

FIG Working Week 2005 Cairo, Egypt, 16 - 21 April 2005



TS 29 – Approaches in Land Consolidation and Community Regeneration



Participation of Landowners and the Public

TS 29 – Approaches in Land Consolidation and Community Regeneration

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



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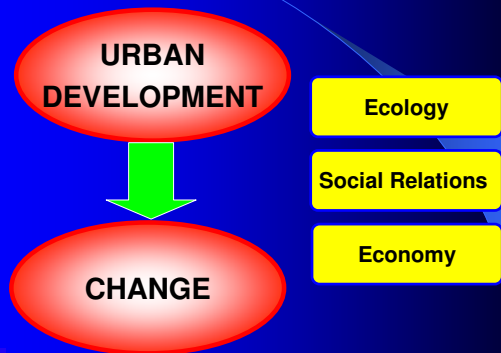


Participation of Landowners and the Public

Frankfurt am Main - Main River & Skyline -



EFFECTS OF URBAN DEVELOPMENT



Participation of Landowners and the Public

Phases of Urban Development

Planning

Land Management

Constr. of Public Infrastructure



Participation of Landowners and the Public

Rio Declaration on Environment and Development (1992)

Principle 10:

"Environmental issues are best handled with the participation of all concerned citizens, at the relevant level. ...

States shall facilitate and encourage public awareness and participation by effective access to

information

judicial proceedings

administrative proceedings



Particip

Forms and Effects of Participation

Participation with binding effect

Participation without binding effect

Referendum
Plebiscite
Recall

Public Consultation
Public Hearing

The public decide

complements governments decision

Participation of Landowners and the Public

Designations in B-Plan 185



Public Participation in Urban Planning Process in Germany

1. Information at the earliest possible stage about the general aims and purposes, about different solutions and of the probable impact

Suitable opportunity for comment and discussion

2. Public display of the drafts of urban development plans for a period of one month

Suggestions of citizens have to be examined

Participation of Landowners and the Public

Land Management ... How to realize the urban plan ...

> Voluntary purchase

> Compulsory Purchase

> Land Readjustment

> Private Investors

Participation of Landowners and the Public

Participation of the landowners in voluntary purchase

1. Offer (by letter)

2. Negotiation (in general, of value)

3. Acceptance

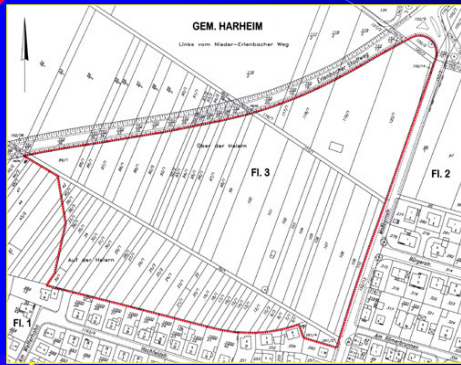
4. Notarial Contract

Participation of Landowners and the Public

Project 185 - Aerial View -



Project 185 - Landownership Situation (old) -



Number of Landowners: 100

Number of plots: 77

Participation of Landowners and the Public

Project 185 - Landownership Situation (new) -



Landowners' Participation in Land Readjustment Process in Germany

1. Early information for all people involved (Hearing)



2. Individual wishes of the land owners



3. Formal discussion with the individual land owner



4. Public notice of land readjustment plan and sending of relevant extracts to the landowners



Participation of Landowners and the Public

Using modern technology for Participation

Electronic communication can enhance the communication between landowner and municipality

- using the www for information about planning contents
- suggestions of citizens in planning process by email (amendment in German Building Law Code)

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

Participation of Landowners and the Public

Project 185 B-Plan



Participation of Landowners and the Public

Project 185 Virtual Walk



Participation of Landowners and the Public

Kinds of Participation

Information

Cooperation

Partnership

Participation of Landowners and the Public

Implementation of a Strategy for the Promotion of Public Participation

SUSTAINABLE URBAN DEVELOPMENT

harmonize

economic

ecological

social

needs

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

Participation of Landowners and the Public

THE END

Thank you!

Merci beaucoup!

¡Gracias!

どうもありがとう!

Schukran!

Vielen Dank!

FIG

Participation of Landowners and the Public