

Citizen's Participation in Urban Development and Land Management Process

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Key words:

SUMMARY

According to the principles of sustainable development many cities and towns try to achieve a socially responsible, environmentally friendly and economically successful future urban development. In the process of urban development citizen's participation has become an important factor not only as a result of democracy and a method to involve people in the planning process, but also achieving to create a real partnership.

There are different tools, methods and strategies for citizen's participation. In previous decades participation often had been seen as an intervention and a hindrance. But meanwhile citizen's participation is recognized and accepted as a necessary part of urban planning and development as well as a part of good (urban) governance.

In Germany the citizen's participation in urban planning process is regulated in the Federal Building Law Code and has to be done in two steps. First as public participation at the earliest possible stage presenting and discussing the general aims and purposes of planning and development as well as different solutions. In the second phase the urban development plan has to be published for a period of one month and everybody can make suggestions, that have to be taken into consideration in the process of balancing the public and private interests.

In the land management process the citizen's participation is much more intensive, because in this phase of urban development the entire land ownership situation, including location, shape, size and rights concerned can be changed according to the planning aims.

But more and more citizen's participation is used to create a real partnership between land owner and municipality. This can be done for instance with so called urban contracts, that regulate the rights and obligations of both parts. But particularly in the process of land readjustment the participation, based on a typical win-win situation, can contribute to create a partnership between land owner and municipality. The land owners can realize that they are not only to be heard, exchanging information and ideas, but that they are full partners in the urban development process, sharing responsibility for economic, ecological and social problems.

In that sense participation and partnership is the best basis for sustainable urban development.

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