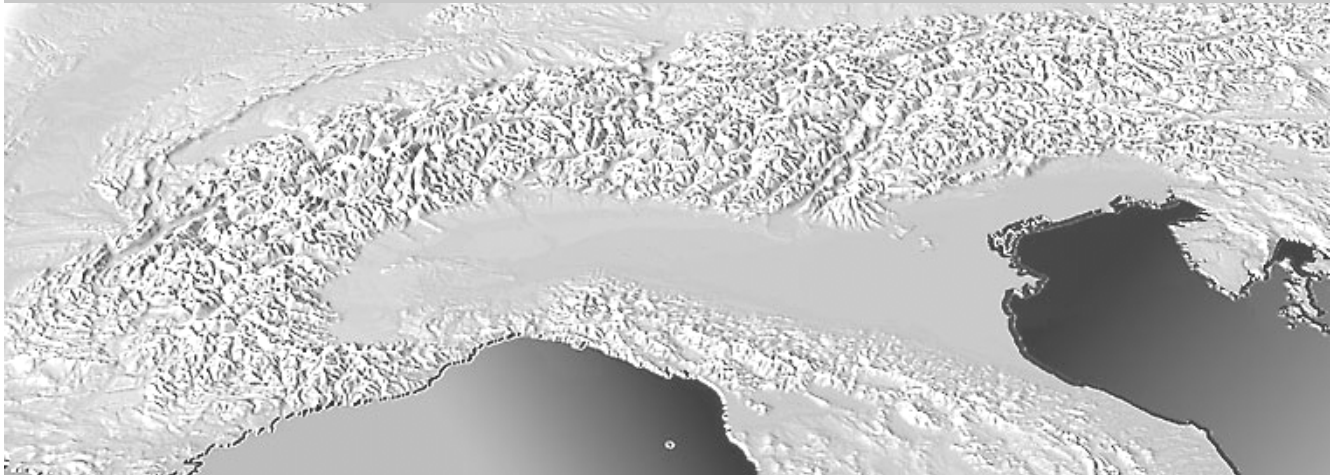




Instruments for managing land resources on regional and local level



Co-funded by:



Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



Different aspects of WP 9 in Grenoble

Search for instruments

Development of Diamont DB

Affiliation to previous WPs „Development problem“

Search for objectives

Questionnaire on instruments

Analysis of development problem in municipalities

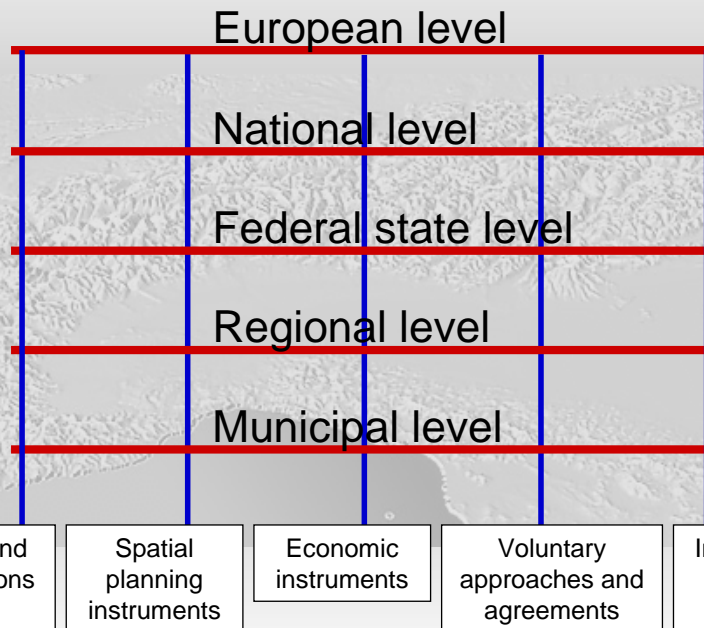
Co-funded by:



Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



Levels of policy making



Co-funded by:

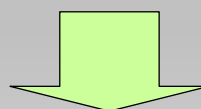


Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



Ratio

1. Alpine-wide compilation of instruments (and best practices) that address land resource management on local or regional level
2. Entry into online-database



Common pool of available and desirable instruments at hand for working in the test regions

Co-funded by:



Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



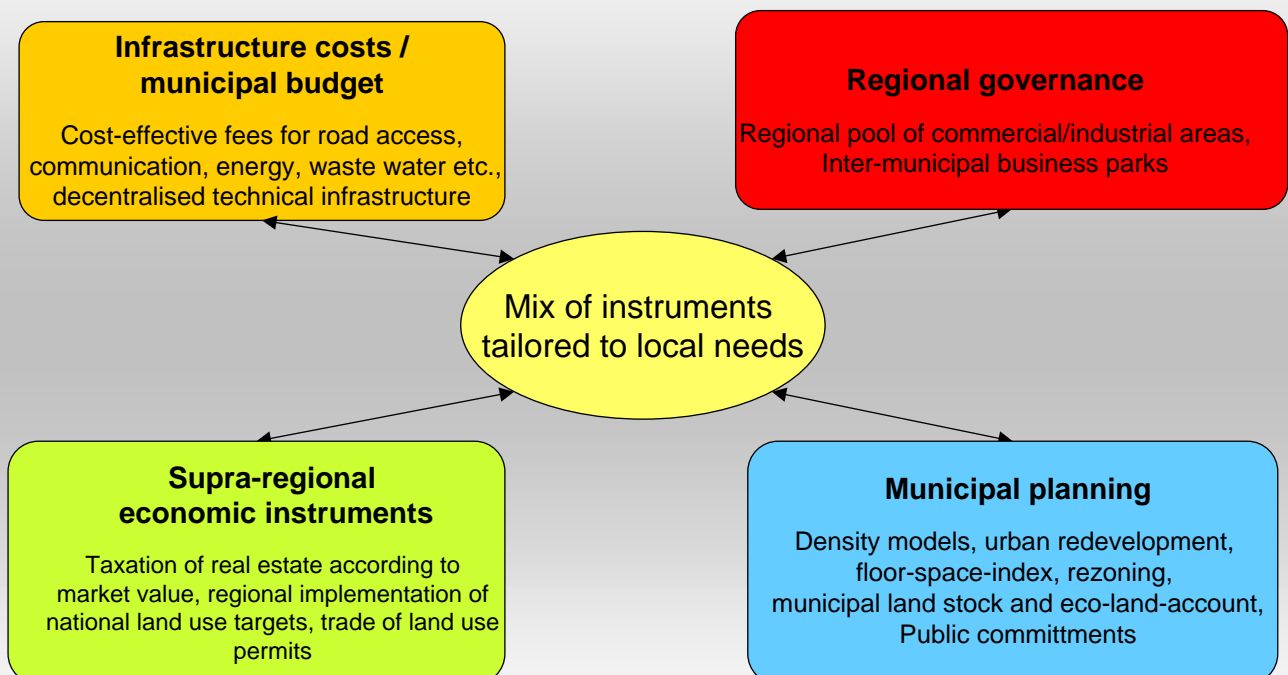
Database of instruments

Municipal land policy resolution
Standardized formula for assessing "organic development" for residential areas
Deregulation of parking site requirement
Municipal density models
Building order
Urban Redevelopment Measure
Taxation of real estate according to current market value
Allocation of municipal compensation funds for redevelopment of brownfields
Floor-space-index
Rezoning of residential area to agriculture land in land use plan
Land use tax
Municipal land stock
Tradeable land use permits
Municipal eco-land-account
Cost-effective fees for technical infrastructure
Public commitment of relevant stakeholders against increasing land take and urban sprawl
National land use target
Inter-municipal business parks
Regional pool of commercial areas/industrial districts
Decentralised technical infrastructure (water, waste water, energy)

Co-funded by:



Approaches to managing land resources



Co-funded by:





Instrument example

meeting Grenoble 25.-27.1.2007



Name: Municipal eco-land-account (Kommunales Ökokonto)

Definition: Provision of ecological areas in compensation for building and construction

Background: By federal law, since 2001 land developers need to compensate their ecological impact with compensation areas in the regional context of the impact.

To better serve investors and to be able to implement more spacious ecological projects, communities can purchase and add land to the municipal eco-land-account → the longer the land is held in the account, the higher is its ecological condition and the bigger its compensation value

Strength: Accelerated investments, implementation of integral ecological measures, instrument for implementing municipal land use planning

Weaknesses: No steering effect on land consumption, rather a minor obstacle to building and construction

Implemented since 2001, monitoring in effect

Co-funded by:



Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



Name	Regional pool of commercial areas/industrial districts	← Free text
Country	DE	← Pull-down-menus
Spatial level	regional	← Pull-down-menus
Type	Voluntary approaches and agreements /cooperation	← Pull-down-menus
Subtype	Voluntary, but binding contracts and commitments	← Pull-down-menus
Definition, description	On regional level (German districts), municipalities pool their existing commercial areas, business parks and brownfield. That way, potential investors can more easily be provided with adequate building land and brownfield potentials can more easily be reactivated. Instead of providing land to the pool, participating municipalities can alternatively transfer money to the pool. The pool distributes burdens, risks and benefits of commercial areas and business parks on a regional level among all participating municipality. That way, municipalities can considerably reduce the volatility of commercial taxes.	← Free text
General objectives	Regional burden and benefit sharing of municipal infrastructure provision and commercial tax revenues. Reducing land take for commercial areas.	↓ Free text
Objectives_keywords	<input checked="" type="checkbox"/> brownfield development <input type="checkbox"/> improving inner-urban qualities <input checked="" type="checkbox"/> municipal infrastructure costs <input checked="" type="checkbox"/> greenfield development <input checked="" type="checkbox"/> Weitere... <input type="checkbox"/> inner-urban housing potential <input type="checkbox"/> internalisation of external costs <input checked="" type="checkbox"/> municipal budget <input checked="" type="checkbox"/> planning principles	
Responsible	<input checked="" type="checkbox"/> Local authority/Municipal Council <input type="checkbox"/> Regional authority/Federal State Government <input type="checkbox"/> Associations/interest groups <input type="checkbox"/> Ombudsman <input type="checkbox"/> Citizen groups <input type="checkbox"/> District authority/District Parliament <input type="checkbox"/> National authority/Federal Government <input type="checkbox"/> Planners <input type="checkbox"/> NGO <input type="checkbox"/> Private persons	
Stakeholders involved	<input checked="" type="checkbox"/> Local authority/Municipal Council <input type="checkbox"/> National authority/Federal Government <input type="checkbox"/> Ombudsman <input type="checkbox"/> Private persons <input type="checkbox"/> Lawyers <input checked="" type="checkbox"/> District authority/District Parliament <input type="checkbox"/> Associations/interest groups <input type="checkbox"/> NGO <input checked="" type="checkbox"/> Entrepreneurs/businesses <input type="checkbox"/> Scientists <input type="checkbox"/> Regional authority/Federal State Government <input checked="" type="checkbox"/> Planners <input type="checkbox"/> Citizen groups <input type="checkbox"/> Judicial branch <input type="checkbox"/> Media	
Reference	http://vma.de/downloads/ge-pool_langfass.pdf	
General assessment of strength and weakness	<p>Strength: Burdens and benefits of commercial and business development are shared on a regional level. Development takes place on the most appropriate pieces of land. Not every municipality needs to develop their own business park and they still profit from compensation payments from other municipalities with high revenues. Regional pool of commercial areas can be starting point for overcoming intermunicipal competition and to adopt perspective of regional governance and cooperation.</p> <p>Weakness: Facilitation of burden and benefit sharing is difficult and conflict-prone. Requires detailed agreements on how to deal with investors</p>	

Date	11.01.2007
Author of evaluation	
Date of analysis	
Legal_status	not-mandatory
Extension / frequency	rarely (< 25%)
Comment on implementation	
Type of monitoring	
Preconditions for implementation	Drafting and ratification of inter-municipal agreement. If possible, establishment of an administrative association (=
Best practise title	Regional pool of industrial Neckar-Alb (Regionaler Gewerbeflächenpool Neckar-Alb)
Best_practise_abstract	
Period of validity	since 2004
General_comment	The regional perspective on commercial areas and business parks is a manifestation of the conviction that economic development cannot be facilitated by individual municipalities independently, but that it rather needs joint efforts on regional level.

Pull-down-menus

Free text

Co-funded by:



Bundesministerium für Umwelt, Naturschutz und Reaktorsicherheit

Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



meeting Grenoble 25.-27.1.2007

ifuplan

Options for workshops

- Discussion of selected instruments from the database in the context of municipal policy making
 - ➔ in regard to appropriateness
 - ➔ in regard to feasibility
 - ➔ in regard to further development
- Comparability of workshop results across the Alpine region

Co-funded by:



Bundesministerium für Umwelt, Naturschutz und Reaktorsicherheit

Bayerisches Staatsministerium für Umwelt, Gesundheit und Verbraucherschutz



Comments & questions

- **Instrument collection in a database is not an objective per se**
- **Instrument collection reveals being difficult due to variety of legal instruments at administrative levels (AT, IT)**
- **Instruments may reveal to be not transferable**
- **Monitoring of the implementation of instruments**

Co-funded by:



Bayerisches Staatsministerium für
Umwelt, Gesundheit und Verbraucherschutz



Objectives & deliverables

- **Collection of instruments**
- **Cross country compilation of best practice experiences**
- **Analysis of instruments (including transferability to be derived from input)**
- **Feed back from stakeholders on instruments**
- **Improvement of existing instruments**
- **Public database of instruments**
- **Best practice examples**
- **Guidebook of regional development instruments**
- **Alpine-wide comparability of workshop results**

Co-funded by:



Bayerisches Staatsministerium für
Umwelt, Gesundheit und Verbraucherschutz





Topics for discussion

- Are there further requirements from instruments ?
- Instrument collection from selected administrative regions (such as Bundesländer, Provinces) as a solution for those countries with a high variety of administrative levels ?

Co-funded by:



Bundesministerium
für Umwelt, Naturschutz
und Reaktorsicherheit

Bayerisches Staatsministerium für
Umwelt, Gesundheit und Verbraucherschutz

