



**Interreg**  
**Latvija–Lietuva**

Eiropas Reģionālās attīstības fonds



EIROPAS SAVIENĪBA

# Experience of the Project LLI -303 Life in Clean Environment – a Better Future (Clean Brownfields)

## Investments and works implemented during the project



KURZEMES  
PLĀNOŠANAS  
REĢIONS

Final conference  
October 7, 2020, Kaunas

# Scope of Brownfield Problem

The notion of brownfields is vast and diffuse

The definitions used in different regulatory documents are not identical

Number of brownfields territories including derelict buildings is large, there is no precise information on the scope ( ha, units etc. ), except for the national register of the polluted and potentially polluted sites.

Responsibilities are institutionally scattered

# Scope of brownfield problem

Some examples:

## Definition:

**Degraded territory** is a site ( territory ( not always with a negative impact to the environment ), a building or building complex which has previously been used or built , but is abandoned now or partly used ( it may be neglected or polluted, not inhabited or partly inhabited, or in other ways used territory which has negative cumulative impact to surrounding territories, environment and local population ).

## **Scope of brownfield territories (brownfield territories) is impressive**

For example, when Ministry of Environmental Protection and Regional Development of Latvia worked at preparation of Regional policy guidelines 2013 - 2019, they inquired municipalities of Latvia about brownfields potentially useful for business development.

Territory of 5826 ha was identified ! According to output indicators included in the document and budget available it is possible to diminish the number by 15% !

However, the above mentioned example ( in Latvia - the specific support objective 5.6.2.- revitalization of degraded territories for entrepreneurship needs ) is one of the most financially important and from economy point of view most effective contribution to solve brownfields problem in Latvia

# Scope of Brownfield Problem

Some examples:

## **According to Law on Land Management**

### Definition:

Degraded territory is a territory with a destroyed or damaged land surface or abandoned building, mineral resource quarries, economic or military activities territory

## **According to «Law on Pollution»**

Register of polluted/ potentially pollutes sites is maintained by Environment, geology and meteorology centre of Latvia

**3586** sites/objects ( 01.10.2020. ) are included in the register !

### Definition:

Polluted site/ potentially pollutes site - soil, entrails of the ground, water, mud, buildings, production structures or other objects which contain or may contain pollutive substances.

## **In addition, according to other legislative documents**

- degraded former military territories and invasive plants territories are classified as degraded territories,
- derelict buildings of cultural heritage and even national significance architectural heritage may be classified as degraded territories.

# Scope of Brownfield Problem

## **According to Law on Land Management**

Local municipality prepares and approves a list of degraded territories and their evaluation, including the amount of necessary financial investment.

In the territorial planning documentation of local municipalities degraded territories are defined as priority territories for construction sites of new infrastructure investment activities.

Several tasks for local municipalities concerning derelict buildings follow also from the **General regulations on construction**

- **Taking into account the wide and diffuse notion of the brownfield territories, the responsibility to reduce, clean, revitalize brownfields may be identified with several ministries – Ministry of Environmental Protection and Regional Development, Ministry of Agriculture, Ministry of Economy, as well as institutions and agencies at the ministries.**
- Local municipalities hold the responsibility about their regulations and practical measures.
- Private sector hold the responsibility about practical measures concerning their property.

# Problem outlines

---

Information background: There is no united universal definition, no guidelines, no manual how to work with brownfield territories/ objects

---

The information on the subject is not concentrated in one institution, internet site; each direction, project and research material «lives its own life»

---

Potential beneficiaries, owners of degraded territories do not possess enough information, knowledge and understanding about this complicated subject

---

There is lack of regular funding and systematic planned approach and activities to put in order degraded territories and revitalize them to return to public and business use

---

# Information and awareness - step by step

---

Only 5 project applications were submitted and approved under priority 1.3. LV - LT programme !!!

---

Information and knowledge exchange among the five approved projects during Thematic workshop 1, Telsiai. See the link:

<https://latlit.eu/project-management-group-meeting-and-thematic-workshop-in-telsiai-2/> <https://ems.latlit.eu/ems/app/main?execution=e2s4>

---

Best practise guidelines, project LLI - 325, available also in English and Lithuanian, see the link:

<http://www.vbf.llu.lv/lv/innovative-brownfield-regeneration-for-sustainable-development-of-cross-border-regions-brownreg>

---

Methodological e-handbook, project LLI - 386, available in Latvian, see the link:

[https://www.daugavpils.lv/assets/upload/manager/AttistibasDepartaments/Dokumenti/LV\\_No%20degrad%C4%81cijas%20uz%20re%C4%A3ener%C4%81ciju\\_17.03.pdf](https://www.daugavpils.lv/assets/upload/manager/AttistibasDepartaments/Dokumenti/LV_No%20degrad%C4%81cijas%20uz%20re%C4%A3ener%C4%81ciju_17.03.pdf)

# Clean Brownfields

- ▶ Priority: Sustainable and clean environment
- ▶ LLI -303 Life in Clean Environment - a Better Future ! («Clean Brownfields»)

9 project partners: Kurzeme Planning Region, Kuldīga, Skrunda, Ventspils, Saldus County Municipalities, Kaunas Regional Development Agency, Kaunas City Administration, Telsiai and Klaipeda District municipalities

Lead partner - Kurzeme Planning Region

Start date: 01.05.2018.

End date: 31.10.2020.

Planned budget: 1 046 494,76 EUR, of what ERDF 889,520,21 EUR

Planned investments in infrastructure: 837 815,66 EUR from the total budget

Objective: To solve the problem in Kurzeme region and in the part of Lithuania regarding degraded territories to ensure pollution free and attractive life and business environment for local society

- ▶ More information: <https://www.kurzemesregions.lv/projekti/pievilciga-dzives-vide/brownfields/>



# Clean Brownfields

## Infrastructure investment activities and preparation for infrastructure investment activities

LV - two derelict buildings demolished and pulled down - one two stories multi-apartment building in Ruba, Saldus county municipality, the other 5 stories multi-apartment building in Ugāle, Ventspils county municipality, 11,34 ha territory by the railway - line Rīga - Liepāja cleaned from wastes in Skrunda, planed, prepared for future entrepreneurship needs; the ditch and pond cleaned from contamination ( 366 tons ! ) in Kuldīga, territory prepared for sports and rest activities ( the two units were included in the national register of pollutes and potentially polluted sites)

LT - part of degraded territory rebuilt into a sports stadium (2,16 ha) in Kaunas, part of former military town cleaned and a territory for future business activities prepared (3,5 ha) in Telsiai; technical documentation ( geological survey ) to revitalize 150 ha of water ponds and former gravel quarries territory at Gargždai, Klaipėda district municipality prepared

► More information:

<https://www.kurzemesregions.lv/projekti/pievilciga-dzives-vide/brownfields/>

<https://latlit.eu/lli-303-life-in-clean-environment-a-better-future-clean-brownfields/>

# Clean Brownfields



Clean and safe area instead of a derelict building -  
Ruba, Saldus County Municipality

# Clean Brownfields

- ▶ «Taking into account the vast range of projects under the definition of brownfields ( degraded territories ), for a long time there will be a great number of similar projects in Latvia and Lithuania . Moreover, it is a process - always there will be territories/ buildings which will turn into brownfields, moreover, the existing degraded ones usually do not disappear by themselves.
- ▶ Municipalities need more information and time to prepare (assessment, ownership, technical documentation ) this kind of projects. If the call for degraded territories was announced now, there would be many more applications submitted than for the second call.
- ▶ It is a huge contradiction that we clean and prepare territories for business needs, but it is not allowed to rent them and return them to economic life for at least five years after the last payment has been received.
- ▶ If not for the above mentioned restriction public - private cooperation projects could be a good gain with attractive and viable ideas how to revitalize brownfield territories.»

Marita Melvere, Saldus County Municipality

# Clean Brownfields



Territory for business needs in future, Skrunda, Skrunda County Municipality

# Clean Brownfields

- ▶ This project is of great significance for our county because with the support from the programme 11,34 ha large degraded territory inherited from the Soviet times, once a concrete production works, was cleaned and put in order. Now the Municipality is looking for a private investor for this territory willing to develop business there. Municipality aimfully step by step has put in order its real estates, as a result of what there is no more degraded territories owned by the Municipality. Still, putting in order degraded territories and buildings owned by private persons is a painful issue, even if it is the owners' responsibility.
- ▶ For the Municipality there is a new challenge on the agenda - poor energy efficiency buildings demanding high investments.

Edgars Zeberliņš, Skrunda County Municipality



# Clean Brownfields



Clean and safe territory  
instead of a derelict building,  
Ugāle, Ventspils County



# Clean Brownfields

- ▶ «The main lessons:
- ▶ Demolishing of a derelict building is as serious as construction of a new building - requires the same approach.
- ▶ To follow and check the technical documentation very carefully before the public procurement for demolishing works is announced and also in the process when the works are carried out later on.
- ▶ Be very scrupulous when assessing the documentation submitted to the public procurement, not to miss mistakes which cannot be corrected any more, and some may appear essential in the context of financial corrections.»

Ginta Roderte, Ventspils County Municipality

# Clean Brownfields

Football stadium built  
instead of a degraded  
territory, Kaunas





# Clean brownfields

- «A new point has been added to the map of Kaunas football infrastructure. In Panemunė, in the revived stadium on Kareivinių Street, the main works have already been completed. An old ground in abandoned football field was dug up, the whole plot was leveled and covered with a 15-centimeter-thick layer of soil, and the lawn was sown. It will be regularly irrigated by a specially equipped automatic watering system. The sports space is fundamentally renovated, the stadium is fenced. All interested Kaunas residents will be able to play in this stadium. There will be place for children's trainings, official children's leagues or amateur competitions. After 25 years the abandoned place has been revitalized and will be used by Kaunas people.»

Aušrinė Kustienė, Kaunas City Administration

# Clean Brownfields



Ditch and pond cleaned from contamination, Kuldīga

# Clean Brownfields

«To clean the ditch and the pond from the oil products

Kuldīga County Municipality applied the combined public procurement procedure “Preparation of the technical project + construction works”, it turned out to be a very successful choice from the point of view of the municipality, because the contractor has no justification to ask for additional funding for the works which have been planned and acknowledged as necessary by the company (contractor) itself.»

Aiga Vanaga - Poriķe, Kuldīga County Municipality



# Clean Brownfields



Territory cleaned from contamination, prepared for business needs in future, Telsiai

# Clean Brownfields

- ▶ «Infrastructure works were done successfully despite of extended deadline (6 months).
- ▶ Contaminated soil was cleaned using biological cleaning method which was selected according to the following pre-conditions: there was a possibility to install excavated soil cleaning sites in the territory, (we had enough unused space, no other activities carried out in the territory), in our case, provisions of the LatLit project allowed us to do the cleaning process for about one year period.
- ▶ The main risk of this method is to complete cleaning work in time, because biological cleaning method strongly depends on weather temperature. Cleaning process is made feasible when the temperature is above 5 degrees of Celsius.
- ▶ Now the main challenge for the municipality is to find investors or find other ways to make the cleaned area «alive» and attractive.»

Mindaugas Norkus, Telsiai District Municipality

# Training

Themes for training seminars, thematic workshops, round-table discussions:

1. National legislation concerning brownfields (polluted territories, derelict buildings), registers, evaluation, management, territorial planning,
2. Sources of outer funding for territories with environmental problems,
3. Evaluation of brownfield territories, their management strategies,
4. Innovative methods for technical inspection and planning of degraded territories and objects, for example, usage of geo - radars, 3 dimensions scanning, drones etc.,
5. Modelling of soil pollution, restriction and elimination of soil pollution applying different methods, including phyto remediation method,
6. ESPON ( European territorial cooperation group ) offer - information, statistics and research materials - a possibility for municipalities and planning agencies to foster local and regional development, cross - border cooperation aspect including,
7. Examples of free economic zone activities, former brownfields transformed for business needs in Liepāja,
8. Soviet times architecture heritage, landscape planning, development of parks and recreation zones, restoration of historic parks.

# Training and Studying of Best Practise Experience

Study tours include brownfield territories in Latvia and Lithuania, Poland and Germany, for example,

Former lignite mines territory at Lausitzer lake area, revitalization of the territory and transformation of former mines into the Europe's largest artificial lakes area with infrastructure for cycling and nature tourism - North-eastern part of Saxony and Southern part of Brandenburg, Germany

«Mills of Torun» - old steam mills transformed into science centre, business incubator, youth centre, day centre - Torun, Poland

Old railway station - into centre for people with handicaps, office space for entrepreneurs etc., Ostruda, Poland

Military barracks transformed into a complex of administrative and office space buildings - Ostruda, Poland

Former air - field transformed into public park for sports and rest - Tempelhof, Berlin, Germany

Former military territories, earlier neglected, abandoned territories transformed into areas for entrepreneurship, culture, leisure time and sports, industrial parks - Dreverna, Šilute, Tauragė, Šiauliai, Lithuania

# Benefits After Putting in Order or Revitalization

1. Physical safety - not to fall in or from, not to wound oneself, not to come into contact with poisonous substances
2. Social safety - socially favourable environment is being developed
3. Emotional and esthetic attractiveness and comfort
4. Living environment encouraging for development - new public service, active social life
5. Business development - new production and service, working places
6. Economically used urban or rural territory, land is not inexhaustible eternal resource
7. After buildings and territories have been returned to economic life - additional tax income to state and municipal budget
8. Saving of administrative resource - there is no need to guard and keep watch over the territory, to use municipal staff's time to solve problems with different institutions etc.



# Benefits After Putting in Order or Revitalization

9. Putting in order and returning brownfields to public and business life is one of powerful means to reduce appearance of **inner peripheries\*** in the country. It is also one of means how to implement the territorial component of regional policy.

\*Inner peripheries are territories with low economic potential, low or insufficient availability of public service, low social capital, with poor infrastructure dominating, small number of low paid working places, poor demographic situation, low self-initiative of local population etc.

# What Is Needed to Speed up the Improvements

- ▶ Capacity and systematic approach

Information, knowledge, creative and systematic approach, inspection and evaluation of objects, setting of priorities, enough staff to carry out tasks

- ▶ Funding

ERDF, Cohesion fund, LV - LT and Lat - EST cross -border programmes, Interreg Central Baltic, LEADER, state investment programme, municipal budget

- ▶ Political will and sometimes even courage to address and solve brownfield problem. It is an issue of priorities, not that much of municipal budget nowadays.

Costs of brownfields ( territories, derelict buildings ) revitalization ( sometimes merely cleaning and putting in order ) may be high, technical documentation and work complicated.

Very often one will face unclear and burdensome situations concerning ownership issues of such properties.

Not always it is possible to transform the burden into the resource from the economic point of view.

# What Can We Do ?

1. To appeal to relevant institutions to create complex guidelines/ baselines to minimize number of brownfield territories, where possible to revitalize them and return to sustainable usage either for public or business needs
2. To advance the brownfield issue to be included in the policy planning documents for regional and rural development, environmental protection, environment quality, business development, new public service development, with relevant budget / funding sources to be envisaged.
3. To follow municipalities themselves used the available outer funding sources, applied creative approach to prepare applications to different funding sources
4. To create long -term system for gradual brownfields transformation/reduction/cleaning, with municipal budget allocation, municipal credit from the state budget allocation in priority cases.

# What Can We Do ?

## Policy planning documentation:

EU funds operational programme 2021. - 2027.

National Development Plan

Regional development programmes of the Planning Regions

Regional policy development guidelines

Environmental policy development guidelines

Local municipalities planning documentation

Community lead local development strategies ( earlier LEADER strategies ), co-participation budgetting process of municipal budgets, support programmes, funds from the municipal budgets

# Thank you !

Sarmīte Ozoliņa,  
Administration of Kurzeme Planning Region  
project manager, LLI - 303 «Clean Brownfields»

tel. Nr. +371 29453184,  
e-mail address: [sarmite.ozolina@kurzemesregions.lv](mailto:sarmite.ozolina@kurzemesregions.lv)  
[www.kurzemesregions.lv](http://www.kurzemesregions.lv)

