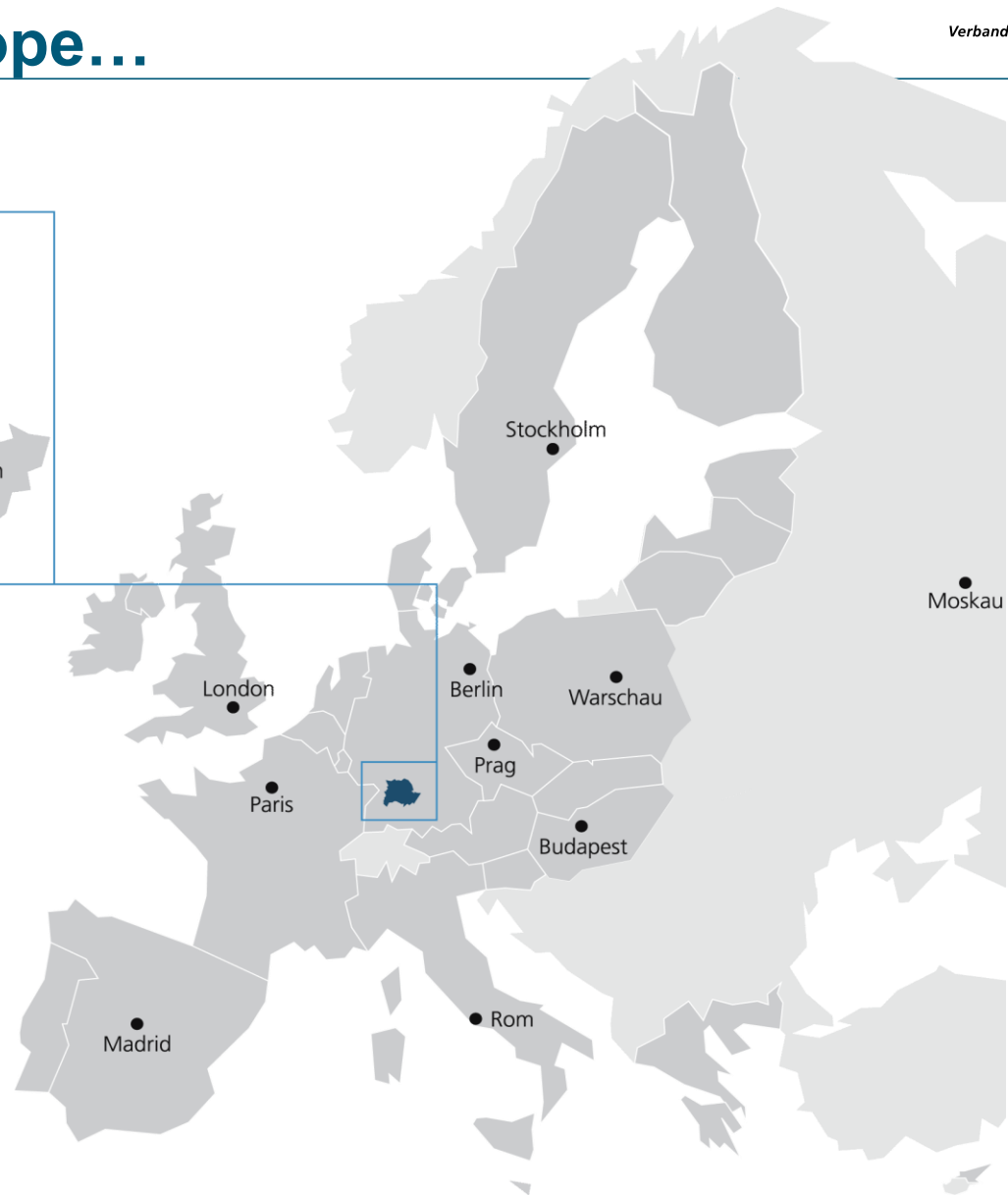




UNDERSTANDING LAND TAKE in the Stuttgart Region

Corinna Schmidt
Advisor in regional and urban planning

In the heart of Europe...



... Southwestern Germany...



... where Innovation meets Tradition ...



1,5 M Jobs

Low unemployment rates –
high social standards

High-tech
location

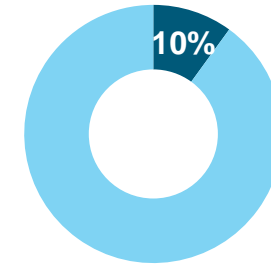
2,7 M
Inhabitants
from more
than 170
Countries

Cradle of the car

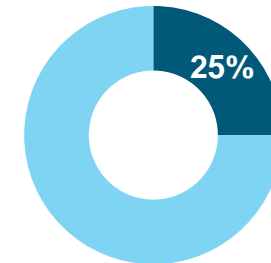
Baden-Württemberg's powerhouse



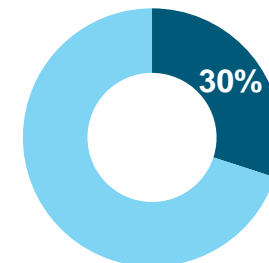
Area



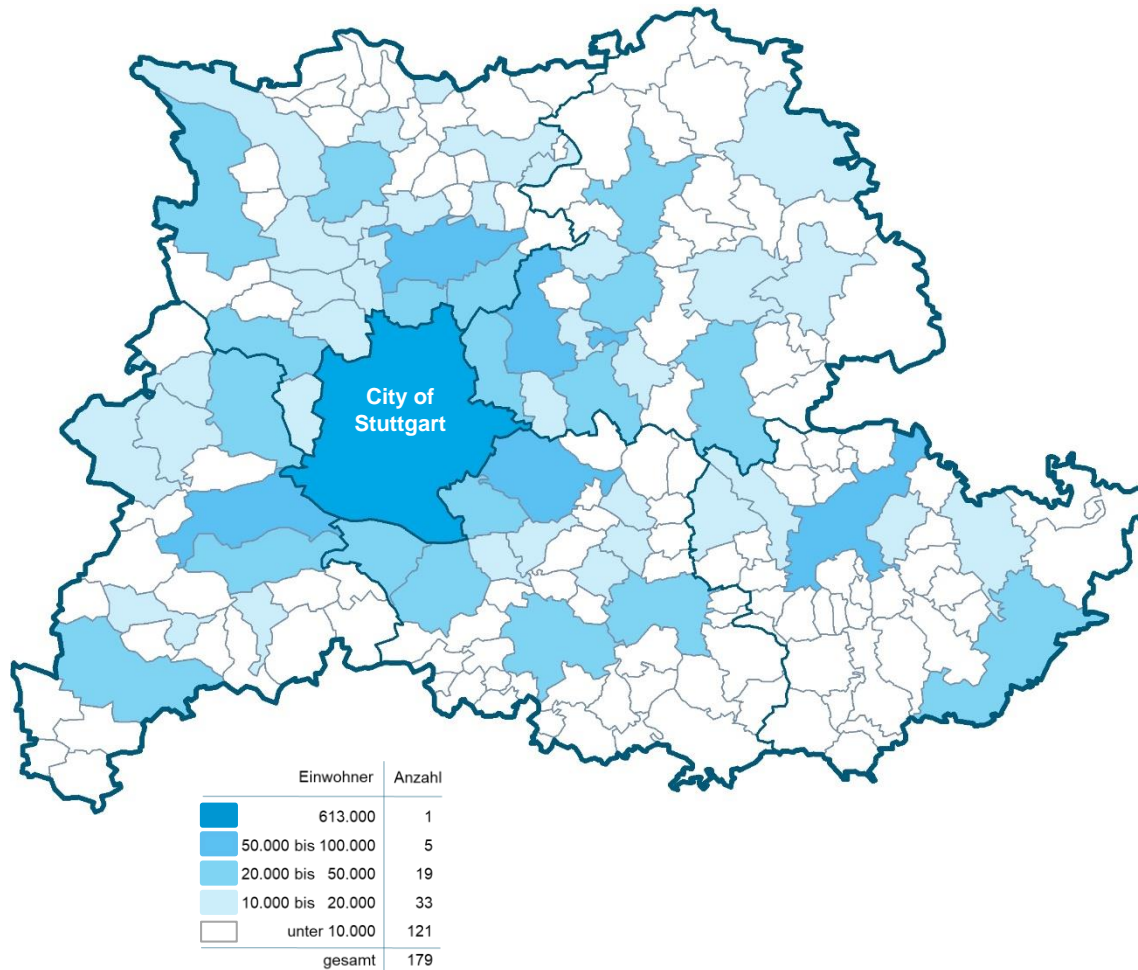
Population



GDP

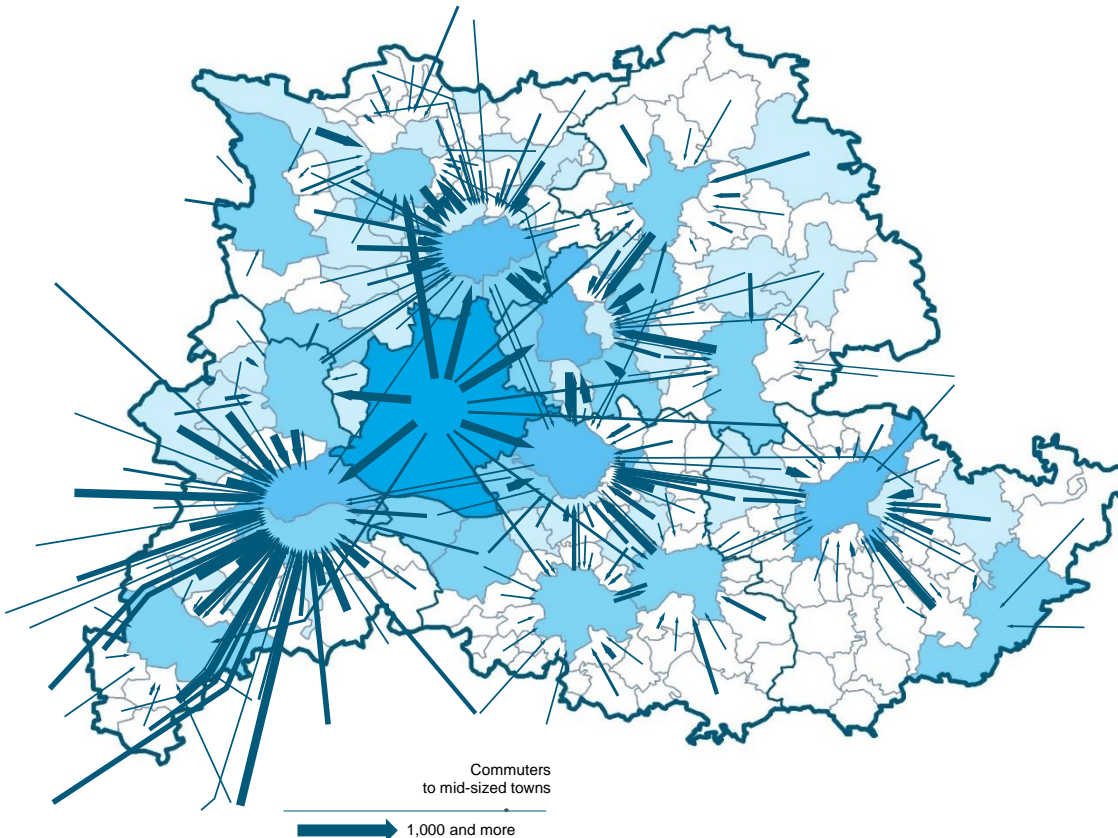


Administration on local level: Not one city – but 179 (mostly small) municipalities



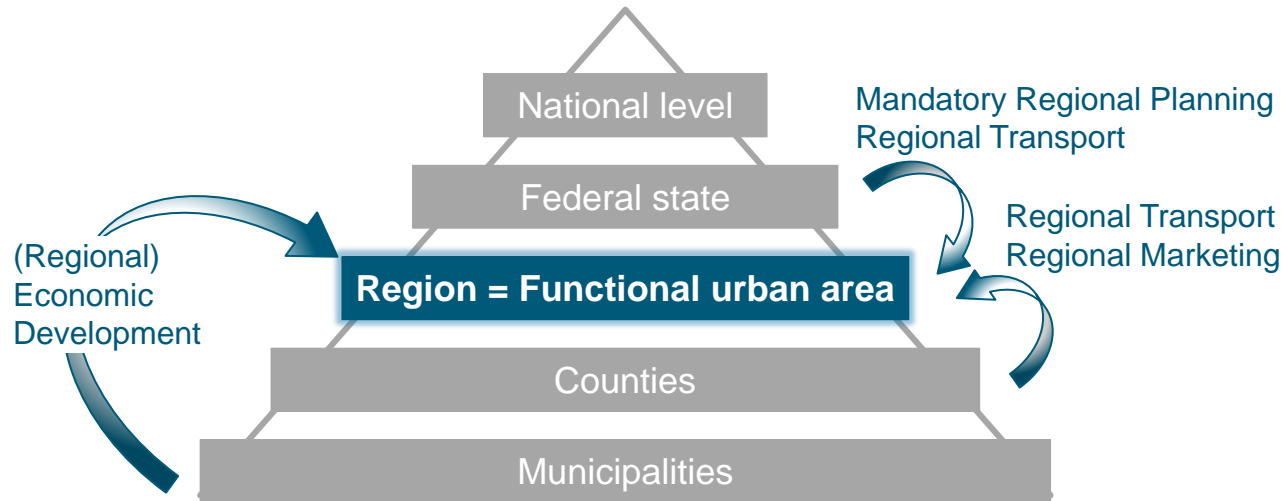
- » **179 municipalities**
2/3 of them with less than 10,000 inhabitants
- » **Strong political position and far reaching autonomy (home rule)**
– guaranteed by constitution
- » **Huge challenges**
e.g. large scale projects, provision of production sites for global players in international competition, ...
- » ... but mostly rather **small administrative capacities**

Functional interrelationships – irrespective of administrative (municipal) borders



- » **Regional way of life!**
- » **mobility as a need and an important aspect**
75 % are commuters
(do not work in the municipality
of their residence)
- » **Production chains**
are independent from local
boundaries ...
- » ... and so are many
functions of open spaces
e.g. flood protection, air flow,
wildlife ...
- » **Local responsibilities**
do not meet functional
regional requirements

Strengthened regional tier in Stuttgart Region: Putting competences on relevant level



» Institutional anchoring of regional competences

Verband Region Stuttgart as a public body by law – coordination of local activities in terms of spatial and economic development as main purpose

» Regional budget

funding by municipalities (levy), federal-state grants, transport contribution, ...

» Organisation of work

Administrative office & Branch office for economic development (Ltd. Company)

Regional Government in Stuttgart Region: Direct vote – strong democratic mandate



Regional planning associations
Assembly

Verband Region Stuttgart
Regional Assembly

County councils

County councils

Local councils

Local councils

Election

Election

Election

Stuttgart Region Governance: Competences – what to decide on regional level?



Current challenges



The map displays the Stuttgart region with a light gray outline. Orange patches represent land take, which is concentrated in the central and eastern parts of the region. A blue line indicates a river, likely the Neckar, flowing through the area. A road network is shown in gray, and an airport symbol (a blue circle with a white 'X') is located on the left side. The text 'concerning land take' is written in a blue, italicized font in the lower right quadrant.

*concerning **land take***

Stuttgart Region Development 2009 – 2016/17

Baden - Württemberg **Stuttgart Region**

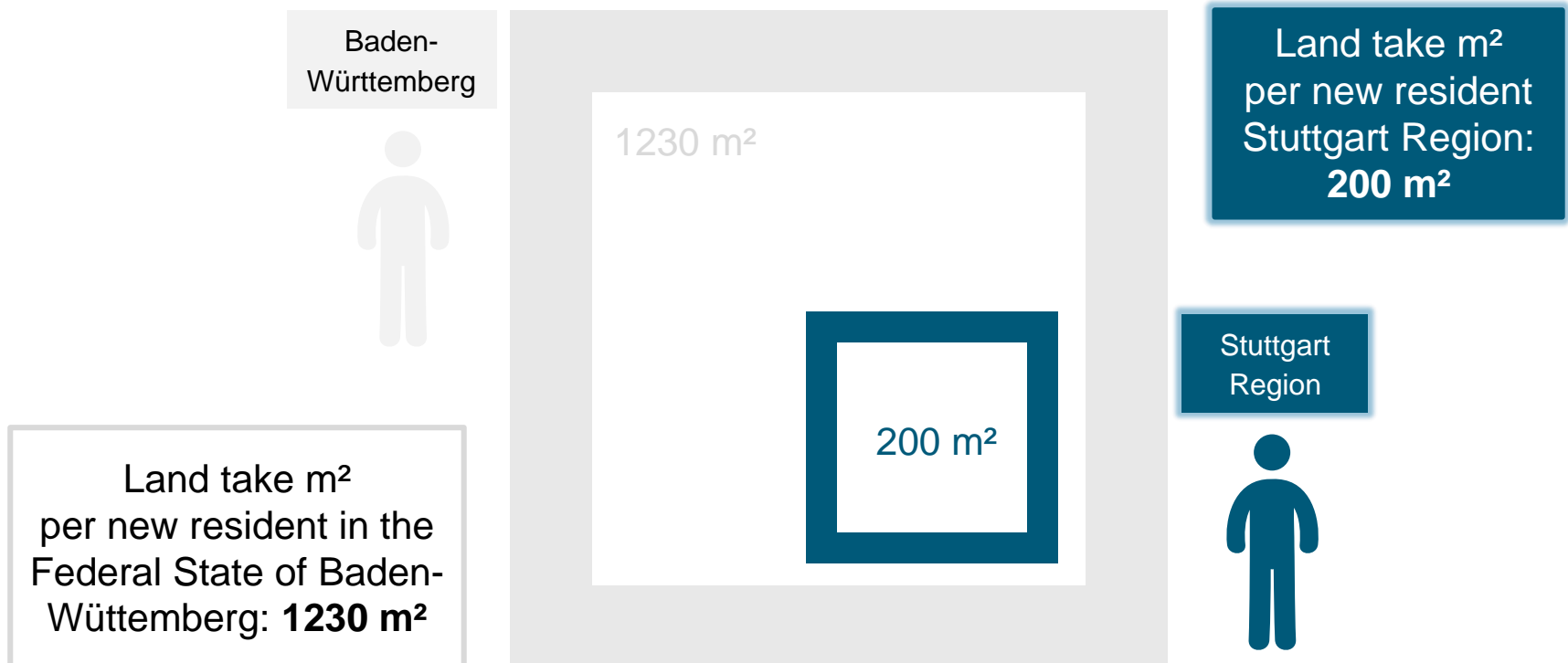


Increase of residential and
traffic area: 2.140 ha
(12 %)

Additional 129.000 working
population
(26 %)

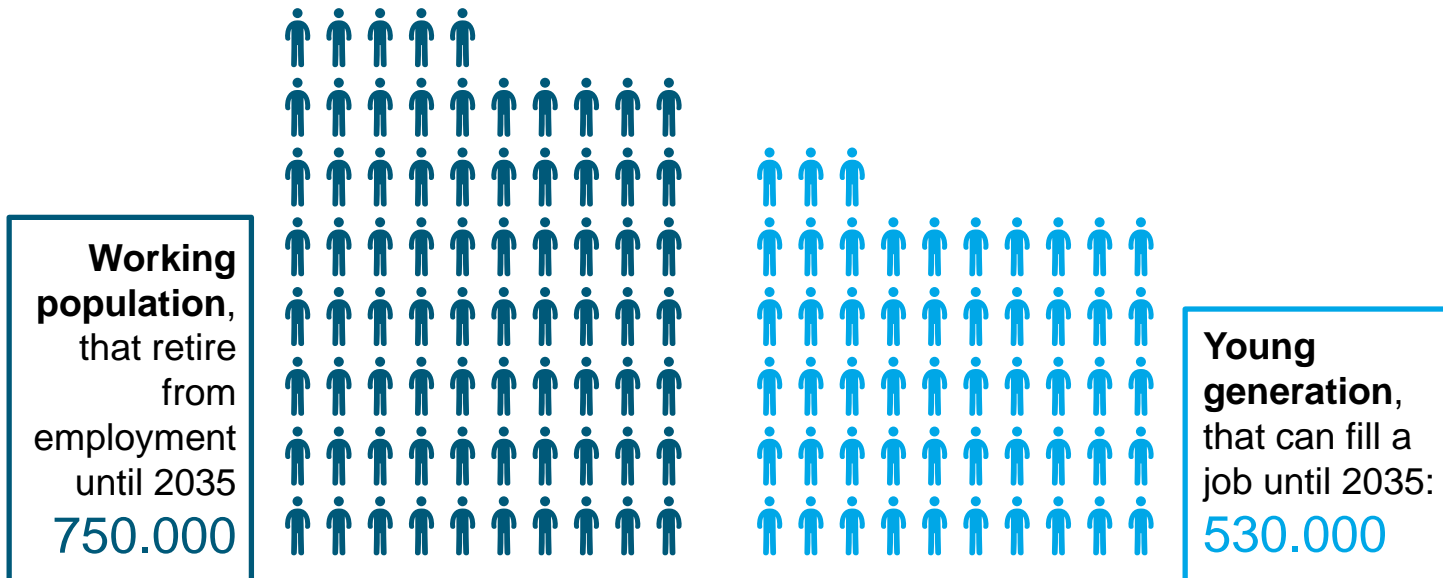
Additionally 2,2 Mrd. Euro
Investments in the
manufacturing sector (43 %)

Stuttgart Region Development 2009 – 2016/17



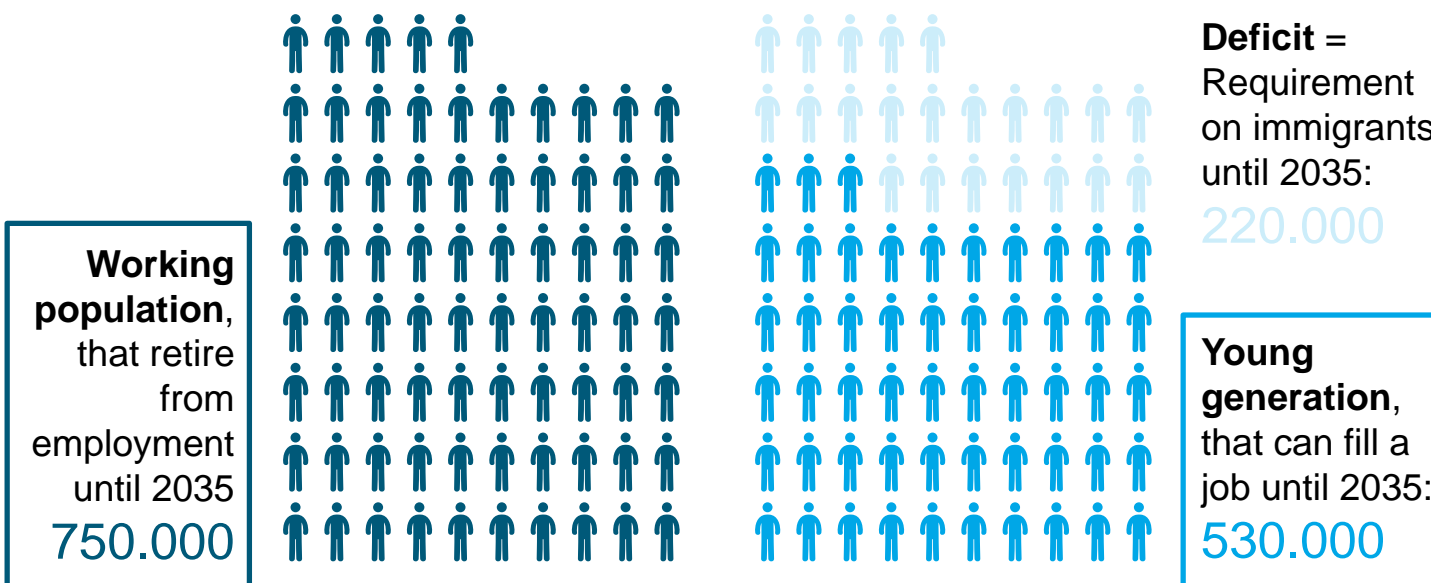
Immigration ...

... essential – e. g. as successors in jobs



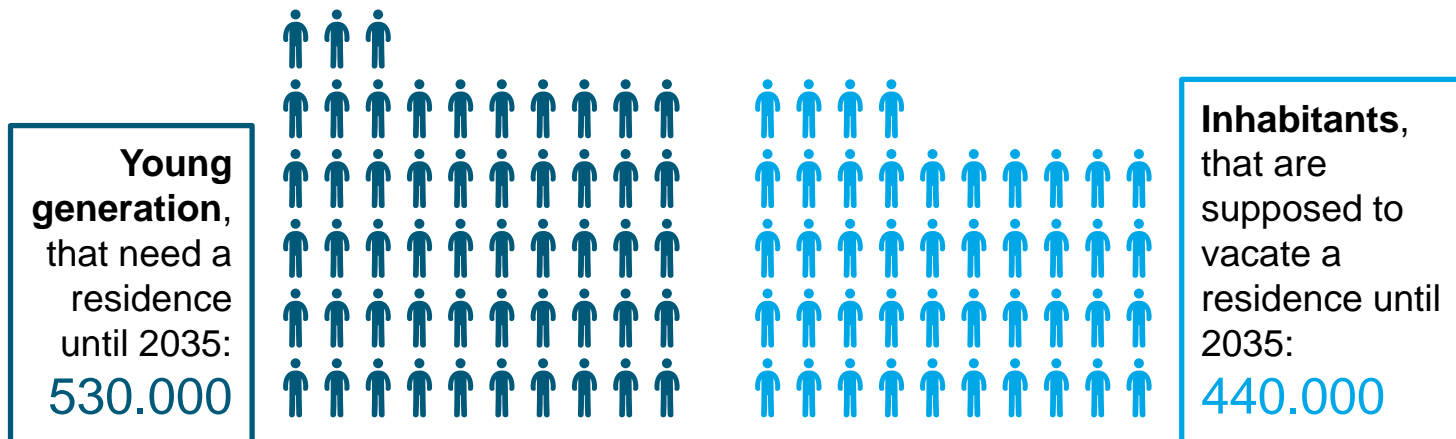
Immigration ...

... essential – e. g. as successors in jobs



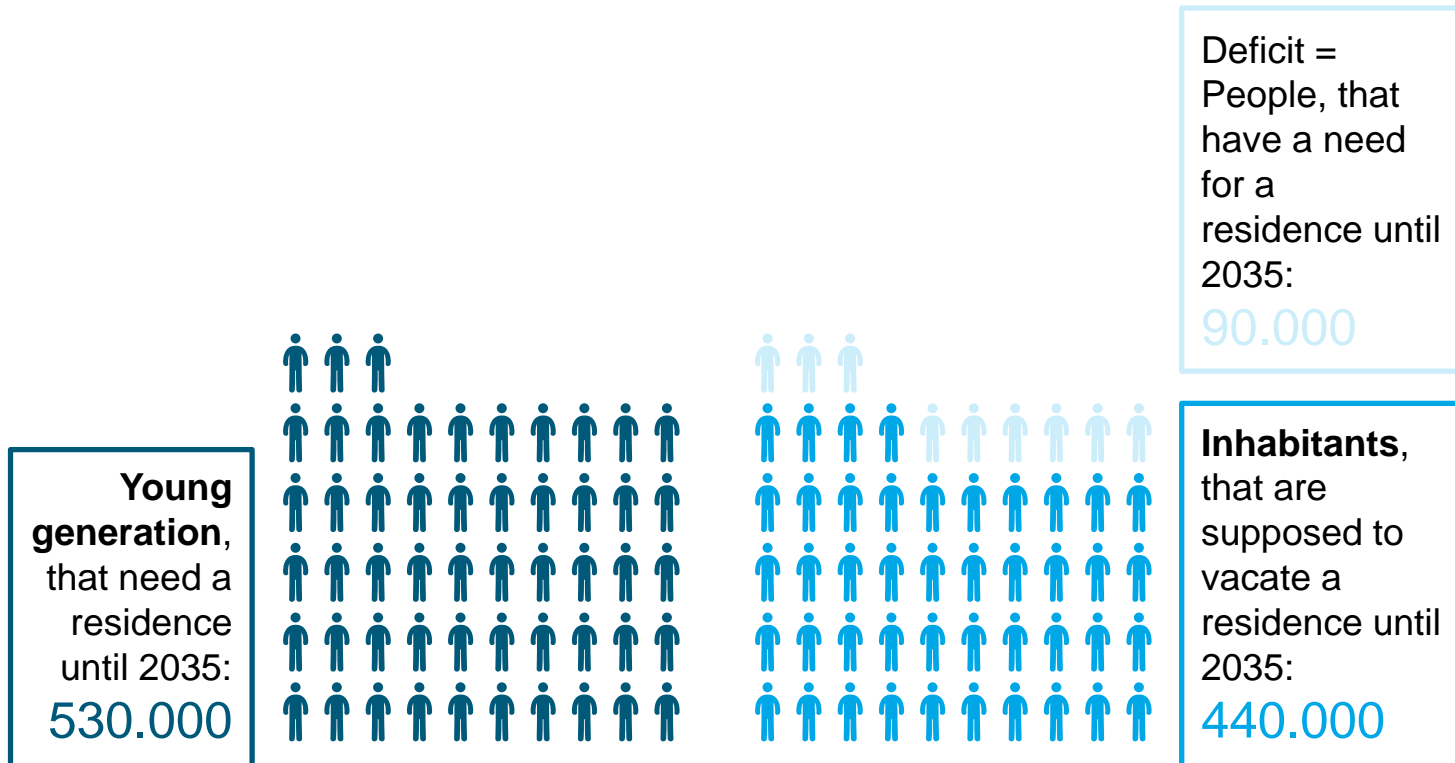
Housing for a cities urban development ...

... essential for household founder and young families



Housing for a cities urban development ...

... essential for household founder and young families



From factory to campus: "Industry 4.0"

- » Stuttgart region is a location for **research and innovation**
- » **Significant upheaval in industry** is to be expected - especially in the automotive sector
- » **"Double area supply" required:** existing enterprises plus foreseeable structural change - at least temporary
- » **Reliable and prompt availability** in the sense of **"offer planning"** is crucial for competitiveness.
- » Time pressure, because future decisions should be taken now mainly because corresponding offers exist at other locations.



Regional Planning Instruments



*to adress **land take***

(Planning) Instruments

Regional plan



Formal
Informal

Landscape
framework plan

Landscape
Masterplans

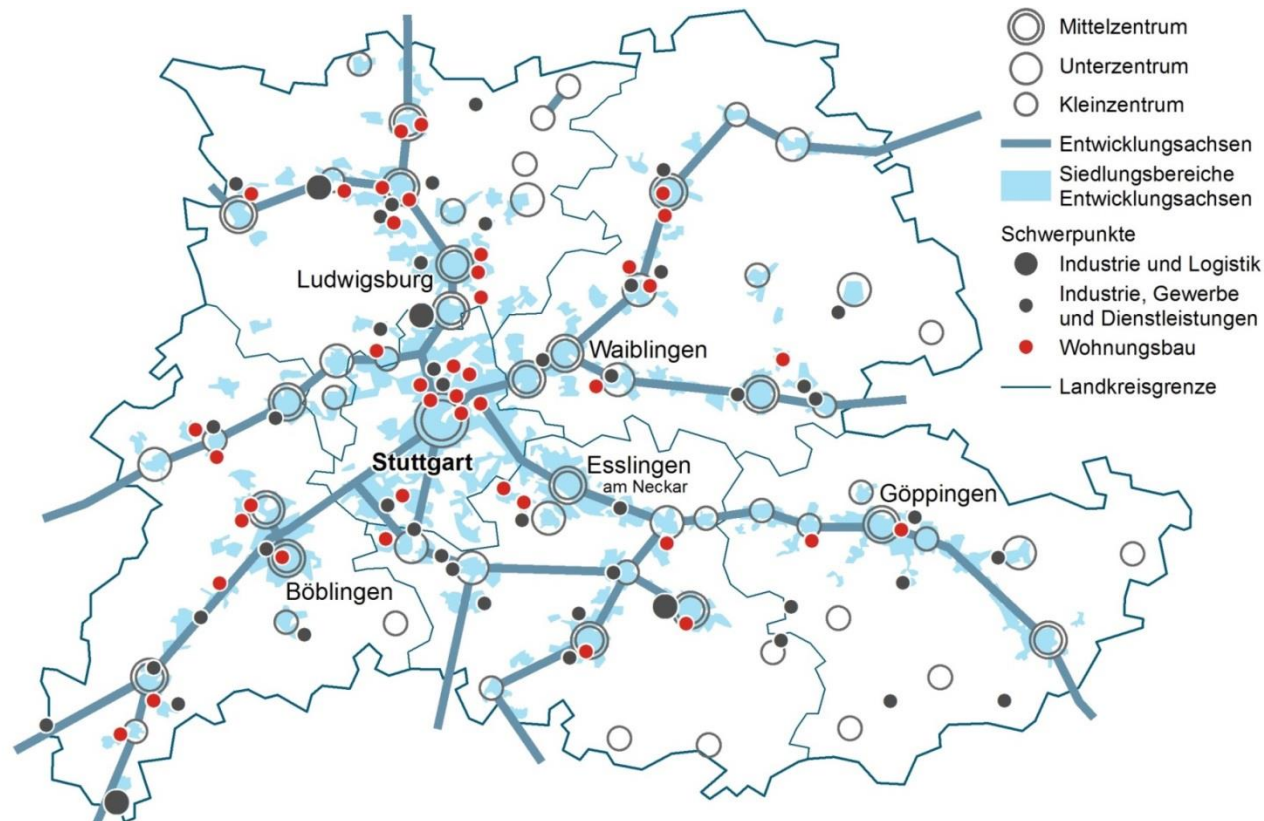
Sectoral
plans

Regional transport plan

Providing advice for communities
Providing and editing data for communities

besides

Regional Framework for spatial and urban planning



- » Development according to the **municipalities demographic structure**
- » Priority on **development axes**
- » Locate **priority areas** at convenient locations

Regional plan: Guidelines to sustainable development

**Clear priorities
/strict enforcement**

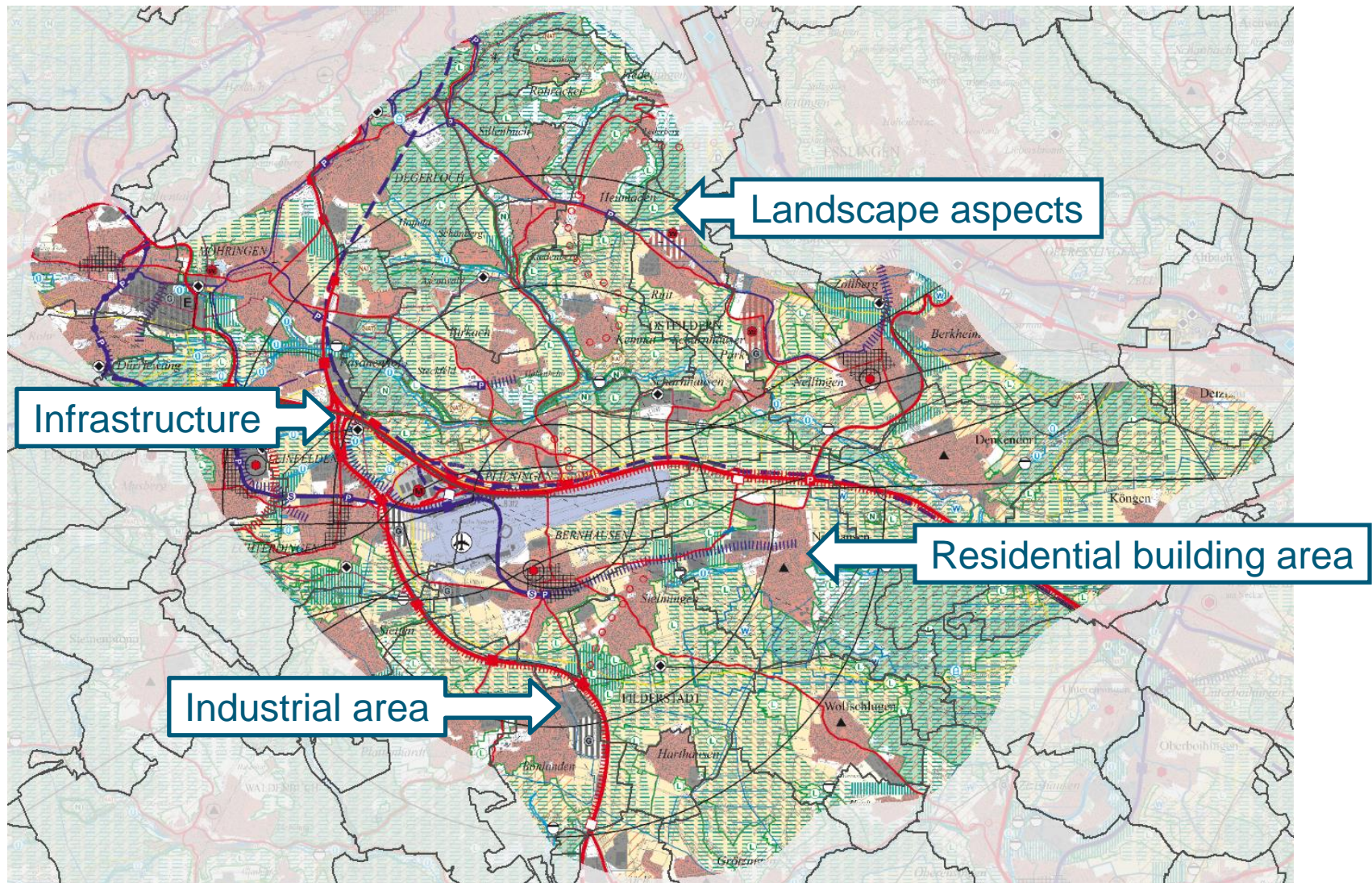
(Long term) perspective for spatial development

**Reliable base for
Municipalities
and private investors**

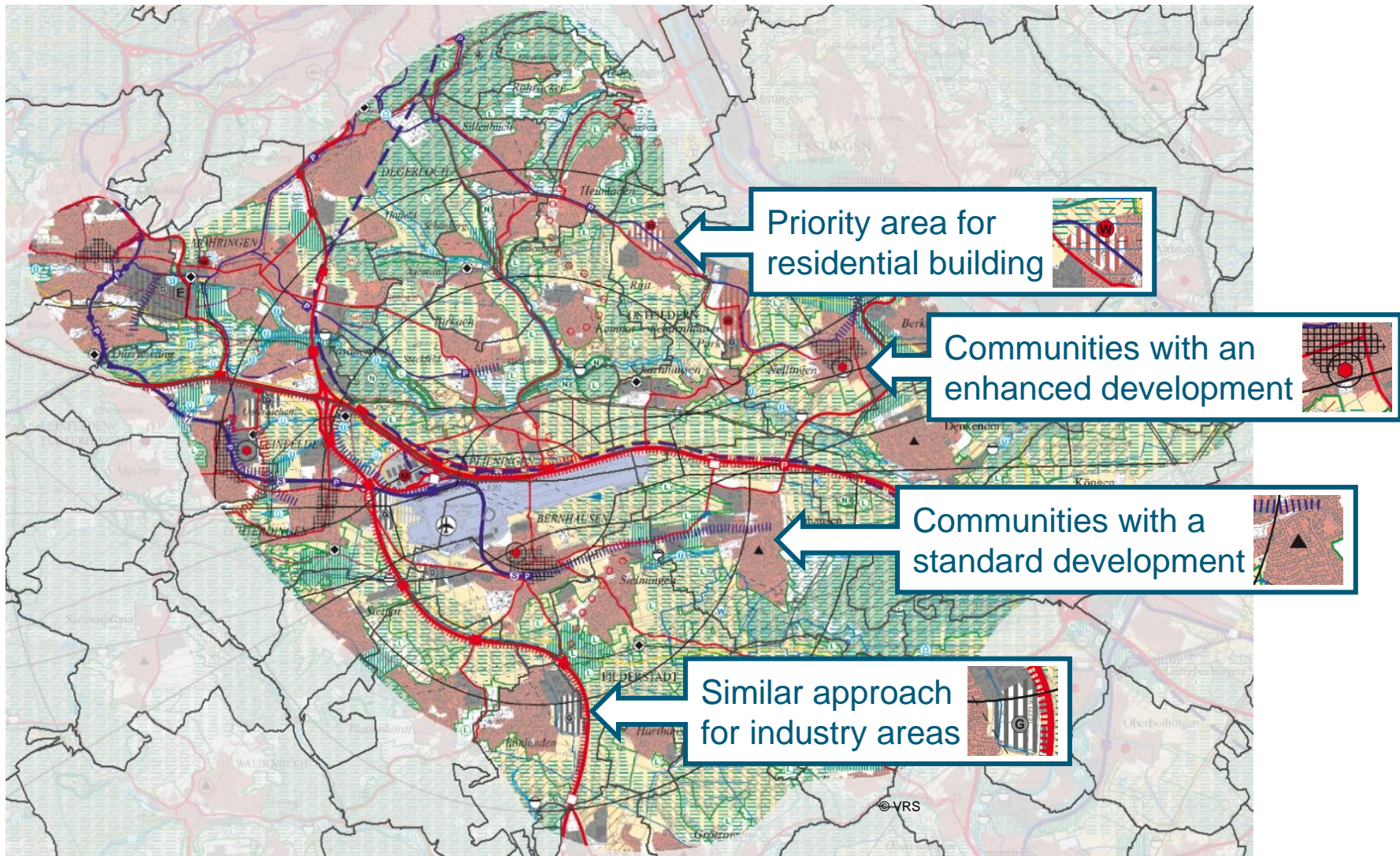
**Mandatory for land use
planning
and building permits**

**Land use
planning, zoning,
development by
municipalities**

Regional plan: Basemap / essential aspects



Spatial development according to the Regional Plan



Population density in residential areas

The Regional plan defines aims:



» Determining aspects:

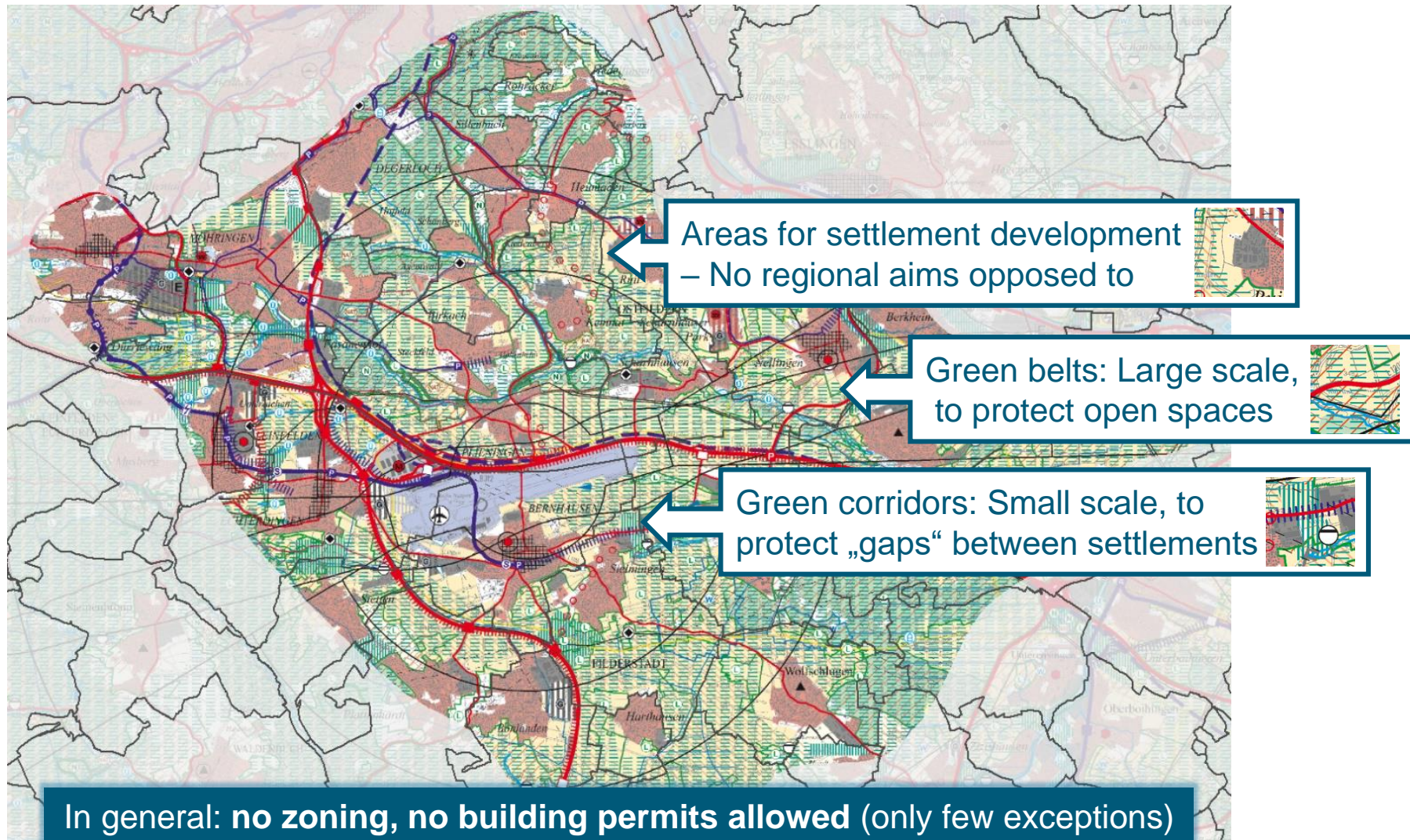
- Regional function (z.B. central importance, settlement areas)
- Standards concerning priority areas of residential building

» Determining reference:

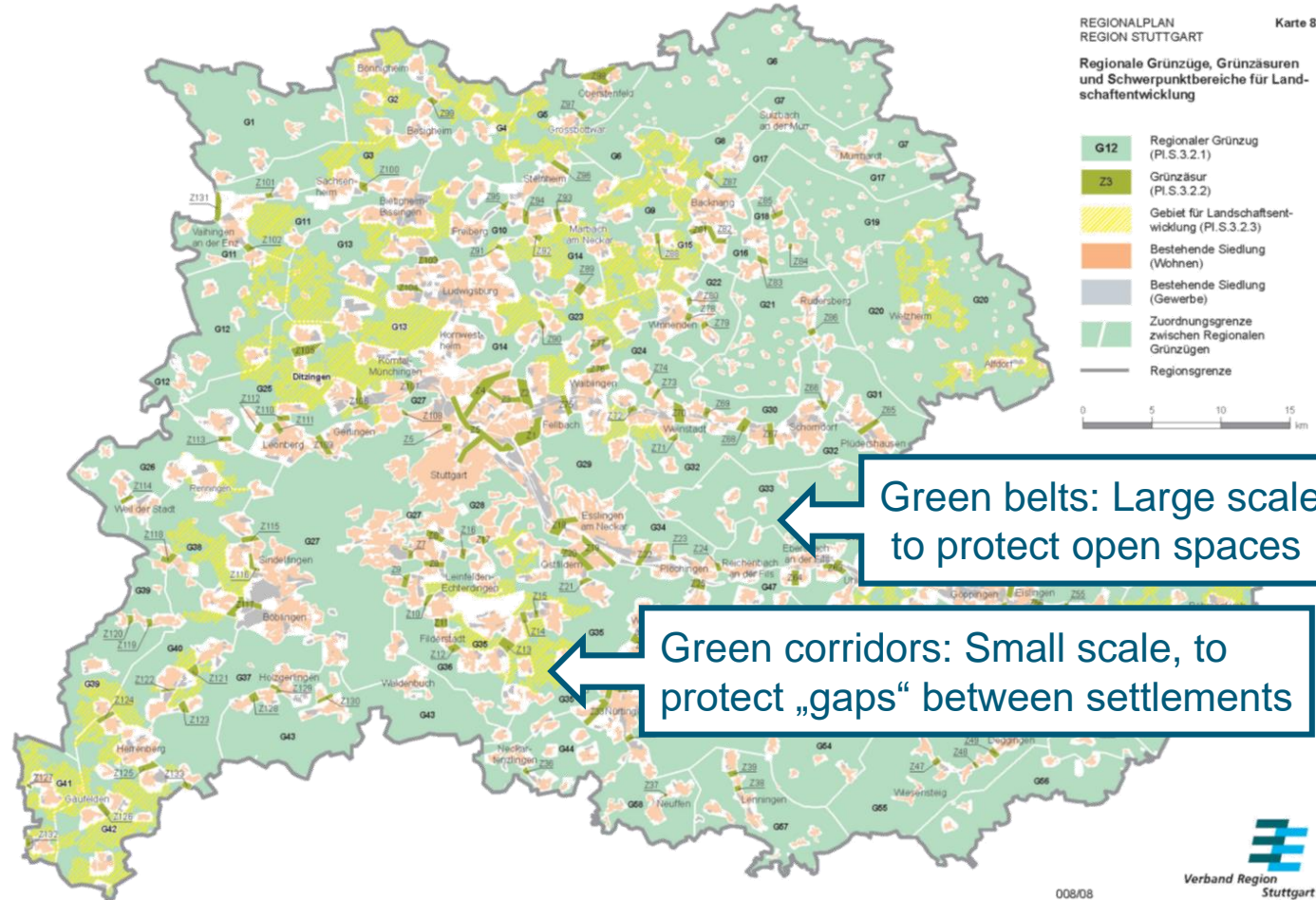
- Gross residial area (= within the building area situated traffic areas, local public infrastructure and green area)
- People, that will reside in this area

» Gross residential density = residents per hectare gross residial area

Preservation of the open public space according to the Regional Plan



Preservation of the open public space according to the Regional Plan

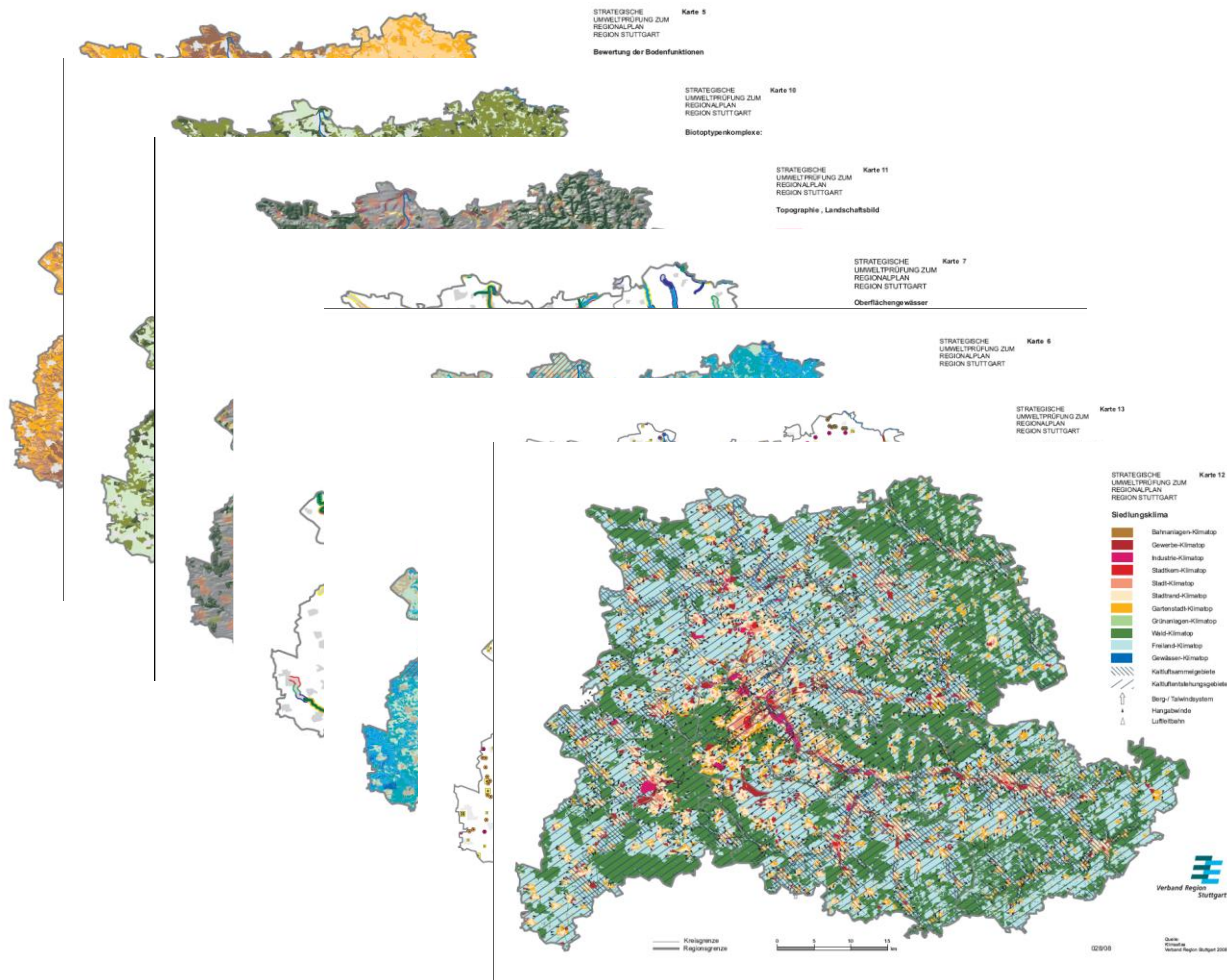


Green belts: Large scale,
to protect open spaces

Green corridors: Small scale, to
protect „gaps“ between settlements

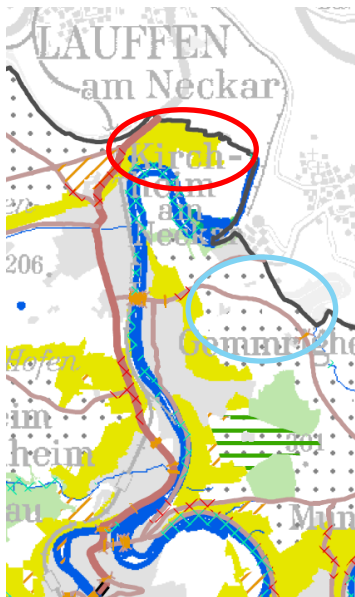
Legally binding restriction for municipalities

Data set Landscape functions (or eco system services)

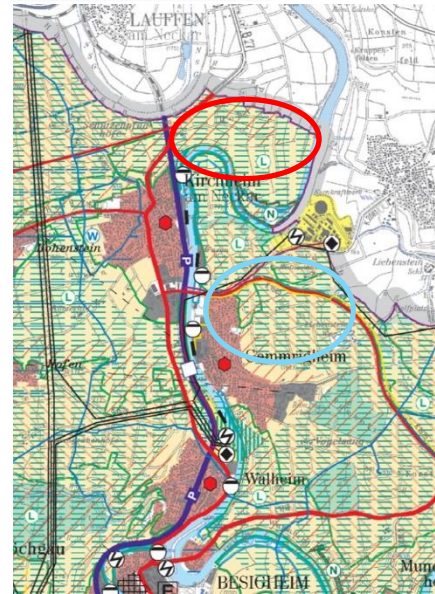





Integration of the biotope network data set into the Regional Plan





Data set biotope network



Regional plan



-  Core Areas of high value
-  Connecting Areas
-  Deficiency Areas
(need to be upgraded)

-  Green belts
-  Green corridors
-  Area of high importance for nature protection and landscape conservation
-  Area for landscape development

Preservation of the open public space according to the Regional Plan



Current needs



The map displays the Stuttgart region with a light gray outline. Orange patches indicate areas of concern for land take. A blue line represents a river, and a gray line represents a road. A blue circle with a white 'X' is located on the road on the left side of the map.

*concerning **land take***

- » **Availability and quality of data on local level**
 - » Plausibility in political process
 - » **Transparent** data and indicators + a **synopsis/ or joining** of data and indicators according to regional planning issues
 - Data according to the **general scale** of regional planning
 - Supporting the **long term perspective** and a **forecasting dimension**
 - Underlining the **cross-sectional approach**
 - » Final decision making is always a result of **public outreach** and **political values** (no algorithm – but a result of political consideration)
-

Thank you for your attention!

Corinna Schmidt
Advisor in regional and urban planning

www.region-stuttgart.org