

What may be built on this parcel

Parcel scope: Flurstück 16/24, area 627 m². The review checked Actual use: ALKIS geometry, Land-use planning: official point query, Bebauungsplans at the parcel using 9 sources listed in the appendix ledger, retrieved on 27 September 2026. The main result for this parcel is: 1 plan feature was read; the frame was widened to 250 m so the parcel and nearest plan share one view. Before committing to the purchase, request drawing, bylaw and written stipulations for the Bebauungsplan.

SOURCE	METHOD	AS AT	GEOMETRY
LVerGeo SH; GDI-SH / DANord and 7 more (Appendix A.1)	public-data GIS query and screening	27 September 2026	Chapter findings summarised; each finding states its spatial relationship on its own evidence page



FIG. 3.1 – What may be built on this parcel LVerGeo SH; GDI-SH / DANord and 7 more (Appendix A.1).

Analyst read

- FINDING: The source position is supported by 8 of 10 responses; 2 queries remain open.
- CONSEQUENCE: For the buyer, this point must be resolved before purchase.
- NEXT ACTION: ask Municipality / planning office for written planning-status response. Have this point confirmed in writing by the competent authority before you commit.

Questions and evidence on building rights

Request the bylaw, drawing and amendments. Evidence requested: written planning-status response; Office: Municipality / planning office.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); BMDV · PRINS / Bundesverkehrswegeplan	public-data GIS query and screening	27 September 2026	Questions for the competent authorities; they concern the selected parcel and measure nothing themselves

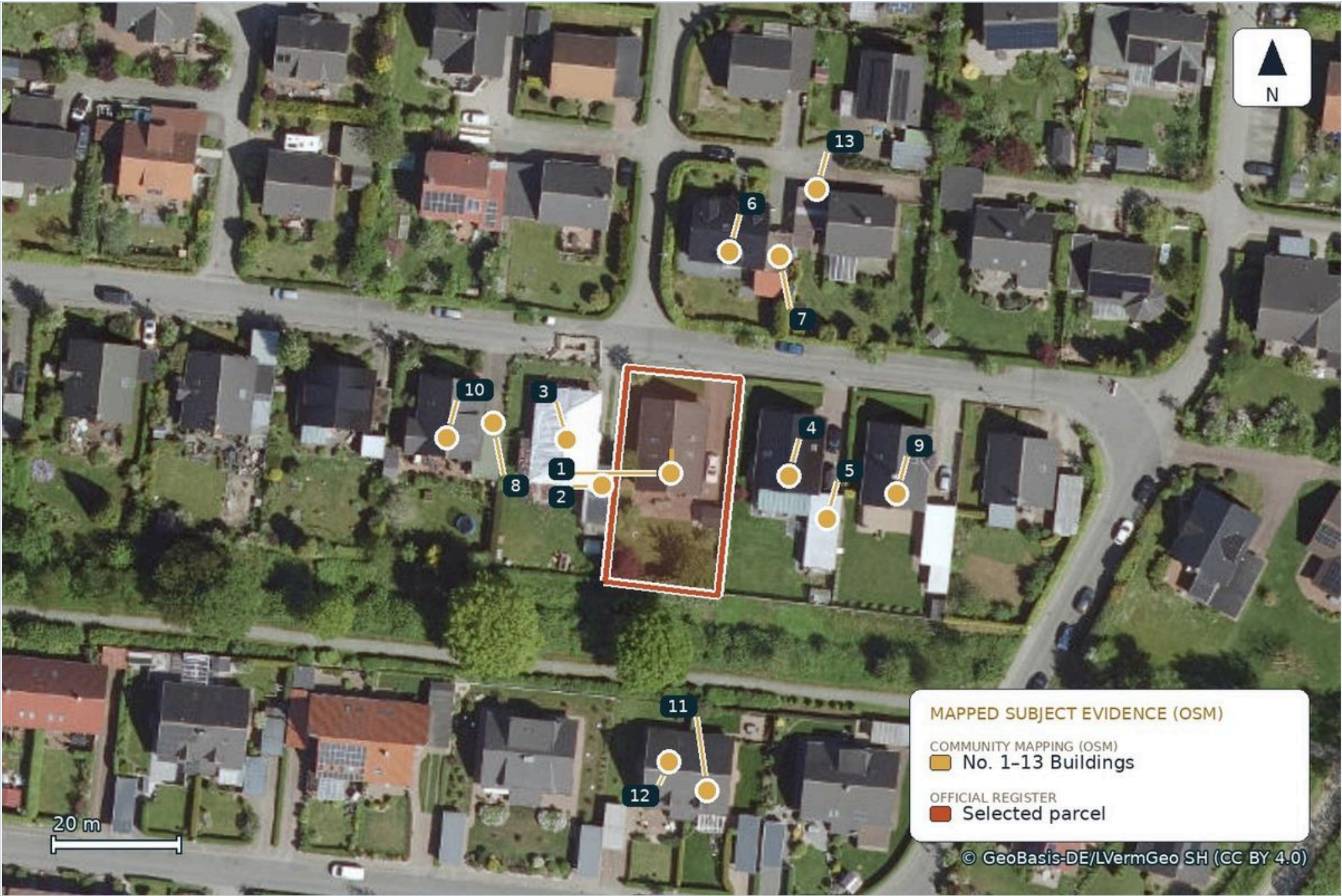


FIG. 3.2 – Questions and evidence on building rights

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); BMDV · PRINS / Bundesverkehrswegeplan.

Analyst read

- FINDING: A portal result replaces neither the bylaw nor the municipality's written planning-status response; for “Land-use planning: official point query”, a confirmed response from Municipality / planning office is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved.
- CONSEQUENCE: written planning-status response: Municipality / planning office · Request the bylaw, drawing and amendments. When you query a finding, quote the source and its retrieval date from that list.

3.1 What may be built on this parcel

- ◆ **Land-use planning: official point query**

— The public planning service was queried at the report point on 27 September 2026. A portal result replaces neither the bylaw nor the municipality's written planning-status response.
- ◆ **Nearest B- and F-plan comparison**

— contains 1 published plan feature in a frame widened to 250 m. The closest returned extent, Tarup Ost/Struve Luecke (223), covers the report point; the shared map shows it together with the parcel.
- ◆ **GRZ 0.2 arithmetically corresponds to about 125 m² of plot coverage on a 627 m² plot**

— GFZ 0.4 arithmetically corresponds to about 251 m² total floor area. Plan stipulations in plain language: Have an architect reconcile the complete plan text with the design. Before committing to the purchase, request complete plan text covering GRZ, GFZ, storeys, heights, construction method and setbacks.
- ◆ **Plan features in the shared frame**

— 1 plan feature was read; the frame was widened to 250 m so the parcel and nearest plan share one view. The published extent of Tarup Ost/Struve Luecke (223) covers the report point; it proves a register entry, not buildability.
- ◆ **UNRESOLVED · subject query**

— was checked through 0.25 km but returned no mappable Flächennutzungsplan geometry. That leaves the planning status open and determines neither the statutory route nor a section 34/35 BauGB classification.

Source: LVermGeo SH; GDI-SH / DANord and 7 more (Appendix A.1) · As at 27 September 2026

3.2 Questions and evidence on building rights

- ◆ **written planning-status response**

— Municipality / planning office · Request the bylaw, drawing and amendments.
- ◆ **drawing, bylaw and written stipulations for the Bebauungsplan**

— Stadtplanungsamt Flensburg · Bebauungsplans at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); BMDV · PRINS / Bundesverkehrswegeplan · As at 27 September 2026

Bebauungsplans at the parcel

1 plan feature was read; the frame was widened to 250 m so the parcel and nearest plan share one view. The published extent of Tarup Ost/Struve Luecke (223) covers the report point; it proves a register entry, not buildability.

SOURCE	METHOD	AS AT	GEOMETRY
service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0	licensed Land service; widened search 250 m	27 September 2026	contains / within; distance from report point where geometry was returned



FIG. 3.3 – Bebauungsplans at the parcel

service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0.

0
m

Bebauungsplans at the parcel at the report point

Analyst read

- FINDING: The returned plan 223 covers the parcel; the original plan drawing and written stipulations govern.
- LIMIT: Bebauungsplans at the parcel: The legally binding bylaw, public notice and complete original plan drawing were not read.
- NEXT ACTION: Bebauungsplans at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office.

Questions and evidence on building rights (continued)

◆ **comparison of the nearest B- and F-plans with legal status and original records**

— Stadtplanungsamt Flensburg · Nearest B-plans and F-plans: Confirm the drawing, bylaw and written stipulations with the municipal planning office.

◆ **Appendix source ledger**

— The 10 sources behind chapter 03 are listed there one by one.

When you query a finding, quote the source and its retrieval date from that list.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); BMDV · PRINS / Bundesverkehrswegeplan · As at 27 September 2026

◆ **UNRESOLVED · 223**

— Tarup Ost/Struve Luecke · B-plan polygon covers parcel · 100% vertex screen; exact overlay should be confirmed from original XPlan geometry · inside the plan area · Bebauungsplan · Satzung · publication date not returned

CONSEQUENCE — Open the original drawing and written stipulations.

◆ **ACTION · Evidence limit**

— Bebauungsplans at the parcel: The legally binding bylaw, public notice and complete original plan drawing were not read.

NEXT ACTION — The returned polygon geometry for Tarup Ost/Struve Luecke (223) covers the report point. It records that spatial register result; confirm the original plan, legal status and complete records with the municipality before purchase.

Source: service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0 · As at 27 September 2026

◆ **designation, legal status and original records for the Flächennutzungsplan**

— Stadtplanungsamt Flensburg · Flächennutzungsplan at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office.

◆ **UNRESOLVED · Missing fields**

— Not supplied: publication date, original drawing URL, written stipulations URL, ridge height, setbacks

CONSEQUENCE — 223 · B-plan polygon covers parcel

◆ **Action**

— Request before committing to the purchase: drawing, bylaw and written stipulations for the Bebauungsplan. Body: competent authority / qualified professional. By: before purchase.

CONSEQUENCE — Pause the purchase if: the written response names a different designation, version or notice from the plan drawing read here.

3.4

Nearest B-plans and F-plans

The nearest B- and F-plan comparison contains 1 published plan feature in a frame widened to 250 m. The closest returned extent, Tarup Ost/Struve Luecke (223), covers the report point; the shared map shows it together with the parcel.

SOURCE	METHOD	AS AT	GEOMETRY
service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0	licensed Land service; widened search 250 m	27 September 2026	contains / within; distance from report point where geometry was returned

Analyst read

- FINDING: On the comparison map, 223 covers the parcel.

Nearest B-plans and F-plans

- ◆ UNRESOLVED · 223

— Tarup Ost/Struve Luecke · B-plan polygon covers parcel · 100% vertex screen; exact overlay should be confirmed from original XPlan geometry · inside the plan area · Bebauungsplan · Satzung · publication date not returned

CONSEQUENCE — Open the original drawing and written stipulations.
- ◆ UNRESOLVED · Evidence limit

— Nearest B-plans and F-plans: The legally binding bylaw, public notice and complete original plan drawing were not read.

CONSEQUENCE — The municipality confirms the plan's legal status and original records. What governs is a plan whose area covers the parcel, not merely the nearest one.
- ◆ UNRESOLVED · Missing fields

— Not supplied: publication date, original drawing URL, written stipulations URL, ridge height, setbacks

CONSEQUENCE — 223 · B-plan polygon covers parcel
- ◆ Action

— Request before committing to the purchase: comparison of the nearest B- and F-plans with legal status and original records. Body: competent authority / qualified professional. By: before purchase.

CONSEQUENCE — Pause the purchase if: the written answer stays unclear.

Source: service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0 · As at 27 September 2026

Flächennutzungsplan at the parcel

The subject query was checked through 0.25 km but returned no mappable Flächennutzungsplan geometry. That leaves the planning status open and determines neither the statutory route nor a section 34/35 BauGB classification.

SOURCE	METHOD	AS AT	GEOMETRY
service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0	licensed Land service; widened search 250 m	27 September 2026	contains / within; distance from report point where geometry was returned

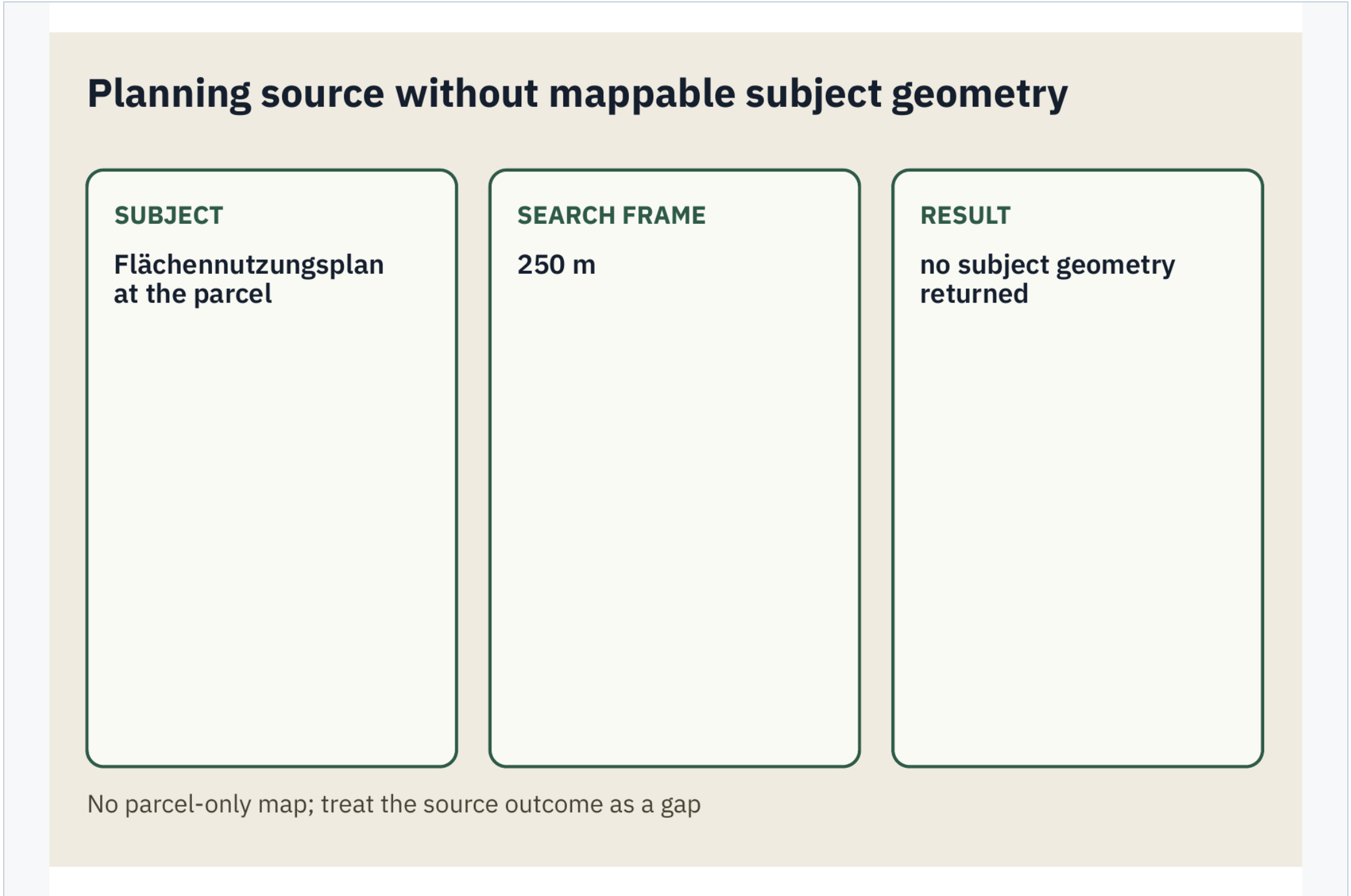


FIG. 3.5 – Flächennutzungsplan at the parcel service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0.

Analyst read

- FINDING: The query returned no match.
- CONSEQUENCE: Service response: Service answered: no plan feature returned in the searched frame. After a subject search through 0.25 km, the Flächennutzungsplan status remains unresolved without returned geometry. Resolve the planning status from the original records.
- LIMIT: Flächennutzungsplan at the parcel: The service answered but returned no Flächennutzungsplan feature in the search frame widened to 250 m.
- NEXT ACTION: Flächennutzungsplan at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office.

Plan stipulations in plain language

GRZ 0.2 arithmetically corresponds to about 125 m² of plot coverage on a 627 m² plot. GFZ 0.4 arithmetically corresponds to about 251 m² total floor area. The arithmetic reports only the plan's figures; it does not say the buyer's house will be permitted.

SOURCE	METHOD	AS AT	GEOMETRY
GDI-SH / LVermGeo SH · WMS_SH_PLANUNG	public-data GIS query and screening	27 September 2026	returned plan extent covers the parcel; not a permission

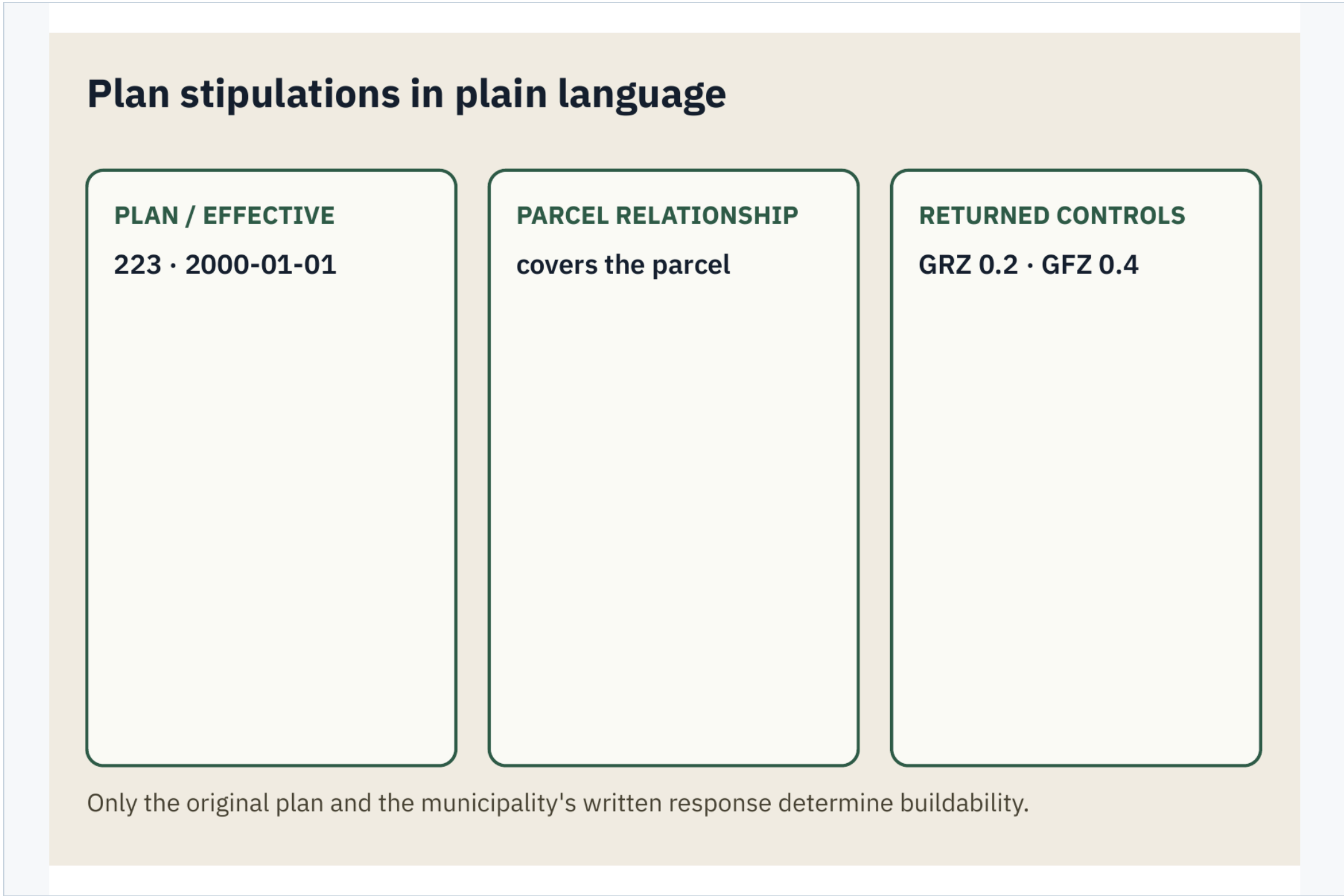


FIG. 3.6 – Plan stipulations in plain language GDI-SH / LVermGeo SH · WMS_SH_PLANUNG.

10

m

Height

Building height above ground level

- Analyst read
- FINDING: Plan number: 223.
 - CONSEQUENCE: what was read is the published service response, not the original record behind it.
 - NEXT ACTION: have this point confirmed in writing by the competent authority before you commit.

3.5 Flächennutzungsplan at the parcel

◆ Service response — Service answered: no plan feature returned in the searched frame CONSEQUENCE — Resolve the planning status from the original records.	◆ UNRESOLVED · Evidence limit — Flächennutzungsplan at the parcel: The service answered but returned no Flächennutzungsplan feature in the search frame widened to 250 m. Request the drawing, bylaw and written planning status from the municipal planning office. NEXT ACTION — After a subject search through 0.25 km, the Flächennutzungsplan status remains unresolved without returned geometry; the municipality must confirm the original plan, legal status and section 34/35 route in writing.
◆ Action — Request before committing to the purchase: designation, legal status and original records for the Flächennutzungsplan. Body: competent authority / qualified professional. By: before purchase. CONSEQUENCE — Pause the purchase if: the written response names a different designation, version or notice from the plan drawing read here.	

Source: service.gdi-sh.de · Schleswig-Holstein planning layers · licence: Data licence Germany – Attribution – Version 2.0 · As at 27 September 2026

3.6 Plan stipulations in plain language

◆ Plan number — 223 NEXT ACTION — Reconcile the identifier with the original plan.	◆ Effective date — 1 January 2000 NEXT ACTION — Check the public notice and current legal status.
◆ Parcel relationship — covers the parcel NEXT ACTION — Reconcile the plan extent with the official parcel.	◆ Zone — General residential area (WA/3) NEXT ACTION — Confirm in the original plan drawing and text.
◆ CLEAR · GRZ — 0.2	◆ CLEAR · GFZ — 0.4
◆ CLEAR · Construction — detached houses only	◆ CLEAR · Full storeys — at most 2
◆ Height — Building height 10 m above ground level	◆ ACTION · Evidence limit — Plan stipulations in plain language: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding. NEXT ACTION — Calculated house-scale figures: GRZ 0.2: about 125 m² coverable; GFZ 0.4: about 251 m² floor area. The architect and municipality must reconcile them with the drawing, text and proposal.
◆ Action — Request before committing to the purchase: complete plan text covering GRZ, GFZ, storeys, heights, construction method and setbacks. Body: competent authority / qualified professional. By: before purchase. CONSEQUENCE — Pause the purchase if: the written answer stays unclear.	

Source: GDI-SH / LVermGeo SH · WMS_SH_PLANUNG · As at 27 September 2026

Built-up area / outer area (§§ 34/35 BauGB)

The parcel lies inside the Bebauungsplan "Tarup Ost/Struve Luecke"

SOURCE	METHOD	AS AT	GEOMETRY
BauGB §§ 34–35 · Bauaufsicht	Built-up area / outer area (§§ 34/35 BauGB): public source reconciled with the report context	27 September 2026	Built-up area / outer area (§§ 34/35 BauGB): related to the report point and the official parcel outline; not a survey



FIG. 3.7 – Built-up area / outer area (§§ 34/35 BauGB)

BauGB §§ 34–35 · Bauaufsicht.

Analyst read

- FINDING: Source status: manual check required.
- CONSEQUENCE: Planning route: Section 30 BauGB screen: Bebauungsplan "Tarup Ost/Struve Luecke" applies · s. 30 BauGB. What may be built here is set by this plan (section 30 BauGB): type and degree of use, building form, buildable area, storeys and heights.
- LIMIT: Built-up area / outer area (§§ 34/35 BauGB): what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.

Surrounding structures: distances

The surrounding-buildings query widened to 300 m and returned 247 mapped footprints. The table shows the 12 nearest neighbouring buildings; 1 footprint is reported separately on the parcel. This is a factual context signal, not a section 34 or 35 BauGB ruling.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Mapped building footprints read from the Geofabrik extract of OpenStreetMap	22 September 2026	distance from official parcel outline to mapped building footprint

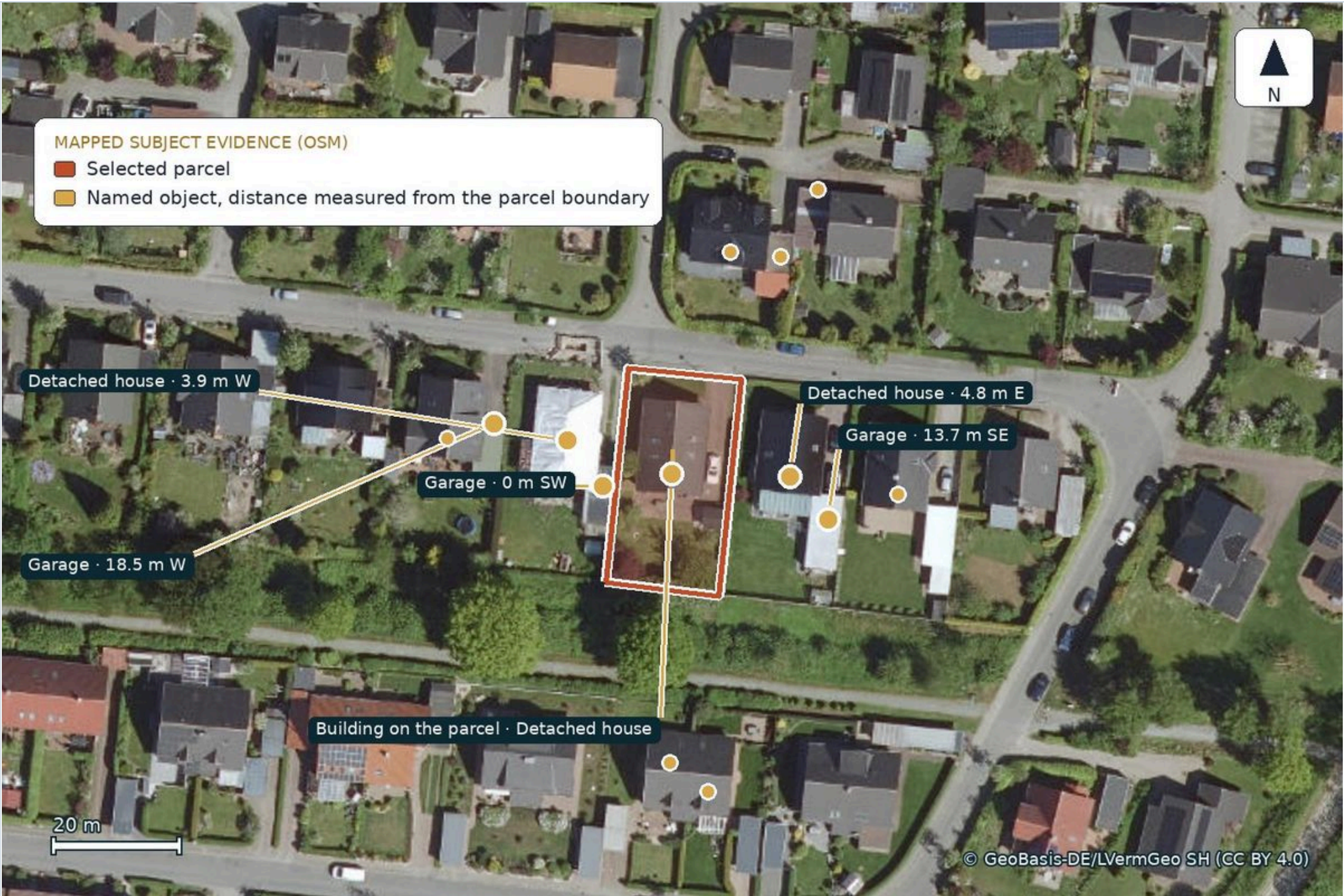


FIG. 3.8 – Surrounding structures: distances OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

247

Mapped footprints within 300 m

on the boundary

Nearest neighbouring building

CLEAR · Garage

Analyst read

- FINDING: Building on the parcel: 1 mapped footprint: Detached house.
- CONSEQUENCE: Use the measured building distances only to frame the authority question; Building Control must determine the planning-law route in writing. 22 September 2026 · footprint lies mostly inside the official parcel outline.
- LIMIT: Surrounding structures: distances: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.
- NEXT ACTION: Surrounding structures: distances: Ask Building Control for a written section 34/35 classification.

3.7 Built-up area / outer area (§§ 34/35 BauGB)

- ◆ **ACTION · Planning route**
 - Section 30 BauGB screen: Bebauungsplan "Tarup Ost/Struve Luecke" applies · s. 30 BauGB

NEXT ACTION — Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan.

◆ **Building on the parcel**
 - A building is mapped on the parcel.

◆ **Nearest mapped road**
 - Nearest mapped road 3 m from the parcel edge.

◆ **Action**
 - Request before committing to the purchase: written Building Control response or preliminary decision under sections 34/35 BauGB. Body: competent authority / qualified professional. By: before purchase.

CONSEQUENCE — Pause the purchase if: the written answer stays unclear.

◆ **Bebauungsplan at the parcel**
 - Bebauungsplan "Tarup Ost/Struve Luecke" covers the parcel, in force since 1 January 2000.

◆ **Buildings within 100 m**
 - 120 returned footprints within 100 m; counted from 247 geometries included in this response.

◆ **UNRESOLVED · Open question**
 - Built-up area / outer area (§§ 34/35 BauGB): what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.

NEXT ACTION — What may be built here is set by this plan (section 30 BauGB): type and degree of use, building form, buildable area, storeys and heights. The report read the plan outline, not the plan text; read the drawing and the written provisions at the planning office before buying. Building Control must confirm the planning route in writing against the official parcel and original plan.
- Source: BauGB §§ 34–35 · Bauaufsicht · As at 27 September 2026
- 3.8 Surrounding structures: distances
- ◆ **CLEAR · Building on the parcel**
 - 1 mapped footprint: Detached house

CONSEQUENCE — 22 September 2026 · footprint lies mostly inside the official parcel outline

◆ **CLEAR · Detached house**
 - 3.9 m W

◆ **CLEAR · Garage**
 - 13.7 m SE

◆ **CLEAR · Garage**
 - 18.4 m N

◆ **CLEAR · Detached house**
 - 21.8 m E

◆ **CLEAR · Semi-detached house**
 - 22.6 m S

◆ **CLEAR · Garage**
 - 0 m SW

◆ **CLEAR · Detached house**
 - 4.8 m E

◆ **CLEAR · Detached house**
 - 18.3 m N

◆ **CLEAR · Garage**
 - 18.5 m W

◆ **CLEAR · Detached house**
 - 22.2 m W

◆ **CLEAR · Semi-detached house**
 - 22.7 m S

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

https://grund-check.de 33 / 197

Parcel – Gemarkung 1041, Flur 2, Flurstück 16/24

Actual use (ALKIS)

The official ALKIS actual-use service was read at the report point on 27 September 2026.

SOURCE LVermGeo SH · ALKIS Tatsächliche Nutzung	METHOD ALKIS point query	AS AT 27 September 2026	GEOMETRY The official actual-use feature contains the report point
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FIG. 3.9 – Actual use (ALKIS)

LVermGeo SH · ALKIS Tatsächliche Nutzung.

Analyst read

- **FINDING:** Actual use: Wohnbaufläche (residential building land).
- **CONSEQUENCE:** For the purchase decision: Reconcile with planning law and a site inspection. Official object class, not a statement of planning-law permissibility. No ownership record, land register, change-of-use permit or whole-parcel inventory. Give the reported finding to the responsible body and obtain written confirmation of how it applies to the parcel.

Land-use planning: official point query

The public planning service was queried at the report point on 27 September 2026. A portal result replaces neither the bylaw nor the municipality's written planning-status response.

SOURCE	METHOD	AS AT	GEOMETRY
GDI-SH / DANord · Bauleitplanung	WMS/WFS point query	27 September 2026	Report point lies inside the mapped plan geometry



FIG. 3.10 – Land-use planning: official point query GDI-SH / DANord · Bauleitplanung.

0
m

Land-use planning at the report point

- Analyst read
- FINDING: Plan: Tarup Ost/Struve Luecke.
 - CONSEQUENCE: For the purchase decision: Obtain written confirmation of planning status before purchase. Read the original drawing and written provisions. Not inspected: the legally binding original bylaw, complete amendments and the municipality's case-specific response.
 - NEXT ACTION: Request the bylaw, drawing and amendments.

Surrounding structures: distances (continued)

- ◆ **CLEAR · Garage**

— 22.7 m NE
- ◆ **Evidence limit**

— Surrounding structures: distances: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding. factual built-form screen only; no section 34/35 classification and no ALKIS building record.

CONSEQUENCE — Use the measured building distances only to frame the authority question; Building Control must determine the planning-law route in writing.
- ◆ **Action**

— Before committing to the purchase: surrounding structures: distances: Ask Building Control for a written section 34/35 classification. Body: competent authority / qualified professional. By: before purchase.

CONSEQUENCE — Pause the purchase if: the written answer stays unclear.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

3.9 Actual use (ALKIS)

- ◆ **CLEAR · Actual use**

— Wohnbaufläche (residential building land)

CONSEQUENCE — Official object class, not a statement of planning-law permissibility.
- ◆ **Geometric relationship**

— The official actual-use feature contains the report point

CONSEQUENCE — Point query, not an area-weighted inventory of the whole parcel.
- ◆ **Action**

— Request before committing to the purchase: Dated parcel-specific written response on “Actual use: ALKIS geometry”. Body: competent building authority.

CONSEQUENCE — Pause the purchase if: the response names a different actual use for the parcel from the one read here.
- ◆ **CLEAR · Feature data date**

— 9 April 2026

CONSEQUENCE — Returned by the ALKIS service; see source for access date.
- ◆ **ACTION · Evidence limit**

— No ownership record, land register, change-of-use permit or whole-parcel inventory.

NEXT ACTION — Reconcile with planning law and a site inspection.

Source: LVermGeo SH · ALKIS Tatsächliche Nutzung · As at 27 September 2026

3.10 Land-use planning: official point query

- ◆ **CLEAR · Plan**

— Tarup Ost/Struve Luecke

CONSEQUENCE — Read the original drawing and written provisions.
- ◆ **CLEAR · Original documents**

— 3

CONSEQUENCE — Documents linked on the access date.
- ◆ **CLEAR · Plan number**

— 223

CONSEQUENCE — Only as returned by the service; not completed or guessed.
- ◆ **ACTION · Geometric relationship**

— Report point lies inside the mapped plan geometry

NEXT ACTION — Point query; confirm boundaries and amendments with the municipality.

Source: GDI-SH / DANord · Bauleitplanung · As at 27 September 2026

Nearby published UVP procedures

UVP-Verbund shows published procedures, not every proposal and not an approval.

SOURCE	METHOD	AS AT	GEOMETRY
UVP-Verbund · federal and Länder environmental-assessment portals	register query within 50 km of the report point	27 September 2026	search radius around the report point; no parcel-polygon overlay

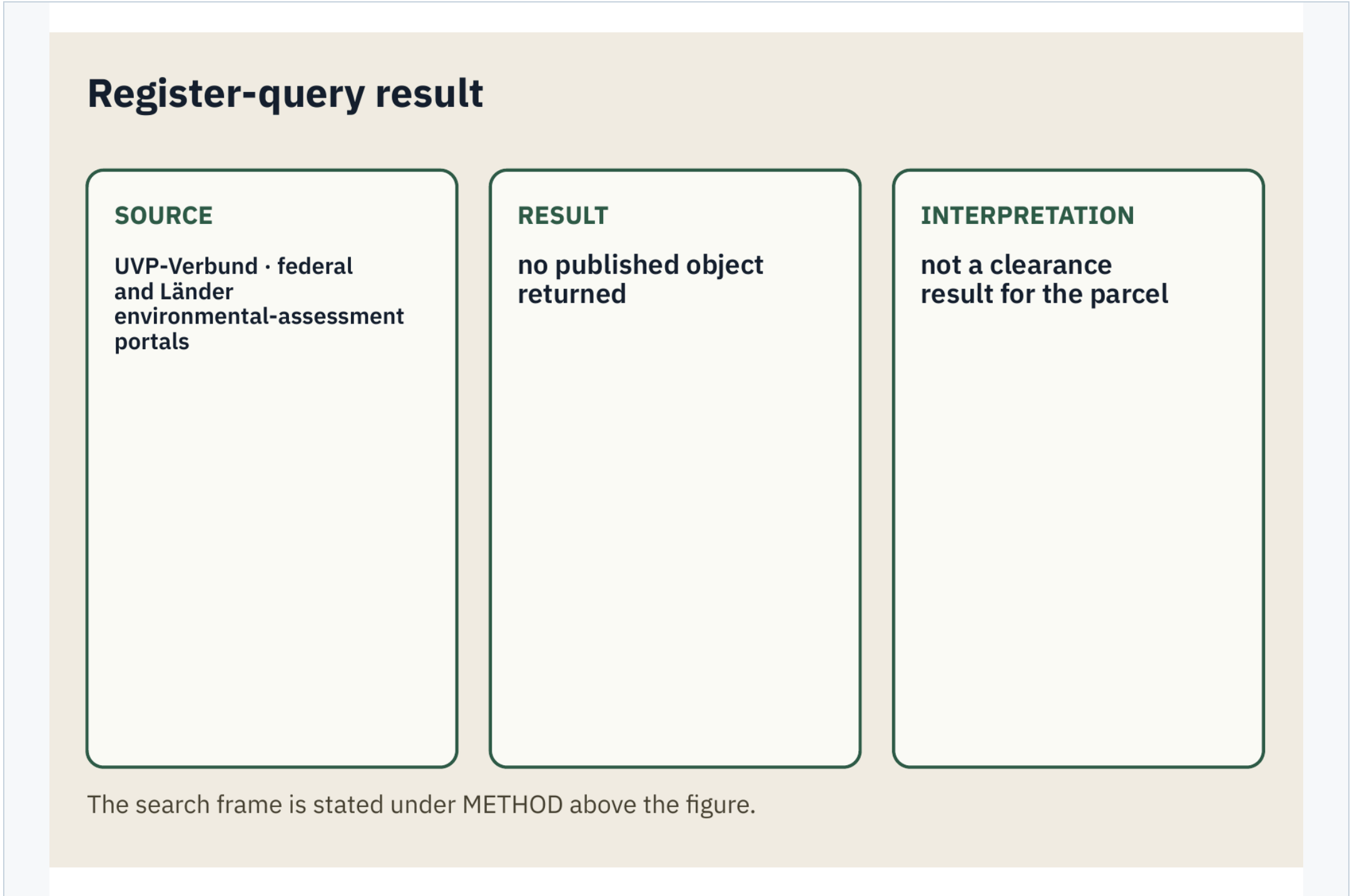


FIG. 3.11 – Nearby published UVP procedures UVP-Verbund · federal and Länder environmental-assessment portals.

Analyst read

- FINDING: The query returned no match.
- CONSEQUENCE: Query: The UVP-Verbund query answered on 27 September 2026; no published object was returned. The UVP-Verbund query answered on 27 September 2026 with no published object in the 50 km search frame around the report point. Pause the purchase if: the written answer stays unclear.
- NEXT ACTION: Check the original register with the report coordinate. Nearby published UVP procedures: Check the publication in the original register.

3.12

Federal transport projects: PRINS / BVWP

Published PRINS/BVWP corridor points show the returned register coordinates; they do not establish that a route reaches or crosses the parcel, and the register entries exclude municipal roads. The following page retains every project identifier and priority status.

SOURCE	METHOD	AS AT	GEOMETRY
BMDV · PRINS / Bundesverkehrswegeplan	register query within 75 km of the report point	27 September 2026	nearest point on published project corridor to report coordinate

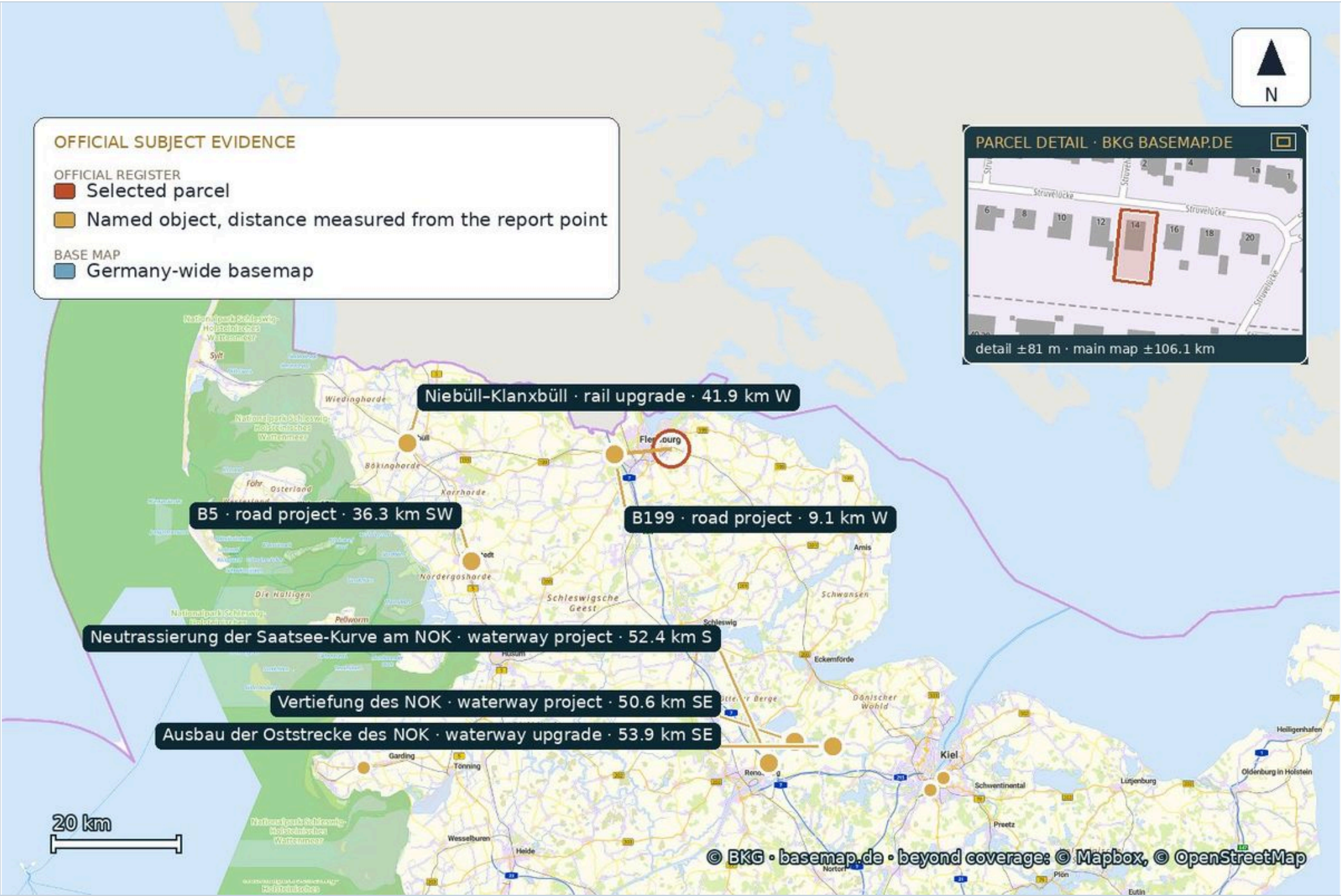


FIG. 3.12 – Federal transport projects: PRINS / BVWP

BMDV · PRINS / Bundesverkehrswegeplan.

36.3

km

Register result 1/9 · B5-G10-SH
B 005 – OU Hattstedt – Bredstedt

41.9

km

Register result 2/9 · 2-053-V01
ABS Niebüll – Klanxbüll · rail upgrade

Analyst read

- FINDING: B199 · 9.1 km: Kennung B199-G10-SH · B 199 – OU Handewitt · road project · priority class VB (priority need) · N 2/4.
- CONSEQUENCE: The 10 published corridor points lie between 9.08 km and 70.39 km from the report point. The register point is 9.1 km away; this is not a route finding at the parcel.
- LIMIT: Federal transport projects: PRINS / BVWP: Published PRINS/BVWP corridor points show the returned register coordinates; they do not establish that a route reaches or crosses the parcel, and the register entries exclude municipal roads.
- NEXT ACTION: Federal transport projects: PRINS / BVWP: Check the publication in the original register.

Land-use planning: official point query (continued)

◆ **ACTION · Evidence limit**

— Not inspected: the legally binding original bylaw, complete amendments and the municipality's case-specific response.

| NEXT ACTION — Obtain written confirmation of planning status before purchase.

◆ **UNRESOLVED · Action**

— Request before committing to the purchase: written planning-status response. Body: Municipality / planning office. By: before purchase.

| CONSEQUENCE — Pause the purchase if: the plan status stays unresolved.

Source: GDI-SH / DANord · Bauleitplanung · As at 27 September 2026

3.11 Nearby published UVP procedures

◆ **ACTION · Query**

— The UVP-Verbund query answered on 27 September 2026; no published object was returned.

| NEXT ACTION — Check the original register with the report coordinate.

◆ **ACTION · Evidence limit**

— Nearby published UVP procedures: The UVP-Verbund query answered on 27 September 2026 with no published object in the 50 km search frame around the report point. Before purchase, ask UVP-Verbund and the competent permitting authority to search by the report coordinate and provide a written response. UVP-Verbund query: limitation stated in the section summary.

| NEXT ACTION — The UVP-Verbund query answered on 27 September 2026 with no published object in the 50 km search frame around the report point; this is an empty service response. Ask UVP-Verbund and the competent permitting authority to check the report coordinate and confirm the position in writing.

◆ **Action**

— Before committing to the purchase: nearby published UVP procedures: Check the publication in the original register. Body: competent authority / qualified professional. By: before purchase.

| CONSEQUENCE — Pause the purchase if: the written answer stays unclear.

Source: UVP-Verbund · federal and Länder environmental-assessment portals · As at 27 September 2026

3.12 Federal transport projects: PRINS / BVWP

◆ **ACTION · B199 · 9.1 km**

— Kennung B199-G10-SH · B 199 – OU Handewitt · road project · priority class VB (priority need) · N 2/4

| NEXT ACTION — The register point is 9.1 km away; this is not a route finding at the parcel. Check the complete route in the original register. (source in appendix A.1)

◆ **Register result 1/9 · B5-G10-SH**

— B 005 – OU Hattstedt – Bredstedt · road project · priority class VB (priority need) · N 2 · distant register context; not a parcel-specific finding · 36.3 km. (source in appendix A.1)

| one method/context line; not a parcel-specific finding

◆ **Register result 2/9 · 2-053-V01**

— ABS Niebüll – Klanxbüll · rail upgrade · priority class VB (priority need) · SH · distant register context; not a parcel-specific finding · 41.9 km. (source in appendix A.1)

| one method/context line; not a parcel-specific finding

◆ **Register result 3/9 · W02**

— Vertiefung des NOK · waterway project · priority class VB-E (priority need, bottleneck removal) · Nord-Ostsee-Kanal · distant register context; not a parcel-specific finding · 50.6 km. (source in appendix A.1)

| one method/context line; not a parcel-specific finding

◆ **Register result 4/9 · W03**

— Neutrassierung der Saatsee-Kurve am NOK · waterway project · priority class VB (priority need) · Nord-Ostsee-Kanal · distant register context; not a parcel-specific finding · 52.4 km. (source in appendix A.1)

| one method/context line; not a parcel-specific finding

◆ **Register result 5/9 · W01**

— Ausbau der Oststrecke des NOK · waterway upgrade · priority class FD (committed, already under construction or financed) · Nord-Ostsee-Kanal · distant register context; not a parcel-specific finding · 53.9 km · Open the original register record

| CONSEQUENCE — one method/context line; not a parcel-specific finding

Source: BMDV · PRINS / Bundesverkehrswegeplan · As at 27 September 2026

Guideline land-value zone as a planning fact

Zone identifier, use, reference date, guideline value and—where geometry is supplied—neighbouring zones are read as planning-adjacent context. This is not a valuation of the parcel.

SOURCE	METHOD	AS AT	GEOMETRY
LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026	public-data GIS query and screening	27 September 2026	subject BORIS zone at report point; neighbouring zones by supplied zone geometry/distance

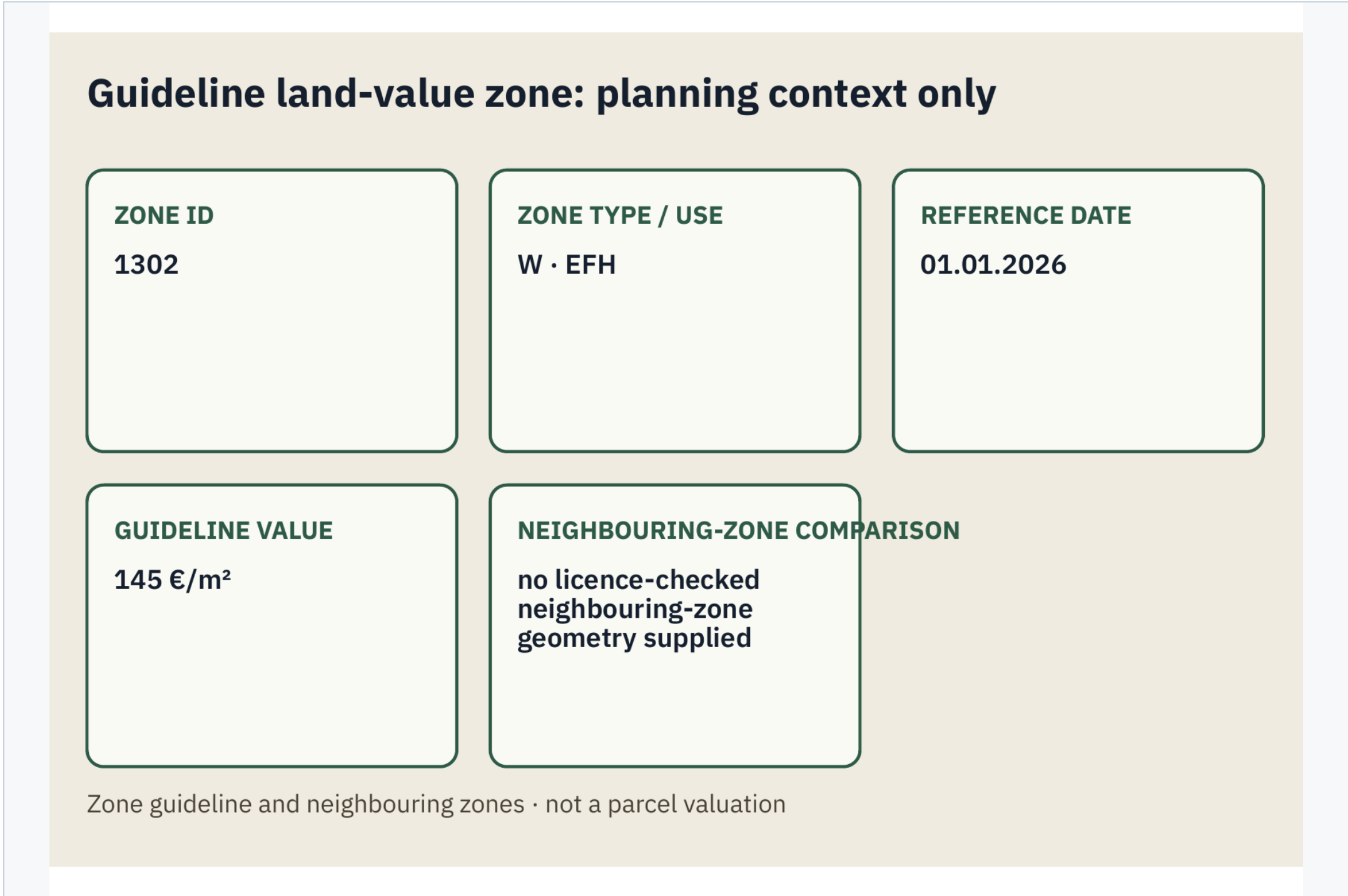


FIG. 3.13 – Guideline land-value zone as a planning fact LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026.

145
€/m²

Guideline value

Analyst read

- FINDING: Zone ID: 1302.
- CONSEQUENCE: what was read is the published service response, not the original record behind it.
- NEXT ACTION: have this point confirmed in writing by the competent authority before you commit.

◆ Register result 6/9 · A21-IP10-SH-IP — A 021 – Kiel (mit Anschluss B 76) – Stolpe · road project · priority class FD (committed, already under construction or financed) · E 4 · distant register context; not a parcel-specific finding · 67.9 km · Open the original register record CONSEQUENCE — one method/context line; not a parcel-specific finding	◆ Register result 7/9 · B502-G10-SH — B 502 – Ostuferentlastungsstraße Kiel · road project · priority class WB (further need) · N 4 · distant register context; not a parcel-specific finding · 67.9 km. (source in appendix A.1) one method/context line; not a parcel-specific finding
◆ Register result 8/9 · B202-G20-SH — B 202 – Südspange Kiel · road project · priority class VB (priority need) · N 4 · distant register context; not a parcel-specific finding · 68.2 km. (source in appendix A.1) one method/context line; not a parcel-specific finding	◆ Register result 9/9 · B202-G40-SH-T1-SH — B 202 – OU Tating · road project · priority class VB (priority need) · N 2 · distant register context; not a parcel-specific finding · 70.4 km. (source in appendix A.1) one method/context line; not a parcel-specific finding
◆ Action — Before committing to the purchase: federal transport projects: PRINS / BVWP: Check the publication in the original register. Body: competent authority / qualified professional. By: before purchase. CONSEQUENCE — Pause the purchase if: the roads authority names a dedication, road obligation or building restriction at the parcel, or describes access differently.	

Source: BMDV · PRINS / Bundesverkehrswegeplan · As at 27 September 2026

3.13 Guideline land-value zone as a planning fact

◆ CLEAR · Zone ID — 1302 CONSEQUENCE — Read the zone only as planning context.	◆ Zone type / use — W · EFH NEXT ACTION — Reconcile with the B-plan and actual use.
◆ Reference date — 01.01.2026 NEXT ACTION — Compare only against the same reference-date edition.	◆ CLEAR · Guideline value — 145 €/m² CONSEQUENCE — Zone guideline only; not the parcel's value.
◆ Neighbouring-zone comparison — no licence-checked neighbouring-zone geometry supplied NEXT ACTION — request the current zone extract from the Gutachterausschuss	◆ Evidence limit — Guideline land-value zone as a planning fact: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding. guideline-zone context only; not a parcel valuation or market value. CONSEQUENCE — Zone 1302 records a guideline land value of 145 €/m² at 01.01.2026; this is a zone guideline, not the parcel's market value.
◆ Action — Before committing to the purchase: guideline land-value zone as a planning fact: Reconcile the zone with land-use planning. Body: competent authority / qualified professional. By: before purchase. CONSEQUENCE — Pause the purchase if: the written response names a different designation, version or notice from the plan drawing read here.	

Source: LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · As at 27 September 2026

Questions and chapter source ledger

Germany has no nationwide planning register. The named office and exact original records close the remaining gap.

SOURCE	METHOD	AS AT	GEOMETRY
GDI-SH / LVermGeo SH · WMS_SH_PLANUNG	public-data GIS query and screening	27 September 2026	measured against selected parcel/location



FIG. 3.14 – Questions and chapter source ledger GDI-SH / LVermGeo SH · WMS_SH_PLANUNG.

Analyst read

- FINDING: Planning register: GDI-SH / LVermGeo SH · WMS_SH_PLANUNG · available · Data licence Germany – Attribution – Version 2.0.
- CONSEQUENCE: Source status: manual check required. The query of GDI-SH / LVermGeo SH · WMS_SH_PLANUNG dated 27 September 2026 resulted in: available. Questions and chapter sources: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.

3.14 Questions and chapter source ledger

- ◆ **Planning register**

— GDI-SH / LVermGeo SH · WMS_SH_PLANUNG · available · Data licence Germany – Attribution – Version 2.0

Request the drawing, bylaw, written stipulations and statement.
- ◆ **Documents**

— Bebauungsplan, Flächennutzungsplan, bylaw/public notice, written stipulations, statement

Ask for the fee and turnaround in writing; neither is uniform nationwide.
- ◆ **Open question**

— Questions and chapter sources: what was read is the published service response, not the original record behind it; the official extract, a written case-specific response and a site inspection are still outstanding.

The query of GDI-SH / LVermGeo SH · WMS_SH_PLANUNG dated 27 September 2026 resulted in: available. The parcel still lacks the plan drawing, bylaw, written stipulations and a written sections 34/35 response; request those records from Stadtplanungsamt / Bauaufsicht Flensburg.
- ◆ **Competent office**

— Stadtplanungsamt / Bauaufsicht Flensburg

State the file reference and parcel in the request.
- ◆ **Sections 34/35**

— Written planning-law response or preliminary decision

Do not adopt a classification from imagery or building density.
- ◆ **Action**

— Before committing to the purchase: questions and chapter sources: Obtain the planning records and preliminary decision before purchase. Body: competent authority / qualified professional. By: before purchase.

Pause the purchase if: the written answer stays unclear.

Source: GDI-SH / LVermGeo SH · WMS_SH_PLANUNG · As at 27 September 2026

