

Sustainable Development by Land Consolidation in Bavaria from the Point of View of Good Governance

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Key words: civil society, good governance, interactive planning, sustainable development.

ABSTRACT

Political trends are often described by catchwords. Good Governance is a catchword, which becomes more and more important. It first appeared on stage in the late 80ies and has continuously enlarged its meaning to a key concept in sustainable development.

Based on the idea of democracy the UN Development Program enumerates following characteristics on Good Governance for sustainable development:

- Subsidiarity
- Strategical Vision
- Transparency
- Acting accordingly to principles of law
- Open mindedness
- Justice
- Participation
- Acceptance
- Responsibility and credibility
- Efficiency and economy
- Security of tenure.

In Germany respectively Bavaria some of these characteristics are elements of the federal constitution, the book of German Civil Law, the land consolidation act and procedures pursuant to the act. But good governance is not only a task of the governments or the parliaments and not all of its principals can be enacted by a law. All responsible institutions and persons have to contribute on this matter.

The paper describes, how Good Governance already is or can be transformed accordingly to land consolidation processes. Detailed information is given to the body of participants, which comes into being, when the land consolidation decision takes effect. It is a local authority only for the time of the land consolidation process. The role of the official surveyor is explained, who is acting as a chairman of the board, which is elected by the body of participants.

Important is the starting point of all strategical considerations in Bavaria. It is the principle to involve the regional citizens in the planning and developing process from the beginning. To

TS 8.2 Land Readjustment and Consolidation of Land

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FIG XXII International Congress

Washington, D.C. USA, April 19-26 2002

stimulate the self-initiative of the citizens and to enable them to be good co-workers, three schools were founded in Bavaria, which are offering special seminars only on that matter. They take also care for communication with participants of already consolidated areas; this allows to gain different practical experiences for finding the optimum in the meaning of best practise.

The decision for a land consolidation processes carried out by the authority can only be achieved after an intensive period of conceptualisation and preparatory activities. These abilities and knowledge are the prerequisite for the interactive planning, which is obligatory in all land consolidation processes in Bavaria and which is a very important contribution of the land consolidation authority to the civil society and to the Agenda 21 process. The paper describes, how the interactive planning changes the traditional enrolment of citizens, planers and the authorities.

Finally it is mentioned, that good governance is a complex abstraction, that it is a sophisticated management task. Good Governance transformed into a land consolidation process forces the transformation of surveyors to land managers. Surveyors should accept this new scope of activities, they should shape the change.

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