

Local pilot fact sheet

Project partner: City of Celje

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Name of the local pilot application area: Cinkarna (Celje East)

Area: 27.2 ha

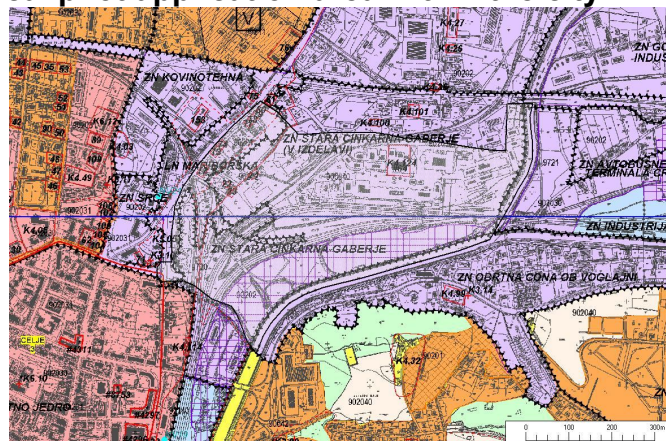
Land use (recent and planned): Recently abandoned former industrial site (former zinc smelter, chemical industry), in future new activities are planned: technological park, services, residential apartments in higher floors, university campus, commercial area.

Status of urban planning: No detailed spatial plan is valid for this area; for new a procedure started in 2003 with public procurement for architectural design of the area. New plan is estimated to be ready end of 2011.

Legal aspects: In the current land use plan already foreseen as development area for service, commercial and residential use. Majority owned by City of Celje, small part private owner.

- Zakon o prostorskem načrtovanju (Spatial Planning law, Official Gazette of the Republic of Slovenia, No. 33/07 with changes),
- Celjski prostorski plan (Celje Master plan, 2001),
- Zakon o varovanju okolja (Environment Protection Act, Official Gazette of the Republic of Slovenia, No. 41/04, changes in 2006),
- Uredba o okoljskem poročilu in podrobnejšem postopku celovite presoje vplivov izvedbe planov na okolje (Decree laying down the content of environmental report and on detailed procedure for the assessment of the effects on certain plans and programmes on the environment; Official Gazette of the Republic of Slovenia, No. 73/05)

Location of the local pilot application area within the city:



Map of the Spatial land use, slightly white coloured identification of the area

Aerial photograph of the local pilot application area:



Area slightly white coloured.

Picture(s) of the area:



Fig. 1



Fig. 2

Situation of the area: Since 1996, when the area of the whole previous zinc smelter and chemical industrial complex was given into free use and ownership to the municipality, many investigations on soil contamination were done, majority in 2008. Altogether more than 40 sounding and drilling of soil probes. Since 2003 new detailed plan is in preparation process, but problems are arising with heavy contamination of soil and its reuse and appropriate remediation method. Due to its proximity to old city part and train/bus terminals diverse functions from technological park, advanced technologies, business systems, services, commercial and residential areas, university campus and faculty are planned.

URBAN SMS-activities foreseen in the area: Due to lack of soil quality maps we intend to prepare a detailed soil quality map for the test area together with soil contamination map. With URBAN-SMS tools we will test differences between current detailed plan and most appropriate options based on tools.

Goals/strategies/tools to be applied:

Aimed goals:

- G1 Reduced quantity of soil consumption rate & soil sealing.
- G2 Sustainable use of soil considering soil quality (provision of soil functions).

Applied strategies:

- S1 Applying sustainable soil management in spatial and urban planning on all levels
- S2 Improving legislation in terms of soil protection as well as proposing an unified legislation approach in CE
- S3 Awareness rising to soil as a natural resource
- S4 Establishing regional cooperation in soil management
- S6 Involving stakeholders/ decision makers at an early stage of management strategy
- S7 Improving management for degraded urban areas
- S8 Introducing compensation and validation of soil functions as market instrument
- S9 Increasing of inner development

Tested tools:

- T1 Guidance for soil in SEA/EIA (3.3.2)
- T2 Soil manager Suite (software) including several tools (4.4.4)
- T3 Pilot case application (5.3.3)
- T4 Guidance on how to introduce and apply compensation measures; to be used as market tool (parts of 6.1.4)
- T5 Recommendation for successful stakeholder participation (6.3.2)
- T6 Awareness rising package providing a collection of facts and arguments (6.3.4)
- T7 Report brownfield redevelopment (6.1.3)

Start of the URBAN SMS-pilot-activities: 12/2010

End of the URBAN SMS-pilot-activities: 04/2011

Evaluation of results foreseen until: 09/2011