



Documentation Regional development instruments

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Bavarian State
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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