

# How to organize a Planning System

by the example of Berlin / Germany

# How to organize a Planning System

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# Spatial planning as a System Principles

## A planning system needs certain characteristics:

- **Flexibility:** It must be easy to change and able to keep up with the city development
- **Transparency:** All steps must be comprehensible and explained and discussed publicly (**Public Participation**)
- **Simplicity:** It should be as simple as possible and as accurate as necessary. Therefore only future perspectives should be shown on an itemization adjusted to the scale of planning.
- **Sustainability:** Environmental issues must be respected on all planning levels!!!
- **Logical structure:**
  - Plans should be build on each other
  - Informal and strategic plans form the basis for legal planning
  - General practices (like Public Participation, Environmental proving) are identical for all legal plans.
  - There is one format of depiction and explanation.

# Spatial planning in Berlin

## Basic Information

- Berlin is a city as well as a federal state. With 3.4 million inhabitants and an area of 892 km<sup>2</sup> (3,81 l/km<sup>2</sup>), the German capital is the most populous city in Germany and also the largest in extent. Open spaces (parklands, forests, water and agricultural land) comprise more than 40 % of the area of the city.
- Berlin land use planning is integrated into state-wide and regional planning policies.
- Berlin as a metropolis is integrated into the joint planning procedures for the capital city region Berlin-Brandenburg. As the main planning instrument on a citywide level, Land Use Planning is regulated by German planning legislation. The Land Use Plan serves as a strategic framework for more detailed planning concepts for sub-areas of special importance. Local Plans have to follow the general zoning pattern of the Land Use Plan.

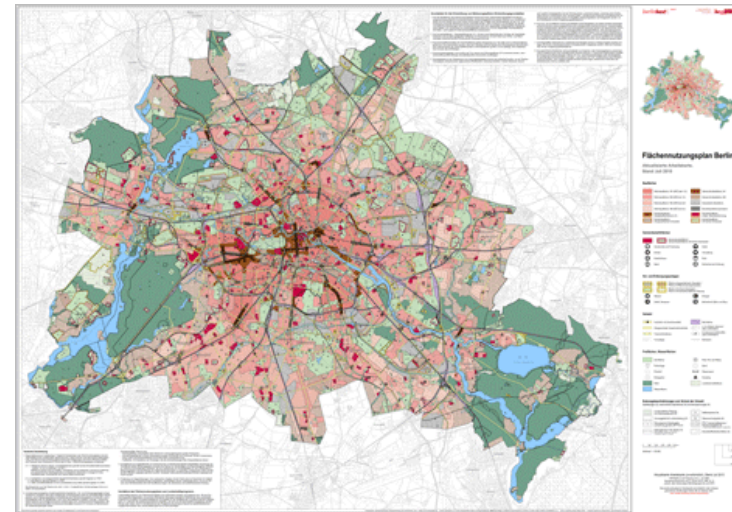
# Spatial planning in Berlin

- Spatial planning for the city takes place on different levels of detail. Issues of city-wide importance are covered by small scale plans for the whole area of the city. (Land Use Plan with general zoning)
- More local planning concepts are detailed on larger scale maps covering smaller parts of the city. (Detailed Plans with detailed zoning)
- These formal planning documents, are based on national planning legislation and on Berlin-specific environmental legislation (Landscape Program and Local Landscape Plans)
- They are supplemented by a great number of informal planning concepts for specific areas or subject matters (e.g. Sectoral Development Plans, Intermediate Area Plans, etc.)

# Spatial planning in Berlin

Legal plans

## General Plan (Land Use Plan)



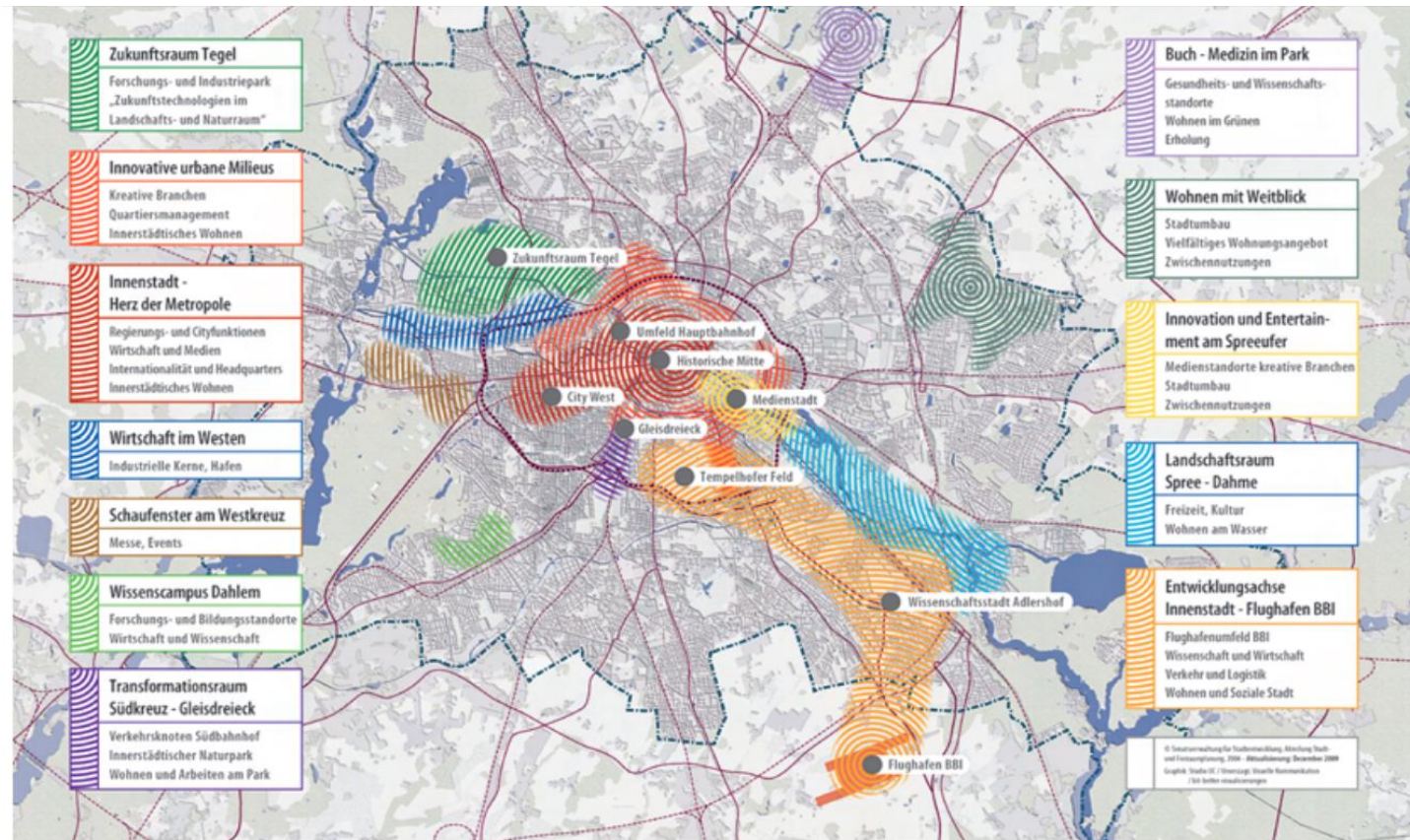
## Detailed Plans (examples)



# Spatial planning in Berlin

Strategic Plans  
- informal -

A strategic development concept for the city as a whole formulates guidelines and perspectives for the long term development of Berlin, looking into a wide range of issues and development alternatives and pointing out various fields of action.



Strategic development areas in Berlin (2009)





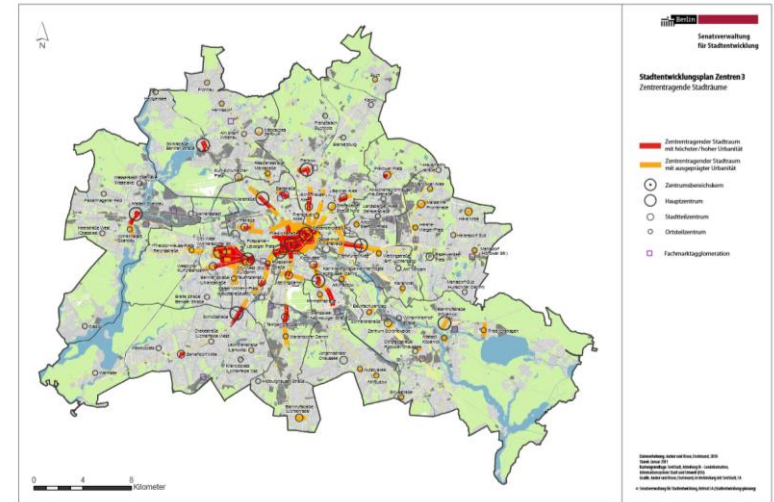
# Spatial planning in Berlin

## Sectoral Development Plans - informal -

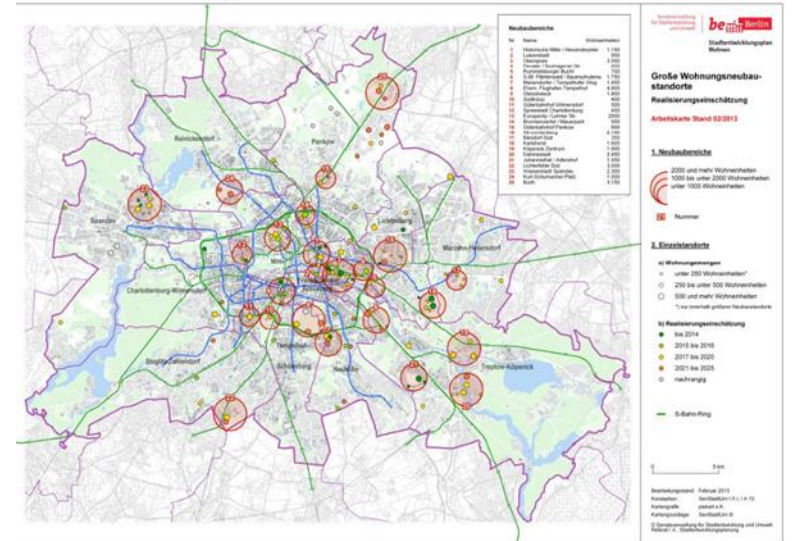
Sectoral Development Plans formulate planning guidelines and objectives as well as priorities and measures of implementation on a city-wide level for issues such as

- housing
- industry
- social services
- transport
- public utilities
- open spaces
- hierarchy of urban centers
- public spaces.

They are used by the planning administration as a basis for more detailed planning concepts.



Große Wohnungsneubaustandorte in Berlin

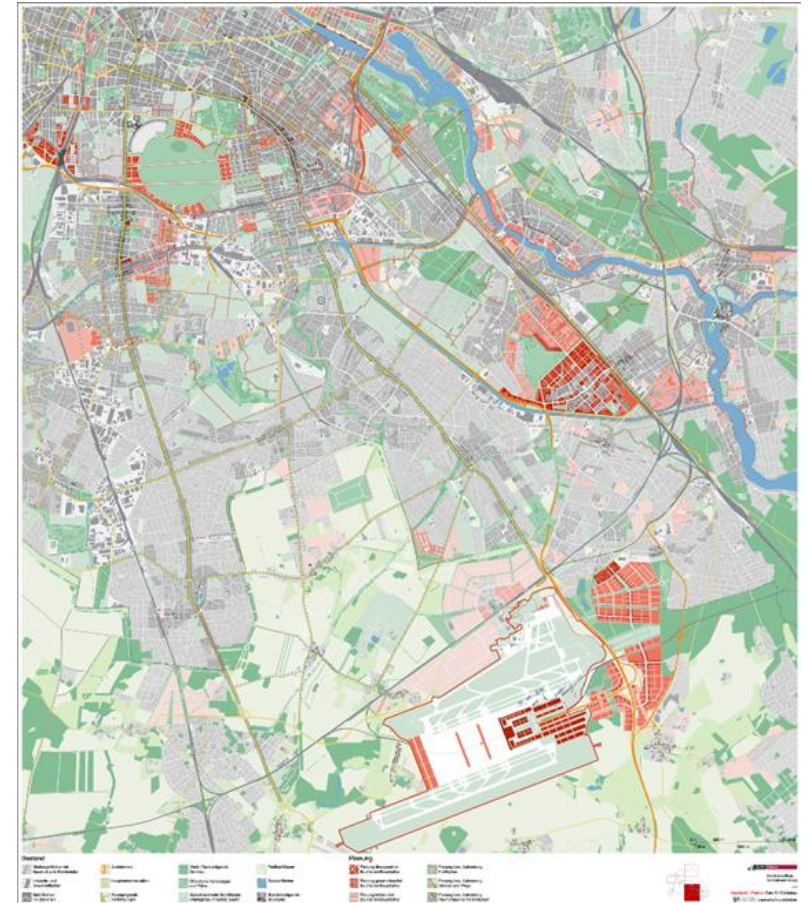


# Spatial planning in Berlin

Spatial Development  
Plans  
- informal-

## Intermediate Spatial Plans

- The city districts are responsible for the preparation of Intermediate Area Plans (BEP) for sub-sections of their area. Including town planning as well as landscape proposals, this informal planning instrument closes the gap between the city-wide General Plan and site-specific Local or Detailed Plans.
- Intermediate Area Plans are legally binding for the public administration. They contain, as a rule, a concept for the distribution of land uses, specific proposals for important sites and planning topics, and an urban design concept.



# Spatial planning in Berlin

Master Plans  
*"Planwerke"*  
- informal -

- Master Plans convey the medium to long-term prospects for the respective subspace. They serve opinion making about concepts, policies and priorities and are an offer to all who participate in the urban and landscape development of the corresponding space.
- Master Plans are not legally required, but serve the system of overall urban planning instruments. Therefore, they constitute a working basis for the coordination of sustainable development processes.
- Spatial and structural relationships are mapped across district boundaries and allow inferences about individual development projects.
- Master Plans are developed primarily for areas where particularly high change dynamics needs concentrated control and which have importance for the entire city of Berlin.

# Spatial planning in Berlin

Master Plans  
"Planwerke"  
- informal -

## Masterplan Inner City *Planwerk Innenstadt*





# Public Participation

On a legal bases



# Public Participation



## First phase of public participation

- Takes place at an early stage of the planning process
- The public are informed about the general planning objectives, alternative solutions, and possible repercussions of the proposed modifications.
- Citizens can put forward their own proposals and comments during this early stage, to be considered during the revision of the first draft.
- Important statements will then be put forward for public comment during the second participation stage.

# Public Participation



## Second phase of public participation

- The revised draft of the plan is put on public display, together with a written statement, an environmental impact assessment, and other statements on environmental matters already available.
- During the participation period (usually one month), comments from the public will again be received. These are taken into consideration when the arguments for and against the plan are finally weighed up. Comments which have not been received before the published deadline may be excluded from further consideration.

## Third phase of public participation

- The final plan (map and text) will be displayed in an exhibition for one month.





# Landscape Program

Landscape Program on the level of General Plan

Local Landscape Plan on the level of Detailed Plan



# Программа сохранения

- Программа сохранения и развития ландшафтов, включающая в себя программу сохранения видов ("Landschaftsprogramm – LaPro"), является стратегическим инструментом для общегородского планирования с целью проявления интегрированной заботы об охране окружающей среды.
- В общегородском масштабе она преследует цель включения экологических задач в процесс городского строительства. Лишь с учетом естественных условий и потребностей окружающей среды можно обеспечить развитие города на перспективу будущего. Это означает, что природная основа – почва, вода и воздух, а также достаточное количество территорий, предназначенных для отдыха людей, и потребности живущих в условиях дикой природы растений и животных, включая и биотопную сферу, должны приниматься в расчет на всех уровнях планирования.

# Программа сохранения

- В сочетании с Планом использования территорий Программа сохранения и развития ландшафтов, включающая в себя программу сохранения видов представляет собой дополнительное условие генерального планирования, нацеленное в первую очередь на достижение качественных целей и потребностей, создавая тем самым основу будущего развития города.

Благодаря Программе сохранения и развития ландшафтов, включающей в себя программу сохранения видов, принятой в 1994 году обладает **программой, обязательной для исполнения органами власти**, которая содержит в себе важный вклад в дело упреждающего экологического планирования на всех уровнях территориального планирования. Этот документ содержит задачи, цели и требования, которые необходимо принимать во внимание на всех этапах крупномасштабного территориального планирования и согласования.

# Landscape Program

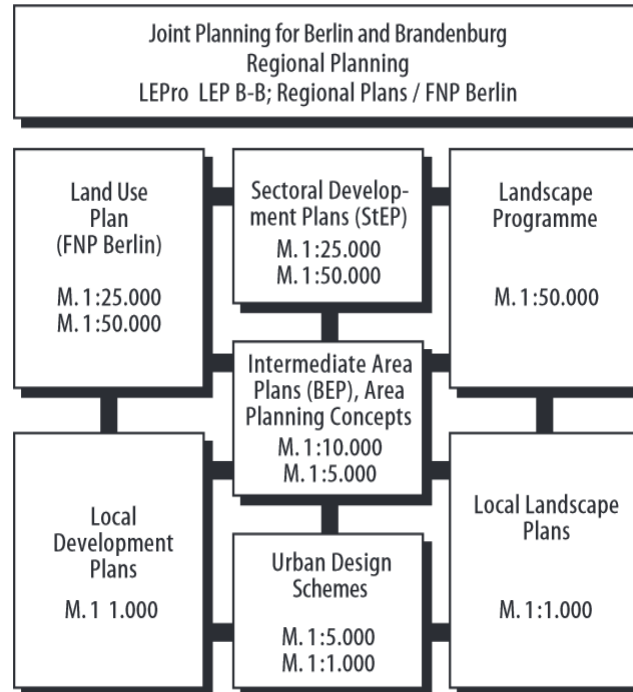
- The Landscape Program including Nature Conservation ("*Landschaftsprogramm – LaPro*") is a strategic urban planning instrument for the adoption of integrated **precautionary environmental protection measures**.
- Its objective is to ensure at a general urban level that ecological concerns are incorporated into urban development. Only if natural conditions and environmental requirements are taken into account can a forward-looking development of the city be guaranteed.
- This means that the fundamental natural elements – soil, water and air – should be taken into account whatever the level of planning, as should the provision of sufficient recreation areas for the inhabitants and the requirements of wild flora and fauna, including the network of interlinked biotopes.

# Landscape Program

- Taken in conjunction with the Land Use Plan the Landscape Program including Nature Conservation represents an addition to preparatory town planning which is based particularly on qualitative targets and requirements and is the starting point for future urban development.
- The Landscape Program including Nature Conservation provide the city with **a program which is binding for the authorities**, and which contains important contributions to precautionary environmental planning at all levels of spatial planning. It contains specifications, targets and requirements which should be incorporated into any extensive spatial planning measures or weighting procedures.

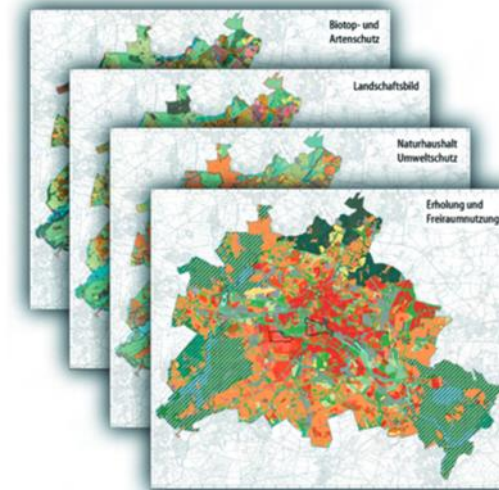
# Landscape Program

## Integration in the planning system



## Four Components :

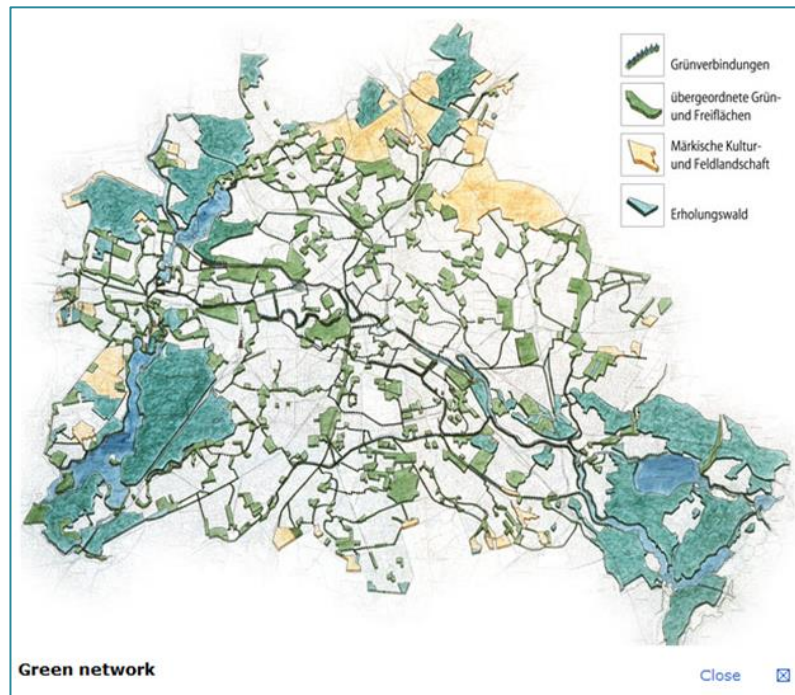
- Protection of biotopes
- Landscape picture
- Natural balance
- Recreation and Open Spaces



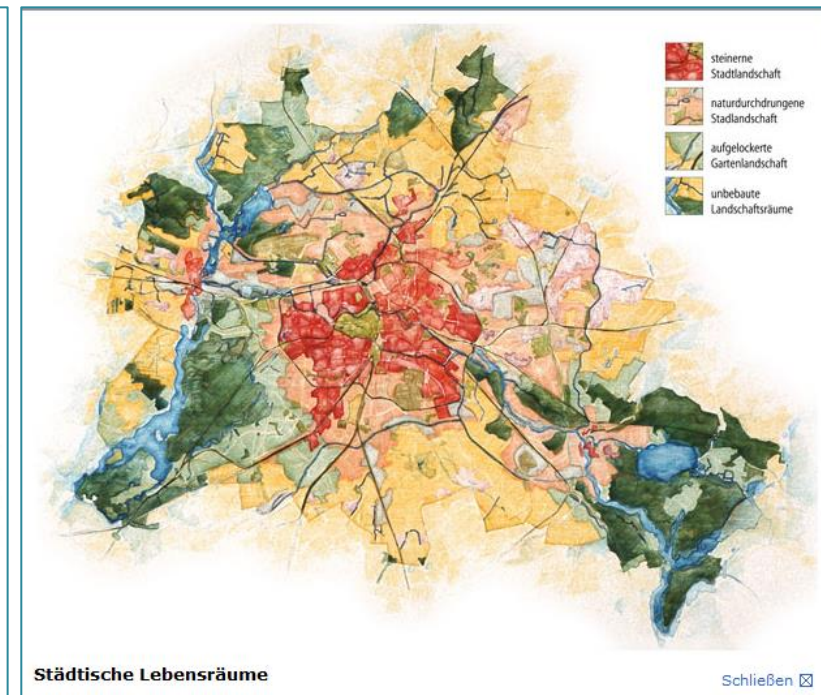
The four components of the Landscape Programme

# Landscape Program

## Green Network



## Urban Habitat





# General Plan

Spatial planning in Berlin





# General Plan ( Land Use Plan with general zoning)

- The Land Use Plan is a general development plan containing planning objectives and proposals for the whole area of the city. The plan was enacted by the City Council and is kept up to date by regular amendments.
- The Berlin Land Use Plan shows in general terms the proposed distribution of land uses according to the strategic objectives of city development and relating to the foreseeable needs of the community.
- As a comprehensive planning instrument, the Land Use Plan formulates a general strategy for the spatial development of the city of Berlin, providing a long term planning framework for the city as a whole.

# General Plan Simplifications

- Concentrating on general planning objectives, the Land Use Plan does **not distinguish between existing and proposed land uses**
- The Land Use Plan uses a generalizing (simplifying) form of presentation. It is **not site specific**. Areas **smaller than 3 ha are, as a rule, not shown separately** but included in the land use allocation for the surrounding or an adjoining area. Public services and utilities, transport corridors and specific open space uses are only shown separately, if they are of more than local importance or occupy an area larger than 3 ha.



# General Plan

Written statement  
(including explanatory  
maps)



# General Plan

## Explanation of Zoning

### Residential Land



**Residential land, W1  
(GFZ > 1.5)**

Mainly traditional building blocks, five storeys or more, floor space ratio (GFZ) above 1.5.



W1: Traditional building blocks (Ochsenzoll)

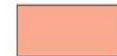
**Residential Land W1**, as defined by the Land Use Plan, comprises mainly the densely built-up older quarters of the inner city. The part of the city district of Schöneberg shown here is characterised by densely built-up five to six storey building blocks, predominantly used for housing, but with other uses mixed in. Gap sites caused by war damage were mostly built upon during the postwar period, but there are still sporadic opportunities for infill development. The average building block is characterised by the following density figures:  
GFZ 3.3; GFZ 0.6;  
220 dwellings/ha; 420 inhabitants/ha.



W1: New higher density housing (Remondshagen Becken)

In some parts of the city, residential land W1 includes larger opportunities for new development. The building blocks in the foreground of the aerial view were constructed in the 1990ies. Their courtyards are open to the lake side, most of the flats have a view of the lake. In spite of their height of up to seven storeys, the overall density is somewhat lower than in the old inner city quarter:  
GFZ 2.5; GFZ 0.4;  
210 dwellings/ha; 400 inhabitants/ha.

(The new housing on the far side of the lake is zoned residential W2 in the Land Use Plan.)



**Residential land, W2  
(GFZ < 1.5)**

Predominantly three to five storey linear housing developments; interwar and large postwar housing estates, including some high rise or large scale residential buildings.



W2: 1920s housing estates (White City)

**Residential Land W2**, as defined by the Land Use Plan, includes most of the larger housing estates of the interwar and postwar periods. Among these are the mainly three to four storey residential blocks of the "White City" shown here, dating from the late 1920ies. Developments like these set a standard for many housing projects of the 1950ies and 60ies in Berlin.

Taking into account the generous provision of green open spaces, the area is characterised by the following density figures:  
GFZ 1.0; GFZ 0.3;  
110 dwellings/ha; 180 inhabitants/ha.



W2: Postwar housing estates (Hellendamm)

Residential land W2 also includes the large housing estates of the 1970ies and 80ies in the eastern as well as in the western part of the city. The large five to six storey building blocks in Hellendamm shown here were mainly constructed between 1980 and 1990. Other large housing estates include various types of high rise buildings and tower blocks.

The type of development shown here is characterised by the following attributes:  
GFZ 1.1; GFZ 0.2;  
120 dwellings/ha; 240 inhabitants/ha.

### Mixed Building Land



**Mixed building land M1**

The Land Use Plan distinguishes between two categories of areas zoned for mixed use, depending on their particular character and density of use. Intensively used high density areas in the city or district centre are classified as mixed building land M1. This includes public services and utilities, which are not given a separate zoning allocation within M1 areas.



M1: Part of the eastern city centre (Schöneberg)

**Mixed building land M1**, as classified by the Land Use Plan, includes the two main centres of the city, a number of other central office and shopping locations in the inner city, the major district centres and a number of attractive locations for similar uses adjoining the inner rings of the urban electric railway and the motorway.

The building blocks shown here is located in the eastern city centre. It comprises mainly offices, but also a hotel, shops and a number of flats for city dwellers. Density and intensity of use are high: GFZ 4.5; GFZ 0.8;  
120 inhabitants/ha; 900 jobs/ha.



M1: Part of the western city centre near the Zoo

The mixed use category M1 usually encompasses retailing uses of citywide importance as well as major offices for private and public administrations and important cultural institutions. The illustration shows the conspicuous new building of the Berlin Chamber of Commerce and Industry, a well-known theatre and a new shopping arcade on Kurfürstendamm in the western city centre. Even in these central locations it is expected, if at all possible, to provide some residential flats in new developments. Building density is very high:  
GFZ 3.8; GFZ 0.7;  
20 inhabitants/ha; 800 jobs/ha.



**Mixed building land M2**

Areas of moderate density, which are less centrally located and less intensively used, are classified by the Land Use Plan as mixed building land M2. Their specific character may be represented in Local Development Plans as mixed use areas or as a small scale mixture of other zoning categories such as housing and manufacturing.



M2: Central City District (Hackesche Höfe)

**Mixed building land M2**, as defined by the Land Use Plan, encompasses a wide range of different types of areas intended for a mixture of uses (industry, commerce, services, housing...), including the traditional mixed areas in the inner city, along major roads and in central locations outside the inner city. This is illustrated by the building complex "Hackesche Höfe" in the Central District of Berlin, where a mixture of old and new buildings are used for housing, office, shops and cultural institutions in a high density environment.  
GFZ 4.0; GFZ 0.7;  
320 inhabitants/ha; 400 jobs/ha.



M2: Central part of the village of Krow (Prenzlauer Berg)

Apart from the mixed use areas of the inner city, the category M2 comprises many of the older local centres and villages such as Krow (Prenzlauer district) shown here. In these areas, the existing mixture of uses will generally be retained. The old agricultural buildings offer themselves to small scale industries, services or housing. Conflicts between different uses will have to be solved by appropriate technical means. Mixed building land of this type is usually characterised by comparatively low density figures:  
GFZ 0.25; GFZ 0.15;  
30 inhabitants/ha; 20 jobs/ha.

# General Plan

## Explanation of some conventional signs

### Land for building purposes



Residential building land, W1  
(FSI above 1,5)



Residential building land, W2  
(FSI up to 1,5)



Residential building land, W3  
(FSI up to 0,8)



Residential building land, W4  
(FSI up to 0,4)



Special building land for  
Capital city functions (H)



Special building land  
with commercial character



Mixed building land, M1



Mixed building land, M2



Commercial / industrial land



Retail concentration



Special building land



Special building land with  
large proportion of green

### Land for community facilities



Land for community requirements/  
with large proportion of green



Higher education and research



School



Hospital



Sports facilities



Culture



Administration



Post and telecommunications



Security

# General Plan

## Explanation of some conventional signs

### Land for supply and disposal plants



area with commercial character /  
area with mixed use character



area with high proportion of green /  
area in agricultural use



Water supply



Energy, power supply



Refuse or sewage disposal



Bus, tram or railway yard

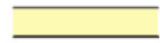
### Transport



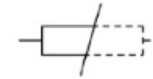
Motorway with entrance / exit



Railway land



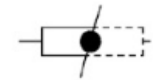
Major road



Urban and regional rapid transport  
station above / below ground level



Option for major road



Main-line station  
above / below ground level



Tunnel



Light railway

# General Plan

## Explanation of some conventional signs

### Open spaces, water



Green area



Parkland



Cemetery



Allotments



Woodland



Water



Field or meadow



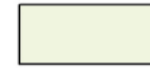
Sports ground



Water sports



Camping



Agricultural land

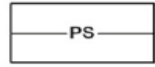
### Use restrictions for environmental protection or based on other legislation



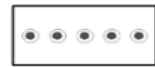
Residential areas of high landscape value



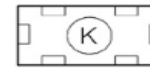
Clean air priority area



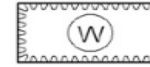
Aircraft noise protection area



Former Tempelhof Airport:  
Area subject to special legislation to protect existing open space



UNESCO world heritage area

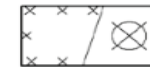


Water conservation area



Flora-fauna-habitat-area\*/ Landscape conservation area/ Nature reserve

\* including bird protection area



Polluted ground



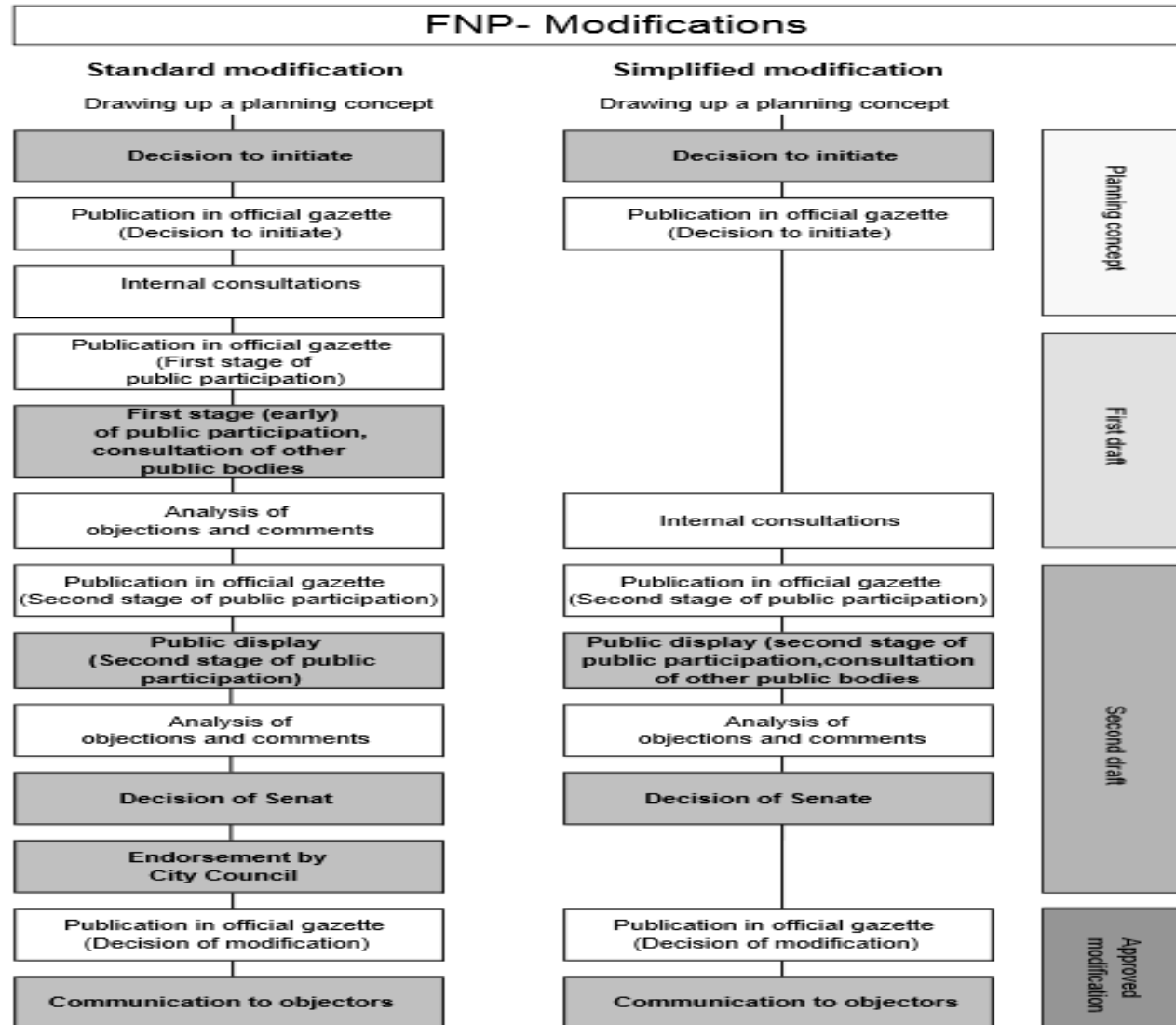
# General Plan

## Modifications and Updates

### Reasons for amending the Plan

- The Berlin Land Use Plan has to be regularly kept up to date in order to fulfil its role as an effective long term planning instrument for strategic decision making on land use matters. This often requires modifications of the original plan, taking into account changes in overall and local circumstances as well as changing political and planning objectives relating to the city as a whole, to certain subject matters or to local development issues.
- The zoning map will be updated and republished again at certain intervals, depending on the number of modifications to be incorporated.

# General Plan Modifications and Updates



# General Plan Modifications and Updates

Number of page  
(if more than one)  
Area to which the  
modification relates,  
number of modifica-  
tion, date of draft

Location within the  
city  
Location within the  
surrounding area,  
(topographical map  
1:50.000)

Detail of the  
Land Use Plan  
(scale 1:25.000),  
showing the pro-  
posed modifications  
(pointed out by "Refe-  
rence labels")

Orientation frame  
indicating the  
location of the  
modifications  
(if necessary)

Official in charge,  
telephone number  
for further  
information


Senatsverwaltung  
für Stadtentwicklung  
und Umwelt **berlin** Berlin

Flächennutzungsplan - Änderung Blatt 1/3


**Westl. Griesingerstraße  
(Spandau)**  
Lfd. Nr. 02/12

- Entwurf - Stand: 11.10.2013


Ständeränderung/ Parallelverfahren*	
Erstellungsbereich	01.11.12
Eintragung Oberbehörde (§ 7 und 8 BauGB)	07.01.13
Inkraftsetzung	11.10.13
Zulassung Abgeordneterhaus	11.10.13
Bekanntmachung im Amtsblatt	11.10.13




Lage im Stadtgebiet



Topographische Karte 1:50.000



FNP Berlin (Stand Oktober 2012) 1:50.000



Beabsichtigte FNP-Änderung 1:25.000

Bearbeitung I B 25 Tel.: 9025 - 1176

**Begründung**  
**1.1 Planungsanlass und gesamtstädtische Einordnung**

Anlass für die Änderung des Flächennutzungsplans ist die geplante Nachnutzung einer Teilfläche des Krankenhausstandortes.

Die Aufgabe des Vivantes Klinikum Spandau (Nervenklinik) erfolgt im Einvernehmen mit der zuständigen Senatsverwaltung für Gesundheit und Soziales. Die Funktion des ev. Waldkrankenhauses bleibt erhalten und ist von der Änderung nicht betroffen.

Das Plangebiet befindet sich in einem landschafts- und siedlungsgeprägten Raum im Übergang zur Stadt Falkenseer Ortsteil Falkenhöhe. Bestehende Waldflächen werden gesichert.

Mit der Umnutzung trägt diese Fläche zur Deckung des Bedarfs an Wohnbaustandorten bei.

Die Gesamtgröße des Plangebietes beträgt ca. 30,5 ha.

Das Plangebiet ist Teil des Wasserschutzgebietes für das Wasserwerk Spandau.

\* Die Änderung (§ 1 Abs. 8 BauGB) erfolgt gem. § 8 Abs. 3 BauGB im Parallelverfahren mit dem Bebauungsplan 5-86.

Administrative unit  
responsible

Modification procedure,  
legal basis, stages of  
planning process  
(the current stage is  
highlighted)

Detail of Land Use Plan  
before modification,  
(scale: 1:50.000)  
with orientation frame  
(if necessary)

Explanatory comment  
complementing the  
written statement of  
the Land Use Plan

Part 1: "Planning  
objectives,  
expected outcome"

Specimen of modification sheet (page 1)

Image 1 of 2

Close 

Every modification to the Land Use Plan is accompanied by a "modification sheet". This shows the location of the area concerned, explains the proposed modification, and gives details of the planning procedure to be followed. It is regularly updated in line with the progress of the planning process.

# General Plan Modifications and Updates

For standard modifications, which require the preparation of an **environmental impact assessment** the modification sheet is supplemented by a second page. This contains the environmental impact assessment as part 2 of the written statement, as well as the objectives of the **Landscape Program** for the area concerned.

Number of page (if more than one)  
 Area to which the modification relates, number of modification, date of draft  
 Explanatory comment  
 Part 2: "Environmental impact assessment" (see also the general comments on the environmental impact assessment)

Flächennutzungsplan - Änderung

Senatsverwaltung für Stadtentwicklung und Umwelt **berlin** Berlin

Blatt 3/3

**Westl. Griesingerstraße (Spandau)**  
 Lfd. Nr. 02/12

- Entwurf - Stand: 11.10.2013

wertvollen Biotopen und Bläumen, der Veränderungen bzw. des Verlustes von Teilbeständen besonders und streng geschützter Arten sowie einer eventuellen Veränderung der Artzusammensetzungen.  
 Eine mögliche Neuversiegelung hat nachteilige Auswirkungen auf die Bodenfunktion. Positiv werden sich die Entseelung von Teilflächen sowie die Durchwegungen zu den direkt angrenzenden Erholungsräumen auswirken. Eine Beeinträchtigung der Lebensraumfunktion für Vögel und Fledermäuse ist nicht zu erwarten, da zusammenhängende Waldstrukturen im Plangebiet erhalten werden.  
 Die Schutzgegenstände im NATURA 2000-Gebiet können durch die Nutzungsänderung erheblich negativ in ihrem Erhaltungszustand betroffen sein. Eine FFH-Verträglichkeitsprüfung wird durchgeführt (§ 34 Abs. 1 BNatSchG i.V.m. § 16 NatSchG).  
 Ziel ist, die potentiell negativen Auswirkungen der Planung zu analysieren, zu minimieren sowie steuernde bzw. ausgleichende Maßnahmen vorzusehen. Der bestehende Wald wird im FNP zum Schutz, zur Pflege und Entwicklung von Boden, Natur und Landschaft dargestellt.  
 Bei Verzicht auf die Änderungsplanung wären die zu erwartenden Umweltauswirkungen nicht grundsätzlich abweichend.

**2.6 Maßnahmen zur Vermeidung, Verringerung und zum Ausgleich der nachteiligen Auswirkungen**  
 Maßnahmen zur Vermeidung, Verringerung und zum Ausgleich nachteiliger Auswirkungen werden voraussichtlich für folgende Umweltgüter erforderlich: Biotop- u. Artenschutz, Bodenschutz u. Versiegelung.  
 Wegen des Generalisierungsgrades des FNP können Art und Umfang der Maßnahmen zur Vermeidung, Verringerung und zum Ausgleich erst im Rahmen der zur Umsetzung erforderlichen verbindlichen Bauleitplanung festgelegt werden. Entsprechende Maßnahmen können sein:

- Konzentration der Bauflächen auf den Standort der bestehenden Baukörper.

• Sicherung und Qualifizierung vorhandener Waldbereiche außerhalb des Wohngebiets.  
 • Festsetzung von Flächen zur Erhaltung des Waldcharakters.  
 • Entwicklung einer Fläche als Habitat für Zaunsiedlerchen.  
 Bei der Umsetzung der Planung in dem nachfolgenden Bebauungsplan und Baugenehmigungen ist davon auszugehen, dass grundsätzlich, ggf. im Wege einer Ausnahme oder einer Befreiung nach dem BNatSchG die artenschutzrechtlichen Anforderungen im Hinblick auf die im Plangebiet vorhandenen streng und besonders geschützten Arten Rechnung getragen werden kann.

**2.7 Darstellung der Alternativen**  
 Aus gesamtstädtischen Erwägungen sind keine weiteren Planungsalternativen in Erwägung gezogen worden, da bei der derzeitigen Situation auf dem Berliner Wohnungsmarkt, der Entwicklung eines Wohngebietes die größten Chancen auf eine verträgliche Nachnutzung der bestehenden Gebäudestrukturen eingeräumt werden.

**2.8 Verfahren der Umweltprüfung**  
 Die Ermittlung der Umweltbelange erfolgte bisher durch die Auswertung der Bestandsaufnahmen und Bewertungen des Landschaftsprogramms, des Umweltatlas Berlin und des Lärmaktionsplans sowie folgender Unterlagen:

- Begründung zum Bebauungsplan 5-88 Beteiligung der Behörden und sonstigen Träger öffentlicher Belange gem. § 4 Abs. 2 BauGB (Stand 09.09.2013).
- Faunistische Standortuntersuchung, Bebauungsplan 5-88 (Version 1.1 vom 18.09.2012).

**2.9 Geplante Maßnahmen zur Überwachung**  
 Die Maßnahmen zur Überwachung der erheblichen Umweltauswirkungen, die aufgrund der Durchführung dieser FNP-Änderung eintreten können, sind - soweit erforderlich - im Rahmen der verbindlichen Bauleitplanung festzulegen.

\* Teilpläne des LaPro Stand: 3. Ausgabe 2006 1:50.000

Details of the policy maps of the Landscape Programme (scale: 1:50.000)

1. Nature conservation strategy
2. Ecosystem/environmental protection
3. Landscape scenery
4. Recreation and use of open spaces

Specimen of modification sheet (page 2)  
 Image 2 of 2



# Local- or Detailed Plan

Spatial planning in Berlin



## Local- or Detailed Plan

- Not all of the city's territory is covered by Detailed Plans. Usually Local Plans are set up if something should be changed or a spatial development is wanted. This could be if
  - the city needs a new community facility or an object of infrastructure
  - the character of a city quarter should be preserved and the urban substance should be upgraded
  - the current usage should be changed (conversion)
  - an investor wants to develop a new project

## Local- or Detailed Plan

- Based on the outline zoning categories of the city-wide Land Use Plan, Local Plans contain site specific regulations for the development of small parts of the city or individual plots of land.
- They determine permitted land uses and building densities, specify which parts of a site may be built upon, and mark out areas for local roads.
- **Responsibility** for Local Development Plans lies with the **city districts**, only in exceptional circumstances (e.g. when dealing with central government functions) with the city council.
- They are legally binding for individual land owners and investors.

## Local- or Detailed Plan

- While the Land Use Plan defines a general zoning pattern for the whole city, Local Plans contain more detailed, binding regulations on land use and building densities for smaller areas. These have to follow the general framework of the Land Use Plan. There is some scope, however, for interpretation and adaptation to local circumstances.
- Concentrating, as required by legislation, on the general pattern of land uses, the General Plan leaves room for locally determined problem solutions on subsequent levels of planning. This allows the city districts as local planning authorities to react to new development opportunities and to define their own priorities when drawing up Local Plans, constrained only by the broad framework of the city-wide plan.
- Within the broad framework of the General Plan, Local Plans are free to specify more detailed regulations. They may also pursue their own planning objectives over and above a mere 'filling in' of detail. Thus, the general zoning proposals of the Land Use Plan form a basis for specific local planning solutions adequate for the development of individual sites and smaller areas.



## Entwicklungsrahmen FNP (Übersicht)

B-Plan FNP	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p
	WS,WR Kernsiedlungsgebiet reines Wohngebiet	WA,WB allgem. Wohngebiet besonderes Wohngebiet	MI Mischgebiet	MD Dorfgebiet	MK Kerngebiet	GE Gewerbegebiet	GI Industriegebiet	SO (Ermöng) §10 BauVVO	SO (sonstige) §11 BauVVO	Fläche für Gemeinbedarf	Ver- / Entsorgungsanlage	Straßenverkehrsfläche	Fläche für Bahnanlagen	Grünfläche (alle Zweck- bestimmungen)	Landwirtschaftsfläche	Wald
1 Wohnbaufläche W1 - W4	■	■	□	□	□	□	□	□	○	□	□	□	○	□	□	□
2 Gemischte Baufläche M1	□	□	■	○	■	□	□	□	■	□	□	□	○	□	□	□
3 Gemischte Baufläche M2	□	□	■	■	■	□	○	□	○	□	□	□	○	□	□	□
4 Gewerbliche Baufläche	□	□	○	○	○	■	■	□	○	□	□	□	□	□	□	□
5 Sonderbaufläche	□	□	○	○	○	○	○	■	■	□	□	□	○	□	□	□
6 Sonderbaufläche Hauptstadtfunktionen (H)	□	■	■	□	■	□	□	□	■	□	□	□	○	□	□	□
7 Gemeinbedarfsfläche	○	○	○	○	○	□	□	○	○	■	□	□	○	□	□	□
8 Fläche für Ver- / Ent- sorgung	□	□	○	□	□	□	□	□	□	□	■	□	□	□	□	□
9 Straße (ÜHVST)	□	□	□	□	□	□	□	□	□	□	□	□	○	□	□	□
10 Bahnfläche, -trasse	□	□	□	□	□	□	□	□	□	□	□	□	○	■	□	□
11 Grünfläche	□	□	□	□	□	□	□	□	□	□	□	□	□	○	■	□
12 Landwirtschaftsfläche	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	□
13 Wald	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■

05/06

■ Regelfall

□ Regelfall in Abhängigkeit von Bedeutung und Größe

○ Einzelfall  
grundsätzlich keine Entwicklungsmöglichkeit bzw. kein Regelungsbedarf

Anmerkung: Die Abbildung gibt einen grundsätzlichen Überblick über den Entwicklungsrahmen des FNP Berlin; Differenzierungen sind dem Text zu entnehmen. Der Charakter der dargestellten Flächennutzung ist zu wahren.

## General Plan

1. Residential Land
2. Mixed Building Land (high density)
3. Mixed Building Land (lower density)
4. Commercial / industrial land
5. Special building land
6. Special building land (capital function)
7. Community facilities
8. Supply and Disposal plants and areas
9. Traffic (over regional)
10. Train areas
11. Green
12. Agriculture land
13. Wood

## Detailed Plan

- a. Pure residential
- b. General housing, special housing
- c. Mixed use
- d. Village
- e. Central area
- f. Commerce
- g. Industry
- h. Special building land (recreation)
- i. Special building land (other)
- j. Community facilities
- k. Supply and disposal plants
- l. Streets
- m. Train areas
- n. Agriculture land

■ Wood

□ Normal case  
Normal case dependent on size and importance

○ Particular case

□ no changes

# Local- or Detailed Plan Zoning - Level of detail

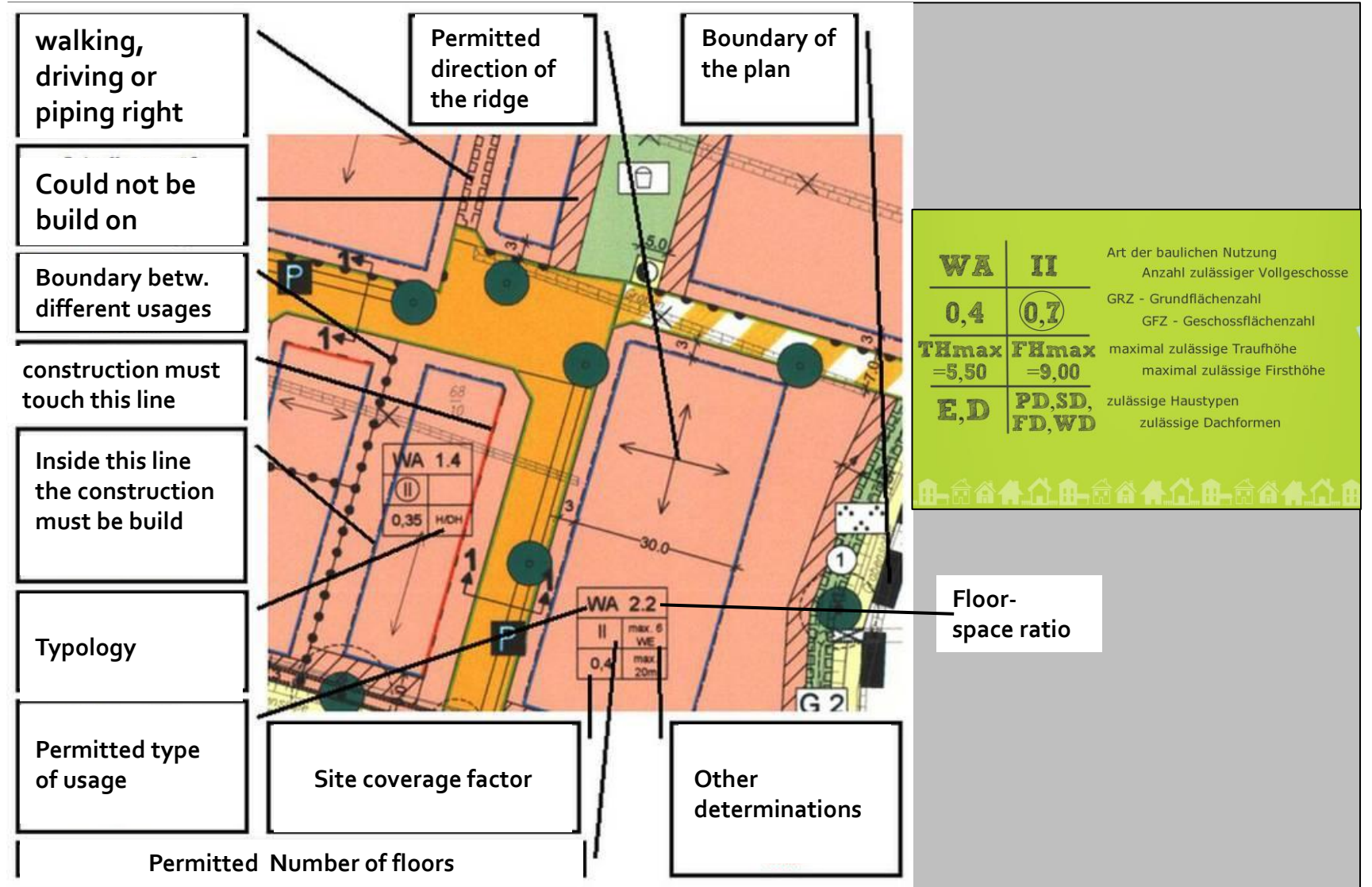
# Local- or Detailed Plan

City District and  
Department for Urban  
Development

- Commenting on Local Plans The Department for Urban Development (*Senatsverwaltung für Stadtentwicklung*) comments on draft Local Development Plans prepared by the city districts. Its comments are mainly concerned with the objectives of the General Plan and with important city-wide interests.
- An important city-wide interest is assumed for Local Plans affecting public services and utilities or transport corridors of city-wide importance, for residential developments of more than 500 housing units, for officially declared 'Development Areas', for projects affecting the hierarchy of urban centers, and for landscape projects intended as compensation for new development and if they affect more than one city district.

# Local or Detailed Plan

With detailed zoning regulations



# Local or Detailed Plan Example



## Bebauungsplan Nr. 1 "Neuer Markt / Plantage"

- Planzeichenerklärung**
- Festsetzungen**
- Art der baulichen Nutzung  
**MI** Wohnung (3-Bauflü)
- Flächen für Gemeinbedarf  
 Gemeinbedarf mit Zweckbindung, hier Anlagen für kulturelle und kirchliche Zwecke
- Mäß der baulichen Nutzung und Gestaltungsbindungen
- |                           |                           |
|---------------------------|---------------------------|
| Gebäudehöhe (≤ 11 Bauflü) | Gebäudehöhe (≤ 15 Bauflü) |
| Gebäudehöhe (≤ 18 Bauflü) | Gebäudehöhe (≤ 21 Bauflü) |
| Gebäudehöhe (≤ 24 Bauflü) | Gebäudehöhe (≤ 27 Bauflü) |
| Gebäudehöhe (≤ 30 Bauflü) | Gebäudehöhe (≤ 33 Bauflü) |
| Gebäudehöhe (≤ 36 Bauflü) | Gebäudehöhe (≤ 39 Bauflü) |
| Gebäudehöhe (≤ 42 Bauflü) | Gebäudehöhe (≤ 45 Bauflü) |
- Überbaubare Grundstücksflächen  
 Bereich GPL No. 1 (Bauflü) | Bereich GPL No. 2 (Bauflü)
- Verkehrsflächen, Geh- und Fußgängerzonen  
 Fußgängerzone | Verkehrsfläche besonderer Bedeutung
- Grünflächen, Naturschutz und Landschaftspflege  
 Öffentliche Grünfläche mit Zweckbindung
- Sonstige Festsetzungen
- |                                                          |                                       |
|----------------------------------------------------------|---------------------------------------|
| Grenze des baulichen Geltungsbereichs des Bebauungsplans | Abgrenzung unerschlossene Wasserzonen |
| Tüdel                                                    | Bereiche ohne Ein- und Ausfahrt       |
| Nachträgliche Überbauten                                 | Fließende                             |
| Bauland                                                  | Angelegte Straßen                     |
| Bauland                                                  | Anlageöffnungen                       |
- Planunterlagen**
- |                                          |              |
|------------------------------------------|--------------|
| Bestehende Bebauung                      | Ländlich     |
| Bestehende Bebauung, regional festgelegt | Parkanlagen  |
| Straße mit Geh- und Fußgängerzonen       | Fußgänger    |
| Sonstige Abgrenzung                      | Parkstreifen |

Die Festsetzungen des Bebauungsplans liegen im Bebauungsplanverfahren (BauGB) in der Fassung vom 22. April 1985 und wurden durch Bescheid vom 22. April 1985 und die Planänderungsverordnung (PflÄV) vom 20. September 1985, jeweils geändert durch Bescheid vom 22. April 1985 und die PflÄV vom 20. September 1985, jeweils geändert durch Bescheid vom 22. April 1985 und die PflÄV vom 20. September 1985.



Lagebezugssystem ETRS 89  
Höhenbezugssystem DHHN 92

Liegenschaftskarte des Fachbereichs  
Kataster und Vermessung Potsdam  
Stand: April 2011

Gemeinde: Potsdam  
Gemarkung: Potsdam  
Flur: 23 und 25

**2. Öffentliche Auslegung**  
Stand 23.07.2013

Fachbereich Stadtplanung und Stadtentwicklung  
Bereich Stadtentwicklung

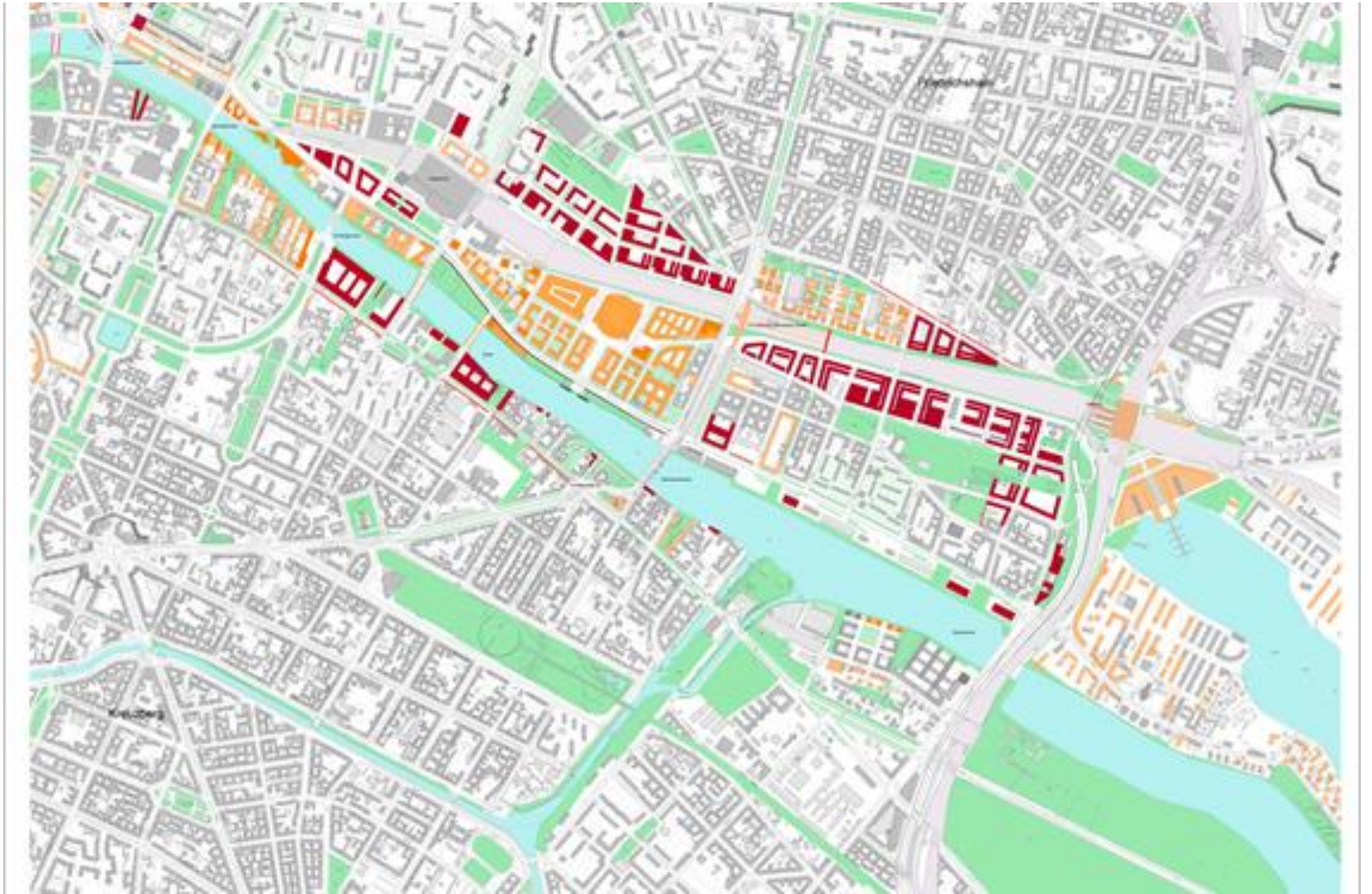
# Local- or Detailed Plan

Master Plans or  
Urban Design  
Proposals  
as Base for Local Plan

- Usually the local plan is based on a draft of an urban - or architectural design. It should be avoided to have only one solution without alternatives.
- Alternative proposals can be developed by different methods:
  - Urban design / architectural competitions
  - Workshops with different architects
  - Competitions between different investors with different architects
- The chosen master plan then will be the base for the draft of the Detailed plan

# Local or Detailed Plan

Master Plans or  
Urban Design Proposals  
as Base for Local Plan



# Local- or Detailed Plan Realization of the Plan

Setting up a Detailed Plan is a time consuming and costly procedure. If the plan is only needed to serve a private project the city should commit the investor to do his share by setting up a private / public contract in which the mutual obligations are described. E.g.:

- The city's obligations:
  - Allocate a site to the investor
  - Conduct the legal planning procedure
  - Supplying with technical infrastructure
  - Completing the road network
  - Organize public transportation
- The investors obligations:
  - To do the informal part of the planning
  - To organize and finance an urban design competition
  - To finance social infrastructure or parts of it
  - To finance the building of access roads and parkings