



Rural Development in Bavaria



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Lively villages and a secure cultural landscape by way of active citizens

Why are 1.2 million citizens from 4,600 villages in more than 1,000 communes prepared to work together to develop their living space and become actively and openly involved in the shaping of villages and landscape? What can the communes do for their citizens and the development of their community? How is it possible to gain improvements in business management for farmers as well as preserving the diversity of our cultural landscape? How can a village remain lively and survive the changes in structure? In short: What tasks are to be done in rural areas for the people, the communes and the regions, and what strategies are available for solutions? These questions are answered in the information compendium on rural development in Bavaria. Easy to read and thematically structured, it draws a picture for the reader through 136 pages and 350 photos and graphics of the current situation in rural Bavaria and gives an introduction to the chances and possibilities inherent in the political task of rural development as a network builder in rural areas.

This information compendium is a very helpful source of ideas and advice for all involved citizens, as well as for those who carry political responsibility and make decisions and those involved in social or cultural activities. But it is just as useful for those who want to pass on the information, e.g. for teachers of local social studies or for study projects of all kinds on the subject of rural development.

The **first part** highlights rural development as a socio-political task. The descriptive explanations convey what it means to develop rural areas, not in the same way as cities, but with the same value. Abstract technical terms like "quality of life", "location factors" and "added value" are explained and made understandable. Four of the chapters present how rural development can contribute to future-orientated support for farming and forestry, long-term strengthening of the communes and securing of lively living spaces, carrying out public projects in agreement with landowners, as well as protecting natural basics of life and shaping the cultural landscape.

The **practically orientated second part** is about actual instruments of rural development. The chapter "Integrated Rural Development Concept - This is how rural communes mutually complement one another and together and increase their quality of location together" is all about cooperation projects between communes or regions, from the preparation phase to carrying out plans. The instruments of village renewal, land consolidation, voluntary exchange of land etc. are presented practically and with a view to carrying them out, and they are explained with their possibilities and advantages including processes and features as well as the most important legal principles and criteria for support. The possibilities for application vary from farming support to shaping the cultural landscape and village image, connections to amenities, habitat networking, prevention of flooding and erosion, leisure and relaxation, village infrastructures, internal development, local suppliers, economy concepts, private projects, and preservation and re-use of empty buildings.

This part also explains the two foundational principles of rural development so that they are understandable: citizen participation and land management. "Man is at the heart of all planning," was once said by Walter Gropius, the great architect and founder of Bauhaus, and this motto is the foundation for citizen participation in rural development. A whole chapter is dedicated to presenting the various options for participation and that there is something for everyone. Land management serves to compensate rights of use and offers the chance to combine ownership and use at the right place and in a way that is ideal and appropriate. The applications vary from changes between two pieces of land and large-scale land transfer, to the integration of large projects in the landscape. Citizen participation and land management are a unifying thread throughout this work and it is made impressively clear how very different tasks can be completed in agreement by way of changes in public and private property.

What will be the result? This answer, too, is found in these pages. Generally speaking, rural development improves conditions for working and living in rural areas. The results: Integrated rural development, village renewal and land consolidation will create or preserve workplaces. Development profits of 15% on average for the communes will be gained. Community life and citizen participation will be enhanced. Around 170 Euro per year and hectare will be saved by farmers. And the quality of life and desirability of rural areas will increase.

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Rural areas are subject to changes, e. g. through changes in the structure of agriculture or of the population. Rural development projects have been strengthening rural areas in Bavaria for more than a century. The goals set by these projects have always had to conform to the prevailing socio-political requirements of the respective time period.



The instruments of agricultural development were able to be preserved as a necessary and indispensable state service within the framework of the reform "Administration 21." Furthermore, Bavaria improved its method by introducing integrated rural development into the outline plan of the joint project "Improving Agrarian Structure and Coastal Protection".

Within this context, which is also influenced by development on an European level, we are producing this informative compendium as an overview of the services provided by the Administration for Rural Development for a vital rural area.

A broad consensus exists in our society to the effect that the rural communes and regions should be promoted as independent, diversely formed living spaces. In addition, our citizens expect land to be dealt with economically and the assurance of a complete and sustained land use. Moreover, people in rural areas are increasingly demanding a revival of the community and a strengthening of public spirit as well as a vitalization of the innate powers of the regions.

Readiness to support such developments through personal commitment is growing, provided that the state provides help for self-help by way of capable administrations and necessary financial means.

The first part of this publication shows how rural development began to fulfill this political and social task. The second part presents the instruments of rural development for securing the future of rural areas. I hope that this informative compendium will provide the responsible authorities for rural areas and all interested citizens with an overview and with effective initiatives for development and planning for the future in their homeland.



Josef Miller

Bavarian Minister of Agriculture and Forestry

Rural Development in Bavaria

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Integrated Rural Development –
A Corporate Task





The services of rural development are indispensable. The programs stimulate impulses, encourage national involvement and are a suitable means of counteracting the change in structure in the countryside. As part of the seven projects running in Iphofen, community facilities, such as kindergartens, houses and churches have been created and maintained. It is important that the citizens can identify with the place and that quality of life is maintained.

Josef Mend, vice-president of the Bavarian Municipal Council
First Mayor of Iphofen

Integrated Rural Development – A Corporate Task

Changed parameters and new challenges in rural areas

The parameters for the development of rural areas have altered dramatically. For a long time, the change in the structure of agriculture initiated by the newly created Common Agrarian Market of the European Union (EU), principally ensured changes

by means of technical rationalization and increased production. Today, there are even more challenges such as the globalization of the markets, eastern enlargement, the new direction of EU agrarian politics and structural policy, the increased ageing of the population and the predicted population decrease, the increase in traffic, flood protection as well as the demand to act effectively.

◆ Rural areas: a unique living environment with a lived independent culture.



Superior goal: effective and independent development in rural areas

In this context, the aim of Bavarian structural policy is to strengthen rural communes and regions as independent and diversely formed living spaces. For this reason, a balance must be maintained or established between the organizational, economical and financial power of the densely populated areas, and the development of new imbalances should be avoided. Furthermore, it is worth doing everything in one's power to be economical with land, to pro-





◆ The European Union, the Federation and Bavaria are of one mind and promote the future of children who will only remain loyal to rural areas if they offer prospects and quality of life to them.

duce healthy foodstuffs and to guarantee an area-wide and sustainable land cultivation. The people, particularly in rural areas, place emphasis on reviving the community and public spirit and strengthening the innate powers of the region. Willingness to encourage such developments through personal involvement is growing.

The Bavarian Agrarian Policy stays abreast of these requirements. It also sees itself at all times as an independent policy for rural areas. Rural development was and still is a key part of agrarian policy. Bavaria is continuing the successful path of "Regional Land Development" consistently with Integrated Rural Development (ILE). The ILE, with its trusted instruments of implementation such as land consolidation and village renewal provides an even more coordinated union of development opportunities in terms of strategic content and target orientation, which is not offered anywhere else to citizens, farmers and communes in rural

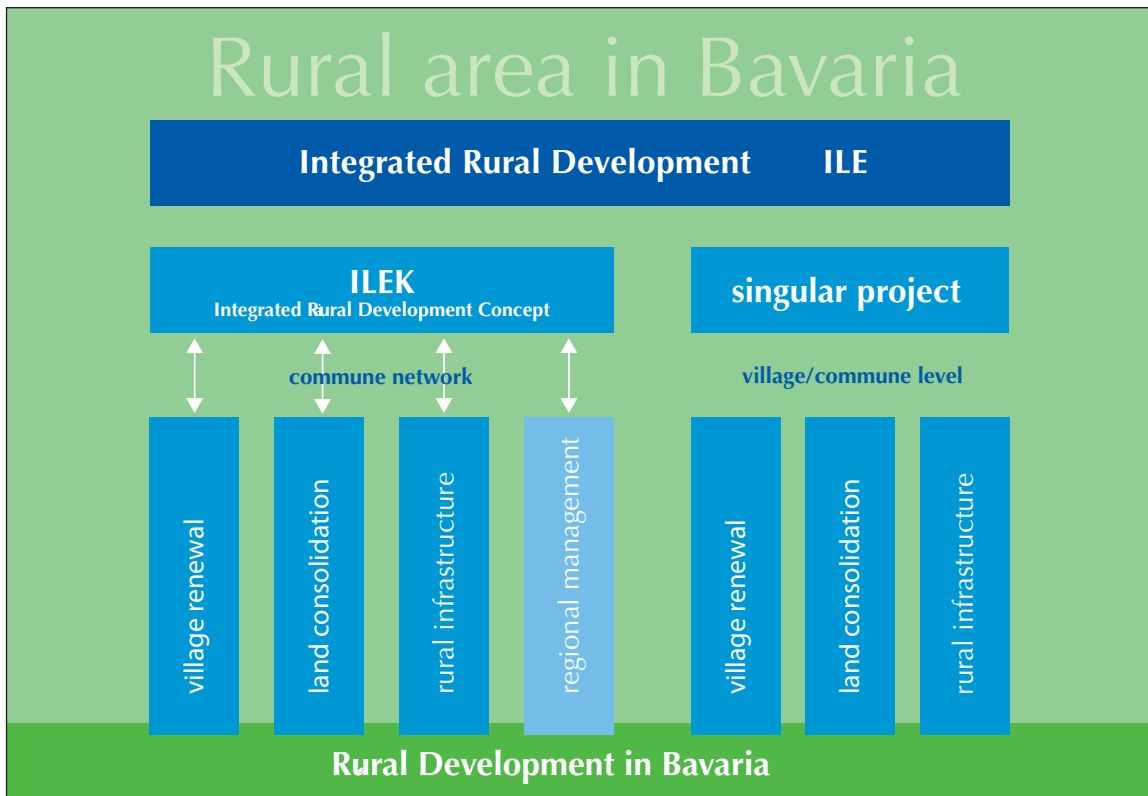
areas. Under the umbrella term of the "Integrated Rural Development Concept (ILEK)" (see page 55), the implementation instruments are spacially and technically coordinated and can therefore bypass an independently planned superstructure and be put into practice straight away. This not only facilitates leaner and more flexible instruments but also focus on key aspects of the tasks, such as the

◆ Regions achieve an economic pillar by using renewable energies.



Bavaria is the no. 1 holiday destination in Germany, blessed with rural beauty and cultural diversity. Some 50 000 villages, hamlets and individual farms as well as a diverse multitude of meadows, fields and forests characterize our country.





◆ According to the task set, the instruments of rural development are put to use with varying intensity according to need and in a goal-oriented manner.

internal development of villages to maintain rural identity and efficiency, for example. To implement the ILEK, the burden shall be lifted from small rural communes in particular by setting up implementation monitoring, which shall principally contribute to bringing on board programs and instruments from other departments aiming for an integrated development.

Many of the challenges facing rural areas today and in the near future can be mastered most effectively with integrated and area-wide actions. Goal-oriented land management and financial support programs make their own contribution. Funds from

various departments can also be amalgamated. This creates an accumulative effect, which, for small rural communes, is often the only way to create the conditions for the realization of planned projects. They enable public, social and private projects to be realized more efficiently, keeping the citizens at the centre of the action. They are actively involved in the planning and implementation process.

The integrated rural development brings together diverse interests in rural areas and is therefore very well equipped for linking the economy, ecological and social demands through extensive observations – as set out in the Agenda 21. In this way,



85 percent of Bavaria's surface area or 6 million ha of agricultural crop land, meadowland, forest and water surfaces are managed by farmers and foresters. This countryside offers living space to more than 60 percent of the population.



the Administration for Rural Development not only makes the basic principle of sustainability the foundation of its action, but it makes it experience-able in projects of implementation too.

Tasks of Integrated Rural Development

In the face of changed general conditions and challenges, the Administration for Rural Development must fulfill diverse tasks according to the political order of an integrated rural development. It should

- ◆ strengthen the economic, ecological, social and cultural potentials in all rural divisions,
- ◆ encourage citizens and support them in preparing and implementing active and self-dependant development concepts for rural communes and areas as well as strengthening the innate powers of the regions,
- ◆ improve the quality of life in rural areas, thereby deepening the connection to homeland and optimizing the location factors for the economy,
- ◆ securing and strengthening the foundations of effective land cultivation,
- ◆ improving production and working conditions in agriculture and forestry, so that the businesses are fit for competition,
- ◆ deflecting and solving land-use conflicts in a socially acceptable and space-saving manner,

◆ Agriculture is the economic backbone in rural areas. The turnover per annum of the third most important economic branch in Bavaria with 400 000 employees amounts to 32 billion Euro.





◆ In villages and in the countryside, developments are being added on to the evolved structures. For decades, rural areas have been successfully guided along the continuous path of change by rural development.

- ◆ supporting cross-section-orientated, department-wide promotion concepts and realizing area-claiming measures in the most resource-saving way,
- ◆ supporting agricultural businesses by developing additional sources of income,
- ◆ maintaining and improving an intact environment, the ecological diversity, the beauty and high relaxation value of the countryside,
- ◆ securing natural living foundations through contributions to drinking water, water pollution control and soil conservation, for example,
- ◆ hold off flood waters preventatively, support flood protection, and
- ◆ promote the internal development of villages.

Four of these tasks can be highlighted as concrete fields of action for the Administration for Rural Development:

1. supporting Agriculture and Forestry in a forward-thinking manner,
2. effectively strengthening communes and securing vital rural areas at the same time,
3. implementing public plans in a property-friendly manner,
4. protecting natural living foundations and creating cultivated landscapes.



The structural change in agriculture and in the employment market and the young, who often turn their backs on their childhood homes, need stimuli. Successful prospects will be achieved with the energy of the people and the support from rural development.



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The offer of Rural Development

1. Supporting Agriculture and Forestry in a forward-thinking manner
2. Effectively strengthening communes and securing vital rural areas at the same time
3. Implementing public plans in a property-friendly manner
4. Protecting natural living foundations and creating cultivated land





Within just under five years, land consolidation was carried out in Weitingen over an area of 1800 ha with over 400 land owners. Since then, large, well-connected plots of land with well-developed roads have been available to farmers, allowing a considerably more efficient cultivation, drastically improving our means of existence and creating a future for our children as successors to the farms.

Karl Eisen
Acting BBV Chairman, farmer and town councillor

I. Supporting Agriculture and Forestry in a forward-thinking manner

Supporting rural agriculture and forestry effectively and in the future is one of the main tasks of the Administration for Rural Development and is even more important today, as agricultural businesses must continue to sink production costs and save on even more working hours to keep up with European competition. This is the only way in which an increase in productivity and in the agricultural value added can be achieved – a fundamental prerequisite for mastering the challenges created through European eastern expansion and the globalization of markets as well.

However, efficient economies are frequently made more difficult by the fact that fields and meadows are left fallow, are inefficiently formed and only poorly developed and cramped conditions prevail on farmyards. In addition, the necessary stocking-up of areas is essentially only calculated on a lease basis, which leads to an increased percentage of leased areas which in

turn leads to other additional plots of land to be farmed.

In village renewal and land consolidation, there are instruments available in integrated rural development with which

- ◆ the means of existence of agricultural businesses will be visibly improved
- ◆ and contribute to a region-wide and environmentally-friendly agriculture.

At the same time, the communes will be supported to an even greater extent in meeting their responsibilities toward agricultural businesses.

Land consolidation creates large farming areas and new farm roads

Land consolidation is absolutely vital for reducing working hours and sinking machinery costs:



Large cultivation units sink the production costs and secure the livelihoods of our farmers. The production value of Bavarian Agriculture amounts to 9 billion Euro per annum. Every eighth work place depends on agriculture and forestry.



- ◆ The plots of agricultural land are consolidated to create large farming areas
- ◆ and the plots of land will be connected by a road network designed to meet people's needs.

By request, lease areas can be relocated so that they are connected to the farmers' plots of land. However, the voluntary exchange of use can also be carried out as an independent project.

Each year, an area measuring around 30 000 ha is reorganized through land consolidation in Bavaria, consolidating 50 000 plots of land belonging to some 10 000 landowners into a functional location, form and size and making them accessible via roads which are open all year round. In this way, farm roads can be constructed in such a way that they are useful for opening up forests at the same time. The consolidation of plots of land and the construction of farm roads improves the situation of rural businesses by sinking cultivation costs, processing and traveling times as well as reducing wear and tear to farming machines. In addition, large farming areas are an important prerequisite for the implementation of modern, efficient machinery.

Village renewal relives the internal economy

The internal economy of agricultural undertakings can also be relieved through measures of village renewal. This is achieved principally by

- ◆ purposefully reforming farmland,
- ◆ providing areas for extending farmyards and additional farmyard exits, and
- ◆ creating back road accesses.



The change in the structure of farming is rapid. In 30 years, the number of agricultural undertakings in Bavaria has halved. At the same time, the average area farmed increased from 13 ha to 25 ha.



◆ Farmers plan and decide on the formation of the cultivated land in the rural development and therefore assume responsibility for their future and the rural area.

There is financial support from the Bavarian Village Development Program available to agricultural estates for construction and design measures carried out within the framework of village renewal.

If there is no suitable land for expansion in the area or if there is an additional demand for operating areas, perhaps due to reasons related to pollution control, sites for individual projects or shared installations and facilities can be designated in a suitable location on the outskirts of village. This is advantageous because shared installations and facilities such as machine halls and movable silos are particularly space-saving and cost-effective and are supported financially.





◆ In Bavaria, more than 59 000 full-time and almost 72 000 part-time farmers farm 3 million hectares of fields and meadows. In the absence of efficient economic conditions, they cannot withstand global competition.

Resettlement is encouraged

If a farm would like to resettle partly or completely, land can be provided in a suitable location with the aid of land management. This also facilitates the adherence to necessary requirements, e. g. those of pollution control.

- ◆ New natural habitat areas can be formed in such a way that they do not inhibit adjoining cultivation.
- ◆ Agricultural enterprise areas shall be kept even if the community makes new building areas available for housing and commerce.
- ◆ Flood control measures can be carried out with regard to the interests of farming.

Compatible solutions to land use conflicts

New plans such as traffic routes or construction areas as well as measures of environmental and flood protection almost always require agricultural land. In this case, the land management of rural development (see page 75) notably accommodates agricultural interests. Here are four examples which reveal the benefit of land management:

- ◆ The relocation and adjustment of plots of agricultural land after the construction of new roads solves transection damage and avoids economic disadvantages.

The area required for such plans can be covered through foresighted intermediate land purchase. This prevents rural enterprises from losing land.

Forest can also be reorganized

Forest land can also be reorganized in the procedure of rural development. This enables, for example, plots of land in forests to be consolidated, joint property divided, or rights of use diminished. Moreover, a goal-oriented and effective taxing of primary afforestations is possible by designating afforestation land parcels and corresponding land regulation.



Producing agricultural products alone is barely enough to exist on. The supplementary net product in the areas of leisure and tourism, land preservation, direct marketing, processing, etc. is required.





◆ Bringing the economy and ecology into line through land management means making land available where it is needed.

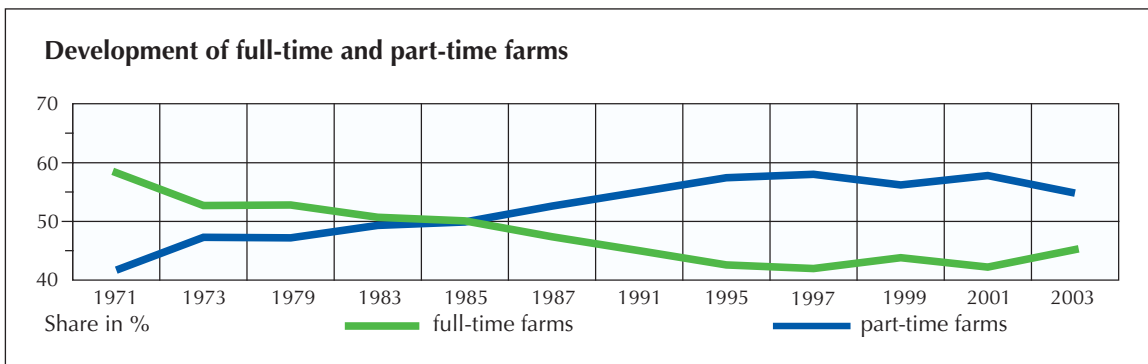
Current and precise data on plots of land is an advantage

In case of village renewal or land reorganization, all reorganized estates have their boundaries marked and are surveyed. This secures the property and the exact data on size and type of use makes it easier for the owners to take part in the agricultural promotion programs.

Legal regulations become clearer

In the land register, secured rights of third parties are transferred to the new plots of land. As a result of reorganization, dispensable rights, such as rights of way do not apply. Joint property and old local rights of use can be abolished and divided under certain conditions, resulting in understandable and clear legal relations in terms of land.

◆ In 1970, one farmer produced foodstuffs for 37 people. Today, this amounts to 120 people thanks to mechanization and operational rationalizations. This development is directly linked to the new direction of EU Agrarian and Structural Policy, the EU Eastern Expansion, the changed working environment, mobility and the growing circulation, settlement and population development and global communication. This change in structure endures.



A complete observation of rural areas in the integrated rural development is an important investment for us in terms of the Generation Contract. Our farmers also assume responsibility here. They combine economy, ecology and social aspects perfectly with their work.





A successful and effective community development requires the involvement of citizens in the participation processes. This participation in the procedure of village renewal in the community of Barbing has caused the people to re-identify with their villages thereby creating a chance for the future. They will also face future challenges, be actively involved in the development of the community and show themselves to be responsible for their villages.

Albert Höchstetter
First Mayor of the Municipality of Barbing

2. Effectively strengthening communes and securing vital rural areas at the same time

The communes and towns have problems fulfilling their tasks in the current economic situation. The communes in rural areas are faced with particularly large challenges: on the one hand, people continue to leave their villages because basic amenities are patchy or because there is a lack of work places. On the other hand, in the surrounding area, conurbations and area-wide development axes, an unlimited migration of new citizens is bursting the evolved village structure. Many communes are lacking in personnel as well as necessary funds for a sustainable development. Moreover, their competence in the subject area is often no longer sufficient in the face of the increasing complexity of problems.

The people in our villages do not want the same living conditions as in the towns, but on a par. This can only be achieved if the hard and the soft location conditions are strengthened. This means, the communes must ensure basic care for the population, which satisfies current demands. They must provide

attractive offers of employment, create incentives and possibilities for the establishment of trade suitable to villages, and, at the same time, offer quality of living through an intact environment.

To sum up: it is a case of effectively improving the living, accommodation and work conditions in the countryside. Here, hard economic factors have an equally important part to play as attachment to homeland and community spirit. The Administration for Rural Development offers its partnership to communes in all areas.

Making the location more attractive in economic terms

The fixed location factors of a community are absolutely critical for a development with a promising future. The following fields of action can be considered at the same time:



More than 1.2 mn citizens or 10 percent of the inhabitants of Bavaria are assisted in projects of rural development. More than 1 000 communes with approx. 4 600 villages are our partners in integrated rural developments, village renewals and land consolidation and are supported and promoted with approx. 100 mn Euro per annum.





◆ Community life brings dynamic development at the same time – a location advantage in rural areas.

Optimizing transport development

Here, the communes can be improved in village renewal and land consolidation, above all through planning, the provision of areas, financing and the extension of a road and path network suitable for requirements and for the village.

Preserving and shaping village image

Views of places characterize and create their individual character and their location in a flawless cultivated landscape distinguishes Bavaria's villages. It is therefore particularly important to maintain the views of places and village groups and to continue to develop them carefully. For this reason, in case of village renewal, plans of village renewal and green planning are drawn up and used as a base for road areas, village areas and green areas.



Promoting low-key structural development

Around 28 ha of land are used each day in Bavaria. It is precisely the agricultural area which is particularly strongly affected by this use of space. Traffic routes connecting villages, large-area infrastructure projects, but also residential homes have "eaten up" this previously undeveloped land. This use of space can be limited – for example, if new construction no longer takes place on the outskirts of urban areas and areas at the core of the village are used more densely instead. Village renewal therefore supports, in particular, the reuse of derelict building fabrics suitable for the village. This leads to a reduction in the use of space.

Securing nearby supplies

Securing basic amenities is decisive for the quality of life in rural areas. Within the framework of village renewal, the establishment of communal village shops can be given priority support.

Improving agriculture in villages

Many villages are principally characterized by agriculture. This far exceeds what is superficially visible, such as typical farmhouses, stables or other



◆ It is well known that mutually achieved goals are received and appreciated the most.

Tunnel vision is barely affordable today. Communes therefore plan together and develop concepts for integrated rural development. Following this, the planned projects and measures are then implemented and promoted in a goal-oriented way within the framework of village renewal and land consolidation.



easily recognizable landmarks of agricultural undertakings. The community life in the village today is still based on rural traditions. If agricultural enterprises are given up, this has enormous effects on the social structure "village". In order to prevent villages from developing into dormitory towns, the local parameters for agriculture must be improved effectively – a central task of rural development.

Facilitating infrastructure facilities

Whether or not infrastructure measures are realized depends in many cases decisively on the availability of land in the required location. Here, the land management of rural development offers decisive aid: through intermediate land purchase and the implementation of exchange land, area-claiming community projects such as facilities for supply and disposal, sports fields or cemetery extensions can be carried out in way suitable for ownership or building land can be provided for residential and commercial use.

Compensatory measures for carrying out municipal infrastructure initiatives in accordance with the nature conservation law are often required. This means that since the commune has taken countryside, it must compensate for this in ecological terms. Communes can already "save up" land in advance in a so-called "eco-account" . The Administration for Rural Development is helpful in purchasing this land.

Flood protection

Many communes are increasingly confronted with the problem of flooding. With the use of land-reorganization, construction and countryside-



◆ Good basic care, local work places and visible progress make villages attractive.

friendly measures, the Administration for Rural Development is trying to hold back water on the surface and decelerate water drainage at the same time. Occasionally, technical flood protection is also necessary such as building storage reservoirs.

Offering people a homeland

People do not only measure the value of a commune on whether they can live according to their tastes in the village, whether they can find work nearby or go shopping without driving for kilometers. For this reason, the Administration for Rural Development also pays attention to the so-called soft location factors:

Preserving an unblemished environment

Maintaining a flawless environment, conserving, caring for continuing to develop nature and the countryside is in the interest of all communes and their citizens. For this reason, maintaining our natural life foundations is a pivotal task of rural development.



Communes and their citizens are getting involved in the integrated rural development as well as village renewal and land consolidation in seminars at the "Schools of Village and Rural Development" in Klosterlangheim, Plankstetten or Thierhaupten.



Expanding attractive leisure facilities

Alongside a harmonious relationship with nature and the countryside, people also expect proposals for structuring their leisure time. This is why the Administration for Rural Development supports communes if they want to improve their offer of leisure facilities and local recreation. This not only increases the attractiveness of home living space, but, as a soft location factor, it is often also reason for the resettlement of citizens or business enterprises and for the development of soft tourism.

Encouraging a functioning community life

In a mechanized and globalized world, people are striving even more strongly to experience homeland and to feel rooted. Only a functioning village community can achieve this. For this reason, encouraging community life plays an even more important roll, particularly as binding functions such as self-administration, the schools and even the local priests have disappeared from many villages. The Administration for Rural Development supports the communes, for example, in building houses, club houses and community centres. This opens up

new opportunities for the support of culture and tradition – a further contribution to a lived village culture and the vitalization of village centres.

On the road to success together

Many of the measures which could improve future prospects overstrain an individual community, be it in the area of infrastructure, farming, leisure and tourism facilities, or the conservation of nature and the countryside. Even the people's desire for social and cultural co-operation can often not be fulfilled by one community. On the contrary, acting in a partnership and joint action in an association create chances. The administration supports such specific leagues from neighbouring communes within the framework of the integrated rural development. Particularly with village renewal and land consolidation, it helps to carry out measures which effectively improve the location conditions of the participating communes in a structural, economical, ecological and sociocultural respect.



◆ Community facilities, flood protection measures, sport, building land, road network or economical, social and ecological requests – rural development and land management solve land-use conflicts in villages and on the land and optimize the use of different instruments in rural areas.



Citizen participation is a fundamental principal of rural development and makes a profit for the villages. The more that people voluntarily participate in thought, planning and designing in village renewal and land consolidation, the better their involvement and know-how will be in future tasks.





314 units of owned land covering an area of 1 227 ha are involved in the land consolidation for special operations at Kirchroth. Over a length of eight kilometers, the Danube was rerouted and the rural conservation areas in the Danube foreland were reformed. It was a great advantage to us farmers that the new layout of the agricultural land avoided cutting into or dividing land and the land size was brought into line with the requirements of a modern farm.

Theodor Wasmeier
Farmer, BBV local chairman and locally elected Board Member

3. Implementing public plans in a property-friendly manner

The strength of a business location is particularly dependant upon the provision of infrastructure. At the same time, the quality of transport development is particularly decisive. Producing and processing enterprises are dependant upon an optimal development – be it by rail, by road, by water or by air. In all cases, appropriate infrastructure is established by means of large-scale civil works, which are mainly associated with a considerable need for space and extensive interferences in the existing countryside and ownership structures. Property developers for measures of this kind are usually the public authorities or corresponding companies.

Plans covering numerous villages which require a large area of land have the most dramatic effects on the ownership and social structures as well as on nature and the environment. The landowners and farmers in particular are among those most affected by such measures. However, a part of nature or cultivated land often disappears with these civil works as well.

Avoiding and reducing drawbacks using land consolidation for special operations

The land consolidation for special operations provides the Administration for Rural Development with an efficient means of avoiding or reducing the drawbacks of large-scale civil works for farming and the countryside. The land consolidation for special operations

- ◆ facilitates the allocation of land for the company by counterbalancing the drawbacks for the countryside at the same time,
- ◆ supports the practical adjustment of town infrastructure, and
- ◆ takes into account the needs of nature and the countryside.

Mobilizing land and avoiding expropriation

Extensive construction projects in the public interest are usually able to expropriate: landowners



Bavaria has 140 000 km of road, 2 200 km of motorway, 6 700 km of rail network and 700 km of waterways. The main focus of the work of rural development over the last decade has been: German Unity traffic projects, the ICE trainroute Wuerzburg – Hannover, the Main-Danube Canal.





◆ Land management measures are the pivotal point if national transport connections should increase the location quality and new solutions are required in communes for living, residing and working.

who are affected by the project and unwilling to sell could be forced to hand over their land, under certain circumstances, by the authorities responsible for expropriation. The responsible body for large-scale civil works almost always succeeds in purchasing the land required for construction – admittedly usually not in the location required for construction. Exchange regulations under private law usually only achieve the aim in the case of small problem areas.

This is where land consolidation for special operations (see page 107) applies: The plots of land can be mobilized by means of an area-wide redistribution of lots. The land available for exchange of the property developers shall be relocated to the required



Rural development has offered considerable support in the area of the Danube and the canal route to the Main river for the Main-Danube Canal. It integrated the large-scale construction project over an 85 km long and 23 000 ha area in the countryside and compensated for the disadvantages to those involved.

roadway areas and the landowners who were originally affected shall be compensated at another location in the countryside. If the land requirement cannot be completely satisfied through private land purchase, the remaining requirement shall be distributed over a larger sphere of landowners and will not just burden those individuals who are affected directly. In this way, many will shoulder the burden with far less effect on individuals. An expropriation is normally avoided in this way.

Avoiding property divisions and adapting local infrastructure

A land consolidation for special operations also prevents the division of lands and local infrastructure by large-scale civil works. It is also not only a question of repairing existing structures, but will result in the restructuring of the areas surrounding the civil works, taking into account the local development targets.

◆ The previously agrarian Franconia Lakeland is now one of the most frequently visited local recreation areas.

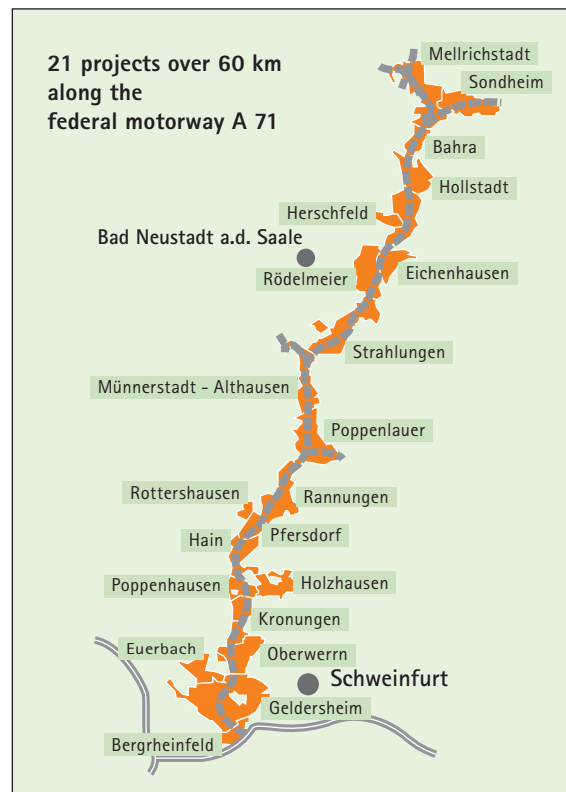




◆ Land consolidation for special operations supports public plans for the allocation of land and counterbalances the drawbacks for farming and land improvement. 200 land consolidations for special operations are currently running in Bavaria.

Compensating by contract for interferences with the nature environment and cultivated land

Farming is often doubly affected by the removal of land through interferences; on the one hand by the act itself, and on the other hand, by the land protection compensatory measures necessary due to the interference. The land consolidation for special operations can also have a counterbalancing effect here and can implement the compensatory measures in a property-friendly way and also for the good of nature. The land preservation balancing and replacement measures can also be realized in combination with the reorganization of all ownership areas in purposeful, functional area and agricultural connections. The balancing and replacement measures for landscape preservation can also be realized here in connection with the reorganization of all land owned. The identified compensatory and replacement land can be linked with other intended measures in the field of planning, for example, for preventative flood protection, for identifying buffer land on streams or for linking up natural habitats, and can be involved



◆ Communes along the new motorways at Schweinfurt (A71, see illustration) and Füssen (A7) are cooperating and jointly planning integrated rural development concepts. Projects of land consolidation and village renewal are already being implemented.



Public plans such as, for example, by-passes or the Upper Palatinate lake country are supported by land consolidation and village renewal. In the process, land management and measures for structural integration remain at the forefront.





◆ The farmers also have a say in land consolidation for special operations when it comes to their needs. As is the case in land consolidation, the landowners form a Community of Participants which is responsible for the redistribution of plots of land, the path network and nature conservation measures, and countryside preservation.

in a particularly useful way in the development of cultivated land.

The Community of Participants as a representative of interests and driving force

The foundation of a Community of Participants is also always linked to a land consolidation for special operations. This acts as a negotiating partner for the respective organization responsible for development, which gives the individual landowners a stronger legal position. On the contrary, the organization responsible for development also only has one negotiating partner, and both par-



ties benefit from this. The Board of Community of Participants exercises an important role as negotiator in the process. It already represents the interests of the landowners during the planning procedure when dealing with the definition of the necessary follow-up and adaptation actions. For the most part, the existing road and water networks are also intersected and must be adapted to the new conditions. This also applies to the area and spacial specifications of the adaptation and follow-up measures, which quite considerably adds to the actual land requirement. The Board of Community of Participants acts as a driving force for project realization under ownership law both for the owners and land users, as well as the organization responsible for development. It provides a consistent land evaluation, leads negotiations on new land consolidation and decides on the reorganization of plots of land.

◆ Public and private interests unavoidably clash in land consolidation for special operations. The Community of Participants mediates between the landowners and project developers thus helping to solve conflicts of use.



The whole ecological expert's report for Donauried includes the precipices of the Danube valley between Ulm and Donauwörth. It was initiated by the Bavarian Parliament. The services of rural development are required when one is dealing with a solution for multiple conflicts of use in a highly sensitive area of unspoiled nature.





In the case of Weißenbrunn v. Wald and Fornbach, Roedental City, County Coburg, an exemplary habitat was created within the framework of the exemplary Bavarian Species and Habitat Protection Program – implementation project "Lange Berge – Bruchschollenkuppen". 23 ha of connecting land were bought by the Bavarian Union for the Protection of Birds, registered association. The land regulation facilitated the identification of land exactly where it would have the greatest effect for endangered animal and plant forms.

Frank Reißweber, Biologist
Bavarian Union for the Protection of Birds, registered association, Coburg County Group

4. Protecting natural living foundations and creating cultivated land

On the one hand, people expect the rural areas to offer them an intact environment. On the other hand, untouched landscapes and the plants and animals living within them are often threatened by modern civilization: soil, water and air suffer under their influences. For this reason, the safeguarding of a healthy environment and the protection of the natural bases of existence: soil, water and air, are important concerns in projects of integrated rural development. The aim of completely and effectively developing the rural areas can only be achieved in this way.

Linking up natural habitats, reviving diversity within villages

A significant focal point in rural development is maintaining the unmistakable uniqueness, diversity and beauty of the rural cultivated landscape and shaping it in the future.

This includes the development of habitat systems. Areas of ecological importance are secured in the process and linked up together through new biotopes. These new biotopes include accompanying and windbreak planting, windfall meadows, field groves, landscape ponds, tarns, moist, dry and succession land – areas which can develop without disturbance – as well as strips of embankment and water courses.

In-town measures which aid the green land regulation and village ecology revive the diversity of natural biocoenosis in the village. The creation of green areas and planting can contribute to the near-natural formation or re-establishment of village streams and ponds or the twining-up of walls or buildings as well. Creating green belts forms valuable networking elements between built-up areas and open meadows. The habitat system will be entrusted to the public authorities, usually to local authorities, as property and for further maintenance.



Bavaria's countryside is attractive with an abundance of unique natural creations and impressive plant and animal species. Rural development is committed to this inheritance. Landscape projects are an inherent part of land consolidation and village renewal.





◆ Trees are poems which the earth writes in heaven, and we cannot picture the countryside without them.

When new planting takes place, rural development places special emphasis on the use of native groves suitable for the location. Targeted planting or seedlings are omitted in most areas. The vegetation is able to reestablish itself here by gradually spreading naturally so that native flora and consequently fauna can also develop. In this way, extremely valuable countryside elements and habitats develop with little effort. This is only one of many examples which come into existence in projects of rural development. They all show that it is possible to save or to reestablish many animal and plant species threatened by extinction by maintaining and creating shelters and habitats.

The voluntary cooperative action "More Green through Rural Development" is also very successful: landowners plant trees and bushes on their land thereby additionally enriching the cultivated land.



Each year, tens of thousands of trees and bushes are delivered to interested landowners.

Reducing the risk of flooding

In the face of the successful flood-related events over the last years, the preventative flood protection measures in rural development have gained even more importance. Efforts to retain surface and rainwater in the area, or at least to slow the flow, remain at the forefront.

Implementing this into land consolidation is achieved above all through:

- ◆ slope-parallel cultivation in case of reorganized plots of agricultural land,
- ◆ securing slopes and twines,
- ◆ smaller and larger water storage ponds spread out over agricultural land,
- ◆ identifying strips of erosion and bank protection,
- ◆ renaturation of water bodies.

The risk of flooding can also be reduced by the fact that rainwater can be drained away on the spot. For this reason, care is taken to seal as little ground as possible when building new farm roads. Gravel and lane construction methods are mainly used in the process. Wide drainage basins replace roadside drains where possible.

During village renewal, secured areas are unsealed as far as possible. If resealing is unavoidable, as is the case when creating a village square, it will be kept to a minimum.

Considerations such as extensive forms of land use, windfall cultivation and pasturing concepts or the interests of hunting, fishing and beekeeping are included in rural development planning. This diversity is a special element and the guarantor for an intact and stable cultivated landscape.





◆ Protecting flora and fauna: requests for the protection of species and biotopes are an established element of planning.

Measures of village renewal and land consolidation hold back rainwater, relieving the deepening bodies of water in the process and reducing the danger of flooding for the settlements. If necessary, the preventative flood control measures shall be expanded with the construction of technical flood control measures – for example by building larger storage ponds. Collaboration with water management has proven its value here.

Avoiding soil erosion

Valuable humus is washed away with each flood. Preventative protection works against this soil erosion. Slope-parallel farming, new windbreak planting and other strips of planting assume

an important protective function. Washed-away humus which is deposited in the storage ponds can easily be removed from there again and brought out onto the fields.

Protecting bodies of water and drinking water, increasing water quality

Our rivers and lakes are very sensitive and are easily brought out of ecological balance. Water protection is also a task supported by the Administration for Rural Development. Banks along the edge of bodies of water act as an ecological buffer preventing harmful substances and fertilizer from getting into the water. The renaturation of bodies of water as well as, for example, the oxygenation by bottom barriers also improves the quality of water.

Drinking water is our most valuable source of nourishment – its protection is a top priority. For this reason, areas which are sensitive in terms of water supply, such as water protection areas and their buffer zones, can be allocated to the responsible body for water management and to the public authorities in the case of reorganization, provided that this brings important exchange land. In return, the landowners shall receive land which lies beyond the sanctuaries.

The implementation of the European Water Outline Directive can be supported in a particularly effective and property-friendly way with integrated rural development.

During land consolidations, habitat systems are enlarged or completely recreated as needed. Each year, rural development provides around 700 ha for nature conservation, landscape preservation or the protection of resources with its land management.





◆ Left: rural development cooperates with the responsible water management offices when forming bodies of water. ◆ Right: cultivated landscape – production and protection areas belong together.

Technology helps to protect the environment

Environmental protection is not just limited to conserving nature. For this reason, the Administration for Rural Development supports measures of technical environmental protection in diverse ways. It promotes, for example, the use of environmentally friendly and energy-saving technologies in residential and farm buildings through road shows and the involvement of experts. Or, it provides land for new plant purification plants or plants for the utilization of renewable raw materials, such as biogas plants and wood chip heating stations.

Implementing third party plans

The implementation of third party expert planning, such as the species and habitat protection program of the Administration for Nature Conservation or the community landscape project,

can be effectively supported in projects of rural development, above all through the provision of land. Plots of land for exchange can also be provided for the community eco-account.

Incidentally, the needs of nature conservation and land preservation alone are a reason for carrying out a Rural Development Project.

Success with land management

Each year, around 700 ha of land are made available throughout Bavaria by rural development (see page 75) for ecological purposes in the course of land management. If a ten metre wide strip was formed from this area, this habitat structure would be around 700 kilometres long. Most of the land is procured through foresighted intermediate land purchase. In addition, land management facilitates the provision of land for ecological and



The protection of nature and water, an imperative future task, requires extensive land in rural areas. An effectively integrated rural development solves conflicts of use and facilitates finding an amicable consensus between use requirements.





◆ Water: basic element of life. The aim is to protect the quality of this elixir of life. At the same time, the aim is to prevent occurrences of flooding. Land use plays an essential role here.

other projects in a cheap location each time. In this way, existing conflicts of use, for example, between ecology and farming, or between ecology and infrastructure, can be diffused and new conflicts of use avoided.

In the process, rural development pays attention to one thing in particular: the land provided for nature and environmental conservation should be tailored in such a way so that it does not restrict the bordering agricultural cultivation.

The implementation of ecological concerns thereby takes place in unison with the interests of landowners, farming and the public authorities.

A professionally funded, efficient planning process

Professionally funded landscaping in villages and on the land takes pride of place. It builds itself on existing expert concepts of nature conservation and the community landscaping. Firstly, ecological structures are recorded and evaluated. On this basis, an ecological design concept develops which is compiled taking into account the planned civil works and the character typical of the countryside. Cultivation plans ensure the lasting existence of the habitats. The drawing-up of such plans is assigned to freelance planning offices.



Landscaping in rural development ensures an environmentally-friendly implementation of projects and improves the effectiveness of the ecosystem. Alongside ideas for procedure, evidence of their environmental impact is also compiled.



Rural Development in Bavaria

A competent partner for rural areas



The fundamental principles and core competences of rural development

1. Citizen participation:
always the main focus – the citizens
2. The Community of Participants:
lived subsidiarity
3. Land management:
core competence of rural development





Our population and our businesses shall be provided with the best possible infrastructure as a basis for a secure future through our regional development concept. The Office for Rural Development is our most important partner in this process. It provides us with all important services and core competence from one hand, such as active citizen participation and integrated rural development concepts. This has already enabled us to achieve great successes together.

Albert Loehner, Head of the District Council of the Rural District of Neumarkt i. d. OPf. and First Chairman of the Promotional Union "Schools of Village and Rural Development Plankstetten Abbey, registered association"

Fundamental Principals and Core Competences of Rural Development

The Administration for Rural Development is constantly working on approx. 1 900 procedures statewide. These cover a total area of approx.

7 000 square kilometers and benefit over one million landowners, farmers and citizens in approx. 1 000 communes.



◆ The Upper Palatinate Community of Püchersreuth with its 20 villages, hamlets and isolated farms successfully carried out eight projects of rural development in order to combat weaknesses in structure and to counteract the population loss.

The administration operates according to basic principals which have proved themselves over many years. This conviction that a plan can only really succeed if the people are closely involved and can play a part from the outset is interwoven with all activities.

A particularly distinctive and unique form of participation is the autonomous organizational competence of the Community of Participants guaranteed by the Bavarian Cooperative Principal.

Another fundamental principal and the core competence of the Administration for Rural Development is effective land management, which aims for the most conflict-free planning and organization of land ownership and land use.



The principal of cooperation introduced to land consolidation in 1923 is and shall remain worthwhile. For this reason, it was also adopted and intensified in the Bavarian Village Development Program founded in 1982. All citizens are invited to involve themselves actively in planning and implementation.



I. Citizen participation: always the main focus – the citizens

The Administration for Rural Development can only successfully work on the future of rural areas if three requirements are fulfilled:

- ◆ The citizens actively collaborate with plans and assume autonomous responsibility.
- ◆ They want to help themselves with the support of professionals.
- ◆ A large majority of citizens accept and support the planned measures.

Early information, intensive participation

This means: the local residents must be informed and involved intensively at an early stage. "Early" means: far in advance of the formal introduction of the land consolidation. This happens in a preparation phase in which the citizens are sensitized and motivated to compile their aims for the future development of the village and commune and to summarize them in a model. The concrete measures will only be planned using this model as a base. In the process, this is given the motto "planning in dialogue" – the pure expert planning has not kept up with the times for a while from the point of view of rural development. Citizens should and can collaborate in different ways to a much greater extent, for example, in land and village workshops, in activating citizen questionnaires or in work groups. Here, they will receive multiple opportunities to constructively face the strengths and weakness of their own living space in order to help shape their future.



During the World Exhibition EXPO 2000 in Hannover, Upper Bavarian Weyarn showed how its citizens took on the development of their village themselves as part of village renewal and changed the character of the village, but maintaining their own identity at the same time.

Going back to school again

The people can only participate competently if they know the planning events and methods which lead to a decision being made. The Schools of Village and Rural Development provide this basic knowledge. There are three institutions of this kind in Bavaria: in Thierhaupten (for Upper Bavaria and Swabia), in Plankstetten (for Upper Palatinate and Lower Bavaria) and in Klosterlangheim (for Upper, Middle and Lower Franconia). All three are independent, registered associations and are promoted by communes, districts, trade and banks. They see themselves as a forum for rural development and offer seminars, excursions and specialist events on all questions concerning future development.



◆ Citizens and communes are jointly working out future strategies for the village and the planning of village renewal.





◆ The Plankstetten School of Village and Land Development – one of three idea pools for the future of villages in Bavaria. All three schools are accommodated in unique cloisters. As before, stimuli and developments for rural space start here.

A sense of community is more than just a community

The widespread involvement of the population is a central component of the Bavarian method in rural development – already during the planning of measures, but also when implementing them. This principle far exceeds the concrete development plans: where committed women and men collaborate, a commune becomes a lively and creative community of citizens.

In this way, the Administration for Rural Development supports the sociopolitical task of strengthening the community of responsibility between the citizens and the state.



◆ A future resource of the rural area is people who are prepared to get themselves involved.



The "Bavarian Day of Village Culture" was created in 1990 as an expression of lived village culture through village renewal. Particularly active and creative communes follow a colourful 2-year cycle of cultural events in rural areas.



2. The Community of Participants: lived subsidiarity

A special form of participation, which is still valid today and is more up-to-date than ever, was introduced to rural development in Bavaria as early as 1923: the cooperative principal. This means: all landowners involved in village renewal or land consolidation form a Community of Participants, and in fact from the time of the formal introduction of a procedure. In judicial terms, the Community of Participants is a public corporation: it is a non-permanent authority, which is autonomously responsible for the implementation of the procedure and has considerable authority. The Community of Participants is the central point of the land consolidation and an example of lived subsidiarity in Bavaria: responsibility for the accomplishment of tasks is assigned to those who are also affected by it. Moreover, the institution as a "non-permanent organization" is an up-to-date form of a lean administrative organization.

The Board carries the responsibility

The Community of Participants chooses a Board of Directors from amongst themselves, which – led by an expert official of the Administration for Rural Development – manages affairs and is responsible for the planning and execution of measures. In procedures of village renewal, a representative of the commune shall be an additional member to the Board.

◆ The Board makes decisions about the measures in the village and countryside, which are discussed and planned in discussions with experts.



In addition to financial aid, the village renewal communes benefit, above all, from land management. According to the Bavarian Implementation Law to the Land Consolidation Act, the communes are "born" members in the Board of the local Community of Participants.





Community of Participants and commune – two strong partners

The principal of cooperation guarantees that the landowners can regulate their community needs autonomously. In the process, the consent of the commune cannot be excluded. If common needs are directly affected, the consent of the local council is naturally also required. In village renewal, the integration of the commune is already ensured by the fact that the commune is a born member of the Board of the Community of Participants. This ensures that the Board of the Community of Participants is not in competition with the local council, but rather both bodies work together in a partnership.

◆ The Board of the Community of Participants in land consolidations and village renewals is chosen by participating landowners. The management of the Community of Participants, the establishment of value and the reorganization of the plots are incumbent upon the Board.



The planning of land consolidation and the redistribution of land are tasks for the Board of the Community of Participants. Experts on rural development, farming and other technical offices as well as commissioned landscape architects provide the know-how.



3. Land Management: core competence of rural development

Whatever people are planned for the future, one thing remains irrefutable: land cannot be multiplied. This means: we must all deal with it extremely responsibly, distribute it optimally and use it in the most resourceful way possible. At the same time, it is indisputable that rural areas must be developed further. There is a tried and tested method for fulfilling all these requirements: the land management of the Administration for Rural Development which can reorganize plots of land in the village, fields and forest. This method guarantees that the various interests of the landowners, agriculture, craftwork and trade as well as welfare are accommodated and a fair balance of interests is established.

Several steps towards the goal

The aim is to reorganize the land in such a way that it meets the requirements of various users according to situation, shape and size. This is successful if land is exchanged and consolidated. However, land management (see page 75) also means:

- ◆ purchasing land early and with regard to the future, in order to meet the demand for land for new plans,
- ◆ negotiating intensively with all landowners,
- ◆ determining the value of plots of land in order to guarantee reorganization at an equal value,
- ◆ designing the reorganization of land,
- ◆ marking boundaries and surveying the new plots of land,



Land management paves the way for added value in farming and tourism, flood control measures, new traffic management systems, road safety, the supply of building land, leisure and relaxation, shared facilities, supply and waste disposal facilities, renaturations, planting vegetation.

- ◆ regulating legal relationships, and
- ◆ working out the new land and cadastral registers.

An instrument for many tasks

Land management is the core competence of the Administration for Rural Development. It is employed as a central instrument in many different ways:

- ◆ In the procedure in accordance with the Land Consolidation Act (FlurbG), if it concerns land consolidation (see page 95), land consolidation for special operations (see page 107), accelerated consolidation (see page 111), or the voluntary exchange of land (see page 115).



- ◆ Land management stands for the reorganization of land in a manner which is amicable and suitable for the future.





◆ Land management creates planning windows of opportunity for an effective development. Without altering anything in terms of ownership at first, existing boundaries are mentally removed, so-to-speak, to the benefit of optimal solutions. However, land management is not a free ticket for the realization of measures to the detriment of private interests. In fact, the participation of landowners here is both the standard and the highest command.



- ◆ In village renewals (see page 87), which are also processed as a procedure according to the FlurbG.
- ◆ In case of the voluntary exchange of land use (see page 119), if large farming areas need to be created quickly on a lease basis.



The land management of the Administration for Rural Development makes an important and irrefutable contribution to the future security of rural areas. A figure says more than words in this case: each year, approx. 30 000 ha of land are reorganized in the procedure of rural development.



Rural Development in Bavaria

A competent partner for rural areas



Everyone benefits from projects
of integrated rural development





Everyone should take on responsibility, as only those who get involved can have a say and influence. I have discovered the improvements through village renewal to be essential because they help the citizens to be able to experience the vital sense of community again. It is wonderful to be able to design your own living space and environment and to be pleased with it, and also because we would like to leave behind a lovable and livable environment for future generations.

Margot-Maria Mack, Restorer
Ober-Eglfing

Everyone benefits from projects of integrated rural development

Integrated rural development, village renewal, land consolidation, citizen participation, the principal of cooperation and land management.

Many terms, for which the question is often asked: What do the people and nature gain from the programs of the Administration for Rural Development and from the fundamental principals according to which they work?

Programs and principals are not just words on paper – they offer prospects:

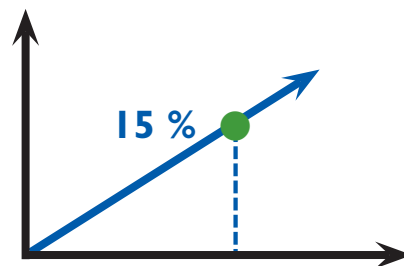
- ◆ advantages for farmers and citizens,
- ◆ developmental profit for the communes,
- ◆ economic revival.

Anyone who walks through a village with their eyes open or is in the countryside after projects of rural development will recognize that the community has become more attractive as a place to live. The nurtured cultivated landscape is an intact living

space for the inhabitants and also pleases those seeking respite from the city.

A cut above the rest – this is how communes profit

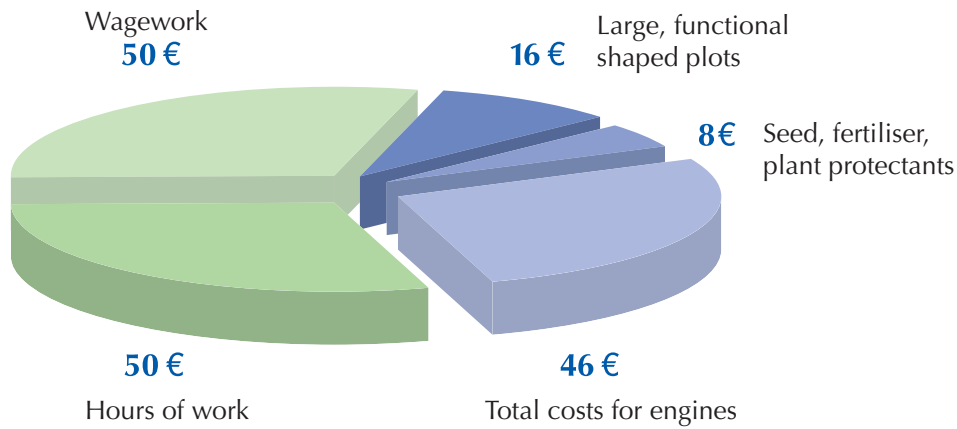
Alongside these so-called soft indicators, the use can also be substantiated with hard facts: The Technical University of Munich has studied 765 rural communes in Bavaria and found that communes achieve a considerable developmental



- ◆ The developmental profit amounts to an average of 15% in the case of communes with up to 2 000 inhabitants and starts after land management



Savings per hectare and year through Land Consolidation



◆ Considerable economic advantages for farmers in Bavaria develop through land consolidation. In total, savings amounting to an average of 170 Euro are made per hectare and year.

profit¹⁾ through land consolidation and village renewal. Therefore the scientists have evaluated community data from almost two decades. The established changes, for example, in the case of national revenue, the number of inhabitants, the construction of residential buildings and the number of agricultural businesses, show that this developmental profit amounts to an average of 15 percent in communes with up to 2 000 inhabitants.

Less work, higher income – this is how agriculture profits

Another investigation²⁾ applies to the advantages for the agricultural businesses. The result: The consolidation of plots of land and the connection

of new land and farm buildings to amenities as required increases the earnings of businesses decisively. Two factors contribute to this above all: The amount of time worked on the field is reduced by up to 39 percent and the gross income increases by up to 46 percent. If you include the current business factors, there is an average saving potential of 170 Euro per hectare and year. Based on a principal farm with a farmed area of 50 hectares, this means a potential saving per annum of approximately 8 500 Euro, and 2 000 Euro per annum based on a sideline farm with 12 hectares.

These long-term savings support the farmers in the agrarian country of Bavaria – with a high percentage of disadvantaged areas – in national and international competition.



Land consolidation has a history in Bavaria. In 1886, King Ludwig II signed the "Act concerning Land Consolidation". A central authority was created to implement this: The Commission for Land Consolidation – forerunner of the current Offices for Rural Development.





◆ Large farming areas save 40 litres of diesel per hectare and make an economy of cost amounting to approximately 40 Euro. Rounded-up, this alone gives an average net profit of 1 436 Euro for principal farms and an average of 480 Euro for sideline farms per annum.

Clearly less emissions – this is how the environment profits

The consolidation of small scattered plots of land into large and well-connected farming areas means that a farmer requires on average 40 liters less of diesel per hectare per year.

A remarkable calculation can be made from this figure: If 30 000 ha of agricultural productive land is reorganized each year as part of rural development, the use of diesel would sink by approximately 1.2 million litres per year! This not only takes care of the farmers' pockets, but the environment as well, because from the delivery of only one litre of diesel to its combustion, more than three kilograms of ozone-damaging emissions are created, above all carbon dioxide. Reduced use of diesel leads to 3 600 tons less of ozone layer damaging greenhouse gases being emitted into the atmosphere each year.

How to make seven investment Euro from one promotional Euro – this is how the economy profits

The renowned "Münchner Ifo-Institut für Wirtschaftsforschung" (Munich Ifo Institute for Economic Research) has calculated: every promotional Euro in village renewal and land consolidation creates follow-up investments of up to seven Euro ³⁾. This has a positive effect on the employment market: Approximately 130 work places depend directly and indirectly on each million Euro of public funding which flow into projects of rural development. The investments made with the promotion funds help to support the regional small and medium sized handicraft businesses and contribute to strengthening the work and economic location of rural areas. Moreover, almost two thirds of the subsidies used flow back into the state funds, because the private investment created in land consolidation and village renewal increases the national revenue.



The task of village renewal decided upon by the Bavarian Parliament in 1981 is a milestone in the history of rural development. The widely diversified lines of action are also an important business activity program for the economy in rural areas.





◆ Franconian wine – a resource with potential. Five middle and lower Franconian winegrowing communes of the wine paradise at Iphofen are increasing their marketing and earning opportunities and are offering guests an attractive setting as well as more leisure and holiday opportunities in the region.

High acceptance through citizen participation – this is how the community profits

Integrated rural development is comparable with a citizens' initiative – not against the project, as is often the case, but in favour of the project. After all, the participation of the citizens is a central component of the Bavarian path to the development of rural areas. The success of plans is considerably dependant upon the fact that those affected are prepared to get involved and be responsible individually, that the desire to help themselves motivates them and that many of them accept the common goal and the means of achieving it. For this reason, citizens are taken to train or to qualify at the three Schools of Village and Rural Development, for example. This is how they acquire the necessary ability to reach personal and joint goals effectively. The result is development processes which sustain a large majority. The Administration for Rural Development thereby supports the sociopolitical

requirement for a new responsible community between citizen and state.

Living and farming becomes more attractive – this is how the whole rural area profits

Rural areas are noticeably enhanced through integrated rural development: the people receive an

◆ Minister of State, Erwin Huber, proudly took stock after 20 years of "Bavarian Village Development Programs". The investments created directly and indirectly amount to approximately 5.3 billion Euro.



The rural development in Bavaria is a member of the Confederation-State Working Committee Rural Development and the European Working Committee of Rural Development. Bavarian know-how was sought-after in Saxony and Thüringen after reunification (the "Wende") and is recognized in numerous countries throughout the world.





◆ Left: the musicians would not have invested in technology without suitable premises ◆ Right: an attractive village today has a satisfied young generation who are happy to continue their parents' work.

attractive living environment, existing farming, service and craftwork business can continue to develop and new businesses settle because they come across cheap conditions. The experts of integrated rural development turn their attention particularly to reusing empty buildings and closing gaps between buildings. In this way, village centres maintain their vibrancy or are revitalized. In brief: the village is improved as an independent residential, employment and economic location.

Cooperate and win – this is how businesses and communes profit

Projects of land consolidation and village renewal are a diverse starting point for collaboration between businesses: businesses collaborate in

order to organize an industry-wide use of machinery for the joint processing or marketing of products; together, communes and firms dedicate themselves to joint landscape preservation.

For example, 40 village shops have sprung up in Bavaria over the last few years, which are mainly run on a cooperative basis. In this way, basic supply is secured, profits are distributed to the co-proprietors – and work places remain in the village.

The small business economy in particular profits from the investments of integrated rural development. In addition, an intelligent land management supports the development of existing businesses and the settlement of new ones.



The costs are quickly written off – in this way, whoever invests, profits

The landowners must contribute on average between 10 and 30 percent to the costs for the extension of roads and water bodies, etc. in land consolidation. What is their reward for this? Is this investment worthwhile? After the reorganization, businesses, farmers and lessors dispose of purposefully realigned business areas which are linked by an effective and up-to-date road and path network. The new plots of land are surveyed completely and have their boundaries marked, all necessary legal regulations are incorporated into the property and land registers. These are new and solid foundations for an agricultural enterprise.

The fact that the funds used pay for themselves so quickly is demonstrated by the following example: Karl K. has a mixed farming business in Swabia and farms an owned area of 34 ha. Costs of 380 Euro/ha, which amounts to 12 920 Euro, were accrued for the land consolidation. Before land regulation, Karl K. had 24 fields with an average size of 1.4 ha to farm. Afterwards, he still owns 6 fields with an average size of 5.8 ha. As a result, his expenditure for field work per ha has almost halved itself. If it were previously 13 hours, it is now just under 7 hours, valuable time which can be used productively elsewhere. A further consequence of land management was that the costs for fertilization, pest management, seeds and the employment of machinery has been reduced by 85 Euro/ha. The possible saving potential through land consolidation in the agricultural business of Karl K. amounts to a total of 230 Euro/ha.



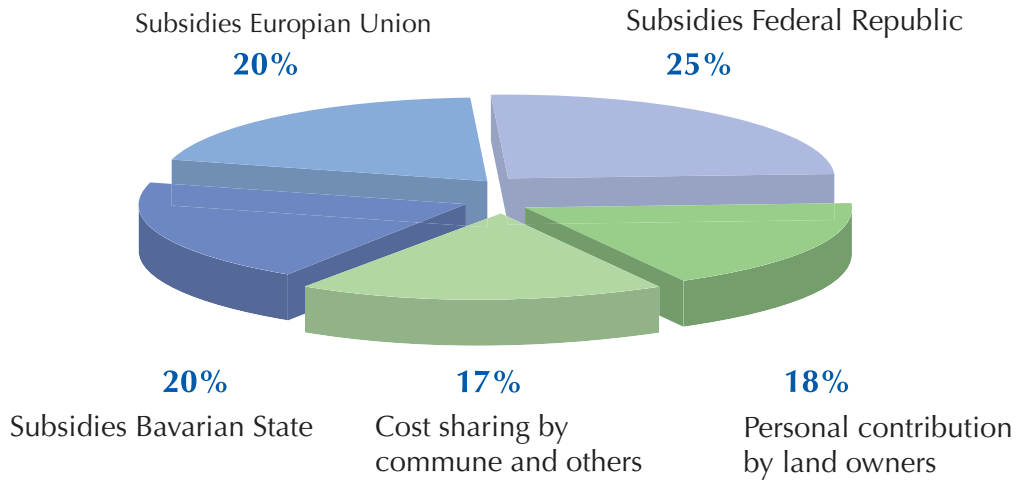
◆ Farmers in Stefling at the front of the Bavarian Forest were faced with the following question: Grow or give up? Now they are following a common path according to the principle "from the region for the region" with windfall fruit cultivation and processing, extensive livestock rearing, tourism and landscape preservation. The Stefling must festival continues to be a well-known high-point for the whole region today.



Globalization does not stop before rural areas either. The communes in integrated rural development confront the demands together and improve their homeland.



Financing of Rural Development



◆ The projects of integrated rural development, village renewal and land consolidation are principally financed by public funds from the European Union, the Federation, the Free State of Bavaria and the local authorities. The landowners raise just under 20 % of the country's average. They can fulfill their share through payment for work done and active collaboration.

In reference to the land owned by him this amounts to 7 800 Euro year after year. In addition, there are further savings through the reorganization of his 38 ha of leased land, which have not yet been taken into account in the aforementioned example. Only half of the costs for land consolidation is incurred to the leaseholder, if they lease their area in the long-term, which means for at least 10 years.

This shows that:

Land consolidation pays for itself quickly and noticeably improves the competitive ability of our Bavarian agriculture.

- 1) From land consolidation to rural development – setting goals and the effects of the procedure of rural development in the change of sociopolitical ideals, Dr. Franz Schlosser, 1998, Publisher: Professorship for land regulation and land development at the Technical University of Munich
- 2) Book of materials 16 – The Influence of Land Consolidation on the Rationing of Agricultural Enterprise in Bavaria, Publisher: Bavarian Ministry of Agriculture and Forestry, Munich
- 3) Book of Materials 24 – Effects on Employment through Land Consolidation and Village Renewal in Bavaria, Publisher: Bavarian Ministry of Agriculture and Forestry, Munich



Each integrated rural development, village renewal and land consolidation is as good as its citizen participation. If this acts as a motor for further progress in the villages after the completion of the projects, the public funds effectively sustain rates of return by helping people to help themselves.



Rural Development in Bavaria

A competent partner for rural areas



The great advantage:
all services from one hand





Four generations are living under one roof in our farmhouse at Stoetten am Auerberg. We all profit from being close to one another. We support one another when working on the farm and when caring for the youngest and eldest family members. Thanks to the demand for an overall concept, our "generational house" can not only be used in a flexible way, but it has also been a success in visual terms. Competent advice and the financial aid from rural development have contributed to this.

Living space for four generations under one roof in the farmhouse of the Schreyer family in Riedhof, Stötten am Auerberg

The Great Advantage: all services are from one hand

The Administration for Rural Development is well equipped for the challenges in rural areas. Our offer has a decisive advantage for the citizens of Bavaria: they receive efficient services from one hand which are tailored to specific needs.

A pool of experts for many tasks: the Administration for Rural Development

The Administration is set up on two levels. The senior state authority is the Bavarian Ministry of Agriculture and Forestry.

The seven Offices for Rural Development in Upper Bavaria, Lower Bavaria, Upper Palatinate, Upper Franconia, Middle Franconia, Lower Franconia and Swabia are subordinate to this. They supervise and manage the plans of integrated rural development from the idea to their realization. They supervise the Community of Participants and the respective Association for Rural Development.

Geodesists, farmers, architects, landscape planners, construction engineers, lawyers and administrative specialists are employed at the Offices for Rural Development. Where additional expert knowledge is necessary, or tasks can be completed in a better and more efficient way by private contractors, then corresponding experts are called in. This professional diversity ensures that the plans of integrated rural development are supervised and carried out in a multidisciplinary manner and also by one source. Technically trained employees from the offices manage the respective projects on location; they guarantee a neutral comparison between public and private interests.

Those who participate, contribute: the Community of Participants

Procedures of village renewal and land consolidation are formally introduced by way of a Decision from the responsible Office for Rural Development and supervised by the Office too. The participat-



The on-site point of contact is the project leader, one of our certified engineers. He ensures the legal and technical knowledge for the implementation of the project and takes charge of business management, project management and settlement as Chairman of the Board of the Community of Participants.





◆ Satisfying and future-orientated solutions develop with our land management. We guarantee the utmost diligence when dealing with property and rights in rem.

ing landowners, the bodies responsible for public needs as well as the agricultural trade association collaborate on each procedure in a stipulated area. The landowners and leaseholders whose land lies in the area of land consolidation form a Community of Participants. This is the responsible body of the procedure and a public corporation. As a "non-permanent authority", it is entrusted with considerable authority. Its tasks include the planning and implementation of measures for village renewal and land consolidation.

Efficiency through amalgamation: the unions for rural development

All Communities of Participants in the service district of an office have amalgamated to form a union for rural development. It is also a public corporation and takes charge of cash management and bookkeeping, the tendering of civil



The Office for Rural Development is incumbent upon the supervisory and authorization function through the Community of Participants. In addition, the employees of the offices are the points of contact for district administrators and mayors who wish to take advantage of the services of rural development.

works, construction management and the awarding of planning contracts for the Communities of Participants.

The seven unions for rural development are amalgamated in the National Association for Rural Development. This takes charge of the joint tasks of the unions, particularly in the areas of data processing equipment and program development.

Modern work methods: project-oriented and realistic

The organization of the Offices for Rural Development has proven itself. It fulfills all requirements for the efficient completion of the tasks set. Its characteristics are as follows:

- ◆ The service area of the offices is large enough to be able to engage staff flexibly in important work areas which vary strongly in terms of location and time.
- ◆ The offices combine expert competence with regard to the financing, authorization and surveillance of measures of the Communities of Participants. They also see themselves as service points for the Communities of Participants. In addition, they are planning establishment authorities and therefore responsible for the authorization of projects regulated by public law.
- ◆ The local Community of Participants is only ever set up as a "non-permanent authority" and is abolished again once the task has been completed; in this way, resources are only temporarily tied.





The right partner for the future

The Administration for Rural Development offers up-to-date legal, organizational and financial aid for self-help to farmers, what's more to citizens as well as communes in rural areas in particular. Within the meaning of a new responsible community of citizens and state, they should be put into a position together, where they are able to create their homeland living space by themselves for the good of those living now as well as for the future generations.



- ◆ Our employees ensure the implementation of the wishes and ideas of our customers and are present locally.

- ◆ The planning and implementation of plans of integrated rural development takes place in accordance with the methods of project management and with modern technology. This guarantees the greatest possible efficiency when using personnel and financial capacities.

- ◆ The planning and implementation competence lies with the local Community of Participants; this ensures planning which is suited to needs. The Community of Participants can fall back on competent construction staff from the Associations for Rural Development for the implementation of measures and therefore guarantee that the construction works are carried out in an economic and professional manner.

- ◆ Alongside the original core task of land consolidation in rural development, village renewal and the drawing up of integrated rural development concepts have established themselves successfully. This corresponds to the change from an once purely agrarian-structured objective to today's interdisciplinary and inter-communal trade. Projects are currently running in approximately 4 600 small villages from 1 000 communes.



Experts in technical surveying carry out the surveying, calculation of value and the drawing-up of maps for the Community of Participants. Specialists are available with advice and help for local planning, nature conservation and land preservation, farming and legal concerns.



Rural Development in Bavaria

A competent partner for rural areas



The instruments of rural development

Integrated rural development concept

Citizen participation

Land management

Village renewal

Land consolidation

Land consolidation for special operations

Accelerated consolidation

Voluntary exchange of land

Voluntary exchange of land use

Private measures in village renewal

Rural infrastructure through road
and path construction



The instruments of the Administration for Rural Development

The Bavarian Administration for Rural Development makes the demand on itself to offer its services to farming, the citizens and the communes in a task-orientated, timely and cost-effective manner. The Rural Development is required, above all, in the areas of project management, consultation and the presentation of development processes. The aim of an effective use of the resources land, water and air requires, more than ever, an extensive and foresighted land management for the diverse demands of use relevant to land.

In addition, even more economic, social and cultural impulses are necessary for the future. The communes will work together in communal alliances more intensively than before. Rural development already has diverse experiences with such networks. Based on this, the area-orientated measures of village renewal, land consolidation as well as the voluntary exchange of land and exchange of use shall be brought together in the promotional principal of integrated rural development. Through this, the instruments of rural development shall be employed in the synergy even more efficiently. An individual project orientation toward the local or regional guiding principals and needs as well as a consequently direct employment of personnel and subsidies remain the pivotal point in this process. The demand of farmers, citizens and communes for the offer of rural development is high. This concerns all areas of service, particularly the classic measures for improving agrarian structure too.

According to the set task, the instruments of rural development are applied with appropriate intensity in a manner which is goal-orientated and designed to meet people's needs. Above all, the instruments of implementation can be optimally coordinated in a special and professional manner under the umbrella of an integrated rural development concept. This not only facilitates a slender and flexible project organization, but also concentration on important tasks. Examples for this are an effective and competitive land use in land consolidation or the internal development of villages in village renewal.

The following practically orientated part of the informative compendium provides an overview of the individual instruments of the Administration for Rural Development, their possible applications and processes.



Integrated Rural Development Concept

This is how rural communes mutually complement one another and increase their quality of location together

More and more communes are realizing that many of their community problems are more easily solved with other communes rather than alone. According to the slogan "Together we're stronger!" neighbouring communes in rural areas are deciding to work together voluntarily to complement one another mutually. In the process, they set themselves the target of developing saving opportunities and planning and implementing projects across communes in an economical, ecological and socially in a particularly effective way. In the process, integrated rural development supports the targets set by the communes on a planning level by way of an integrated rural development concept (ILEK) to coordinate development activities. At the same time, the implementation of the use of village renewal and land consolidation or other programs shall be coordinated in a goal-orientated manner. To implement the ILEK, the smaller rural communes, in particular, shall be disburdened by setting up support for implementation. This also brings on board other departments within the meaning of an integrated rural development.



◆ Left: If developments stagnate in a village and there are no innovations in sight, the neighbouring villages and the region are affected equally for the most part. An important step is to recognize this connection and progress from tunnel vision to joint action. When planning for an integrated rural development concept, communes and active citizens compile future strategies with rural development. ◆ Right: "It is not because things are difficult that we don't dare, but because we don't dare, they are difficult," Seneca.

Information and motivation

Integrated rural development is a process. At the beginning, mutual trust is always built up. In an initial phase, the various stakeholders from the economy, authorities, associations and unions are brought together, informed and motivated with the members of parliament and the active citizens of the communes. The most important points of planning are defined. A regional sense of identity should be obtained through the intensive exchange of opinions. Introductory seminars at the Bavarian Schools for Village and Rural Development are recommended for starting this process successfully. Here, the first thoughts on a concept, the future strategies and action programs are forged.



Integrated rural development concept

If this common ground is found, a collaborative and organizational structure is agreed upon, in order to distribute tasks and competences between members of parliament and active citizens in a functional manner. The formation of a supervisory group in which the mayors of the participating communes, the research group leaders, the Office for Rural Development as well as other authorities and centres has proved of value.

Community-wide fields of action are defined on the basis of professional investigations, strength and weakness analyses, amongst other things. The ideas, opinions, desires, or targets developed for this shall be structured by experts. The important future fields of action of the communes result from a joint discussion, which is summarized in the integrated rural development concept. In the process, much emphasis is placed on their realizability.

In this connection, it is also worth agreeing and coordinating the various expert opinions and support programs, particularly those of the Administration for Rural Development and the Agricultural Administration. The solving and realization of the local task can be started based on the deliberations on the target, analysis and strategy of the ILEK. A streamlined and more flexible formation of the instruments of implementation is required for this.

◆ Attractive tourist features were missing from 44 villages in upper Altmühl with 5 000 inhabitants. There is now the following on offer: a 200 km long path and road network for cycling and hiking, three new bathing pools, nine thematic adventure trails and adventure play areas, new nature trails to the apiary, countryside and forest, picnic and parking areas, 280 additional guest beds. In a few years, the number of overnight stays has doubled to 80 000 with an estimated added value of 4 million Euro. The holidaymakers and local recreation guests are an economic backbone for gastronomy, farming, shops, craftwork and services. www.obere-almuehl.de





◆ In the highly valuable conservation area of the Danube valley, the multiple land-use conflicts between ecology, gravel quarrying, agriculture, tourism and flood prevention must be solved in a manner suitable for the future. With the aid of land management, rural development could provide approx. 130 ha of freed-up land over an area of 15 kilometres of river course in the rural districts of Dillingen and Donau-Ries. This land shall then be transferred to the correct locations as required and at the right time. By implementing projects in the four participating communes, the communes are cooperating closely with the Government of Swabia and the Office for Rural Development of Swabia. The project over a 75 km long river course was initiated by the Bavarian Government. www.mouseum.city-map.de

Implementing plans

The implementation phase follows the coordinating and planning. In addition to the implementation by communes themselves, but also by third parties, a multitude of projects can be supported within the framework of village renewal and land consolidation. This is particularly the case for the following measures:

- ◆ Planning, production and financial support of facilities in the interest of the community and the public, such as communal roads and paths, village design, leisure facilities, landscape preservation, community facilities, for example.
- ◆ The provision of land, above all, for public, commercial and agricultural plans within the framework of land management. This includes negotiations with landowners, marking boundaries and surveying plots of land as well as working out documents for the rectification of the property and land registers.



Implementation support

The different fields of action of the communes are analysed and portrayed in an ILEK. Not all of these fields of action can and should be realised by the instruments of rural development. It is therefore not just useful, but vital to explore other programs and instruments from other departments too and to employ these in a coordinated manner within the meaning of integrated development. This is no ordinary task. For this reason, the smaller rural communes are supported in the process by an "implementation support". A suitable and accepted manager shall be provided to the authorities, who is not only responsible for the planning, monitoring and processing of projects which should be carried out outside of the jurisdiction of the Administration for Rural Development, but for ensuring that all the pieces of the puzzle fit together properly.

The advantages are obvious

The advantages of a networked action are numerous and obvious:

- ◆ Integrated rural development increases the attractiveness of the location thus providing developmental stimuli for each individual commune as well as for the Association of local governments.
 - ◆ Agricultural requests are supported, for example, during the construction of paths as well as the development of additional sources of income from direct marketing, holidays on the farm and the undertaking of services through the maintenance of paths or land preservation.
 - ◆ New leisure facilities such as adventure trail networks, bathing pools, play, picnic, football and parking areas, etc., as well as measures of nature conservation and land preservation such as, for example, area-wide habitat networks increase the adventure value of an area.
 - ◆ Incomes increase through the stimulation of tourism.
 - ◆ The communes cut costs, as community facilities mutually complement one another or are redeveloped in a more cost-effective location of the local authority union, for example at public swimming pools, building yards and clarification plants.
 - ◆ The infrastructure is improved across communes, for example, by optimizing road networks, including the public transport or through facilities for flood prevention.
- ◆ Creating incentives for young generations to stay is a challenge for communes. This also includes offers of culture and leisure alongside diverse employment opportunity. With the youth, rural areas will manage the jump into the future.





- ◆ Communes participate in a higher inland revenue as a consequence of increased regional added value.
- ◆ The communes support one another mutually in issues of socio-cultural concern, for example, by creating community facilities, publishing a joint events calendar or developing and realizing joint social and cultural projects. In addition, construction land for living and commerce can be provided in time through the allocation of land for construction by the Surveying Management.
- ◆ They pursue joint marketing by planning, producing and distributing informative and advertising material, developing an Internet presence, or making presentations at trade fairs, for example.

Amalgamation is regulated either informally or under private law (GmbH – Private Limited Company Law, BGB – The German Civil Code), or according to the terms of the Law on Communal Collaboration (KommZG).

Increasing demand

By the year 2005, approximately 60 integrated rural developments had been supported and prepared by rural development. The demand remains high. The examples on the following pages portray a clear cross-section from the diverse task field in integrated rural development.

- ◆ Top: the Ilz in the South-East of the Bavarian Forest was "Germany's River Landscape of the Years 2002 and 2003." This award caused new stimulus in nine communes. They recognized that many tasks could be tackled more effectively in a union. The town of Grafenau and eight neighbouring townships and communes therefore founded the "Ilzer Land e. V." (The Ilz Country, registered association) in order to strengthen and develop the rural area in the Ilz valley by improving natural foundations of existence and promoting cultural identity. It is clear to all members that these targets can only be achieved if many projects from the fields of action: village and countryside, economy and infrastructure, leisure and tourism, education and culture, as well as administration and marketing are carried out as a shared responsibility. Together with their citizens, the nine communes are now drawing up the plans and tasks for an integrated rural development concept.



◆ Integrated rural development concepts require commitment and drive in order for them to become a reality. A goal-oriented implementation is guaranteed by the commune activities which are coordinated in terms of content and area, with focus on the tasks of rural development.

THE ROAD TO SUCCESS

Starting phase

Informing communes
by the Office for Rural Development
Clarification of tasks
Motivation
Project and task structure
Bringing together representatives
from the economy, associations, politics and communes
(e. g. seminars at the Schools for Village and Rural Development)



Preparatory and Conceptual Phase

Construction of the collaborative and organizational structure
Decision by the communes to collaborate
Fields of action and need for action
Guidelines, goals and implementation strategies
Planning of an integrated rural development concept (ILEK)
by a freelance planning office



Implementation Phase

Preparing an implementation and measure concept
Decision by Local Governments
Implementation of individual goals/measures by



Communes



The Office for Rural Development
with village renewal and
land consolidation



Third parties such as, for example
agriculture, water, road construction
and nature conservation administrations



Continuation Phase

by the communes
Continuous organization
Follow-up measures



Pioneering work for integrated rural development Regional land development in Auerbergland

Eleven communes from Upper Bavaria and Swabia have a rural and agricultural character and all lie at the foot of the 1 055 metre high Auerberg. They first joined forces in 1993 for the Regional Land Development in Auerbergland. Together, they are searching for prospects in rural areas and are striving for an independent, integral and effectively characterized development in the sectors of farming, craftwork and trade, tourism and culture. Put simply: the value of the region should be increased in the best possible way.

Rural development together with the Agricultural Management and LEADER+ offered the communes aid for self-help thus contributing to the creation of location factors with a promising future: Adventure trails for cyclists and hikers were set up, the tourism offer was linked up, a quality seal was developed for accommodation businesses, the direct marketing of Auerbergland specialities was expanded, a farming slaughter house was erected. In addition, an industrial exhibition takes place every two years and, perhaps the most spectacular project of this inter-communal alliance, was the revival of the 2 000 year old emperor's road "Via Claudia Augusta". Further projects are on the verge of realization.

Tailored solutions have been developed within the framework of village renewal and land consolidation which have benefited approximately 19 000 inhabitants from 11 communes. However, they would not have been realized had the citizens not involved themselves actively in local and regional work groups and collaborated on the development of ideas as well as their implementation. It is owed to them in particular that the Auerbergland has developed into a model example of citizen involvement and a lively village culture and has already been awarded several prizes in the meantime.

Flood control measures with coordinated ecological, topographical and technical components

The smaller streams (water courses in category III) around the Auerberg created a high level of material damage during the floods of 1999 and 2002. Technical measures alone would not have remedied the problem in the event of future flooding. Attempts were of course made to find solutions using the common ground established in Auerbergland in the meantime and were brought under way with a jointly supported, space-oriented flood prevention concept over approx. 25 km². In the process, the possibilities for natural storage ponds and storage ponds in areas of unspoiled nature, of course, have top priority in the eleven communes. They are supplemented by countryside-friendly technical measures which offer a total storage capacity of 2.3 million cubic metres.

Auerbergland new media team of specialists

140 voluntary and unsalaried citizens keep the Auerbergland internet presence up-to-date. Naturally, the service is an extremely important marketing factor both internally and externally in the neighbouring area of the Neuschwanstein Castle and the Forggensee lake. For this reason, it should appeal to both locals and tourists alike. The Auerbergland is also creating a synergy effect with the new media. The "School Net" project and the adult training are integrated into the data pool of the Auerbergland. Adults should learn to make use of the new media in order to draft marketing strategies or to process pictures, for example. The adult education centres of neighbouring towns are partners in these training initiatives. Likewise, all schools in Auerbergland communicate via their own servers and enrich the data pool in a special way. The internet is used educationally or even as an electronic blackboard (Smartboard).

www.auerbergland.de



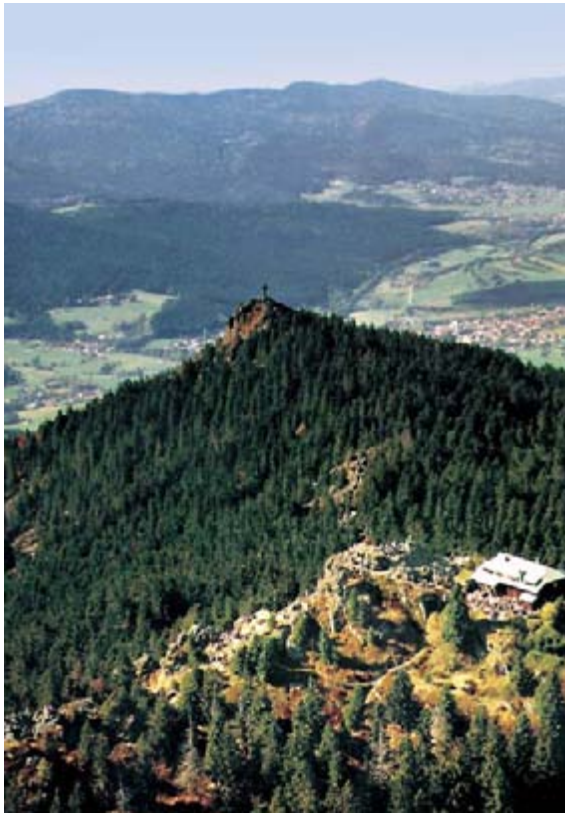


Development crossing borders: the Kuenisch Mountain Action Alliance

In the year 2000, five Upper Palatinate and six Czech communes surrounding the Osser mountain came together to form the Kuenisch Mountain Action Alliance. Approximately 24 000 citizens live in the alliance's area. The plan of the eleven relatively small communes is: to use the opportunities for an effective, international development of their region together, without giving up the uniqueness and cultural independence of the communes. In the process, they are focusing on the following fields of action: leisure, relaxation and tourism, rural development, sustainable agriculture and forestry, environmental and nature conservation, social welfare, education, art, culture, information and communication.

Citizens and commune representatives from both states drew up a joint development concept in work groups. Here's the reason why this is special: every time, chosen plans are allocated as so-called mirror projects to a commune on each side of the border. The motto of the innovative German-Czech development work is: "Two Worlds – One Region".

The first parts of the project have already been implemented. In Lam, a new mountain rescue centre was developed where German-Czech joint training takes place and cross-border rescue operations can be coordinated. Lam is also the base of the Eastern Bavarian Tourism Academy which trains employees from both countries in the hotel and gastronomy industry. Cross-border artists' congresses, the community-wide purchase and joint use of special equipment and the re-connecting of old cycle routes are further examples of a model in practice. Cooperation is also the key to success here. Rural Development supports the communes with the regional management when implementing projects.

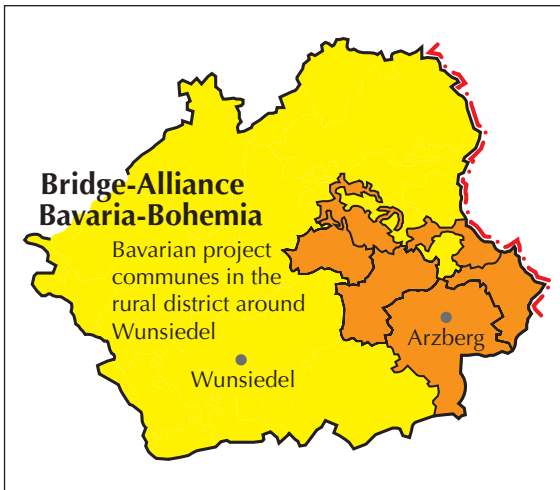


In the field of action "Rural Development/Sustainable Agriculture and Forestry", there is a record of the measures for which the communes of work associations will receive support within the framework of village renewal and land consolidation. The construction of roads, making farmyards accessible and the land regulation of agricultural and forestry areas from small, uneconomic units to modern management units plays an important role. They improve the countryside and, for this reason, support health tourism in the region too, which involves numerous farms. Good accessibility and organized production conditions in terms of business management are one of the cornerstones for the development of direct marketing. The reestablishment of old road networks between the German and Czech communes, which were disrupted for decades, and the construction of a regional cycling and hiking path network which is integrated into the European long-distance cycling paths, are important structural measures. Village renewal projects are introduced where urban or infrastructural deficits get in the way of realizing the common goal.

Alongside the benefits for the communes involved and the whole region, the cross-border action association in the Kuenisch Mountains also contributes to improving understanding and relationships between the people of two states in a continuously expanding Europe. The Free State of Bavaria promotes this as a pilot project both idealistically and financially.

www.kuenisches-gebirge.de





Bridge Alliance Bavaria – Bohemia

The cities of Arzberg and Hohenberg on the Eger river, the communes of Hochstaedt in the Fichtelgebirge hill country as well as the townships of Schirnding, Thiersheim and Thierstein with a total of more than 40 districts in the Eastern Fichtelgebirge in the rural district of Wunsiedel are situated directly on the Czech border. The dramatic structural change over the past few years has set in motion a serious process of change, particularly in the porcelain industry. Due to this enormous weakening, the region requires new economic prospects. Issues which could not be solved locally were addressed within the framework of the ongoing village renewal in the alliance area. This situation resulted in the catalyst for building up an inter-commune collaboration. In a process lasting a good six months with the intensive participation of citizens in various work groups, the way was paved for the formation of the Bridge Alliance.

Now all the communes are campaigning for new businesses to set up in the region. Handicraft is presenting itself as the alliance of the region at one of the independently initiated trade fairs. Together, all partners are striving to maintain the important pillar of agriculture. This also has a special meaning for the maintenance of the attractive low mountain range countryside as an important prerequisite for the expansion of tourism. In order to jointly exploit the potential of the region more effectively, the alliance communes have founded the union "Bruecken-Allianz Bayern-Bohmen, e. V." (Bridge Alliance Bavaria-Bohemia, registered association), with the aim of systematically realizing the measures and project suggestions gained from the widely-invested citizen participation. Start projects are, amongst others:

- ◆ the creation of a cycle route concept in the alliance area,
- ◆ a study on tourist use of the existing Fleisnitz reservoir,
- ◆ the improvement of regional exchange with the outskirts of the city of Cheb which lies close to the border,
- ◆ the creation of a job and traineeship exchange to communicate available positions in local firms to young people from the alliance area.

The driving force – shaping the future through integrated rural development – has been set in motion. It is clear that only the power of motivated citizens, communes, businesses and persons in charge can be the foundation of a region with prospects. www.bayern-boehmen.de



Citizen Participation

Analyzing, planning and implementing – this is how citizens take responsibility for planning the future of their homeland independently

"Thinking, planning, shaping together"– this is the motto both for the integrated rural development and also for each village renewal and land consolidation. Behind this lies the conviction: Only if the citizens can collaborate on shaping their living environment can they also identify with the result. For this reason, they are invited to name their targets, express their desires and involve themselves in shaping their ideas for the future of their homeland.

Citizen participation is a matter of course for rural development. It supplies the citizens with all necessary information and gives them the opportunity to get involved with the planning and shaping of their living environment.



◆ Left: each individual is sought-after and their opinion and visions are important for planning. More than one million citizens in approximately 1 000 communes have the opportunity to collaborate actively in the projects of village renewal and land consolidation which are currently running. ◆ Right: in workshops all citizens can get involved in the planning process and the development of concepts. Their wishes, visions and ideas are included in the overall planning, which the citizens' elected representatives – the Board of the Community of Participants and the District Council – decide upon independently. In village renewals, the community belongs to the panel of chosen representatives as an important partner and inherent part of it.

Citizens take control of the situation

"Where have we come from?," "Where are we now?," "Where do we want to be?" Be it integrated rural development concepts, village renewal or land consolidation – at the beginning, the citizens are searching for answers to these questions together with experts and therefore analyze their own living conditions in the village and countryside or in the region. The future development targets are taken from the findings of these individuals and social reflection and collaborative thought and summarized



in a model. This future strategy describes how and with whom the model can be implemented into reality. Subsequently, the citizens draw up a current catalogue of tasks which contains the desirable plans.

However, citizen participation in rural development does not end here.



◆ The plans contain public and private interests. In the process, discussions are desired, necessary and goal-oriented. For instance, the citizens assure themselves that a new traffic management system is suitable for daily use by visualising the plans on site.
 ◆ Citizen participation does not stop at the finished plans. Motivation is also needed for implementation. Active assistance reduces the costs for construction and design measures in village renewal and the independent cost contribution for land consolidation.



◆ Joint interests require suitable premises. When people contribute their own time and energy, they also enjoy using the facility later and are also more prepared to keep it in good condition.

THE ROAD TO SUCCESS

Information and motivation

The Office for Rural Development invites citizens to its initial events



Seminars at Schools for Village and Rural Development



Formulation of targets, model and future strategy

Citizens as well as representatives of communes and unions



Preparation of projects

Citizens as well as representatives of communes and unions form work group and develop action plans



Formulation of a provisional measure concept

Communes, citizens together with professional planners



Presentation of work results

by citizens at information events, exhibitions, etc.
(End of the preparatory phase. Formal introduction of village renewal and/or land consolidation as well as choosing the Board of the Community of Participants.)



Formulation of final measure concept

The Community of Participants presents concepts with the participation of citizens as well as the involvement of professional planners



Implementation of measures

Citizens participate



Naturally, participation from dedicated citizens is also desired for concrete planning and the active implementation of measures because they should take matters into their own hands. They can do this in the knowledge that the Community of Participants takes up their ideas, evaluates them and carries out the best suggestions.

Participating – there is a suitable opportunity for everyone

There are numerous opportunities for the involvement of the population in integrated rural development, village renewal and land consolidation which are used from case to case. The slogan which always applies for the employees of rural development is: pick up the people from where they are at.



Here are the most important forms of involvement and participation which can be combined depending on the local circumstances and expectations:

- ◆ Citizens receive continuous information about their opportunities for participation and the status of the procedure from the start. Rural Development announces this information at meetings, information briefings, in village newspapers and during excursions.
- ◆ The citizens can include their knowledge and opinions, for example, in work groups, interviews, door-to-door surveys or within the framework of questionnaire actions and seminars.
- ◆ All those who wish to be actively involved in the organization will find the necessary know-how and diverse suggestions at the seminars offered by the Schools of Village and Rural Development in Plankstetten and Thierhaupten and the School for Village and Land Development in Klosterlangheim. These think tanks for innovations in the village and countryside train those who are interested in all relevant thematic areas, and helps to

- ◆ The desires and visions of citizens for the future of their village shall be presented and introduced to the people at the end of the preparatory phase for village renewal. Together, the citizens stipulate which priority level is assigned to the individual tasks and actions.
- ◆ Each individual has an allocation of points which they can assign to their goals, needs and desires. The results display the most urgent wishes of citizens and result in the model for village renewal.

formulate models, future strategies and project organization. Valuable information is exchanged with other villages during excursions to particularly successful projects.



◆ Left: unclear or particularly important and difficult individual themes are discussed in depth in work groups and channelled into solutions in a creative process. The committed citizens gain the necessary know-how for this at one of the three Schools of Village and Rural Development. ◆ Right: village renewal is fun. For example, members of the working groups make citizens aware of the strengths and weaknesses using sketches and thereby motivating them to get involved and to participate in planning and creating. ◆ Below: a village with a future worth living in and a desirable countryside to be enjoyed is created piece by piece using the visions, decisions and ideas of the citizens.

- ◆ Togetherness encourages creativity. This is why work groups are initiated and supported professionally by rural development. In special workshops, the citizens group together the various aims into a model with the professional planners on which all measures are based and against which all measures are compared at a later date. All these forms of citizen participation are supported financially by rural development.
- ◆ Getting involved is rewarded: idea competitions can be helpful for providing incentives to the citizens to participate. The opportunity of being able to present their own ideas to the public is attractive.
- ◆ Planning in modern terms does not come from above in rural development, but during conversations with all participants. In the process, it brings together citizens with professional planners as well as representatives of communes and professional departments around one table and believes its task to be to support each individual project professionally and to mediate between the private, commercial, social and public interests. Measures that are tailored to the needs of each local situation should be in place at the end.
- ◆ Doing good deeds – and talking about it: rural development takes care of public relations work during the entire project. It informs the press and supports effective public relations actions to gain recognition for the project, to increase the motivation of the citizens to participate, to give recognition and to increase the acceptance of measures. Rural development awards particularly successful projects and private measures in a two-year cycle in a national action.





◆ Young people from the local area and their friends from various countries of the world are building a dry stone wall as part of a work camp of the International Youth and Community Services (registered association). A habitat for warmth-loving animals and plants should develop in due time. This biotope will then be an element of the habitat system in an area with 12 000 ha, in which a total of 450 ha of new biotope areas have been added with the aid of land management.



A profit for people, villages and the countryside

"Man is at the heart of all planning," was once said by Walter Gropius, the great architect and founder of Bauhaus. A sentence, which also applies to the development projects within the framework of integrated rural development, village renewal and land consolidation. The desires and visions of the citizens form the orientation framework for the work of the professional planner.

Citizen participation is therefore an advantage to the people, the villages and the countryside in many ways:

◆ The participation of people locally ensures that the measures in the village, countryside and in the community are geared towards their needs.

◆ Involving young people as the decision-makers of the future and allowing them to contribute responsibly is a core requirement of village renewal. There are many opportunities available in this respect for youth centres, play areas, schoolyard designs, bathing pools, village squares, open space design and much more.



◆ Left: Local information representatives such as mayors, old and new citizens, farmers, craftsmen, union members are happy to return to school for the forthcoming village renewals, land consolidations, and integrated rural development. Using what they have learned, they then investigate the strengths and weaknesses in the village and countryside and develop their future strategies. ◆ Right: Whoever wishes to and should participate must also learn how to do so. Each year, far more than 2 000 citizens gather the know-how required for independent projects at approximately 100 seminars in the Schools of Village and Rural Development in Klosterlangheim in Upper Franconia, in Plankstetten in Upper Palatinate and in Thierhaupten in Swabia.

- ◆ The plans are widely accepted. Most people are very satisfied with the new development, because they can be involved in the design and decision-making, and the solutions are not controlled externally.
- ◆ Working together on planning and implementation strengthens the village community: citizens experience a sense of community, feel responsible for the wellbeing of their community and experience that community involvement is beneficial to the village.
- ◆ The citizens recognise that they can make a difference. They feel that the opportunity to participate is a "positive citizens' project."
- ◆ The commune will also profit from citizen participation in the future. The people have discovered their creative potential and have achieved a great task in a committed manner – they will also face up to future challenges, actively tackle them and develop courage into innovative solutions.
- ◆ In the work groups, seminars and work shops, the citizens learn that each generation can make its specific contribution to solving future tasks. Citizen participation is therefore a tool for bridging the gap between the young and the old and awakening mutual understanding between the generations.
- ◆ The population has occupied itself more than ever before with the historical and cultural background of their area when searching for solutions compatible with the future and needs. Knowing about these roots strengthens peoples' identification with their homeland.



◆ Playing a part, helping to plan and offering help creates emotional links to the child-friendly environment of the village and countryside. The rural areas need this enormously important resource as a future potential for "help for self-help" from generation to generation.

Citizen participation – a good tradition in Bavaria

The citizen participation has developed from the Bavarian cooperative principal which follows the policy of "help for self-help." It was already introduced to land consolidation in 1923. Since that time, participating landowners have formed the Community of Participants, a public corporation. A Board is elected for the Community of Participants from amongst the landowners and it is responsible for the planning and implementation of the projects. The Board includes the citizens in the planning and implementation of the measures. This was also adopted consistently for the Bavarian Land Development Program introduced in 1982 and has been increasingly intensified ever since.

The fact that the citizens take on responsibility for their village and surroundings in projects of rural development corresponds to Agenda 21, which establishes a sustainable, effective treatment of economic, ecological and social resources. The active, creative citizen plays a primary role in this process.



Land Management

This is how land is reorganized and public or private user interests are coordinated

Rural areas play a prominent role in the State of Bavaria. Their tasks far exceed the production of foodstuffs: the rural areas should also offer an attractive living environment, diverse employment opportunities and varied relaxation opportunities.

At the same time, they should create the basis for a healthy environment. However: land cannot be multiplied. And land ownership is especially protected by the state; dealing with this necessitates special care and a high sense of responsibility. In this sense, land management can play an important mediating and balancing role.



◆ Left: this was the original situation for the landowners and communes before land management: cramped farmyards in the village, awkward access roads, planned business expansion – too many individual plots of land, poor road networks. ◆ Right: the cramped farmyards were functionally expanded and developed. This creates room for business investments such as the erection of new farm buildings. The new farmyard exits facilitate work in economic terms. At the same time, inappropriately designed and fragmented plots of agricultural land were consolidated to form large farming areas. Compensation of reallocated areas between farms and productive land was settled directly in land management.

Reorganising rural land

The task of land management – the central instrument of a procedure according to the Land Consolidation Act – is the reorganization of rural land within the framework of integrated rural development, village renewal and land consolidation. In the process, the various interests, particularly those of farmers, landowners and the public authorities are taken into account.



Diverse demands for use exist

Landowners, leaseholders, communes, unions and state departments exert different demands on the land:

- ◆ Agriculture strives for the largest, most functionally tailored and well connected plots of farmland for economic reasons.
- ◆ Communes want to improve their infrastructure, for example, by constructing roads and paths or by shaping villages. They desire attractive services for leisure and relaxation and

◆ The cramped farmyards with a very low-visibility exit onto a much used main road was widened and additionally opened up via a newly constructed road around the outskirts of the village. This was the prerequisite for the construction of new stables. In addition, the business receives its allocation of agricultural land so that it is directly accessible from the new road and connection to the main road was no longer necessary.



◆ Dispersed agricultural land is consolidated by land management to create large, cost-effective areas for farming. This leads to a reduction in working hours, in the use of machinery and in the cost of fuel. The competitive ability of agricultural business is therefore improved considerably.

require modern facilities for supply and disposal. And they want to identify construction land for apartments and businesses or to have areas for the "eco-account" at their disposal.

- ◆ In order to protect nature and the environment, it is necessary to secure areas of ecological importance in the long term and to link them together via a habitat system.
- ◆ Water management has the task of taking into account the prevention of water pollution, water sanitation, flood prevention methods and the provision of drinking water.
- ◆ Regional and national planners want to carry out a area-wide large scale civil works, for example, new transport connections via track and road.
- ◆ Individual landowners would like to maintain the value of their land and improve it as much as possible.

◆ Left: Wide marshlands and areas of winding creeks as well as strips of shoreline on both sides ensure the ecological value of marshland and the free flow of the brook. Land lying within the ecologically valuable area and previously used for agriculture was moved to locations of cost-effective agricultural use. Land management acts as the mediator between ecological and economic interests for each land consolidation.

◆ Right: land management facilitates the rapid provision of land for the construction of a new bypass. Land affected by road construction was moved in the process and consolidated with other land belonging to the respective landowners.





◆ Left: the establishment of value by the Board of the Community of Participants is the basis of land management. Experts – experienced farmers - determine the exchange value of all land by taking soil samples at specific intervals and over the entire area. In the process, local conditions, such as, for example, sloping sites, flood and forest edge areas or reservoirs are taken into account. The exchange value is the basis of the exchange value for construction areas and land. ◆ Right: By using the most modern surveying technology, the boundaries of the reorganized land are transferred to the site and secured with permanent boundary signs.

These differing, partly competitive demands more often than not lead to conflicts of interest, more precisely, to land use conflicts. Land is frequently not available in the right location for specific purposes and land structures do not often meet the individual demands.



Land management combines different interests

Rural development can meet the various, partly diverging interests and disentangle land use conflicts using land management. In the process, it contributes to optimal solutions which are widely accepted amongst the participants. The concept for a successful consolidation of different visions is: reorganizing land and protecting the rights of the landowners at the same time. Using land management in particular, it is possible to carry out the different construction and design plans at the most cost-effective location each time.

Different opinions occur frequently when dealing with the value of plots of land. It is therefore important to guarantee the equal value of the old and new land of each landowner. For this reason, the value of land (exchange value) is investigated first during land management. During the reorganization, the available land can then be relocated and reorganised into a functional location, design and size at the same value.

◆ The surveying of land and roads is the basis for the creation of new land registry documents. The land areas are recalculated and modern digital land maps are developed.

Intermediate land purchase optimizes reorganization

If suitable exchange land is not available for new construction and design plans, plots of land at chosen locations in the vicinity can be purchased for land stock as part of the rural development procedure (intermediate land purchase). These areas are then moved according to the individual plan during reorganization. This enables land to be made available principally for public use – for example new roads – or for the purpose of nature conservation and land preservation thereby keeping interference in privately owned land to a minimum.

Extensive land transfer

If necessary, an extensive boundary and commune-wide land transfer is possible. This enables, for example, agricultural land situated further out to be moved closer to the location of the farm. In case of public extensive civil works with a large area requirement, the intermediate purchase of land can be extended far into the surrounding area if necessary. The area of procedure can be bordered off or expanded correspondingly for this.

All services from one hand

The tasks which arise from the reorganization of land and the provision of areas are coordinated centrally and taken charge of by the local Community of Participants with the collaboration of employees of rural development within the framework of land management. They

- ◆ negotiate with landowners,
- ◆ determine the exchange value of plots of land,
- ◆ mark the boundaries and survey the new land,
- ◆ regulate the legal circumstances; rights secured in the land register are transferred to the new land, dispensable rights are dissolved or new rights created as far as possible,
- ◆ preparing the alteration of the land register and land register,
- ◆ creating digital land maps as a modern planning base for the communes and other planners.

Third parties are consulted for assistance if necessary.

- ◆ Above: Where should my new plots of land be located? This is discussed with each landowner in an interview to find out what they want. With each such interview, each landowner includes their visions for the reorganization of their land. Rural development ensures a fair balance of interests between the different private interests as well as between private interests and those of the public authorities.
- ◆ Below: The land registers are altered upon completion of land management.





◆ Communes require areas for community infrastructure, such as village and festival squares for example, car parks, schools, kindergartens, cemeteries, farms, sewage plants and industrial areas for the realization of their plans. These can be provided in optimal locations by land management. Community development is thereby supported effectively.

Geared towards need

Different types of procedure according to the Land Consolidation Act (for example, land consolidation, village renewal, land consolidation for special operations, accelerated consolidation, voluntary exchange of land) are available for use as needed by the land management of rural development. Furthermore, rural development also uses land management outside of the Land Consolidation Act in case of voluntary exchange of land use.

Landowners and communes profit

Landowners profit from land management as do the public authorities, particularly the communes:

- ◆ Dispersed land divided into small sections is consolidated into generous farming areas and connected by new roads. The average savings of 170 Euro per ha and annum make a significant difference to farming.
- ◆ New locations are available much more rapidly to the benefit of living, commerce and farming. Desired construction plans can be carried out promptly.
- ◆ The necessary areas are provided for infrastructure, water management, nature conservation and land preservation facilities as well as for leisure and relaxation.
- ◆ Many construction and design measures can only be realized through land management. In addition, there is a temporal advantage for the realization of planned measures, which is not to be underestimated.
- ◆ All reconsolidated land is surveyed and marked with permanent boundary signs. In this way, land boundaries can be recognized in the open country without confusion.

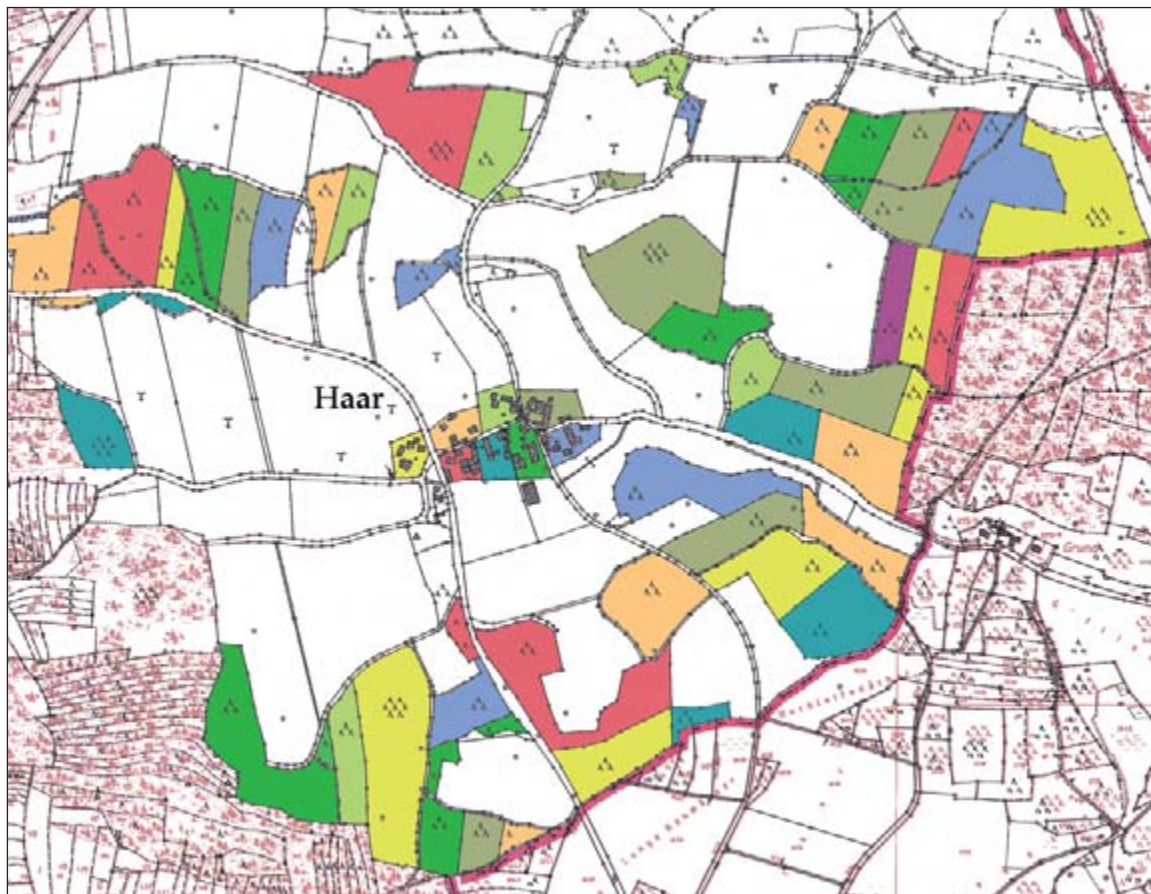
◆ Young families need cheap building land and the village needs the youth for its future. Creating foresighted construction sites designed to meet peoples' needs is therefore a long-term task for communes and a task for each land consolidation and village renewal in land management.

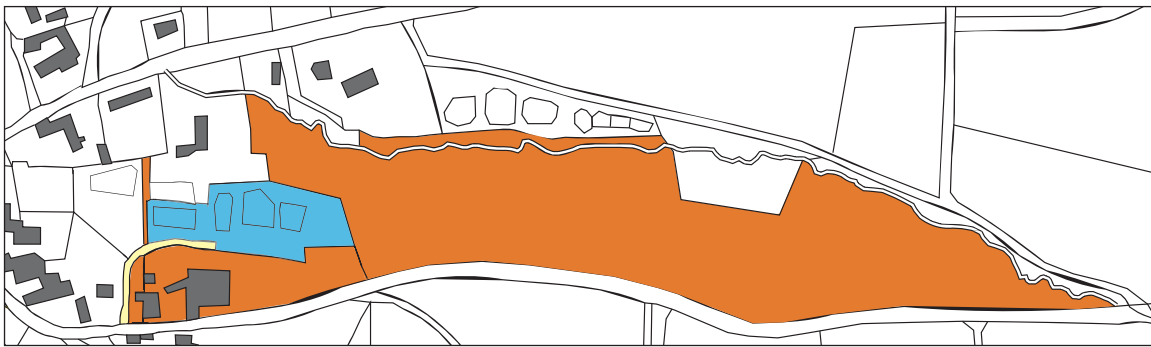
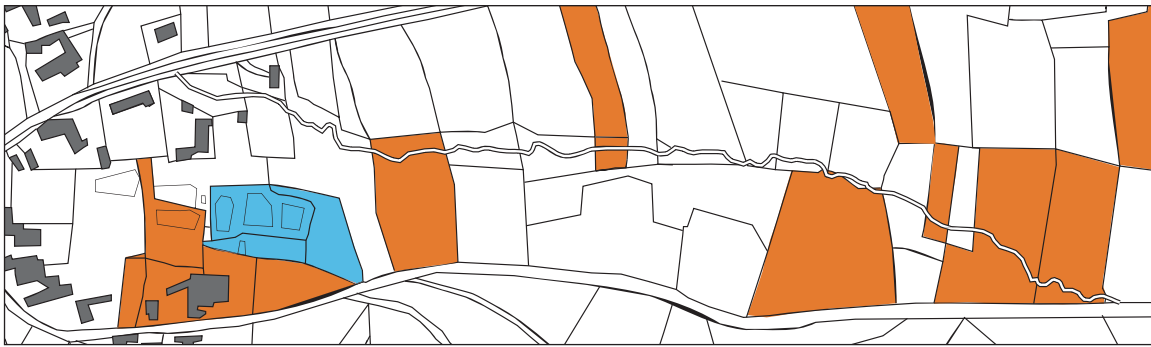


Conclusion

Land management is a most essential prerequisite for fulfilling ownership regulations in a resident-friendly manner. At the same time, it is geared towards an area-saving and resource-friendly treatment of land and soil which cannot be multiplied. Land management thereby makes an important contribution to the commune and regional development.

◆ Long and small plots of land as well as unclear land boundaries with difficult terrain conditions drove 8 farmers farming 76.1 ha of forest with a total of 250 plots of land to the margins of profitability. 250 plots of land with an average size of 0.3 ha were reorganized into 50 with clear boundaries and good access. A forest specialist determined the values of the conifer stocks of varying ages. The exchange values were created together with the land values.





◆ A Weißenberg farmer specialized in the production of organic cheese which he mainly sells in the region, but also at farmers' markets and in organic shops in Munich, Regensburg and Nuremberg. By consolidating his land near to the farm, he can now drive his milking cows from the pen to the meadow without having to cross public roads or neighbouring plots of land. The landowner wanted to keep the strip of land north of his farm covered in old trees, and this was able to be assured for the long term.

Land consolidation and village renewal in Weissenberg

Weissenberg in the district of Amberg-Sulzbach is situated in an area whose character is similar to that of the low mountain ranges and numerous small structures. The area has a largely intact village community which is strongly involved with the issue of ecology. This is how three ecologically orientated businesses developed during village renewal which necessitated the land management support of the Administration for Rural Development for a development promising success. No matter how different the operational focal points of businesses are – one business supports a supply service for regionally, ecologically produced foodstuffs in the Amberg-Sulzbach region, the tree school cultivates native fruit types and wild timber and the farm dairy operates a milk cattle business with its own cheese dairy – the drive for the operational optimization of farming land is increasing. In this way, the number of agricultural land units in the 824 ha of land was reduced from 942 to 660.

In addition, the Community of Participants secured the existing strip of undergrowth along the Weissenberg brook – partly by identifying privately owned individual plots of land, but principally by re-identifying protective strips at the underflow of the stream and by transferring areas into commune ownership.

Furthermore, purchasing land during the land negotiations also facilitated the transfer of 5 ha of agricultural land into the municipal eco-account and provided land for the sewage plants in Weißenberg and Eberhardsbuehl.



◆ Small fields and poor roads – very unsuitable conditions using modern agricultural technology. Farmers are therefore unable to compete on a regional level, let alone national or global. Creating efficient economic conditions for agriculture and forestry through land consolidation is therefore an essential focal point of Bavarian agricultural politics.

THE ROAD TO SUCCESS

Intermediate purchase of land

by the Community of Participants
(before the introduction of the land consolidation
by the Office for Rural Development)



The valuation of plots of land

by the Community of Participants



Marking boundaries and surveying

Situation, available and planned roads and paths, water bodies,
biotopes, forest margins, amongst others
by the Community of Participants



Negotiations with the landowners for the reorganization of land

by the Community of Participants



Finalizing reorganization

- Creation of large farming areas
 - Provision of land for infrastructure, housing, commerce,
farming, land preservation, amongst others
 - Regulation of legal relations
- by the Community of Participants



Surveying and marking the boundaries of new plots of land

by the Community of Participants



Finalizing documents for altering the land and cadastral registers

by the Community of Participants

Explanatory note:

The flow chart refers to the procedure of land consolidation and village renewal in which a Community of Participants is formed.



The Franconia Lake Country

The land management for the Franconia Lake Country with its 10 000 landowners and 98 villages was one of the greatest challenges in 120 years of history of rural development. The large project of water management dates back to a parliamentary Decision in 1970. The newly constructed reservoirs of Altmuehl, Brombach and Rothsee enable water from the more rainy regions of the Danube and Altmuehl to reach the arid Regnitz-Main river area. The water transfer system created a need for approximately 2 700 ha of land principally used for agriculture and forestry. 2 000 ha of this land were allotted to the actual lake areas as well as approximately 700 ha to the accompanying infrastructure, such as new traffic routes or ones to be adapted (108 km), multiple leisure facilities and ecological compensatory measures. The successful transformation of a once purely agrarian area with an extremely poor structure to the blossoming holiday and relaxation resort of the Franconia Lake Country was considerably supported by land consolidation and village renewal.

If the individual public supporters were not already in possession of the necessary land, then this was provided in land management. In a total of 34 procedures for village renewal and land consolidation with a total area of 34 000 ha, more than 8 000 plots of land reaching far into the lakes' back country were purchased and transferred to the individual construction projects through land transfer over a wide area. Farmers wishing to continue running their businesses could be offered replacement land in return. In this way, disputes over land continued to be avoided and a high acceptance was gained from the land owners. This proved to be a great benefit to the timely progress of construction work.

◆ Top right: 40 % of the agricultural and forestry land of the commune of Absberg was required for the construction of the small and the large Brombach lakes, the Iglesbach lake and for the associated infrastructural facilities. The field and meadow areas labeled in yellow were able to be purchased for this within the framework of the land consolidation running at the same time. ◆ Bottom right: After land management, the purchased areas now lie "in the water" and are the property of the Brombach Lake Special Purpose Association. The agricultural areas were simultaneously reorganized for four landowners represented by the colours red, ochre, violet and brown, for example.





Land management for realizing communal development plans

The development of a rural commune from a rural village to a popular location for living and working can be supported by land consolidation and village renewal. The commune of Woernitz in the county of Ansbach is an example of the meaning of an extensive land management both in the village and on the land to support the realization of a communal development plan.

With the planning of the new construction of the A7 federal motorway (Wuerzburg – Ulm), the land management for this large-scale public civil works appeared as a further task in addition to the original target of land consolidation, the strengthening of the competitiveness of farming. The link-up to the European highway network solved a considerable demand for residential and commercial areas. The land management support of this development in the commune was therefore a further target. The following was provided by the task-orientated implementation of instruments for land management: 71 ha for the A7 motorway and the federal road B 25, 13 ha for the municipal infrastructure such as village roads, village squares, pavements, expansion of kindergartens and waste water treatment plants, 33 ha of commercial building land, 20 ha of residential building land and 26 ha for the development of a habitat system.

The commune of Woernitz was therefore able to achieve an enormous upward development in a short period. A simply rural village has been transformed into an industrial commune with established farming, a high quality of living and the best conditions for healthy further economic development. This can be seen, for example, from the population development with an increase of 1015 inhabitants in the year 1980 to 1569 inhabitants in the year 1999. The number of work places has risen since 1980 from 120 to 800.



Village Renewal

Improving quality of life, supporting development – this is how villages become fit for the future

Approximately 60 percent of the people in Bavaria live in rural areas. They all desire an intact, manageable living space, however, they expect similarly good living, residential and working conditions as in urban centres. Over the last 20 years, the population on the flat land has risen by an average of 15 percent – more than twice as much as in the urban areas. In the purely rurally structured areas, above all on the outskirts, there is the increasing danger that more and more young people will migrate and the population will become over aged.

The change in the structure of agriculture and new citizens moving in – above all into the catchment area of large cities – changes the established village community: the long-time citizens fear that their village is losing its identity and the new citizens visibly dominate life in the commune. In many villages, agriculture is now only on the fringes, agricultural demands compete increasingly with other interests in the modern village.

Despite very different regional developments, the communes are faced with a three-fold challenge. They must

- ◆ create the infrastructural, economical and ecological environment for life in the village,
- ◆ maintain or revive the community spirit,
- ◆ draw up a strategy which secures a village and commune development with a promising future.

These tasks require money and personnel. However, many rural communes cannot find either of these on their own. For this reason, the Bavarian Parliament initiated the Bavarian Village Development Program. The Free State of Bavaria supports the communes with this: an extremely diversified service package is available for villages with up to 2 000 inhabitants.

Integral solutions from one hand

In order to make a village fit for the future, all aspects of its development must be taken into account. For this reason, the Bavarian Village Development Program strives for integral solutions. Communes which submit an application to rural development can expect planning, financial and organizational help for the fulfillment of many tasks upon acceptance onto the program – for example, in the fields of building, design, ecology, economy or culture.

In precise terms, the Bavarian Village Development Program includes the following services:

1. Public and private measures in the construction – design and ecological fields

- ◆ planning and concepts,
- ◆ designing streets and squares,
- ◆ development of agricultural farmyards,
- ◆ equipping with culture, leisure and relaxation facilities suitable for the village,
- ◆ renaturation and near-natural design of watercourses and village ponds,
- ◆ turning local areas green,
- ◆ reducing the risk of flooding for the local area,
- ◆ renovation, change in use and revitalisation of village structures.





◆ Left: a typical situation which can be found in thousands of Bavarian villages – suitable for traffic but narrow, no space for pedestrians or organized green spaces. ◆ Right: after reform, the road area offers a successful combination of traffic areas and living space for the people and nature suitable for the village. Clear lines and road boundary marking increase safety for all road users. If, in addition, green areas are also nicely incorporated into the transport measures, everyone is happy with the co-production between communes, citizens, village renewal planners and professional authorities.

2. Measures in the economic field

- ◆ purchase and valuation of buildings in connection with land management measures,
- ◆ purchase and valuation of plots of land and buildings in connection with measures for the internal development of the village,
- ◆ revival and change in use of empty structures,
- ◆ improvement of local supplies (for example, village shops).

3. Measures in the social and cultural area

- ◆ seminars and promotions supporting the informing, training and motivation of the citizens,
- ◆ support for initiatives (e. g. village chronicle),
- ◆ facilities suitable for the village to support the community (e. g. community centres, chapels),
- ◆ erection and renovation of small monuments, wayside shrines, fountains, baking ovens,
- ◆ preservation and restoration of historically and culturally valuable gardens and open spaces.



- ◆ Far left: creating back-road accesses – a benefit for farmers and village inhabitants. This enables the farmers, their business and farming areas to be approached in a roadworthy manner without burdening the traffic in the village.
- ◆ Middle: village streams are a popular adventure and play area for children, a habitat for flora and fauna, an improvement of the village view and increase the quality of living.
- ◆ Right: the idea of a village shop run autonomously by the village community has already been put into practice in 40 villages.



◆ Left: Fuhrner school children and youths designed, planned and built themselves a youth centre according to their visions. In the summer holidays they threw themselves into the task and achieved the required 50 percent of their personal contribution. ◆ Right: Those who work together also celebrate together. Collaborative involvement strengthens togetherness. An intact village community is an important location factor.

Benefits – as help for self-help

The Bavarian Village Development Program offers benefits in all three fields. Its quantity depends on whether they are investments from the public authorities or private measures. This includes:

- ◆ Plans in the interest of the commune and public can be supported by up to 70 percent for each measure and depending on the financial power of the commune.
- ◆ In the case of private plans, the state subsidies usually amount to 30 percent of the expenditure.

The aid is limited here to 5 000 or 30 000 Euro, and in exceptional cases is as much as 60 000 Euro depending on the type of plan.



Lively villages through active citizens

The commitment and support of the state is only useful if the citizens are also prepared to participate in the structuring of their living environment. Experience shows: if the citizens can have a say and help to decide, they also support the results of the changing process. Effective results can only be obtained in this way. For this reason, the basic principle applies: "No village renewal without citizen participation!"

The inhabitants are important providers of ideas for the commune when it comes to village renewal. They should express what they think and feel, articulate consent and skepticism and bring in ideas – in brief: play an active role in village renewal. Together with the Community of Participants, the union of all landowners, the commune is the responsible authority for village renewal. It is closely involved in the planning process and participates significantly in all important decisions.

◆ The young and the old belong together just like resident co-operation and village renewal or committed citizens and communes. Together, they all represent a healthy village development in Bavaria according to the slogan "creating the new – keeping what is worthwhile".

Application

The community at the Office for Rural Development



Information for the commune council and citizens

through the Office for Rural Development



Preparatory Phase

Training work groups, drawing up a model and a preliminary measure plan by the citizens and representatives of the commune with the support of the Office for Rural Development



Stipulation of the targets and key measures as well as promotion in a project description

by the Office for Rural Development



Introduction of the village renewal

by the Office for Rural Development with the creation of the Community of Participants



Choosing the Board of the Community of Participants

under the guidance of the Office for Rural Development



Preparing the final planning as well as financing the measures

by the Community of Participants and the commune



Implementation of measures

by the Community of Participants, the commune and the citizens



Land management

Land negotiations, stipulating, marking and surveying boundaries, creating a new land and cadastral register, transferring ownership through the Community of Participants



Final settlement

by the Community of Participants and the commune



Conclusion of the procedure

by the Office for Rural Development

Village renewal takes place in steps. In the run-up, rural development already informs the people locally of the possibilities of village renewal and bids for their participation. In the process, there are diverse forms of citizen participation. The citizens can:

- ◆ brief one another at meetings and bring in ideas,
- ◆ give their opinion and making suggestions through door-to-door surveys,
- ◆ highlight what is important to them in interviews and in questionnaires,
- ◆ help to develop projects in village and land workshops,
- ◆ take part in seminars, workshops and excursions, and
- ◆ participate in competitions.



◆ Left: rural development is working against the emptying of village centres by renovating and reusing empty buildings in the village and through a targeted internal intensification of the village core and village planning concepts, and by contributing towards sustainable land use. ◆ Right: After village renewal, the market square in Reisbach is once again a popular address and the shops are flourishing.

The citizens can acquire the necessary know-how for this at seminars in the Schools for Village and Rural Development. They are a source of ideas for the development of villages and communes and they adapt their seminars to the precise situation.

Equipped with the necessary knowledge and supported by an experienced village renewal planner, the citizens together with the communes bring their visions for the future of their village together and combine the targets in a model at the end of the preparatory phase. This provides an orientation framework in three respects: for all measures of village renewal, for the political action of the communes and the cohabitation of the people in the village.

A precise plan of measures is developed next. Both the model and the plan of measures serve as a base for calculating the financial and personnel requirements as well as the time expenditure for the village renewal project. The formal introduction of village renewal follows this; rural development uses this to give the go-ahead for the first concrete project and to promote the private measures to homes and farms.

The Bavarian Model: more than the sum of all its parts

Rural communes and their citizens have made use of the Bavarian Village Development Program for more than 20 years. What is the secret of this success?

The Bavarian model of rural development is more than citizen participation, model work and support for public and private projects. It is an integral approach which convinces countless citizens and local politicians. Conceptual work and project-oriented execution are available from one source. As a partner of the inhabitants and communes, rural development takes care of the planning, authorization, financing and implementation of measures. It rearranges the status of ownership rights where land is required or where boundaries must be reestablished. It carries out the marking of boundaries and surveying and ensures that the cadastral and land registers are altered.

Neighbouring villages are increasingly faced with similar problems which, for the most part, are solved in a better, more efficient and lasting way together. Rural development also supports more complex plans of

this kind within the framework of integrated rural development with tailored integrated rural development concepts (ILEK).

Under the umbrella of ILEK, village renewal and land consolidation are coordinated spatially and professionally and can therefore do without extensive individual planning superstructures. The solving and realization of local tasks can be started immediately based on the target, analysis and strategy observations of the ILEK with emphasis on the main tasks. Depending on whether it is a pivotal task, limited task or individual target, the process can begin in a target-orientated and focal point-orientated manner. The issue of internal development is an example of this. Tailored solutions can be attained through a targeted comparison of the available and required potentials.

Combining village renewal with land consolidation is a great advantage if a commune would like to identify land or expand local facilities. In these cases, rural development is also a competent partner of the communes. By combining village renewal and land consolidation, for example, the exchange of land or parts plots is possible between developed sites and open fields.

An advantage for the village and its people

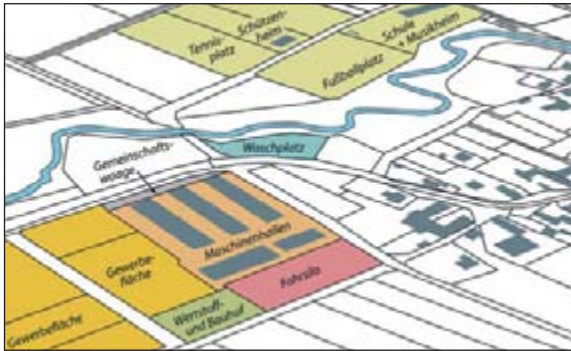
Village renewal is not an end in itself. The villages and people profit from it:

- ◆ The residential and living space becomes more attractive.
- ◆ The view of places becomes more harmonious and inviting.
- ◆ An efficient infrastructure develops.
- ◆ Local conditions for agriculture and commercial businesses are improved.
- ◆ The courage to invest is awakened – basis for new work places.
- ◆ Handicraft and building trades profit from orders.
- ◆ Ecological deficits are corrected.
- ◆ Active citizens act with a sense of personal responsibility.
- ◆ Community spirit and identification with the place of residence grow.
- ◆ The individual character of the village is maintained.
- ◆ A development profit averaging 15 percent is initiated.
- ◆ The subsidies create seven times more investment.



◆ Sport and music offer community life and quality of life. In many locations, there is a lack of space where people can meet and nurture their village community and culture. In Ketterschwang, Swabia, a renovated property is now used for this purpose. In addition to rooms for mother and baby groups, a homeland museum and a municipal fruit-press, the local musicians can even find a semi-professional studio here today.

Maihingen – from the ugly duckling to the swan of Ries



The commune of Maihingen in the county of Donau-Ries with 1 230 inhabitants is still strongly characterized by agriculture with its 30 agricultural enterprises. There are few available work places outside of agriculture, and Maihingen therefore ranks among the weakest tax communes in the county. The living and working locations were able to be significantly improved by village renewal and land consolidation and the associated planning, execution and promotion. In addition to civil works, roads, paths and squares, village renewal promoted community facilities such as the conversion of an old school into a town hall with community rooms, the new installation of a children's play area and the renovation of an old poorhouse by the local theatre association. In addition, many citizens contributed to the improvement of the view of the village through planting and construction measures in the private sector.



Maihingen frequently suffered from flooding from the Mauch. The upgrading of the stream bed through and beyond the village with a generous green zone is not only a working flood protection measure but a benefit for nature and the view of the village at the same time.



Within the framework of the simultaneously running land consolidation, land management facilitated, the construction of a new primary school, the building of a home for musicians, the construction of a clubhouse for rifle clubs as well as a new sports ground with a football pitch and a tennis court, amongst other things. By means of exchange, the commune additionally received the necessary land for the recycling yard, the community farm and an excavation dumping ground in a location which is most useful for the development of the commune. Furthermore, the commune joined together with 18 farmers and one handicraft business to erect five community machinery halls with a total of 54 lots. Ten farmers cooperated on the construction of a joint movable silos facility with 12 rooms. A washing area and a joint weighing scale finish off this rural work centre.

- ◆ Top: Maihingen was able to achieve previously unthinkable solutions for its many joint facilities and flood prevention measures - but only by implementing village renewal and land consolidation at the same time.
- ◆ Centre: The former school is used again after village renewal. Since the renovation, the building serves as a town hall and accommodates rooms for the village community. The country women, handicraft groups, choirs, etc, nurture community life and village culture here.
- ◆ Bottom: The flood prevention measures were in the form of water storage in the countryside at first. The shoreline protection strips and water storage along the Mauch were provided in the process of land consolidation.

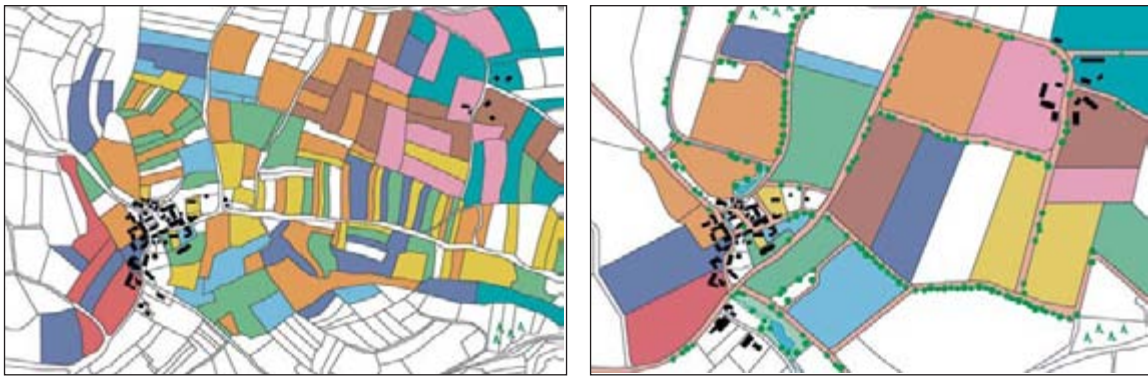


Land consolidation

Momentum for rural areas – this is how its economic power is strengthened and its structure improved

Bavaria's rural areas are unique: They offer the people a high standard of living; its nurtured, diversified cultivated landscape characterizes the face of our countryside. Both the quality of life and cultivated landscape with its valuable living space are closely connected with farming and forestry. These values can only be secured in the long term by successfully managing meadows, fields and forests. The land consolidation can contribute to this effectively.

The farming areas must be adjusted to business requirements in terms of location, layout and size and developed functionally. Land management provides the unique opportunity to harmonize economic and ecological interests at the same time – to mutual advantage: reducing costs and securing the cultivated landscape.



◆ The consolidation of dispersed plots of agricultural land into large farming areas and their development with completed roads leads to a potential saving in favour of the agricultural businesses, which can be estimated at an average of 170 Euro per ha and annum. In the course of this land management, areas are simultaneously provided for public and municipal plans such as roads and paths, as well as for nature conservation and land preservation, particularly for the creation of habitat systems.

A standstill is the same as a step backwards

Just under one third of the Bavarian population lives in rural areas. This means: agriculturally characterized areas are also an influential area for trade, commerce and service. In addition, rural areas form the basis for tourist development in Bavaria. Its attractiveness is an important location factor for the establishment of businesses at the same time.

In any case: standstill would also mean regression in rural areas. Rural areas must continue to be developed in the future without altering their fundamental character. Rural development embraces this task with land consolidation. This procedure contributes to:

- ◆ improving the production and working conditions in agriculture and forestry,
- ◆ maintaining and expanding the performance and efficiency of the natural environment,
- ◆ protecting the natural living foundations of land, water and air, and
- ◆ supporting the necessary extension of infrastructure.

Professional and financial aid

Land consolidation is a proven and effective instrument for developing the cultivated land effectively. On the basis of the Land Consolidation Act, rural development therefore offers professional, organizational and financial help for

- ◆ a complete reorganization of plots of land,
- ◆ the implementation of construction and design measures,
- ◆ the development of traffic management and infrastructure,
- ◆ water management measures as well as
- ◆ soil conservation, nature conservation and land preservation measures.



◆ Large farming areas are an important prerequisite for a modern, environmentally friendly and profitable use of machinery. Through reduced machine running times, a fuel saving of 40 liters per hectare is made each year, combined with a clear reduction in ozone-damaging greenhouse gases.

Basic consensus on the targets of reorganization

Two conditions must be fulfilled in order to be able to introduce a land consolidation procedure: The plan must be agreed with the responsible bodies for public needs, which means the authorities, associations and communes and a broad consensus must exist between farmers and landowners who are involved in the project. Landowners and communes are already extensively informed and supported in the run-up to the project so that they can clearly define the targets of the procedure together.

As different interest groups are all participating intensively in the consolidation process, a basic consensus is reached at an early stage on how the land should be shaped.

Land consolidation, with its opportunities for land management and improving infrastructure, is also an important instrument for the implementation of integrated rural development concepts (ILEK). This principally applies to the land-relevant action fields of ILEK such as, for example, community-wide concepts for flood prevention methods, habitat networking or adventure trails. These development stages are coordinated for the planning area in the ILEK.



◆ Top: Making decisions at the lowest level is a practiced fundamental principle in land consolidation – elected representatives of landowners (Board of the Community of Participants) plan and decide on the new roads and bodies of water, the boundaries of land sites, the reorganization of fields and meadows, land preservation measures and historical and cultural aspects. They involve the citizens and take care of the coordination with authorities and associations.

◆ Bottom: Roads constructed to meet people's needs considerably shorten the travel times to and from plots of agricultural land and reduce the wear and tear of machinery. They are an important prerequisite for effective agriculture with modern machines in order to be able to withstand European competition.





◆ From top to bottom: Land is required for new industrial areas and associated work places in the village. As a rule, the land in suitable locations belongs to farmers. Land consolidation and land management mediate between the interests and solve land use conflicts. Land consolidation supports agriculture, handicraft, trade and industry in this way. ◆ 600 km of roads and paths between villages, hamlets or individual farms to improve transportation infrastructure in rural areas are realized each year in land consolidations. These are indispensable contributions to the mobility of citizens and the improvement of the location requirements of communes. ◆ Simple and effective. Near-natural earth pools retain the water in the countryside and relieve the locality of the danger of flooding. A side effect: additional living space develops for flora and fauna. ◆ A good road network in the land does not just serve the landowners or leaseholders. It is also a regional building block for the creating value through cycling or hiking tourism from the vicinity and from afar.

In the land consolidation founded on this, areas can then be provided at the right locations in a property-friendly manner and intensive measures can also be supported intensively. This can take place in several small and simplified procedures. The interests and rights of all the landowners are also guaranteed here.

The lynchpin: the Community of Participants

Land consolidation in Bavaria is rooted in the tradition of the Bavarian Cooperative Principal. The participating landowners form the Community of Participants, a public corporation, and assume responsibility for the planning and implementation of projects. This means that extensive citizen participation has not only been common practice for a long time, but is legally rooted as well.

The Community of Participants, in which all landowners are united, develops with the introduction of a land consolidation. It is a public corporation and works as a "non-permanent authority". Supervised by the Office for Rural Development, it has extensive organizational tasks, which are legally regulated.

In this way, the Community of Participants takes care of the valuation, boundary marking, surveying and reorganization of land as well as planning, financing and executing joint civil works. For this reason, the Community of Participants acts as building manager. It transfers the tendering, awarding of contracts, construction management and local construction surveillance to the Association for Rural Development. The Community of Participants is professionally and legally supported by the Office for Rural Development in the process.

The landowners who make up the Community of Participants elect the Board, which conducts business dealings and carries out the tasks for all participants. The Office for Rural Development delegates an expert to the Board who presides as chairman and ensures that all technical, legal and professional regulations are adhered to.

Application

by farmers, communes or a third party
at the Office for Rural Development



Informing the landowners

by the Office for Rural Development



Preparatory Phase

Forming work groups,
Edrawing up a model and a preliminary measure plan by the citizens
with the support of the Office for Rural Development



**Stipulation of targets and key measures
as well as the promotion in a project description**

by the Office for Rural Development



Cooperation with responsible bodies representing public needs

by the Office for Rural Development



Introduction of the land consolidation

by the Office for Rural Development
with the creation of the Community of Participants



Choosing the Board of the Community of Participants

under the supervision of the Office for Rural Development



Planning the measures

by the Community of Participants



Plan Stipulation/Authorisation

by the Office for Rural Development



Implementation of measures

by the Community of Participants



Marking boundaries and surveying the new facilities

by the Community of Participants



Valuation of the land

by the Community of Participants



Negotiations with the landowners to reorganize the plots of land

by the Community of Participants



Working out the reorganization

by the Community of Participants



Marking boundaries and surveying the new land

by the Community of Participants



Working out documents for altering the land and cadastral registers

by the Community of Participants



◆ There were once fields and meadows on the bathing peninsula of Absberg (25 ha) where, today, guests, not only from the proximity and the Nuremberg area, but also from the whole of Bavaria, even the whole of Germany, drive to and park, lie on the beach, camp or feast themselves. The rural land was exchanged by land management for other locations, which continue to be used for agricultural purposes. This is how the existence of future agricultural business is guaranteed!

Extensive demands, creative solutions

The Board of the Community of Participants compiles the plan for the joint and public facilities, coordinates it with the bodies responsible for public needs and presents them to the Office for Rural Development for authorization.

As a rule, the planning concept includes the following areas:

- ◆ the construction of farm roads for agriculture and forestry,
- ◆ the construction and/or the provision of land for local roads,
- ◆ carrying out land preservation measures, particularly the construction of habitat systems; moreover, the communes receive support to implement municipal landscape plans,
- ◆ water protection measures, such as the renaturation of water bodies and creating shoreline protection strips,
- ◆ flood protection measures by retaining water in the area, among other things,
- ◆ facilities for leisure and relaxation such as cycling and hiking routes, playgrounds, bathing pools or picnic areas, for example,
- ◆ taking into account third party plans which improve the regional and municipal infrastructure, such as regional transportation routes, residential and commercial areas, sports grounds, sewage plants as well as other plans for which the Community of Participants can provide land.

If village renewal is running simultaneously, the corresponding measures of the village renewal plan shall be included in the plan of joint and public facilities.

Subsidies from Munich, Berlin and Brussels

The Community of Participants receives subsidies from the European Union, the Federal Republic of Germany and the Free State of Bavaria for the measures, which it is responsible for. Depending on the economic performance, the support amounts on average to 80 percent of the costs accrued for the construction of joint facilities. The participants must raise the remainder independently. In case of measures which are in the public interest, the communes or other beneficiaries contribute an appropriate amount towards finance.

Determining exchange values, taking wishes into account, reorganizing land

The principal task of the Community of Participants is the reorganization of the project area. The tried and tested instrument for this is land management – the central instrument of rural development.

First of all, the exchange value of the land is determined by the Board of the Community of Participants reinforced by agricultural experts creating the basis for a settlement of equal value (valuation). On the so-called desired date, an in-depth discussion shall take place with each landowner on how he/she envisages the reorganization of his land. A coordinated reorganization of the land takes place after all interests have been weighed up and a settlement equal in value has been taken into account for all landowners:

- ◆ Dispersed plots of land are consolidated into large farming areas in a functional location, shape and size.
- ◆ Land-use conflicts are solved.
- ◆ Local land can be functionally shaped and expanded.
- ◆ Building land is provided for housing and commerce.
- ◆ Areas are provided for facilities, which have already been planned or created in advance by the Community of Participants or third parties.
- ◆ Existing rights (e.g. rights of use) on the old land are transferred to the new land provided they do not become superfluous through reorganization (as rights of way frequently do, for example).
- ◆ Richly cultivated landscape, flood prevention measures for Maihingen, valuable habitat. These are the three secured functions of a valley area, which was already extensively used for agriculture before land consolidation, and which can retain an enormous quantity of flood water today, and whose professional care in terms of nature conservation is carried out by farmers. The areas were transferred into the ownership of the Free State with the aid of land management.





◆ Slope-parallel management and secured embankments reduce erosion and the nutrient input in water. For this reason, they are an extremely important contribution to the preventative flood prevention measures, water pollution control and soil conservation.

The results of the project are summarized in the Land Consolidation Plan in a legally binding manner. This includes, in particular, the regulation of ownership of the new land as well as the ownership and maintenance encumbrance of the facilities which the Community of Participants has recently created (e. g. roads, paths or habitats).

Improved economy, increased value of experience

Land consolidation increases the value rural areas in diverse ways:

- ◆ New land in a functional location, shape and size develops through reorganization. These new plots of land can be more usefully managed and therefore leased more desirably as well.
- ◆ The efficiency and competitive ability of agricultural businesses increases noticeably. Operating expenses are therefore visibly reduced, thanks to the improved development of the land and large farming areas. An average savings of 170 Euros per hectare and annum is possible. At the same time, the time required for field work can be reduced by up to 40 percent. The gross income for agriculture increases by up to 46 percent.
- ◆ The land management of the Community of Participants solves the existing conflicts of use in a property-friendly manner and ensures a resource-conserving use of land.
- ◆ At the same time, the community can identify and develop new building land for housing and trade.
- ◆ Land preservation measures create an attractive cultivated landscape and increase the value of experience for locals and those searching for local recreation.

- ◆ Construction and design measures improve locational conditions and secure work places in rural areas at the same time.
- ◆ The local and regional economy is supported. Each Euro of production creates up to 7 Euro in investment according to an investigation led by the Ifo Institute for Economic Research in Munich.
- ◆ Based on factors such as the population figure, national revenue, work places, etc., communes experience an average development profit of 15 percent through rural development.
- ◆ The whole procedure area has its boundaries marked and is surveyed, the cadastral and land registers are updated.
- ◆ A digital land map is drawn up. The commune is therefore provided with a modern and up-to-date planning basis for the future.

Result

Today, agriculture is under enormous pressure from competition. Businesses that want to exist in the future are forced to use all opportunities for rationalization and for strengthening their competitive ability. For this reason, our farmers need land consolidation.



Apart from the economy, ecological questions are foremost. It is not only the valuable agricultural components that are maintained within the framework of land consolidation, but the status of natural scenery is additionally enhanced by measures concerning the planning of open spaces.

The range of services offered by land consolidation appeals to communes in a very specific way. Almost all future-orientated community development processes have one fundamental condition which remains unchanged: the area of land required for realization must be available! The improvements to communal infrastructure facilities which are possible because of this and the consequently necessary civil works secure work places and strengthen the rural area. Land consolidation therefore supports the continuous adjustment of communes to economical, ecological and sociopolitical environment to strengthen their competitive ability.





◆ Solving land use conflicts was a prerequisite for a prompt provision of building land for housing (22 ha) and trade (13 ha, see picture) and therefore an important contribution to the securing and creation of work places locally. This resulted in prospects for the young generations, so that they now remain in the region.

Markt Bechhofen a. d. Heide – structured in a future-orientated way

Loss of attractiveness as a consequence of the change in agricultural structure, standstill in trade development, inefficient infrastructure and a resulting tendency for the younger generations to migrate, characterizes the situation of Markt Bechhofen on the Heide river in the southern part of Ansbach county before rural development. A total of eleven land consolidations with village renewal in 28 districts spanned almost the entire community area with around 5 000 ha.

Improving the means of existence for rural agriculture and increasing the location quality of Markt Bechhofen were at the forefront of the procedure. Above all, large farming areas with a well developed lane network, new lanes linking communes as well as construction and layout measures have contributed to the implementation of these targets. Land management was the linchpin for all deliberations and planning for necessary measures in the right location. To meet the land requirement for public plans, around 250 ha were purchased irrespective of the eleven land consolidations and moved to the location of the individual building projects in the process of land management.



◆ The introduction of land consolidation means a high degree of development dynamic at the same time and not a standstill until the reorganization of land. In Bechhofen, for example, the realization of a riding facility and a club house for small animal breeders was planned. Both could be brought under way through the early provision of land at a suitable location, coordinated, of course, with the other plans in the surrounding area. The picture on the right shows the completion of land management in this location considering several land-owners as an example. In the eleven land consolidations in Bechhofen, a total of 3 800 plots of agricultural land with an area of 5 000 ha were consolidated into approximately 1 000 plots of land. In addition to the farming benefits, this led to a significantly more efficient business management.

The combination of land consolidation and extensive village renewal was particularly beneficial for effectively improving living, residential and working conditions. The grouping together of pending individual tasks facing has paved the way for unheard-of decisions in the village and countryside, commune and region and contributed to a particularly effective community development. The whole volume of investment in the public and private sector stands at approximately 35 million Euro. The financial support from Bavaria, the Federation and the EU amounted to 16.5 million Euro.

The future-orientated structural measures show a considerable effect. Since the beginning of land consolidation and village renewal, a continual growth in the population from 5 183 inhabitants to 6 358 was recorded in the year 2003. There are 1 833 work places available in the community area for 2 150 persons in gainful employment. The improved transport connection to the upper centre of Ansbach and the federal motorway A 6, Heilbronn - Nuremberg, is of great importance to those conducting trade as well as to commuters. The leisure facilities created and the recreational path network serve the local population as well as reviving tourism in the catchment area of the Franconian Lake Country and the local recreation area of Hesselberg.

◆ The transport infrastructure was improved by expanding 21 km of roads linking communes and paths linking local spots as well as providing land for the expansion of state and county roads over a length of 5 km and a total length of 9 km for cycling and walking routes.





◆ The means of existence for 43 agricultural businesses with approximately 60 work places experienced a fundamental improvement through a well-built agricultural road network with a total length of 59 km as well as through the consolidation of dispersed plots of land into large farming areas. The new roads provide a basis for region-wide leasehold relations as well as for the construction of a leisure path network.

Flood prevention measures and water development

Floods do not adapt to land boundaries. For this reason, the problems encompass a series of diverse questions:

- ◆ How significant are the interests and needs of the affected user groups and landowners – particularly agriculture?
- ◆ Where are the problematic or pivotal areas in the opinion of the communes and according to the estimation of the responsible expert administration?
- ◆ Where is it useful to prioritize the implementation of measures, for example, for water storage?

Land consolidation provides an integral approach to water development in collaboration with the water management administration, which, apart from the production of good water conditions and preventative flood control measures, also includes agricultural and ecological viewpoints with the optimization of land use and aspects of local recreation, as well as urban development.

◆ Floods continue to be a thing of the past in Waizendorf in middle Franconia since the construction of two large flood water storage ponds and many peripheral small reservoirs in the land. The water storage ponds are designed to be near-natural and are therefore an important component of the recently constructed habitat system encompassing approximately 200 ha.





Land consolidation for special operations

This is how public and private interests are reconciled and transection damages are compensated

Extensive civil works by the local government such as new motorways, tramways, ship routes, federal and state roads or bypasses often lead to massive interference in the countryside, infrastructure and land. Disadvantages for landowners are avoided or compensated and the required areas are provided without compulsory purchase through the land consolidation for special operations. The extensive civil works are more desirably incorporated into the existing infrastructure and the surrounding countryside with the help of the land consolidation for special operations.

In addition, extensive civil works can necessitate an enormous land requirement which can be a threat to the existence of an agricultural business in extreme cases. Through early land purchase and land exchange, affected farmers can maintain land for farming transitionally. The loss of land can be compensated with the reorganization of plots of land.



◆ National traffic routes are planned freely throughout the countryside. This results in intersected fields and meadows, and even cases of hardship for individual businesses. In order to avoid a high loss of land for farmers, as much land as possible is purchased within and outside of the large project. Land management transfers it to the marked-out section, or provides it for other land needs associated with extensive civil works (roads, water, nature, countryside, municipal infrastructure). Remaining areas and other agricultural land are reorganized.

Counterbalancing disadvantages and taking interests into account

In order to counterbalance disadvantages, to provide land and to avoid compulsory purchases in the event of extensive public civil works, the authorities responsible for compulsory purchase (e. g. the Rural District Council) can apply for a land consolidation for special operations. It includes the following measures:

- ◆ Plots of land for sale in the area and in the wider surrounding area of the building plan are purchased (intermediate land purchase) to meet the demand for land, to adapt the road, pathway and water network and to guarantee an ecological balance.
- ◆ The purchased land shall be moved to an area where a building plan is being carried out.
- ◆ The deduction of land shall only be stipulated in exceptional circumstances, if the intermediate land purchase is insufficient for the complete fulfillment of the land requirement. Dividing the land deduction amongst a large area of landowners guarantees a minimal deduction for the individuals.
- ◆ The interests of the landowners and those of the authority responsible for businesses (e. g. in case of the purchase price and release for building) are arbitrated between.
- ◆ Owned rural land is reorganized.
- ◆ Plots of replacement land can be provided to farmers on a temporary basis if building was already begun before the reorganization of land.
- ◆ The cost of the procedure and the civil works as well as the compensation are charged to the authority responsible for business.

◆ 118 ha were provided in Weissenbrunn and Fornbach without compulsory purchases for the Froschgrund lake for the Coburg flood control measures, the ICE train route Nuremberg-Erfurt and for the conservation of species and biotopes. 59 ha of this land were raised through land transfers in exchange for money and a deduction of one hectare of land depending on the business.





◆ There are currently 200 land consolidations for special operations in process throughout Bavaria. Focal points are the ICE train routes Munich-Ingolstadt and Nuremberg-Erfurt as well as the motorways at Schweinfurt and Fuessen. Further projects serve the property-friendly realization of federal and state roads or by-passes.

THE ROAD TO SUCCESS

Application

by the Compulsory Purchase Authorities at the Office for Rural Development



Intermediate land purchase

until the reorganization of land

by the Association for Rural Development or the Community of Participants



Establishment of targets and measures as well as promotion in a project description

by the Office for Rural Development in cooperation with the authority responsible for project



Introduction of the land consolidation for special operations

outline of the project area with the agricultural trade association

Creation of the Community of Participants



Valuation

by the Community of Participants



Planning and execution of follow-up measures

by the authority responsible for project and/or the Community of Participants

Early provision of land is possible in the interest of a rapidly starting construction



Reorganization of land including land provision

by the Community of Participants



Stipulating compensation for unavoidable disadvantages

by the Office for Rural Development



Marking boundaries and surveying new plots of land

by the Community of Participants



Finalizing the documents for altering the land and cadastral registers

by the Community of Participants



◆ National developments improve the location requirements and the appeal of rural areas in the long term. For this reason, communes use land management as part of the land consolidation for special operations and provide foresighted areas for trade and housing development or other communal requests such as infrastructure, leisure and relaxation, tourism, nature and countryside.



The landowners also form a Community of Participants in the land consolidation for special operations, which elects a Board from its group. This guarantees that the interests of the landowners are taken into account during the realization of the building plan.

It is particularly beneficial to combine the land consolidation for special operations with land consolidation and village renewal. This brings forward pending municipal developments (communal infrastructure, tourist structure, agriculture, handicraft and trade, leisure time and relaxation, nature and countryside). The Board of the Community of Participants and the commune are responsible for these measures. They lead to an improvement of the business location as well as the increased value of land.



All parties benefit

Both the authorities responsible for business and the private landowners benefit from a land consolidation for special operations. The advantages:

◆ As is the case for land consolidation, a Community of Participants is formed with far-reaching design and decision authorities to meet the needs of farmers.

- ◆ Compulsory purchases and interferences which threaten existence are avoided.
- ◆ Areas for extensive civil works are provided by way of exchange.
- ◆ The available infrastructure is adapted.
- ◆ The value of plots of land is maintained or improved.
- ◆ The extensive civil works can be realized quickly.
- ◆ The interests of landowners and agriculture are taken into account, guaranteeing a high degree of acceptance.



Accelerated Consolidation

Amicable, ecological useful, uncomplicated – this is how large farming areas develop quickly and cost-effectively

The agricultural businesses are under high competitive pressure and are instructed to manage their fields efficiently. The established land structure often stands in the way of this. Accelerated consolidation is a suitable instrument for rapidly adjusting the situation to meet current demands.

In the process, rural development takes on the task of consolidating land into large farming areas in a manageable area and within a time limit of four to five years. The request for nature conservation and land preservation is not simply taken into account in the process, but specifically supported.



◆ Left: four farmers farmed a total area of 53 ha before accelerated consolidation; their businesses had between 6 and 14 individual plots of land covering an area of 0.1 to 4.3 ha. In addition, the roads in the 250 ha fields were in poor condition. Two connecting roads led over private land. ◆ Right: Just three years later, the businesses were managing 2 to 3 plots of land individually covering an area of 0.9 to 12.3 ha. The existing 4.2 km roads were improved and extended.

Finding the best solution together

If several landowners want to improve their economic situation together, they can apply for an accelerated consolidation with rural development according to the Land Consolidation Act. Even authorities who are responsible for nature conservation and land preservation receive support for realizing their projects upon request.



◆ The investments in modern agricultural machines must be worthwhile. A rapid and cost-effective service is available to farmers with the accelerated consolidation of numerous individual plots of land into large farming areas. The benefit to businesses: less time expenditure and lower machine costs. The advantage for the environment: reduced use of fuel and therefore fewer pollutants in the air.

However, three requirements must be fulfilled:

◆ Changes to road and water networks should only be necessary on a small scale.

◆ A simple valuation should be possible.

◆ The consolidation should be regulated through agreements as far as possible.

All landowners form the Community of Participants. In cases of accelerated consolidation, a Board chosen by the Community of Participants can be waived. In this case, the assembly of participants shall fulfill this task.



◆ The reorganization of lots is at the forefront of an accelerated consolidation. The construction of roads is only possible to a small extent. This is why accelerated consolidation is particularly cost-effective.

THE ROAD TO SUCCESS

Application

by farmers, communes or third parties
at the Office for Rural Development



Stipulation of targets and measures as well as promotion in the project description

by the Office for Rural Development



Introduction of accelerated consolidation

by the Office for Rural Development
Creation of a Community of Participants



Choosing a Board of the Community of Participants ¹⁾

(only if necessary)
by the participants



Simple valuation

by the Community of Participants or a competent office



Negotiations for the reorganization of land

by the Community of Participants or a competent office



Execution of civil works

(usually only to a small extent)
by the Community of Participants



Drawing up the consolidation plan

by the Community of Participants or a competent office



Boundary marking and surveying new plots of land

by the Community of Participants



Putting into possession

by the Office for Rural Development



Finalizing the documents for altering the land registers

by the Community of Participants

¹⁾ If a Board is not elected, the Assembly of participants shall fulfill this task.



- ◆ Top: the accelerated consolidation is also suitable for small-structured landscapes. Rationalization through consolidation and development secures farming businesses and therefore their services for the diverse cultivated landscape in Bavaria.
- ◆ Bottom: with an accelerated consolidation, the targets of nature conservation and land preservation can also be realized taking into account agricultural interests.

To be precise, accelerated consolidation encompasses the following possibilities:

- ◆ Land is consolidated within the framework of the agreements as far as possible.
- ◆ Changes to the road and water systems can be carried out to a small extent.
- ◆ Ecological concepts can be realized, providing land in the process and creating biotopes.
- ◆ The rapid and cost-effective implementation of projects with little time and effort spent on planning and administration as well as few civil works.
- ◆ The new land has its boundaries marked and is surveyed.
- ◆ The documents for the alteration of the cadastral and land register are finalized.
- ◆ The measures are supported on average with up to 80 percent of the incurred costs.



Specific work procedures for accelerated consolidation such as valuation, for example, or drawing up a consolidation plan can be transferred by the Office for Rural Development to external professional offices.

Diverse use for rural areas

Accelerated consolidation enables farmers to work successfully in economic terms in the face of increasing competition. In addition, it can support those responsible for nature conservation and land preservation in realizing their concepts. Everybody who lives in rural areas ultimately profits from this kind of procedure. Its benefits at a glance:

- ◆ Rapidly eased work conditions for the farmers through large farming areas.
- ◆ Improved management results through low operational costs and reduced working hours.
- ◆ Cost-effective solutions and minor compulsory purchase as civil work rarely occur if the existing road network can be used.
- ◆ The possibilities of leasing are improved.
- ◆ Amicably coordinated solutions which take into account economic and ecological interests.
- ◆ The rural cultivated landscape is retained or designed in a way appropriate for the future.
- ◆ Simple and cost-effective methods of optimizing old land consolidations and adapting them to modern management requirements.

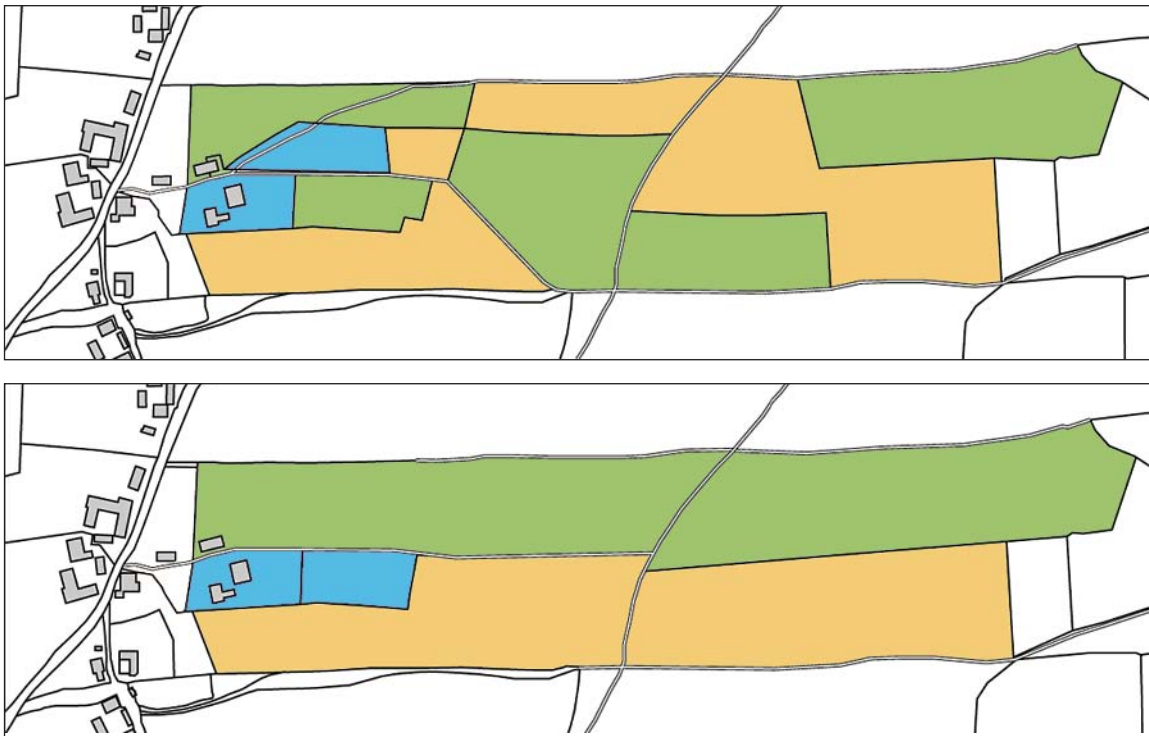


Voluntary exchange of land

Consulting, agreeing, exchanging – this is how farmers improve the structure of their land quickly and cost-effectively

Time is money – this also applies to agriculture. The farmer principally saves on the amount of work and cost if his land is consolidated cost-effectively. Sometimes the transfer of just a few plots of land is already sufficient for improved management.

This can be achieved through land exchange which is quick, appropriate to need and cost-effective. In the process, the participating farmers exchange land amongst one another so that the ownership structure is improved and an efficient method of farming is possible at the same time. A voluntary exchange of land can also be carried out for concerns over nature conservation and land preservation.



◆ Above: owned land which lies in close proximity but is made up of many winding and misplaced plots of land or is divided by roads. ◆ Below: efficiency through unity. The three exchange partners were clear about the future solution and agreed and implemented the exchange with the aid of the responsible Office for Rural Development. Three connected farming areas were created from twelve awkward plots of land within six months.

Participants compile the exchange plan themselves

Rural development only offers voluntary land exchange according to the Land Consolidation Act if the following conditions have been fulfilled:

- ◆ Only a few exchange partners should be involved.
- ◆ The existing road network should continue to satisfy requirements.
- ◆ As far as possible, only whole plots of land should be exchanged; there should only be a small amount of time and money spent on surveying work.
- ◆ The exchange must take place voluntarily and amicably.

By the way: The Office for Rural Development can allocate the professional advice and supervision to expert helpers.



◆ The experts of the Office for Rural Development or a commissioned professional office contribute the know-how in order to complete the exchange negotiations.



◆ Little effort for great savings on time and money. From this perspective, voluntary land exchange is counted among the top agricultural structure improvements. It is not limited to a zoned location as portrayed in the diagram and is also applicable to the consolidation of land in different land locations.

THE ROAD TO SUCCESS

Application

by the exchange partners at the Office for Rural Development



Informing and advising exchange partners

by the Office for Rural Development
or commissioned professional office



Exchange negotiations

led by the Office for Rural Development
or commissioned professional office



Surveying and implementation of small-scale civil works and land preservation measures (only if necessary)

by the Surveying Office and the Office for Rural Development



Compilation of an exchange plan

by the exchange partners with the support
of the Office for Rural Development



Finalizing documents for altering the land and cadastral registers

by the Office for Rural Development



- ◆ From top to bottom: nature conservation and land preservation can be harmonized with agricultural interests through the voluntary exchange of land.
- ◆ If "forest islands" grow in the countryside as a result of individual afforestation, this creates disadvantages for the neighbouring plots of land. Larger forest locations, which can be achieved through voluntary land exchange, are free from conflict to a greater extent.
- ◆ The following should always be present during deliberations on the exchange of land: Road construction and road improvement measures or the mapped reclamation of roads are principally to be avoided and, if necessary, limited to an absolute minimum.

The voluntary exchange of land is an exchange procedure conducted by the authorities; its characteristics make it attractive to many farmers:



- ◆ The exchange partners develop their exchange plan themselves to a large extent. In the process, the Office for Rural Development or a commissioned neutral professional office mediates between the interests of the exchange partners.
- ◆ The low number of exchange partners makes the procedure straightforward.
- ◆ By abstaining from valuation and by exchanging land which is as complete as possible, the process is possible in a simple, quick and cost-effective manner.
- ◆ Should the adaptation of road networks be necessary, this can be funded by as much as 80 percent, land preservation measures by as much as 100 percent.



Low expenditure – rapid execution

The voluntary exchange of land offers participating farmers a whole range of benefits:

- ◆ The exchange of whole land parcels only requires a small expenditure on technology and administration.
- ◆ As all exchange procedures are agreed amicably between the exchange partners, the exchange can also be executed quickly. As a rule, the farmers can already manage the new land within one year.
- ◆ Because the operational areas are optimized, the farmers save time and money on farming.

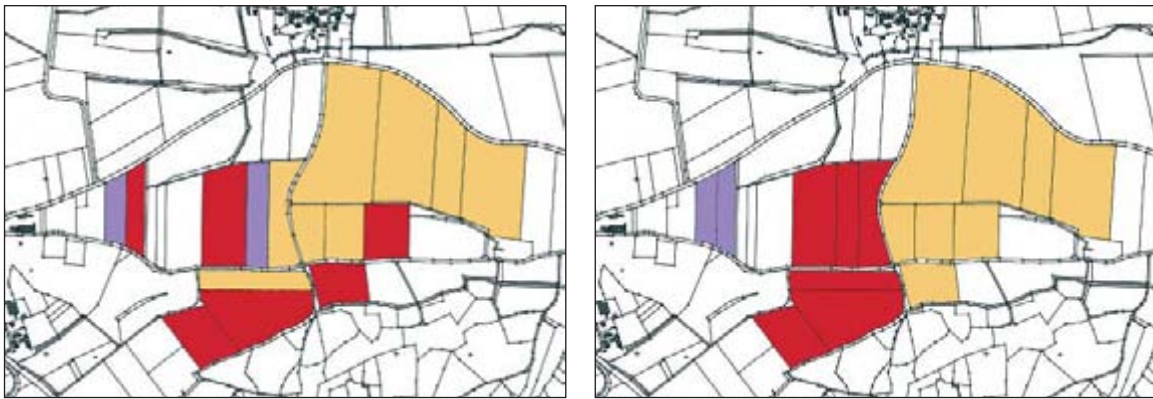


Voluntary exchange of land use

This is how large farming areas are created voluntarily, quickly and cost-effectively on a lease basis

In a time of increasing competition, it is even more important for agriculture to produce cost-effectively and with the least time expenditure. The structure of the land often stands in the way of this target: the fields and meadows of businesses are widely dispersed, their layout is too small and ineffective. Furthermore, the number of unconnected farming areas continues to increase due to the continually increasing proportion of leased areas. This leads to unprofitable work and time expenditure.

Here, the voluntary exchange of land use can put things right by consolidating farmland voluntarily, quickly and cost-effectively on a lease basis. The status of ownership rights remains unchanged. Ecological interests are taken into account during consolidation.

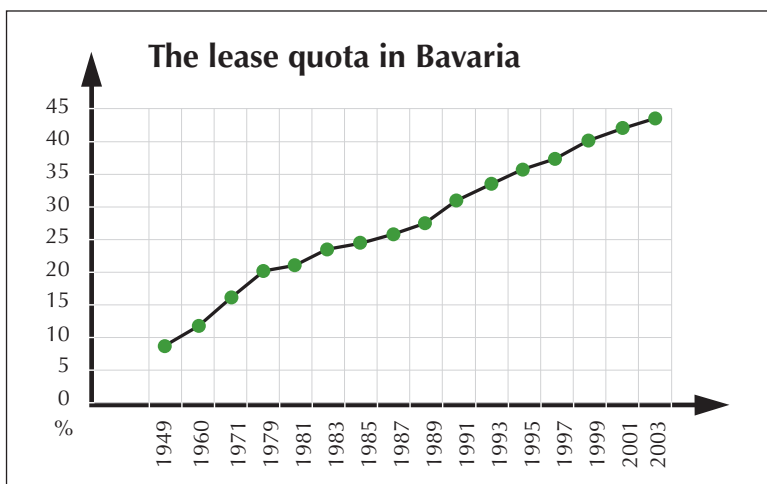


In Franconia, a farmer manages an average area of 26.6 ha. On average, 48 percent of this consists of leased land. In many areas, for example, in the county of Rhoen-Grabfeld, the lease quota amounts to between 60 and 70 percent. ♦ Left: higher management expenditure for the three farmers through dispersed farmland. ♦ Right: management efficiency through consolidated farmland; the individual boundaries between the plots of land are irrelevant to farming. Costs for road construction or road removal and surveying works are not accrued.

Beneficial conditions – high acceptance

The voluntary exchange of land use is applied for by farmers or the commune at the Office for Rural Development and is supervised by them. The foundation for exchanged lots is a management concept drawn up by the farmers and lessees with the support of the Office for Agriculture and Forestry and, if the case arises, a commissioned aid. The following features characterize the voluntary exchange of land use:

- ♦ The consolidation of farmland takes place exclusively on a voluntary basis. There is no interference in the structure of ownership in the process.
- ♦ The landlord and tenant relationships are reformed. Existing contracts can be abolished and readjusted in collective tenancy agreements; there is also the possibility of gaining permission for subletting.
- ♦ The new farmland is staked out on site. Boundary stones which inhibit extensive farming can be positioned lower down upon application.
- ♦ The resulting expenditure can be funded provided that the minimum term of lease amounts to ten years. This also applies to small-scale civil works and design measures if they are necessary for the voluntary exchange of land use.



♦ The lease quota of agricultural business in Bavaria depends on the structure change which has risen since the 50's from just below 10 to 44 percent. This continual increase will remain the trend because farmers will also give up their businesses in the future and lease their fields and meadows.



◆ The profitability and the attractiveness of leased land increases after voluntary exchange of land use. This affects the smaller management expenditure on the consolidated leased land. For example, a farmer who grows cereal on one plot of land measuring 5 ha in comparison with cultivation on five individual plots of land creates a saving of 140 Euro per hectare and per annum.

THE ROAD TO SUCCESS

Application

by farmers, communes or third parties
at the Office for Rural Development



Information

by the Office for Rural Development and the Office for Agriculture and Forestry



Drawing up a management concept

as a basis for documentation of exchanged lots
by the exchange partners
with the support of the Office for Agriculture and Forestry
and, if the case arises, a commissioned aid



Negotiations with farmers and landowners

on the location, form and size of the new farmland
as well as on existing tenancy agreements
by the Office for Rural Development or a commissioned aid



Agreements with communes and authorities

(only if necessary, e. g. due to changes in the farming road network)
by the Office for Rural Development



Authorization of the documentation of exchanged lots as an agreement under private law

involving all landowners and farmers
by the Office for Rural Development



Diverse possibilities of use

The voluntary exchange of land use complements classic land consolidation. It can:

- ◆ be carried out as an independent consolidation project in land locations with sufficient development and easily reestablished boundaries,
- ◆ facilitate short-term structural improvements in advance on land locations where land consolidation is pending,
- ◆ in land locations where land consolidation is taking place associated with the reorganization of owned land thus contributing to optimizing the result of consolidation even more.



Less time and effort – greater efficiency

The agricultural businesses profit from the voluntary exchange of land use through noticeable savings on work time and machine costs. Depending on the local conditions and types of business, they can save up to 100 Euro per hectare per annum. Upon completion of the exchange agreement, landowners receive a unique bonus amounting to as much as 200 Euro per hectare for a long-term lease engagement for the purpose of maintaining the cultivated landscape and for farming which is suitable for the location.

- ◆ The initiative for the exchange usually comes from farmers. As an incentive, landowners receive a unique bonus of up to 200 Euro/ha if they accept an exchange agreement for at least 10 years. This avoids fallow land and farmers can manage the leased areas effectively.

The cultivated land shall be maintained seeing that the needs of nature conservation and land preservation are also observed during consolidation and land of ecological importance is secured.



Private measures in village renewal

Private initiative pays off – this is how building owners are supported

Private property with its buildings, yard space and front gardens characterizes the appearance of villages in Bavaria in particular. Simply limiting village renewal to public and joint areas would therefore be an unsatisfactory approach.

It is precisely the investments of private builders into derelict buildings, distinctive old buildings and the modernization of old-fashioned houses that prevents the village centres from dying out. Moreover, the following applies: those who revitalize and invest in what already exists in the village shall not build out into the countryside.

For this reason, the Bavarian Village Renewal Program is offering financial support to house and farm owners who are prepared to invest.



◆ Left: village centre, protected, unoccupied, run down and a long way from modern residential requirements. ◆ Right: transformation into a gleaming jewel with an attractive front section which characterizes the view of the village. This was achieved through the general renovation of foundations and the framework to roofing, the reinstallation of central heating, electrics and sanitary facilities, the renovation of tiled stoves suitable for historic monuments, the windows, the wood staircase and the floorboards made of oak and larch. Building costs: 300 000 Euro. The following subsidies were granted for chargeable, eligible costs for apartment houses, barns, gardens and yards amounting to 170 000 Euro: private village renewal measures 35 000 Euro, monument fund and commune 11 500 Euro.

Tips from the expert – money from the state

On the one hand, private builders receive expert information and suggestions from experts for the design of buildings, facades, farmyards and gardens. On the other hand, subsidies are available for civil works from the Bavarian Village Development Program:

- ◆ There is an increased fund of up to 60% (however a maximum of 60 000 Euro per property) for buildings which are particularly valuable in terms of village planning, historico-cultural aspects and monument conservation.
- ◆ There are subsidies for as much as 30 % (however a maximum of 5 000 Euro per property) for designing pre-section areas and farmyards.

Funding according to the Bavarian Village Development Program targets measures suitable for the village in the private sector in support of the goals set by the citizens in the model. Subsidies for private measures can also be combined with other funding programs, e.g. landmark conservation or the housing construction fund.

The money from the Bavarian Village Development Program is not divided amongst small measures according to the "watering can principal" but is employed specifically. The funding concentrates on measures with a subsidy requirement of more than 1 000 Euro. The expenditure minus value added tax, rebates and discounts proven by invoices can be funded with subsidies.



◆ Renovating an old house and extending it with a new building. A solution which unites many interests: good residential conditions and space for the family, the cultural heritage of the building is maintained, which characterizes the view of the village. The danger of gaps between buildings in the heart of the village is banished, awareness of history increases, there is the stimulus to create more of the same. Commitment in private projects is an indispensable service for internal development and therefore the liveliness of our villages. Reports on architectural history and architectural style as well as the beauty of Bavarian villages typical of the region are maintained in this way.

THE ROAD TO SUCCESS

Application

at the Office for Rural Development



Village appointment with a free building consultation

by the commissioned village renewal planner or the Office for Rural Development



Submission of the application

at the Office for Rural Development
(with inventory photos, building plans, sketches, cost estimates and the submission of planning documents if building plans require authorization)



Approval of building plans

by the Office for Rural Development



Carrying out construction

by the constructors



Presentation of the invoices

by the constructors at the Office for Rural Development



Checking the submitted invoices and visual inspection

by the Office for Rural Development



Paying out funds

by the Office for rural Development



◆ Left: living and working under one roof: Mrs Lewandoske operates a software firm together with her husband. They moved with their family from the city to the country to the Upper Franconian village of Unterneuses with 400 inhabitants. There, they fulfilled their life's dream and renovated a beautiful old farmhouse, carrying out a considerable amount of the work themselves. The village renewal contributed 12 500 Euro (roof and façade renovation as well as double windows) as well as a listed monument fund of 8 600 Euro within the framework of private measures. ◆ Right: the constructors of private projects in village renewal receive approx. 5 million Euro in subsidies per year in Bavaria and invest a total of 35 million Euro. One Euro of subsidies therefore creates a turnover of almost 7 Euro. Private projects are an important contribution to economic power and work places in the Franconian villages and regions, in particular.

The Office for Rural Development is responsible for funding private measures. It provides informative material and funding applications. It must be kept in mind that civil works may only take place after the written approval of the Office for Rural Development.

Attractive views of the village – valuable living space

Private projects in village renewal have a dual purpose: on the one hand, they increase the attractiveness of the village if houses and farms are improved creatively. This applies in particular to the preservation and revival of historical building fabrics which characterize the character of the village significantly. On the other hand, village renewal helps to avoid the bleeding-out of the village centres: old, often derelict buildings can be modernized within the framework of village renewal so that they meet today's residential and work demands.



Rural Infrastructure through road and path construction

Communes are supported by making their villages, hamlets and mountain pastures accessible

Beyond land consolidation and village renewal, rural development funds the planning and production of connecting paths to the alpine pastures and the Alps, isolated farms, hamlets and villages, in addition to field and forest pathways if this closes the gaps in hiking and cycling path networks.

In Bavaria, approximately 150 paths with a total length of 60 km and a total investment volume of approximately 6 million Euro are built each year. The level of funding usually amounts to 50 percent, up to 70 percent for Alpine pasture pathways and Alp pathways. The possibilities and the profit for the rural areas created by rural development are pinpointed in the example of Alpine pasture pathways and Alp pathways.



- ◆ Left: Access roads to 11 Alps branch off from Immenstadt over 1.4 km of renovated Alp roads. A branch-off with 3.7 km of new road provides access to two Alpine dairies and two Alps for young cattle. The renovation and new building costs 0.88 million Euro. The percentage subsidy amounted to 67% and the percentage for inhabitants of the Alps was approx. 290 000 Euro. Locals and tourists alike are happy to use these roads.
- ◆ Right: Until a short while ago, a narrow mountain path led from Berg Mitte to Sennalpe Oberberg. It is now a 1.4 km long gravel road with a tar-sealed surface. The farming of the Alps and 5 ha of mountain forest is now considerably easier. The inhabitants of the Alps invested 100 000 Euro to develop the valley through Berg Mittag to the Oberberg Alp.

This is how the management of Alpine pastures and the Alps is supported, maintaining the Alpine cultivated landscape in the process

In the highlands of Upper Bavaria and Swabia, there are around 1 400 recognized Alpine pastures and Alps with a combined pastures of approx. 40 000 hectares. Approximately 50 000 cows, 800 horses and 3 500 sheep and goats graze on them each year. In business management terms, the Alpine agriculture economy is not profitable for most mountain farmers: because the profit situation is extremely unfavourable and the cost of mechanization as well as the recovery and storage of feed are greater than in flat areas of land. Here, making them accessible with pathways can be a great help, making an important contribution to securing animal rearing in the mountains and the production of high-value foodstuffs at the same time, as well as maintaining the alpine cultivated landscape.

Up to 70 percent funding for the construction of Alpine pasture and Alp pathways

Subsidies can be applied for at the responsible Offices for Rural Development in Swabia and Upper Bavaria for the construction or extension of public pathways in the Alpine pasture and Alp area. The costs for the planning and production as well as for building management, building surveillance and accounting can be funded by up to 70 percent. Both the Alpine pasture and Alp associations and the communes can apply for funding. However, specific requirements apply to this:

- ◆ Costs and use of subsidized pathways must remain in proportion.
- ◆ It must be ensured that the Alpine pasture, or Alp will be managed on a long-term basis.
- ◆ The grant requirement must amount to at least 25 000 Euro.
- ◆ The subsidy requirement must be guaranteed over a 12 year period.



◆ Left: sealed roads are an indispensable and fixed quantity of business profit for the Alpine pasture and Alp farmers and the approx. 50 alpine dairies in the Alps. ◆ Right: The 710 Alpine pastures in Upper Bavaria and the 681 Alps in the Allgäu are principally meadowland for young animals. A total of 50 000 cows, 3 500 sheep and goats as well as 800 horses spend their summer on 40 000 ha of pastures.

Planning and building management can be transferred by constructors to an Engineering Office or the responsible Association for Rural Development. The necessary know-how is available there.

THE ROAD TO SUCCESS

Application

by the constructor
at the Office for Rural Development



Planning

by the Engineering Office or the Association for Rural Development



Authorization of finance

by the Office for Rural Development



Tender

by the constructor



Award of contract

by the constructor



Construction or expansion of development roads

by the constructor



Presentation of invoices

by the constructor at the Office for Rural Development



Checking the invoices

by the Office for Rural development



Paying out of subsidies

by the Office for Rural Development



High-quality foodstuffs, tourist attractions

Through the expansion of developmental roads, the Alpine pastures or Alps can be reached acceptably in an operational sense. That is the fundamental principal for the survival of mountain agriculture and thus for the maintenance of the Alpine cultivated landscape.

The construction of Alpine pasture and Alp roads contributes to securing the future production of qualitative, high-value foodstuffs and valuable products typical of the region. However, agriculture in the Alpine area also makes a decisive contribution towards the continuance of a unique countryside and, for many seeking relaxation, one which is worth visiting. Moreover, it is the mountain farmers who nurture the traditional customs in their unaltered form. This is how the Allgaeu tradition of bringing the cattle down from the mountains in September continues to be known and loved as a tourist attraction. The mountain agriculture is also an essential economic base for tourism. If it is maintained, many work places in the Alp area apart from agriculture shall be secured.



Last but not least, the construction of Alpine pasture and Alp roads also brings important contracts for the local and regional building industry. In the Allgaeu alone, with the support of rural development, around ten kilometres of Alp paths are newly constructed or radically renovated each year. Some 2 million Euro are invested each year by the private and the state sectors.



◆ Good roads are a means of existence: on the Allgaeu Alp Oberberg, 180 blocks (5.5 tons) of sought-after Bergkaese (mountain cheese) is produced which hikers enjoy piece by piece. 32 "leased cows" provide the 55 000 liters of milk for this and graze on 30 ha of mountain meadows in the summer. After the construction of the roads, the residents of the Alps (4 generations) invested in further premises and modernized the dairy. 80 tons of Bergkaese are produced each year on 47 Allgaeu Alps. Botanic rarities such as gentian, arnica, carline thistle and many types of orchid have grown through grazing and mowing and decorate the Alpine natural scenery today. The mountain meadows full of flowers and their panorama can only be maintained through farmed Alps.



Your point of contact for more information and informative literature:
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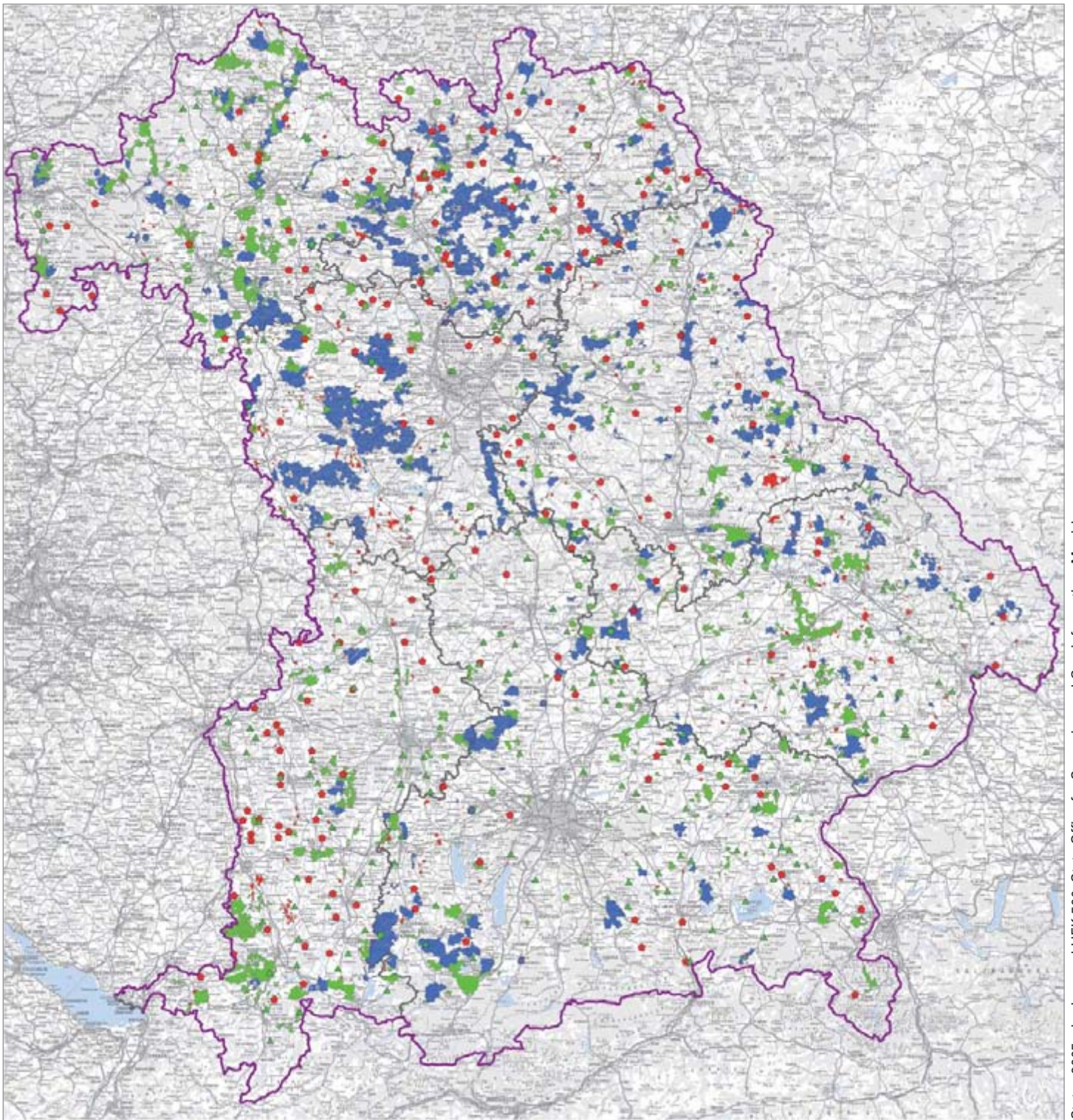
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Rural Development in Bavaria

The Service Areas of the Offices for Rural Development



The Service Areas of the Offices for Rural Development (ALE) correspond to the administrative districts. Exceptions: The counties of Neuburg-Schrobenhausen and Eichstaett as well as the The City of Ingolstadt which is an administrative district in its own right are serviced by ALE Schwaben, the county of Kelheim by ALE Upper Palatinate.



Status 2005 – background UfEK 500, State Office for Surveying and Geo-information, Munich

- Land consolidation (● projects smaller than 40 ha)
- Land consolidation and village renewal (● projects smaller than 40 ha)
- Village renewal (◆ projects smaller than 40 ha)
- ▲ Voluntary exchange of land

Current Projects in Bavaria



Rural Development in Bavaria

Imprint

Publisher:

Bavarian Ministry of Agriculture and Forestry

Rural Development

Ludwigstraße 2 · 80539 München

www.landentwicklung.bayern.de

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RB-Nr. 08/05/19 · © 2006

Konzeption and Design: Sibylle Schug · München

Pictures:

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All others: Bavarian Ministry of Agriculture and Forestry and Offices for Rural Development

Upper Bavaria, Lower Bavaria, Upper Palatinate, Upper Franconia, Middle Franconia,

Lower Franconia and Swabia.