

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

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Key words:

SUMMARY

The participation of landowners as well as the public plays an essential role in planning and land management projects. The constitution, the social system and the regulations of the planning laws of the individual states define the kind and intensity of participation. Regarding the legal situation in Germany the paper shows the relevance of participation in planning and land management projects in official project approval procedure and urban planning. The actual results of the amendment of the Federal Building Law are described.

Not only in the planning process the landowners' and the public participation is important. In particular in the realisation process of the planning ideas by land management the landowners play a key role. Procedural steps of their participation in voluntary purchase, expropriation (compulsory purchase) and land readjustment are explained.

An interesting way of participation is defined in the German land consolidation procedure, based on the Land Consolidation Act. Here special landowner groups, the bodies of participants, are established to regulate and coordinate the common affairs of all participants.

The technical trends and challenges are described, too. So the advantages of electronic communication can enhance the communication between landowner and municipality. Three dimensional illustrations and presentations of the planned projects can reach a much better understanding and acceptance.

Although an intensive participation of landowners and the public is not a guarantee for successful planning and its realisation, it plays an essential role in a modern and democratic society. It is not only a method to involve people in the process of planning and its realisation in order to reach a better acceptance. More and more there is a necessity to try to create a real partnership between the individual landowner and the municipality. In that sense participation is an important contribution to a sustainable urban (and rural) development.

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