



Bundesinstitut  
für Bau-, Stadt- und  
Raumforschung

im Bundesamt für Bauwesen  
und Raumordnung



# 30 hectar target Germany – the ESPON SUPER case study

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Urbanisation and Land-use Practices**

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## 30 ha target

- “National Sustainable Development Strategy”, 2002: goal to reduce the daily increase of settlement and transport areas to 30 hectares by 2020.
- Revised version, 2016: limit the increase by 2030 to “less than 30 hectares”.
- a target in form of a soft intervention
- indicator to measure and evaluate land take



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## How to implement?

- national target → local level
  - how to implement the 30 ha target for the whole country in the relation to the interests of the Länder, regions and municipalities?
  - municipal or regional decision will have nationwide impact
- Hessen 2,5 ha target
- Bavaria: 5 ha, „a loss of land is a loss of homeland,,
  - breaking-down the target in the state development plan, is not a real help for the municipalities, as a further disaggregation for the individual regions, would be necessary in order to take account of differences in development

## How to implement?

- **Spatial Planning Law (Raumordnungsgesetz - ROG) § 2 Principles of spatial planning (Grundsätze der Raumordnung)**
  - Settlement activity is to be spatially concentrated (existing settlements, central places)
  - open space is to be protected by comprehensive open space, settlement and other specialist planning ... .... further fragmentation of the open landscape and forest areas is to be avoided as far as possible
- **Building Law Act (Baugesetzbuch): §13a Interior development plans (Bebaungspläne der Innenentwicklung)**
  - strengthen internal development
- **Building Law Act (Baugesetzbuch): §13b Inclusion of outside areas (Einbeziehung von Außenbereichen)**
  - less than 10,000 sqm
  - in connection to existing built-up areas
  - until 31. December 2022
- **Baukindergeld**



## 30 ha target

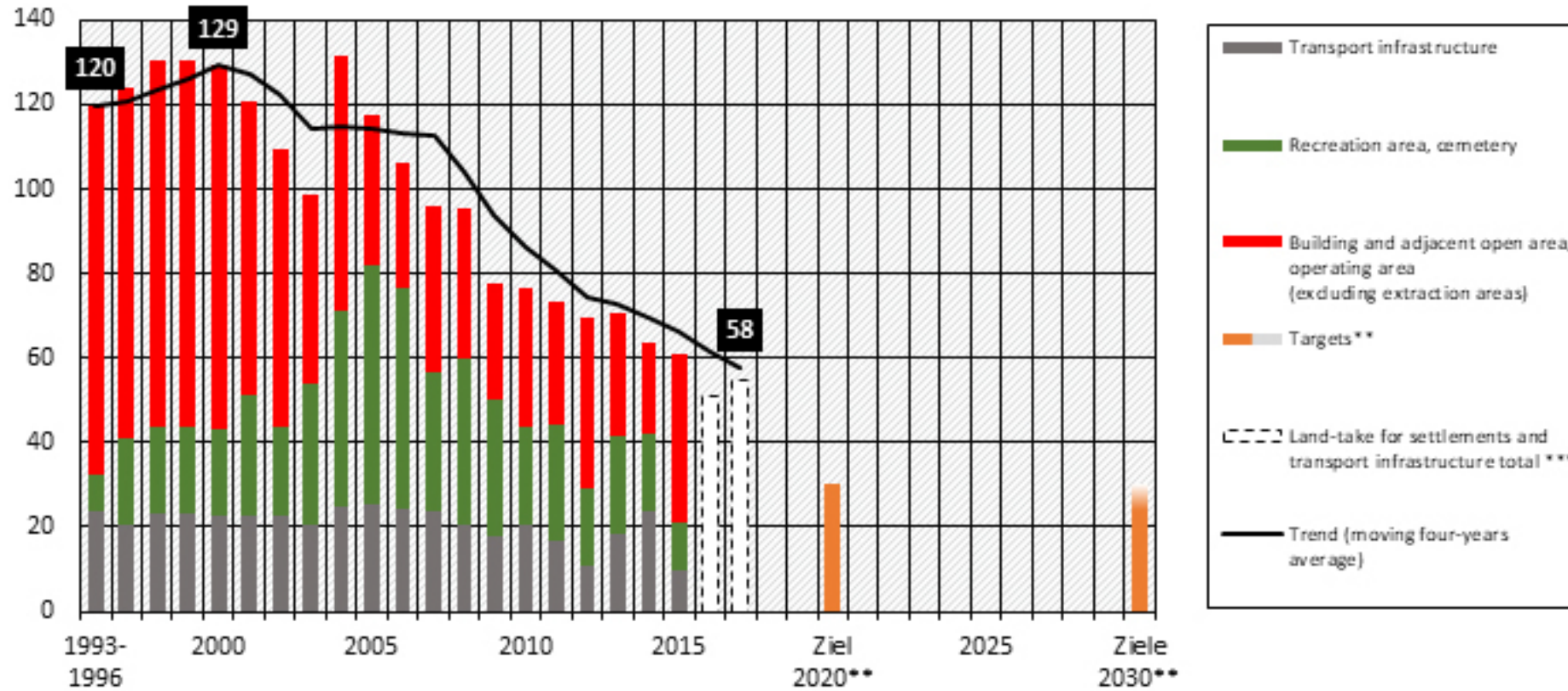


Fig 2: Land take for settlement and transport infrastructure

# 30 ha target

Germany: Changes to urban use per LAU Area 2012 - 2018

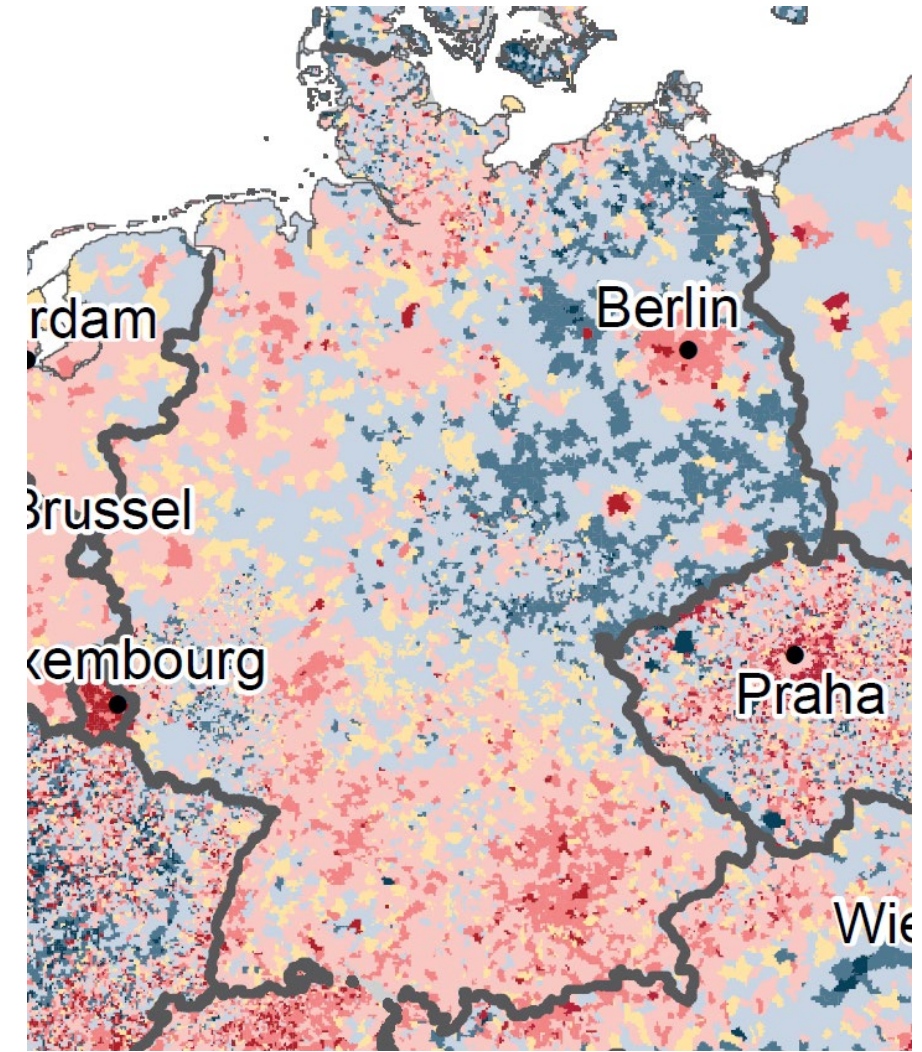
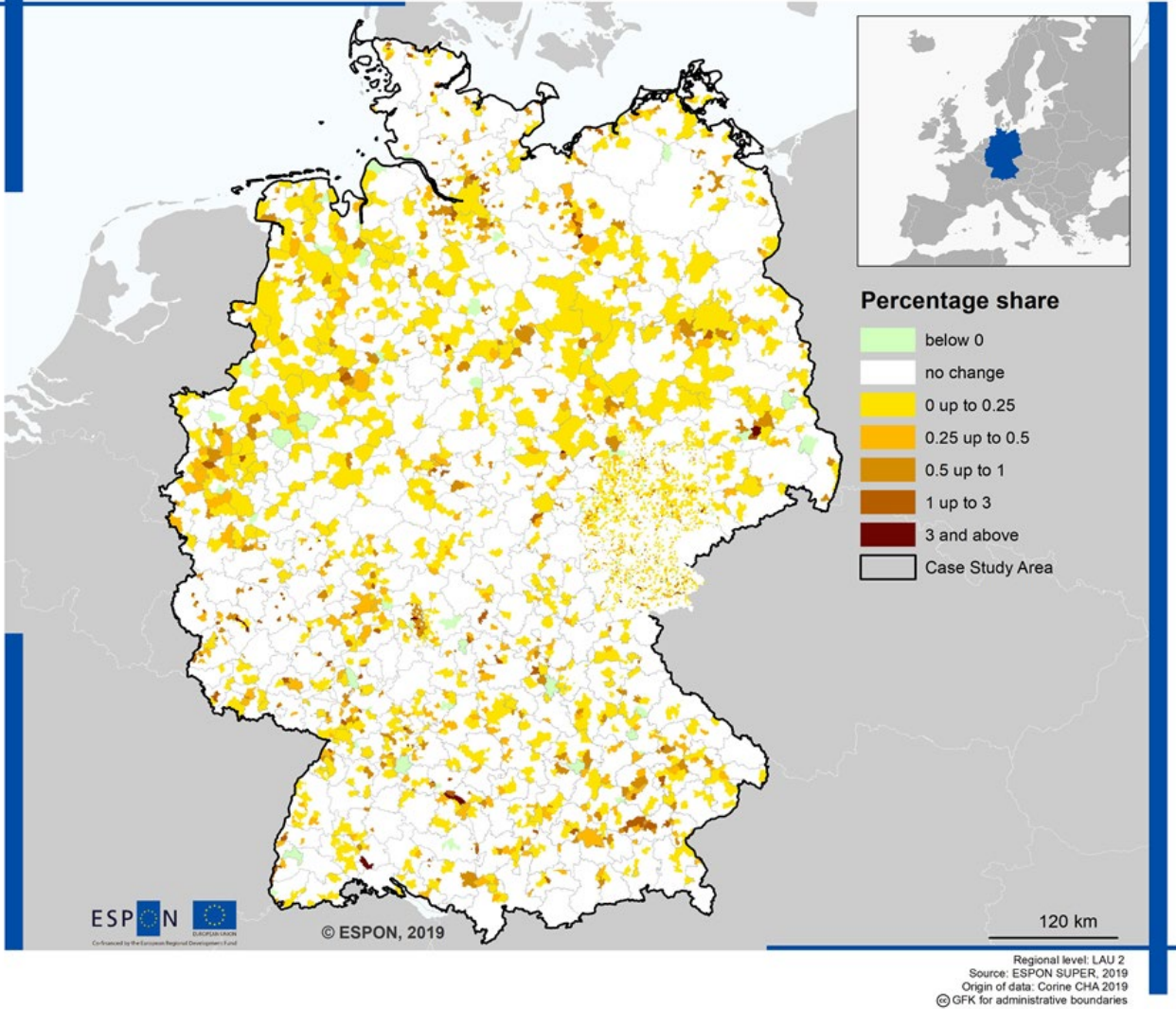


Fig. 3: Changes to urban use per LAU Area from 2012 to 2018

Fig. 4: Population Development in LAU Areas from 2011 to 2017

## SUPER Project – Case Studies

- **Context:**
  - Interventions addressed or influenced a particular land-use development practice
- **Developments**
  - Quantitative land use changes
- **Stakeholder interviews**
  - > 10 interviews with involved stakeholder (DE on different levels)

Scales	Main scale	Other scales
Supra/Trans-national		
NUTS 0	Germany	
NUTS 1		Länder
NUTS 2		
NUTS 3		
LAU1 – NUTS 4		Different municipalities
LAU2- NUTS 5		

## SUPER Project – Case Study conclusions

- one of the greatest strengths but also an obstacle is the simplicity of the target
- it is very popular and almost no one contradicts the target and that open spaces have to be saved. On the other hand,
- but it is also not binding, which is why laws have been passed in recent years that have contributed to a “counter-development”
- it is a objective to which policymakers at the Federal Government level and, in the meantime, some of the federal states have committed themselves
- the implementation of this goal has not yet taken place and was again extended to 2030 by the sustainability strategy of 2016 with the addition: "30 hectare minus X"



## SUPER Project – Case Study conclusions

- lack of communication and to a lack of cooperation at various levels, but also among other institutions
- the city with increased settlement pressure is also the one that has been most negative about the target
- other stakeholders have very successful joint regional planning activities and, even where housing demand or the need for new industrial estates is high, there is still sufficient scope for action by redensifying and developing joint industrial estates.
- The importance of regional planning is also emphasised - that regional planning has a much greater influence than local administration