



Documentation Regional development instruments

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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