
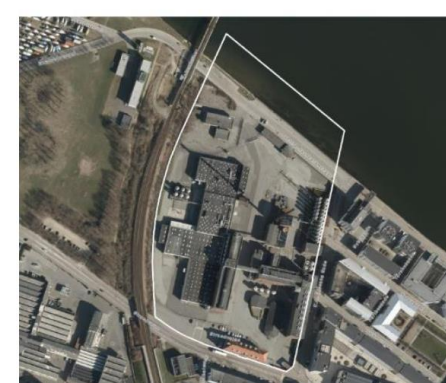



Fact sheet for planning levels

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Strandvejen og Vestre Havnepromenade, Vestbyen</p> <p>Vedtaget af Aalborg Byråd 19.06.2017 Offentliggjort 23.06.2017</p> 
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Facts: Local plan for the regeneration of *Spritfabrikken* in Aalborg (2017)

Legal basis

- Planning Act (Planloven) LBK nr. 1157 of 1 July 2020.
- Municipalities in Denmark are required to draw up local plans (lokalplaner) and set out land-use planning regulations pursuant to the Planning Act §13-21a.
- The local plan presented here comprises the regeneration of an industrial site in the city of Aalborg. It was adopted by Aalborg City Council (Aalborg Byråd) on 19 June 2017 and published on 23 June 2017.

Competences

- Municipal authorities are responsible for preparing local plans, which are required for every major development project and before construction work can begin.
- In this case, the City and Landscape Administration (By- og Landskabsforvaltningen) of Aalborg Municipality (Aalborg Kommune) was responsible for preparing the local plan.
- A local plan confers the right and obligation on property owners to develop and use property in accordance with its stipulated provisions.

Binding force

- Local plans are legally binding on landowners and users.
- The local plan must not conflict with the municipal plan or any national directives or guidelines.
- In some cases, dispensations may be granted from the provisions if the dispensation does not conflict with the main purposes of the local plan.

Tasks and content

- A local plan guides the future development of a particular area by giving citizens and the city council the opportunity to assess concrete planning initiatives.
- A local plan is a flexible planning tool with numerous uses. Hence, the content and extent of local plans may vary widely. While some local plans regulate land use or parcelling and development in new urban districts, others regulate land use on an individual property. A local plan can also be used to regulate a single aspect, such as signs and façades.
- The predominant use (about 80% of the local plans in Denmark) is to provide detailed planning regulations for a specific area in order to implement a development project.
- Local plans determine development possibilities and influence property values.
- A local plan must contain three parts:
 1. a statement (*redegørelse*) addressing the background and purpose of the plan while accounting for the project's relation to the municipal plan as well as other planning (e.g. environmental planning, European directives, etc.);
 2. the provisions (*bestemmelser*), which are determined in compliance with the Planning Act and comprise the legal part of the local plan;
 3. maps (*kort*) displaying the physical delimitations and the future dispositions of the area, and appendices (*bilag*).
- The plan presented here provides a clear example of a Danish local plan where the three parts outlined above are clearly differentiated.
- The statement focuses on the specific needs, purposes and conditions for regenerating the site in question. At the same time, the statement justifies the connection of the local plan to Aalborg's municipal plan entitled Spatial Vision 2025 (Fysisk Vision 2025).
- The provisions specified in the local plan include area and zoning status; land use; subdivision; location of buildings; undeveloped areas; roads, paths, and parking; technical facilities; the environment; the landowner's association; conditions for entry into service; easements; and legal effects.
- The map appendices include a cadastral map as well as maps for land use; roads, paths, and parking; an illustrated plan; and a series of shadow diagrams.

Process, duration, participation

- Municipal councils have the right to decide to prepare a local plan proposal at any time.
- Before a local plan is adopted, the local council must provide at least eight weeks for public inspection and comments.
- During this period, citizens can comment, object, or propose changes. State authorities may veto a local plan should the proposal conflict with national interests.
- After the consultation period, the municipal council assesses the comments and objections while making the necessary changes before adopting the plan.
- Both the plan proposal and the adopted plan are published digitally on the municipality's website and on Plandata.dk, which is Denmark's digital register for local plans: <https://visplaner.plandata.dk>

Duration of validity

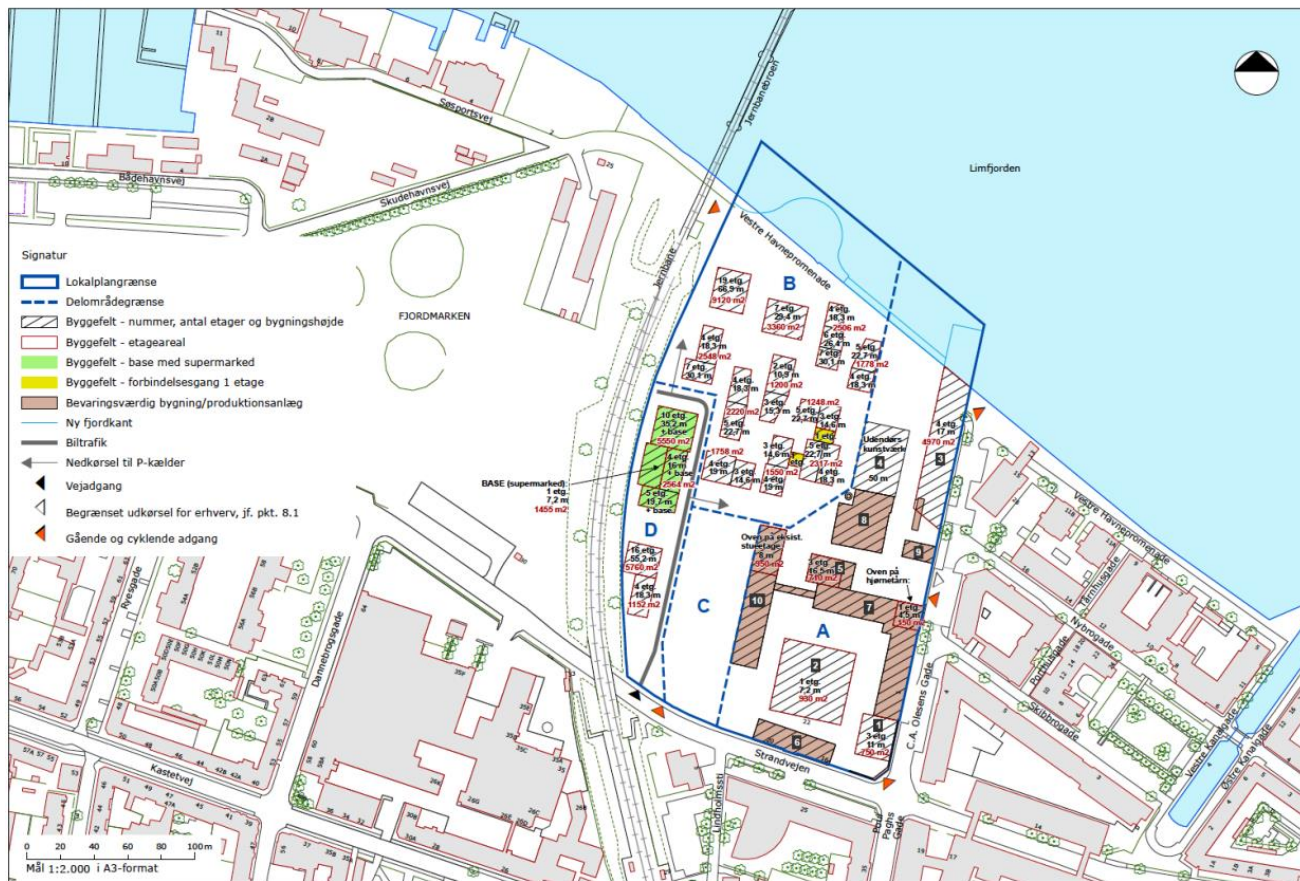
- Indefinite. The plan is valid until it is agreed that a new plan is required to change the uses of the area

Details of the plan

Local Plan for the Regeneration of Spritfabrikken in Aalborg (Plandata 2021)

Kortbilag 2 - Arealanvendelse

Lokalplan 1-3-11



Lokalplan- og delområdegrensere følger matrikelskel. Skels nøjagtige placering kan kun fastslås ved opmåling.

20.6.201

Legend:

- Local plan boundary
- Sub-area boundary
- Construction site - number, number of floors and building height
- Construction site - floor area
- Construction site - base with supermarket
- Construction field - connecting corridor 1st floor
- Building / production facility worthy of preservation
- New fjord edge
- Car traffic
- Descent to P-basement
- Road access
- Limited exit for business
- Pedestrian and bicycle access

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Characteristics

Location of the area

- The site is located by the waterfront in the westernmost part of the central city district (*Midtby*) in Aalborg, which is Denmark's fourth largest city with an urban population of 145,000 inhabitants.
- The site is an old industrial facility (*Spritfabrikken*) comprising a land area of 47,500 m².

Initial situation

- *Spritfabrikken* is a former distillery which started operations in the early 1930s.
- The purpose of the plan is to establish the local planning frameworks to regenerate the factory into an area with mixed urban functions, including housing, shops, hotels, businesses, and cultural institutions.
- The plan emphasises cultural heritage since the site was recently designated as a national industrial cultural heritage monument. *Spritfabrikken* is also one of Aalborg's iconic industrial areas, which alongside others along the waterfront give the city its industrial character and identity.
- On a wider scale, this local plan is linked to Aalborg's municipal strategy which seeks to concentrate urban growth within the city's 'growth axis' (*vækstaksen*) (Aalborg Municipality 2013). *Spritfabrikken* is part of the central waterfront contained within the growth axis. The municipality is interested in concentrating urban development within the site while allowing for mixed-use functions and maintaining the recreational and aesthetic values of the fjord.

Particularities of the process

- The regeneration of *Spritfabrikken* will significantly contribute to the completion of Aalborg's waterfront, which has gone through several waves of redevelopment since the 1990s (Galland, Hansen 2012).
- The transformation of *Spritfabrikken* similarly contributes to Aalborg's identity as 'The city by the fjord', which was the long-term planning strategy pursued by Aalborg Municipality back in the late 1990s (Aalborg Municipality 1999).

Further information and links

All local plans in Denmark can be retrieved from Plandata.dk (in Danish):
<https://visplaner.plandata.dk/>

References

Aalborg Municipality (1999): Fjord Catalogue: Fjord Coastlines in the Municipality of Aalborg. Aalborg: Technical and Environmental Department.

Aalborg Municipality (2013): General Structure 2013 – a Spatial Vision 2025 for Aalborg Municipality (Hovedstruktur 2013 – en Fysisk Vision 2025 for Aalborg Kommune). <http://www.aalborgkommuneplan.dk/hovedstruktur/default.aspx> (Accessed 19 January 2022)

Galland, D.; Hansen, C.J. (2012): The Roles of Planning in Waterfront Redevelopment: From Plan-Led and Market-Driven Styles to Hybrid Planning? *Planning Practice and Research*, 27(2), 203-225.
<https://doi.org/10.1080/02697459.2012.661669> (Accessed 15 May 2021)

Plandata.dk (2021) Local plan 1-3-11. Local Plan for the Regeneration of Spritfabrikken in Aalborg (in Danish).
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