Missing the exit!

Can binding land-use plans meet changing land use needs?
urban planner and architect
public administration
in Germany

local development advisor
land use planning
in Ghana
The starting point

„Southern“ land use planning practice as in Ghana
„Northern“ land-use plan adjustments as in Germany

Facing similar challenges
Regulation of land use

planning systems
„northern“ experience
politics and interests
international promotion

UN, World-bank
The binding land-use plans as the on the ground instruments (...) are especially important because they involve and affect the end-user.” (UN 2008)
Regulation of land use

Legitimation

Balance
Public and private interest in land use
The amount of land regulated is constantly increasing
BE AWARE

Binding land-use plans are also a marriage

regulation of land use

∞

security of land use rights
"The land-use plan needs to fulfil a dual function, (...)"

First, there is the steering function ...
...encourages desired land use and discourages undesired land use.

Second, is the safeguarding function
providing a legal base ... regarding the legal possibilities in an area.”
(Buitelaar 2010)
The Bride

Local land use regulation
a concept for public goods
Local land use regulation*

*Non scientific assumption on the distribution of opinions
Land-use regulation

The “good” reasons

Balance of land interests – public, private - common?
Sustainable development
Regulated settlements
Living standards
Functional planning systems
How to define interest, scarcity, participation, fairness, land use needs, etc.

How to deal with local reality, economy, politics, money, power play, planners perspective etc.

What about International promotion, SDGs, impact on the ground, the commons, etc.
UN 2008 – *The need for land use regulation:*

“... critical for delivering economic, social and environmental benefits
... creating more stable and predictable conditions
... securing community benefits
... promoting prudent use of land and natural resources
... promoting sustainable development and improving quality of life.”

**Struggle**

*How to define*
interest, scarcity, participation, fairness, land use needs, etc.

*How to deal with*
local reality, economy, politics, money, power play, planners perspective etc.

*What about*
International promotion, SDGs, impact on the ground, the commons, etc.
The Groom

land use rights

a concept for private goods
Land use rights and security*

*Non scientific assumption on the distribution of opinions
The “good” reasons

Security for owners/users  private, public - common?

Economic development

Social stability

Planning security
Struggle

How to define
Fairness, interest, balance etc.

How to deal with
local reality, economy, politics, money, power play, enforcement etc.

What about
SDGs, gender, community interest, etc.
World Bank (2003) - On property rights

“A society’s ability to define and (...) enforce property rights to land (...) is a critical precondition for social and economic development.”

Struggle

How to define fairness, duration, balance etc.

How to deal with local reality, economy, politics, money, power play, enforcement etc.

What about SDGs, gender, community interest, etc.
Living happily ever after

But, if
land use needs change?
Dual function

CHANGE calls for consent or/and compensation of property rights

Binding plans promote stability in land use
Binding land-use plans are tasked to secure public interest in land-use.

But, their adjustment is highly dependent on private interests.
<table>
<thead>
<tr>
<th>Challenges</th>
<th>Known for centuries</th>
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<td>Strategies</td>
<td>Land policy instruments</td>
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<td>Alternative concepts</td>
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<td>Still</td>
<td>Planners and authorities face huge challenges</td>
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Change is constant
Changing land use needs

Physical planning strategies and concepts are constantly changing.

Frequency is likely to increase.
Change

Physical planning strategies and concepts are constantly changing.

Frequency is likely to increase.

urbanization - poverty reduction – equality
sustainable development – economy –
climate change - migration – technologies – politics - etc.
Change

Physical planning strategies and concepts are constantly changing

Frequency is likely to increase

Every binding land-use plan will be outdated sooner or later!
Additional challenge

„Locked-In“
A economic theory concerning the change of technologies
The „Locked-in“ theory

The „Locked-In“ theory


- Conventional Economics Account (assumes all returns to scale are decreasing)
- Brain Arthur’s account (Considers the quite common situation in which returns to scale are increasing)
The adjustment of a binding land-use plan is highly depended on economic interest in land use.
Consequences?
Are we *Missing the exit?*

Can binding land-use plans meet changing land use needs?
My questions

Stability: Is stability of land use needs a requirement for the functionality of binding land-use plans?
My questions

Stability  Is stability of land use needs a requirement for the functionality of binding land-use plans?

Duality  How does the dual function of the land-use plan impact it’s ability to fulfill changing needs?
My questions

Stability  Is stability of land use needs a requirement for the functionality of binding land-use plans?

Duality  How does the dual function of the land-use plan impact on its ability to fulfill changing needs?

Impact  Is the amount of land „Locked-In“ through outdated land-use plans increasing?
Planning Theory

Need for duality

„Locked-In“ theory for land regulation

Different planning systems

Policy instruments supporting change
Land use reality

„Locked-In“ cases - „northern and southern“

Prognostic scenarios for regulated landscapes

and

Alternatives and current strategies
Missing the exit!

Can binding land-use plans meet changing land use needs?