Participation of Landowners and the Public

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**TS 29 – Approaches in Land Consolidation and Community Regeneration**

The Participation of Landowners and the Public in German Planning and Land Management Projects

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**Frankfurt am Main**
- Main River & Skyline -

**EFFECTS OF URBAN DEVELOPMENT**

- Ecology
- Social Relations
- Economy

**Phases of Urban Development**

Planning
Land Management
Constr. of Public Infrastructure


Principle 10:
“Environmental issues are best handled with the participation of all concerned citizens, at the relevant level. …
States shall facilitate and encourage public awareness and participation by effective access to
information judicial proceedings administrative proceedings
Forms and Effects of Participation

- Participation with binding effect:
  - Referendum
  - Plebiscite
  - Recall
- Participation without binding effect:
  - Public Consultation
  - Public Hearing

The public decide, as participation with binding effect complements the government's decision.

Public Participation in Urban Planning Process in Germany

1. Information at the earliest possible stage about the general aims and purposes, about different solutions and of the probable impact.
   - Suitable opportunity for comment and discussion
2. Public display of the drafts of urban development plans for a period of one month.
   - Suggestions of citizens have to be examined

Land Management

- Voluntary purchase
- Compulsory Purchase
- Land Readjustment
- Private Investors

Participation of the landowners in voluntary purchase

1. Offer (by letter)
2. Negotiation (in general, of value)
3. Acceptance
4. Notarial Contract

Project 185

- Aerial View

Area: 7.5 ha
Participation of Landowners and the Public

Project 185 - Landownership Situation (old) -

Number of Landowners: 100
Number of plots: 77

Project 185 - Landownership Situation (new) -

Landowners’ Participation in Land Readjustment Process in Germany

1. Early information for all people involved (Hearing)
2. Individual wishes of the land owners
3. Formal discussion with the individual land owner
4. Public notice of land readjustment plan and sending of relevant extracts to the landowners

Using modern technology for Participation

Electronic communication can enhance the communication between landowner and municipality
- using the www for information about planning contents
- suggestions of citizens in planning process by email (amendment in German Building Law Code)

Three dimensional illustrations and presentations of planned projects improve the understanding of planning concepts and their realisation

Project 185

B-Plan

Project 185

Virtual Walk
Participation of Landowners and the Public

Kinds of Participation

- Information
- Cooperation
- Partnership

Implementation of a Strategy for the Promotion of Public Participation

SUSTAINABLE URBAN DEVELOPMENT

- Economic
- Ecological
- Social

Requires an active public participation and a partnership between landowner and government authorities

THE END

Thank you!
Merci beaucoup!
¡Gracias!
どうもありがとう!
Schukran!
Vielen Dank!