



Documentation Regional development instruments

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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:	-