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# Development plan explanation

Heruntergeladen am 22.05.2025

<https://fimportal.de/xzufi-services/S1000020010000011281/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012011046000
Leistungsbezeichnung I	Development plan explanation
Leistungsbezeichnung II	Development plan information
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">Draw up a B-plan</div> , <div lang="en-x-mtfrom-de">Planning procedure</div> , <div lang="en-x-mtfrom-de">Public display of the development plan</div> , <div lang="en-x-mtfrom-de">Fa. Zoning plan procedure</div> , <div lang="en-x-mtfrom-de">Development plan - fundamental legal issues</div> , <div lang="en-x-mtfrom-de">Development plan, sale</div> , <div lang="en-x-mtfrom-de">Draw up the development plan</div> , <div lang="en-x-mtfrom-de">Zoning plan draft</div> , <div lang="en-x-mtfrom-de">Public plan discussion</div> , <div lang="en-x-mtfrom-de">Public display</div> , <div lang="en-x-mtfrom-de">Citizen participation</div> , <div> </div>

Modul	Sachverhalt
	<code>lang="en-x-mtfrom-de"&gt;Landscaping fixings&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Landscape planning regulations&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;urban planning&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;District urban development&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Construction stage plan&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Development plan procedure, customary announcement&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Zoning plan, customary announcement&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Local announcement of the development plan&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Zoning plans for sale&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Land-use planning&lt;/div&gt;, &lt;div lang="en-x-mtfrom-de"&gt;Construction matters&lt;/div&gt;</code>
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	10.05.2024
Fachlich freigegen durch	
Handlungsgrundlage	Building Code (BauGB) <a href="http://www.gesetze-im-internet.de/bbaug/BJNR003410960.html">[www.gesetze-im-internet.de/bbaug/BJNR003410960.html]</a> ( <a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html</a> )
Teaser	The purpose of development plans is to prepare and direct the construction and other use of the land. Development plans regulate, among other things, the construction and non-construction use of the land.
Volltext	Development plans are drawn up using special procedures that are regulated in the Building Code. Various actors are involved in the planning process.

## Modul

## Sachverhalt

A development plan regulates the use of land and the design of areas. These include, for example,

- the type of use (residential area, commercial area),
- the designation of traffic areas, green spaces and agricultural areas
- the building density
- the number of storeys of buildings.

Furthermore, development plans also specify details such as the layout of the buildings, the number of residential units, design guidelines for the buildings, plantings and the use of open spaces. They therefore form the basis for construction projects and other related measures.

Development plans apply to all construction projects, both those that require approval and those that do not. They therefore represent a binding basis that developers, architects and other stakeholders must adhere to in order to ensure orderly and sustainable urban development. Development plans do not make any statements about the timing of a construction project. They merely specify how the land may be used if an owner intends to carry out a construction project or change the use.

## Erforderliche Unterlagen

Various documents may be necessary or created as part of a development plan procedure. These usually include:

- Planning documents (maps, plans and sketches)
- Detailed reason
- Documentation of public participation and the public bodies involved
- Resolutions and minutes
- Legal opinions or audits, if necessary

## Voraussetzungen

- There is an urban development need, for example due to development needs, the need for new residential areas or the need for land use planning.
  - There is a public interest in the planning and development of the area concerned.
  - The public and affected stakeholders are

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	appropriately involved in the planning process.
Kosten	The costs of a development plan procedure can vary greatly depending on the scope, complexity and local conditions. The costs are usually at least several tens of thousands of euros and are usually borne in whole or in part by the beneficiaries of the planning procedure.
Verfahrensablauf	<ul style="list-style-type: none"> <li>• The competent authority takes a resolution which determines the necessity and objective of the development plan.</li> <li>• A planning concept is drawn up that defines the basic objectives and contents of the development plan.</li> <li>• The draft plan will be made available to the public to give citizens and affected interest groups the opportunity to inspect it and comment.</li> <li>• The draft plan will be sent to the public authorities and the authorities involved for comment.</li> <li>• The draft plan will be coordinated and, if necessary, adjusted based on the feedback received.</li> <li>• The revised draft plan is approved by the responsible municipal council or authority and again made available for public inspection.</li> <li>• After the consultation period has expired and the comments received have been examined, the development plan is approved by the responsible authority or municipal council.</li> <li>• The approved development plan is made public and comes into force. From this point on, it is binding and forms the basis for construction projects and other measures in the area concerned.</li> </ul>
Bearbeitungsdauer	A development plan procedure can take several years.
Frist	No.
weiterführende Informationen	<a href="https://www.hamburg.de/bauleitplanung/">https://www.hamburg.de/bauleitplanung/</a> <a href="https://www.hamburg.de/bauleitplanung/">https://www.hamburg.de/bauleitplanung/</a> <a href="https://www.hamburg.de/bebauungsplaene-online">https://www.hamburg.de/bebauungsplaene-online</a> <a href="https://www.hamburg.de/bebauungsplaene-online">https://www.hamburg.de/bebauungsplaene-online</a> <a href="https://www.luewu.de/gvbl/">https://www.luewu.de/gvbl/</a> <a href="https://www.luewu.de/gvbl/">https://www.luewu.de/gvbl/</a> <a href="https://www.luewu.de/anzeiger/">https://www.luewu.de/anzeiger/</a> <a href="https://www.luewu.de/anzeiger/">https://www.luewu.de/anzeiger/</a> <a href="https://bauleitplanung.hamburg.de/">https://bauleitplanung.hamburg.de/</a> <a href="https://bauleitplanung.hamburg.de/">https://bauleitplanung.hamburg.de/</a>

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Hinweise	There are no special features.
Rechtsbehelf	Not specified
Kurztext	<ul style="list-style-type: none"> <li>• Development plan information <ul style="list-style-type: none"> <li>• Development plans regulate the use of land and the design of areas, including type of use, traffic areas, green spaces, building density and number of building floors.</li> <li>• They also specify details such as building layout, housing units and design guidelines and form the basis for construction projects.</li> <li>• Development plans are binding for all construction projects in order to ensure orderly and sustainable urban development.</li> </ul> </li> </ul>
Ansprechpunkt	If you want to find out exactly who is responsible for your request, please follow the link to [Authority finder Hamburg](https://www.hamburg.de/service/info/hasi/11281)
Zuständige Stelle	District Office Bergedorf
Formulare	
Ursprungsportal	Behördenfinder Hamburg, Authority finder Hamburg (Currently this link is only available in german)