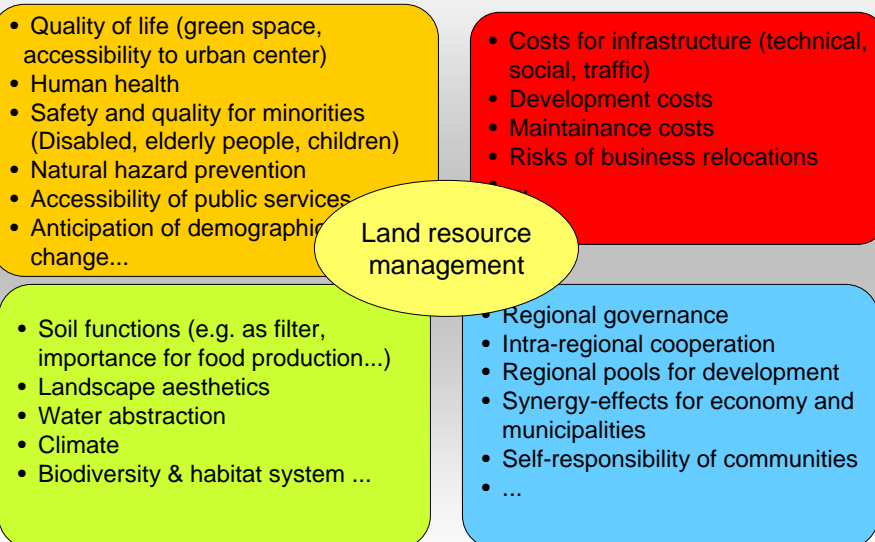
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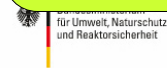


Aspects of land resource management



- Quality of life (green space, accessibility to urban center)
- Human health
- Safety and quality for minorities (Disabled, elderly people, children)
- Natural hazard prevention
- Accessibility of public services
- Anticipation of demographic change...

- Costs for infrastructure (technical, social, traffic)
- Development costs
- Maintenance costs
- Risks of business relocations



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Economic aspects of land resource management



Different costs for land development

- Technical infrastructure
- Transport infrastructure
- Social infrastructure
- Maintenance ...

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Economic aspects of land resource management

Some examples for obvious and hidden costs

Economy

- decline in real estate prices under the condition of demographic change
- effects on private savings, individual retirement provisions and professional mobility
- increasing heating costs (higher ratio outside surface/sqm living space) compared to high-density housing
- remaining long-term costs for the municipality which are not easy to calculate
- often over-estimation of the expected additional taxes
- Public financing of social infrastructure (education, health care, social services, sports, leisure, parks...) – but dependent from population size and density,

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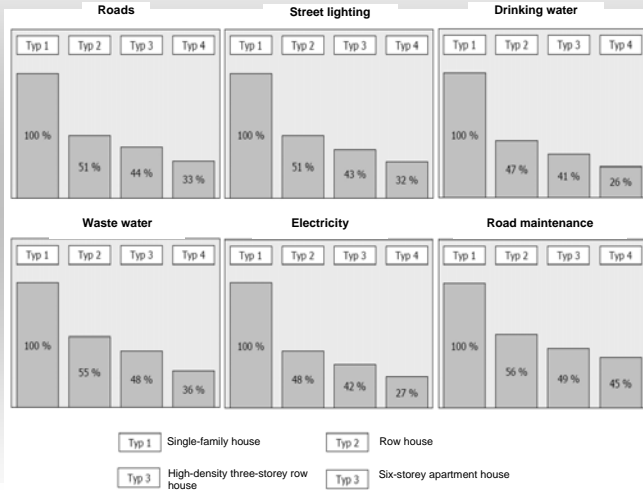
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Aspects of land resource management

Infrastructure costs of different densities (BBR 2006)

Economy



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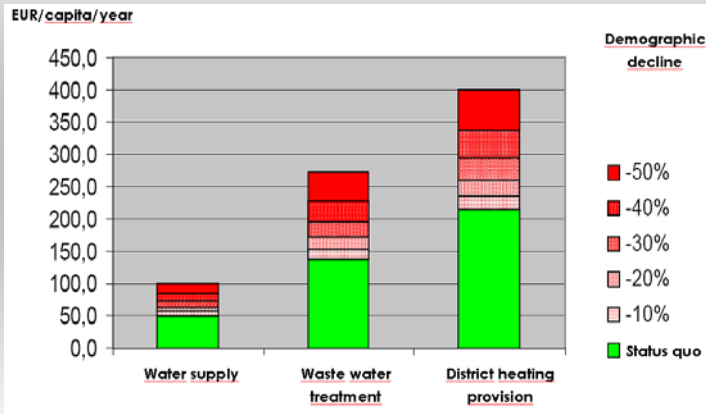
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Aspects of land resource management

Infrastructure costs in municipalities with demographic decline (Kozioł 2005)

Economy



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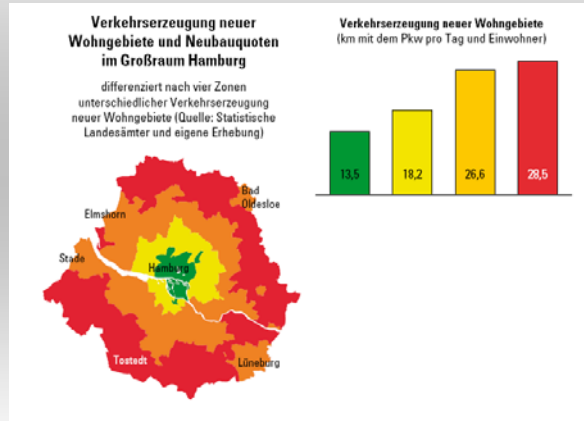
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Aspects of land resource management

Transport generation due to type of housing
(Gutsche 2005)

Economy



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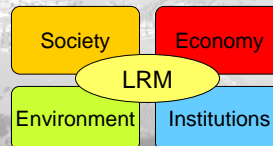


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Topics for discussion

- Do we agree on a common focus for instruments and test regions ?
- Does land resource management (LRM) in it's variety is acceptable as a focus?
- Do we need or prefer to concentrate on specific aspects of LRM ?
- Are there alternatives which will be preferred ?



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