

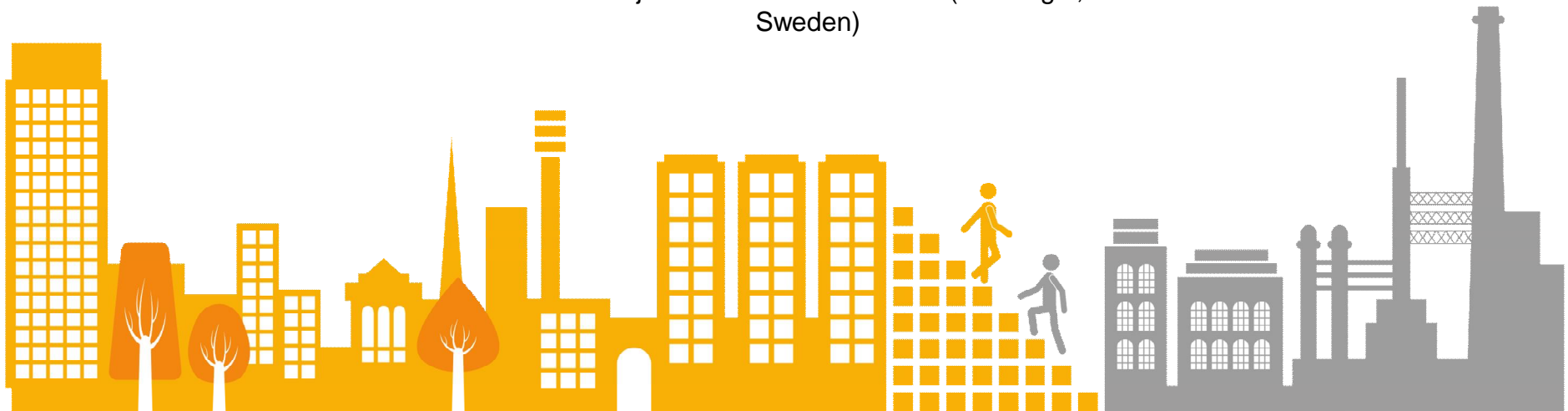


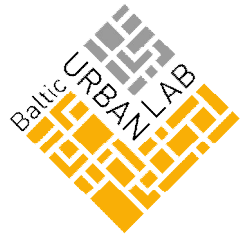
*Integrated Planning and Partnership Model
for Brownfield Regeneration*

Public and private sector and citizens planning together

Challenges and potentials in the Central Baltic region

Liisa Perjo & Christian Fredricsson (Nordregio,
Sweden)





Content of presentation

1. European Planning Challenges
2. Public-Private Partnerships and Public-Private-People partnerships
3. Challenges and Opportunities for Public-Private-People partnerships
4. Public-Private Partnerships and 4P in the Central Baltic region





Presentation of Nordregio

- Nordregio under the Nordic Council of Ministers
- Conducts strategic, applied and policy-relevant research on topics such as urban planning and governance, regional development and the arctic
- A selection of recent projects particularly relevant to urban planning
 - § JPI Urban Europe Casual (Co-Creating Sustainable Urban Areas and Lifestyles) with focus on living labs, co-creation and participation
 - § Comparative study on Public-Private partnership models in the Nordic countries (for the Swedish National Board of Housing and Planning)
 - § Studies on Public-Private partnerships for municipalities in Swedish Söderntörn area
 - § Social sustainability in Nordic cities (for Nordic Working Group on Sustainable Urban Regions)
 - § INTERREG-projects on e.g. green building, Social Housing and urban-rural interaction

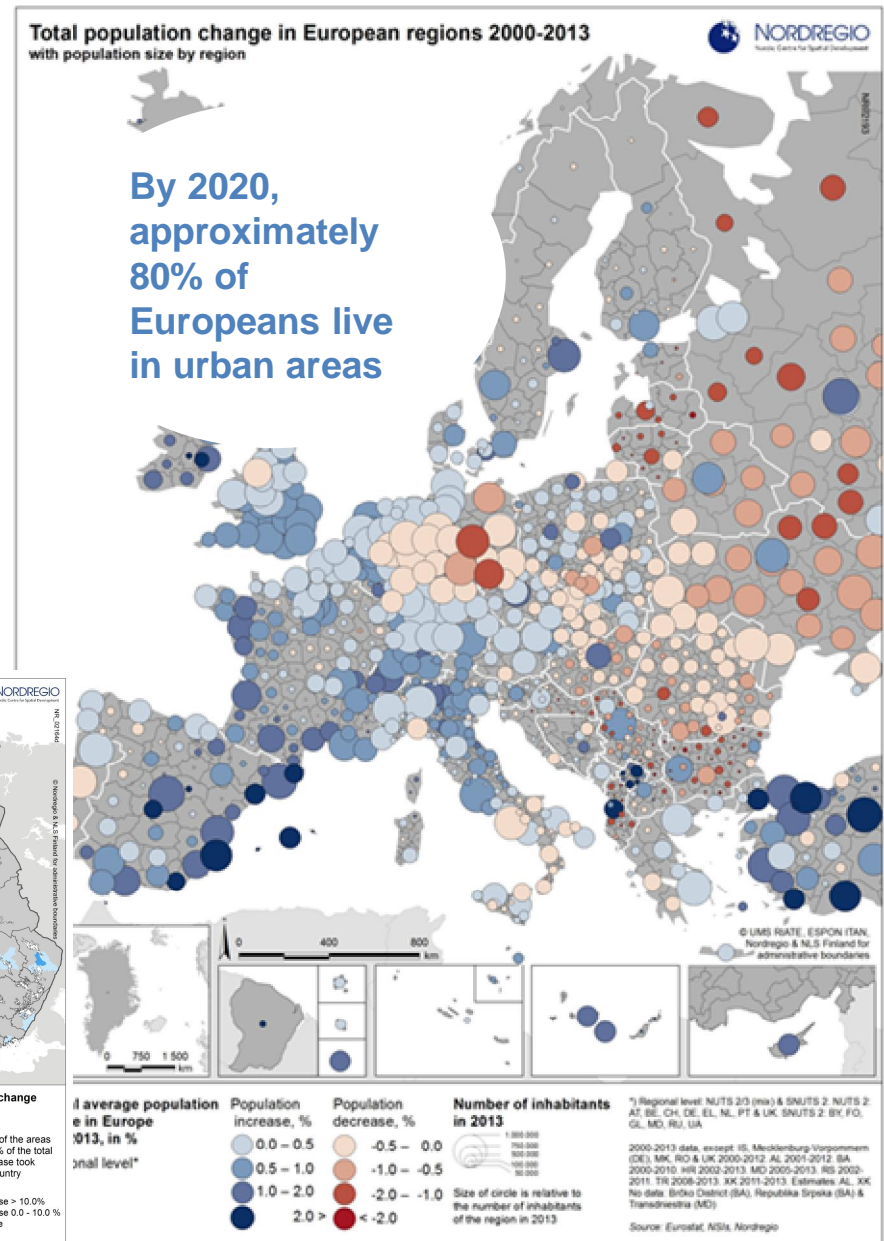
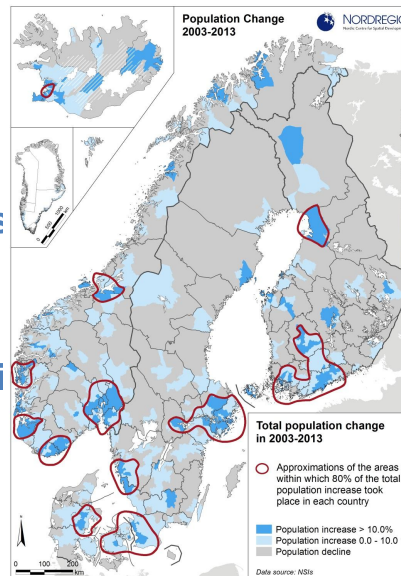




European planning challenge

- **Continuous urbanization:** processes of concentration and expansion, and explosion and implosion are challenging traditional forms of planning and creating tensions within current planning systems and procedures.
- **Urban sprawl:** intensification of land use in urban areas.

During the last 20 years 97% of the population growth in the Nordic region has occurred in 30 functional urban areas.





European planning and policy development

Increase importance of strategic planning: A shift from traditional land use planning (planning by rules) to strategic spatial planning (planning by goals).

- § Working for societal goals, and being selective with a focus on implementation and evaluation;
- § The emphasis on governance (over government);
- § Networks and collaborations - multilayered governance interactions and/or cross-sector collaboration with the private sector and civil society; and
- § focus on integration across sectors and policy fields of different levels of government.

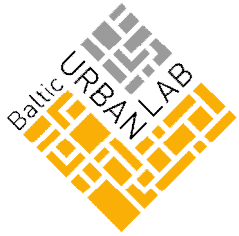


The implementation gap

- The search for more **transparent** and **efficient** planning processes...
 - § Dialogue-based models for improving **public engagement**
 - § Public-private-people partnerships models – **early engagement of private actors**

“Planning poetry is not the issue. The challenge is the implementation process.”





Public-Private partnerships

- Growing interest of public-private partnerships in urban development during the last decades - aiming to:
 - Ø to make processes more efficient
 - Ø to ease the burden on public finances
- “Public-Private partnerships” refer to a variety of ways in which public and private actors co-operate on products, services or policies and share risks (Steijn, Klijn & Edelenbos 2011)
- Two types of Public-Private partnerships (Hanssen 2012):
 - Ø Vertical (e.g. purchaser-provider models)
 - Ø Horizontal (communicative planning, networks)
 - Ø In practice, both vertical and horizontal practices exist simultaneously
- Public-Private particularly used in brownfield redevelopment, e.g. because of fragmented landownership and high costs of land remediation





Adding people to Public-Private partnerships – What are Public-Private-People partnerships?

- Relatively new concept, could be seen as a response to the problems of public-private partnerships
- In Baltic Urban Lab, 4Ps seek new ways to involve various public and private sector actors, citizens, NGOs and other civil society actors in particular already during the early stages of a planning process
- Arguments for building Public-Private-People partnerships:
 - § Improved economic sustainability, increased efficiency (by involving developers, land owners etc.), *and at the same time:*
 - § Increased transparency of decision-making, increased democratic accountability, utilisation of citizen knowledge to create urban areas better adapted to needs (by involving citizens, NGOs etc.)
- In brownfield development, public-private partnerships particularly essential, but involvement of the local community also needed





Who are the "public", "private" and people"?

– "Public":

- § Heterogeneous, includes politicians at different levels and sectors, civil servants at different administrative levels and on different sectors with differing levels of influence
- § Internal co-ordination within the public sector central for successful 4Ps, both intersectorally (between e.g. traffic planning and land-use planning) and vertically (e.g. between administrative levels)

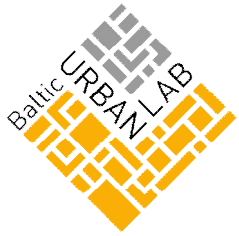
– "Private":

- § Even more heterogeneous group, but from urban development perspective the main actors are usually the developers and land owners
- § Especially important in brownfield development because of the financing needed and the multiple landowners of the areas

– "People":

- § The general public, local community, NGOs, other interest groups, current or future tenants etc.
- § Extremely varied interests & motivations for taking part in urban development (e.g. "common good", "self-interest", "professional interest")





Challenges & Opportunities I:

Combining efficiency goals with goals of democracy & livability

- Public-Private partnerships criticised for focusing on financial gains and economic issues on the expense of democratic accountability and views and interests of the general public
- 4Ps could have the potential to address this by better considering democracy issues and participation
- The role of the public sector is also to set requirements for developers that otherwise may focus on financial profits on the expense of livability





Challenges & opportunities II:

Partnerships with private actors vs. participation of citizens

- Actors' official position in the planning process affecting their possibility to influence
- In general, private actors negotiate through formalised & binding agreements and contracts with the local authority, often early in the process
- In general, the citizens ("people") influence through elections and public participation, not binding, generally later in the process, limited information about what takes place between the public and private
- The problem cannot be solved in individual planning projects, but important to think about the positions of actors when aiming to ensure influence from all actors (4P)





Challenges & Opportunities III: Managing conflicts & creating common visions

- Implementing 4Ps is likely to make conflict management very central in planning
- Researchers emphasise the usefulness of seeing conflicts as useful, instead of trying to hide them
- Accepting the plurality of ideas of different stakeholders, utilising the different types of knowledge the different stakeholders bring





Public-Private partnerships and 4Ps in the Central Baltic region

- The importance of public participation has increased in planning discourse in all Central Baltic
- At the same time, in all countries discussions on how the local authorities could work better together with private developers
- In the Nordic countries, strong role of the public sector, but partnership models all the time developed to involve private sector
- In the Baltic part of the CB, more market-driven development, e.g. in Baltic Urban Lab the municipalities develop the ways to initiate and drive processes with private land-owners and developers
- Still challenging in all Central Baltic region to cooperate between public, private and people





Public & private sector and citizens planning together

Thank you!
Any reflections?

Contact's name

Liisa Perjo & Christian Fredricsson

Research Fellows

Nordregio

liisa.perjo@nordregio.se

christian.fredricsson@nordregio.se

www.balticurbanlab.eu | www.nordregio.se

Read more:



Public-Private-People Partnerships in Urban Planning

Working paper (Deliverable 2.3.1 Potential and challenges of applying Public-Private-People partnership approach in urban planning)

Nordregio
Authors: Liisa Perjo, Christian Fredricsson & Sandra Stenroos & Coles
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Tensions in Nordic urban planning

Urbanisation strategies in the Nordic countries have moved towards 3D, with people and capital being concentrated into growing, expanding city regions. These urbanisation processes of concentration and expansion, and expansion and regeneration are challenging traditional forms of planning and creating tensions within current planning systems and procedures, along with new forms of urban governance and policies in a number of ways. In the current age of austerity, there is also increased interest and need in finding new solutions and alternatives to provide housing, offices and other services to the new citizens. In addition and in parallel to this, in post-political Europe, there is also an increased emphasis on citizen engagement and public participation because of the perceived gap between politics and people's everyday lives.

The overarching relationship between development and the formation of identity and post-politics are clearly visible and manifested in current changes and developments in the Nordic planning systems and policies. In this issue of Nordregio News, some of the tensions central to this are explored by looking at recent urbanisation and developments in the Nordic planning system. The issue focuses specifically on the tensions between a more modernised planning and the Nordic tradition of involving open and democratic planning processes. This critical relationship can be understood through academic terms such as legitimacy in effectiveness, or governance vs



Ansträngande partnerskap:
näringslivet i nordisk stadsplanering

Julius Simas, Christian Fredricsson
Joa Perjo

NORDREGIO WORKING PAPER 2015:3



Co-creating Attractive and Sustainable Urban Areas and Lifestyles: Exploring new forms of inclusive urban governance



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