



Documentation Regional development instruments

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Interreg III B

General Data

Name of instrument:	Regional land use plan (Regionaler / Interkommunaler Flächennutzungsplan)
Country / region:	DE
Spatial level:	regional
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	In the framework of a voluntary cooperation of municipalities a regional land use plan is established. This new plan shall substitute the municipal land use plans and serve as a platform for coordinating regional planning activities.
General objectives:	Sustainable coordination and steering of urban development on the regional level
General Objectives keywords:	urban development ; sustainable regional development ; building land ; settlement pattern ; inter-municipal cooperation ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Local authority/Municipal council
Stakeholder Involved:	District authority/District parliament
Stakeholder Involved:	Regional authority
Stakeholder Involved:	Planners
Reference:	German Spatial Planning Law (ROG # Raumordnungsgesetz) §9
General assessment of strength and weakness:	<p>Strengths: The regional land use plan facilitates an environmentally friendly coordination and steering of urban development on the regional level and beyond the interests and needs of the single municipalities. Thus it contributes to an economic and diligent management of the natural resources. The joint and solidary regional land use planning of neighbouring municipalities shall optimise the assignment of land uses compared to an uncoordinated land use planning on the municipal level.</p> <p>Weaknesses: Burdens and benefits of the consequences of the joint regional planning, including e.g. the assignment of commercial and industrial sites to certain municipalities, are conflict-prone and have to be shared in agreement.</p>
Metadata:	<p>Date of entry: 2007/11/16</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation

Legal status:	mandatory for responsible body, BUT NOT for end-user
Extension:	pilot status
Comment:	According to the German Statutory Code on Building and Construction (BauGB) it is required to compile an environmental report while installing a new land use plan. Therein a system of monitoring has to be defined, which covers the expected environmental effects as well as the effects of the measures undertaken to compensate the impairments on the natural environment.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	The councils of the municipalities involved have to make a fundamental decision that the regional land use plan will substitute the single municipal land use plans after finalising the installation process and thus becomes obligatory for the subsequent installation of local development plans and for the granting of building permits.
Best practise example (1):	Regional Land Use Plan Frankfurt
Example Abstract (1):	For the first time in Germany, the Land Use Plan - the most relevant spatial planning instrument on municipal level - has been drafted jointly by 75 participating municipalities of the Regional Planning Association Südhessen (Regionalverband Südhessen), covering 1427 sqkm and home to 1.6 Mio. inhabitants. The Regional Land Use Plan is adopted by the Regional Assembly and is legally binding for its signing parties. (see file attachment of instrument "Municipal land use plan")
Best practise example (2):	Regional Land Use Plan Urban Region Ruhr (Städteregion Ruhr)
Example Abstract (2):	The Urban Region Ruhr, comprising six cities (Bochum, Essen, Gelsenkirchen, Oberhausen, Herne, Mülheim an der Ruhr) roughly 1.8 Mio. inhabitants and covering 640 sqkm has jointly set up a draft of a Regional Land Use Plan. http://www.staedteregion-ruhr-2030.de/cms/regionaler_flaechennutzungsplan.html The objective of this regional land use plan is to steer urban development in an environmentally friendly and socially acceptable way. Thereby the preservation and development of coherent systems of open spaces shall be pursued as well as the creation of favourable economic preconditions for competitive enterprises and jobs. Moreover, the housing and commercial development shall be coordinated and steered in particular with respect to retail trade and the planning of locations for large shopping malls. Furthermore, a regional transport concept shall be developed and regionally coordinate the plans of the municipal transport enterprises. The regional land use plan of six cities in the Ruhr basin shall be a preliminary stage for regional land use plan of the whole Ruhr region. Therein the existing three regional plans and more than twenty municipal land use plans of the Ruhr region shall be merged to a single #Regional land use plan Ruhr basin#. (see file attachment of instrument "Municipal land use plan")
Period of validity:	12-15 years
Assessment	
Relevance	
Acceptance	
Implementation	
Feasibility	
Effectiveness	