Understanding rationales of land policy towards an analytical framework

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Understanding rationales of land policy towards an analytical framework
Rationales of dealing with land

A framework for land policy
Rationales of dealing with land

...as a societal construction

A framework for land policy
Land is an environmental resource
Land is an environmental resource which is socially constructed by property rights.
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Property rights influences by whom and how land is used (allocation and distribution of land).
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Land policy is the public intervention this social construction.
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Property rights influences by whom and how land is used (allocation and distribution of land).

Land policy is the public intervention this social construction.
What are rationales for public interventions in use of land?
~1.800 inhabitants

guest rooms for ~25,000

LANDSCAPE PROTECTION
LEGITIMACY ISSUES

SUBURBAN COLOGNE
(North Rhine-Westphalia, DE)

KÖLN

Bergisch-Gladbach

Leverkusen
SPACE FOR THE RIVERS

MAGDEBURG
(Sachsen-Anhalt, DE)
URBAN RENEWAL
The rationales influence the way instruments of land policy are used!
Rationales of dealing with land

A framework for land policy
Land policy is a form of governmental intervention in the allocation and distribution of land.
Land policy includes all governmental or municipal interventions in the allocation and distribution of land uses.
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Land policy is a form of governmental intervention in the allocation and distribution of land.

EFFICIENCY
Land policy includes all governmental or municipal interventions in the allocation and distribution of land uses.

JUSTICE

Land policy is a form of governmental intervention in the allocation and distribution of land
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EFFECTIVENESS
IMPLEMENTATION

EFFECTIVENESS
IMPLEMENTATION

INSTRUMENTS
IMPLEMENTATION

INSTRUMENTS
(e.g. expropriation, pre-emption)
IMPLEMENTATION

INSTRUMENTS
(e.g. negotiation, PPP)
LEGITIMACY
The Netherlands

Justifying interventions with the profit from concrete projects
Germany

Justifying interventions by a general and abstract public interest
Land policy with the land market
Land policy with the land market
JUSTICE
WHO OWNS THE PLANNING GAIN?
WHO OWNS THE PLANNING GAIN?
Germany
Netherlands
WHO OWNS THE PLANNING RISK?
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Land policy includes all governmental or municipal interventions in the allocation and distribution of land uses.
Rationales of dealing with land

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A framework for land policy
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Bodenpolitik umfasst öffentliche Interventionen in die Allokation und Distribution von Boden.

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