



Documentation Regional development instruments

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Federal Ministry for the
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Interreg III B

General Data

Name of instrument:	Municipal land policy resolution (= Bodenpolitischer Grundsatzbeschluss)
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	Municipal council adopts a general land policy resolution, declaring to give priority to inner-urban development over greenfield development.
General objectives:	Activating inner-urban housing and brownfield potentials. Setting up municipal land policy principles.
General Objectives keywords:	brownfield development ; inner-urban densification ; building land ; planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	others
Reference:	BBR/DIFU: Aktive Baulandpolitik für Stadt und Umland - vom kommunalen zum regionalen Bodenmanagement, online at http://www.difu.de/index.shtml?seminare/dokumente/aktivebaulandpolitik/ergebnisbericht.shtml (loaded 18.12.2006); BMVBW (2001): Baulandbereitstellung - Bodenpolitische Grundsatzbeschlüsse
General assessment of strength and weakness:	As the instrument is of declarative, non-binding character, municipal stakeholders are less reluctant to support it than binding regulations. Nonetheless, if adopted, a general land policy resolution with the goal of strengthening inner-urban development expresses political support and determination to combat urban sprawl. The weaknesses arise from these advantages, as compared to a land use plan, this general land policy resolution does not provide a legally binding framework.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation

Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	Declarative and generalised character of this instrument is its biggest advantage, therefore there is no need to give it a more binding character. However, consequent binding instruments should strictly follow up on these statements.
Type of monitoring:	none

Preconditions for implementation:	none
Best practise example (1):	Municipality of Jengen "Municipal management of land resources", Gemeinde Jengen "Kommunales Flächenressourcenmanagement"
Example Abstract (1):	The municipal land policy resolution, giving priority to inner-urban development over greenfield development, has - combined with a cadastre on inner-urban development potentials - resulted in the use of 15 inner-urban plots for residential and commercial uses, thus reducing greenfield land demand.
Assessment	
Relevance	
Status:	-
Ranking:	5
Remark:	Instrument has sustainable land resource management at its core
Acceptance	
Status:	Approval: Municipal council, environmental NGOs and superordinate institutions;
Ranking:	4
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	As a political statement without immediate consequences, it requires only political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Effectiveness in regard to direction of effect and perpetuity, but type of effect and acceptability depends on local implementation
Ranking:	2
Remark:	-



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Interreg III B

General Data	
Name of instrument:	De-sealing concepts and programmes (= Entsiegelungsprojekte und -programme)
Country / region:	DE
Spatial level:	local
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	<p>De-sealing concepts and programmes mostly require municipal access to plots in terms of decision making. Therefore, they are mainly carried out on municipal property, e.g. in the form of the ecological compensation measure (cp. specific entry in database).</p> <p>Other concepts include public subsidies for private soil de-sealing as financial incentives as well as the legal requirement of brownfield de-sealing/de-sealing of installations that are no longer in use according to §179 BauGB (Federal Building Code on Construction). The legal requirement of de-sealing (= Rückbaugesamt), however, is not broadly being implemented as it involves financial compensation for the respective land owners.</p>
General objectives:	Reducing share of sealed surface, reducing surface runoff and consequently municipal costs
General Objectives keywords:	municipal infrastructure costs ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.xfaweb.baden-wuerttemberg.de/bofaweb/berichte/bs08/bs080042.html
General assessment of strength and weakness:	<p>Strength: Voluntary approach that rewards private initiative</p> <p>Weakness: No broad effect as it is voluntary and financial incentives are rather neglectable</p>
Metadata:	<p>Date of entry: 09/05/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)

Comment:	Legal status concerns voluntary concepts, mandatory deconstruction or desealing would be mandatory for responsible body and for end user
Type of monitoring:	none
Preconditions for implementation:	Budgets and political will Legislation in the case of mandatory requirement
Best practise example (1):	Municipal contest for de-sealing and urban greening of industrial areas and private backyards / Municipality of Karlsruhe (DE)
Example Abstract (1):	The municipality of Karlsruhe is carrying out contests for de-sealing and urban greening of industrial areas and private backyards.
General comment:	Beyond the two mentioned concepts, de-sealing aspects can also be part of local land use planning, local development planning and other planning instruments.
Assessment	
Relevance	
Ranking:	4
Acceptance	
Status:	Municipal administration, local economy, NGOs, municipal residents, superordinate administrations
Ranking:	5
Remark:	Lower acceptance in the case of mandatory de-sealing and deconstruction
Implementation	
Ranking:	2
Feasibility	
Status:	budget, political will, (legislation)
Ranking:	4
Remark:	Legislation only in the case of mandatory de-sealing
Effectiveness	
Status:	direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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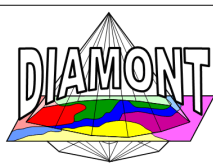


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Interreg III B

General Data	
Name of instrument:	Greenfield Development Charge (= Neuerschliessungsumlage)
Country / region:	DE
Spatial level:	national
Type:	Economic instruments
Subtype:	Steering taxes
Description:	<p>A charge is levied on greenfield development, whose revenues are being used for activating inner-urban brownfield potentials.</p> <p>Based on a delineation of built-up area and greenfield areas, every new development on the greenfield area is levied 25-50 EUR/squaremeter, which are collected in a regional fund for activation and rehabilitation of inner-urban brownfields. The tax is being levied from sellers/buyers independently from other costs that might accrue for greenfield development such as ecological compensation or levies for public infrastructure provision.</p>
General objectives:	funding and promoting brownfield redevelopment, containing urban sprawl
Responsible:	National authority
Stakeholder Involved:	Regional authority
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	<p>Thomas Preuß/Uwe Ferber (2006): Circular Flow Land Use Management: New Strategic, Planning and Instrumental Approaches for Mobilisation of Brownfields => http://www.difu.de/index.shtml?/english/occasional/06-preuss_circular.shtml</p>
General assessment of strength and weakness:	<p>Strength: Effective tool to contain urban sprawl, activate brownfield potentials and to preserve open space. Advantage is that it tackles two issues at the same time, that of urban sprawl and that of financing of brownfield redevelopment costs.</p> <p>Weakness: Only feasible if implemented on supra-regional, national level. Otherwise, the instrument could put off potential investors.</p>
Metadata:	<p>Date of entry: 09/05/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	

Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	pilot status
Comment:	Not implemented, but part of the discussion in the context of the federal German sustainability strategy.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Requires national legislation and administration of the fund for brownfield development. Specifically, the regional administration (municipality or city region) of the fund for activation and rehabilitation of brownfields needs to be laid down in the respective federal planning law.
Assessment	
Relevance	
Ranking:	5
Acceptance	
Status:	municipal administration, local residents, NGOs, superordinate authorities
Remark:	Acceptance by biggest share of local residents likely, however not from those that are charged the levy.
Implementation	
Ranking:	0
Remark:	No implementation so far.
Feasibility	
Status:	Legislation, political will, staff
Ranking:	3
Effectiveness	
Status:	direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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Interreg III B

General Data	
Name of instrument:	Construction Act (= Zakon o graditvi objektov)
Country / region:	SI
Spatial level:	national
Type:	Laws and regulations
Subtype:	Laws
Description:	This act regulates the conditions for construction of all kinds of works, sets out the essential requirements and the fulfilment thereof regarding the characteristics of works, prescribes the method and conditions for pursuit of the activities, relating to construction, regulates the organisation and field of work of the two professional chambers, regulates inspection and supervision, sets out the sanctions for violations, related to construction of works and regulates other issues related to construction.
General objectives:	<ul style="list-style-type: none"> - Laying down requirements for construction all kind of objects; - Regulating basic requirements and their implementation in regard to building characteristics; - Directing manners and conditions for constructing activities; - Regulating the organisation and working sphere of two professional chambers (Chamber for Architecture and Engineering chamber of Slovenia); - Regulating supervisory control; - Settling sanctions for offences connected with construction; - Settling other issues connected with construction.
Responsible:	National authority
Stakeholder Involved:	National authority
Reference:	http://www.coe.int/t/f/coop%20ration_culturelle/environnement/cemat/politiques_nationales/Slovenia_ConstructionAct.pdf?L=F
General assessment of strength and weakness:	It precisely describes all issues referring to planning, construction and maintenance of buildings. In comparison with the old version of this law it shortened time consuming procedures in obtaining building permits.
Metadata:	Date of entry: 2007/05/14 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting

Assessment	
Relevance	
Ranking:	4
Acceptance	
Ranking:	0
Implementation	
Ranking:	4
Feasibility	
Ranking:	4
Effectiveness	
Ranking:	0



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General Data	
Name of instrument:	Soil conservation article in Federal Building Code (= Bodenschutzklausel im BauGB)
Country / region:	DE
Spatial level:	national
Type:	Laws and regulations
Subtype:	Laws
Description:	Introduced in 1987, the Soil Conservation Article in § 1, Para. 1 of the Federal Building Code stipulates that land and soil is to be treated economically and with consideration, sealing of new land is supposed to be limited to the necessary extent. The article contains a quantitative and a qualitative aspect. The quantitative aspect requires municipalities to utilise inner-urban development potentials before zoning greenfield areas, while the qualitative aspect is committing municipalities to take precautions in view of a soil conserving execution of building and construction as well as in view of appropriate compensation measures.
General objectives:	Quantitative and qualitative soil conservation
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Jörissen, Juliane / Coenen, Reinhard (2007): Sparsame und schonende Flächennutzung. Studien des Büros für Technikfolgen-Abschätzung beim Deutschen Bundestag 20. Berlin.
General assessment of strength and weakness:	Strength: Supports the primacy of inner-urban development over greenfield development as well as economical modes of construction in term of land consumption (density, architecture) by increasing the effort necessary on behalf of project developers and municipal authorities to justify greenfield development. Weakness: Does not constitute a legal primacy of inner-urban development. The decision between inner-urban and greenfield development is still in the realm of the municipal planning authorities.
Metadata:	Date of entry: 15/05/2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user

Extension:	all municipalities
Type of monitoring:	none
Preconditions for implementation:	Requires legal framework in the Federal Building Code as well as appropriate implementation by local and regional authorities.
Best practise example (1):	Rejection of the building permit for the extension of the ski area "Mutterer Alm - Axamer Lizum" in Austria on the basis of the Soil Conservation Article of the Alpine Convention
Period of validity:	since 1987
General comment:	Statements on soil conservation can also be found in various other documents such as: - Alpine Convention Protocol on Soil Conservation: Chapter 1, Article 1, Objective 3 - German Spatial Planning Law (= Raumordnungsgesetz) §§1(2), 2(2,3,8) - German Federal Nature Conservation Act (= Bundesnaturschutzgesetz) §§1,2 (1,3,12) - various planning and construction laws and decrees on federal state level
Assessment	
Relevance	
Ranking:	5
Acceptance	
Status:	superordinate authorities, NGOs
Ranking:	2
Remark:	Difficult acceptance and implementation by municipal authorities, private individuals and local economy
Implementation	
Ranking:	5
Remark:	As part of the legal framework, it is implemented in every German municipality
Feasibility	
Status:	Legislation, political will
Ranking:	4
Effectiveness	
Status:	direction of effect, type of effect, perpetuity
Ranking:	4



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General Data	
Name of instrument:	Rural Development Plan - "PSR (Piano di Sviluppo Rurale)"
Country / region:	IT
Spatial level:	regional
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	The Friuli Venezia Giulia Rural Development Plan 2007-2013 aims to promote and sustain rural development by allocating the available resources from the European Rural Development Fund. It defines the objectives that the rural development policy of the region intends to attain. The plan states priorities and instruments of rural development to be activated in the framework of the general coherence to be ensured with supranational programming. Each identified measure foresees specific objectives, actions and subsidies.
General objectives:	General objectives describe the mid/long-term situation the PSR intends to contribute to reach. These objectives act as reference for the whole plan: increase the competitiveness of rural sectors and forestry by means of reorganisation, innovation and development; preserve the landscape heritage through protective measures; improve quality of life in rural areas and foster diversification of economic activities.
General Objectives keywords:	Enhance competitiveness ; landscape conservation ; diversification ; sustainability ;
Responsible:	Regional authority
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	others
Reference:	http://www.regione.fvg.it/rafv/export/sites/default/RAFVG/AT4/ARG4/allegati/programma.pdf
General assessment of strength and weakness:	Strength: For the first time a plan groups all rural matters into a unique programming tool. Weakness: The procedure and timing to obtain subsidies have not been so clearly defined.
Metadata:	Date of entry: 2007/07/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	

Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Ranking:	4
Acceptance	
Ranking:	3
Implementation	
Ranking:	3
Feasibility	
Ranking:	3
Effectiveness	
Ranking:	3



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Interreg III B

General Data

Name of instrument:	Regional Law 33/2002 - Friuli Venezia Giulia's Mountain Districts (former Mountain Communities)
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	<p>In the framework of instruments aimed at rationalization and reform of local bodies, this law foresees the creation of 4 Mountain Districts in place of the previous 8 Mountain Communities. The MCs (subsequent Regional Law 1/2004 has re-assigned them the name of "Mountain Communities") have autonomous statute and administrative responsibilities as foreseen by the regional laws. They carry out specific operations for the mountain areas according to EU guidelines; they promote the associated management of administrative functions charged to the municipalities included in their own territories; they themselves provide services on behalf of the municipalities.</p> <p>MCs also have responsibilities in the following matters: land protection against natural hazards, environment conservation and enhancement, forestry, agriculture, energy saving and heating, tourism, trade.</p>
General objectives:	The main objectives of the Mountain Communities are the very enhancement of the mountain areas and the promotion of municipalities' association in order to rationalize their administrative functions. Furthermore, this reform aims at establishing a unique body bearing responsibility for the mountain areas.
General Objectives keywords:	rationalization ;
Responsible:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	www.comunitamontanacarnia.it

General assessment of strength and weakness:	Weaknesses: Uneven political support; Mountain Community officials are not elected by the population. Strength: Managing local development at local level.
Metadata:	Date of entry: 2007/07/25 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Ranking:	5
Acceptance	
Ranking:	3
Implementation	
Ranking:	2
Feasibility	
Ranking:	2
Effectiveness	
Ranking:	4



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General Data	
Name of instrument:	LR 20/97 Local public transport planning in the Region of FVG
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	This regional law has anticipated the evolution of regulations about public transport occurring at national level. It foresees a Regional Public Transport Plan which establishes functions and responsibilities of both local authorities (Region, Provinces and Municipalities) and companies, addressing monitoring and control from local authorities on the quality of services provided by private companies. The Plan defines a Public Transportation Network aimed at ensuring due accessibility to public places as well as population's general mobility. The Plan identifies investment and modernization of infrastructure to be carried out. Municipalities are provided guidance and framework in the preparation of their own Urban Traffic Plans.
General objectives:	The main objective is achieving sustainable development conditions for the public transport system by means of increasing services competitiveness and quality. The Region is well aware that the enhancement of the transport system represents a strategic element in order to foster development.
General Objectives keywords:	planning ; mobility ; public transport system ;
Responsible:	Regional authority
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Reference:	http://www.regione.fvg.it/rafv/urbanistica/dettaglio.act?dir=/rafv/cms/RAFGV/AT10/ARG3/FOGLIA1/ http://lexview-int.regione.fvg.it/Lex/Dettaglio.jsp?ANN=1997&LEX=0020&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Strength: acknowledging the strategic geographical position of the Region, as well as the importance of transportation systems. Weakness: the environmental aspects/impacts appear to be sometimes underestimated/neglected.
Metadata:	Date of entry: 2007/08/01 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation	
Legal status:	mandatory
Extension:	very frequent (> 50 % municipalities)
Type of monitoring:	none
Best practise example (1):	CALL ME: Transport on demand
Example Abstract (1):	<p>This is a pilot project of the Region that covers, up to now, but few portions of the regional area. Thanks to this service, citizens/customers (over 60 or disabled people) can book in advance journey, timeschedule and itinerary, obtaining two main benefits: 1) A customized service based on the citizen's own needs; 2) The second more general benefit is represented by less environmental impacts and energy saving, when useless bus journeys without people on board can be avoided. The aim of this pilot action is to test possible alternative forms of public transportation. In order to monitor and manage this service the region has acquired a specific technology.</p>
Assessment	
Relevance	
Status:	weak direct relevance
Ranking:	3
Acceptance	
Status:	Municipal administration/Local politicians, Local economy/Lobby groups, Environmental NGOs, Municipal residents/individuals, Superordinate administrations and authorities
Ranking:	5
Implementation	
Ranking:	4
Feasibility	
Status:	Budget/Hardware, Staff, Legislation, Know-how, Political will
Ranking:	1
Effectiveness	
Status:	Direction of effect,
Ranking:	1



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General Data	
Name of instrument:	Urban development contract (= Städtebaulicher Vertrag)
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	The instrument regulates cooperative agreements between public administration and private investors and is laid down in the German Federal Building Code §11. It constitutes a special form of contracts subject to public law (öffentlich-rechtlicher Vertrag). Urban development contracts are a strategy to fulfil urban development objectives such as mixed use, mixed social structures of neighborhoods, provision of recreational areas etc. In return for receiving building permits, investors are obliged e.g. to reserve a certain percentage of new accommodations for social housing programmes, finance public facilities such as child care centers etc. Urban development contracts are either measure-oriented (maßnahmenorientiert), objective-oriented (zielfindungsorientiert) or oriented towards coverage of permanently accruing costs of infrastructure such as streets, light-railway etc. (unterhaltsorientiert).
General objectives:	Realising urban planning objectives within privately financed projects.
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Link: http://www.muenchen.de/Rathaus/kom/sozgbodnutzg/37627/index.html M.-L. Wallraven-Lindl: Die Beteiligung an Kosten und Lasten städtebaulicher Planungen, Sozialgerechte Bodennutzung, der Münchner Weg, Der Bayerische Bürgermeister 1998, S. 197 A. Bunzel/D. Coulmas/G. Schmidt-Eichstaedt Städtebauliche Verträge - ein Handbuch, 2nd Edition DIFU, Berlin 1999, S 149 ff.
General assessment of strength and weakness:	Strength: Very effective instrument to develop building land and at the same time realise overall policy objectives of urban development.
Metadata:	Date of entry: 8/2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user

Extension:	frequent (<50% and >25%)
Type of monitoring:	none
Preconditions for implementation:	Legal basis needs to be established for municipalities to hold investors accountable for planning profits by requiring them to finance some extent of public facilities (e.g. German Federal Building Code §11)
Best practise example (1):	Munich's Social Development of Real Estate (= Sozialgerechte Bodennutzung SOBON)
Example Abstract (1):	Investors profiting from the grant of a building permit and the subsequent increase in real estate price are obliged to finance public infrastructure (roads, public transport stop, bicycle lane etc.) as well as public facilities (parks, child care centers, playgrounds etc.) related with the planning project through urban development contracts with the Municipality of Munich. Furthermore, these contracts foresee that 20-40% of newly created accomodations in private investment projects have to be reserved for people eligible for state-funded social housing. Through these contracts, the municipality of Munich is able to realise planning objectives such as socially mixed neighborhoods and mixed use within private projects.
Period of validity:	since 1997
Assessment	
Relevance	
Status:	very high direct relevance
Ranking:	5
Acceptance	
Status:	Municipal administration/Local politicians, Environmental NGOs, Municipal residents/individuals, Superordinate administrations and authorities
Ranking:	4
Implementation	
Status:	Less than 25% of spatial entities have endorsed the instrument
Ranking:	3
Remark:	Application of instrument depends on the state of the land market in the respective municipality. If land prices and potential returns are high, investors are more willing to accept limitations laid down by the urban development contract. In declining regions, the implementation of these contracts will be comparably difficult.
Feasibility	
Status:	Legislation, Political will
Ranking:	4
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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General Data	
Name of instrument:	Contrat de Pays - Pays contract
Country / region:	FR
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Regional management
Description:	<p>A Pays is any territory featuring geographic, economic, cultural or social cohesion, even if its area goes beyond the boundaries of a department or region. Bound together by a shared project, a Pays can include 80, 100 or even 150 to 200 communes, meant to make up an development pool within which the rural and urban areas mutually support one another.</p> <p>The Pays were created by the Outline Act on Land Planning and Sustainable Development (Voynet law) of June 25th, 1999 and were set up in response to the national government's desire to sustain land development and planning policy within the country based on sub-units with real geographic, economic and human relevance. The Pays are not a new administrative district; each Pays, through its managing authority (Comité de Pays and Council of Development) has to draw up a charter which is a contract signed on the one hand by the communes and inter-municipal co-operation structures, on the other hand by the State and administrative Région, defining the local strategy as regards socio-economic development, spatial management and service structuring. The charter defines the operational terms by which the development strategic objectives will be pursued and guarantees the communes funding from the State and Région for all implementation. By this way, the Pays will make it possible to lead a common reflexion, on a relevant scale for certain projects. The Pays associates, on the basis of voluntariate, elected officials, socio-professional and associative of all the territory in order to define projects of a strong, coherent and interdependent development between the various economic sectors and the various geographical areas. The Pays has a role of impulse, animation and coordination of the local initiatives which must lead to the establishment and the implementation of a project for the region. It enables to engage projects and mutualise means, in particular financial and human.</p>
General objectives:	Sustain regional development and planning policy within the country based on local consistent territories
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Associations/interest groups

Reference:	Outline Act on Land Planning and Sustainable Development (Voynet law) of June 25th, 1999
General assessment of strength and weakness:	<p>The DATAR made an assessment of the Pays policy in 2005, which constituted an unambiguous plea for a continuation of this policy and of the support of the State for the contracts signed with the Pays, at a moment where 283 contracts had been signed by the State. The evaluators took notice of the quantitative and qualitative success of this instrument, beyond the large variety of forms taken by the contractual documents. According to them the Pays contracts brought a real beneficiation on the territorial development, in particular by the quality of the dialogue between the actors in prolongation of the development of the Pays charters, by the good coordination between the partners which was established within the negotiation phase, and also by obvious financial a lever effect. The evaluation puts also ahead the #capital role of territorial engineering# and the need for reinforcing it in the most disadvantaged territories.</p> <p>Conversely, the evaluators reported some weaknesses due in particular to the innovative aspect of this instrument and the precipitation of certain signatures: insufficient selectivity, lack of legibility of the links between charter and contract, weakness of the articulation with neighbouring territories and other types of territories of projects (Region Nature Park, Leader+).</p> <p>Forts of this report, the evaluators made a series of recommendations which are addressed at the same time at the local level and to the partners of the Pays, in particular the State:</p> <ul style="list-style-type: none"> - To revise the charter if necessary, so in particular #concentrating around some major strategic axes#. - To mobilize territorial engineering, in particular the State engineering departments, when the potential available proves to be insufficient. - To reinforce the selectivity by cofinancing only the structuring projects conceived on the Pays scale, with the participation of the whole of the actors concerned, and answering issues considered to be priority by the diagnosis. - To improve the participation in the procedure: to generalize the rules of procedure in the Councils of development, to support a better articulation between elected officials and council of development and this last and the whole of the population, to systematize their implication in t prospective approaches and in the implementation of the programming. - To support the articulation between the various contractual instruments and the harmonization of the procedures of setting up the contracts. - To improve the evaluation tools by distinguishing territorial evaluation of State-région plans from the evaluation of the Contrats de Pays. <p>The evaluators concluded by indicating that #the State must continue its contractual approach with respect to the Pays, while putting themselves in situation from a better effectiveness.</p>
Metadata:	<p>Date of entry: 2007/09/05</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	see contrat de pays in http://www.territoires.gouv.fr/zonages/carto/cete.php
Type of monitoring:	Qualitative / descriptive reporting
Best practise example (1):	Contrat de Pays du Pays Gapençais
Example Abstract (1):	see http://www.pays-gapençais.com/
Assessment	

Relevance	
Status:	Strong direct relevance
Ranking:	4
Acceptance	
Status:	Municipal administration/Local politicians, Environmental NGOs, Municipal residents/individuals, Superordinate administrations and authorities
Ranking:	4
Implementation	
Status:	Most stakeholders and administrative structures are familiar with instrument, implementation in 25-50% of spatial entities
Ranking:	4
Feasibility	
Status:	Legislation, Know-how, Political will, Participation/Support
Ranking:	3
Effectiveness	
Status:	Type of effect, direction of effect, acceptability, perpetuity
Ranking:	4



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Interreg III B

General Data	
Name of instrument:	Revitalisation of old buildings (= Revitalisierungsfonds)
Country / region:	AT
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	The Revitalisation Fund in the Austrian federal state of Steiermark is promoting the revitalisation of historic building substance for residential and commercial purposes. Revitalisation measures need to be in accordance with regulations of historical monument protection (= Denkmalschutz).
General objectives:	Revitalisation of historical buildings, fostering of regional identity, positive labour market effects (= promotion of traditional craftsmanship)
Responsible:	Federal state/Province authority
Stakeholder Involved:	Private individuals
Reference:	http://www.raumplanung.steiermark.at/cms/beitrag/10219706/1115050/
General assessment of strength and weakness:	Strength: - encouragement of private initiative
Metadata:	Date of entry: 10/09/2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	Of 200 applications for funding per year, 120 are being approved and implemented.
Type of monitoring:	none
Preconditions for implementation:	Financial resources, legal basis and private initiative.
Best practise example (1):	Contest "Styrian Landmarks 2006" (= Steirische Wahrzeichen 2006)
Example Abstract (1):	Annual contest, awarding remarkable examples of revitalisation in Styria, ranging from residential houses to new uses for so-called Kellerstöckl (= small barns formerly used for agricultural purposes).

Period of validity:	since 2003
Assessment	
Relevance	
Status:	weak direct relevance
Ranking:	3
Acceptance	
Status:	Municipal administration/Local politicians, Local economy/Lobby groups, Environmental NGOs, Municipal residents/individuals, Superordinate administrations and authorities
Ranking:	5
Implementation	
Status:	Less than 25% of spatial entities have endorsed the instrument
Ranking:	3
Feasibility	
Status:	Budget, staff, know-how, political will
Ranking:	2
Effectiveness	
Status:	Direction of effect, acceptability
Ranking:	2



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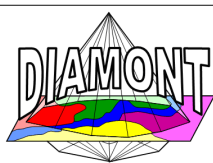
Interreg III B

General Data

Name of instrument:	Rezoning of residential area to agriculture land in land use plan
Country / region:	AT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>In many cases, the size of zoned potential residential or commercial areas in (sometimes very outdated) land use plans does not correspond to current needs of sustainable municipal development, as these zones are too oversized and dispersely situated to be economically and ecologically developed. In case these areas have not been substantially developed by property owners over a certain period, municipalities have the option to rezone these areas back to agriculture land. The instrument of rezoning needs to be differentiated in two categories:</p> <ul style="list-style-type: none"> - compensable rezoning, where land owners need to be compensated for the loss in value of the respective plot - not-compensable rezoning, where land owners do not need to be compensated for the change of category their land is subject to.
General objectives:	Mobilisation of zoned building land. Inner-urban densification. Combatting land speculation.
General Objectives keywords:	Mobilisation of builing land ; Inner-urban densification ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Ombudsman
Stakeholder Involved:	Lawyers
Stakeholder Involved:	Judicial branch
Reference:	<p>. Diplomarbeit am Geographischen Institut der Universität Zürich. Online unter http://www.wsl.ch/wald/abteilungen/oekonomie/downloads/rueckzonungen.pdf (upload 30.01.2007)</p> <p>http://www.alpenallianz.org/Datenbank/beispieldetail.asp?n_ExampleDetailID=79&n_LanguageID=2 (upload 30.01.2007)</p>

General assessment of strength and weakness:	<p>Obsolete assumptions and commitments regarding land demand for residential and commercial areas can be adjusted to current demand with this instrument. However, as rezoning of land from residential to agriculture land results in considerable financial "losses" for the respective land owners, this instruments involves legal conflicts and potential compensation payments from the municipal budget. Therefore, rezoning should be considered as an end-of-pipe-approach and as a last resort to remedy planning mistakes from the past. In the end, a cautious policy of zoning building land results in considerably less administrative and legal efforts.</p>
Metadata:	<p>Date of entry: 30.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	<p>Differentiation between compensable and non-compensable rezoning. The latter should be preferred by municipal authorities. Liability of compensation payments in case of rezoning is one of the obstacles that excessive formal zoning of building land creates.</p> <p>Very rarely implemented, the municipality of Zwischenwasser received various prices for rezoning residential areas to agriculture land. Monitoring of unused potential of residential land according to land use plans exists in Germany on national level.</p>
Type of monitoring:	none
Preconditions for implementation:	<p>Compensation can be avoided if rezoning does not constitute an expropriation (by law in many states (DE, CH, etc.), limitations to the use of property need to be entirely compensated by the state).</p> <p>Property owners should not have invested substantially in these areas (road infrastructure or buildings should not already exist, as this will increase compensation payments considerably). § 39 (compensation) and § 42 (7-year-period) BauGB (German Building Law) should be revised to easier facilitate rezoning without compensation.</p>
Best practise example (1):	Municipality of Zwischenwasser (AT), Rezoning of residential area to agriculture land
Example Abstract (1):	In a long process, involving 32 land owners and a legal conflict, 8 ha of building land have been rezoned to agriculture land. Decisive was the fact that the respective land has not been developed within a period of 13 years.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	environmental NGOs, superordinate administrations
Ranking:	2
Implementation	
Ranking:	2
Feasibility	

Status:	Legislation, political will, know-how, participation/support
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	Perpetuity of the effect depends on the further development of the municipal land use plan. Rezoned areas could easily be zoned again as areas for construction.



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Interreg III B

General Data

Name of instrument:	Memorandum of Understanding for the Protection and Conservation of the Architectural-Historical Heritage
Country / region:	IT
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	Signing this type of agreement, a group of mayors pledge to undertake a wide dissemination campaign among the population, institutions and authorities with the aim of highlighting the importance of preservation, recovery and enhancement of the architectural-historical heritage, acknowledging their fundamental role for the conservation of cultural identity and socio-economic development.
General objectives:	1) Spread a culture of preservation and recovery of the rural historical settlements, esp. regarding their original architectural features; 2) Enhance effectiveness of the incentive policies by means of the definition of specific and integrated actions based on priority criteria; 3) Create an instrument allowing factual support for decision-making related to the management of rural areas.
General Objectives keywords:	Enhancement and re-conversion of the existing heritage ; economic development of marginal areas ;
Responsible:	Local authority/Municipal council
Responsible:	Planners
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Reference:	RECOVER project (see best practice below) material at the moment is not available on the web site.
General assessment of strength and weakness:	Strength: Its non binding character and the absence of strict restrictions could represent the instrument's strength: citizens are less reluctant to follow non-binding prescriptions. Weakness: It could be difficult to strike a sustainable balance between tourism development and heritage conservation.
Metadata:	Date of entry: 2007/06/29 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation	
Legal status:	not-mandatory
Extension:	pilot status
Type of monitoring:	none
Best practise example (1):	Memorandum of Understanding for the Protection and Conservation of the Architectural-Historical Heritage of Carnia.
Example Abstract (1):	This document was drafted in the framework of the RECOVER Project (subproject of INNOREF INTERREG IIIC RFO), which has implemented various activities at local level aimed at raising the stakeholders' awareness regarding the protection and conservation of the traditional historical-architectural heritage. The memorandum was approved by 28 mayors of the municipalities situated in the area.
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	



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General Data	
Name of instrument:	Circular Flow Land Use Management (Flächenkreislaufwirtschaft)
Country / region:	DE
Spatial level:	national
Type:	Information, research
Description:	Circular Flow Land Use Management is a new strategic approach of urban development policy and steering. It bases on a change in urban development philosophy according to the formula #prevention # utilisation # compensation#. The realisation of the strategy shall be achieved by combining different legal, planning and economic instruments.
General objectives:	Presently undeveloped areas / greenfields shall be prevented from land take for development or soil sealing.
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Planners
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	National authority
Reference:	Federal Ministry of Transport, Building and Urban Affairs & Federal Of-fice for Building and Regional Planning (2006/2007): Perspektive Flächenkreislaufwirtschaft # Kreislaufwirtschaft in der städtischen / stadtreregionalen Flächennutzung # Fläche im Kreis. Volume 1: Theoretische Grundlagen und Planspielkonzeption (September 2006) Volume 2: Was leisten bestehende Instrumente? (August 2007) Volume 3: Neue Instrumente (October 2007) http://www.flaeche-im-kreis.de
General assessment of strength and weakness:	Strengths: Strategic and holistic approach considering the main causes of the expansion of urban development at the expense of presently undeveloped land, presenting suitable existing and new instruments which can be incorporated in local urban development strategies.

	Weaknesses: The current political discussions are strongly favouring a deregulation of administration and legislation. Thus the introduction of new dirigistic instruments might encounter resistance from political and economic stakeholders and the realisation and implementation of additional instruments reducing the demand of land for urban development may be impeded.
Metadata:	Date of entry: 2007/11/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	pilot status
Comment:	<p>The whole strategy of Circular Flow Land Use Management is not implemented yet, but part of the discussion in the context of the federal German sustainability strategy. The research project #Fläche im Kreis - Kreislaufwirtschaft in der städtischen / stadtreionalen Flächennutzung# (Circular Flow Land Use Management) was carried out by the German Institute of Urban Affairs (difu) in cooperation with the Projektgruppe Stadt + Entwicklung and the special research group Society for Institutional Analysis on behalf of the Federal Ministry of Transport, Building and Urban Affairs and the Federal Office for Building and Regional Planning in order to support this discussion.</p> <p>One main component of the project was the elaboration of strategies and instruments for reducing land take jointly by scientists and municipal stakeholders in the framework of an operational game. Apart from considering existing planning instruments in this process also new instruments have been developed that shall be introduced into legislation. In this context the instrument #Greenfield development levy# (cp. instrument 94) is seen as one important innovation.</p>
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Legislative action on national level and / or level of the federal states respectively to introduce new instruments of steering land development.
General comment:	Circular Flow Land Use Management can be an effective instrument of sustainable and environmentally friendly land urban development, provided that the political will exists to legally anchor new dirigistic instruments aiming to reduce the consumption of natural resources due to the development of previously undeveloped land.
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	



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General Data

Name of instrument:	Pôle d'excellence rurale (PER) - Rural pole of excellence
Country / region:	FR
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	<p>The quality label 'rural pole of excellence' (PER) is allocated to projects favouring the development of the rural areas and which are partly financed by the State. This is awarded to plans of economic development of rural areas founded on a partnership between local authorities and of private firms. These plans must allow the emphasizing of the rural areas in four main domains:</p> <ul style="list-style-type: none"> · the promotion of the natural, cultural resources, and tourist heritage; · the promotion and the management of natural resources in a sustainable development perspective; · the supply of services and the welcome of new populations; · the industrial and craft productions, the local services, with particularly the use of innovative technologies. The plan must concern a at least 300 000 # investment and is necessarily bound to a rural area in eligible zones, which are: · the zones of country revitalization (ZRR) defined by the law of February 23rd, 2005, which group villages acknowledged to be fragile due to their locaiton in sparsely populated districts with a decline of the complete or of the working population, or with a high proportion of jobs in agriculture; · or villages belonging to an urban agglomeration of no more than 30 000 inhabitants. <p>Grants from the State or of the EU will not exceed 1 000 000 #. They do not correspond necessarily to new means, because they include some existent subsidies financed by the State or the EU.</p> <p>Public authorities (local authorities, inter-municipalities, public establishments) will have to participate in the implementation of the plan with private partners (entreprises, associatons); this association does not oblige in the installation of a devoted juridical structure. Plans carried by the single category of actors will not be kept. Applicants in calls for plans must be one or several intermunicipal cooperation structure, Pays, regional natural parks or local groups of action which vouch for the quality of the public - private partnership.</p> <p>PER has a life of 3 years maximum, with two calls for projects each year</p>
General objectives:	Bring a new impulse in the development plans which emanate from rural territories and mobilize all ministries interrvening in local development. Rural poles of excellence were established to promote the territorial assests without creating a competition between rrual areas, at time when the field of State helps is going to be narrowed.

General Objectives keywords:	Local development ; Private-public partnership ;
Responsible:	Local authority/Municipal council
Responsible:	Intermunicipalities
Stakeholder Involved:	Associations/interest groups
Reference:	Law of February 23rd, 2005 relating to the development of the rural territories Decree n° 2006-994 of August 10th, 2006 allocating the quality label of rural pole of excellence
General assessment of strength and weakness:	<p>Rural poles of excellence were envisaged, amongst others, to get over certain difficulties met in LEADER projects, with the objective to take out their local action groups from their cocoon. Innovation would no longer be out of necessity technical but could definitely raise practices, partnership etc. They were criticized, since they do not push necessarily rural territories to get organized and to federate between them. Furthermore, compared with LEADER projects, they do not adress issues like as the place of the young persons or women and there is no national animation and monitoring system. Furthermore, they question the territorial organisation which comes into being.</p> <p>At the moment, PER are still in the experimentation phase. LEADER projects local action groups should promote the PER, but they will possibly be revised, notably the slection criteria. Future developments question the absence of assessment of the whole procedure; only single projects are assessed.</p>
Classified assessment of strength and weakness keywords:	;
Metadata:	Date of entry: 2007/12/06 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	<p>On June 23rd, 2006, the Government announced the attribution of the quality label to 176 poles. On December 7th, 2006, the government has labelled 200 new poles, among the 418 applicants. 17 PER have been set up in the Alps.</p> <p>See http://poles-excellence-rurale.diact.gouv.fr/IMG/pdf/PER_379poles_labellises0701-2.pdf (first wave of attribution).</p>
Type of monitoring:	none
Best practise example (1):	Pôle d'excellence rurale du Pays de Maurienne
Example Abstract (1):	see http://www.maurienne.fr/pdf/dossier-PER-Maurienne1.pdf
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	

Effectiveness



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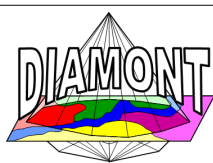
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Interreg III B

General Data

Name of instrument:	Associations for the coordinated execution of administrative tasks according to Regional Law 1/2006 . "Associazioni intercomunali"
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	Foreseen by Regional Law no. 1/2006 (see instrument), Inter-municipal Associations (Associazioni intercomunali), created with the aim to manage several functions and services in association, are established between bordering municipalities characterized by homogeneous background from the territorial and cultural points of view, not belonging to other inter-municipal associations; they are provided with common offices. The Associations are established for a minimum duration of 6 years through a majority decision of Municipal Councils that adopt also the Framework Convention defining associated services and functions, and modes of coordination. Compared to Conventions (see instrument on Regional Law no. 1/2006), the Association requires some coordination structures: president, mayors# conference: the Convention regulates their activities, functions and responsibilities. For what concerns incentives granted to the associations, see the instrument on Regional Law no. 1/2006.
General objectives:	The aim of this rationalization is to make local bodies' actions more efficient and effective. The topics on which the "association" can decide are: finance and accountancy, local taxes, spatial planning, local police. The second step foreseen by the law is that these associations and unions can become ASTERs (see instrument).
General Objectives keywords:	rationalization; coordination; planning ;
Responsible:	Regional authority
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://lexview-int.regione.fvg.it/Lex/Dettaglio.jsp?ANN=2006&LEX=0001&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Streght: for the fist time regional administration is trying to face a delicate problem applying subsidiarity principle Weakness: there isn't a clear timing to create this non mandatory structures
Metadata:	Date of entry: 2007/12/07

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	Strong direct relevance
Ranking:	4
Acceptance	
Status:	Municipal administration, local economy, municipal residents, environmental NGOs, superordinate administrations
Ranking:	4
Implementation	
Status:	below 25% of municipalities
Ranking:	3
Feasibility	
Status:	staff, legislation, know-how, political will
Ranking:	2
Effectiveness	
Ranking:	0
Remark:	Instrument too recent to be judged



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General Data	
Name of instrument:	Unions According to the Regional Law 1/2006 "Unioni di Comuni"
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	Foreseen by Regional Law no. 1/2006 (see instrument), Unions of municipalities (Unioni di Comuni) represent proper local bodies made up of neighbouring municipalities, conceived to manage in common at least 4 from the following sectors: Finance & Accounting, Taxes, Trade and Production, Spatial Planning, Technical Services, Personnel, Municipal Police. Duration cannot be shorter than 6 years; their establishment (Memorandum of Partnership and Statute) has to be approved by Municipal Councils. The structures of the Union, their responsibilities, operational procedures, location and financial regulations are determined by Statute, which also regulates procedures for possible dissolution or partial withdrawal. The Secretary of the Union acts also as Secretary for the municipalities included into the Union. These define by Council decision, the annual amount to be granted the Union to carry out the common functions. Unions have to ask the Regional Administration for incentives provided for local bodies. Income deriving from taxation on services directly managed by it goes to the Union.
General objectives:	The aim of this rationalization is to make local bodies' actions more efficient and effective. The topics on which the "union" can decide are: finance and accountancy, local taxes, spatial planning, local police. Unions can decide to become ASTERs (see instrument)
General Objectives keywords:	coordination, subsidiarity, planning ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Reference:	http://lexview-int.regione.fvg.it/Lex/Dettaglio.jsp?ANN=2006&LEX=0001&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Strength: application of subsidiarity principle at local level ; Weakness: the instrument is not mandatory, for this reason the time for unions constitution is not well defined.
Metadata:	Date of entry: 2007/12/07

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Acceptance	
Status:	Municipal administration, local economy, municipal residents, environmental NGOs, superordinate administrations
Ranking:	4
Implementation	
Status:	between 25 and 50% of all municipalities
Ranking:	4
Feasibility	
Status:	staff, legislation, know-how, political will
Ranking:	2
Effectiveness	
Ranking:	0
Remark:	Instrument is too recent to be judged



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Interreg III B

General Data	
Name of instrument:	Districts for Spatial Development "ASTERS" According the Regional Law 1/2006
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	<p>Foreseen by Regional Law no. 1/2006 (see instrument), Districts for Spatial Development (ASTER, Ambiti di Sviluppo Territoriale), do not represent another local body, but rather the spatial dimension of wide supra-municipal area most suitable to government, where economies of scale in service supply can be achieved, together with planning spatial development. ASTERS are acknowledged counterparts of Province and Region. They programme integrated interventions (and get specific regional financing) on the following: Public Works, Public Services, Spatial Programming and Infrastructural Networks, Land and Natural Resources Protection and Enhancement, Coordinated Management of local public services, coordinating Socio-economic Development, coordinating Local public/private Initiatives.</p> <p>Mountain Communities and Province capitals are ASTERS. Associations or Unions (see respective instruments) of non-mountain municipalities having at least 30000 inhabitants or at least 15000 inhabitants and 10 municipalities make up the so-called #voluntary ASTERS#.</p> <p>The municipalities forming an ASTER choose the interventions to be realised, in compliance with the Regional Government's general strategy, by means of a Framework Agreement proposal, to be signed by the Region and the involved municipalities. The Agreement defines also the financial resources to be transferred by the Region. The Spatial Enhancement Plan (see instrument on Regional Law no. 1/2006) fixes the deadline for yearly submission of the Framework Agreements from the ASTERS, for the Region's approval and insertion into the SEP. The Agreement bears a contractual value: in it all procedures and guarantees are defined concerning realization of the planned interventions. Participating municipalities, their responsibilities, amount of possible co-financing (if regional contributions will not cover the full cost), locations for the activities, timing, start and end of works, as well as everything that could be useful in order to regulate relations between the municipalities making up the ASTERS: all these have to be specified in the Agreement.</p>
General objectives:	The main objectives of the promoted rationalization are: To make local bodies' actions more efficient and effective; Enhance negotiation with the higher levels (provincial and regional/federal) about: public infrastructure realization, spatial planning, protection, enhancement and exploitation of land and natural resources, coordination between public utilities, coordination of actions aimed at social and economic development.

General Objectives keywords:	coordination, rationalization ;
Responsible:	District authority/District parliament
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Reference:	The plan of territorial valorization issued by regional government has a 3 years validity. The Plan foresees a monitoring activity of the associations and establish the plan of incentives http://www.regione.fvg.it/rafv/export/sites/default/RAFVG/AT6/ARG8/allegati/primopianoValorizzazioneTerritoriale-DGR2666-2006.pdf
General assessment of strength and weakness:	Strength: for the first time a law tries to face a very delicate problem related to political representation. Weakness: a deadline for the establishment of the ASTERs has not been clearly defined.
Metadata:	Date of entry: 2007/12/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Type of monitoring:	other (see comment)
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Acceptance	
Status:	(municipal administration), (local economy), environmental NGOs, municipal residents, superordinat administrations
Ranking:	4
Remark:	Due to delegation of decision-making power, municipal administrations might in general be reluctant to apply the instrument, even though they can profit from its application. As it is a consensual instrument, those that participate in the ASTER are accepting the instrument.
Implementation	
Status:	less than 25% of spatial entities
Ranking:	3
Feasibility	
Status:	budget, staff, legislation, know-how, political will
Ranking:	1
Effectiveness	
Ranking:	0
Remark:	Instrument too recent to be judged



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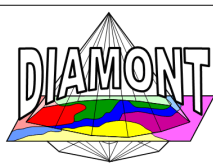


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Interreg III B

General Data	
Name of instrument:	Municipal management of land resources (= Kommunales Flächenressourcenmanagement)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Informal planning instrument
Description:	The instrument describes a municipal initiative that includes a variety of informal planning instruments to manage land resources on municipal level. The focus of the instrument can be adapted to local needs and deficits, e.g. conversion of abandoned industrial, military or public facilities (e.g. railroad property) for housing or commercial purposes, assessment and activation of private inner-urban housing potentials etc. Selected state-of-the-art initiatives on local level receive public funding for consulting and technical expenditures.
General objectives:	Land-efficient development, densification, awareness-raising, inter-municipal cooperation, cost-effectiveness of land development
General Objectives keywords:	Land-efficient development ; densification ; awareness-raising ; inter-municipal cooperation ; cost-effectiveness of land development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Bavarian State Ministry for the Environment, Health and Consumer Protection (= Bay. Ministerium für Umwelt, Gesundheit und Verbraucherschutz) (2006): Kommunales Flächenressourcenmanagement. Arbeitshilfe. München.
General assessment of strength and weakness:	Strength: Enables municipalities to assess and unleash inner-urban potentials and at the same time stop urban sprawl. Weaknesses: Activation of assessed undeveloped building lots is complex and requires to specifically address each land owner.
Metadata:	Date of entry: 2009/01/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)

Type of monitoring:	none
Best practise example (1):	Municipal land resource management (= Kommunales Flächenressourcen-Management) - 5 best practices from the Federal State of Bavaria (DE)
Example Abstract (1):	Jengen, Stegaurach, Baiersdorf, Pfaffenhofen a.d. Ilm, Interkommunale Allianz Oberes Werntal
Assessment	
Relevance	
Ranking:	5
Acceptance	
Ranking:	4
Implementation	
Ranking:	1
Feasibility	
Ranking:	4
Effectiveness	
Ranking:	0



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Interreg III B

General Data	
Name of instrument:	Land use tax (= Flächennutzungssteuer)
Country / region:	DE
Spatial level:	national
Type:	Economic instruments
Subtype:	Steering taxes
Description:	According to theory, the level of the land use tax depends on the intensity and ecological impact of the respective land use (7 categories ranging from "natural areas" to "environmentally harmful use"). Consequently, low-density residential areas and ecologically harmful industrial activities would be charged a higher land use tax rate than high-density residential areas and low-impact commercial activities. The land use tax would replace the current real estate tax, which in Germany is based on land appraisals dating back to 1964 (which no longer reflect the effective value of real estate). Particularly unbuilt plots with building permits are currently grossly underrated.
General objectives:	Steering land use towards low ecological impact.
General Objectives keywords:	brownfield development ; burden and benefit sharing ; inner-urban densification ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Judicial branch
Reference:	http://www.umweltdaten.de/publikationen/fpdf-l/1842.pdf
General assessment of strength and weakness:	<p>Strength: Unlike real estate tax based on market value that entails the risk of further suburbanisation due to its focus on real estate prices, the land use tax is based on the ecological impact of land uses and therefore implies a steering function on land use towards reduced impact. Unlike the real estate tax, the land use tax does not require detailed real estate appraisal. Tax base is stable and not likely to erode, as different types of land use have a high persistency.</p> <p>Weaknesses: The preposition of revenue neutrality (= Aufkommensneutralität) of this instrument is not sufficient if steering effects are to be realized. That means that</p>

	<p>additional funds generated through this instrument can be used to finance other policy objectives.</p> <p>In the case of apartment houses, a higher real estate tax would be passed on by the landlord to the renters, which could create social hardships which need to be addressed.</p>
Metadata:	<p>Date of entry: 30.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	pilot status
Comment:	<p>No implementation yet. Land use tax could either be designed to generate effects comparable to the real estate tax or it can be designed to generate more revenues for the municipal budget.</p> <p>French, Italian, Austrian, Swiss, and German municipalities are entitled to autonomously levy and fix tax rates on real estate. Italy and Germany refer to an outdated (and underrating) appraisal of real estate value.</p> <p>In Slovenia, no real estate tax exists.</p> <p>To avoid negative competition and drain effects between municipalities, regions and even Alpine states, a joint implementation of a higher tax burden on real estate is required.</p>
Type of monitoring:	none
Preconditions for implementation:	Requires legal basis and a plot-related survey of land uses on municipal level.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	not yet implemented
Implementation	
Status:	-
Ranking:	1
Remark:	-
Feasibility	
Status:	Legislation, political will, know-how, Staff, Hardware
Ranking:	1
Remark:	Potential drain effects require a joint implementation on supraregional level
Effectiveness	
Status:	-
Ranking:	0
Remark:	No assessment possible as instrument has not been implemented



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Interreg III B

General Data	
Name of instrument:	Municipal land stock (= Kommunale Bodenbevorratung)
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	<p>In Germany, municipalities are by civil law entitled to acquire property and real estate (cp. BauGB §24-28). This puts them in the position to integrally develop entire neighborhoods, to pursue urban development objectives according to municipal land use plans, to provide affordable housing to local residents (= Einheimischenmodelle) or disadvantaged groups (= Sozialer Wohnungsbau) and to profit themselves from land price increases based on land use zoning.</p> <p>When using this instrument, municipalities buy real estate in the form of agriculture land at considerable low prices from land owners, rezone it to development land and sell it on the market.</p> <p>On the other hand, a pool of undeveloped real estate puts municipalities in the position to compensate land owners in other parts of the municipal territory when implementing spatial development objectives.</p>
General objectives:	General objective of the municipal land stock is to put municipalities in an active position to realize sustainable spatial development according to municipal objectives. When maintaining a municipal land stock, municipalities can quickly react on compensation requirements in the course of planning and building processes.
General Objectives keywords:	building land ; municipal land policy ; provision of building land to families and locals ; land development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Reference:	<p>BauGB §24-28</p> <p>http://www.intergeo.de/deutsch/page/kongress/downloads/archiv/2005/Koetter.pdf</p> <p>http://www.umweltbundesamt.at/umweltschutz/raumordnung/steuerung/flaechenmanagement/handelb_fltzgsrecht/</p> <p>http://www.nabu.de/nachbarnatur/flaechenkontingente.pdf</p> <p>http://wiwi.uni-goettingen.de/vwlseminar/bizer/Forschung/Tagungen/Vortrag_Dresden2005.pdf</p>
General assessment of	Strengths: Improved options and possibilities for municipalities for steering spatial development, the advantage of not having to carry out land consolidation as all

strength and weakness:	plots of a development area are held by the municipality and the fact that land price increases due to land use zoning directly benefit the municipal budget. Weaknesses: Substantial financial burdens for municipalities and the dependence of the instrument on the willingness of land owners to sell agriculture land at low prices.
Metadata:	Date of entry: 30.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	Second most-frequent instrument in Germany to activate urban land for development.
Type of monitoring:	none
Preconditions for implementation:	Willingness of land owners to sell and sufficient financial resources of the municipality for intermediate purchases.
Best practise example (1):	Active land policy, Municipality of Weyarn
Example Abstract (1):	<p>The municipality of Weyarn, situated in the outer suburban ring of Munich, is implementing a policy of steering urban development with a municipal land stock. Land owners of agriculture land are offered to keep 1/3 of their land to sell on the market in exchange for selling the other 2/3 to the municipality at double of the price that applies for agriculture land. The municipality then rezones this land to urban land and sells it to local families at prices below market value.</p> <p>http://www.landkreis-holzminden.de/pics/medien/1_1153310126/Gemeinde_Weyarn.pdf</p> <p>Frey, Thomas (2004): Mehr Dorf - Weniger Fläche. Aktive kommunale Bodenpolitik - Ein Beitrag zur Begrenzung der Wohnflächenneuinanspruchnahme, unveröffentlichte Diplomarbeit am Geographischen Institut der TU München. München.</p>
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	the instrument is relevant in regard to managing land resources, but in term of land saving it is ambivalent: it may steer and take as the municipality benefits from development
Acceptance	
Status:	municipal administration, local economy, municipal residents, superordinate administrations
Ranking:	4
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Budget, legislation, know-how, political will, support
Ranking:	5

Remark:	Support in the sense that land owners are willing to sell land to the municipality
Effectiveness	
Status:	(Direction of effect), Type of effect, acceptability, perpetuity
Ranking:	4
Remark:	The instrument's objective of providing cheap land to local residents can create conflicts with the overall objective of sustainable land use, which entails a reduction of land use for housing and construction. Therefore, the direction of effects is not always clear.



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Interreg III B

General Data	
Name of instrument:	Municipal eco-land-account (= Kommunales Ökokonto)
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	To accelerate planning procedures, municipalities are entitled to add land designated for ecological improvement (and ecological measures on this land) to their municipal eco-land-account. The advantage for municipalities is that compensation in land as required by law for development and construction can thus be provided easily and fast, which again accelerates the development process from building permit to completion. The longer this land is held in this account, the more "interest rates" in terms of compensation value it generates, depending on the ecological value and the potential for ecological improvement of the stock.
General objectives:	Enables municipalities to realize an integral concept using compensation areas and at the same time accelerates land development for investors as the often strenuous process of finding compensation plots can be avoided by using plots from the eco-land-account.
General Objectives keywords:	nature conservation ; Land development ; Landscape planning ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Reference:	http://www.stmugv.bayern.de/de/aktuell/download/natur/oekok.pdf http://www.bay-gemeindetag.de/information/oekokonto.pdf
General assessment of strength and weakness:	Strengths: Municipality can process building applications from potential investors more rapidly. Municipalities financially benefit from anticipatory stocking of compensation land. Integral, inter-municipal measures can be realized using these compensation areas. Municipal landscape plans can be implemented using the land reserves from the eco-land-account. Generates additional income for farmers maintaining ecological compensation plots (mowing of rough pastures, maintenance of hedgerows etc.) Weaknesses: No evidence that eco-land-accounts contribute to slowing down urban sprawl.

Metadata:	Date of entry: 31.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	Since the legal requirement of providing ecological compensation for land development activities, established in the German Law on Construction and Building in 2001, increasingly more municipalities have introduced a municipal eco-land account to better serve potential investors and to accelerate the processing of building applications.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Eco-accounts are most effective when managed on a regional instead on a local level. On regional level, more ambitious objectives can be realized, while on local level, the small number of parcels allows only certain measures to be realized. Eco-land accounts require the legal requirement of ecological compensation for construction activities, the availability of potentially eligible areas (low ecological value and consequently high potential for ecological improvement) and the willingness of land owners to transfer land to the municipal account. Additionally, the proper maintenance of these plots is assigned to local farmers and constitutes an additional source of income.
Best practise example (1):	Ecological land account on regional level, Regional Association Ruhr
Example Abstract (1):	15 municipalities of the German Ruhr region have joined to form the Regionalverband Ruhr (Regional Association). In the context of this joint institution, municipal eco land accounts are established, managed and maintained on regional level, which allows the realisation of ecologically complex compensation measures and the realisation of a large scale Open Space Concept (= Freiraumkonzept).
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Staff, legislation, know-how, political will
Ranking:	4
Remark:	-
Effectiveness	

Status:	Direction of effect, type of effect, acceptability
Ranking:	3
Remark:	Perpetuity still unclear as instrument has not been implemented long enough to judge.



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Interreg III B

General Data	
Name of instrument:	Tradeable land use permits (= handelbare Flächenausweisungskontingente)
Country / region:	DE
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Creation of markets / regional marketing
Description:	<p>Federal authorities or federal states provide every municipality with a certain amount of land use permits free of charge according to its socioeconomic structure and central-place-category. If municipalities feel the need to allocate more building plots than covered by these permits, they will need to purchase additional land use certificates through a land use permit "stock exchange". The prices for these additional permits are fixed through market economy mechanisms of supply and demand. Therefore, this instrument gives municipalities the chance to create revenues on undeveloped land. In the process of approving municipal land use plans and the extent of zoning for building land, the supervisory authority (=district administration) would check that for every plot zoned for construction the municipality holds a land use permit.</p> <p>On supra-regional level, tradeable land use permits limit the new uptake of land over a certain planning period.</p>
General objectives:	Making the economic use of land resources a financial asset.
General Objectives keywords:	municipal funds ; building regulations ; municipal land policy ; tradeable use rights ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.intergeo.de/deutsch/page/kongress/downloads/archiv/2005/Koetter.pdf http://www.umweltbundesamt.at/umweltschutz/raumordnung/steuerung/flaechenmanagement/handelb_flntzgsrecht/ http://www.nabu.de/nachbarnatur/flaechenkontingente.pdf http://wiwi.uni-goettingen.de/vwlseminar/bizer/Forschung/Tagungen/Vortrag_Dresden2005.pdf
General assessment of	Strength: Ensures the limitation of newly developed areas over a planning period to a fixed limit. Municipalities featuring a low level of housing development will profit

strength and weakness:	<p>from this instrument. As a function of supply and demand, market prices of land use permits will increase in the case of ongoing uptake of land for building and infrastructure purposes. This effect will in that case become a limiting factor for new uptake.</p> <p>Weakness: Pure market orientation is in contradiction with the needs of spatial planning (or needs to be accompanied by strict planning regulations). Wealthy municipalities can afford these permits easier than other municipalities and thus, the process of suburbanisation will not be stopped. Less wealthy municipalities could be restricted to providing ecological compensation areas through transfer of building permits to wealthier and economically dynamic municipalities.</p> <p>Instrument may contradict paradigm of decentralised concentration.</p>
Metadata:	<p>Date of entry: 31.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	pilot status
Comment:	Instrument is broadly discussed in research and politics, but not implemented yet.
Type of monitoring:	none
Preconditions for implementation:	Legal framework needs to be established on national level. Provisions must be made to ensure that land development based on tradeable land use permits is nonetheless in accordance with the needs of spatial planning.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	not yet implemented
Implementation	
Ranking:	1
Feasibility	
Status:	Budget, staff, legislation, know-how, political will
Ranking:	1
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Potentially one of the most effective instrument to manage land resources



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Interreg III B

General Data	
Name of instrument:	Cost-effective fees for technical infrastructure
Country / region:	AT
Spatial level:	local
Type:	Economic instruments
Subtype:	Access fees / supply fees
Description:	<p>Fees for access to technical infrastructure such as road access, drinking water, waste water treatment, electricity and communication infrastructure are currently identical for each individual user of these networks. Thus, a household in a densely populated residential area is paying the same price as the suburban household with significantly higher provision costs; the municipality as a whole is therefore subsidising ineffective settlement patterns.</p> <p>Research suggests that municipal costs for low-density settlements are 98% higher than those for high-density settlements (http://www.pronatura.ch/content/data/060516_Zersied_I.pdf, S. 4).</p> <p>Fees that reflect the actual costs of technical infrastructure provision would thus encourage more cost-efficient residential areas. &#65533; &#65533;</p>
General objectives:	Cost-effective treatment of different settlement patterns
General Objectives keywords:	internalisation of external costs ; land development ; municipal infrastructure costs ;
Responsible:	Local authority/Municipal council
Responsible:	Public service providers
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Judicial branch
Reference:	http://www.staedtebund.at/de/oestb/archiv/service/steinlechner_oegz0109.html http://www.pronatura.ch/content/data/060516_Zersied_I.pdf (p.4ff). �
General assessment of strength and weakness:	<p>Strength: Lowers financial burdens for high-density commercial and residential areas. Eases burdens on municipal budget.</p> <p>Weakness: Potentially inconsistent with the law, particularly the principle of equality. &#65533;</p>
Metadata:	<p>Date of entry: 31.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	pilot status
Comment:	<p>Cost-effective fees exist for certain services such as water and waste water access, while for other services such as road maintenance, postal or telephone services, equal fees apply for all users of these networks.</p> <p>Question of legal defensibility of different fees for different settlement patterns: Three-step assessment: 1st step: Users of a network are to be considered as a collective => Is the level of service utilization identical with the level of fees charged? 2nd step: Is a differentiation in fees objectively justifiable (e.g. as steering instrument)? 3rd step: Do arguments of administrative efficiency justify unequal treatment?&#65533;&#65533;&#65533;&#65533;&#65533;</p>
Type of monitoring:	none
General comment:	The same dilemma is true for social services (mobile care for elderly, child care, schooling, ambulance etc.).
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	municipal administration, environmental NGOs, superordinate administrations
Ranking:	3
Implementation	
Ranking:	0
Remark:	difficult to assess, some fees are levied to cover costs (access to drinking and waste water), while for others standard fees apply (postal services, telephone).
Feasibility	
Status:	Legislation, political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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General Data

Name of instrument:	Public commitment of relevant stakeholders against increasing land take and urban sprawl (= Bündnis für Flächensparen)
Country / region:	DE
Spatial level:	federal state
Type:	Information, research
Subtype:	Public relation / awareness campaigns / information campaigns
Description:	A public commitment of relevant stakeholders on local, federal state or national level that addresses the issue of land take and urban sprawl and pledges to combat its negative effects supports public acceptance and increases the obligation of each individual member of the voluntary commitment to live up to its terms.
General objectives:	Public awareness campaign about effects of sprawl Public commitment to combat sprawl
General Objectives keywords:	Public awareness campaign ; Public commitment ; Stakeholder involvement ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Citizen groups
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Research
Stakeholder Involved:	Media
Reference:	http://www.stmugv.bayern.de/umwelt/boden/flaechensparen/index.htm
General assessment of strength and weakness:	Strength: Broad initiative that includes all relevant stakeholders in the field of land use changes. Effective instrument to raise public awareness and to implement the issue in the participating bodies and organisations. Weakness: Only non-binding commitment without immediate, assessable consequences on land use.

Metadata:	Date of entry: 31.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	Similarities to the instrument of national land use targets.
Type of monitoring:	none
Best practise example (1):	Treaty against urban sprawl (= "Bündnis zum Flächensparen")
Example Abstract (1):	In the State of Bavaria, with support from two federal state ministries (Ministry for the Environment and Ministry for the Interior), a wide range of stakeholders (associations of cities and small municipalities, scientific institutions, chambers of commerce, NGOs, associations of architects and landscape planners and other institutions) have publicly committed themselves to combat sprawl and its negative effects. The initiative includes public relation and a strategy how to achieve its commitment.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Ranking:	0
Remark:	Depends on the level, where this public commitment takes place (National, federal, local). In Germany, such a commitment exists only at federal state level in Bavaria.
Feasibility	
Status:	Political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Acceptability, type of effect
Ranking:	2
Remark:	Difficult to assess as it is a public campaign and effects are difficult to isolate against others.



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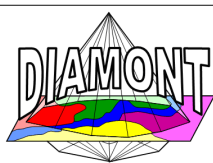
Interreg III B

General Data

Name of instrument:	National land use target
Country / region:	DE
Spatial level:	national
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	National commitments and quantification of long-term political targets concerning urban sprawl and land take.
General objectives:	Public awareness and commitment, Monitoring and assessment of urban sprawl
General Objectives keywords:	settlement pattern ; land use target ;
Responsible:	National authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Research
Stakeholder Involved:	Media
Reference:	http://www.bmu.de/nachhaltige_entwicklung/nachhaltige_entwicklung/allgemeine_informationen/doc/2392.php http://nachhaltigkeitsrat.de/service/download/beitraege/2005/Vortrag_Bachmann_Wuppertal_11-02-05.pdf

General assessment of strength and weakness:	<p>Strength: Emphasizes high-ranking political support for the objective of smart growth. Effective as it quantifies a political target and thus enables constant monitoring and assessment of political activities in this respect. Particularly effective when the effects of the national target are calculated on regional or local level.</p> <p>Weakness: No direct effect or obligatory limit. Therefore, the target might not be met in 2020.</p> <p>Normativity of target might become subject of controversial debate.</p>
Metadata:	<p>Date of entry: 31.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	<p>Regional planning authorities start to assess what the implementation of the national land use target means for their territory. Therefore, it is a helpful precondition for lower political levels and their activities in this field.</p> <p>In general, the quantitative formulation of a land use target was an important step towards concretising the abstract policy objective of combatting sprawl.</p>
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Broad consensus among political stakeholders. Target is set in a normative way, therefore it is important to back it with research and scientific reasoning.
Best practise example (1):	National Sustainability Strategy "Perspectives for Germany", Nationale Nachhaltigkeitsstrategie "Perspektiven für Deutschland"
Example Abstract (1):	As part of the National Sustainability Strategy, the German government has pledged to reduce the new daily land take from currently about 100 ha to 30 ha until 2020.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Ranking:	0
Remark:	Depends on the level, where this public commitment takes place (National, federal, local). In Germany, such a commitment exists only at national level and in some cases a regional interpretation of the national land use target in regional planning.
Feasibility	
Status:	Political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect

Ranking:	2
Remark:	-



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Interreg III B

General Data

Name of instrument:	Promotion of Balanced Regional Development Act (= Zakon o spodbujanju skladnega regionalnega razvoja)
Country / region:	SI
Spatial level:	national
Type:	Laws and regulations
Subtype:	Legal codes
Description:	<p>This Act defines the aims, principles and organisation of the promotion of balanced regional development, the allocation of development incentives, and eligibility criteria for areas with special development problems.</p> <p>The promotion of balanced regional development shall be a constituent part of regional structural policy.</p>
General objectives:	<ul style="list-style-type: none"> - to promote the balanced economic, social and spatial aspects of development; - to reduce the differences in levels of economic development and living conditions between areas, stressing an integrated approach to the development of rural areas; - to prevent the emergence of new areas with major development problems; - to preserve settlement across the whole of Slovenia according to a polycentric concept of development; - to promote the development of environment-friendly production, and to protect natural resources, natural and cultural heritage and other common goods.
General Objectives keywords:	socio-economic development ; sustainable regional development ;
Responsible:	National authority
Stakeholder Involved:	National authority
Reference:	REGULATION (EC) No 1059/2003 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 26 May 2003 on the establishment of a common classification of territorial units for statistics (NUTS)
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - the comprehensive implementation of regional structural policy across the whole of Slovenia; - partnership in the form of co-operation between the state and local communities, and between the public and private sectors; - co-ordination between individual ministries and local communities in the planning of incentives for balanced regional development in the context of the national budget; - subsidiarity, which determines that, in the planning, implementation, monitoring and evaluation of programmes, higher territorial authorities perform only those tasks which cannot be performed more efficiently at a lower level.

Metadata:	Date of entry: 2007/05/04 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Co-financing (from municipal budgets, the national budget, private and other sources) is prerequisite.
Assessment	
Relevance	
Ranking:	3
Remark:	national legal code, not an instrument for application on the local level
Acceptance	
Status:	criteria not applicable
Ranking:	0
Remark:	no information about acceptance
Implementation	
Ranking:	5
Feasibility	
Ranking:	5
Effectiveness	
Status:	no information
Ranking:	3



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Interreg III B

General Data	
Name of instrument:	Inter-municipal business parks
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	Neighboring municipalities combine efforts to jointly develop a business park on their territory. Burdens of infrastructure provision and benefits of tax revenues are shared between participating municipalities based on a fixed contract. This contract also contains statements on how participating municipalities deal with potential investors (priority for inter-municipal business park!). The ratio behind inter-municipal business parks is that combined business parks reduce infrastructure costs and land take per business enterprise or per work-place compared to every municipality developing their own business park.
General objectives:	Reduction of municipal infrastructure costs, reduction of land take.
General Objectives keywords:	Municipal infrastructure costs ; socio-economic development ; inter-municipal cooperation ; burden-and-benefit sharing ; land development ;
Responsible:	Local authority/Municipal council
Responsible:	Two or more municipalities
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.nabu.de/m01/m01_01/04444.html
General assessment of strength and weakness:	<p>Strength: Facilitates inter-municipal cooperation and enables to attract investors that one municipality alone would not be able to attract.</p> <p>Weakness: Inter-municipal business parks are mostly situated at the border between municipalities. These border areas are mostly characterized by sparse settlement and high ecological value. Therefore, inter-municipal business parks are not per se and automatically a contribution to sustainable spatial development. Their critics rather argue for a regional pool of commercial and industrial areas (cp. separate entry) which should be realized in a centralized, well accessible vicinity of an urban area.</p>
Metadata:	Date of entry: 31.01.2007

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	Effects of inter-municipal business parks on land take are disputed. More effective are regional pools of commercial areas.
Type of monitoring:	none
Preconditions for implementation:	Agreement and contract between participating municipalities. This contract contains statements on burden and benefit sharing and most importantly an agreed procedure how to deal with potential investors. Every municipality should primarily attempt to direct investors to the inter-municipal business park. Only if this is not feasible for objective reasons, then municipalities are allowed to negotiate with investors on their own.
Best practise example (1):	Inter-municipal industrial zone "Gewerbepark Steigerwald"
Example Abstract (1):	Five municipalities have established an administrative association to promote this inter-municipal industrial zone. The concept involves aspects of landscape aesthetics and eventually a provision of railroad access.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, municipal residents, superordinate administrations
Ranking:	4
Implementation	
Ranking:	3
Feasibility	
Status:	Staff, Know-how, Political will
Ranking:	3
Remark:	Instead of legislation per se, joint binding agreements between participating municipalities need to be established
Effectiveness	
Status:	Perpetuity
Ranking:	1
Remark:	Still unclear if intermunicipal business parks lead to a reduction of land take => direction of effect unclear; type of effects unclear; acceptability unclear as competition between municipalities might be prevailing



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Interreg III B

General Data	
Name of instrument:	Regional pool of commercial areas/industrial districts (= Regionaler Gewerbeflächenpool)
Country / region:	DE
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	<p>On regional level (German districts), municipalities pool their areas for commercial development. 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 finance infrastructure provision on these areas.</p> <p>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 financial burdens of commercial infrastructure provision as well as the volatility of business taxes.</p>
General objectives:	Regional burden and benefit sharing of municipal infrastructure provision and business tax revenues. Reducing land take for commercial areas.
General Objectives keywords:	socio-economic development ; municipal funds ; brownfield development ; sustainable land management ; inter-municipal cooperation ;
Responsible:	Local authority/Municipal council
Responsible:	Two or more municipalities in a region
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Planners
Reference:	http://rvna.de/downloads/ge-pool_langfass.pdf
General assessment of strength and weakness:	<p>Strength: Burdens and benefits of industrial and commercial development are shared on a regional level. Development takes place on the most appropriate plots of land. Not every municipality needs to develop its own business park and can 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 and according to which formula burdens and benefits are being shared.&#65533;</p>
Metadata:	<p>Date of entry: 31.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Type of monitoring:	none
Preconditions for implementation:	Drafting and ratification of inter-municipal agreement. If possible, establishment of an administrative association (= Zweckverband).
Best practise example (2):	Regional pool of industrial zones "Neckar-Alb" ("Regionaler Gewerbeflächenpool Neckar-Alb")
Example Abstract (2):	Prospective study investigating the feasibility of a regional pool of industrial areas and calculating in detail the modes of burden- and benefit-sharing among participating municipalities.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Staff, Know-how, Political will
Ranking:	3
Remark:	Instead of legislation per se, joint binding agreements between participating municipalities need to be established
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	Direction and type of effect more steerable as for inter-municipal business parks, as regional level provides a wider range of appropriate land resources



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Interreg III B

General Data	
Name of instrument:	Decentralised technical infrastructure (water, waste water, energy)
Country / region:	DE
Spatial level:	local
Type:	Economic instruments
Subtype:	Access fees / supply fees
Description:	In rural areas, central systems of technical infrastructure such as water provision, waste water treatment, energy and broadband communication are cost-consuming for the municipal as well as for the individual budget (high ratio length/user) and increase the land take for the development of new residential and commercial areas. In regions undergoing demographic changes, these centralised systems are increasingly operating far below capacity and are even becoming dysfunctional. Decentralised, cost-effective solutions are available (on-site biological wastewater treatment, small-scale hydropower, biomass, photovoltaic, and wind energy, broadband access via small-scale radio distributors) and their installation can reduce financial and environmental burdens.
General objectives:	Reducing infrastructure costs for municipal and individual budget. Reducing land take for technical infrastructure. Reducing environmental burdens.
General Objectives keywords:	municipal infrastructure costs ; municipal funds ; access fees ;
Responsible:	Public service providers
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.staedtetag.de/imperia/md/content/schwerpunkte/fachinfos/10.pdf http://www-1.tu-cottbus.de/BTU/Fak2/Stadttec/uploads/Abschlussbericht_Infrastrukturfolgekosten.pdf http://www.businessportal24.com/de/Dezentrale_Loesungen_Vormarsch_66790.html
General assessment of strength and weakness:	Strength: Instrument to address increasing infrastructure costs for municipal budgets and individuals particularly in times of demographic change.

	Weakness: Existing centralised structures display a high level of persistence, also among political stakeholders and therefore the change to decentralised structures is difficult to facilitate.
Metadata:	Date of entry: 31.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Type of monitoring:	none
Preconditions for implementation:	Appropriateness and applicability of technical solutions. Disperse distribution of network users (for densely settled areas, centralised solutions (e.g. district heating etc.) are probably more effective).
Best practise example (1):	Decentralised Urban Infrastructure System DEUS 21-Project "Am Römerweg", Municipality of Knittlingen, DE
Example Abstract (1):	Best-practice example of a newly developed residential area. New houses are connected with two water pipes, one connecting to the municipal drinking water network, one for purified rain water collected on-site. This water can be used for all purposes that do not require drinking water quality such as house cleaning, washing, garden care, toilet etc. Waste water is collected on-site and further used for biomass energy generation and then treated on-site, residues can further be used as manure for agriculture. As rainfall is first collected and used for household purposes, a centralised system for waste-water-treatment can be calculated for smaller amounts and is therefore substantially cheaper. http://www.bauforum.at/ireds-13245.html
General comment:	According to §78 Para. 2 German Federal Law on Telecommunication, every citizen is entitled to be provided with an access line to the telecommunication network free of charge (once activated, the usual fees for telecommunication of course apply). Similar legislation exists for gas and electricity. In the sense of this instrument, legislation would have to be modified to charge users of networks the provision costs with network infrastructure, e.g. to small hamlets etc. To increase acceptance of this instrument, the advantages of reducing costs for the overall network and particularly for users in dense urban areas need to be communicated.
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	Instrument is implemented insofar as the length of infrastructure from property boundary to private house has to be financed by the house owner. Infrastructure on public space is still covered by municipal budgets or the entire user group of networks such as telecommunication, gas and electricity.
Ranking:	2

Remark:	-
Feasibility	
Status:	Legislation, Know-how, Political will
Ranking:	3
Remark:	As for budget, this instrument is rather budget-generating than budget-consuming
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	Acceptability could be difficult as the provision of public infrastructure is considered to be self-evident by the population.



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Interreg III B

General Data	
Name of instrument:	Municipal land use plan (= Flächennutzungsplan)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Every municipality in Germany is required to set up and regularly update a municipal land use plan. The planning document provides an overview over current and future land uses on municipal territory (= zoning). It consists of a plan (scale 1:10.000) and a text supplement containing statements on residential, commercial, and industrial development, environmental protection, traffic issues, recreation, agriculture and forestry. In regard to urban development, the plan contains stipulations on the character of urban development in delineated zones, separated into "Residential Area", "Mixed use (residential and commercial)", "Commercial Area", and "Industrial Area". The land use plan needs to be approved (= Planfeststellung) by the district authority (= Landratsamt), which checks its compliance with supra-regional planning objectives laid down on federal state level in state development programs (= Landesentwicklungsprogramm) and on national level in the national spatial development scheme (= Bundesraumordnungsprogramm). Plans of technical authorities (Water Authority, Traffic, Agriculture, Forestry, Military, Energy etc.) also need to be considered.</p> <p>The Land Use Plan is by law binding for authorities, but not for the individual. The Local Development Plan, which is to be developed on the basis of the Land Use Plan and which specifies any type of urban development on municipal territory is then also binding for the individual.</p> <p>A public hearing of the plan is required by law and petitions need to be balanced by the municipal council. In most cases, the technical draft of the plan is carried out by a consultant.</p> <p>In Germany, the Land Use Plan is called the "preparatory" urban planning document, while the Local Development Plan is the "binding" urban planning document. In recent years, a Landscape Plan, giving detailed information on the environmental strategy of the municipality, is increasingly incorporated in the Land Use Plan.</p>
General objectives:	Steering spatial development on municipal level and formulating future spatial development goals on the the municipal territory.
General Objectives keywords:	urban development ; building land ; land development ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament

Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Public service providers
Stakeholder Involved:	Private individuals
Reference:	German Statutory Code on Building and Construction (BauGB) §§ 5-7 (BauGB, Kapitel Allgemeines Städtebaurecht, 2. Abschnitt, §§ 5-7)
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - mandatory requirement for all municipalities - chance to develop strategic ideas on municipal level <p>Weakness:</p> <ul style="list-style-type: none"> - often misunderstood by municipalities as plan to purely facilitate and promote urban development - supra-ordinate spatial planning goals are rarely 1:1 implemented on local level in the Land Use Plan, for instance the national goal of reducing urban sprawl etc. - Outdated Land Use Plans often contain abundant areas reserved for commercial and residential development, which were based on exaggerated assumptions concerning the demand for these areas. Hardly ever are these areas rezoned to agricultural purpose, which means that eventually, they will be covered by a Local Development Plan and opened up for development. Research suggests that if all areas already foreseen for urban development in Land Use Plans would in fact be opened for development, Germany would have no chance of reaching its national target of reducing land use to 30 ha per day. <p>If applied correctly, the type and the direction of effect could be very well controlled by this instrument. In reality, the land use plan is serving all kinds of interest and therefore is a compromise between the objective of sustainable land resource management and other policy objectives.</p>
Metadata:	<p>Date of entry: 20/02/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	all municipalities
Comment:	As the role and significance of the Land Use Plan is specified in detail by the German Statutory Code on Building and Construction, a monitoring per se is not necessary. The municipality can legally be held accountable for violating stipulations of the Land Use Plan.
Type of monitoring:	other (see comment)
Preconditions for implementation:	In order to be implemented, the Land Use Plan needs to be followed up by a plot-specific Local Development Plan (= Bebauungsplan)
Best practise example (1):	Regional Land Use Plan Frankfurt
Example Abstract (1):	For the first time in Germany, the Land Use Plan - the most relevant spatial planning instrument on municipal level - has been drafted jointly by 75 participating municipalities of the Regional Planning Association Südhessen (Regionalverband Südhessen), covering 1427 sqkm and home to 1.6 Mio. inhabitants. The Regional

	Land Use Plan is adopted by the Regional Assembly and is legally binding for its signing parties.
Best practise example (2):	Regional Land Use Plan Urban Region Ruhr (Städteregion Ruhr)
Example Abstract (2):	The same approach as in Frankfurt is endorsed by the Urban Region Ruhr, comprising six cities (Bochum, Essen, Gelsenkirchen, Oberhausen, Herne, Mülheim an der Ruhr) roughly 1.8 Mio. inhabitants and covering 640 sqkm, which has also set out to jointly draft a Regional Land Use Plan. http://www.staedteregion-ruhr-2030.de/cms/regionaler_flaechennutzungsplan.html
Period of validity:	12-15 years
General comment:	Due to regional interrelations in regard to spatial development and land uses, sustainability objectives can only to a limited degree be realised on the territory of one municipality. Therefore, the German Spatial Planning Law (= Raumordnungsgesetz ROG, § 9, para. 6) foresees the possibility of several municipalities drafting a joint Land Use Plan on regional level if common preconditions prevail.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	Budget, Staff, Legislation, Know-how
Ranking:	2
Remark:	Very demanding instrument if applied in a holistic sense, but as it is legally required, it proved to be highly feasible. Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	Perpetuity, type of effect
Ranking:	2
Remark:	If applied correctly, the type and the direction of the effect could be very well controlled by this instrument. In reality, the land use plan is serving all kinds of interest and therefore is a compromise between the objective of sustainable land resource management and other policy objectives.



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Interreg III B

General Data	
Name of instrument:	Local Development Plan (= Bebauungsplan)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>If construction and building activities by public or private investors on a municipality's territory, it is required to draft a plot-specific Local Development Plan entailing the respective site to be developed. This plan needs to consider the stipulations of the Municipal Land Use Plan and, once approved by district authorities, reaches binding status for the individual. That means that if a plot of land is foreseen for development in the Local Development Plan (= building permit), the owner has legal certainty that this building cannot be removed again (unless a certain time limitation specifying the time span between permit and actual development is foreseen in the Plan). The official approval of a Local Development Plan therefore has far-reaching consequences regarding expropriation and compensation values, as the land value usually increases considerably on plots of land with building permit.</p> <p>The Local Development Plan in detail specifies the percentage of the plot to be covered by construction, the distance to the next building, the building height, architectural aspects, road and infrastructure access (incl. recoupment charge for local public infrastructure), environmental compensation measures (cp. eco land account in the data base) and the design of public green areas.</p>
General objectives:	Steering construction and building according to municipal objectives and legal requirements.
General Objectives keywords:	building land ; land development ; building regulations ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	NGO
Reference:	nn

General assessment of strength and weakness:	nn
Metadata:	Date of entry: 20/02/2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	other (see comment)
Best practise example (1):	Eco-housing development, Municipality of Flerden, Switzerland (Ökobauzone Flerden)
Example Abstract (1):	In 2003, the Swiss mountain municipality of Flerden, after years of depopulation, established a housing development zone according to ecological standards as part of the local development plan. In exchange for cheap land prices and no architectural regulations, house owners are required to fulfill Swiss Minergie-criteria and install solar energy on their houses. Furthermore, the respective house owners have to live in the village on a year-round basis and they have to commit themselves to live in the house for 20 years minimum. That way, second-home builders are excluded from access to cheap development land. The municipality managed a turnaround in demographic development from 170 in 2001 to 204 in 2007.
Period of validity:	since 2003
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	Budget, Staff, Legislation, Know-how
Ranking:	2
Remark:	Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4

Remark:

As the Local Development Plan is very specific in its guidelines, the effects are rather easy to steer.



Documentation Regional development instruments

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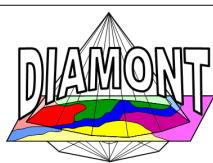
Interreg III B

General Data

Name of instrument:	Landscape Plan (= Landschaftsplan)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The Municipal Landscape Plan formulates the objectives and development goals on municipal level in regard to nature conservation and preservation of the cultural landscape (= diversified landscape characterized by extensive agricultural use). By environmental law, a Landscape Plan has to be set up "...as soon and as far it is necessary for reasons of nature conservation and cultural landscape preservation." (cp. Federal Environmental Law (BNatSchG) § 8, para. 1). That means that every major modification of landscape (urban development, road construction etc.) is to be accompanied by Landscape Planning. When reviewing their Land Use Plans, most municipalities have decided to also draft a Landscape Plan (partly because it has been co-financed by public subsidies).</p> <p>The Municipal Landscape Plan contains an inventory of ecologically valuable structures on municipal territory as well as objectives and strategies how to improve the environmental situation. In this context, it also discusses in what areas urban development is acceptable and what areas should be excluded from further development. Ecological Compensation Measures for building and construction are to be realized in compliance with the Landscape Plan, that means that ecological measures foreseen in the Landscape Plan such as the maintenance of extensive meadows, restoration of wetlands etc.).</p> <p>The drafting process of the Landscape Plan is often carried out in the form of a LA21-process, involving municipal stakeholders, agricultural representatives and interested citizens and moderated by a professional planner, who also carries out the technical part of mapping and reporting.</p> <p>The Municipal Landscape Plan is the local level counterpart of the federal state's Regional Landscape Program and the planning region's Landscape Master Plan. Analogous, the Local Development Plan covering only a certain area of the municipal territory has to be accompanied by a Green Structures Plan, which specifies the mitigation of ecological damages arising from the specific urban development.</p> <p>The Landscape Plan itself is not legally binding. Once integrated in the Land Use Plan and Local Development Plan, its stipulations however acquire legally binding character.</p>
General objectives:	Integrating environmental aspects in municipal development planning.

General Objectives keywords:	landscape planning ; settlement pattern ; sustainable land management ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Citizen groups
Stakeholder Involved:	NGO
Reference:	http://www.bfn.de/0312_planung.html
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - Bottom-up-approach / citizen involvement - fosters municipal discussion on ecological objectives and strategies - creates new, unseen alliances between agriculture, environmental groups, and local citizens <p>Weaknesses:</p> <ul style="list-style-type: none"> - stipulations not per se binding
Metadata:	<p>Date of entry: 22/02/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	71% of Germany's municipalities have drafted a Landscape Plan. As they contain an assessment of the ecological status quo at a certain time, a regular update of the Landscape Plan provides the opportunity to assess local land use planning in view of reaching environmental objectives.
Type of monitoring:	other (see comment)
Preconditions for implementation:	<p>Funding for professional consulting.</p> <p>Willingness of municipal authority to involve non-elected citizens and stakeholders from the municipality in municipal planning.</p>
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5

Remark:	-
Feasibility	
Status:	-
Ranking:	1
Remark:	Instrument requires a broad participation as well as know-how input and sufficient funding. Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant, which is usually the case.
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	Type of effect unclear as the Landscape Plan is a non-binding planning instrument.



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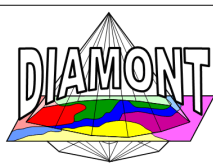


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Interreg III B

General Data	
Name of instrument:	Alpine Plan (= Alpenplan)
Country / region:	DE
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>As part of the Bavarian Spatial Development Program (= Landesentwicklungsprogramm Bayern), the Alpine Plan formulates binding restrictions regarding spatial development (particularly in the tourism sector) in the German part of the Alps. The plan zones the German Alpine region into three zones with the following limitations:</p> <ul style="list-style-type: none"> - Zone A (comprising 35% of the German Alpine region): In general new development is acceptable - Zone B (comprising 23% of the German Alpine region): New construction of traffic infrastructure (roads and cablecars) only in comppliance with strict regulations - Zone C (comprising 43% of the German Alpine region): Construction of new traffic infrastructure prohibited (exempt are "necessary measures for agriculture and forestry")
General objectives:	Preservation of unintersected areas in the German Alpine region. Containing the sprawl of ski tourism-related infrastructure.
General Objectives keywords:	nature conservation ; risk mitigation ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Regional authority
Reference:	Landesentwicklungsprogramm Bayern 2006. Part B Appendix 5.
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - strong legal status and strict reglementations regarding land take for infrastructure - well established among political decision makers and planners - simple and easily understandable <p>Weaknesses:</p> <ul style="list-style-type: none"> - mainly addresses tourism-related infrastructure
Metadata:	<p>Date of entry: 22/02/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities

Comment:	All Alpine municipalities are obliged to comply with the stipulations of the Alpine Plan.
Type of monitoring:	none
General comment:	Please note that the delimitation of the Alpine area in the Alpine Plan differs from that of the Alpine Convention. It is much more limited to the immediate morphological mountain area.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	Implemented on federal state level for the entire Bavarian Alpine region
Ranking:	0
Remark:	Part of the Bavarian Spatial Development Programme and therefore a planning scheme that needs to be considered on local level.
Feasibility	
Status:	(Planning)legislation, Political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Pre-emption right of the SAFER (corporation for land planning and rural development)
Country / region:	FR
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Informal planning instrument
Description:	<p>Pre-emption rights are granted to public bodies (State, communes, etc) or, when they concern farms or agrarian fields, are delegated to the SAFER, which are public companies in charge of the public service at regions level. They intervene on real estate market through a right of pre-emption during sales of farms or of agrarian fields, to retrocede them then to the local farmers or to young farmers to preserve this activity. The sellers of agrarian lands have to notify the putting for sale to the Safer, which can pre-empt it only if sale allows a land development: extend neighbouring farms, create new farms to install priority candidates, accomplish a regrouping... When it exercises its right of pre-emption, Safer must sell them off for the delay maximum of 5 years (usually). Right of pre-emption does not practise in certain cases:</p> <ul style="list-style-type: none"> - for lands not having an agrarian vocation (for instance located in ZUP - zone to be urbanized), - against other purchasers also benefiting from a right of pre-emption: the State, local authorities, - against certain purchasers such as farmers or tenants in place and who would be evicted, parents of the seller, neighbouring farmers...
General objectives:	General objective of pre-emption rights of the SAFER were at the beginning to contribute to the improvement of land structures of farming sector. They entrusted over the years missions of town and country planning and protection of environment. They are of this fact land operators.
General Objectives keywords:	sustainable land management ; preservation of farmland ;
Responsible:	Public service providers
Stakeholder Involved:	Local authority/Municipal council
Reference:	The Farm Outline Act law of August 5th, 1960 laid juridical foundations of SAFER. Up to Farm Outline Act law of July 9th, 1999, the legislator did not cease adapting the legal framework of SAFER to enlarge their missions in new stakes of the rural territories
General assessment of	Since SAFER are more and more polyvalent country planners, they have to take into account all the needs expressed by the different actors of the country areas, notably municipal councils, to harmonize them and make them to converge according to

strength and weakness:	different public policies in force. Efficient land management is possible neither with the single agrarian vision nor with the same tools (SAFER congress, 2006).
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	indirect relevance as it adresses the preservation of agricultural land and thus avoid the change into built-up land
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	3
Remark:	Depending on financial possibilities of SAFER and on necessity to make use of the pre-emption rights: they look like a last recourse in the case no arrangment is obtained.
Feasibility	
Status:	Legislation, budget, Political will
Ranking:	3
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data

Name of instrument:	Regional integrated development plan (Schéma de Cohérence Territoriale - SCOT)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The SCOT is the urban planning document which fixes, at the scale of sets of communes, the fundamental organization of the territory the evolution of the urban regions, in order to preserve a balance between urban, industrial, tourist, agricultural and natural areas. Defining mid and long run objectives, the SCOT aims at the same organization and the same development of the natural heritage and of built up urban fabric, by stressing the elements which will give a coherence to the grouping thus made up, in particular starting from the use of the equipment and facilities for displacement.</p> <p>The SCOT is possibly supplemented by (geographic) sector urban planning documents. It fixes spatial orientations for settlement, taking into account the balance between urban development and what it is advisable to preserve for the exercise of the agricultural activities and other functions economic functions as well as for safeguarding of the quality of the air and other media, sites and natural or man-made landscapes. The SCOT does not determine the general destination of the land resources but envisages a comprehensive strategy of settlement on the level of the agglomeration, by reconciling several policies (urban reorganization, habitat, transport). It limits also urban sprawl by restructuring settlement areas, in the respect of general balances.</p> <p>The SCOT includes notably a 'project for sustainable development', which is compulsory and where the responsible organisation expresses how it wishes to see evolving its territory in the respect of the principles of sustainable development.</p> <p>The SCOT allows moreover the communes to jointly make certain studies which will be necessary to the development of their Local urban planning document (Plans Local d'Urbanisme - PLU)</p>
General objectives:	<p>Efficient spatial planning with respect to the following objectives:</p> <ul style="list-style-type: none"> - to lay down the orientations of installation by avoiding excessive polarisation in localizations; it is a question of putting in coherence the choices for the habitat and the activities, by in particular taking into account the possibilities of displacement or the areas of influence of the equipment; - reorganization of urban fabric, by limiting the consumption of new spaces; in the absence of SCOT, the urbanization is subjected to the rule of the moderate development, which prohibits building apart from the currently urbanized parts of the commune. The object of this rule is to avoid the dispersion of constructions, in particular in the rural zones.

General Objectives keywords:	urban development ; socio-economic development ; public transport ; sustainable land management ; inter-municipal cooperation ;
Responsible:	Planners
Responsible:	Inter-communal cooperation structures
Stakeholder Involved:	Local authority/Municipal council
Reference:	Founded by SRU law of December 13th, 2000. SCOT replace the former Schéma Directeur d'Aménagement et d'Urbanisme (SDAU) An important difference with the SDAU is that SDAU fixed the general destination of the land resources
General assessment of strength and weakness:	<p>Main planning instrument implemented in urban regions, aiming at optimizing the spatial organization of the territory, but whose implementation is a long lasting process. Main critical aspects refer to:</p> <ul style="list-style-type: none"> - Setting up the perimeter of the SCOT, since it has to take into account existing intercommunal co-operation structures, 'Pays', nature reserves, urban public transport perimeters, local housing programmes, intercommunal contracts, as well as residence to work displacements areas, displacements towards the cultural, sporting, social equipments; - The necessity to meet a consensus between participating communities. In case of conflict with a commune, this one must seize the Préfet. This one has a three months deadline to deliver its opinion justified after consultation of an advisory committee; the withdrawal of a commune is subordinated to the favourable opinion of this committee. If a commune or a grouping of communes did not obtain the modifications requested in spite of the favourable opinion of the Préfet, it can be withdrawn - The interpretation of 'consistency' between various planning instruments which must be consistent with the SCOT, which are 'binding' documents which can be opposed to local plans (PLU), local charts (Carte Communale), to the local programs of habitat (PLH), to the plans of urban displacements (PDU), etc. They must themselves be consistent with other documents, as for example the territorial directives of installation (DTA); the directives of protection and development of the landscapes; with the regulations of installation of the national parks and their peripheral zones; with the charters of the regional natural reserves; with the development schemes of the mountain and littoral; or with the SDAGE (Management and Master development plans of Water). <p>Conversely, an interesting point is that for those communities which are not provided with a SCOT, a 'rule of fifteen kilometres' has been set up, whose objective is to encourage the local communities to develop a SCOT by reducing their current possibilities of urbanization. According to this rule, communities located at less than fifteen kilometres of the periphery of an agglomeration of more than 50 000 inhabitants (or at less than fifteen kilometres of the sea) cannot modify or revise the local urban plans (PLU) in order to open to the urbanization a new zone or a natural zone. Several exemptions and reforms restrict however the range of this rule.</p>
Classified assessment of strength and weakness keywords:	;
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	frequent (<50% and >25%)
Comment:	Implementation status quo: see SCOT avec classification in http://www.territoires.gouv.fr/zonages/carto/cete.php

Type of monitoring:	Qualitative / descriptive reporting
Best practise example (1):	Schéma Directeur de la Région Grenobloise (SCOT)
Example Abstract (1):	see http://www.region-grenoble.org/
Best practise example (2):	SCOT Chambéry-Combe de Savoie
Example Abstract (2):	see http://www.metropole-savoie.com
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Legislation, staff (or budget), political will
Ranking:	3
Remark:	Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data

Name of instrument:	Local urban planning document (Plan local d'urbanisme - PLU)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The PLU is the urban planning document of a commune or a set of communes membership of an intercommunal co-operation structure. However, small communities can establish only a 'carte communale' (communal chart), although communities faced with strong land demand may find it very beneficial to set up a PLU.</p> <p>The whole area of the communities concerned is subjected to PLU, besides those areas whose development falls within the competence of the State: sectors safeguarded like historical centres of the cities and operations of national interest. PLU consists notably in setting up at first a Projet d'Aménagement et de Développement Durable (PADD - Planning and sustainable development project) which acts as a political document expressing the project of the commune at the horizon from 10 to 20 years. Then, PLU comprises a graphic document, in form of a regulatory map, designating the following sectors:</p> <ul style="list-style-type: none"> - Urbanised zones, known as "zones U": they are "the already urbanized sectors and the sectors where the existing public equipment or under development has a sufficient capacity to serve constructions to be established"; - Zones to urbanize, known as "zones AU": these are sectors which are intended to be developed. One distinguishes two types of zones AU: on one hand, those that can immediately be urbanized due to the presence of cleansing existing with the immediate periphery of a zone AU having "the sufficient capacity to serve constructions to be established in the whole of this zone"; on the other hand those where this capacity is insufficient, for which their development is subordinated to a modification or a revision of the PLU; - Agrarian zones, known as "zones A": they are the "sectors of the commune, equipped or not, to protect because of agronomic, biological or economic potential of the arable lands" - Natural and forest zones, known as "zones N": they are the "sectors of the commune, equipped or not, to protect because either of quality of the sites, the natural environments, the landscapes and their interest, in particular from the aesthetic, historical or ecological point of view, or of the existence of a forestry development, or of their character of natural spaces" - The PLU designates also particular sectors, like classified wooded spaces or the reserved sites (in particular for the future construction of public equipment). <p>The PLU describes, for each sector delineated in the graphic document, the applicable regulations. They deal notably with:</p> <ul style="list-style-type: none"> - Types of land use prohibited or subjected to particular conditions

	<ul style="list-style-type: none"> - Accessibility through roadway system and networks (water, cleansing, electricity) - Distance of constructions from roadways and public equipments - Characteristics of plots (size, etc) - Maximum height of constructions, appearance, car parks - Open space and classified wooded spaces - Developed surface of constructions compared with surface of plots, for U and AU zones <p>Furthermore, setting up a PLU takes into account existing constraints or documents, concerning for example constraints of public utility related on architectural heritage, on the air lines (Plan of noise exposure...), to the lines of transport of energy (electricity...) or the Plans of prevention of the natural hazards (PPR).</p>
General objectives:	Efficient local spatial planning with respect to objective of giving an operational reach to the communal planning and sustainable development project, in setting up a comprehensive regulatory framework of reference which integrates construction, public equipment, landscape and environment
General Objectives keywords:	land development ; building land ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Responsible:	Planners
Stakeholder Involved:	National authority
Stakeholder Involved:	Private individuals
Reference:	Founded by SRU law of December 13th, 2000. The PLU replace the former Plan d'Occupation des Sols (land use plans)
General assessment of strength and weakness:	<p>Main planning instrument implemented at communal level. Like as all planning documents, PLU are complicated, long duration of the procedure, and do not prevent risks of negative side effects, notably due to mayors political instability. One issue is consistency of the PLU within the same region, and instability of related regulations, since PLUs are currently revised or updated. The PLU have binding character.</p> <p>PLU must be consistent with instructions given in various documents of higher row prepared by the State or other local authorities, in a relation of ascending vertical compatibility: laws Mountain and Littoral, territorial directives of installation (or DTA, of official competence), SCOT (urban planning master development plans), local program of habitat, etc</p>
Metadata:	<p>Date of entry: 2007/02/16</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	<p>PLU is mandatory for certain communes, for example those who have set up a natural hazards prevention plan (PPR). For the implementation status quo, see: http://www.urbanisme.equipement.gouv.fr/index.html</p>
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-

Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, staff (or budget), political will
Ranking:	3
Remark:	Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Standardized formula for assessing "organic development" for residential areas (= Berechnungsvorschrift des "organischen Entwicklungsbedarfs")
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Particularly in municipalities of lower centrality, federal and regional planning limits new housing developments to the extent of so-called "organic development". This local demand is very difficult to assess for municipalities and often exaggerated assumptions concerning population and economic growth lead to excessive new land zoning. As part of the municipal land use plan, the municipality calculates the estimated future demand for residential areas according to a standardized formula based on restrictive assumptions concerning population growth and thus limits new zoning to reasonable thresholds, thus also avoiding the administrative and financial burdens of rezoning land (cp. entry on "Rezoning"). The calculation of local demand also provides valuable information for a regional differentiation of state subsidies for housing and construction.
General objectives:	Standardized and comprehensible operationalisation and implementation of superordinate planning provisions on local and regional level. Limitation of new housing developments to actual demand.
General Objectives keywords:	brownfield development ; greenfield development ; planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Research
Reference:	http://www.komwob.de/download/05ht_iserlohn/Doku_HT_2005_Metzmacher.pdf
General assessment of strength and weakness:	Strength: Standardized calculation formula ensures the intersubjective and correct implementation of superordinate planning restrictions on local level and avoids unintended (or deliberate) miscalculations on local level. Weakness:
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	pilot status
Comment:	asdf

Type of monitoring:	none
Best practise example (1):	Project on experimental urban construction (ExWoST) by the German Federal Office for Building and Regional Planning on "municipal residential area concepts" / "Kommunale Wohnraumkonzepte"
Example Abstract (1):	The ExWoST-project provides funding for municipalities involved in drafting local housing concepts, which integrally combine issues of housing demand, land resources and adaptive strategies
Assessment	
Relevance	
Status:	-
Ranking:	4
Remark:	Instrument would directly limit the quantity of new development permits
Acceptance	
Status:	Approval: Environmental NGOs, superordinate authorities
Ranking:	2
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Requires staff, legislation and know-how how to apply the standardised formula; Political will is required to introduce instrument in planning requirements but not on local level, where these requirements just have to be met.
Ranking:	3
Remark:	-
Effectiveness	
Status:	Type of effect, acceptability and perpetuity are difficult to predict
Ranking:	1
Remark:	-



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General Data	
Name of instrument:	Communal chart (Charte communale)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The communal chart is an urban planning document which can be set up in a commune which does not have a PLU (Local urban planning document). It determines the methods of implementation of the general national rules of urban planning. The communal chart can relate to whole or part of the communal territory. It can also be elaborate on the level of an inter-communal co-operation structure. Communal chart includes notably graphic documents Those define the constructible zones and the natural zones. The communal chart can comprise zones intended for activities as of the sectors where the right of pre-emption is exerted.</p> <p>By delineating the constructible zones, the communal chart makes it possible the commune to be freed from the national rule of limited constructability, which stipulates in theory that the territory of the communes without urban planning document is not buildable apart from the currently urbanized parts of the commune, except for the exceptions envisaged by the law. Communal chart can provide that the buildings destroyed by a natural disaster could not be rebuilt, for reasons of safety. It also allows the institution of a right of pre-emption on sectors of the commune with an aim of carrying out an installation or equipment. The right of pre-emption makes it possible to become purchaser of one ground at the time of his setting on sale. Finally the approval of the communal chart makes it possible the commune of obtain competence as regards authorizations of town planning instead of the State. However this transfer is not automatic, it must be decided by the town council.</p>
General objectives:	Efficient local spatial planning in small communities, with the objective of not letting build on all the communal territory in order to prevent spread off and not to increase the loads of the commune inconsiderately: extension of the networks, road maintenance, winter viability, school bus service etc
General Objectives keywords:	land development ; municipal infrastructure costs ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	National authority
Reference:	Founded by SRU law of December 13th, 2000
General assessment of	Main weakness is that communal chart do not create specific regulatory obligations, contrarily to PLU. No binding character, since communal charts do not establish

strength and weakness:	regulatory obligations (other than general national rules) and moreover are often cancelled by the administrative law court. The main advantage is that communal chart are simpler to implement than PLU
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)
Comment:	A limited number of French Alps communities have a communal chart, notably in the Alps where most communes are obliged to establish a PLU. See http://www.urbanisme.equipement.gouv.fr/IMG/pdf/cartecommunale_cle511ca5-1.pdf
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Staff, legislation
Ranking:	4
Remark:	Communal chart is required by law, which is why political will is not a mandatory requirement
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	type of effect not clear as instrument is non-binding



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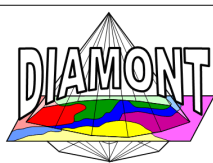
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Interreg III B

General Data	
Name of instrument:	Urban pre-emption right (Droit de préemption urbain - DPU)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Subtype:	Formal planning instrument
Description:	<p>The DPU is a legal instrument which is currently applied for land planning purposes. It concerns communities having a PLU or a communal chart. It acts of a decentralized tool making it possible the communities to carry out land acquisitions, in substitute with the purchaser at the time of alienations of buildings or plots subject to payment or comparable transfers. Field of application the DPU applies to whole or part of the current of future urbanised zones delineated in planning documents. Each commune concerned must deliberate to institute it on its territory. With this occasion, the Town council specifies the field of application of the DPU.</p> <p>The DPU can apply to very diverse goods (residences, buildings, grounds...) except for the constructions completed since less than 10 years, except in the event of contrary decision of the town council (in this case one speaks about reinforced DPU).</p> <p>The urban pre-emption right (DPU) applies in urban zones and zones to be urbanized delineated in the PLU (Local urban planning document) for urban projects, local policies of habitat, economic activities, leisure and tourism, utility services or the constitution of land reserves. The DPU can also apply in the perimeters of urban sites of aesthetic or historical interest. It also applies in the zones of exposure to the risks of natural or technological hazards; this DPU thus relates to important agricultural and natural surfaces. It also applies in the perimeters of protection brought close drinking water harnessing. The communities equipped with a communal chart have also the possibility of delimiting a perimeter of pre-emption which can be out of the constructible zones of the chart for achievements of utility services, of constitution of land reserves, and thus on natural territories (agricultural and forest). Note that the DPU is one amongst other pre-emption rights (see e g droit de pré-emption des SAFER, which concern farms and agrarian land).</p>
General objectives:	General objectives are constitution of land reserves to facilitate operations of installation answering the following objects: local policy of the habitat organization, of the economic activities, development of the leisure and tourism, realization of utility services, fights against insalubrities, safeguards and development of the built heritage and unbuilt land reserves.
General Objectives keywords:	urban development ; socio-economic development ; ;
Responsible:	Local authority/Municipal council

Stakeholder Involved:	Planners
Reference:	SRU law of December 13th, 2000; Urbanism and Habitat law of July 2nd, 2003
General assessment of strength and weakness:	Following the idea of a more flexible management of space, the right of pre-emption, in particular in the form of the DPU, now became a very widespread tool, largely used in very varied contexts, and to which many municipalities are attached. An important restriction however reduced the range of this logic: the agricultural or natural zones escaping largely from this right of pre-emption, this one thus interests only management by small plots of existing urban fabric. Moreover, the obligation which is made with the community justify its pre-emption and, if it preempts for the constitution of a "land reserve", to indicate the destination of it, prohibited to seize an opportunity for the constitution of land reserves in the long run. Finally, to ensure the land control of a future public operation, the system could really function only if the community is transformed into realtor, buys the buildings at their initial price and resells them with their new value, but the law itself prohibits this type of operation. As a consequence, preemption can lead to freeze the market during a more or less long lapse of time, freezing which is accompanied in certain sectors by suburbs by a progressive degradation by the urban fabric whose renewal is blocked.
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	Even if the geographical field in which its application was made possible is very broad, its effective use remains rather rare. There is not any overall statistics on the subject, but one can estimate that on average, the rate of recourse to pre-emption is around 1% of the volume of the transactions subjected to the right of pre-emption. Indeed, much of the communes which obtained the urban right of pre-emption on their zones U and NA, as well as the law authorizes there, remain years without carrying out any pre-emption. As for the communes which have the reputation to make the most active use of this right, they use it only for approximately 5% of the declarations of intent to alienate which are subjected to them.
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	addresses the management of small plots of existing urban fabric
Acceptance	
Status:	-
Ranking:	0
Remark:	no information about acceptance, only estimation: as formal planning instrument it is assumed to have a broad acceptance, but its application is described as rare (1-5%), which could be a hint for a low acceptance
Implementation	
Status:	-
Ranking:	2

Remark:	Instrument is not in the pilot status, but it is only applied in rare cases and therefore seldomly implemented
Feasibility	
Status:	Know-how, Political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect
Ranking:	2
Remark:	Perpetuity unclear as municipality is not entitled to hold land for a longer period



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Interreg III B

General Data	
Name of instrument:	Local land development agency (Etablissement public foncier local - EPFL)
Country / region:	FR
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Regional management
Description:	Working for public authorities, EPFL are voluntary structures which purchase land or real estate for themselves and on behalf of their members or any public person, for the creation of land reserves or in order to carry out development work. Land can be acquired by mutual agreement or expropriation by means of a declaration of public utility. They can also exercise pre-emption rights as defined in the town planning code: urban pre-emption rights, pre-emption rights in development areas, like ZAC, as well as in endangered natural sites: they can proceed with land acquisitions necessary to the protection of agricultural and natural spaces in periurban fringes. EPFL is qualified to realize, for itself and for member communities, land or real estate acquisitions in order to constitute land reserves or actions and operations of installation. It intervenes on the territory of its members (intercommunal co-operation structures or single communities) and can exert, by delegation of its holders, the rights of pre-emption and act by way of expropriation. To formalize their engagement, the members signed a charter bringing a certain number of guarantees to them as for the rules of operation of the structure. Thus, each commune or inter-communal structure defines its own land action plan The general orientations are defined for one five years period the following which they will be re-examined or modified according to the evolution of the needs.
General objectives:	Facilitation and co-ordination of land or real estate acquisitions, notably through the delegation of pre-emption and expropriation rights granted to the communes
General Objectives keywords:	urban development ; socio-economic development ;
Responsible:	Public service providers
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Reference:	Town orientation law of July 13th, 1991; Urban renewal and solidarity law of December 13th, 2000
General assessment of strength and weakness:	EPFL intervene, on average, for more than 50 % of their investments, in housing (social housing, urban renewal, social mix), and are in theory tools adapted to the territories on which the stakes are set up primarily on the scale of the local program of the habitat or the SCOT. However, their creation makes it possible to imply

	the Région and the Département, if they wish, to allow them to co-ordinate land acquisition policies. However, at the moment, only few EPFL have been created, due to the difficulty to federate local authorities within these structures, and to limited possibilities of intervention on the real estate market, due to their limited size. This is why the Government encourages the creation of EPFL at Régions level. Conversely, such EPFL are criticised since there is a risk most investments will be focused on urban/dense areas, where real estate prices are very high, and thus will not support so far small rural communes which are likewise faced with difficulties in land acquisitions.
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	pilot status
Comment:	Two EPFL in French Alps: Etablissement public foncier local de la région grenoblois, created in 2002 ; Etablissement public foncier local de Haute-Savoie, created in 2003
Type of monitoring:	Mixture of quantitative and qualitative reporting
Best practise example (1):	Etablissement public foncier de Haute-Savoie
Example Abstract (1):	see http://www.epf74.fr/presentation-epf.htm
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	aims on the facilitation and co-ordination of land or real estate acquisition
Acceptance	
Status:	at least municipal administrations and superordinate administrations have to accept it
Ranking:	2
Remark:	maybe acceptance is higher
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, know-how, political will
Ranking:	1
Remark:	-
Effectiveness	
Status:	-
Ranking:	0

Remark:	Due to pilot status difficult to assess
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Interreg III B

General Data	
Name of instrument:	Protected agricultural zone (Zone agricole protégée - ZAP)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The ZAP are agricultural zones of which safeguarding is of general interest because either of the quality of their production, or of their geographical situation. These ZAP can be instituted on the initiative of the Préfet or of one or more communes and become effective only after the publication of a decree signed by the Préfet.</p> <p>The delimitation of these zones is ordered by the Préfet and is annexed in the PLU within the framework of public utility easements affecting the land use. If the ZAP is located in an area without urban planning document, assigned change in mode of occupation of agrarian land which deteriorates the agronomic, biological or economic potential durably, is allowed only on justified decision of the Préfet, in the event of unfavourable report of the Chamber of agriculture or the departmental commission of orientation of agriculture (CDOA).</p> <p>In periurban area, the ZAP can make it possible to protect the agricultural zones when agriculture is not able any more to resist the urban pressure and that its maintenance meets an aim of general interest with regard to the safeguarding of agricultural space, landscape or environment. Referring to landscape issues, the ZAP can in particular make it possible to preserve green cuts between residential areas.</p>
General objectives:	To protect the agricultural zones threatened of disappearance by the urbanization by taking of account influences of the projects on the farms, the quality of life of the population and the quality of the landscapes
General Objectives keywords:	preservation of farmland ;
Responsible:	National authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Associations/interest groups
Reference:	Farm Outline Act law of July 9th, 1999
General assessment of strength and weakness:	The ZAP set up the "agricultural vocation" of a territory in "constraint of public utility" withdrawing it from the risks coming from changes in land uses. However, this recent tool was put very little in practice and is still experimental, thus no assessment has been made.

Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	pilot status
Comment:	One "best practice" experience of implementation of ZAP in the Alps: see http://www.bergerie-nationale.educagri.fr/sos/fr/pdf/page%20france/zap%20drumettaz.pdf
Type of monitoring:	none
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	designed to protect agricultural zones against urban pressure
Acceptance	
Status:	-
Ranking:	0
Remark:	pilot status: acceptance not yet assessable
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Legislation, Know-how, Political will
Ranking:	3
Remark:	-
Effectiveness	
Status:	-
Ranking:	0
Remark:	Due to pilot status difficult to assess



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Interreg III B

General Data

Name of instrument:	Declaration of intent to alienate (Déclaration d'intention d'aliéner - DIA)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Description:	<p>The DIA is a formality imposed to any owner who wishes to sell a real estate in the perimeters where exists a right of pre-emption. The declaration is a legal document by which the owner notifies to the recipient right of pre-emption (generally public bodies) his intention to sell his good and the conditions of sale. This preliminary statement must be made under penalty of cancellation of the sale. It is generally the notary who undertakes to establish the DIA, after the signature of the commitment to sell. Are mentioned the owner, the situation, the designation and the use of the sold good. The DIA specifies also the methods of the transfer (selling price, modes of payment...), as well as the name and the address of the purchaser.</p> <p>Concerning the rights of pre-emption of the SAFER, those have an obligation of information with regard to the mayors for all the declarations of intent to alienate goods located on the territory of their commune.</p>
General objectives:	Preliminary information of the holders of rights of pre-emption on the sales of real estate envisaged
Responsible:	Private individuals
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Public service providers
Reference:	Urban Planning code art. L.213-2 to L213-5; Farm Outline Act law of January 5th, 2006
General assessment of strength and weakness:	<p>The instrument in itself is 'neutral', as it is an information instrument, but since it allows preemption rights to be exerted, it reveals that some communes used of the DPU to make pressure on the market or to drive out of their territory certain investors considered to be undesirable, sometimes even in a caricatural way (pre-emption to 50 % or less value of the market), causing important damages, in particular with modest owners, whereas they did not pursue any real goal of public utility and that their decisions were illegal (very many decisions in this direction of the administrative jurisdictions).</p>
Metadata:	<p>Date of entry: 2007/03/13</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory

Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	no information about acceptance
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	-
Ranking:	0
Remark:	Not applicable as Declaration of Intent to Alienate is rather a part of SAFER
Effectiveness	
Status:	Perpetuity
Ranking:	1
Remark:	Direction and type of effect is disputed in France, acceptability is low due to misuse by municipalities



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Interreg III B

General Data

Name of instrument:	Building permits (Permis de construire ou déclaration de travaux)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	<p>The building permits are administrative authorisations which note that a project of construction is in conformity in particular with the rules of town planning (PLU, etc). The building permit is required, on the whole of the territory, for all the building work to use of dwelling or not, including constructions not comprising foundations, as for work relating to existing constructions which cause to change the destination it, to modify the appearance or their volume or to create additional levels of it. Are not subjected to authorization that works of low importance, as for example the works whose surface on the ground is lower than 2 m² and a height lower than 1,5 meter. But are subjected to preliminary declaration certain building works of low importance, which do not change the destination of a construction and does not create new surface.</p> <p>In the communes having a local urban planning document, the decision is generally taken by the mayor, in the name of the commune. The building permit has one period of two years validity. The request for building permit specifies in particular the situation and the surface of the ground, the nature of work, the destination of constructions and the building density. The study of the permit specifies if the project presented is in conformity or not with the rules in force and thus to determine the direction of the decision to take. It is carried out directly by the services of the proper authority to make the decision or by those of the organization having received delegation with this intention (e.g. departmental direction of the equipment for the communes without PLU). But because of the proliferation of the administrations intervening in the construction deed, the service instructor is held to inform the other services or authorities concerned with the request of permit building or to consult them to obtain their report on the project.</p>
General objectives:	Check that new constructions are in conformity with the urban planning documents of the commune
General Objectives keywords:	building regulations ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen

Reference:	Urban Planning code
General assessment of strength and weakness:	<p>Nearly 500 000 requests for building permits are treated each year, giving place to the delivery of approximately 400 000 licences, of which:</p> <ul style="list-style-type: none"> - 200 000 for the construction of houses (140 000 deposited by the private individuals themselves and 60.000 deposited by a professional) - 20 000 for the construction of multifamily apartments - 70 000 for the construction of the professional buildings and activity - the others licence correspond to modifications, enlargings, changes of destination. <p>That means that some building permits are refused, so much for nonrespect of the procedures than for nonconformity to the provisions of town planning. The heaviness of the procedure and the consultations necessary makes essential a reform of the building permits, which is actually planned and will be implemented in 2007. It consists in simplifying the procedures and focuses on critical aspects for the quality of construction, as for example insertion in the landscape. Currently, the recourse to an architect is obligatory for all constructions, except for the constructions for less than 170 m², carried out by a person for her own account. The presence of an architect is a guarantee that the questions touching with the insertion of constructions in the landscape were taken into account. It is thus possible in this case to reduce the landscape compatibility of the request of licence which the applicant must provide.</p>
Metadata:	<p>Date of entry: 2007/03/13</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	-
Ranking:	0
Remark:	Not applicable as Building permits are part of the implementation of the PLU
Effectiveness	
Status:	-

Ranking:	4
Remark:	Building permits are fulfilling their objectives of regulating the constructino process, but are not appropriate instruments to steer sustainable land use.



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Interreg III B

General Data

Name of instrument:	Urban transit plan (Plan de déplacements urbains - PDU)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The PDU determine, within the perimeter of the urban transport (PTU), the organization of the transport of the persons and goods, circulation and the parking. All the means of transports are concerned, which results in the installation of actions in favour of the means of alternative transports to the private car: public transport, two wheels, walking... The realization of a PDU is a legal obligation for the communes or intercommunal co-operation structures of more than 100 000 inhabitants. This plan is established for 5 to 10 years and must be revised in the event of modification of the perimeter of the urban transport.</p> <p>Measures to be set up concern:</p> <ul style="list-style-type: none"> - Improvement of the safety of commuting; - Reduction in road traffic (or road traffic); - The development of public transport and of transport options sparing commuting and least polluting for the environment, in particular the use of the bicycle and the walking - The installation and exploitation of the networks and the roadway systems of agglomerations, in order to make them more effective, in particular by sharing them between the various modes of commuting and by supporting the setting up of actions of information on circulation; - The organization of the parking on roadway system and in the car parks; - The carriage and delivery of the goods, while rationalizing the conditions of provisioning of the agglomeration in order to maintain the commercial and small scale activities; - The installation of a setting of prices and fares integrated for the whole of commuting; - The encouragement for the companies and the public bodies to support the transport of their personnel, in particular by the use of public transport and the car-sharing, by carrying out a plan of commuting of company (PDE). <p>The PDU must be evaluated at the end of 5 years, and its revision, in the event of modification of the PTU, must intervene within 3 maximum years.</p>
General objectives:	Organising transports within an urban transport perimeter, promotion and setting up of less polluting transport options. The ambit of the PDU is to ensure a balance between the needs for mobility of the inhabitants and the protection of their environment and their health and thus to integrate mobility issues in efficient urban planning

General Objectives keywords:	public transport ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Public service providers
Reference:	Instituted by the law of orientation of the inland transports of December 30th, 1982, the planning of urban displacements was reformulated by the law on the air and the rational use of the energy of December 30th, 1996, and Urban renewal and Solidarity law (SRU) of December 13th, 2000 and the Town planning and habitat law of July 3rd, 2003
General assessment of strength and weakness:	Being worked out the organizing authority of urban transport of the perimeter, which is in charge of organising transport within the urban transport perimeter and which are either communities or intercommunal co-operation structures, the PDU are integrated in a total urban logic, since SRU law insists on territorial coherence, therefore on the articulation between the city planning and the policies of displacements. Therefore town planning documents (PLU) must from now on take into account the consequences of the urbanization on the traffics and give the priority to the development of the zones served by public transport. The local plans of town planning must be compatible with the PDU, which themselves must be compatible with the territorial spatial coherence schemes (SCOT) when they exist. Main weaknesses are, like as the SCOT or all planning documents established at supra-municipal level, the lenght and the complexity of the procedure.
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	frequent (<50% and >25%)
Comment:	The first PDU were not mandatory. They became it, form 1996, for the agglomerations of more than 100.000 inhabitants but the organizing authorities of urban transport (AOTU), whatever the size of the perimeter, can set up these plans. PDU have been established in most important French alpine agglomerations.
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	4
Remark:	aims at the integration of mobility issues in efficient urban planning
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4

Remark:	-
Feasibility	
Status:	Staff, legislation, know-how, political will
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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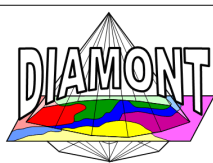
Interreg III B

General Data

Name of instrument:	Declaration of public utility (Déclaration d'utilité publique - DUP)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	<p>The declaration of public utility (DUP) is the act by which the administrative authority declares, by decree (enacted by a Ministry or by the Préfet, who is the State representative in a Département) need for a procedure of expropriation. This declaration must obligatorily specify the time before the expiry of which expropriation must take place. The request for opening of investigation of public utility falls on expropriator. The applicant can be a public or private person. The Préfet is the only person having the capacity to start or refuse the application of opening of investigation. The applicant must accompany his request by specifying the nature of the project and its utility, and must comprise several elements, amongst others: the nature and the extent of the operation; the plots concerned; the works planned; and an impact study, which aims at preventing any project which can attack the environment in which the work will fit. The public can give its opinion on a possible expropriation.</p> <p>Thus, a commune can ask for an expropriation, even apart from its territory, when it does not have the land plots necessary which are intended for utility services, such as: a cemetery; a school; a water collecting; a road link. This procedure is more common for State authorities. For example, this procedure applies about operations with the aim of the installation of central services of the State or of services with national competence, and about establishing main transport infrastructure (creation of commercial airports, of highways and freeways, etc). restrictif list fixed by decree (for example, works of creation of aerodromes of category A, works of creation of freeways and highways etc.). Moreover, the concept of 'public utility' may be extended to 'interests of the environment' or 'safeguard monuments and sites having been the subject of protection measures'.</p>
General objectives:	Define rules where public authorities can expropriate the owner of a real estate (land piece, building, etc), in compliance with article 17 of the Declaration of the rights of the Man and the Citizen: " the property being an inviolable and sacred right, no can be deprived of it, if it is not when the public necessity, legally noticed, requires it obviously, and under the condition of just and preliminary one compensation)" .
General Objectives keywords:	expropriation ;
Responsible:	National authority
Stakeholder Involved:	Local authority/Municipal council

Stakeholder Involved:	Private individuals
Reference:	Code of the expropriation and Code of urban planning
General assessment of strength and weakness:	<p>Long lasting procedure, leading to juridical debates and disputes, including public consultation, which is a last recourse in the case there is no preliminary direct agreement with the owner, when the applicant is faced with the limits of other existing instruments, as for example:</p> <ul style="list-style-type: none"> . the Urban preemption right, which applies only in the case the owner intends to alienate the good, .the Constraints public utility which are administrative constraints which must be annexed to the PLU (constraints of protection of the heritage, constraints relative to the use of certain resources and equipments, constraints relative to the national defence). They are motivated by the public interest and establish, on the initiative of the administration, for public purposes, limits in the right of property and use of the ground, . the creation of a ZAC (Concerted development zones)
Metadata:	<p>Date of entry: 2007/03/14</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	some examples found in judicial chronicles fconcern Alpine municipalities, but in most cases these chronicles evoke transport infrastructures
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	overall identification of accepting interest groups not possible, the acceptance is strongly dependent from the individual case (expropriation of private individuals may be judged different e.g. by NGOs when doing it for building a road than for safeguarding a natural site)
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Legislation, political will
Ranking:	4
Remark:	Although ranked 4, the instrument represents a last resort in spatial planning due to its long process of implementation

Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Concerted development zones (Zones d'aménagement concerté - ZAC)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The ZAC (concerted development zones) is an operation of development and equipment of public initiative and a mode of production of serviced plots to be built. The objectives of this type of operation can concern the development of economic activities and/or the supply of housing. It integrates the realization of public or collective equipments (drinking water, cleansing, roads, schools, dwellings, etc.), in order to develop land plots which it acquired or that it will acquire, to then yield them to public or private users. At the same time, it aims at facilitating the dialogue between the public authorities and the private promoters; it was also a question of carrying out devolution of official controls on the operations of urban development and a standardization of those.</p> <p>The development project of the ZAC precise public equipment and construction program (residences, activities, equipment) and is to be included in the local urban planning document (PLU) in order to better integrate this one in the surrounding urbanization. In the municipalities not endowed with a PLU, a ZAC can be created only in the already urbanized spaces or if the municipality is endowed with a Communal chart, in the spaces of extension of urbanization delineated by the chart. The owners of grounds included in this zone can compel the municipality or the public establishment which took the initiative of the creation to proceed to the acquisition of their grounds.</p>
General objectives:	Rationalizing urban development through coordinating the realisation of public equipment in facilitating dialogue between public authorities and private promoters, in compliance with urban planning documents
General Objectives keywords:	land development ; building land ; urban development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	SRU law of December 13th, 2000
General assessment of strength and weakness:	Common procedure which expresses the will of the municipality to develop land and to integrate public equipment, in establishing development projects with private developers. This procedure represents an alternative to that more often employed, the allotment, which is normally of private initiative. The developer signs a public agreement of development that can entrust acquisitions by expropriation

	<p>or preemption. Thus ZAC can be seen as 'best practices' examples, since they are efficient against several objectives which may be assigned to urban development, which are, for example: creating new districts, revitalizing central districts (rehabilitation of housing, creating public spaces, etc), developing urban scenery, and promoting economic development through supplying grounds equipped and adapted to companies. Moreover, in any ZAC, the concern of urban and architectural integration dominate.</p> <p>However, weaknesses can come from the fact that the public is not so far associated to this procedure, which can be seen as bureaucratic. Even when there are public debates when it comes to set up planning documents, their application, through the ZAC or other instruments, is more out of control of the inhabitants, besides judicial proceedings they can institute.</p>
Metadata:	<p>Date of entry: 2007/02/16</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Most important municipalities create ZAC
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, superordinate administrations
Ranking:	3
Remark:	acceptance could be improved by more participation of the public (see weakness)
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, budget, political will
Ranking:	3
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Local housing program (Programme local de l'habitat - PLH)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The PLH is the principal instrument as regards housing policy at the local level. It is the essential document of observation, definition and programming of the investments and the actions as regards housing policy on a territory scale. The relevant spatial level to work out the PLU is the intercommunal co-operation structure.</p> <p>It lays down objectives and decides actions aiming at meeting the needs for residences and urban renewal. It is established for one six years period. The PLH relates to all the types of habitat, but aims in particular at answering the objective of social co-education by supporting a balanced distribution of the social housing on all the territory of the intercommunal co-operation structure. The local housing program draws up the inventory of the current park of housings, private as public owned, and defines the solutions adapted to each component of its territory. This document must be in conformity with the main trends laid down by the SCOT. It takes into account the plan of urban displacements (PDU), and the project of installation and durable development (PADD). On the other hand, the local plan of town planning (PLU) must be in conformity with the stipulations of the PLH. The law defines the contents of the PLH: it includes a document of orientation which defines in view of the diagnosis, the principles and the objectives of the local program and a program of actions detailed by geographical sectors.</p> <p>Setting up a PLH on the level of a set of communities has consequences on the implementation of the social quotas of housing fixed by law SRU, which specifies that the objective of realization of 20 % of social housing, which apply normally to the level of a commune, can be carried out on the level of an intercommunal co-operation structure when this one established a local program of the habitat. The existence of a PLH thus makes it possible the intercommunal co-operation structure to concentrate in its hands the whole of the vectors of intervention as regards housing.</p>
General objectives:	Attainment of housing policy objectives and integration of these objectives in urban planning procedures, in providing sufficient and adapted supply of housing and in regulating the supply, in terms of quality and accessibility
General Objectives keywords:	urban development ; building land ;
Responsible:	Local authority/Municipal council

Stakeholder Involved:	Planners
Reference:	SRU law of December 13th, 2000; National engagement for housing law of July 13th, 2006
General assessment of strength and weakness:	The quality of the diagnosis is a major issue for the definition of the local housing policies. Thus, this diagnosis will have to be carried, if necessary, on a perimeter wider than that of the intermunicipal co-operation structure, or even of the SCOT. Furthermore, the law opens the possibility of adapting incentives to the local context and incites to the creation of tools of observation of the functioning of the local housing markets. Main issues are referred to the relevance of the diagnosis, since PLH have a wide scope and must associate with their elaboration the offices in charge of social housing, the private operators, the associations, the General Council of the Département, and every legal body concerned by housing policy. Other issues refer to the objectives attainment in the PLH, for example the quota of social housing.
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Since 2006, a PLH is mandatory in all intercommunal co-operation structures which have competency in the field of housing and which have more than 50 000 inhabitants and including a least one commune of more than 15 000 inhabitants, in all the communities of agglomeration and all the urban communities. See Programme local de l'habitat in http://www.territoires.gouv.fr/zonages/carto/cete.php
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, budget, political will
Ranking:	3
Remark:	-
Effectiveness	

Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Deregulation of building-related parking site requirement (= Befreiung von der Stellplatzpflicht)
Country / region:	DE
Spatial level:	local
Type:	Economic instruments
Subtype:	Creation of markets / regional marketing
Description:	Usually, land developers are required by municipal charters on construction and housing to reserve two parking slots per residential unit, which means that even car-free households have to provide parking facilities on their plot and carry the financial burdens. This creates particularly high costs in already urbanized areas where further development is desirable from the perspective of spatial planning. However, municipalities can reserve the option of financial compensation for not building parking slots on each individual plot, which reduces land demand for housing significantly. In neighborhoods with satisfactory access to public transportation, the municipality has the option to permanently (or for a certain period of time) abstain from this compensation, which is an instrument to attract land developers to these areas. The instrument can be combined with a centralized multi-storey car-park for the entire neighborhood financed through accruing compensations.
General objectives:	Reducing land demand per residential unit. Increase number of residential units per housing unit. Optimized use of land resources through centralization of parking facilities. Creating market for providing parking facilities.
General Objectives keywords:	inner-urban densification ; internalisation of external costs ; municipal infrastructure costs ; public transport ; land development ; financial incentives ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Reference:	Lehmbruck, Michael (2003): "Kompakt, urban, grün" Und die Stellplatzpflicht? http://www.wohnen-ohne-auto.de/lehmbruck.pdf Hutter, Gérard / Westphal, Christiane / Siedentop, Stefan et al (2004): Handlungsansätze zur Berücksichtigung der Umwelt-, Aufenthalts- und Lebensqualität im Rahmen der Innenentwicklung von Städten und Gemeinden - Fallstudien, p.277, online at http://www.umweltdaten.de/publikationen/fpdf-l/2823.pdf und http://www.wohnen-ohne-auto.de/stplkosten.htm#s3
General assessment of strength and weakness:	Implementation of polluter-pays-principle in the field of parking facility provision in urban areas. Costs accrue only for those who actually own a car and use public space for parking. Creation of a market for the provision of parking facilities.

	Weaknesses: Private sector cannot be held accountable if urban neighborhoods are supplied with insufficient parking facilities. Regulation of this deficiency is strictly being limited to market forces (supply and demand).
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	In the case of Berlin, the introduction of this instrument did not reduce the number of available parking facilities, it rather reduced the effect of car-free-households having to subsidize car-owning-households by paying parking site fees.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Legislative preconditions are required => municipalities need to be entitled to chose between various strategies in providing and safeguarding sufficient parking facilities.
Best practise example (1):	Point-system for calculating costs for provision of parking facilities in Baden-Württemberg
Example Abstract (1):	Depending on the provision of public transport, land for development is grouped into different fee categories for providing parking facilities. http://www.wohnen-ohne-auto.de/lehmbrock.pdf , p.5
Assessment	
Relevance	
Status:	-
Ranking:	3
Remark:	Weak direct relevance, but only in neighborhoods where instrument is applied, not on municipality as a whole
Acceptance	
Status:	Approval: municipal residents, superordinate authorities and environmental NGOs
Ranking:	3
Implementation	
Feasibility	
Status:	Required are legislation and political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Range of possible effects cannot be entirely controlled
Ranking:	3
Remark:	e.g. is it thinkable that private sector does not provide sufficient parking facilities and municipality has to subsidise their provision



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Interreg III B

General Data

Name of instrument:	Municipal plan of protection and management of the natural, agricultural and forest spaces (Schéma communal de protection et de gestion des espaces naturels, agricoles et forestiers)
Country / region:	FR
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	To protect better and manage the living environment, the exceptional natural spaces and landscapes, the agriculture and the variety of the biological balances which are a part of the natural heritage, communities can take the initiative to lead a global and preliminary reflection to the revision of urban planning documents. Main issues for these municipal plans of protection and management of the natural, agricultural and forest spaces are to make it possible to develop complementarities between various land uses instead of competition, and define for it tools and necessary actions to maintain this balance. The plans will be prepared by pre-studies (inquiries, collection of the data, the diagnosis) leading to identify the scenarios, which will result in drafting prescriptions for a program of actions, to finalize through developing a communication strategy aiming at dialogue with the public.
General objectives:	Better reconcile urban development, environmental protection and preservation of a dynamic agriculture. Today these three uses are in unfair competition in favour of the urbanization. It is advisable to stop the urban sprawl and better to contain it to the advantage of the natural, forest and agricultural zones
General Objectives keywords:	urban development ; nature conservation ; preservation of farmland ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	NGO
Reference:	CIPRA best practices guidebook
General assessment of strength and weakness:	Local initiative which can be seen as an example of best practice and is supported both by the State, the Région and the Département
Metadata:	Date of entry: 2007/03/14 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation

Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	pilot status
Type of monitoring:	none
Best practise example (1):	Schéma communal de protection et de gestion des espaces naturels, agricoles et forestiers de la ville de Gap
Example Abstract (1):	Example or raising awareness instrument, that prepares the implementation of local Agenda 21
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	as it was only one pilot project the general acceptance can not be estimated
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Know-how, political will, participation/support
Ranking:	3
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability
Ranking:	3
Remark:	Assessment difficult as instrument is still in pilot phase



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Interreg III B

General Data

Name of instrument:	Public establishment of intermunicipal cooperation (Établissement public de coopération intercommunale - EPCI)
Country / region:	FR
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	<p>Due to the small average size of French municipalities, and conversely to their limited financial resources, the legislator encouraged communes to group together voluntarily to manage public facilities and services (waste treatment, water and sanitation, school bus services, construction and management of collective facilities, etc.) and continue to carry out joint projects, notably in the field of urban land planning and economic development (residential areas, activity areas, urban renewal undertakings, etc), for which they substitute to single communes .Intercommunal cooperation is expressed through several types of public intercommunal cooperation establishments (EPCI). One distinguishes the EPCI funded through their members' contributions and the fiscally independent EPCI, which endowed with their own tax system, and are in position to set up real development projects. Amongst these:</p> <ul style="list-style-type: none"> - Commune communities are a grouping of communes, intended to draw up a joint development and land planning policy in an urban or rural area, on a continuous, unbroken territory (set of contiguous communes, without closed communities) having less than 50000 inhabitants Whereas they are required to take responsibility for land planning and undertakings toward economic development, commune communities may choose at least two types of additional powers from the following list of four: the environment; housing and everyday environment policy; roads; cultural, sporting and educational facilities. From amongst these, they also determine which of these will remain under the power of the communes. Their resources include, most notably, an overall operating endowment (DGF) coming from the State (which is higher in the case they standardize the TPU, i.e. the corporate tax rates), and from additional taxes they raise on households (housing tax, landed property tax). - Agglomeration communities which also make up a single, unbroken geographic entity and include at least 50000 inhabitants, with the central having at least 15000 inhabitants. It has full authority in the filed of economic development, land planning, socially diverse housing and city politics. In addition, it must choose three optional powers from the following list: communal-interest road management, sanitation, environmental protection and promotion, water, and management of sporting and cultural facilities. With regard to their resources, main differences with the commune communities are that State funding through the DGF is higher, in average per inhabitant, and that rates of the TPU must be standardized. <p>EPCI are under the control of a commission, chaired by the representative of the State in the department and made up representatives of communal, departmental, regional elected officials and EPCI. The departmental commission establishes and holds up to date a state of the inter-commune co-operation in the department and</p>

	can formulate any proposal to strengthen this co-operation. Moreover, it is consulted on any project of creation of an EPCI, of withdrawal of a commune from a EPCI and on any project of extension of the perimeter of a EPCI with own tax system. Commune and agglomeration communities are managed by a council, composed of deputy elected officials by the municipal councils, which names the executive. Seats within the council are fixed by friendly agreement of the whole municipal councils or according to the population. In both cases, each commune at least has a seat and no commune can have more than half of the seats.
General objectives:	Organise and rationalize locally public services whose communes are responsible; promote co-operation between communes
General Objectives keywords:	inter-municipal cooperation ; ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Stakeholder Involved:	National authority
Reference:	Reinforcement and the simplification of the inter-commune co-operation law of July 12th, 1999
General assessment of strength and weakness:	Great success in implementing these intercommunal cooperation structures, but they raise fundamental questions: their legitimacy, since the executive is named by the representatives, and not elected; their capacity to implement overall actions exceeding the particular interests of each commune, especially when a commune exceeds in importance other communes. EPCI are commonly in charge of establishing all supra-municipal planning documents
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Presently most Alpine communes have joined a commune community (in rural areas) or an agglomeration community (in urban areas). See EPCI detail in http://www.territoires.gouv.fr/zonages/carto/cete.php
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	intercommunal cooperation is expected to lead to a more reasonable handling of land ressources, also by sharing infrastructure (e.g. waste water treating)
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-

Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, political will
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of the effect, perpetuity
Ranking:	2
Remark:	Intermunicipal cooperation is generally more likely to produce effects than one municipality, but an assessment of effectiveness depends whether development objectives are in line with sustainable land resource management and on the institutional framework (financial independant bodies or not). Appears to be a good tool to reduce intermunicipal competition. No direct election, therefore acceptance limited.



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Interreg III B

General Data

Name of instrument:	Specific urban planning regulations in mountain communes (Dispositions particulières d'urbanisme pour les communes de montagne)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Subtype:	Laws
Description:	<p>Urban planning in mountain is a significant subject insofar as the possibilities of construction are at the same time essential there for the maintenance of dynamic local populations, and rare, taking into account the shortage of the viable grounds, i.e. which neither are exposed to the natural risks, neither put in reserve at the profit of the agricultural activity, nor covered by a specific mode of protection of natural spaces.</p> <p>By enacting some specific principles being worth national rules of urban planning the Mountain law of 1985 sought to promote a sparing management of mountain space. But its intention was not to make obstacle with the ordinary urbanization of the communes of mountain. Here we give two main examples:</p> <ul style="list-style-type: none"> . the obligation to build in continuity of the boroughs villages and hamlets or prohibition to build in edge of the lakes at a distance of 300 meters, which is a central concept in the Mountain law, aiming at preserving natural spaces and mountain dwellers of the urban sprawl; . due to the rise of construction of true cities, with buildings of several floors, important commercial zones and disproportionate car parks In formerly inaccessible zones of altitude, the need for obtaining a special authorization for the projects most prejudicial to the mountain heritage, i.e. those envisaged in virgin site or discontinuity with what exists, or those whose size exceeds certain thresholds defined by the law. It resulted in setting up the 'new tourist units (UTN) projects' procedure, where in most cases the authorisation was delivered by the State representative (Préfet de Massif), after consultation of the Committee of the Massif.
General objectives:	Implementation of urban planning rules specific to mountain areas
General Objectives keywords:	planning principles ; land development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	National authority
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Planners

Stakeholder Involved:	Associations/interest groups
Reference:	Mountain Law of January 9th, 1985; Development of the Rural Territories law of February 23rd, 2005
General assessment of strength and weakness:	<p>In fact, a rigorous jurisprudence developed on principles enacted by the Mountain law, mainly aimed at locking solutions corresponding primarily to the environmental and land stakes of the high mountain. Also this jurisprudence made necessary several interventions of the legislator to give again a range applicable to these texts and to fade intended objectives of this law.</p> <p>. Concerning obligation to build in continuity, leven when the principle seems simple and of good direction in its formulation, it appeared awkward a long time in its application on the ground, making often impossible the delivery of permit building because of noted ruptures of the continuity of constructions. Various legal arrangements have been necessary to restore hamlets as a whole urbanized profiting from this, and to soften the rigour of its interpretation by the judge. Thus, the Urban renewal and solidarity (SRU) law of December 13th, 2000 sought with the zones of future urbanization, to install a permanent tool which makes it possible to resolve the critical situations which too often result from the application of this principle.</p> <p>. The authorisation procedure for the UTN projects did not really slow down the excessive artificialisation of the mountain, although it allowed all the same a true control of the projects because they must have been the subject of serious preliminary studies. Thus another procedure was developped, which is much longer and consists in registering the UTN in a regional integrated development plan (SCOT). Since a SCOT exists, the UTN on its perimeter can be created only by the means of the SCOT. Thus, contrarily to the Préfet authorisation, there is not any requirement of preliminary study of economic viability of the project or environmental impact. In practice these studies are undertaken for certain projects while other remain far from detailed, including on the nature even of installation. This situation returns the decision-making on the authorization of this type of project somewhat hazardous and leads to debates. The last arrangement was introduced by the decree of implementation of the Development of the Rural Territories law of 2005: it exempts from procedure UTN the operations located on the territories of intercommunal co-operation structures having worked out a SCOT. It is the logical result of decentralization. The same decree fixes a threshold to define the UTN, in terms of new built surface. A first project had fixed it at 100 square meters, which the elected officials of mountain had found too constraining while asking to raise this threshold up to 500. It will be finally 300.</p>
Metadata:	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Applies to all mountain municipalities which are located in the AC perimeter, i.e. 50% of French alps communes
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-

Acceptance	
Status:	-
Ranking:	0
Remark:	not information about acceptance
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, Political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	Inflexible implementation deteriorated acceptance of instrument



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Interreg III B

General Data

Name of instrument:	Direct financial supports from communes to companies (Aides financières directes des communes aux entreprises)
Country / region:	FR
Spatial level:	local
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	<p>Direct financial supports from communes to companies consist in subsidies, bonuses of interest or loans and refundable advances. The law stipulates they are decided by the Région and their regime is discussed by the Regional Council. The Départements and Communes (or intercommunal structures) can participate in these financial supports within the framework of an agreement with the Région authorities. If the law organizes a possibility of cofinancing of financial supports at a regional level, on the other hand, it does not clarify the rate of financing that each of the local authorities has to bring. This one will be defined thus freely by the agreement. So far, the agreement can plan that certain companies will be supported by the Région and the others by the Département or the communes, according to the concerned activity sector, the amount of the project, the size of companies, or the aimed geographical zone.</p> <p>However, if the legislator intended to entrust one new responsibility to the Région, it therefore did not deprive the State of its capacity to be acted, notably through conventions with local authorities defining reciprocal financial commitments of the State and the Région.</p> <p>In all cases, the compatibility of the regimes of financial support is to be checked against EU rules of competition on internal market. Moreover, the European regulation frames the possibilities of government aid to the investments of the companies which contribute to regional development policy objectives. The authorized supports relate to the capital expenditures (buildings, grounds, equipment) or on the cost of the creations of job related to these investments (wages and loads), and are differentiated according to the location of the investments. For example, the regional premium with the creation of companies is versed against a commitment to create a certain minimal number of jobs. In the same way, the regional premium with employment is addressed to small and medium-sized companies and aims at supporting the creation or the maintenance of jobs. Limitations with regard to sustainable use of resources or to participation in infrastructure costs are not introduced in the instrument, but are the affair of municipal land planning documents which set up constraints against further use of land resources or can oblige (in #concerted activity zones#) sharing municipal infrastructure costs between the developer and the municipality (that is to say, behind the developer, the final purchaser of developed land pieces).</p>
General objectives:	Support employment generation and productive investments made by companies and rationalize the distribution of direct financial support to the companies by the local authorities

General Objectives keywords:	financial incentives ; socio-economic development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Regional authority
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	National authority
Reference:	Democracy of proximity law of February 27, 2002; Local freedoms and responsibilities law of August 13, 2004
General assessment of strength and weakness:	The framing of the direct modes of financial support of the communes by the Région and the State meets the need to ensure a coherence of the modes of assistance of which can profit the companies. But the communes or intercommunal structures intervene less than of other local authorities in the direct financial support to the companies. This form of intervention is especially the fact of the Départments and Régions, which intervene notably through subsidies. On their side, the expenditure for economic action of the communes is more in form of indirect support through public investments, which correspond to equipment of industry or commercial activity zones, to improvements of agricultural land, to infrastructures of energy production, or to tourist installations (equipment of the tourist stations in particular). Note that this instrument does not have in itself incidences on land resources management, for which rules (e g with regards to re-use of brownfields) are set up in the PLU (local urban planning document).
Metadata:	Date of entry: 2007/03/14 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	frequency is in link with the financial possibilities of the communes ...
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	acceptance could differ depending on the single project to be subsidised
Implementation	
Status:	-
Ranking:	4
Remark:	-

Feasibility	
Status:	Budget, legislation, political will
Ranking:	3
Remark:	-
Effectiveness	
Status:	-
Ranking:	0
Remark:	Difficult to assess in view of land take



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Interreg III B

General Data

Name of instrument:	Reduced sales and rental fees charged from local companies (Aides des collectivités locales à l'immobilier d'entreprises)
Country / region:	FR
Spatial level:	local
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	<p>The assistances with the real estate of company are specific assistances whom in an autonomous way all the local authorities and their groupings can allot. The law provides that the sale or the rent of buildings from local authorities or their groupings must be done according to market rates, but that reductions can nevertheless be authorized, as well as abatements on the loads of restoration of old industrial buildings, in the compliance with rules of maximum limit and according to the location within various zones.</p> <p>With regards to reductions on the price of restoration of existing industrial buildings, the communes can acquire existing industrial buildings in order to support the re-use of it. After restoration, they resell them or rent them by granting a reduction. The maximum reduction corresponds to the difference between the cost price of the restoration and the price of the market. There is no territorial condition. Reductions on the rental or selling price concern industrial projects in certain zones, and are authorized only in favour of SME. Assistances with the purchase or the hiring of grounds are allowed if the operation is considered of a general interest for the commune. For this reason, the assistance is free in its intensity.</p>
General objectives:	Support the sale or the hiring of buildings or grounds to the companies and the re-use of the existing buildings
General Objectives keywords:	financial incentives ; ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	General code of the local authorities art L.1511
General assessment of strength and weakness:	<p>The assistances with the real estate of companies described here constitute only part of the expenditure for the economic action of the communes. Beside the direct assistances with the companies, directed primarily towards the creation or the maintenance of job, the communes also intervene to arrange zones of industrial activity or commercial, or take participations in local mixed investment companies, or develop actions for the economic promotion of their territory and the prospection of national or international investors. The assistances with land of companies represent a share more limited of the expenditure for the economic action of the communes than the subsidies poured to the companies or the investments carried</p>

	out for adjustments of zones. Note that this instrument does not have in itself direct incidences on land resources management, for which rules (e g with regards to re-use of brownfields) are set up in the PLU (local urban planning document), but can contribute e g to the re-use of existing buildings,
Metadata:	Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	-
Ranking:	5
Remark:	as the instrument is not mandatory but used very frequent it is estimated as highly accepted
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Budget, legislation, Political will
Ranking:	3
Remark:	Cost-intensive instrument for municipalities
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Programmed operation of improvement of housing (Opération Programmée d'Amélioration de l'Habitat - OPAH)
Country / region:	FR
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	<p>The Programmed operation of improvement of housing (OPAH) constitutes the procedure for action of the local communities for the existing districts, created in 1977. The OPAH has as an aim the requalification general of the district by the handing-over on the market of residences rehabilitated as well as the maintenance of the services of vicinity and the urban framework: public spaces, services,... It is not a constraining procedure. It is founded on a contract between the various actors. The OPAH results from a convention signed between the commune, or the publicly-owned establishment of inter-commune co-operation qualified as regards habitat, the State and the National Agency for the Improvement of the Habitat (ANAH). The OPAH is inciting: it does not impose work, but creates the conditions favorable to their realization by all the public and private actors. To incite the owners to complete work, the community implements actions of accompaniment: equipment, trade, adjustment of public spaces, insertion of public residences. The signature of a convention of OPAH makes it possible to extend, in some limit, the list of subsidisable work by the ANAH and to use raised rates of subsidy, for the owners financial backers as for the occupying owners. As example, in order to support the setting of OPAH "social diversity" in the communes where the number of social housing is insufficient, the ANAH raises its rates of subsidy for the residences with officially agreed rent of 10% if the community begins on an identical amount of 10%. The priorities of the ANAH are the creation of social housing, the fight against undecent housing conditions, and handing-over on the market of vacant residences. A private owner will be able to claim with different assistances to improve a housing, according to whether it occupies or that it rents this housing. The occupying owner of modest condition can be given an aid of the ANAH to complete work in his housing, whose construction has been completed for more than 15 years and which it occupies as main home. To be given this aid, the owner should not exceed a ceiling of resources which varies according to the household structure and the sector of residence (Paris - Province). The owners who complete work of improvement in rented residences as main home can profit from the subsidies of the ANAH.</p>
General objectives:	Requalification of existing housing in districts and coordination between private and public actors
General Objectives keywords:	private-public partnership ; financial incentives ;
Responsible:	Local authority/Municipal council

Stakeholder Involved:	National authority
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Public service providers
Reference:	National Engagement for housing law of July 13, 2006
General assessment of strength and weakness:	<p>There are currently approximately 700 conventions OPAC in force, which are signed for 3 years, which make it possible to subsidize up to 50% of work of rehabilitation of residences. OPAH procedure have been implemented in French Alps, either in urban or in rural areas. Presently, one distinguishes notably the OPAH for urban renewal, which has as a pressing objective to treat the urban and social situations most difficult, and provides aids raised of the State of voluntarist engagements of the local authority, in particular for housing and for real estate. On the other hand, the OPAH for rural revitalization, by which the objective is to accompany with regard to the improvement of the housing a local development project concerning by the rural territories in difficulties, within the framework of a inter-municipal structure. But it is noted that the OPAH in rural territory allowed the rehabilitation of many residences without alone allowing the revitalization of the rural boroughs, which requires to combine this tool with others for redynamiser a sector. In addition, the important increase in the land costs in rural periruban zones makes very difficult the housing of the young people and persons having low income; the OPAH cannot settle the question without being associated a dynamic land policy and the development of a rental housing adapted to the needs.</p>
Metadata:	<p>Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	when improving the quality of existing housings there is less need for the construction of new housings on the green field
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Budget, Know-how, Political will

Ranking:	3
Remark:	Requires a mutual agreement between municipality and governmental institutions
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Cantonal Guiding Plan (= Kantonaler Richtplan)
Country / region:	CH
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>According to the Swiss Spatial Planning Law, executive branches of cantons are obliged to draft a Cantonal Guiding Plan on their entire territory. This plan needs to follow superordinate planning objectives and principles as laid down in the Spatial Planning Law.</p> <p>Cantonal Guiding Plans are of binding character for administrative authorities and lay down the conceptional framework for local land use plans (= Nutzungsplan) in CH. They are process-oriented in view of coordinating and steering spatial development and contain stipulations on protected areas, green belts close to settlements, regional traffic systems, and waste disposal.</p> <p>One aspect of the Cantonal Guiding Plan is the assessment of areas with highest potential for agricultural use according to the National Plan on Crop Rotation Areas (= Sachplan Fruchtfolgeflächen). It stipulates that the total area of crop rotation must not be reduced on cantonal level.</p>
General objectives:	Steering spatial development under consideration and weighing of different types of land use and public and private interest.
General Objectives keywords:	land development ; settlement pattern ; planning principles ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	others
Reference:	Keiner, Marco (2005): Planungsinstrumente einer nachhaltigen Entwicklung. Indikatorenbasiertes Monitoring und Controlling in der Schweiz, Österreich und Deutschland. Innsbrucker Geographische Studien 35. Innsbruck
General assessment of strength and weakness:	<p>Weakness (vgl. Keiner 74f):</p> <ul style="list-style-type: none"> - formulation of objectives not concise and binding enough - not proactive enough - Balancing of opposing aspects insufficient in view of sustainability objectives - influence of Cantonal Guiding Plan on local level too weak to steer spatial development, sometimes executive and supervising level are identical (mayors as part of regional planning authorities) - lack of qualitative and quantitative objectives in regard to spatial development (what should be promoted, what should be avoided, density models etc.)
Metadata:	Date of entry: 15/03/2007

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	other (see comment)
Preconditions for implementation:	Federal Spatial Planung Law Article 6-12 (Bundesgesetz vom 22. Juni 1979 über die Raumplanung, Artikel 6-12)
Period of validity:	Plan should be reviewed every 10 years.
Assessment	
Relevance	
Status:	weak direct relevance
Ranking:	3
Remark:	relevant as formal spatial planning instrument, but weak relevanc for the local level
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, Staff, Legislation, Know-how, Political will
Ranking:	1
Remark:	-
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	-



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Interreg III B

General Data

Name of instrument:	Local taxes raised with the profit of the communes and the intercommunal cooperation structures (Taxes locales perçues au profit des communes et de leurs groupements)
Country / region:	FR
Spatial level:	local
Type:	Economic instruments
Subtype:	Steering taxes
Description:	<p>Main local taxes raised for the profit of communes or intercommunal cooperation structures are the land tax on the undeveloped properties (.i e. agrarian and forest land); the land tax on the built properties; the tax of dwelling; and the corporate tax. Besides these four main taxes, have to be mentioned a whole of various taxes, like as: taxes for domestic garbage collection or for sweeping, contractual imposition on imposition on the electric pylons, tax for urban town planning or tax on the ski lifts, which are not raised in all communes.</p> <p>Amongst the four main taxes, the first three are based on cadastral rental value of real estate or housing:</p> <ul style="list-style-type: none"> - The land tax on undeveloped properties is paid by the owner and is established annually on the undeveloped properties of any nature located in France, except for those which are expressly exonerated from it. Besides, are given temporary exemptions of this to sown land pieces, planted or replanted out of wood, during the first 30 years of sowing, the plantation or replanting. - Are subjected to the land tax on the built properties, the buildings and the constructions and buildings high above ground-level or built in basement. For the private individuals, they are primarily the buildings of dwelling and the car parks of which they are owners, that they are or not occupying places. The tax is paid by the owner. The commercial, industrial or professional buildings are also imposed on the land tax. There are 2 years temporary exemptions for new constructions under certain conditions. Other exemptions, total or partial, limited in time or not, are left with the choice of the communes. - The tax of dwelling is due by any resident living in an housing. It is paid by the occupant (owner, tenant or occupant on a purely gracious basis if necessary). Are submitted all the residences, vacuums or furnished. The professional buildings are not concerned with the tax of dwelling, since they are submitted with the corporate tax. <p>The 'cadastral income' constitutes the taxable amount to these taxes. It is equal to the so called 'cadastral rental value' , less of an abatement of 20% to 50%, depending on the tax, intended to compensate for the expenses and loads of the owner. The cadastral rental value corresponds to a theoretical annual rent calculated using a communal tariff established by nature of culture or property and possibly by class. The rates are voted by the local communities and are applied to the cadastral income. They make it possible to calculate the share of the tax which returns to the</p>

	<p>commune, to the intercommunal co-operation structure, the Département and the Région.</p> <p>- The corporate tax relates only to the companies. It accounts for 50% of the tax resources of the local authorities. The tax is due by any French or foreign person or entity who practices in France on a purely usual basis a non wage-earning profession. The non-profit-making activities or with purely private goal are thus excluded. Some exceptions: are exonerated the activities of general interest (exerted by the State, the local authorities or of associations), the agricultural activities, and under certain conditions the activities exerted in small companies.</p> <p>The only base of this tax is the rental value of the tangible fixed assets available to the debtor. For those fixed assets which are liable to the land tax, the base will be then the cadastral rental value, thus the professional owner of his buildings of activity will be subjected at the same time to the land tax and the corporate tax. For the tangible fixed assets which are not subjected to the land tax (computers, machines, etc), one will retain 16% of the purchase price of the good or the rent if they are rented.</p> <p>The local authorities can make decisions of exemption of corporate tax. These decisions aim at exonerating certain activities. The commune cannot make the decision to exonerate only one company, but can exempt companies which take again establishments in difficulty. Can be also exonerated the installations of companies in certain zones of the territory, in a framework envisaged by the law. Same as for other local taxes, the local authorities vote the rates of corporate tax. However, the rates are framed. For example, the rate cannot twice exceed the national average of the rates of the previous year. In Moreover, since 1999, rates must be standardized between communes membership of an Agglomeration Community. This is optional for the Communes Community.</p>
General objectives:	Contribute to finance the budgets of the communes by giving to those the possibility of deciding the tax rates of the principal taxes whose products are affected for them and by envisaging various exemptions intended to facilitate the development of the communes.
General Objectives keywords:	municipal budget ; socio-economic development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	National authority
Reference:	General Tax Code
General assessment of strength and weakness:	<p>The laws of decentralization gave to the local communities one broad financial autonomy. This is why the principle of the tax responsibility is marked there beside that of the financial compensation for any transfer of competences. The tax responsibility implies the control by the elected officials of the local taxation, which constitutes a determining share of the whole of the communes resources. However, the communes inherit a system of local taxes which was often criticized but never basically reformed. Criticisms are due to the antiquated character of the principal taxable amounts, which badly reflect the market value of the landpieces, constructions or the assets of the companies. Criticisms also come from the nature of the authorized exemptions, and the inequalities which they generate. Concerning the land tax on the property built, the legislator in particular envisaged exemptions permanent for the public propertys of the State or the local communities, as well as temporary exemptions for the new residences or new constructions, or, if the communes wish it, for companies settling in the commune. In the same way, the communes can decide special abatements of the tax of dwelling for people with low income. Last example, of the temporary exemptions of professional tax are planned for the companies lately create, on preliminary deliberation of communities concerned and on certain zones of the French territory.</p> <p>It results from all this an extremely complex system, which gives the possibility to the communes of directing their strategies of development, by limiting for example the rates of the professional taxes so as to attract companies in the hope of future</p>

	<p>tax re-entries, but which can accentuate competition between communes. So when it is carried out, the standardization of the rates of professional taxes constitutes an important progress, even when the local taxes system does not take into account explicitly objectives of sustainability or of sparing use of space.</p> <p>However, there are indirect relations between local taxes rates and land resources management, since the communes may decide to keep low rates for taxes raised on inhabitants or entreprises, to attract population or economic activities.</p>
Metadata:	<p>Date of entry: 2007/02/16</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, Political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	-
Ranking:	0
Remark:	Direction and types of effects difficult to assess in view of land take



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Interreg III B

General Data	
Name of instrument:	Local tax of equipment (Taxe locale d'équipement- TLH)
Country / region:	FR
Spatial level:	local
Type:	Economic instruments
Subtype:	Steering taxes
Description:	The local tax of equipment is established on construction, the rebuilding and the enlarging of the buildings of any nature. It is paid by the builders. It applies  full right in the communes of more than 10.000 inhabitants. Town councils can however give up by deliberation levying the tax. It is optional in the other communes. The intermunicipal cooperation structures having competence for the realization of public equipment of infrastructures can also decide to levy the local tax of equipment. The town council can give up perceiving in all or partly the tax on the buildings of dwelling built by organizations of housing public sector or can exempt tax of the agricultural buildings. The base of the tax is the value of the unit real estate including the grounds necessary to construction and the buildings whose construction must be the subject of the authorization to build. The rate of the tax is fixed by the law at 1% of the value of the unit real estate and can be carried up to 5% per deliberation of the town council. The product of this tax is registered with the section of investment of the budget of the profit community and constitutes a total revenue from taxes usable freely.
General objectives:	Partly compensate for the cost of the equipment necessary to the realization of construction programs which are the responsibility of the communes
General Objectives keywords:	municipal infrastructure costs ; municipal budget ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Reference:	Urban planning et General tax codes
General assessment of strength and weakness:	Although this tax represents only one modest share of the resources of the communes, it is interesting to note that they envisages a certain number of exemptions, which ensure a certain coherence with other urban planning instruments placed at the disposal of the communes. They concern for example constructions which are intended to be assigned to a public utility, the constructions built in the concerted development zones (ZAC) when the cost of the equipment was put at the load of the developer; the constructions built in the sectors of the commune where a program of overall installation was approved by the town council

	when this last decided to put at charge of the developers whole or part of the cost of the equipment public realized.
Metadata:	Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Remark:	as the instrument is not mandatory but used very frequent it is estimated as highly accepted
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Legislation, Political will, Staff
Ranking:	3
Remark:	Staff requirement for tax collection
Effectiveness	
Status:	Acceptability
Ranking:	1
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Legal building density limit (Plafond légal de densité)
Country / region:	FR
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	<p>The building density is defined by the relationship between the floor space except clear work of this construction and the surface of ground on which it is or must be established. Established in 1975, the legal density limit is the maximum amount of construction allowed at the national level. All buildings erected beyond this limit are required to pay a remittance to the commune for having exceeded the legal density limit. In 1986, the law made it optional for urban planning documents to set a legal density limit. In the end, the limit was abolished in 2000, but remittances continue to be payable in the few communes that had instituted them previously. If a commune decides to preserve it, the limit applies in a uniform way to totality of the territory and is intangible during at least three years. In the event of going beyond, it can envisage three main cases of exemption of the payment: the buildings built by the local authorities and their groupings, or by the State, when they are assigned to a public utility; buildings intended for the dwelling; the constructions built in a conceted development zone (ZAC), on decision of the proper authority taken at the time of setting up the development plan of the zone. Apart from these cases, attribution express or tacit of the permit building allowing the going beyond of the limit involves for the recipient the obligation to carry out this payment. The sanctions envisaged if this sum is not versed are very heavy.</p>
General objectives:	The objective was reduce the density of city centres by discouraging overly rampant construction there, and to curb speculation on land, all the while encouraging rehabilitation of the existing buildings
General Objectives keywords:	urban development ; planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Muleta directory
General assessment of strength and weakness:	The provisions relating to the legal buiding density limit were very strict and missed flexibility, and led to situations considered at time to be detrimental with the development of the communes, which led to its abrogation. Other instruments, like the plot ratio, are more relevant.
Metadata:	<p>Date of entry: 2007/03/15</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	Repealed by the Urban Solidarity and Renewal law of December 13, 2000, but still being perceived in some communes which had instituted it before
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	the instruments had been repealed in 2000, but still exists in some communes which had instituted it before
Implementation	
Status:	-
Ranking:	3
Remark:	Application is decreasing as law was repealed in 2000
Feasibility	
Status:	Legislation, political will, staff
Ranking:	3
Remark:	Staff required for supervising the implementation of the decree
Effectiveness	
Status:	-
Ranking:	0
Remark:	Direction of instrument opposed to the objective of accomplishing higher densities in urban areas



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Interreg III B

General Data

Name of instrument:	Municipal density models (= Dichtemodelle)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Informal planning instrument
Description:	Municipal density models assign differing building densities to various development areas of the municipality depending on their provision of public transport, their central-place-function and spatial category. By realising high densities in designated areas, public transport and provision of public services can be maintained much more cost-effective in times of demographic change. These densities need to be realized through formal spatial planning instruments such as the land use plan and local development plan.
General objectives:	Coordinating land development with areas of above-average public transport and service infrastructure. planning principles
General Objectives keywords:	inner-urban densification ; brownfield development ; municipal infrastructure costs ; greenfield development ; planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Public service providers
Reference:	Westphal, Christiane / Hutter, Gerard (2006): Dichtemodelle und ihre Integration in kommunale Strategien für eine qualitative Innenentwicklung. In: Fläche - Zukunft - Raum. Schriftenreihe der Deutschen Gesellschaft für Geowissenschaften. Heft 37/2006. p. 77-91. Siedentop, Stefan et al (2004): Handlungsansätze zur Berücksichtigung der Umwelt-, Aufenthalts- und Lebensqualität im Rahmen der Innenentwicklung von Städten und Gemeinden - Fallstudien, p. 30, http://www.umweltdaten.de/publikationen/fpdf-l/2823.pdf
General assessment of	The position of density models has been strengthened recently (2004 amendment of the German Civil Code on Construction) as they now belong to an official catalogue of documents that have to be considered in formal planning procedures. Density

strength and weakness:	models are particularly easy to implement in prospering regions, while in declining regions with low real estate prices they considerably lack acceptance.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	Implementation is currently still in the initial stage.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Density models can also be part of local land development plans. In that case they need to be considered as formal instruments with binding character.
Best practise example (1):	Density model as part of the Greater Karlsruhe Land Use Plan
Example Abstract (1):	The municipality of Karlsruhe and its surrounding municipalities joined in drafting a Joint Land Use Plan for the region, which also includes binding density models oriented towards centers and corridors of public transport provision => http://www.tri-plan.net/de/pages/triplan-41-d.htm
Assessment	
Relevance	
Status:	-
Ranking:	5
Remark:	-
Acceptance	
Status:	Approval: environmental NGOs and superordinate authorities
Ranking:	2
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Requires staff for calculating and drafting density models and legislation for mandatory integration in land use plans
Ranking:	4
Remark:	-
Effectiveness	
Status:	-
Ranking:	3
Remark:	Goal of instrument is difficult to achieve in declining regions (acceptability not fulfilled)



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Interreg III B

General Data	
Name of instrument:	Plot ratio (Coefficient d'occupation des sols - COS)
Country / region:	FR
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Urban planning rule that defines the acceptable density of construction inside a zone of the land use plan. The COS allows the calculation of the interior floor space for buildings on the land. For example, a COS of 2.5 authorises the construction of a floor space two and a half times the land surface.</p> <p>The COS is fixed by the Local Urban planning document (PLU) of the commune. Certain zones of the can not present a COS. Going beyond of the COS is illegal. It is however sometimes possible, but under certain very precise conditions. Actually, one can exceed it when one lowers it by as much in another sector of the same zone of the PLU. Indeed, the law makes it possible, when one wants to protect a precise sector for quality from his landscapes, to organize a "transfer of COS", in order to gather constructions. The protected sector is then struck of inconstructibility. In suburban zone, the COS is generally about 0,3 while it exceeds 1 quickly when one approaches the center. In Paris, the COS is currently 3,25, even 3,75 in certain sectors. The project of local plan of town planning, under development, envisages to lower it to 3, with variations according to the size and the function (habitat or employment) of the piece. The rule of the "COS in fact" makes it possible to rebuild a building with identical even if its density exceeds the standard set by the COS. This rule aims at encouraging the operations of restoration on the existing buildings.</p>
General objectives:	The COS makes it possible to support a true policy of land occupation, according to the objectives of the commune: a high COS will encourage with construction and thickening, while a weak COS will make it possible to maintain a space close to its natural state, and to safeguard a certain landscape quality. It can also make it possible to constitute land reserves.
General Objectives keywords:	land development ; urban development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Reference:	Urban planning code

General assessment of strength and weakness:	Takes part in the same idea as the legal building density limit(PLD) but the COS is more efficient, because it is given for each zone and envisages compensation possibilities inside each zone.
Metadata:	Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Very frequent since the commune has set up a binding local planning document (PLU), unfrequent in other cases
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Legislation, political will, staff
Ranking:	3
Remark:	Staff required for supervising the implementation of the decree
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	If effective in view of land take depends on the level of plot ratio.



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Interreg III B

General Data	
Name of instrument:	Compensation for non realization of parking bays (Participation pour non réalisation d'aires de stationnement)
Country / region:	FR
Spatial level:	local
Type:	Economic instruments
Subtype:	Access fees / supply fees
Description:	<p>It is about a tax penalty founded by the town council or the intercommunal cooperation structure which is to be paid in the event of technical impossibility, for the petitioners of permit building, to carry out a number of parking bays in conformity with the regulations of the local urban planning document (PLU), on the ground of plate of construction or close to it.</p> <p>However, the petitioners can be exempted obligation to respect the standards of parking imposed by the urban planning document:</p> <ul style="list-style-type: none"> - while justifying, for the parking bays which it cannot carry out itself, of obtaining one long-term concession in a public park of existing parking or under development or of the acquisition of places in a private park of parking existing or under development; - by paying to the commune a participation fixed by deliberation of the town council and whose amount cannot exceed a limit which was in November 2002 of 12585,50 euros per parking bay. <p>The product of the participation for nonrealization of parking bays must be affected with the realization of public parks of parking. This participation is restored if the commune did not affect it to the realization of public parks of parking within 5 years as from the payment.</p>
General objectives:	Incite the petitioners of permit building to carry out a sufficient number of parking bays in conformity with the local urban planning document
General Objectives keywords:	planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Urban planning code
General assessment of	Is another example of sanction envisaged in the event of nonrespect of the obligations envisaged in the urban planning documents

strength and weakness:	
Metadata:	Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	no precise information about the extension, is possibly just anecdotic
Type of monitoring:	none
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	the instrument is rarely implemented, no information about acceptance
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Legislation, political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Perpetuity
Ranking:	1
Remark:	Direction and type of effect unclear, it is not a strategy to implement a polluter-pays-principle in urban planning of parking facilities



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Interreg III B

General Data	
Name of instrument:	(Municipal or Cantonal) Land Use Plan (= Nutzungsplanung)
Country / region:	CH
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Based on the stipulations of Cantonal Guiding Plans, either the canton (in the case of large-scale projects) or the individual municipality is required to set up a plot-specific Land Use Plan when developing an area. This plan is binding for the individual, contains a delineation of the area designated for construction and is often associated with land readjustment.</p> <p>Only areas that are either already partly developed or that are required for housing and commercial purposes within the next 15 years are to be zoned in the Land Use Plans (see RPG, Art. 15). Municipal Land Use Plans need to be approved by the Cantonal legislation. In cases where Regional Guiding Plans exist (level between municipality and canton), regional guiding plan bodies (consisting of mayors of respective municipalities) are supervising bodies for municipal land use plans.</p>
General objectives:	Regulating type and extent of urban development on municipal territory.
General Objectives keywords:	urban development ; building land ; land development ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Federal state/Province authority
Reference:	ARE (2003): Siedlungsbegrenzung für eine nachhaltige Siedlungsentwicklung. Bern
General assessment of strength and weakness:	<p>Weaknesses:</p> <ul style="list-style-type: none"> - Stipulations of Cantonal Guiding Plans in regard to urban development reserve too much leeway for municipal land use plans - In the case of Regional Guiding Plans, mayors in supervising bodies are to approve their own Municipal Land Use Plans. - With the Municipal Land Use Plan, local levels have a much more decisive instrument at their disposal than superordinate levels when it comes to steering spatial development. Spatial development is thus increasingly reflecting the needs and interests of individual municipalities. - Insufficient incentives for intermunicipal cooperation. - Vertical coordination of spatial objectives is insufficient between national, cantonal, regional and municipal level.
Metadata:	<p>Date of entry: 15/03/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	Qualitative / descriptive reporting
Preconditions for implementation:	Accordance with stipulations of the Cantonal Guiding Plan
Assessment	
Relevance	
Status:	-
Ranking:	5
Remark:	Instrument has sustainable land resource management at its core
Acceptance	
Status:	Approval: Municipal council, environmental NGOs and superordinate institutions;
Ranking:	4
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	As a political statement without immediate consequences, it requires only political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Effectiveness in regard to direction of effect and perpetuity, but type of effect and acceptability depends on local implementation
Ranking:	2
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Local Development Plan (= Bebauungsplan)
Country / region:	AT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Each municipality has to enact a development plan for building land and special areas. The "Bebauungsplan" is developed on the basis of the land use plan and is proclaimed as a decree of the municipality. It commits formal elements of buildings and the course of streets. The assignment of the development plan defines the basic site development as well as the detailed regulation of building complexes and individual parts of structures. The concentrations of buildings are determined as concentrated construction dimensions or concentrated building development or in a combined matter. The concentrated building development can be separately determined for over ground and underground building constructions. The following measurements are also determined: street building lines, construction building lines, construction limit lines, floor limits, wall height towards the street, wall height towards the valley etc.
General objectives:	The development plan gives the municipalities control over urban development as well as over land use in terms of concentrated construction dimensions or concentrated building development.
General Objectives keywords:	building land ; land development ; building regulations ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.tirol.gv.at/fileadmin/www.tirol.gv.at/raumordnung/downloads/bebplan.pdf
General assessment of strength and weakness:	Strength: Very useful; absolute hold on all new and old buildings. Weakness: high planning effort
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities

Comment:	Has to conform primarily to the spatial planning plan, the local spatial planning concept and the Tyrolean spatial planning law. It is to be used at the earliest simultaneously with the spatial planning plan.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	Legal requirement
Feasibility	
Status:	Budget, Staff, Legislation, Know-how
Ranking:	2
Remark:	Either budget or staff costs accrue, depending if the drafting of the plan is outsourced to a private consultant.
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	As the Local Development Plan is very specific in its guidelines, the effects are rather easy to steer.



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Interreg III B

General Data	
Name of instrument:	Land use plan (= Flächenwidmungsplan)
Country / region:	AT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Land use planning in Tyrol defines each property within a municipality either as building land, green land, special area or reserved area. National law must be respected and the aims of the federal and local special planning laws and programmes should be fulfilled. �
General objectives:	Controlled fragmentation of the different land use, concerning building development within the municipality; sustainment and optimisation of quality of life; economic efficiency and well-ordered spatial structures ; minimisation of urban sprawl and traffic.
General Objectives keywords:	urban development ; building development ; land use ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.tirol.gv.at/fileadmin/www.tirol.gv.at/raumordnung/downloads/trog2006.pdf �
General assessment of strength and weakness:	Strengths: Clear definition of future land use. Weaknesses: Local responsibility, only weak control by regional or national institutions
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	

Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, political will
Ranking:	1
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Ranked in the assumption that policy objectives follow sustainable land resource management, otherwise ranking would be lower.



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Interreg III B

General Data	
Name of instrument:	Tyrolean law of regional planning (TROG, Tiroler Raumordnungsgesetz)
Country / region:	AT
Spatial level:	federal state
Type:	Laws and regulations
Subtype:	Laws
Description:	The Tyrolean law of regional planning displays the general conditions of the total regional planning of Tyrol. It names the general aims, responsible elements and most instruments for regional planning within Tyrol. It also regulates the interdependencies of the very strictly structured arrangements of regional planning. The law and its arrangements are strictly divided into regional and municipal regional planning.
General objectives:	The aim is a controlled spatial development of the federal state (Tyrol) and its municipalities. Main goal: economical and functional utilisations of the land, conservation of the habitat, preservation of valuable space and structures, consistency with socio-economic needs (sanitary, cultural and social needs). Balance differently well developed regions.
General Objectives keywords:	socio-economic development ; settlement pattern ; urban development ; nature conservation ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	others
Reference:	http://www.tirol.gv.at/fileadmin/www.tirol.gv.at/raumordnung/downloads/trog2006.pdf
General assessment of strength and weakness:	Strength: overall directive for the development of the federal state (Tyrol), detailed planning dependent of superior aims; Combination of all legal regional planning possibilities. Weakness: huge range of interpretations, to be applied for the overall regional planning in the federal state. Some important aspects are only written down theoretically but cannot be transacted.
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Comment:	Counts for all of Tyrol and has an impact on all building and infrastructural developments

Type of monitoring:	Mixture of quantitative and qualitative reporting
Period of validity:	unlimited
General comment:	Most famous and important instrument of spatial planning and therefore basic for regional planning as well
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, political will
Ranking:	1
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Ranked in the assumption that policy objectives follow sustainable land resource management, otherwise ranking would be lower.



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Interreg III B

General Data	
Name of instrument:	Housing aid (Wohnbauförderung)
Country / region:	AT
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	The housing aid is a controlling instrument for many sociopolitical areas by offering diverse subsidies in terms of low-interest-loans, benefits and grants to make the basic need of housing more affordable for the Tyrolean population
General objectives:	It is deemed to be a very important, sociopolitical goal to provide the Tyrolean population with affordable and high-quality accomodation. Wherease single family houses are still receiving funding, additional funds are given for densely constructed or localised houses (twin houses, row houses or group houses), if they are built as part of a housing estate and the property fraction per home, which is meant for the satisfaction of a regular housing need, does not exceed 400 m².
General Objectives keywords:	provision of living space for families and locals ; building land ; ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	others
Reference:	http://www.tirol.gv.at/themen/bauen-und-wohnen/wohnbauforderung/
General assessment of strength and weakness:	Creates affordable living space and boosts concentrated design
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	very frequent (> 50 % municipalities)
Comment:	widely spread, everyone can apply
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	

Status:	strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Budget, political will, legislation
Ranking:	3
Remark:	-
Effectiveness	
Status:	Acceptability, perpetuity
Ranking:	2
Remark:	Direction and type of effect are not steerable or counterproductive in the sense of sustainable land resource management.



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General Data	
Name of instrument:	Legal agent of nature conservation (Landesumweltanwalt)
Country / region:	AT
Spatial level:	federal state
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	The "Landesumweltanwalt" in Tyrol as a person is stakeholder in most of the supra-local planning decisions within the federal state concerning nature conservation. In this context she/he is obliged to disseminate information and provide assistance to the public. Furthermore, cross-cutting and economic interests shall be taken into consideration.
General objectives:	The "Landesumweltanwalt" is the spokesman/-woman of the environment in case of intervening related judgments if no other stakeholder is interested or has the possibility to act on a legal basis.
General Objectives keywords:	nature conservation ;
Responsible:	others
Responsible:	"Landesumweltanwalt" legal agent of nature conservation
Stakeholder Involved:	others
Reference:	http://www.tirol.gv.at/themen/umwelt/umweltanwalt/
General assessment of strength and weakness:	In most cases, the "Landesumweltanwalt" is the only institution that can take legal action by order of nature, where otherwise only economic stakeholders would be represented. Society and media are always informed. In general, the Landesumweltanwalt is regarded as less influential than other political stakeholders. Weakness concerning regional development: Development processes are slowed down. Strength concerning regional development: important environmental resources are conserved in long term instead of destruction in short term (sustainability)
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Comment:	important and intelligent instrument which has already achieved sustained success

Type of monitoring:	Mixture of quantitative and qualitative reporting
Period of validity:	unlimited
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	-
Acceptance	
Status:	environmental NGOs, municipal residents
Ranking:	2
Remark:	acceptance estimated, maybe higher
Implementation	
Status:	-
Ranking:	4
Remark:	Implemented in 8 Austrian federal states
Feasibility	
Status:	Budget, Staff, political will, legislation
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	3
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Building Land Acquisition Fund (= Bodenbeschaffungsfonds)
Country / region:	AT
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Voluntary, but binding contracts
Description:	Private limited company, which buys building land to prevent speculations and to resell it under strict/specific requirements. Originally for housing development only, nowadays approximately 1/3 for business parks or the like.
General objectives:	Cheap building land for public housing development and projects of public interest with the main focus on regional development. One important aim is to force municipalities for overall/comprehensive developmental strategies.
General Objectives keywords:	land development ; land stock ; building land ; urban development ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Local authority/Municipal council
Reference:	see attachment
General assessment of strength and weakness:	The main advantage of the building land acquisition fund is that it is subject to private law. Thus building land can only be bought if all wishes of the funds are taken care of, which can go as far as choosing a specific architect. Weakness: under tight fiscal law which limits the possibilities to act
Metadata:	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	all municipalities
Comment:	The building-land-acquisition fund was and is involved in all municipalities and therefore it has an enormous spatial impact.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Correspondent to the TROG (Tyrolean law of regional planning) and the conception of the building-land-aquisition fund

Best practise example (1):	Business park of Aldrans/Sistrans/Lans
Example Abstract (1):	Enabling the joint business park of Aldrans/Sistrans/Lans No official statements. Oral information provided by the chairman of the fund: Due to the influence of the building-land-acquisition-fund, a business park for three municipals could be realised on an appropriate site because individual projects could be eliminated. This regional development project achieved substantial synergetic effects.
Period of validity:	unlimited
General comment:	An established instrument which already left a great impact in the field of regional development and counts as one of the strongest engines for regional development.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, legislation, Know-how, political will
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data

Name of instrument:	Fund for small-scale business promotion (= Wirtschaftsförderungsfonds)
Country / region:	AT
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	Promotion of individual operations, settlements of small and medium-sized enterprises or large firms in disadvantaged areas to promote economic development and the creation of jobs. For the assignment of the promotions the economical and optimal expanse usage according to the Tyrolean Spatial Planning Law is very important.
General objectives:	Settlements of enterprises and enlargement, job creation, promotion of disadvantaged regions and projects who act in a responsible way to land consumption, according to the main goal of the Tyrolean spatial planning law.
General Objectives keywords:	financial incentives ; economic development ;
Responsible:	Federal state/Province authority
Responsible:	National state authority
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Reference:	no official link!
General assessment of strength and weakness:	Strength: diverse criteria in differently equipped regions within the Tyrolean law of regional planning; Weakness: dependancy from the yearly changing budget
Metadata:	Date of entry: 23.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation

Legal status:	not-mandatory
Extension:	all municipalities
Type of monitoring:	none

Preconditions for implementation:	Depends on the project and the specific requirements of the region.
Period of validity:	unlimited
General comment:	Unofficially, protection of data privacy, therefore no examples; no statistics about the relevance concerning regional development, but nevertheless important instrument for this purpose.
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Remark:	not mandatory, but extension over all municipalities indicate a very high acceptance
Implementation	
Ranking:	5
Feasibility	
Status:	Budget, political will
Ranking:	4
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Tied to spatial planning objectives and therefore assessed positively concerning its effects



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Interreg III B

General Data	
Name of instrument:	Building order (= Baugebot)
Country / region:	DE
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	<p>The building permit is being limited to a certain period to ensure that zoned land is being put to its planned purpose within considerably short time. If not implemented, the building permit expires.</p> <p>Building permits that include time limits help prevent speculation and contribute to mobilising inner-urban potentials. Often, municipal representatives accomplish the activation of unused private land even by announcing land owners that the instrument of building order could be applied.</p>
General objectives:	Rapid implementation of local development plan. Mobilisation of building potentials within zoned land. Minimise land speculation.
General Objectives keywords:	land development ; mobilisation of zoned land ; brownfield development ; building regulation ; ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Lawyers
Stakeholder Involved:	Judicial branch
Reference:	Runkel, P. (2002): Wohnbaulandmobilisierung als Element der Flächenhaushaltspolitik. In: Zeitschrift für Umweltrecht, Sonderheft 2002, S. 142.
General assessment of strength and weakness:	<p>Strength: Effective regulation to mobilise zoned brown- and greenfield potentials.</p> <p>Weaknesses: Accruing costs for realising zoned purpose have to be within reasonable limits for the property owner. Otherwise, the municipality is obliged to purchase the plot at market price, which can amount to a considerable burden for the municipal budget.</p>
Metadata:	<p>Date of entry: 29.01.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user

Extension:	frequent (<50% and >25%)
Comment:	Building orders are one of the most frequently used tools for mobilising zoned construction potentials in Germany.
Type of monitoring:	none
Best practise example (1):	Traunsteiner bzw. Weilheimer Modell (cp. http://deposit.ddb.de/cgi-bin/dokserv?idn=972068392&dok_var=d1&dok_ext=pdf&filename=972068392.pdf , pg. 70)
Example Abstract (1):	Real estate owner signs a contract with the municipality, committing to develop the respective plot of land according to certain principles and within a certain time period, otherwise the land will fall back to the municipality or the building permit expires.
Assessment	
Relevance	
Status:	-
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal councils, environmental NGOs, superordinate administration
Ranking:	3
Implementation	
Status:	-
Ranking:	-
Remark:	-
Feasibility	
Status:	-
Ranking:	-
Remark:	-
Effectiveness	
Status:	-
Ranking:	-
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Regional Planning Association (= Planungsverband)
Country / region:	AT
Spatial level:	regional
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary, but binding contracts
Description:	<p>Mandatory association among local authorities, promoting the cooperation concerning spatial planning on a regional level. The Regional Planning Associations are constituted by the representatives (mayors and members of the community council) of the constituted communes. They may employ own staff (planners, administrators). The objective is to harmonize the spatial planning on an intercommunal level.</p> <p>Most important instrument to reduce the traditional competition between neighbouring municipalities and the only way to enable a long-term optimized teamwork in the field of land take.</p>
General objectives:	Optimisation of regional development on the basis of regional plans and programmes.
General Objectives keywords:	inter-municipal cooperation ; land development ; planning principles ;
Responsible:	Local authority/Municipal council
Responsible:	regional authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.tirol.gv.at/raumordnung/planungsverbaende/
General assessment of strength and weakness:	<p>Strength: main focus on regional development; high decision-making authority; efficient work due to the small working team, consisting of people with high decision making power. efficiency due to the informal way of working;</p> <p>Weakness: efficiency can be at risk if ones personal interest comes to the fore</p>
Metadata:	<p>Date of entry: 23.03.2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory
Extension:	all municipalities

Comment:	The association for regional plannings can not be forced to work on practicable solutions. Some associations for regional plannings are very active, others are more reserved. Conclusions are made public but not how they were accomplished.
Type of monitoring:	none
Best practise example (1):	Association for regional plannings of Aldrans, Sistrans and Lans
Example Abstract (1):	Association for regional plannings of Aldrans, Sistrans and Lans with the establishment of a joint business park and the aim to settle high quality businesses.
Period of validity:	unlimited
General comment:	This organisational instrument is only existing since a year, but seems to be very successful in all areas of regional development and is based on a decree of the federal state.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	-
Ranking:	0
Remark:	new instrument, implemented since one year, acceptance not yet assessable
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Political will, legislation
Ranking:	4
Remark:	-
Effectiveness	
Status:	Acceptability, perpetuity
Ranking:	2
Remark:	Direction and type of effect depending on the interpretation of the role of the association



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Interreg III B

General Data	
Name of instrument:	Employment Pact Tyrol (Beschäftigungspakt Tirol)
Country / region:	AT
Spatial level:	federal state
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	Cooperation with all job market institutions lead-managed by the federal state, federal social service department and job market service (each with alternating chairmanship) + 14 partners (chamber for employees, Austrian chamber for economy, industrial alliance,...) to be able to work efficiently by close collaboration based on common objectives. The AMG (employment-market-aid-association) as an independent institution is responsible for the realisation. No direct impact on land take but an important step towards regional cooperation of institutions who traditionally rather focus on their own segment instead of considering sectoral and regional synergies. It is considered to be a substantial improvement towards regional development.
General objectives:	Added value of all job-market supporting arrangements through cooperation of all money- and know how investing organs in special consideration of regional needs and potentials. Creation of a regionalisation pact in which existing regionally rooted, inter-municipal associations and organisations are integrated on decisions concerning job market promotion.
General Objectives keywords:	socio-economic development ; inter-municipal cooperation ;
Responsible:	others
Responsible:	AMG (employment-market-aid-association)
Stakeholder Involved:	others
Reference:	http://www.amg-tirol.at/
General assessment of strength and weakness:	Strength: coordination yields in added value; efficiency of investments is much higher in the case of common interests compared to individual approaches. Weakness: Individual interests are often hard and longsome to overcome; the instrument is not yet known by the general public; identical stakeholders have functions in more than one involved organisation; top down organisation is contradicting desired bottom up strategies!
Metadata:	Date of entry: 23.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	

Legal status:	not-mandatory
Extension:	all municipalities
Comment:	Cooperation is voluntary and is attempting to achieve win-win-situations for all municipalities.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Initiated by the European Union (financing through European Social Fund, Field of Activity 5 (Women and Jobs) , state and federal state; cofinancing, finance plan.
Period of validity:	2007 to 2013
General comment:	A new Employment Pact is in the drafting phase.
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, Staff, Participation/support
Ranking:	3
Remark:	-
Effectiveness	
Status:	-
Ranking:	0
Remark:	No clear relation to land resource management



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Interreg III B

General Data	
Name of instrument:	Tyroleean Administrative Agency for Goal 2 Programme
Country / region:	AT
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	Securing the European Union goal 2 programmes by consultation, cooperation and regional networking to optimize the aspired strengthening of regional competitiveness and to manage the securing of living space. Creation of a priority matrix for the new goal 2 period, whereas in principle regions with development deficiencies are assisted and their endogenous potential is activated and promoted for development on a regional scale. Furthermore, individual innovative pilot projects for the establishment of inter-municipal development groups are eligible. No direct impact on land take, but instrument can be used to apply pressure from top-down. At the same time it can be a chance to implement inter-municipal projects through bottom-up-processes, which consequently have an impact on land use (shared innovative centres).
General objectives:	Strengthening of regional competitiveness, development strategies on a regional scale.
General Objectives keywords:	inter-municipal cooperation ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Federal state/Province authority
Reference:	http://www.oerok.gv.at/EU_Regionalpolitik_in_Oesterreich/strukturfonds_2000_2006_i_D/ziel2/ziel2_tiro1.htm ; the new priority matrix is already designed, but not published yet
General assessment of strength and weakness:	Strength: Promotion of a wide spectrum of current regional development problems of Tyrol; Huge range to prioritise Weakness: selection criteria and priorities must apply for the complete period (2007-2013)
Metadata:	Date of entry: 23.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities

Comment:	All members of the European Union have this instrument but especially in Tyrol and especially in this current period the regional approach is strongly emphasised. In the process of eastward expansion of the EU, Tyrol is no longer fulfilling the criteria for the Goal 2 programme and is thus currently in the phasing-out-stage of the programme.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Remark:	-
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, staff, political will
Ranking:	3
Remark:	-
Effectiveness	
Status:	Acceptability, Direction of effect
Ranking:	2
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Plan on Crop Rotation Areas (= Sachplan Fruchtfolgeflächen)
Country / region:	CH
Spatial level:	national
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>By Spatial Planning Regulation Chapter 4 (= Raumplanungsverordnung), federal and cantonal authorities are required to assess the extent of agricultural land suitable for crop rotation and to take measures to protect these areas from permanent alterations by adding them to the Agriculture Zone. The federal level is in charge of supervising the implementation of the Plan on Crop Rotation Areas in the course of regular approval procedures. Cantonal authorities are in charge of communicating changes in crop rotation areas above 3 ha to the federal level.</p> <p>The Department for the Environment (UVEK) and the Economic Department (Eidgenössisches Volkswirtschaftsdepartement) are defining the minimum area of crop rotation areas for each canton. &#65533;</p>
General objectives:	The regulation was drafted in view of food security, qualitative soil protection as well as broader objectives of environmental quality, nature conservation and recreation.
General Objectives keywords:	preservation of farmland ;
Responsible:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Federal state/Province authority
Reference:	Raumplanungsverordnung (dated June 28th 2000), Chapter 4
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - The Plan on Crop Rotation Areas is so far the only instrument in CH which effectively ensures soil conservation in quantitative terms. - A municipal, cantonal and national cadastre of crop rotation areas is being maintained, which allows monitoring and evaluation measures.&#65533;&#65533;
Metadata:	<p>Date of entry: 23/03/07</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	all municipalities

Comment:	Quantitative monitoring in effect on national, cantonal and municipal level. 10-year-of-implementation evaluation report in reference section.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Requires a nation-wide assessment of soil quality.
Best practise example (1):	Monitoring of Crop Rotation Areas in the Canton of Aargau
Example Abstract (1):	http://www.ag.ch/raumentwicklung/de/pub/raumbeobachtung/indikatoren/fruchfolgeflaechen.php
Period of validity:	since 1992
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	instrument to ensure soil conservation (agriculture)
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Staff, legislation
Ranking:	4
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Sectoral plan, but effective in view of quantitative land resource management



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Interreg III B

General Data	
Name of instrument:	Regional Planning Programmes
Country / region:	AT
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Programmes of regional planning are edicts to codify the aims, principles or arrangements of the overall development of the federal state (Tyrol) or individual regions. They include sectoral programmes (regional concepts for shopping centres) and integral programmes (regional plans above local level for greenland zones)
General objectives:	Implementation of regional planning on a regional basis with concrete arrangements, e.g. excluding certain areas from certain uses, to be able to manage regional development.
General Objectives keywords:	planning principles ; preservation of farmland ; sustainable regional development ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.tirol.gv.at/raumordnung/raumordnungsprogramme/
General assessment of strength and weakness:	Strength: All plans of regional planning comply with the national and federal state laws as well as the Tyrolean law of regional planning and they are legally committed to local and regional development planning. Appropriate instrument for regional scale. Weakness:
Metadata:	Date of entry: 30.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Comment:	The federal state is obliged to enact regional planning to convert the Tyrolean law of regional planning on a regional and overall level and therefore to direct regional development. Every local and regional development has to submit to the regional planning programmes.
Type of monitoring:	Mixture of quantitative and qualitative reporting

Preconditions for implementation:	Tyroleean law of regional planning
Best practise example (1):	Regional Planning Programme Agricultural Priority Areas in the region 54 "Vorderes Zillertal" (Raumordnungsprogramm Landwirtschaftliche Vorrangflächen in der Kleinregion 54 "Vorderes Zillertal")
Example Abstract (1):	The Programme defines areas with good natural conditions for agriculture, which have to be preserved for agriculture to maintain food security for the population. These areas can not be built up.
Period of validity:	unlimited but changable
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, know-how
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Municipal Master Plan (Piano Regolatore Generale)
Country / region:	IT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The instrument governs construction within a given municipality territory. It may concern several neighbouring municipalities and contains specifications concerning different land uses admitted within the area of scope:</p> <p>It also contains:</p> <ul style="list-style-type: none"> - infrastructural networks - municipal land zoning - identification of public open spaces - identification of public building areas. <p>Note that the standard implementation procedure of Italian spatial planning tools comprises a phase (typically lasting 60 days), after an initial Adoption ('Adozione') and before the final Approval ('Approvazione'), during which stakeholders and citizens can submit their comments.</p>
General objectives:	Orient urban development. Avoid real estate speculation. Ensure provision of adequate public services.
General Objectives keywords:	planning principles ; urban development ; building land ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Reference:	http://mapserver3.ldpassociati.it/arezzo/glossario.cfm#def2
General assessment of strength and weakness:	<p>Strength: Mandatory for all concerned operators.</p> <p>Weakness: Subject to pressure from organised lobbies.</p>
Metadata:	<p>Date of entry: 2007/04/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Monitoring: Federal/regional level

Type of monitoring:	Qualitative / descriptive reporting
Best practise example (1):	Oltris and Voltois Masterplan (Carnia, Friuli Venezia Giulia Region)
Example Abstract (1):	Stemming from the Memorandum of Understanding for the Protection and Conservation of the Architectural-Historical Heritage of Carnia, the Masterplan foresees the reconversion of two small mountain settlements through the creation of a Hotel-Lodgings Network System. The aim is to reconvert a social and economic system that will be deeply transformed as a consequence of the recovery of deteriorated and abandoned real estate heritage addressing it to tourist use.
Period of validity:	unlimited
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, know-how
Ranking:	2
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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General Data	
Name of instrument:	River Basin Plan (Piano di Bacino)
Country / region:	IT
Spatial level:	regional
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Prepared by River Basin Authorities, it should comprehensively address land/water resources management & planning issues at river basin scale; however, Italian RBA have produced so far only specific thematic sections of the RBP, one of the most important of which is the Hydraulic and Soil/morphology Risk Plan (Piano per l'Assetto Idrogeologico), establishing works and specifications for protection against these natural/human-induced risks (typically, flooding and landslides). It sets constraints for spatial and urban planning tools. Mitigation measures include cost estimates.</p> <p>Note that the standard implementation procedure of Italian spatial planning tools comprises a phase (typically lasting 60 days), after an initial Adoption ('Adozione') and before the final Approval ('Approvazione'), when any stakeholders can submit their comments and criticisms.</p>
General objectives:	Referring to the HSR Plan: Starting from hydraulic and geomorphic risk zoning of river basins, priorities are established for risk mitigation measures, which can be either structural or non-structural.
General Objectives keywords:	risk mitigation ;
Responsible:	Planners
Responsible:	River Basin Authorities
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	Regional authority
Reference:	<p>Web site of the River Basin Authority of Brenta-Bacchiglione, Piave, Livenza, Tagliamento, Isonzo: www.adbve.it http://mapserver3.ldpassociati.it/arezzo/glossario.cfm#def2</p>

General assessment of strength and weakness:	Referring to HSRP: Strenght: Prevails hierarchially over all spatial planning tools with special reference to identified risk zones. Weakness: It is only a section of the comprehensive River Basin Plan, none of which has still been completed to-date.
Metadata:	Date of entry: 2007/04/04 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	frequent (<50% and >25%)
Comment:	Extension refers to municipalities featuring significant areas classified as having high/very high hydraulic and/or morphologic risk.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Acceptance	
Status:	participatory process
Ranking:	5
Remark:	mandatory formanl planning instrument, includes a participatory process
Implementation	
Ranking:	4
Feasibility	
Effectiveness	



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General Data

Name of instrument:	ATO District Plan (Piano d'Ambito)
Country / region:	IT
Spatial level:	regional
Type:	Economic instruments
Subtype:	Access fees / supply fees
Description:	<p>The national Law 36/94 concerning water management has established that water services must be provided in an integrated way by a unique management body which operates over an intermunicipal area called "Optimum Territorial Area" (ATO). Each ATO district has to prepare its own ATO Plan.</p> <p>The Plan consists of:</p> <ul style="list-style-type: none"> - Survey of existing infrastructure - Programme of measures - Financial plan - Organisation and management scheme - Identification of available resources and tariff income. <p>Note that the standard implementation procedure of Italian spatial planning tools comprises a phase (typically lasting 60 days), after an initial Adoption ('Adozione') and before the final Approval ('Approvazione'), when any stakeholders can submit their comments.</p>
General objectives:	<ul style="list-style-type: none"> - Full intermunicipal responsibility with the aim of increasing size of management areas in order to redistribute water resources and costs, minimize the need of inter-area transfers, make economies of scale achievable. - Vertical integration of responsibility on the whole urban water cycle under the same authority. - Delegate a single operator for the management of the whole IWS. Alternative models range from publicly-owned companies to delegation; mixed venture solutions were also allowed. - Full-cost recovery through tariffs (although some margin remains for the State to subsidize large projects judged to be in the general interest).
General Objectives keywords:	infrastructure costs ; inter-municipal cooperation ; water management ;
Responsible:	District authority/District parliament
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Public service providers
Stakeholder Involved:	Private individuals

Reference:	http://www.atobacchiglione.it/ http://mapserver3.ldpassociati.it/arezzo/glossario.cfm#def2
General assessment of strength and weakness:	Strength: Efficiency of water cycle management. Weakness: Delay of enforcement. Poor applicability in some small marginal mountain contexts.
Metadata:	Date of entry: 2007/04/04 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	water cycle management not directly relevant for land resource management
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, know-how
Ranking:	2
Remark:	-
Effectiveness	
Status:	-
Ranking:	0
Remark:	No clear relation to land resource management



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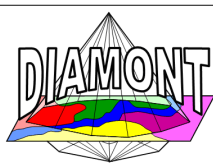


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Interreg III B

General Data	
Name of instrument:	Municipal Tax on Estates (ICI - Imposta Comunale sugli Immobili)
Country / region:	IT
Spatial level:	local
Type:	Economic instruments
Subtype:	Steering taxes
Description:	Introduced in 1992, it has become a major source of income for Italian municipalities. It applies to buildings and plots of either cropland or building land. It is calculated as a fixed quota over the estate value; every municipality determines the amount of the fixed quota to be applied within its own municipal boundaries.
General objectives:	Re-introduction of some elements of fiscal independency for local governments.
General Objectives keywords:	municipal budgets ; real estate tax ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	others
Reference:	http://it.wikipedia.org/wiki/Imposta_Comunale_sugli_Immobili
General assessment of strength and weakness:	Strength: Being a local tax, collection should be eased and evasion minimized. Weakness: It has quickly become unpopular, especially since no distinctions are made between main residence homes and vacation or other houses.
Metadata:	Date of entry: 2007/04/09 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Report basing on quantitative indicators
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	no direct steering effect for land ressource management

Acceptance	
Status:	-
Ranking:	0
Remark:	no information about acceptance
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation
Ranking:	5
Remark:	-
Effectiveness	
Status:	Direction of effect, acceptability
Ranking:	2
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Municipal Waste collection Tax (TARSU - Tassa sui rifiuti solidi urbani)
Country / region:	IT
Spatial level:	local
Type:	Economic instruments
Subtype:	Consumptive fees
Description:	First introduced in 1993, it has become a major source of income for Italian municipalities. It is calculated based on the surface of residential/commercial/etc. units (since they host activities which supposedly produce urban waste). Broad autonomy is granted to Municipalities as regards fiscal, financial, regulatory and accounting aspects. As stated by subsequent National Law no. 22/1997, TARSU should evolve into TIA (Environmental Hygiene Fee) which has to cover completely the cost of urban waste collection and disposal/treatment.
General objectives:	Priority call for municipalities to contribute to environmental management. Re-introduction of some elements of fiscal independency for local governments. Ensure efficient waste management. Since 1997, ensure implementation of "the polluter pays" principle.
General Objectives keywords:	Efficient Waste Management ; municipal budget ; "The Polluter Pays" Principle ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	others
Reference:	http://shop.sussidiario.it/scheda_spec.asp?id=7341&scat=111&tipo=8#top
General assessment of strength and weakness:	Strength: Being a local tax, collection should be eased and evasion minimized. Weakness: Waste Management efficiency generally remains poor throughout Italy. Evolution from TARSU into TIA has concerned very few municipalities so far, due to much higher amounts to be charged, and complex management requirements.
Metadata:	Date of entry: 2007/04/09 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Report basing on quantitative indicators
Assessment	

Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	no direct steering effect for land ressource management
Acceptance	
Status:	-
Ranking:	0
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, political will
Ranking:	4
Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	-



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Interreg III B

General Data	
Name of instrument:	Taxation of real estate based on market value (= Bodenwertsteuer)
Country / region:	DE
Spatial level:	national
Type:	Economic instruments
Subtype:	Steering taxes
Description:	Currently, real estate tax is calculated according to an value (Einheitswert) appraised in 1964 (for new German states in 1935), which is grossly below the current market value. Considering the undervaluation of real estate, it is considerably attractive to speculate with undeveloped land. If taxes on real estate would reflect its actual value, property would be developed more rapidly to generate more revenue and thus inner-urban potentials would be rapidly mobilised. For municipalities, real estate taxes are a constant source of revenue, unlike business taxation whose effect of revenue generation varies widely from year to year based on tax legislation and economic cycles.
General objectives:	Limit land speculation, generate more municipal revenue based on real estate and mobilise underdeveloped zoned land.
General Objectives keywords:	real estate tax ; municipal funds ; mobilisation of zoned land ;
Responsible:	National authority
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.isl.uni-karlsruhe.de/vrl/regionalplanung/ws_04_05/material_rlp_04_05_teil2.pdf , pg. 6
General assessment of strength and weakness:	Strength: Strong financial incentive to both mobilise development sites for construction and to generate more municipal revenue. Weakness: Risk of directing residential land use towards outskirts of cities. Long process to change national taxation procedures. Involves comprehensive assessment of real estate values and regular updating of that database on municipal level.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory

Extension:	pilot status
Comment:	Not yet realized in practice, but review of real estate taxation is discussed as part of the federalism reform project in Germany.
Type of monitoring:	none
Preconditions for implementation:	Review of real estate tax requires long legislative process and is bound to face harsh opposition. The appraisal of each individual plot requires an overview of regional sales prices stored at municipal and district level, which is available in Germany.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Remark:	Instrument has a very strong relevance for mobilising land resources, as it would be expensive to speculate with undeveloped land
Acceptance	
Status:	Municipal councils, environmental NGOs, superordinate administration
Ranking:	3
Implementation	
Status:	-
Ranking:	1
Remark:	legislation is in discussion, but not yet implemented
Feasibility	
Status:	Budget/HardwareStaffknow-howLegislationpolitical will
Ranking:	1
Remark:	political will and change of legislation are needed to implement it, afterward there is a need for the assessment of real estate values and the regular updating of it
Effectiveness	
Status:	-
Ranking:	0
Remark:	as the instrument is not yet implemented it is not possible to estimate the effectiveness



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Interreg III B

General Data

Name of instrument:	Regional land use plan (Regionaler / Interkommunaler Flächennutzungsplan)
Country / region:	DE
Spatial level:	regional
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	In the framework of a voluntary cooperation of municipalities a regional land use plan is established. This new plan shall substitute the municipal land use plans and serve as a platform for coordinating regional planning activities.
General objectives:	Sustainable coordination and steering of urban development on the regional level
General Objectives keywords:	urban development ; sustainable regional development ; building land ; settlement pattern ; inter-municipal cooperation ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Planners
Reference:	German Spatial Planning Law (ROG # Raumordnungsgesetz) §9
General assessment of strength and weakness:	<p>Strengths: The regional land use plan facilitates an environmentally friendly coordination and steering of urban development on the regional level and beyond the interests and needs of the single municipalities. Thus it contributes to an economic and diligent management of the natural resources. The joint and solidary regional land use planning of neighbouring municipalities shall optimise the assignment of land uses compared to an uncoordinated land use planning on the municipal level.</p> <p>Weaknesses: Burdens and benefits of the consequences of the joint regional planning, including e.g. the assignment of commercial and industrial sites to certain municipalities, are conflict-prone and have to be shared in agreement.</p>
Metadata:	<p>Date of entry: 2007/11/16</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation

Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	pilot status
Comment:	According to the German Statutory Code on Building and Construction (BauGB) it is required to compile an environmental report while installing a new land use plan. Therein a system of monitoring has to be defined, which covers the expected environmental effects as well as the effects of the measures undertaken to compensate the impairments on the natural environment.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	The councils of the municipalities involved have to make a fundamental decision that the regional land use plan will substitute the single municipal land use plans after finalising the installation process and thus becomes obligatory for the subsequent installation of local development plans and for the granting of building permits.
Best practise example (1):	Regional Land Use Plan Frankfurt
Example Abstract (1):	For the first time in Germany, the Land Use Plan - the most relevant spatial planning instrument on municipal level - has been drafted jointly by 75 participating municipalities of the Regional Planning Association Südhessen (Regionalverband Südhessen), covering 1427 sqkm and home to 1.6 Mio. inhabitants. The Regional Land Use Plan is adopted by the Regional Assembly and is legally binding for its signing parties. (see file attachment of instrument "Municipal land use plan")
Best practise example (2):	Regional Land Use Plan Urban Region Ruhr (Städteregion Ruhr)
Example Abstract (2):	The Urban Region Ruhr, comprising six cities (Bochum, Essen, Gelsenkirchen, Oberhausen, Herne, Mülheim an der Ruhr) roughly 1.8 Mio. inhabitants and covering 640 sqkm has jointly set up a draft of a Regional Land Use Plan. http://www.staedteregion-ruhr-2030.de/cms/regionaler_flaechennutzungsplan.html The objective of this regional land use plan is to steer urban development in an environmentally friendly and socially acceptable way. Thereby the preservation and development of coherent systems of open spaces shall be pursued as well as the creation of favourable economic preconditions for competitive enterprises and jobs. Moreover, the housing and commercial development shall be coordinated and steered in particular with respect to retail trade and the planning of locations for large shopping malls. Furthermore, a regional transport concept shall be developed and regionally coordinate the plans of the municipal transport enterprises. The regional land use plan of six cities in the Ruhr basin shall be a preliminary stage for regional land use plan of the whole Ruhr region. Therein the existing three regional plans and more than twenty municipal land use plans of the Ruhr region shall be merged to a single #Regional land use plan Ruhr basin#. (see file attachment of instrument "Municipal land use plan")
Period of validity:	12-15 years
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	



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Interreg III B

General Data

Name of instrument:	Regional Law 1/2006: Principles and fundamentals of " Region-Local bodies interfacing system" within the federal region Friuli Venezia Giulia
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	<p>Regional Law no. 1/2006 is the first comprehensive regulation rearranging the system of local authorities in compliance with the recent reform of national Constitution. The core concepts of this system are: regulatory autonomy, coordinated execution of administrative tasks, the establishment of a Council of local authorities, and financial autonomy. Territorial districts may be identified, specifically suitable in terms of population, environment and socio-economy.</p> <p>Among the foreseen forms of association, CONVENTIONS (Convenzioni) regulate coordination of tasks and services fixing scope, duration, forms of consultation between the contracting public bodies, the financial relationships and respective obligations and guarantees. It is a dynamic structure apt to be used in simple management, where no complex structures are needed, and is characterized by short or, in any case, temporary duration. Conventions are self-organized structures, where two or more public bodies organise together the service to be supplied or the administrative function to be performed. Unlike the associations and unions of municipalities, conventions can also be established also between local bodies different from municipalities, such as Provinces or Mountain Communities.</p> <p>CONSORTIA (Consorti) between local bodies can be created also, with the participation of other public bodies, in order to manage particular activities.</p> <p>FUSIONS (Fusioni) of municipalities represent the extreme form of association. Their establishment follows a specific procedure because it derives from the population#s will as expressed by means of a consultation (referendum). After the fusion a new local authority is born, fully substituting the fused municipalities.</p> <p>The association structures boosted by the Law are the ASSOCIATIONS of municipalities, UNIONS of municipalities and ASTERS (Districts for Spatial Development): they have been treated under specific instrument entries.</p> <p>The Law establishes also a Council of Local Authorities (Consiglio delle Autonomie Locali) conveying interests of local bodies esp. when negotiating with the Regional Administration.</p> <p>The Spatial Enhancement Plan (Piano di valorizzazione territoriale), foreseen by the same Law, is a strategic document having a three-year validity. It consists of 3 parts:</p> <ul style="list-style-type: none"> a) Survey of the existing associations (Associations and Unions between municipalities) and fusions of municipalities; b) Definition of criteria and procedures to grant incentives (annual and extraordinary) to support associations and fusions; c) Definition of long-term financing programme of interventions identified by ASTERS.

	The Plan is updated every year by the Regional government. Criteria for granting incentives consider, first of all, the form of association, the functions and services covered by the association and the population involved. Ordinary incentives are granted for a maximum of 6 years (decreasing from the third year on) starting from the official establishment of the Union or Association. A part of the amount is reserved for those bodies which have created and regularly update a #Service Chart#. The incentives can be partially withheld whenever unsatisfactory management of the service(s) charged to the association has been recorded, or in case of failure to achieve the planned results.
General objectives:	The main objective of this Law is to re-organise the system #Region-local bodies#, by identifying the main principles that drive local bodies# activities and regulating relations between different levels of government: this is based on diversity enhancement and harmonization, and oriented to participation. Three institutional levels have been singled out: region, provinces and municipalities. Municipalities are intended to become the principal level, carrying out all administrative functions and becoming the promoters of factual economic, social and cultural development of local communities
General Objectives keywords:	inter-municipal cooperation ; regional cooperation ; planning principles ;
Responsible:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	Regional authority
Reference:	http://lexview-int.regione.fvg.it/Lex/Dettaglio.jsp?ANN=2006&LEX=0001&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Strength: for the first time a law is trying to face a very delicate problem related with political representation. Weakness: a deadline for the establishment of the ASTERs has not been clearly defined.
Metadata:	Date of entry: 2007/06/29 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Report basing on quantitative indicators
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	



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Interreg III B

General Data	
Name of instrument:	Regional Law 16/2006: land property rationalization and agriculture promotion
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	This law defines the instruments to face the fragmentation and pulverization of property in the mountain areas of the Region Friuli Venezia Giulia (making up almost half of the whole regional territory). The weakness of infrastructural investments and pulverization of land property represent a sort of "endemic pathology" in the mountain areas and can be regarded as the main causes of abandonment and depopulation. The environment also can suffer from this situation. The purpose of this law is land property recomposition on a voluntary basis. Private owners or Municipalities and Mountain Communities can initiate the process under strict requirements in terms of representation. At the end of the whole procedure the land extension will have a single (public or private) owner thus avoiding fragmentation.
General objectives:	Promote sustainable land management by means of property rationalization; Rationalize the mountain land use, against pulverization and fragmentation; Preserve and strengthen the social fabric that is vital in rural areas, in order to counteract depopulation and abandonment; Develop economic activities, maintain existing and create new jobs.
General Objectives keywords:	sustainable land management ; socio-economic development ; land development ;
Responsible:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Reference:	http://lexview-int.regione.fvg.it/Lex/Dettaglio.jsp?ANN=2006&LEX=0016&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Strength: the process is activated on a voluntary basis. Weakness: the procedure is quite long and complicated.
Metadata:	Date of entry: 2007/07/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	

Legal status:	not-mandatory
Extension:	rarely (< 25%)
Type of monitoring:	none
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	



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General Data	
Name of instrument:	Regional Development Programme (Regionalni razvojni program)
Country / region:	SI
Spatial level:	regional
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The basic document at the regional level, which entails developmental advantages of the region and financially evaluated programs and subprograms. The program includes the key actors of economic and social development in the region. The introduction of this program is in line with the State Development Programme. The plan consists of a strategic and an executive part. The strategic part includes: problem analyses for each sector separately and the region as a whole, definitions of development problems, priorities and goals, evaluation of necessary financial means, indicators for monitoring the progress while realising goals, etc. The executive part is comprised of the description of programmes and subprogrammes and responsible institutions for these programmes. Basis principles on which the plan is based on are:</p> <ul style="list-style-type: none"> - enforcement of sustainable development principles; - stimulation of transborder international cooperation.
General objectives:	<p>Objectives are:</p> <ul style="list-style-type: none"> - increasing the innovativeness in the economy; - promotion of education and knowledge dissemination; - increase social capital for further development of spirit of entrepreneurship, innovations in economy; - development of excellency and competitiveness in tourism; - retaining of settlement of countryside; - best possible environmental protection and sustainable spatial development; - to improve infrastructure equippation of the region.
General Objectives keywords:	socio-economic development ; land development ; settlement pattern ;
Responsible:	others
Responsible:	Regional development agency and municipalities
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	Private individuals

Stakeholder Involved:	NGO
Stakeholder Involved:	Citizen groups
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.pososki-rc.si/38/115
General assessment of strength and weakness:	It is a good base for coordinated development. All spheres of civil society were included into its formulation so it reflects needs, wishes and requirements of all interest groups. It lacks clear strategy and is a sum of partial interests. It is too widely extended and individual projects are not connected into a fine-tuned strategy.
Metadata:	Date of entry: 2007/04/10 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	all municipalities
Comment:	It is difficult to assess if it is mandatory or not. It is mandatory if a municipality and other public service sector legal body applies for state funds, but it is not mandatory for a private enterprise at all.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	It is a very ambitious program without supporting funds. In a case of huge amount of money it could be feasible.
General comment:	It is actually a list of wishes all participating municipalities. It is a relatively new instrument in Slovenia so it was devised too widely. The individual projects are not connected into coherent and balanced action.
Assessment	
Relevance	
Ranking:	2
Remark:	Given its broad and non-binding character, the regional development plan appears to have little relevance for the issue of sustainable land resource management.
Acceptance	
Ranking:	4
Implementation	
Ranking:	1
Feasibility	
Ranking:	4
Effectiveness	
Ranking:	2



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General Data	
Name of instrument:	Local Forums: Watershed Partnerships
Country / region:	IT
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Voluntary cooperation and commitments, not legally binding
Description:	Bottom-up refers to a decision-making process starting at the local level, when local authorities or citizens or other stakeholders set up a comprehensive involvement process aimed at devising shared solutions or strategies for management and planning within their own home territory. Recently adopted by international organizations (World Bank, FAO, UNDP), such an approach has proved beneficial esp. in developing countries, but the EU as well has begun actively promoting it: Dir. 2000/60 (the Water Framework Directive), for instance, requires that citizens at river basin scale be kept informed and participate in water resource planning and management. Generally, it is important that no substantial restrictions be made on the stakeholders involved (anybody who has an interest in the territory should be given the opportunity to participate). It is usually advisable to identify a figure acting as a moderator, who should be regarded as neutral, so that she/he can contribute substantial help in preventing/solving occurring conflicts between opposing parties, as well as building a common vision.
General objectives:	Contribute to compliance to EU policy on information and communication, public participation and bottom-up decision-making, esp. concerning such fields as land and water resource planning and management: decision-makers should accept to discuss within such voluntary structures about, among others, any major infrastructure project prior to reaching a final decision on actual construction.
General Objectives keywords:	Information ; Communication ; Public participation ; Bottom-up decision-making ;
Responsible:	others
Responsible:	Organizing Stakeholder(s)
Stakeholder Involved:	others
Reference:	The Upper Tagliamento Watershed Partnership (Consulta di bacino), recently established in the framework of Interreg-Caduses WAREMA Project. Through a number of meetings (workshops), the objective is to come up with an Action Plan containing, among others, proposals addressed to decision-makers in the field of water and land management. The factual goal proposed to stakeholders by the Project Moderation Team is to start making provisions in order to create a Biosphere Reserve encompassing the Upper Tagliamento area. The Watershed Partnership should continue working after project closure. It is hoped that it will gain

	full acknowledgement, upon implementation of EU WFD, as a public participation structure to be consulted on matters concerning water and land management at river basin scale. www.cadses-warema.net
General assessment of strength and weakness:	Strength: Can enhance democracy, conflict-solving and effective environmental resource management. By having different expertise and knowledge meet, stakeholders' capacity building can be improved. Trust in local/regional authorities can be (re-)built. Weakness: Can be time-consuming and costly. Participation tends to weaken when confronted with long-term objectives.
Metadata:	Date of entry: 2007/04/10 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	pilot status
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	weak indirect relevance for land resource management
Ranking:	1
Remark:	too general to have a direct relevance for land resource management
Acceptance	
Ranking:	5
Implementation	
Ranking:	0
Remark:	Too general for assessment.
Feasibility	
Ranking:	0
Remark:	Too general for assessment.
Effectiveness	
Ranking:	0
Remark:	Too general for assessment.



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General Data

Name of instrument:	Slovenia's Development Strategy (Strategija razvoja Slovenije)
Country / region:	SI
Spatial level:	national
Type:	Information, research
Subtype:	Formal planning instrument
Description:	<p>Slovenia 's Development Strategy sets out the vision and objectives of Slovenia's development, including five development priorities with the corresponding action plans. At the forefront of the new strategy is the overall welfare of every individual. Therefore, the strategy does not focus solely on economic issues but also involves social, environmental, political, legal and cultural issues. Due to such prioritisation of the objectives, the SDS also serves as Slovenia 's strategy of sustainable development. At the same time it transposes the Lisbon Strategy goals in the national setting, keeping Slovenia 's specific development opportunities and setbacks in view. The government adopted the Slovenian Development Strategy on 23 June 2005.</p> <p>As part of the fifth development priority, the strategy includes statements on:</p> <ul style="list-style-type: none"> - densification of urban settlements, - protection of valuable agricultural areas, - revitalisation of degraded urban land, - priority for condensing populated areas over expansion of new areas, - stimulate settlement in towns of 7,000-30,000 inhabitants <p>At the same time, this section also argues for an increase of the supply of building land for industrial and residential purposes.</p>
General objectives:	Main development document in Slovenia
General Objectives keywords:	land development ; socio-economic development ;
Responsible:	National authority
Stakeholder Involved:	National authority
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Planners

Stakeholder Involved:	Public service providers
Reference:	http://www.gov.si/umar/aprojekt/asrs/ssd-new.pdf
General assessment of strength and weakness:	Strenghts: integrative document, defined aims,
Metadata:	Date of entry: 11. 4. 2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Remark:	general strategy not specific for land resource management
Acceptance	
Status:	-
Ranking:	4
Remark:	estimation of acceptance
Implementation	
Ranking:	5
Feasibility	
Status:	Political will
Ranking:	4
Effectiveness	
Status:	Type of effect, acceptability, perpetuity
Ranking:	3
Remark:	Direction of effects depending on the perspective. Land take e.g. could either be interepreted positive in terms of economic welfare or negative in regard to ecosystem functions etc.



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Interreg III B

General Data	
Name of instrument:	National Development Plan 2007-2013 (Dr#avni razvojni program 2007-2013)
Country / region:	SI
Spatial level:	national
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	national development programme
General objectives:	<p>The National Development Plan 2007-2013 (NDP) will represent the planning of the whole national development policy, while providing a solid basis for the preparation of the National Strategic Reference Framework and Operative Programmes for the implementation of the EU Cohesion Policy in Slovenia in the period 2007-2013. It is still in elaboration phase, but in spite of this some crucial topics could be mentioned. As all development documents National development programme bases on context analysis and on experiences from the period 2002-2004. Additionally, it is related to all crucial development documents. In the fifth chapter basic aims and priorities are defined, followed by the strategies for their realisation in the sixth chapter. The last part of the document is dedicated to financial and administrative aspects for its realization.</p> <p>The programme is a basis for further development of Slovenia and in this perspective all crucial investments are indicated. Since there is a big stress on infrastructure, National development programme is important also in light of land resource management.</p>
General Objectives keywords:	sustainable regional development ;
Responsible:	National authority
Stakeholder Involved:	National authority
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Planners
Reference:	http://www.svlr.gov.si/index.php?id=558&L=1
General assessment of strength and weakness:	The preparation of the document is not finished yet.

Metadata:	Date of entry: 11. 4. 2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	other (see comment)
Assessment	
Relevance	
Ranking:	0
Remark:	can not be estimated from the informations given
Acceptance	
Ranking:	5
Remark:	is estimated as very high, as in general stakeholders are involved in the process of formulating national development programs
Implementation	
Ranking:	0
Feasibility	
Ranking:	4
Effectiveness	
Ranking:	3



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Interreg III B

General Data	
Name of instrument:	New Mountain Plan - "Nuovo Progetto Montagna"
Country / region:	IT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	This tool has stemmed from the awareness that a new and original model of endogenous development is needed in the mountain areas. It is based on strategic and negotiated programming, oriented on both knowledge and innovation (Lisbon objectives), and social and economic sustainability of development (Goeteborg objectives). The plan adopts the concept of global and intersectoral approaches to the "mountain system", identifying instruments able to enhance potentials and foster cooperation among different actors and plans that refer to the area. Another important aspect of the plan (which should be approved within the beginning of 2008) is the willingness to integrate private and public resources. The final version, now undergoing approval, is the result of a long-lasting participation process having involved several stakeholders from the whole area. The instrument will become operational through Local Action Plans (, see instrument: LAP). The Local Action Plan preparation is one of Mountain Communities' tasks. It is a 3-year plan and can be financed through different sources: internal (Mountain Community's) resources , regional funds or european funds; in some cases private cofinancing can be foreseen also.
General objectives:	The main objectives are: Land protection: protection of settlements and infrastructure, coordination between land conservation actions and forestry works; Improve services: health services, services for new enterprises; Foster infrastructural services; Introduce innovative services for industry: ITC, networking; Promote territorial marketing and environmental protection.
General Objectives keywords:	land development ; public services ; sustainable regional development ; socio-economic development ;
Responsible:	Regional authority
Stakeholder Involved:	Associations/interest groups
Reference:	At the moment the law is under approval, so it is not available.
General assessment of strength and weakness:	Weakness: Despite its participatory approach, the implementation is too rigid: there appear to be few possibilities of deviating from the identified actions. Strength: Methodology used (participation process) to build up the plan: it should ensure that it is regarded as a common tool.
Metadata:	Date of entry: 2007/07/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation	
Legal status:	not-mandatory
Extension:	very frequent (> 50 % municipalities)
Type of monitoring:	none
Preconditions for implementation:	Under regional/federal government approval
Best practise example (1):	INNOREF-STRASSE Project
Example Abstract (1):	<p>A project aimed at Strategic Spatial Planning and Sustainable Growth granting particular attention to environmental protection and social needs.</p> <p>Project Contents:</p> <p>Strategic Spatial Planning and Sustainable Growth are related to the following crucial dimensions of sustainable development:</p> <ul style="list-style-type: none"> - Spatial conditions for business and efficient infrastructure, - Economically justified land use and protection of natural resources. <p>STRASSE, financed in the framework of INTERREG INNOREF R.F. Operation, was born from an idea of the Mountain Community of Torre Natisone Collio which has become the lead partner of the project.</p> <p>The main issue of the project has been identified in the course of a participatory process; it is oriented on developing strategic planning methodologies applied to the project area supplemented by a set of sustainable development indicators conceived as monitoring tools, so as to evaluate the effects of the Plan's strategy. Such indicators have been identified during the planning process.</p> <p>Project Objectives:</p> <p>The most important project objectives are:</p> <ul style="list-style-type: none"> Establishment of a #learning culture# focused on participatory structural planning activities among public/private bodies, implying the use of ICT methods and technologies and e-government applications; Integrated planning strategies based on participatory processes supported by use of GIS applications, so as to enhance capacity building and cooperation among municipalities; Building up cooperation structures associating municipalities and stakeholders on #microregional level#; Integrated approach for spatial planning based on synergy with other INNOREF subprojects; Planning process monitoring. <p>The most relevant project results are: the creation of local centres of expertise for planning, research, implementation, conflict resolution, GIS applications; a diagnosis of the principal spatial trends; a cartographic picture of the major spatial indicators and their respective intensity.</p>
Assessment	
Relevance	
Ranking:	4
Acceptance	
Ranking:	4
Implementation	
Status:	instrument is still in the developing phase
Ranking:	0
Feasibility	
Ranking:	3

Effectiveness	
Ranking:	4



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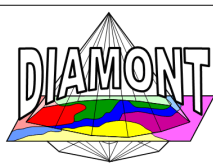


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Interreg III B

General Data	
Name of instrument:	Local Action Plan - "Piano di Azione Locale"
Country / region:	IT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Informal planning instrument
Description:	This initiative was born in the framework of the New Mountain Plan (see instrument) that gives the Mountain Communities the strategic task to manage local development and enhance the value of their own territory fully acknowledging the subsidiarity principle. The programme of interventions directly stems from a participatory process carried out at different levels and through different methodologies (small or large working groups), featuring direct involvement of several stakeholders. The resulting plan is subdivided into various actions, each addressing specific objectives and modes of implementation.
General objectives:	Economic development, integrated both spatially and typologically, axed on the best use of local resources, aiming at competitiveness but respecting social and environmental values; Increase local communities' cohesion and equality of opportunities; Protection, valorization and enhancement of natural resources and cultural heritage.
General Objectives keywords:	socio-economic development ; regional cohesion ; nature protection ;
Responsible:	others
Responsible:	mountain communities
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	others
Reference:	http://www.comunitamontanacarnia.it/reposit/Redazione/PAL_2007_05.pdf
General assessment of strength and weakness:	Strength: Problem solution at local level. Weaknesses: Insufficient diffusion of information during the building-up phase; the success of the implementation relies totally on the good functioning of a unique structure (the Mountain Community).

Classified assessment of strength and weakness keywords:	;;;
Metadata:	Date of entry: 2007/07/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	none
Assessment	
Relevance	
Ranking:	4
Acceptance	
Ranking:	4
Implementation	
Ranking:	0
Feasibility	
Ranking:	3
Remark:	Depending on the local situation.
Effectiveness	
Ranking:	3
Remark:	Depending on the local situation.



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Interreg III B

General Data	
Name of instrument:	Urban Redevelopment Measure (= Städtebauliche Entwicklungsmassnahme)
Country / region:	DE
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	Municipalities are by law entitled to enact an Urban Redevelopment Measure on a neighborhood that features substantial deficiencies in urban design. Property owners in that defined area have to accept substantial restrictions in regard to alterations and use. Urban Redevelopment Measures are targeted towards improving entire neighborhoods without jeopardizing the traditional social fabric of the neighborhood. The instrument is separated in an administrative part to be carried out by the municipality (land tenure, adjudication, land consolidation) and in a building part to be carried out by land owners.
General objectives:	Accelerating brownfield development, improving inner-urban qualities, and mobilising inner-urban housing potentials while at the same time safeguarding the traditional urban fabric of the neighborhood.
General Objectives keywords:	brownfield development ; urban development ; inner-urban densification ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Citizen groups
Stakeholder Involved:	Judicial branch
Reference:	http://dejure.org/gesetze/BauGB/165.html
General assessment of	Strong tool to integrally develop entire neighborhoods with strong performance in terms of reinventing industrial neighborhoods. Weakness is the length (up to 20 years, but instrument can be divided into several stages) and complexity of the

strength and weakness:	process, lacking acceptance among stakeholders, particularly owners of property, which have to accept considerable limitations in their ownership rights during the process.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	frequent (<50% and >25%)
Comment:	Urban Redevelopment Measures are an approved tool to revitalize neighborhoods that have historically been on a downward spiral triggered by the loss of core industries with subsequent loss of investments and segregation processes triggered by the outmigration of higher income and middle-class residents.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Resolution by Municipal Council on Urban Redevelopment Measure Charter (Satzungsbeschluss Städtebauliche Entwicklungsmaßnahme)
Best practise example (1):	Freiburg-Vauban
Example Abstract (1):	A former military brownfield, Freiburg-Vauban has been target of an Urban Redevelopment Measure, which lead to the creation of mixed-use housing and commercial structures addressing a mixture of potential residents, from low-income families to higher-income urbanites. The Urban Redevelopment Measure Vauban began in 1993 and ended in 2006. It includes aspects of low-impact construction, alternative energy sources, car-free households and integration of disadvantaged groups of society. Cp. http://www.forum-vauban.de/overview.shtml
Period of validity:	1993-2006
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	instrument fosters the redevelopment
Acceptance	
Status:	municipal councils, superordinate administration
Ranking:	2
Implementation	
Status:	-
Ranking:	3
Remark:	Implementation is generally limited to municipalities of a certain size and density with industrial, military or infrastructural brownfields.
Feasibility	
Status:	All requirements have to be met, participation/support is not as crucial as the instrument per se can also be carried out without a broad consent among all stakeholders
Ranking:	1

Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability and perpetuity can be expected
Ranking:	4
Remark:	To qualify for this instrument, an urban area has to feature substantial deficiencies and therefore measures are highly likely to produce positive effects. The preservation of the social fabric is one of the core goals, therefore acceptance is usually growing in the process.



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Interreg III B

General Data	
Name of instrument:	Early Public Participation (= vorgezogene Bürgerbeteiligung)
Country / region:	DE
Spatial level:	local
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Conflict prevention and resolution
Description:	<p>In the forerun of formal participation processes, municipalities according to § 3, Paragraph 1 Federal Building Code (BauGB), are required to inform the public of planning projects as soon as they materialise and are roughly checked with other veto authorities regarding their general feasibility (water management etc.). This information has to include planning objectives, planning effects and potential alternatives. This early participation can be carried out in various forms (public announcement, public meeting etc.). Concerns and suggestions raised by the public can feed into further municipal plans that undergo the formal public participation as foreseen in § 3, Paragraph 2 Federal Building Code (BauGB).</p> <p>Early public participation is not required if</p> <ul style="list-style-type: none"> a) the planning project is not in conflict with and requires no changes of the land use plan. b) public participation has already taken place at a regional framework level.
General objectives:	<p>Resolving conflicts at an early stage</p> <p>Incorporating public suggestions and concerns in planning processes</p>
General Objectives keywords:	public participation ; conflict prevention ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	nn
General assessment of	Strength: The underlying consideration is to resolve planning conflicts at an early planning stage, where changes can be more easily implemented. In that respect,

strength and weakness:	<p>the instrument is effective as long as planning alternatives are acceptable for both parties.</p> <p>Weakness: Municipality has very much leeway how to implement this early participation.</p> <p>Instrument does not work in cases where the planning project or its alternatives are not acceptable for either one the parties. E.g. if a part of the population is totally opposed to the construction of a new motorway, early public participation will not contribute to resolving the conflict.</p>
Metadata:	<p>Date of entry: 13/04/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	all municipalities
Comment:	<p>In 2004, the law has been amended. According to the amendment, an early participation can also be carried out through a public meeting instead of formal public announcement to accelerate the public participation process. Furthermore, an early public participation stage is from now on required also for housing projects serving an urgent local housing demand (= dringender örtlicher Wohnbedarf).</p> <p>Monitoring is difficult as concerns raised by the public may, but do not have to be included in further planning.</p>
Type of monitoring:	other (see comment)
Preconditions for implementation:	Legal basis § 3, Paragraph 1 Federal Building Code (BauGB)
Period of validity:	Introduced in the Federal Building Code in 1976, amended in 2004
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	-
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	Legislation, political will, participation/support
Ranking:	3
Remark:	-
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3

Remark:

Type of effect unclear as objections do not have to be considered



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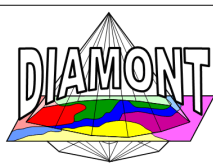
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General Data

Name of instrument:	Stakeholder Commission (Conferenza dei servizi)
Country / region:	IT
Spatial level:	federal state
Type:	Voluntary approaches and agreements / cooperation
Subtype:	Conflict prevention and resolution
Description:	This procedure describes the establishment of a forum which, according to National Law no. 241/90, is summoned when: a) A simultaneous survey is advisable of the stakes held by different public bodies on (the effects of) a given decision-making procedure; b) The promoting public body has not obtained within a given delay (usu. 15 days) the necessary consent/agreement having been duly requested to the other public bodies involved in the decision-making procedure; c) An agreement is to be stipulated ('Accordo di programma') between different public bodies. Note that this procedure typically unites authorities pertaining to different spatial scales, from national to local. A CdS can also be held at municipal (or inter-municipal) level, according to National Law DLgs 112/98 (and related laws): see entry 'Counter for Consolidated Procedure'.
General objectives:	Simplify the traditional decision-making processes. Ensure proper coordination/agreement between the involved public stakeholders when implementing programs, interventions or other public works.
General Objectives keywords:	public participation ; stakeholder involvement ;
Responsible:	Federal state/Province authority
Responsible:	Promoting Public Body
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	others
Reference:	Laws (National: 241/90; Regional - federal: several). http://mapserver3.ldpassociati.it/arezzo/glossario.cfm
General assessment of strength and weakness:	Strength: Enhance responsibility, transparency, cooperation and build mutual trust. Speed up decision-making. Weakness: Stronger stakeholders can easily prevail. Exclusion/marginalization (usu.) of non-public/weaker stakeholders. A compromise decision is likely to be made, not always matching the common good requirements.
Metadata:	Date of entry: 2007/05/01 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation	
Legal status:	mandatory
Extension:	very frequent (> 50 % municipalities)
Type of monitoring:	Qualitative / descriptive reporting
Assessment	
Relevance	
Status:	-
Ranking:	0
Remark:	general instrument, relevance for land resource management depends on the decision to be taken
Acceptance	
Status:	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	-
Ranking:	4
Remark:	-
Feasibility	
Status:	Legislation, political will, participation/support
Ranking:	3
Remark:	-
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	Considering the range of stakeholders, types of effects are difficult to assess



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General Data	
Name of instrument:	Counter for Consolidated Procedure ('Sportello Unico per le Attività Produttive')
Country / region:	IT
Spatial level:	local
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	It consists of a department operating at municipal (or inter-municipal) level, which, according to National Law DLgs112/98 (and related laws), deals with all administrative requirements and information concerning productive/business structures to be newly constructed, enlarged, converted, re-opened or dismissed (including restoration works to be carried out inside the enterprise's premises). A Stakeholder Commission (see entry) can be summoned by the head of the department when: a) Any due consents are lacking after 90-day delay; b) The submitted project implies modification of the existing urban planning tools; c) The entrepreneur wants to ascertain whether the possibility exists of overcoming any explicit refusal to consent. It is composed of the stakeholders (public and private, including citizens groups) affected by the productive structure to be realized.
General objectives:	Simplify and speed up the traditional administrative procedures for entrepreneurs. Contribute to economic development (esp. SMEs located in disadvantaged and marginal areas).
General Objectives keywords:	simplified administration ; SMEs ; socio-economic development ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Citizen groups
Reference:	Laws (National: DLgs112/98, DPR 447/98 and 440/2000; Regional - federal: several). http://suap.dimmidove.com/carta.htm
General assessment of strength and weakness:	Strength: Speed up requirements to implement productive/business activities. Concerning the Stakeholder Commission system: Enhance transparency, cooperation and build mutual trust. Weakness: Exposed to strong entrepreneur pressures: the Stakeholder Commission system does not apply in all cases, nor is the participation of non-public stakeholders mandatory.
Metadata:	Date of entry: 2007/05/01

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	frequent (<50% and >25%)
Type of monitoring:	Report basing on quantitative indicators
Assessment	
Relevance	
Status:	-
Ranking:	0
Remark:	general instrument, relevance for land ressource management depends on the decision to be taken
Acceptance	
Status:	at least accepted by local economy and propably by municipal administration
Ranking:	2
Remark:	acceptance maybe higher
Implementation	
Status:	-
Ranking:	3
Remark:	-
Feasibility	
Status:	Budget, staff, legislation, political will
Ranking:	2
Remark:	-
Effectiveness	
Status:	Acceptability
Ranking:	1
Remark:	-



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General Data	
Name of instrument:	Spatial Planning Act (= Zakon o urejanju prostora)
Country / region:	SI
Spatial level:	national
Type:	Laws and regulations
Subtype:	Laws
Description:	It enables liberalization of spatial interventions and gives more freedom to municipalities which can make a planning contract with an investor. Spatial planning act tends towards balanced spatial development through reconciliation of economic, social and environmental aspects of development. It enforces regional schemes of spatial development as partner spatial planning documents of the state and of municipalities linked into regions.
General objectives:	spatial interventions, participatory approach
General Objectives keywords:	land development ; socio-economic development ;
Responsible:	National authority
Stakeholder Involved:	National authority
Reference:	http://zakonodaja.gov.si/rpsi/r01/predpis_ZAKO1581.html
General assessment of strength and weakness:	It enables liberalization of spatial interventions and gives more freedom to municipalities which can make a planning contract with an investor. It defines clearly delineation of competence between the state and municipalities, introduces the regional level, a participatory approach and transparency of procedures The act does not offer enough support of preventing plans which are results of aggressive claims of different economic and political actors who misusing global trends and world economy are able to enforce their plans on the best land.
Metadata:	Date of entry: 2007/05/04 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Comment:	The newly adopted legislation allows for all the participants in the preparation and the adoption stages of municipal spatial planning acts such as the municipality spatial development strategy comprising urban and landscape

	aspects, the municipal spatial order and detailed plans the right to express their recommendations, observations and suggestions.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	It is an umbrella law so preconditions are non existant.
Period of validity:	from 2003
General comment:	It has already been changed since introduction.
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	"umbrella law," no direct influence
Acceptance	
Ranking:	4
Remark:	law estimated as widely accepted, but maybe not by environmental NGOs as it "...does not offer enough support of preventing plans which are results of aggressive claims of different economic and political actors who misusing global trends and world economy are able to enforce their plans on the best land." (see weakness of instrument
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation, political will
Ranking:	4
Effectiveness	
Remark:	Difficult to assess and depending on the local interpretation.



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General Data

Name of instrument:	Regional Conception of Spatial Development (= Regionalna zasnova prostorskega razvoja)
Country / region:	SI
Spatial level:	national
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	This is a conception of long-term spatial development of a certain region (several municipalities) and a direction for its implementation. It determines spatial regulations of regional importance and forms directions for the preparation of spatial planning and implementation of state and municipal documents.
General objectives:	It is planned to be a partner act between the state and municipalities. Its key objectives are: <ul style="list-style-type: none"> - positioning of state spatial interests into spatial development of a region - positioning of spatial arrangements (= planned location of activities, buildings and engineering works in a planning zone) of state importance; - forming and spatial positioning of areas and arrangements of regional importance; - harmonising and completion of regional issues into existing spatial planning documents of municipalities.
General Objectives keywords:	regional development ; building land ; settlement pattern ; municipal land policy ;
Responsible:	National authority
Responsible:	and municipalities
Stakeholder Involved:	Local authority/Municipal council
Reference:	It is based on the Spatial Planning Act and outlined in the Decree of Slovenia's Spatial Development Strategy
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - balanced consideration of state and municipal interests - good starting point for formulation of municipalities' spatial orders; - coordination of spatial development on a supra-municipal level and on regional level; - better harmonization of space interventions; <p>Weakness:</p> <ul style="list-style-type: none"> - they are not seriously taken into consideration
Metadata:	<p>Date of entry: 2007/05/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation

Legal status:	mandatory
Extension:	all municipalities
Comment:	It is a framework for development. Not mandatory, but if it exists it is mandatory base for preparation of state detailed plans and for spatial planning documents of municipalities which are included into the conception.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Acceptance	
Status:	accepted (at least) by municipal administration and superordinate administrations
Ranking:	2
Remark:	acceptance possibly higher, but not deducible by the information in the database
Implementation	
Ranking:	5
Feasibility	
Status:	Political will
Ranking:	4
Effectiveness	
Status:	Direction of effect, acceptability
Ranking:	2



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Interreg III B

General Data

Name of instrument:	Spatial Development Strategy of a Municipality (= Strategija prostorskega razvoja občine)
Country / region:	SI
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>The strategy outlines starting points and visions of spatial development of a municipality and directions for development and land use in certain areas. It defines starting points and objectives of municipal spatial development, conception for activities location and conception for particular systems of local importance (settlements system, communal infrastructure, landscape development etc.), conception for development and management of settlements.</p> <p>It is a base for formulation of municipality's development programs and annual budgetary financing as well as of enterprises business plans.</p> <p>To sum it up:</p> <ul style="list-style-type: none"> - It is the highest municipal spatial planning act - It is adopted by the municipal council - It covers the whole municipal territory - It lays down the framework of spatial organisation for future municipal development,
General objectives:	<ul style="list-style-type: none"> - to enable balanced spatial development of a municipality; - to clearly outline a municipal development vision; - to outline plans for the implementation of a municipality's future vision .
General Objectives keywords:	urban development ; municipal land policy ; land development ;
Responsible:	Local authority/Municipal council
Responsible:	a mayor itself
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	National authority
Reference:	It must no be in contradiction with the Spatial Development Strategy of Slovenia and the Spatial Order of Slovenia.
General assessment of strength and weakness:	It is a good base for economic, environmental and social development of a municipality.
Metadata:	Date of entry: 2007/05/04

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
General comment:	Due to expectation of a new law, not all strategies were developed despite that the law has been introduced 3 years ago.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Acceptance	
Ranking:	5
Remark:	the strategy sets the frame for an integrative spatial development considering economic, social and environmental development; so a high acceptance is assumed
Implementation	
Ranking:	4
Feasibility	
Status:	legislation, staff, budget
Ranking:	3
Effectiveness	
Remark:	difficult to assess



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Interreg III B

General Data	
Name of instrument:	Municipal Spatial Order (= prostorski red obcine)
Country / region:	SI
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Is the municipal zoning act, which prescribes the preconditions for the construction of buildings and other facilities on the municipal territory.</p> <ul style="list-style-type: none"> - Is the basis for construction permits, except in the areas that are covered by the municipal or national detailed plan. - It covers the whole municipal territory, except those areas that are governed by the municipal detailed plan or by the national detailed plan. - Is adopted by the municipal council.
General objectives:	<ul style="list-style-type: none"> - to enforce mandatory legal regime of land management; - to enable formulation of planned spatial arrangements; - to define land use in details; - to outline criteria and conditions of project preparations for obtaining construction permits.
General Objectives keywords:	building regulations ; building land ; land development ; ;
Responsible:	Local authority/Municipal council
Responsible:	a mayor
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	National authority
Reference:	It must be in line with Spatial planning strategy of a municipality.
General assessment of strength and weakness:	It outlines in details all requirements for interventions
Metadata:	<p>Date of entry: 2007/05/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	

Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	It is connected with documents on a higher level.
Period of validity:	4 years and then has to be renewed
General comment:	They have not been implemented in all municipalities.
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Acceptance	
Ranking:	2
Remark:	only municipal council and superordinate administrations are directly involved, but instrument could also be accepted by other stakeholders => acceptance maybe underestimated
Implementation	
Ranking:	4
Feasibility	
Status:	legislation, staff, know-how
Ranking:	3
Effectiveness	
Remark:	Difficult to assess.



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Interreg III B

General Data	
Name of instrument:	Nature Conservation Act (= Zakon o ohranjanju narave)
Country / region:	SI
Spatial level:	national
Type:	Laws and regulations
Subtype:	Laws
Description:	<p>The Nature Conservation Act defines measures for conservation of biodiversity, preservation of natural balance and a system of protection of natural values in order to contribute to nature conservation. It aims at enforcing the circumstances for effective legal systems for nature conservation. It defines limits and interdictions for protected areas. It is a legal base for Natura 2000 sites.</p> <p>The Act bases on nature protection principles, such as complexity, cooperation, prevention, responsibility of those who burden nature (polluter-pays-principle), fees for burdening, mandatory protection, participation.</p>
General objectives:	<ul style="list-style-type: none"> - to ensure comprehensive and effective system of nature conservation - to program and plan issues connected with protection of natural values; - to adopt measures for protection of natural values; - to assure public services in charge of nature conservation; - to promote protection of natural values.
General Objectives keywords:	nature conservation ;
Responsible:	National authority
Stakeholder Involved:	National authority
Reference:	http://www.uradni-list.si/1/ulonline.jsp?urlid=200496&dhid=71656
General assessment of strength and weakness:	<p>Strength:</p> <ul style="list-style-type: none"> - unique law for the whole territory <p>Weakness:</p> <ul style="list-style-type: none"> - underestimates regional level; - underestimates human issue and human health in particular.
Metadata:	<p>Date of entry: 2007/05/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	mandatory
Extension:	all municipalities

Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Its implementation is connected with budgetary funding. In case of lacking funds it fails its purpose.
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	high relevance for nature conservation, not as relevant for land resources for building land
Acceptance	
Ranking:	3
Remark:	Acceptance is presumed to be high, even though in some cases regional stakeholders, population and particularly economy could oppose it.
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation, Budget, Staff, Political will
Ranking:	2
Effectiveness	
Status:	Direction of effect, type of effect, perpetuity
Ranking:	4



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Interreg III B

General Data

Name of instrument:	Compensation for use of building land (= Nadomestilo za uporabo stavbnega zemljišca)
Country / region:	SI
Spatial level:	local
Type:	Economic instruments
Subtype:	Consumptive fees
Description:	<p>This compensation is a property tax which is an original and complete revenue of a municipality where this tax is enforced. It is very important income for municipal budgets enabling not only communal infrastructure of building land but also economic and social development. It represents a public fee, defined by the law and regulated in detail by each municipality. It has to be paid by each private citizen and corporate body that possesses or uses only (lends) real estates.</p> <p>The fee is fixed according to several criteria including communal infrastructure (available amenities), distance from the municipal center, accessibility etc. Owners in more peripheral areas pay less in comparison to town people.</p>
General objectives:	- to enable municipalities to perform active policy of spatial planning
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Reference:	It is based on Construction Land Act.
General assessment of strength and weakness:	<p>strength:</p> <ul style="list-style-type: none"> - progressive taxing <p>weakness:</p> <ul style="list-style-type: none"> - big differences among municipalities - many property owners are not subjected to taxing
Metadata:	<p>Date of entry: 2007/05/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation

Legal status:	mandatory
Extension:	all municipalities
Comment:	The idea behind this tax is that property values rises due to investments of others not owners. It is a tax for this "added value".
Type of monitoring:	none

Preconditions for implementation:	Each municipality has to adopt a decree about this tax.
Assessment	
Relevance	
Status:	very strong relevance
Ranking:	5
Acceptance	
Ranking:	3
Remark:	presumably lower acceptance by environmental NGOs and maybe municipal residents; if people in the town have to pay higher fees than in more distant areas the fee is not able to steer inner-urban development
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation, staff, political will
Ranking:	3
Effectiveness	
Ranking:	0
Remark:	Depending on the objective of the instrument. If sustenance of remote settlements is the objective, then the instrument is effective, if densification and containment of settlements in the rural areas is the goal then the instrument is counterproductive.



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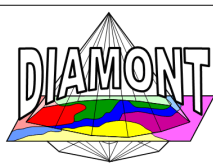
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Interreg III B

General Data

Name of instrument:	Regional (Federal) Spatial Plan (= Piano Territoriale Regionale PTR)
Country / region:	IT
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	The PTR represents the instrument by which the Italian Regions set the general strategic framework in the field of spatial planning: all spatial and urban plans and management tools produced at lower level (i.e., district: Provincial; and local: Municipal) should ensure compatibility with the PTR (an exception to this rule can be represented by the river basin level; see River Basin Plan). The situation in the Friuli Venezia Giulia Autonomous Region: the old regional spatial planning tool (PURG, 1978) is being replaced by the PTR (adopted: 20 April 2007; from 20 April to 20 June: comments and criticisms from the stakeholders; subsequently, amendments and final approval); developed by following Agenda 21 principles concerning public participation and subject to an SEA (Strategic Environmental Assessment) procedure, the PTR is based on the assumption that land management is a task to be substantially allotted to municipalities: hence, a clear definition of the municipal jurisdiction has been sought, that leaves out matters either having supra-local scale or that are classified as bearing regional interest, which should remain under the federal jurisdiction (esp. in terms of spatial planning). To this effect, five essential resources have been identified where the regional interest can be put forth: 1) atmosphere, soil, water and primary sector; 2) landscape; 3) monuments, buildings and sites bearing historical and cultural relevance; 4) infrastructure and technology; 5) human settlements.
General objectives:	Referring to Friuli Venezia Giulia Region: Meet the social demands in terms of improving the efficiency of the public administration and speeding up its response to community problems. Convert the social and economic objectives delineated by the Regional Strategic Plan (PSR) into their spatial implications: the aim is to build a unique vision for the FVG regional administration, allowing effective interchange with other institutions, esp. the Italian and European Regions/Federal States.
General Objectives keywords:	land development ; settlement pattern ; regional development ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	Referring to FVG Region: The official website of the Regional Administration does not provide the adopted version of the PTR (supposedly, only a pre-selected number of key stakeholders can have access to it); however, information is available

	concerning the preliminary steps having led to the preparation of this version. See http://www.regione.fvg.it/asp/ptr/index.asp?id=0&sez=0
General assessment of strength and weakness:	Referring to FVG Region: Strength: Up-to-date instrument: it can contribute to enhancing factual coherence and shared visions between the existing regional planning tools. Weakness: The formation of the PTR, including the present phase of submitting criticisms and comments, appears to be somehow restricted to a number of key actors, as identified by the Regional Administration, i.e., the very body which should be subject to sound independent third-party judgment. Priority given to infrastructure at the expense of the environment; lack of a modern vision on environmental resources as major factors of development.
Metadata:	Date of entry: 2007/05/05 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Acceptance	
Ranking:	5
Remark:	instrument was developed following Agenda 21 principles concerning public participation (see description of instrument)
Implementation	
Ranking:	5
Feasibility	
Status:	budget, staff, legislation, know-how, political will
Ranking:	1
Effectiveness	
Status:	direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	Type of effect is not easy to steer as this integral planning document incorporates all kinds of aspects, visions and principles of regional spatial development, of which sustainable land use is only one aspect.



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Interreg III B

General Data

Name of instrument:	Allocation of municipal compensation funds for redevelopment of brownfields (= Landeszuweisungen zur Nutzbarmachung von Brachflächen)
Country / region:	DE
Spatial level:	federal state
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	Municipal compensation funds are funds that municipalities receive from federal state level in Germany, refunding them for expenditures that are not cost-covering, as it is frequently the case for brownfield development. That means that municipalities are compensated for brownfield development costs that exceed development costs for comparably sized greenfields.
General objectives:	Supporting and providing incentives for municipalities to mobilise their brownfield potentials.
General Objectives keywords:	brownfield development ; financial incentives ; state subsidies ; ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	http://www.vsl.tu-harburg.de/vsl_2/Archiv/wp/wp18_05_Kapitel13bis15.pdf
General assessment of strength and weakness:	Strength: Compensation for positive external effects of municipal land policy. Weakness: Funds are insufficient for effectively creating incentives.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation

Legal status:	mandatory
Extension:	pilot status
Comment:	nn
Type of monitoring:	Report basing on quantitative indicators
Best practise example (1):	Brownfield Development Compensation Fund, Federal state of Northrhine-Westfalia

Example Abstract (1):	In its law on compensation payments between federal state and municipality level, the state of Northrhine-Westfalia has set up 2.5 Mio EUR of funds for municipal brownfield development (http://www.im.nrw.de/gfg/GFG2002.htm , § 23)
Assessment	
Relevance	
Ranking:	5
Acceptance	
Ranking:	5
Implementation	
Ranking:	2
Feasibility	
Ranking:	5
Effectiveness	
Ranking:	2



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Interreg III B

General Data

Name of instrument:	Regional (Federal) Power Plan (Piano Energetico Regionale PER)
Country / region:	IT
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Since 1999, Italy's policy concerning energy is evolving along two lines: gradually deregulating the market, and devolving national jurisdiction upon the regional (federal) level. The PER represents the instrument by which each region defines the general objectives and development trends to be pursued for the energy sector (including production, transportation and distribution); it identifies criteria, limitations, directions and coordination needs, as well as requirements to grant incentives; all lower or equally ranked plans and management tools should ensure compatibility with the PER (an exception to this rule can be represented by the river basin level; see River Basin Plan). The situation in the Friuli Venezia Giulia Autonomous Region: since spring 2006, the new PER is available for consultation only as a draft version, dated April 2003, stemming from Regional Law no. 30/2002; the PER makes a comprehensive assessment of the present situation and delineates scenarios for the reference year 2010 (two scenarios have been identified: a spontaneous one and a programmed one). The foreseen public investment amounts to almost 70 million EUR/year until 2010 (i.e. 1.5% of the total regional budget), to be addressed to development of renewable energy sources and rationalisation. No expiration date has been fixed for the PER, which should be subject to annual revision/updating.</p>
General objectives:	<p>The initial common objectives of the energy policy (developing renewable sources and promoting rational use) have more recently been supplemented by stronger environmental and sustainability concerns (also seeking to ensure compliance with the Kyoto protocol). Referring to Friuli Venezia Giulia Region: Monitor and meet/re-orient the regional energy consumption; develop renewable sources; reduce greenhouse gas emissions; ensure operational safety and environmental compatibility by upgrading/rationalizing facilities and infrastructure; reduce consumption by improving efficiency and spreading information on energy saving; reduce cost for consumers.</p>
General Objectives keywords:	environment protection ; sustainable regional development ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Public service providers
Stakeholder Involved:	Entrepreneurs/businessmen

Stakeholder Involved:	Private individuals
Reference:	Referring to FVG Region: The official website of the Regional Administration provides a draft version of the PER. See http://www.regione.fvg.it/energia/energia.htm
General assessment of strength and weakness:	Referring to FVG Region: Strength: Up-to-date instrument: it can contribute to both enhancing factual coherence between the existing regional planning tools and incorporating the latest advancements in terms of environmental compatibility and sustainability. Weakness: The formation of the PER appears to lack public participation and involvement. Environmental compatibility and sustainability principles appear to have been insufficiently implemented, esp. as regards revision of previously approved (often at national level) facilities/infrastructure (thermal power plants, transnational high-voltage power lines).
Metadata:	Date of entry: 2007/05/06 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Report basing on quantitative indicators
Assessment	
Relevance	
Status:	weak indirect relevance
Ranking:	1
Acceptance	
Status:	criteria not applicable
Ranking:	0
Remark:	no information about the acceptance
Implementation	
Ranking:	5
Feasibility	
Status:	budget, staff, legislation
Ranking:	3
Effectiveness	
Status:	direction of effect, perpetuity
Ranking:	2



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Interreg III B

General Data	
Name of instrument:	Friuli Venezia Giulia Regional (Federal) Development Plan 2006-08 (Piano Regionale di Sviluppo PRS)
Country / region:	IT
Spatial level:	federal state
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Approved on Dec. 2005, it includes a comprehensive survey of the regional situation (economic trend and indicators, production system, import-export, infrastructure and transportation, tourism, labour market, demography); the key sections are devoted to the guidelines of regional programming and to investment priorities, respectively; the former section dwells on compatibility with EU and national programs, and summarises already undertaken actions identifying prospect evolution with special reference to the following strategic pillars: Institutional, Health and Social, Innovation, Economy, Labour and Development, Environment, Sports and Culture, Education; the latter section bears the allocated investments per programming line/objective.
General objectives:	Opposing to economic decline/stagnation; developing a knowledge economy/society. Selected objectives per strategic pillar: Institutional: enhancing subsidiarity and participation, as well as efficiency of the regional administration. Health: enhancing prevention. Social: promoting transnational cooperation. Innovation: easing transfer from R&D institutions to productive enterprises; creating networks open to both enterprises and public administrations. Economy: increasing infrastructure (transportation esp. the Lisbon-Kiev EU Corridor no. 5 communication and logistics); granting incentives to enhance enterprise competitiveness and sustainability; regulating trade, also by sustaining disadvantaged/marginal locations; encouraging integration of tourist offer, also by establishing a unified regional label. Labour Market: supporting upgrading of professional skills, in order to adapt offer to demand. Agriculture: promoting quality of production rather than quantity, diversifying crops, the environmental and landscape resources to be considered as strategic anyway; protecting forest heritage. Mountain areas: encouraging synergy between public interventions and between public and private resources. Environment: promoting public awareness; ensuring integration of water services; implementation of the polluter pays principle; following up emergency stemming from Tolmezzo paper mill; enhancing attractiveness of towns. Culture: coordinating cultural offer. Education: restructuring the educational system.
General Objectives keywords:	socio-economic development ; sustainable regional development ;
Responsible:	Federal state/Province authority
Stakeholder Involved:	Federal state/Province authority

Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Public service providers
Stakeholder Involved:	Research
Reference:	The official website of the Regional Administration provides a downloadable version of the PRS. See http://www.regione.fvg.it/istituzionale/programmazione/programmazione.htm
General assessment of strength and weakness:	Strength: Comprehensive assessment of the regional situation. Weakness: The concept of development as promoted by the region appears somewhat outdated: the environment still tends to be regarded as a constraint limiting development, overlooking its very potential in terms of development. A typical instance of this: watercourses are regarded as elements that need training and regulation in order to protect from flooding, thus discarding the widely acknowledged concept that flooding accomplishes many beneficial tasks.
Metadata:	Date of entry: 2007/05/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	
Status:	strong indirect relevance
Ranking:	2
Remark:	financial resource for construction, renovation and maintainance of buildings, but municipalities decide over the land used
Acceptance	
Ranking:	3
Remark:	as a not-mandatory and rarely used instrument it is estimated to have a middle acceptance
Implementation	
Ranking:	5
Feasibility	
Status:	Budget, legislation, Know-how

Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4
Remark:	Effects depend on the objectives of the instrument.



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Interreg III B

General Data	
Name of instrument:	National Housing Programme
Country / region:	SI
Spatial level:	national
Type:	Economic instruments
Subtype:	Subsidies and local business development
Description:	<p>The Housing Fund of the Republic of Slovenia was founded by the Housing Act in 1991 as a public financial fund and the central state institution for financing housing supply in order to finance the National Housing Programme and encourage the construction, repair and maintenance of housing. After 1 January 2001 the Housing Fund is a public financial and real estate fund. As the main state institution for financing the provision of housing, the Housing Fund of the Republic of Slovenia finances the National Housing Programme and promotes the construction of housing, the renovation and maintenance of dwellings and residential buildings. The National Housing Fund will also become an investor in housing construction. The majority of municipalities have certain land available for development on which this housing construction could take place, but they do not have financial resources for it. For this reason, the partnership between the National Housing Fund and the interested municipalities is one of the possibilities to forward the social housing construction. In return for the ceding of the sites, the National Housing Fund would cede to these municipalities a certain number of apartments to be used as social housing. The number of apartments would of course be determined in relation to the value of land.</p>
General objectives:	<ul style="list-style-type: none"> - providing long-term loans at favourable interest rates to natural and legal persons for the acquisition of non-profit rents, social and private housing and residential buildings through purchase, construction and renovation; - investing in the construction of dwellings and in land for construction; - conducting transactions in real estate; - providing endowment policy premiums under the national housing savings scheme in accordance with the act governing the national housing savings scheme; - performing other tasks according to law and tasks for implementing the national housing programme; - to acquire (construction and renovation) gradually 11,000 apartments per year by 2009
General Objectives keywords:	provision of building land to families and locals ; financial incentives ;
Responsible:	National authority
Stakeholder Involved:	National authority

Stakeholder Involved:	Local authority/Municipal council
Reference:	National Housing Saving Scheme Act National Housing Saving Scheme and Housing Grant for Young First-Time Homebuyer Families Act
General assessment of strength and weakness:	Strength: - financial help for young families which for the first time acquire property. weakness: there is no special bank system adapted to this fund as well as no control system with which bank control institutions would inspect the functioning of the fund; the relation between Fund loan and other loans are not fixed or secured by any decree; the Fund loans are not insured with mortgage; included banks are not obliged to fulfill any requirements about investment policy height of installments are not individually tailored.
Metadata:	Date of entry: 2007/05/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory
Extension:	rarely (< 25%)
Comment:	Only bigger municipalities enter this financial scheme.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	if The Housing Fund of the Republic of Slovenia get funds from the state budget
Assessment	
Relevance	
Status:	weak direct relevance
Ranking:	3
Acceptance	
Ranking:	0
Remark:	can not be assessed
Implementation	
Ranking:	3
Feasibility	
Status:	Budget, legislation, political will
Ranking:	3
Effectiveness	
Status:	Direction of effect, acceptability, perpetuity
Ranking:	3
Remark:	Type of effects unclear as monitoring is not in place.



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Interreg III B

General Data

Name of instrument:	Building Land Development Fee
Country / region:	SI
Spatial level:	local
Type:	Economic instruments
Subtype:	Consumptive fees
Description:	The Building Land Development Fee is a fee to partly cover costs connected with equipping building land with local infrastructure. By paying, an owner or an investor who is liable for this fee receives access to local infrastructure. Liable are those who access public infrastructure for the first time or who by rebuilding increase connection power of already existing edifices. This fee does not include construction costs for infrastructure connection from public infrastructure to particular edifice.
General objectives:	Enabling municipalities to fund maintainance and upgrading of public infrastructure.
General Objectives keywords:	municipal infrastructure costs ; municipal budgets ; internalisation of external costs ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Reference:	This fee is based on: Spatial Planning Act, Construction Act,
General assessment of strength and weakness:	strength: weakness: - it differs much from municipality to municipality
Metadata:	Date of entry: 2007/05/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München

Implementation

Legal status:	mandatory
Extension:	all municipalities
Type of monitoring:	none
Preconditions for implementation:	Each municipality has to adopt a respective decree.

Assessment

Relevance	
Status:	weak direct relevance
Ranking:	3
Remark:	as the fee does only partly cover the costs for equipping building land with local infrastructure its direct relevance is weak
Acceptance	
Ranking:	5
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation, political will
Ranking:	4
Effectiveness	
Ranking:	0
Remark:	Difficult to assess.



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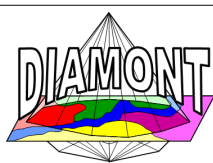
General Data

Name of instrument:	Environmental tax for environmental pollution caused by waste water discharge
Country / region:	SI
Spatial level:	national
Type:	Economic instruments
Subtype:	Consumptive fees
Description:	<p>It is a tax for environmental pollution caused by discharge of waste waters into public sewage system, directly into surface waters or indirectly by sinking into underground waters. This tax includes discharging of industrial, communal and precipitation water and users who are connected to public sewage system or who discharge waste water through cesspits or small purifying plant.</p> <p>The tax is collected on national level, but it is redistributed to municipalities (the same amount as it was collected on the territory of a certain municipality) if a municipality has a project for building a local sewage system. It is a target investment money transfer from state budget to municipality budgeted</p>
General objectives:	- to enable municipalities to finance their plans for building public sewage system
General Objectives keywords:	municipal budgets ; municipal infrastructure costs ;
Responsible:	National authority
Responsible:	municipalities
Stakeholder Involved:	National authority
Stakeholder Involved:	Local authority/Municipal council
Reference:	Decree on environmental tax for environmental pollution caused by waste water discharge Environment Protection Act
General assessment of strength and weakness:	<p>strength: regual and foreseen source of income for municipality sewage infrastructure</p> <p>weakness:</p>
Metadata:	<p>Date of entry: 2007/05/07</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation

Legal status:	mandatory
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Extension:	all municipalities
Type of monitoring:	Report basing on quantitative indicators
Assessment	
Relevance	
Ranking:	0
Remark:	Not enough information for an assessment
Acceptance	
Ranking:	0
Remark:	Not enough information for an assessment
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation, Political will, Staff
Ranking:	3
Effectiveness	
Ranking:	0
Remark:	Not enough information for an assessment.



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General Data	
Name of instrument:	Building Programme (Programma di fabbricazione)
Country / region:	IT
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Being now almost everywhere replaced by the Municipal Master Plan (compare database entry), so that only small municipalities have still adopted it, it represents the general spatial planning tool at municipal scale.
General objectives:	Planning and managing building activities within the urban section of a given municipality.
General Objectives keywords:	building land ; urban development ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Public service providers
Stakeholder Involved:	Private individuals
Reference:	See uploaded file
General assessment of strength and weakness:	Strength: Programming and regulating building activities. Weakness: Outdated: the Municipal Master Plan (see) follows a more comprehensive approach. Dependent on knowledge/awareness of municipal administration; exposed to pressure from stronger interest groups.
Metadata:	Date of entry: 2007/05/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	rarely (< 25%)
Type of monitoring:	Mixture of quantitative and qualitative reporting
Assessment	
Relevance	

Ranking:	5
Remark:	instrument has a high relevance for land ressource management, but outdated and replaced by the Municipal Master Plan
Acceptance	
Ranking:	5
Implementation	
Ranking:	1
Remark:	Has been replace in almost all municipalities.
Feasibility	
Status:	Staff, legislation
Ranking:	4
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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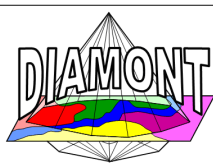


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General Data	
Name of instrument:	Building Regulations (Regolamento edilizio)
Country / region:	IT
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	Linked to the municipal spatial planning tools (esp. either Municipal Master Plan or the Building Programme - cp. entry in database), it contains construction specifications concerning the appearance, functionality, services and hygiene related to buildings and open spaces. It also governs the relations between private citizens and between private and public interests. Its contents are determined according to both national (no. 1150/1942) and Regional Laws.
General objectives:	Regulating urban development (esp. operational) details. Setting minimum common quality standards for building and services in urban areas. Ensuring rationality and coherence of urban appearance.
General Objectives keywords:	building land ; building regulations ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Public service providers
Reference:	See uploaded file
General assessment of strength and weakness:	Strength: Comprehensive regulatory tool in the field of building (including restoration) activities. Weakness: Depending on knowledge/awareness of municipal administration; exposed to pressure from stronger interest groups.
Metadata:	Date of entry: 2007/05/07 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	all municipalities

Type of monitoring:	Mixture of quantitative and qualitative reporting
Best practise example (1):	Building Regulation of the Municipality of Carugate
Example Abstract (1):	The New Building Regulation of the Municipality of Carugate (Province of Milano) represents the most innovative example at national level to address the administration towards sustainability. The document grants a prominent role to the environmental aspects linked to building. The main innovation is that this instrument foresees a long list of actions that for the first time in Italy become compulsory: these are mostly related to energy saving and the use of renewable energy. All the steps to reach this important result have been carried out by following an Agenda 21 procedure.
Assessment	
Relevance	
Ranking:	3
Remark:	relevance could be higher if the regulation would include specifications like minimum density (floor-space-index) etc.
Acceptance	
Ranking:	5
Implementation	
Ranking:	5
Feasibility	
Status:	Legislation
Ranking:	4
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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General Data

Name of instrument:	Regional Law 5/2007: Urban planning reform and regulations about building activity and landscape
Country / region:	IT
Spatial level:	regional
Type:	Laws and regulations
Subtype:	Laws
Description:	This recent Regional Law introduces several innovations such as the subdivision of responsibilities among different levels of local government, as well as the introduction of equalisation instruments. Two levels are foreseen for planning at municipal level, together with the recourse to innovative instruments of planning compensation. The Province responsibilities have been reduced in favour of municipalities. The two main instruments foreseen at municipal level are: Structural Municipal Plan and Operative Municipal Plan. The first one has no time limit, and represents the framework of spatial knowledge within the municipality. Its mission is to outline strategies and development actions for protection and enhancement of local fundamental resources. It also defines the methodology to be followed. The Operative Municipal Plan represents an executive instrument that subdivides the municipality into homogeneous areas establishing building indexes, destinations of use, technical prescriptions for interventions.
General objectives:	The main objective of this law is the preservation and enhancement of the regional territory. The guidelines point out prevention and rehabilitation from environmental degradation. In order to attain this objective, the key actors pursue the following sub-objectives: control of land take and energy consumption, development of renewable energies, restauration of settlement system and territorial assets. The last objective looks very important because prevention and environmental restoration require careful evaluation of different alternatives concerning re-use and reorganization of settlements.
General Objectives keywords:	sustainable regional development ; landscape preservation ; land development ; settlement pattern ;
Responsible:	Regional authority
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	Federal state/Province authority
Stakeholder Involved:	Planners
Reference:	The web site of Friuli Venezia Giulia Region provides a lot of information about the origin of this instrument. The official text can be obtained from:

	http://lexview-int.regione.fvg.it/Lex/Detail.jsp?ANN=2007&LEX=0005&ART=000&AG1=00&AG2=00&AL=0&IND=0&DBA=DB1&PA
General assessment of strength and weakness:	Strength: The promoted rationalisation is based on the subsidiarity principle, the procedures look quite simple. Weakness: Small municipalities should have recourse to associations of municipalities or other forms of association to manage this complex matter.
Metadata:	Date of entry: 2007/07/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	very frequent (> 50 % municipalities)
Type of monitoring:	none
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Acceptance	
Status:	Municipal administration/Local politicians, Local economy/Lobby groups, Environmental NGOs, Municipal residents/individuals, Superordinate administrations and authorities (Regional Planning, Water Management etc.)
Ranking:	5
Implementation	
Status:	Broad implementation in almost all spatial entities, huge number of successful best practices
Ranking:	5
Feasibility	
Status:	Staff, legislation, know-how, political will, participation/public support
Ranking:	2
Effectiveness	
Status:	Direction of effect, type of effect, acceptability
Ranking:	3
Remark:	Due to the short time span the instrument is in effect, its perpetuity cannot be assessed yet.



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General Data

Name of instrument:	Information campaign on land use changes
Country / region:	DE
Spatial level:	regional
Type:	Information, research
Subtype:	Public relation / awareness campaigns / information campaigns
Description:	Land use changes (agriculture, settlement, infrastructure) take place over long periods of time and often go unnoticed by the broad population. Awareness campaigns on the extent and increasing rapidness of these landscape changes, involving photographic time series, historic documents etc. can create awareness for this process and can provoke discussions among regional stakeholders and the population on what kind of landscape development is desirable. This again is the basis for local and regional policy decisions in regard to land use and land resource management.
General objectives:	Awareness raising, participation, regional strategies for land resource management
General Objectives keywords:	sustainable regional development ; land development ;
Responsible:	others
Responsible:	can be various actors
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Associations/interest groups
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Research
Stakeholder Involved:	Media
Reference:	Güthler, Andreas (2006): Landschaft im Wandel. Eberl-Verlag. Immenstadt.

General assessment of strength and weakness:	<p>Strength: Sensitive to local and regional situations that are at the core of everyday life for the population, Participation of population is part of this instrument, as they contribute photographs and documents, are interviewed on their experience and take part in future workshops. Instrument links past processes with potential future developments.</p> <p>Weakness: Requires professional input (GIS)</p>
Metadata:	<p>Date of entry: 09/05/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
Legal status:	not-mandatory for responsible body AND not-mandatory for end-user
Extension:	rarely (< 25%)
Comment:	<p>The implementation of the best practice project presented below was successfully initiating discussions in various municipalities on how to develop their landscape in the future.</p> <p>Monitoring can take place through photodocumentation at certain intervals.</p>
Type of monitoring:	other (see comment)
Preconditions for implementation:	Hardware (Photographic equipment) GIS (not necessarily)
Best practise example (1):	Landscape changes in Upper Allgäu and Tannheimer Tal (Landschaftswandel im oberen Allgäu und Tannheimer Tal)
Example Abstract (1):	<p>Commissioned by CIPRA Germany and with support from the Geographical Institute of the University of Erlangen, this project has carried out an assessment of landscape change in the respective region in the German and Austrian Alps. Diploma theses on the issue covered several municipalities and the landscape changes that took place over the last 100 years. Old photographs have been retaken from the same viewpoint, illustrating how reforestation on the slopes and settlement sprawl in the valleybottoms has dramatically changed the landscape aspect. Based on this assessment, future scenarios have been developed on local level.</p> <p>The results have been presented in the form of town meetings in every municipality, sparking a lively discussion among local residents. Furthermore, a website (www.landschaftswandel.com) and a publication (see references) are part of the project.</p>
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	5
Acceptance	
Status:	Municipal administration, local economy, NGOs, municipal residents, superordinate administrations
Ranking:	5
Implementation	
Status:	Pilot projects requiring substantial staff and budget input, but no application outside of project areas
Ranking:	2
Feasibility	
Status:	Budget, staff, participation/support

Ranking:	3
Effectiveness	
Status:	direction of effect, type of effect, acceptability, perpetuity
Ranking:	4



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General Data

Name of instrument:	Consideration of extent of soil sealing of land parcels in the assessment of waste water fees (= Einbeziehung des Versiegelungsgrades in die Bemessung der Abwassergebühr)
Country / region:	DE
Spatial level:	local
Type:	Economic instruments
Subtype:	Consumptive fees
Description:	<p>Water treatment fees are split into two category. The waste water treatment fee is levied according to the amount of freshwater obtained from the water network. A second fee is levied on runoff from private plots and is modified according to the extent of soil sealing of land parcels. The degree of soil sealing is determining the water absorption and filtering capacity of the ground, which again determines municipal waste water treatment costs (Treatment of surface runoff accrues makes up 30-45% of municipal waste water treatment costs, the remaining 55-70% of costs accrue for waste water). Plots with a high degree of soil sealing (e.g. shopping centers with extensive, asphalt-covered parking lots) will thus be charged higher fees, while plots with a high share of absorption area will be charged a smaller fee. The fee is charged according to the surface built-up area. In case sealed surface has been de-sealed, individuals and businesses can apply for a reduction of fees. It is important to note that the instrument does not constitute a new fee as it does not increase or decrease the overall fee revenue on waste water. Instead, it only burdens those more whose land parcels feed more waste water into the system.</p>
General objectives:	Internalisation of external costs, Cost-efficient provision of public infrastructure and services, polluter-pays-principle, reduction and minimisation of soil sealing
General Objectives keywords:	internalisation of external costs ; municipal infrastructure costs ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	Land Mark (2006): Information und Workflow zur Einführung der gesplitteten Abwassergebühr. => http://www.photogeo.de/neu/down/LandMark_GAG.pdf
General assessment of strength and weakness:	<p>Strength: Transparent fee with incentive function to reduce sealed surface area.</p> <p>Weakness: Implies certain inconsistencies in the assessment of fees. Degree of soil sealing is not always easy to assess.</p>
Metadata:	Date of entry: 09/05/2007

	Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	very frequent (> 50 % municipalities)
Comment:	Mandatory if relation between freshwater consumption and surface runoff differs substantially in more than 10% of residential and commercial land plots within municipality.
Type of monitoring:	Report basing on quantitative indicators
Preconditions for implementation:	Assessment of degree of soil sealing (GIS, Remote Sensing, Photogrammetry) Jurisdiction in the sense of the instrument => in Germany, the verdict of the Upper Administrative Court Münster (Oberverwaltungsgericht Münster: Urteil vom 05.08.1994 (AZ: 9 A 1248/92)) provides the basis, as it states that different fees for freshwater consumption and surface runoff are justified in case these levels differ substantially within a municipality. This is the case in almost all German municipalities.
Period of validity:	since 1994
Assessment	
Relevance	
Ranking:	4
Acceptance	
Status:	municipal administration, municipal residents, NGOs, superordinate authorities
Ranking:	4
Remark:	In most cases, municipal residents will profit from the split fee assessment method, only installations with high soil sealing will oppose this instrument.
Implementation	
Ranking:	4
Feasibility	
Status:	Budget/hardware, legislation, political will
Ranking:	3
Remark:	Compared to conventional waste water treatment fee collection, no more staff is necessary.
Effectiveness	
Status:	Direction of effect, type of effect, acceptability, perpetuity
Ranking:	4