



# Documentation Regional development instruments

derived from DIAMONT Database [www.diamont-database.eu](http://www.diamont-database.eu)



This project has received  
European Regional  
Development Funding  
through the INTERREG IIIB  
Community Initiative



Federal Ministry for the  
Environment, Nature Conservation  
and Nuclear Safety



Bavarian State  
Ministry of the  
Environment,  
Public Health  
and Consumer  
Protection

**Interreg III B**

General Data	
<b>Name of instrument:</b>	Circular Flow Land Use Management (Flächenkreislaufwirtschaft)
<b>Country / region:</b>	DE
<b>Spatial level:</b>	national
<b>Type:</b>	Information, research
<b>Description:</b>	Circular Flow Land Use Management is a new strategic approach of urban development policy and steering. It bases on a change in urban development philosophy according to the formula #prevention # utilisation # compensation#. The realisation of the strategy shall be achieved by combining different legal, planning and economic instruments.
<b>General objectives:</b>	Presently undeveloped areas / greenfields shall be prevented from land take for development or soil sealing.
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	District authority/District parliament
<b>Stakeholder Involved:</b>	Regional authority
<b>Stakeholder Involved:</b>	Planners
<b>Stakeholder Involved:</b>	Federal state/Province authority
<b>Stakeholder Involved:</b>	National authority
<b>Reference:</b>	Federal Ministry of Transport, Building and Urban Affairs & Federal Of-fice for Building and Regional Planning (2006/2007): Perspektive Flächenkreislaufwirtschaft # Kreislaufwirtschaft in der städtischen / stadtrregionalen Flächennutzung # Fläche im Kreis. Volume 1: Theoretische Grundlagen und Planspielkonzeption (September 2006) Volume 2: Was leisten bestehende Instrumente? (August 2007) Volume 3: Neue Instrumente (October 2007) <a href="http://www.flaeche-im-kreis.de">http://www.flaeche-im-kreis.de</a>
<b>General assessment of strength and weakness:</b>	Strengths: Strategic and holistic approach considering the main causes of the expansion of urban development at the expense of presently undeveloped land, presenting suitable existing and new instruments which can be incorporated in local urban development strategies.

	Weaknesses: The current political discussions are strongly favouring a deregulation of administration and legislation. Thus the introduction of new dirigistic instruments might encounter resistance from political and economic stakeholders and the realisation and implementation of additional instruments reducing the demand of land for urban development may be impeded.
<b>Metadata:</b>	Date of entry: 2007/11/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory
<b>Extension:</b>	pilot status
<b>Comment:</b>	<p>The whole strategy of Circular Flow Land Use Management is not implemented yet, but part of the discussion in the context of the federal German sustainability strategy. The research project #Fläche im Kreis - Kreislaufwirtschaft in der städtischen / stadtreionalen Flächennutzung# (Circular Flow Land Use Management) was carried out by the German Institute of Urban Affairs (difu) in cooperation with the Projektgruppe Stadt + Entwicklung and the special research group Society for Institutional Analysis on behalf of the Federal Ministry of Transport, Building and Urban Affairs and the Federal Office for Building and Regional Planning in order to support this discussion.</p> <p>One main component of the project was the elaboration of strategies and instruments for reducing land take jointly by scientists and municipal stakeholders in the framework of an operational game. Apart from considering existing planning instruments in this process also new instruments have been developed that shall be introduced into legislation. In this context the instrument #Greenfield development levy# (cp. instrument 94) is seen as one important innovation.</p>
<b>Type of monitoring:</b>	Report basing on quantitative indicators
<b>Preconditions for implementation:</b>	Legislative action on national level and / or level of the federal states respectively to introduce new instruments of steering land development.
<b>General comment:</b>	Circular Flow Land Use Management can be an effective instrument of sustainable and environmentally friendly land urban development, provided that the political will exists to legally anchor new dirigistic instruments aiming to reduce the consumption of natural resources due to the development of previously undeveloped land.
<b>Assessment</b>	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	