

Henning Nuisl



# Towards sustainable land use patterns – potential policy measures and instruments



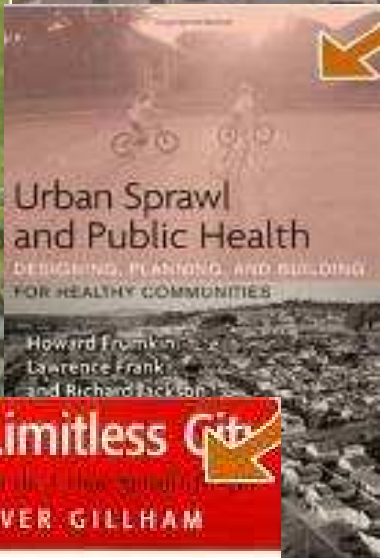
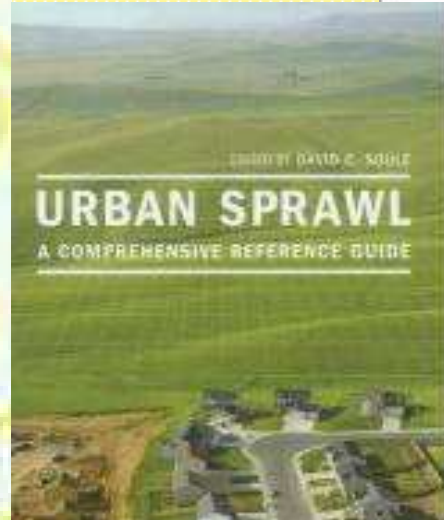
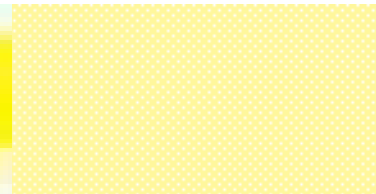
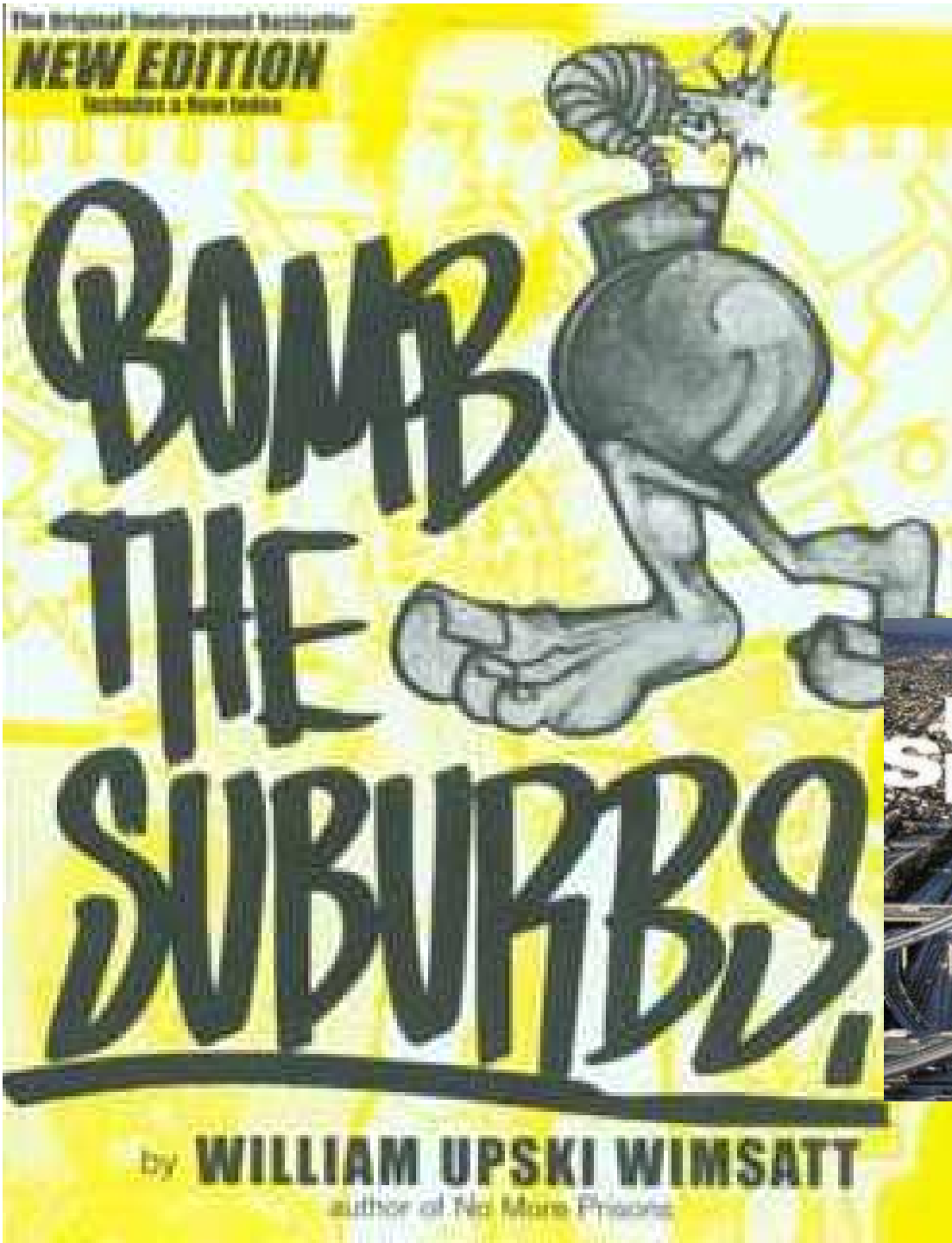
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REST EASY, FOLKS!  
WE STATE LEADERS  
HAVE THINGS UNDER  
CONTROL!

Jonathan Brown  
PROMS Disrupt News www.inkstains.com







# Strategies on urban sprawl

(responding to particular drivers of urban sprawl)

- Restricting the development of land
- Raising the awareness of politicians for the negative effects of sprawl
- Improving the quality of the inner city environment
- Meeting the demand for housing in the inner city
- Mitigating the competition between municipalities /  
Restraining the desire of local authorities to grow
- Abolish economic incentives for suburban development



# Modi of land use policy

**Regulation / Ban**

**Persuasion / Management**

„Planning“

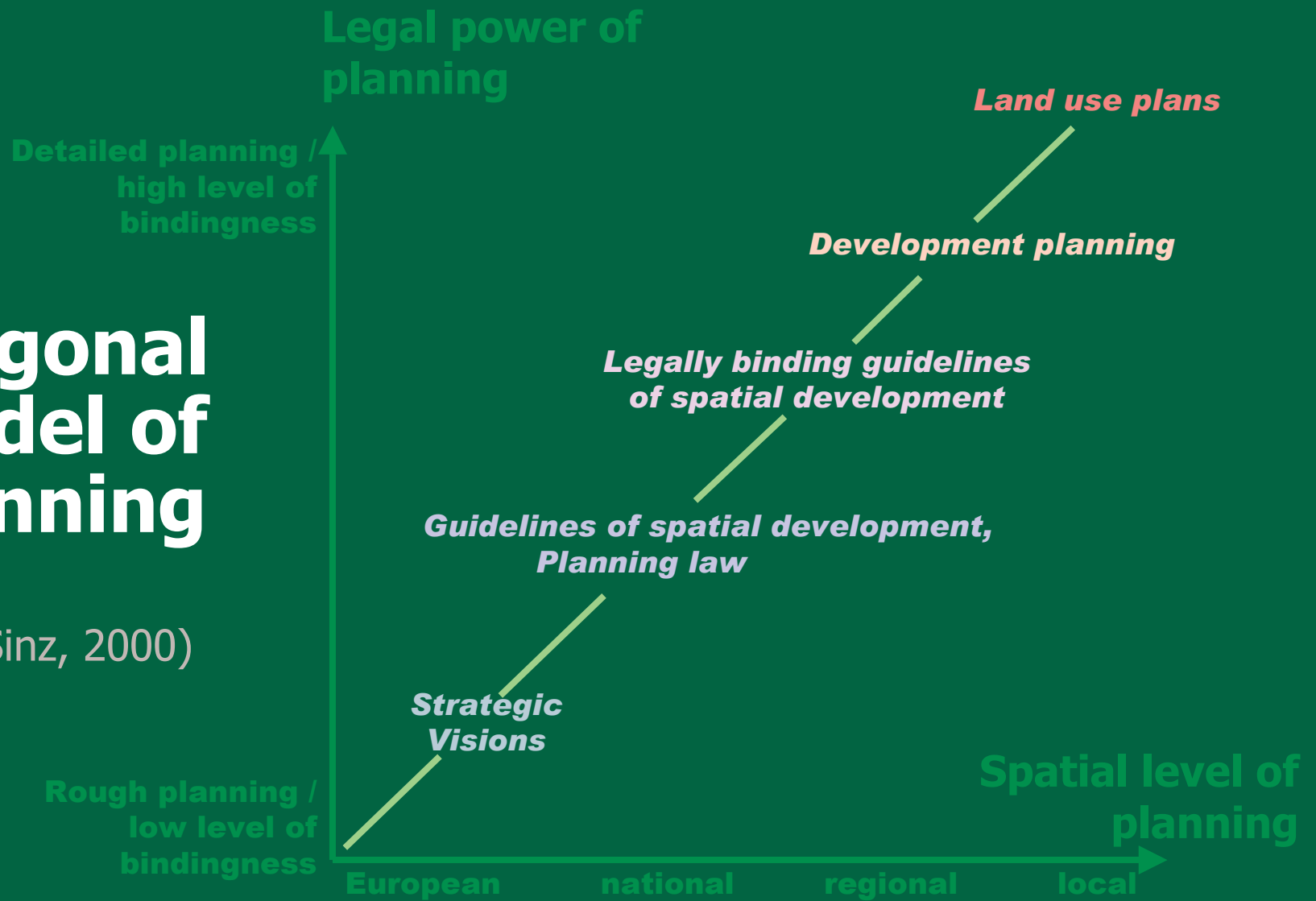


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# Diagonal model of planning

(vgl. Sinz, 2000)



# Modi of land use policy

**Regulation / Ban**

**Persuasion / Management**

**Modification of incentives**

„Planning“

„Economics“



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# „Containment“

Strategy	Instruments for implementing strategy
Restricting the development of land	(1) Legal plans providing for a "non sprawled" land use pattern: <ul style="list-style-type: none"><li>- local level</li><li>- regional level</li><li>- supra-regional level (federal states etc.)</li></ul>
	(ad 1) Defining green belts, urban growth boundaries etc.
	(2) Imposing strict regulations on suburban large scale retail
Raising the awareness	(3) Land use monitoring (including a monitoring of consequences of land use change and sprawl)

# Inner City

Strategy	Instruments for implementing strategy
Improving the quality of the inner city environment	(ad 1) Development plans 'organising' the improvement of inner city areas
	(4) Urban regeneration programmes
	(5) 'Brownfield management'
	(ad 5) Promoting housing in the inner city / marketing of brownfields for low density housing development
Meeting the demand for housing in the inner city (re-urbanisation strategies)	(6) Programmes to increase homeownership in inner-city tenements (e.g. self help programmes; cooperatives)
	(ad 1) Planning of 'Low density infills' and (owner-occupied) detached houses in the inner city
	(7) Ensuring reasonable rents/land prices in the inner city



# *(Incentives for) Local authorities*

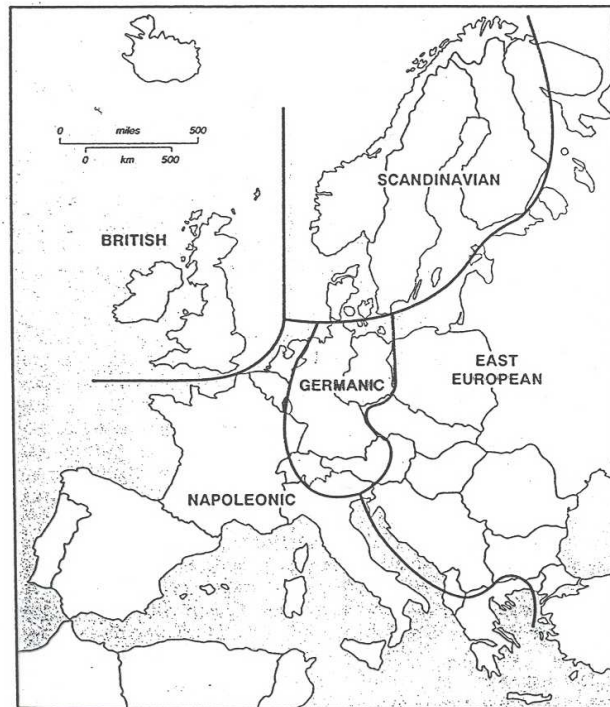
Strategy	Instruments for implementing strategy
<p>Mitigation of competition between municipalities / Restraining the desire of local authorities to grow</p>	(8) Integration of municipalities in (i.e. Transfer of competences of municipalities to) larger administrative units
	(9) Establishment of development agencies, round tables etc. (implementing a "co-operative planning culture")
	(10) (Strengthening of Regional) Development Planning
	(11) Providing the legal means for joint (supra-local) land use planning; e.g. joint comprehensive land use plans; joint industrial estates
	(12) Making municipalities independent from their local tax base (Tax reform)
	(13) Reforming the law concerning the redistribution of tax income between municipalities according to criteria of sustainability (Tax reform)
	(14) Introduction of a system of tradable permits to issue development plans (emission of pollutants)



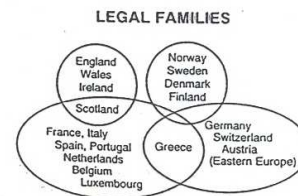
# *(Incentives for) Households and enterprises*

Strategy	Instruments for implementing strategy
Abolish incentives for suburban developments	(15) Reduction of investments in suburban infrastructure (concurrent improvement of inner city infrastructure)
	(16) Abolition of federal programme to support new owner-occupied property
	(17) Cutting back of subsidies for land consuming investments – i.e. linking (amount of) subsidies to the economic use of land
	(18) Taxation of property according to land use (sealing) instead of estimated return (Tax reform)
	(19) Introduction of a tax on land use change (Tax reform)
	(20) Increase of tax on land acquisition in case of greenfields, reduction on brownfields (Tax reform)

# Planning cultures: Europe



(Source: Newman/Thornley, 1996)



Planning systems differ...

*„...by variations in national legal and institutional structures and administrative and professional cultures“*

(Healey/Williams, 1993)



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**de-centralized  
vs.  
centralized**

# Planning cultures: Taxonomy of planning systems

(EU-Report  
*„Europa 2000+“*, 1994)

**proactive  
vs.  
reactive**

**diskretionary  
vs.  
regulative**



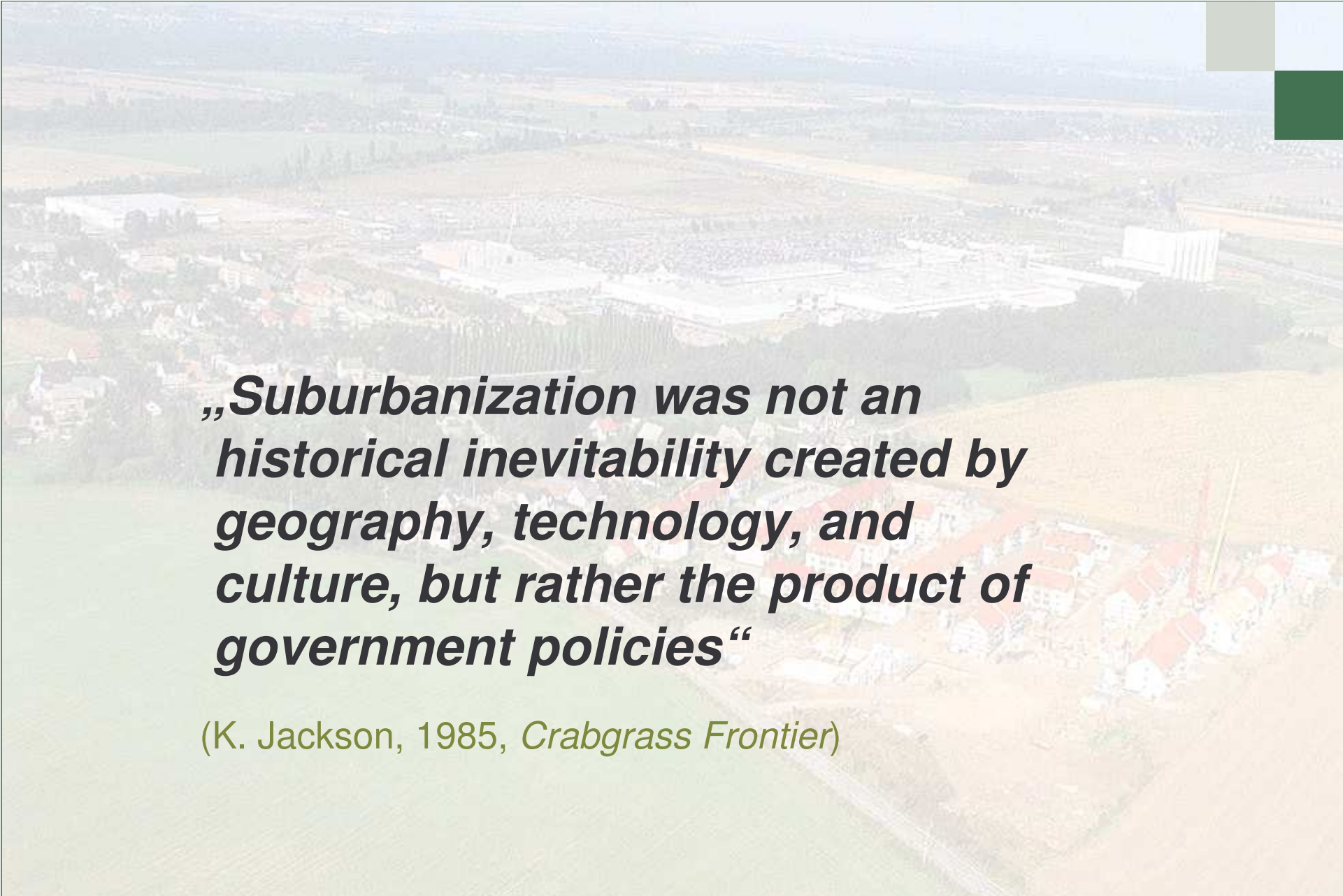
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# Some concluding remarks

- It is hardly possible to give a general recommendation how to manage urban sprawl.
- Strategies and instruments have to be chosen according to both
  - the specificities of national legal frameworks as well as
  - the local problems and conditions of urban development.
- Strategies to curb sprawl should endeavour to address those actors who are susceptible to the 'appeal' of urban areas (*Reurbanisation strategies*).
- But: If Urban Sprawl is supported by fiscal and legal incentives as well as by infrastructure investments the chances for intervention at the local or regional level are fairly limited.





***„Suburbanization was not an historical inevitability created by geography, technology, and culture, but rather the product of government policies“***

*(K. Jackson, 1985, Crabgrass Frontier)*



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