

Deliverable 11.5 Procedure public interest

Social factors and public interest

For many megasites, besides the legislative framework also redevelopment forms an important driving force for managing contaminated land and groundwater. In many cases the megasite is a brownfield which needs to be redeveloped into modern industry or another land-use function such as: residential, recreational or agricultural areas. The investments that have to be made to make the megasite suitable for these functions, can often create enough wealth and income to much more than only repay the cost.

Site redevelopment offers many benefits to surrounding community and potential stakeholders such as:

1. Employment

Site redevelopment as well as returning facilities into use and modernization is leading to an increased attractiveness for investments. Due to the fact that in the brownfield areas unemployment is often very high, revitalization can particularly benefit low income residents.

Site redevelopment provides a number of short-term (e.g., construction) and long-term jobs with associated personal incomes, which in turn result in more spending on goods and services present in the local and regional economies. It as well creates stimulation of other local development projects, leading to additional jobs and associated income, expenditures, and revenue.

2. Increase of neighboring property values

Increase of the nearby residential or commercial property values due to cleanup of the beneficial reuse site might be expected, resulting in additional state and local revenues from property taxes.

3. Increased tax revenues

Redevelopment increases the tax base for all three levels of government, through the creation of new economic bases to sustain property, income and capital taxes. At the municipal level, a redeveloped site increased property tax revenues and the funding available to local governments to provide public services.

At the provincial and federal levels, site redevelopment brings increases in sales tax and goods and services tax (GST) revenues, as well as an increase in income tax revenues. Indirectly, all three levels of government can benefit through reduced funding requirements for the roads and infrastructure as brownfields tend to be located in areas with services already in place.

4. Infrastructure

In case of Megasite located within the city borders one should account for the infrastructure cost savings from the increased compactness of the city. Rehabilitated and decontaminated land has a potential to house emerging technologies and manufacturing processes.

On contrary not carrying out megasite redevelopment is leading to increase of site yearly costs to the society, environmental and health risk.

The following table can be used for investigation of the local conditions:

Expected benefits	Impact on neighboring property values	Employment	Stabilization in the taxes revenues	Infrastructure	Environment and health
Expected loss					
Carrying our redevelopment					
Doing nothing					

The society context of megasite management needs to be taken into account and explicitly mentioned. The long-term benefit of managing contamination to make or keep a megasite suitable for a certain function, needs to be considered as an important factor in the decision making process with stakeholders.

Bitterfeld example

Antwerp example

1. Employment

Remediation of the harbor or parts of the harbor of Antwerp will in the first place protect the existing infrastructure and employment facilities. There is a possibility that when the pollution becomes too big, certain companies will have to close resulting in a loss of jobs. Remediation of the site will certainly prevent this. A second but much smaller result of the remediation will be the creation of new jobs. First there will be the sanitation itself and the redevelopment of the infrastructure of the site. The cleaned sites will certainly attract new investors both for housing, business and industrial facilities and although only for a limited time period, the construction of buildings, factories, houses, recreation facilities will create jobs for a limited number of people. In a second phase, these new facilities will result in new jobs creating an economic valuable situation in the Port of Antwerp. Not only national but also international business partners can be attracted to the Port of Antwerp.

At this moment, there is a discussion going on about the redevelopment of two sites in the Port of Antwerp:

Petroleum Zuid which is an area that is highly polluted with mineral oil. The idea is that the soil will be remediated and that the cleaned area will be used for housing facilities, some green areas and small and medium enterprises that use clean technologies.

The harbor just North of Antwerp, which is the oldest part of the harbor, will be redeveloped and used for housing, business facilities, recreation and cultural activities.

2. Increase of neighboring property value

When old jobs are protected or new jobs are created in the port of Antwerp and a nice infrastructure is built in the Port, this will attract people that want to work in these places. This will not only benefit the Port of Antwerp but also the area around it, like the city of Antwerp. The house renting business, the general maintenance (e.g. food, ...) and recreation facilities in the area around the Port will benefit from the redevelopment of the Port.

Remediation will also lead to a cleaner and safer environment which will have a positive effect on the surrounding areas. People will live close to a clean and safe environment which can have an effect on their social life and health. So next to the economical effect of the sanitation of the port, there can also be a social effect.

3. Increased tax revenues

All new people and business facilities situated in the port of Antwerp and the area around it, will also have to pay taxes and will so increase the tax revenues. However, since the sanitation will rather influence the renovation of existing buildings and only a small area of the port is dedicated for the construction of new infrastructure and so creation of new housing and business facilities, the increase in tax revenues will be rather small.

4. Infrastructure

As already stated above, the redevelopment of the Port of Antwerp will change the infrastructure of the Port and maybe also this of the surrounding areas. In a first place, measures for existing infrastructure will have to be taken so that no new pollution will be created. In a second place, although to a limited extent, new housing and business facilities and factories will be build. The green and the recreation areas of the Port will be increased. If necessary, new transport facilities, like bus or train services, can be implemented but this will be dependent of the impact that all these changes have in the Port of Antwerp. Idea is that all these renovated and new facilities will use clean technologies so that no new pollution will be created.

Expected benefits	on				
Expected loss	Impact on neighboring property values	Employment	Stabilization in the taxes revenues	Infrastructure	Environment and health
Carrying our redevelopment	Benefit existing and to be created housing, general maintenance	Protect and create jobs, both in the harbor and neighboring areas	Revenues from taxes will increase, although with a small amount	Protection and renovation of existing infrastructure. New buildings.	The environment will become much cleaner and healthier.

	and recreation facilities			recreation and maybe new transport facilities will be constructed.	
Doing nothing	No benefit or even reduction of the neighboring property values	No creating of new jobs or even loss of existing jobs.		Derelict land with a bad perception to the public	The environment and health situation will further deteriorate

Katowice example

Social factors and public interest

The public interest in the case of Tarnowskie Góry is mostly oriented on groundwater resources. Mega-site redevelopment is also important but the benefits are indirect and analyzed on a broad scale of the Tarnowskie Góry town as a whole.

1. Employment

Currently the redevelopment of the mega-site provides employment only within the construction work carried out on the site. The mega-site area is located in a district potentially attractive for development as a whole. The proper mega-site – the former chemical plant Tarnowskie Góry has less potential because according to the revitalisation plans most of the site is used for the landfill function. It can be assumed that possible long term effects can be generated by the positive impact on the neighbouring area.

2. Increase of neighboring property values

Revitalization of the mega-site can have a positive impact on the neighbourhood. The former Tarnowskie Góry plant is localized in a mixed industrial/residential district. Furthermore, it borders a huge railway depots and communication center. There is also terrain previously used for military training and low grade forest area. Having in mind changes in the industry and communication – lower demand for rail services – the whole area can be, in the future attractive for industrial development.

3. Increased tax revenues

No immediate tax revenues increase is possible because the direct impact of the mega-site revitalization is rather low. Potential effects depends on the development of the whole district in which the mega-site revitalization is a key element. Cleaning up of the source and groundwater management prevents increase of the social costs. Further degradation of groundwater resources would rise the social costs in the future.

4. Infrastructure

The redevelopment of the mega-site does not change or facilitate the infrastructure in the area. Redevelopment of the whole Tarnowskie Góry district will need improvement in the infrastructure including road connection to main roads net.

Expected benefits	Impact on neighboring property values	Employment	Stabilization in the taxes revenues	Infrastructure	Environment and health
Expected loss					

Carrying our redevelopment	Generate Development possibilities in the area	Positive Indirect impact	Positive Indirect impact	No direct effects, development require supplementary investments	Improvement
Doing nothing	Deterioration of the town district	Lost opportunities	Increase of the social costs	No effects	Local degradation

Antwerp example