World Heritage-Management
Plan for the Old Town of Regensburg
with Stadtamhof
People are becoming more and more conscious of the unity of human values, regarding ancient monuments as a common heritage. The common responsibility to safeguard them for future generations has been recognised, as how the Charter of Venice defines the central, internationally accepted guidelines for the preservation of historical buildings and monuments. These guidelines not only express our duty to preserve our architectural cultural heritage for future generations, but also makes clear that this is an obligation for all of society and one in which everyone must play their part.

By decreeing the Old Town of Regensburg with Stadtamhof as a World Heritage Site in 2006, UNESCO was not only acknowledging the outstanding significance of our City in medieval times and during the early modern period, but also its exemplary current state of preservation. This award would of course not have been possible without the tremendous dedication of the people of Regensburg to their City, coupled with the painstaking efforts of the City’s administrative authorities to manage the historical architectural heritage.

Regensburg’s promotion to the «Champions League» of historical cities represents more than just outstanding recognition that will bring with it an increasing number of visitors. The World Heritage appellation also entails certain obligations for the City: every measure that interferes with the historical structure will have to be extremely carefully considered. Every change will have to be meticulously weighed. The price for this, however, does not mean that all development will be curtailed. Cities are places in which people live and work. And they must be afforded the opportunity to change and adapt. The particular challenge in a World Heritage City such as Regensburg is to establish the perfect equilibrium between conservation and change, between preservation and development.

Let me once again emphasise my commitment to Regensburg’s World Heritage title. I also underscore that the management of the World Heritage property is to be governed by the aforementioned Charter of Venice as well as by other relevant international treaties and conventions. In equal measure, I commit myself to a vibrant Regensburg, fit for the future. Proof that there is indeed no contradiction between these ideals can be found in this World Heritage Management Plan. It creates a viable future for Regensburg’s World Heritage, a future in which conservation and development will maintain an equal, balanced status alongside one another.

Admittedly, of course, the Elaboration of this plan did not come without its occasional problems. However, the result bears testimony to the successful efforts made over the past three years. Through this World Heritage Management Plan, the City of Regensburg has developed a viable programme in which both conservation and a sustainable future development of the UNESCO World Heritage Site Old Town of Regensburg with Stadtamhof are equally taken into account and harmonised.

My appreciation is due to all of those involved in the Elaboration process – the members of the Management Plan Work Group, all institutions and agencies that lent their assistance and support, my colleagues in the City’s administration and, last but not least, all the citizens of Regensburg who took advantage of the World Heritage Dialogue event to contribute their own ideas to the Management Plan.
Forest from the Planning and Building Division Officer

We are justifiably entitled to be extremely proud of our World Heritage accolade with which UNESCO has acknowledged the historical significance of Regensburg and its extraordinarily well preserved architecture and mediaeval city structure. However, the World Heritage listing extends far beyond our architectural heritage and the importance of its unique monuments, as well as its picturesque streets, alleys and squares. While we, of course, acknowledge this aspect, a functioning city consists of much more than stone. Indeed, it is alive and needs to offer attractiveness and a good quality of life for its people.

Our venerable city will only remain vibrant if we succeed in harmonising our task of preserving our heritage with the modern demands made upon the Old City. For this purpose, it is necessary not only to focus on individual aspects of the Old City, but also on plans that best accommodate the multifaceted, varying interests of all stakeholders. The advancement and continuous updating of the World Heritage Management Plan therefore formed one of the central responsibilities of the city administration in relation to the World Heritage Site management.

The City of Regensburg has prepared an integrated concept based on the existing plans and procedures, as well as on new ideas and structures. In this context, the excellent results of projects completed over recent decades have been successfully combined with new approaches in keeping with the World Heritage aspect, producing a thoroughly realistic concept that lays out the future for Regensburg’s Old Town with Stadtamhof over the next ten to fifteen years.

One critical cornerstone in the preparatory phase of the World Heritage Management Plan was the Management Plan Work Group. Its members were drawn from public and private institutions connected with the issue of Regensburg as a World Heritage site. Just as important was the involvement of the general public. During the course of the World Heritage Dialogue, citizens were called upon to participate in the development of concrete recommendations of action, which were subsequently examined by the administration with a view to the viability of their implementation.

Valuable input into the preparatory process was provided by the European city network, HerO, of which Regensburg was the Lead partner. Together with eight other cities throughout Europe, management strategies were developed for historical cityscapes. In an intensive exchange between all partners, the Regensburg Model for World Heritage Site Management repeatedly served as a paradigm and was successfully further developed during the dialogue process.

However, the completion of the planning phase in no way means that the work on the Management Plan is likewise finished. One of the core aspects of the plan is the catalogue of measures, which lists over 60 concrete plans and projects for the World Heritage site. The intent is that these will be realised sequentially over the coming years. Of course it is not possible to implement every single project promptly and as precisely as originally envisioned. Sometimes we are faced with financial parameters that impose limits on our plans and on occasion, there are also legal regulations or planning contingencies. However, the World Heritage guidelines enable us to act in a sensible and structured manner.

Many of the measures described cannot be realised solely through the actions of the administrative authorities, but also demand the commitment of citizens. In this spirit, I hope that all the citizens of Regensburg will contribute to the World Heritage site.

I would like to extend my warmest appreciation to all of those who have contributed to the preparation of this Management Plan, I am truly looking forward to a co-operative effort aimed at tackling the numerous measures described herein and to the continual development and updating of the Management Plan, in dialogue with the participants and other interested parties.

CHRISTINE SCHMIDTENANN
PLANNING AND BUILDING DIVISION OFFICER
Every UNESCO World Heritage Site is obliged to produce a suitable management system for protecting the outstanding universal value. This is officially stipulated in §108 of the Operational Guidelines for the Implementation of the World Heritage Convention.

The City of Regensburg submitted a Management Plan along with its official application back in 2004, when it sought the title of World Heritage Site. In June 2007, i.e. almost one year after being successfully entered in the UNESCO World Heritage List, the City Council (Stadtrat) resolved to continue advancing the Management Plan.

Until that time, there had been no standardised guidelines for management plans. For that reason, Regensburg developed its own method, which it was ultimately able to apply to advancing the Management Plan. This development process was embedded in the EU HerO Project (Heritage as Opportunity), of which the City of Regensburg was the leading partner. This is a forum in which nine European historic urban landscapes continually exchange ideas, collectively developing a new process, which was then tried and tested on-site. From the outset, the focus was not only on the protection of World Heritage Sites, but also on their sustainable development – i.e. an integrated method based on the overall Regensburg Management Plan. For this reason, the Management Plan Working Group was formed. Its composition was very broad, not only including public officials, but external representatives, too. In this context, the issue of World Heritage was understood as an issue that cut across the urban community due to the numerous aspects that touch upon the urban environment, a place in which people live.

To support the process, the City of Regensburg commissioned the Urban Expert Nils Scheffler. As an external consultant, Mr. Scheffler chaired the Work Group and subsequently also assumed responsibility for moderating the citizen participation process.

Introduction by the World Heritage Co-ordinator

Over the three-year preparatory phase of the Management Plan guidelines, targets and measures were successively defined for the UNESCO World Heritage Site Old Town Regensburg with Stadtamhof through a process of direct dialogue between the various parties. This did not come about without occasional conflicts, but was nevertheless extremely well received by the participants. The citizens of our city were also integrated into this preparatory process. To this end, in February 2010, a two-day workshop took place – the World Heritage Dialogue – which, among other things, made evident that the expectations and goals of the citizens corresponded to a large extent with those of the Work Group.

Compared with other planning procedures, the methods employed for the Regensburg Management Plan differed in several aspects:

1. The integrated process was conducted by a wide number of participants who defined the strategies and measures through a direct and ongoing exchange.
2. Based on the selected process architecture, tangible measures were successively defined, together with common objectives.
3. The government of Oberpfalz and the State of Bavaria, as the administrative authorities responsible for funding, were integrated from the very outset.
4. The Management Plan is understood as a practical working basis and is regularly updated. To this end, the Management Plan Work Group convenes once a year. A citizens’ participation session is planned for every two years.

Overall, the preparatory process was considered very successful, as indeed was the result. The UNESCO World Heritage aspect in Regensburg was thereby more strongly experienced as a task for the whole community – both within the administration, as well as throughout the entire urban community. One reason for this was certainly the commonly defined guidelines, which suitably accommodated the many various factors. These guidelines after all not only focused on the protection and conservation of the World Heritage aspect, but equally on the interests of citizens as well. The goal was to ensure that Regensburg remains a vibrant and multifunctional location. But the city should also be able to evolve further. To allow for all this, the original concept was superseded by a comprehensive World Heritage Management Plan that is also to be updated in the future as required.
The World Heritage Management Plan was prepared by the Management Plan Working Group and the participants in the World Heritage Dialogue. The World Heritage Co-ordination Team expresses its thanks to all of the participants for their committed and successful co-operation.

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Introduction

On 15th July 2006, the Old Town of Regensburg with Stadtamhof was included into the UNESCO World Heritage List. A tremendous award, but one that comes with responsibilities. So, as a World Heritage City, among its tasks, Regensburg is obliged to present a Management Plan detailing how the outstanding universal value of the World Heritage is to be conserved and preserved.¹

Regensburg has fulfilled this obligation and, regarding the listed World Heritage zone, has prepared a protection and development concept which is as action-oriented as it is integrated. It defines and co-ordinates the central principles, objectives and measures required for the protection, conservation, use and development of the World Heritage asset. The concept also contains a custom-prepared management system, which defines the procedures and procedures as well as the institutions and protection instruments for the World Heritage asset.

The purpose of this World Heritage Management Plan is to provide a fundamental basis upon which the World Heritage asset can be preserved and have its uniqueness safeguarded for the current, as well as future, generations. But another, equally important concern, is to continue to retain the viability and multifunctional quality of the entire World Heritage zone and to promote these aspects over the long-term – it is essential for sustainable city development as Opportunity.²

The guiding principle of this Management Plan is to steer the development of our City in such a way as to equally ensure the preservation of the historical inheritance, on the one hand and commercial viability and development on the other. With its integrated concept, the City of Regensburg is pursuing the following specific aims:

• Conservation and sustainable valorisation of the World Heritage asset,
• Promoting awareness and appreciation of the extraordinary value of the World Heritage asset,
• Conservation of the multifunctional quality and attractiveness of the World Heritage zone for its citizens and guests,
• Resolving and finding solutions for conflicts of interest and utilisation,
• Utilisation of the World Heritage listing for a comprehensive urban, commercial development strategy

From interested citizens to employees of the administration – the concept regards itself as informative guidelines for all relevant stakeholders are integrated into the steps.

Participatory preparation process: Numerous citizens and various organisations took part in the development of the Regensburg World Heritage Management Plan. The contents of the concept were reconciled with the interests of the parties involved, as well as the needs of the World Heritage asset. On the one hand, the City was thus able to make important tangible contributions, but, on the other hand, also promoted the identification with Regensburg as a World Heritage location, lending broad support to the Management Plan.

Structure of the Management Plan

The first chapter of the UNESCO World Heritage Site – Old Town of Regensburg with Stadtamhof provides a detailed explanation of the outstanding universal value of Regensburg as a World Heritage asset. It relates the current situation and the basic challenges thrown up in this respect. In the second chapter, we tell you about the instruments that serve the preservation of the World Heritage asset and introduce the most important current concepts and programmes for the World Heritage zone.

After having dealt with the collectively prepared guidelines for the World Heritage Site Old Town of Regensburg with Stadtamhof in the third chapter, in the fourth chapter we move on to the implementation of these guidelines. The focus here is on the principles, objectives and key measures relevant for the sustainable development of the World Heritage asset. We also introduce additional recommendations here, which were developed during the course of the Management Plan preparation.

In the fifth chapter, we describe the specially prepared management system. Alongside valuable information about the organisational structure and procedure, as well as the responsibilities involved, we also explain the monitoring system that we have developed for the protection and sustainable conservation of the Regensburg World Heritage asset. Those with an interest in the preparatory process underlying the Management Plan can find information in the sixth chapter detailing how the results and findings were developed and derived within a collective process.

And finally, the Appendix, which contains a great deal of information you will find useful concerning aspects such as legal regulations and instruments for the preservation of the World Heritage asset. It also contains a list of the municipal and State-level departments and associations as well as initiatives that are committed to, and have readied themselves for, preserving the architectural heritage of Regensburg. The Appendix also contains a list of the World Heritage-related networks of which the City of Regensburg is a member. You will also find an overview of the monitoring indicators in the Appendix.

¹ The obligation results from Articles 78 and 88 of the Operational Guidelines for the Implementation of the World Heritage Convention, implemented in 2005.

² New R&D Urban Development Network «HERO – Heritage as Opportunity»
1
The UNESCO World Heritage Site Old Town of Regensburg with Stadtamhof
The City of Regensburg regards the safeguarding of its unique culture heritage as one of its primary responsibilities. At the same time, it is perceived as an extraordinary potential and catalyst for the development of the City. It is therefore necessary to reconcile the safeguarding of the World Heritage assets with the commercial dynamics of the historic city, the varying utilisation interests and the demands this brings with it.

1.1 The World Heritage Area

Regensburg’s cityscape survived the Second World War almost untouched and boasts an unusually rich stock of Romanesque and Gothic architecture. The historical density combined with the ever all impressive appearance of Old Town architecture, constitutes an ensemble on both sides of the Steinerne Brücke: a medieval urban arrangement which can be readily experienced. The area adopted by UNESCO into its World Heritage List encompasses the Old Town of Regensburg with Stadtamhof. It embraces 960 individual monuments and listed buildings within an area of 183 hectares.

In 179 A.D., the Romans established a military outpost at the northernmost point of the Danube to secure borders against the Germanic tribes. Following the withdrawal of the Romans as a military force, the outpost developed into a civilian settlement. In the following centuries, the town grew into Bavaria’s first centre of religion, politics and business before it was compelled to relinquish its political autonomy in 1810, passing into the Kingdom of Bavaria.

By 1320, the town had stretched to the boundaries which it was to retain for over 500 years. The former footprint of the city can still be discerned by the green belt, established in front of the city wall from 1778 onwards. Only in the 19th century did the city spill out over its medieval core.

The Stadtamhof district on the northern bank of the Danube was closely linked with Regensburg, even if it never belonged to the Imperial City of Regensburg, but belonged to the State of Bavaria instead. Stadtamhof was incorporated into the City in 1924.

Today the Old City with Stadtamhof is a central and vibrant inner-city area. Here you will find the most diverse usage: private residences and employment, retail stores, culture, services, craftsmanship and gastronomy densely situated above and alongside one another. Looking at the actual figures, the area has approximately 15,000 residents, 21,000 workplaces and over 600 individual retail outlets with about 78,000 square metres of commercial space. Furthermore, the central area of the Old City is largely unencumbered by motorised traffic, being dominated by pedestrians and cyclists.

What makes the Regensburg World Heritage zone so special is the intact Old Town architectural ensemble with its compartmentalised, city structure as well as the palpable immediacy of the city’s history, born of the preserved buildings and areas accessible to the public. The balanced multifunctional blend, the detailed arrangement of the retail operations and the transport infrastructure aimed at serving all travellers equally, are some special attractions of the Old Town area.
The buffer zone is topographically bordered to the north by the buffer area by the slope of the Bischofsberg. The buffer zone thereby possesses a unique and distinctive expanse.  

Construction and planning projects in this buffer zone are generally not subject to any special, or even supplementary, approval procedures. Standard procedures and legal regulations are applicable here. The one exception to this are building and planning projects that may potentially trigger a negative influence on the core World Heritage site due to their particular structure or dimensions. Such projects must be reviewed on a case-by-case basis and, where relevant, will require special consent from all departments and offices with responsibility for the protection of World Heritage assets on a national and international level.

### 1.2 The Buffer Zone

The entry into the World Heritage List also includes a «buffer zone». This serves to protect the actual World Heritage site. The buffer zone of the Regensburg World Heritage Site covers an area of approximately 776 hectares. It encompasses those areas in line of view when looking upon the World Heritage zone.

The buffer zone is topographically bordered to the north by the hills of the Winzerer Höhen. Turning clockwise the area to the north-east, bordered by Holzgartenstraße, forms the break in the urban structure, while in the east the Danube to Westhafen (west port) and the line running from Linzer Straße via Prinz-Ludwig-Straße and Greflingerstraße to Stobausplatz forms a discernible boundary. To the south-east the Nuremberg-Passau railway line forms a break in the urban arrangement, which is concluded to the south of the buffer area by the slope of the Bischofsberg. The buffer zone thereby possesses a unique and distinctive expanse.  

For the Old Town of Regensburg with Stadtamhof, which constitutes our World Heritage ensemble, these points were detailed as follows.  

#### Short description

The Old Town of Regensburg with Stadtamhof lies on the Danube and constitutes an outstanding example of an inner European mediaeval centre of trade, which is emphasised by the interaction between cultural and architectural influences.

Numerous buildings of extraordinary quality bear witness to its political, commercial and religious importance since the 9th century. The urban structures are a reflection of 2000 years of continuous building development and encompass Roman, Romanesque and Gothic elements. Regensburg’s stock of buildings, originating from the 11th to the 19th centuries, continue to imbue the urban landscape with its tall buildings, dark and narrow lanes and strong fortifications. These structures include mediaeval patrician houses and towers, a large number of churches and monastic ensembles, as well as the Steinerne Brücke, which dates from the 12th century. The Old City also bears significance as having been one of the main political gathering venues right up to the 19th century. Numerous buildings bear witness to its history as a centre of the Holy Roman Empire.

#### UNESCO Criteria

The Old Town of Regensburg with Stadtamhof fulfils three of the ten UNESCO requirements to be classified as an asset with outstanding nature value.

- **Criteria II**
  - The cultural heritage exhibits an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape.

Regensburg’s architecture reflects the role of the town as a mediaeval centre of trade and its influence on the region north of the Alps. Regensburg was an important transfer location for continental trading routes to Italy, Bohemia, Russia and Byzantium. The city also had numerous connections to the intercontinental silk road. This facilitated an intensive exchange of cultural and architectural influences, which characterise the city to this very day.

- **Criteria III**
  - The cultural heritage bears exceptional testimony to a cultural tradition.

The Old City of Regensburg bears exceptional witness to the cultural traditions of the Holy Roman Empire. During the High Middle Ages, Regensburg was the preferred meeting place for imperial assemblies. But the city also played an important role in recent European history, serving as the preferred venue for the Perpetual Imperial Diets from 1663 to 1806. The remains of two imperial palaces dating from the 9th century, as well as numerous well-preserved historical buildings, bear witness to the former wealth and political influence of the city.

- **Criteria IV**
  - The cultural heritage is an outstanding example of a type of building, an architectural or technological ensemble which illustrates a significant stage in human history.

The Old City of Regensburg is an outstanding example of an inner European mediaeval commercial city whose historical stages of development have been well preserved. The development of trade from the 11th to the 14th century is particularly well illustrated.

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2 A map showing the World Heritage zone and the buffer zone can be found in pages 96/97 of the Appendix.

and the efforts undertaken in the 1970s to preserve the historical inner city areas. Due to that, the City of Regensburg very clearly understands that it is necessary to develop effective strategies that focus upon, and are able to guarantee, both the conservation as well as the continued development of the World Heritage asset. World Heritage zones are confronted with the following particular challenges:

- the conservation of the historical architectural heritage and the visual integrity,
- the conservation of the multifunctional quality of the Old Town of Regensburg with Stadtamhof and
- the proper handling of natural risks and environmental forces.

The conservation of the historical architectural heritage and the visual integrity

The architectural heritage entails an obligation to rigorously protect the architectural stock. This protection encompasses continued development together with a cautious approach to making changes in order that Regensburg Old City and Stadtamhof may continue to fulfill the functions assigned in the future. However, a possible contradiction can arise in this respect. On the one hand, the World Heritage is to be preserved, but on the other there are the interests of property owners and users seeking to realize new building projects. This conflict of interest must be resolved in the best possible way and must always include the participation and approval of the listed buildings department and other design prerequisites.

Back in 1975, the Old Town of Regensburg with Stadtamhof became a registered «ensemble», affording it protection under Bavaria’s Denkmalschutzgesetz (Historical/Listed Buildings Act). This ensemble fulfills the definition laid down by UNESCO World Heritage zone. All building and modification measures undertaken within the relevant area have been, and will be, subject to Ensemble protection (ensemble protection) according to the Bavarian Historical Buildings Act. Such measures therefore require approval from the historical buildings department in accordance with how the planned measures will impact the appearance of the ensemble. Furthermore, with regard to individually listed buildings/monuments located within the ensemble, all measures, including those pertaining to building interiors, must be clarified with the historical buildings department.

The enforcement of the Historical Buildings/Monuments Act can cause conflicts between the interests of historical building/monument protection and those of owners, users or investors. These may be related to the following areas:

- fitting out and altering roof areas (dormers, roof-top recesses, roof-top balconies) that have an impact on the integrity of the roofscape,
- use of materials not conforming to historical building requirements (e. g. PVC windows),
- installation of advertisements, presentation of goods in front of shops or gastronomic outdoor seating, which may affect the visual integrity of the World Heritage asset,
- implementation of current, technical construction requirements (for example fire protection installations, installation of lifts, air venting and conditioning),
- realization of large and large-area retail outlets in a small-scale structure.

The protection of the uniqueness of the Regensburg urban landscape with its historical rooftops was greatly assisted by the design regulations, as well as by the statutory laws. But also supported by the special municipal regulations for the protection of the Old City of Regensburg. The outstanding work performed by the historical building protection authorities and the Building Office over the recent decades has been hugely important. However, the challenge remains to harmonize the protection of the World Heritage asset with the interests of property owners, users and investors. For only through such an approach can the architectural heritage, with all its accompanying historical conservation requirements, be adapted in a sustainable manner to current and future demands, and remain protected simultaneously.

It is only by this means that the multifunctional quality of the Old City can be preserved over a long term.
Conserving the multifunctional quality of the Old Town of Regensburg with Stadtamhof

Compared with the centres of other cities, the Old City of Regensburg has a distinctive degree of multifunctional quality. Homes and work places, leisure and gastronomy, retail and tourism—such diverse usage within a very confined space is characteristic for the Regensburg World Heritage Site and contributes to its uniqueness. But it is precisely this variety of utilisation and commercial interests that can lead to conflict, which in turn has the potential to jeopardise the multifunctional quality of the World Heritage zone. For this reason, it is especially important that this multifunctional quality be maintained as amicably as possible, without losing sight of the World Heritage aspect and its inherent obligations.

Competition for use

Even though the available space is restricted, there is a need within the World Heritage area to expand the hotel bed capacity, increase the retail and services spaces, as well as to secure the residential aspect and the necessary infrastructure facilities that these aspects entail. This leads not only to competition among the various uses but also creates increasing pressure to commercially exploit and adapt the architectural heritage.

The limited available space can also impair the Old Town’s capability to function as a location for providing services and shopping. One example: retailers and service providers outside the Old City have more options in terms of large space usage. For that reason, they are shifting away from the Old City and opening shop in cheaper locations close to the centre. If the ensuing vacant spaces are not filled with suitable uses, this would also result in customers drifting away. This in turn would lead to further vacant spaces in the medium term. The ultimate result would be less investment in the properties in the Old City, which would be detrimental to the conservation of the historical buildings.

The increasing number of tourists also has the potential to squeeze out the residential aspect over the medium to long term. This could happen, for example, if residential spaces or shops that meet the daily needs of residents were to be transformed into tourist-related facilities such as hotels, bed and breakfasts or souvenir shops. Furthermore, an incompatibly high volume of visitors can lead to wear and tear; ensuing in substantial loss of historical building stock.

However, there are no current indications that tourism is having any negative impact on the World Heritage asset. The various developments are being monitored to ensure this remains the case in the future.

Conflicts of interest

Conflicts of interest may arise due to differing interests between residents, investors, gastronomy businesses and tourism. The upshot of this can be that residents are pushed out or that citizens identify less and less with the World Heritage asset. It is possible, for example, that due to cultural and retail offerings becoming increasingly «event-led», and primarily aimed at tourists, the Old City could become significantly less attractive to the citizens of Regensburg, who would ultimately be less likely to accept and frequent this area. The varying requirements of the different interest groups may also lead to conflicts. For example, an incompatibly high concentration of nighttime gastronomy outlets could result in increased noise and other detrimental effects, which in turn could cause to the local population to avoid the area.

Property owners and investors frequently have an interest in exploiting their real estate to its maximum commercial extent. This is often accompanied by expensive renovations of residential properties, increasing rents and sale prices. Affordable housing is getting scarcer. This impedes the preservation of a balanced social structure of inhabitants within the Old City, as described in the social plan principles for the upgrading of the Old City.

It is greatly important to the City of Regensburg that the World Heritage area is maintained as an attractive location for living, working and leisure activities. These are not the least of reasons that motivate the City to strive towards a balance, resolving the usage competition and conflicts of interest as described here.

Natural risks and environmental forces

The following environmental forces are of particular significance for the Regensburg World Heritage Site: flooding caused by the proximity to two rivers, the air pollution caused by acid rain, which corrodes the Limestone of the historical monuments, and the global climate change which calls for action to adapt to changing climatic conditions.

Flooding

Given the fact that it lies on the banks of two rivers, the Danube and the Regen, the Old Town area has been regularly affected by flooding from time immemorial. The frequently occurring floods only effect the lower-lying areas adjacent to the river banks. Even during the «flood of the century», only a small part of the Old City of Regensburg was effected. The situation on the Danube Islands and in Stadtamhof is much more serious, however. For this reason, since 2000 the Free State of Bavaria, in conjunction with the City of Regensburg, has been working on a flood protection system for Regensburg.

As part of this project, an interdisciplinary idea and realisation competition was held in 2003 for technical and design solutions for flood protection in the municipal area. The results focused on stationary and mobile solutions as well as combinations of these. In and around the area of the less effected Old Town river bank, mainly mobile metal elements are planned. In the Wörth and Stadtamhof areas, both mobile barrier sections, as well as stretches with combinations of stationary plinth walls and mobile barrier systems are planned.

The results of the competition are being implemented section by section, depending on the risk potential and other pending plans. Here, an increasing focus is placed on the use of stationary barrier elements. In realising the flooding protection system, the City is ensuring that these stationary elements do not degrade the visual integrity of the World Heritage asset. Historical sight and view relationships are taken into account and the establishment of visual barriers are avoided as much as possible.
Air pollution

Apart from flooding, the building stock in the World Heritage area is exposed to the usual impacts caused by airborne pollution. Particularly relevant in this regard are airborne contaminants such as sulphur dioxide (SO₂) and nitrogen dioxide (NO₂). These are what cause acid rain, which is particularly corrosive to sandstone and limestone constructions and which accelerate building weathering and damage within the World Heritage area. The air pollution caused by the sulphur dioxide abated significantly in the 1990s and since 2000 has remained at a relatively low level.

The threshold of 40 micrograms per cubic metre for nitrogen dioxide pursuant to the 39th Verordnung zur Durchführung des Bundesimmissionsschutzgesetzes (39th BImSchG – Regulation concerning the Implementation of the Federal Immissions Control Act) is not maintained. The measures required for the minimisation of the NO₂ concentration are set out in the Air Purification Plan for the Region of the City of Regensburg, 1st update dated December 2010.

This air pollution presents a quite special challenge in relation to the limestone conservation of important historical buildings and monuments. Over recent years, a new method of limestone conservation has been developed and successfully applied to three of the most significant historical structures – the Porta Praetoria, the Steinerne Brücke and St. Peter’s Cathedral (Dom). This method will continue to be used in the future.

Global climate change

Global climate changes caused by man – particularly global warming – are now clearly evident through time series and trend lines. The extent of consequences for ecosystems, and therefore for human society, are still largely ill-defined. Climate protection and the »Anpassung an den Klimawandel«, (adaptation to climate change), present the two greatest challenges of the 21st century both for society and politics, as well as for science and business.

The »Anpassung an den Klimawandel«, (adaptation to climate change), likewise presents a great challenge to the Old Town of Regensburg with Stadtamhof. The special parameters connected with the World Heritage asset: historical architecture, protected historical buildings and monuments, high building density, mean that only very restricted structural interventions are possible for climate protection and climate adaptation. In order to develop strategies and measures, which also harmonise with the necessities of the World Heritage asset, the City of Regensburg is participating in the research programme entitled »Experimenteller Wohnungs- und Städtebau«, (Ex-WoSt – Experimental Residential and Municipal Building Construction), which is being conducted by the Federal Ministry for Transport, Building and Urban Development (BMVBS). One of the focal research areas is entitled »Urbane Strategien zum Klimawandel-Kommunale Strategien und Potenziale«, (Urban Strategies for Climate Change – Municipal Strategies and Potential). The objective here is to discover how climate change, particularly the greenhouse effect, will have particular impact on the Regensburg World Heritage asset. This also encompasses the planned initiation of appropriate guidelines and design topologies concerning climate adaptation for green and outdoor areas. The phrase »Anpassung an den Klimawandel«, (adaptation to climate change), as used in the Management Plan will be in relation to this research programme.

The results of the research project will of course be integrated into the World Heritage Management Plan update. The primary focus is on the following questions – how can a pleasant micro-climate be achieved for healthy living and working conditions in the Old City of Regensburg? And how can the World Heritage area be adapted to the consequences of climate change? A significant contribution can be made by outdoor and green spaces (public streets, squares and open areas, inner courtyards, parking facilities and river bank areas). For that reason, it is important to secure and expand these areas and design them with an eye to the future. An equally important task lies in heightening the awareness of all stakeholders of the consequences and risks of climate change within the World Heritage ensemble.
Protection of World Heritage Site – the instruments
2.1 International conventions

Convention for the Protection of Cultural Property in the Event of Armed Conflict (Hague Convention)
Law; dated Apr 11, 1954—revised on Aug 8, 1977—on the Convention for the Protection of Cultural Property in the Event of Armed Conflict. Dated May 14, 1954, ratified by the Federal Republic of Germany on Aug 11, 1957 (Federal Law Gazette I p. 123 and 1971 p. 1425). This law forms the legal basis for a number of ordinances at national and local level. At the international level, this is implemented by way of conventions, charters and European treaties. At the national level, the building and environmental protection laws play a significant safeguarding role. However, the tax legislation also influences investment in buildings and is therefore explained here. At the state level, the Denkmalschutzgesetz (Historical Buildings/Monuments Act), and the Building Regulations are important protective instruments worth mentioning. The Old Town of Regensburg with Stadtamhof was registered as an ensemble in 1975, affording it protection under Bavaria’s Denkmalschutzgesetz (Bavarian Building Ordinance) (Charter of Florence). Approved in Venice in May 1964 by the 2nd International Congress of Architects and Technicians involved in the Preservation of Historical Monuments. Adopted 1990 by the 9th ICOMOS General Meeting in Lausanne in 1990.

European Convention for the Protection of Archaeological, Historical and Cultural Heritage (Malta Convention)

It was determined that the following elements were to be protected structures within the City of Regensburg, the overall cityscape of the Old City Regensburg, as being a unique collection of mediaeval buildings and distinguished sacred and secular monuments, within the perimeter formed by Prebrunn-Allee, Fürst-Anselm-Allee, Landshuter Strasse, Gabelsbergerstrasse, Villastrasse and the suburbs Oberer Wohld, Unterer Wohld and Stadtamhof, as well as all sites of historical buildings and fine museums.

International Charter on the Conservation & Restoration of Monuments & Sites (Charter of Venice)
Approved in Venice in May 1964 by the 2nd International Conference of Architects and Technicians involved in the Preservation of Historical Monuments. This federal law constitutes the legal basis for building construction and development planning with respect to all building projects inside and outside the nominated area. In the interests of simplification, the Federal Building Law (Bundesbaugesetz), 1960, and the Act for the Promotion of Urban Construction (Stadtbauförderungsgesetz), 1970, were combined into a single statute. The old regulations laid down in municipal building law were thereby better aligned to the present and future tasks of urban construction and the instruments required thereby were improved. It is relevant to the historical green belt, which forms the perimeter of the nominated area to the south of the Danube, as well as to individually, specially marked zones within the nominated area and in the buffer zone.

EUESCO Convention for the Protection of the World Cultural & Natural Heritage (World Heritage Convention)

The Bavarian Historical Buildings / Monuments Act is the key law for the protection of buildings and historic building. In places, it has considerable financial effects such as tax relief. To this extent, there is a direct link between the law and the advanced stage which urban renewal has reached in the nominated area. Certificates for obtaining tax concessions are issued by the Bavarian State Conservation Office, (Bayerische Landesamt für Denkmalpflege), in accordance with Section 31 EStG.

European Convention for the Protection of Architectural Heritage (Granada Convention)


The Bavarian Building Regulations form the legal basis for all building projects inside and outside the World Heritage area. They apply to all building structures and building products.

The Bavarian Historical Buildings/Monuments Act is the most important legal basis for all alterations of every structure inside the World Heritage area. The provisions for protection in this law are also valid for monuments and monument ensembles and their immediate proximity in the buffer zone.

2.2 German Federal Legislation

Baugesetzbuch – Federal Building Code (BauGB)

The Federal Building Code constitutes the legal basis for building construction and development planning with respect to all building projects inside and outside the nominated area and the buffer zone. The Bavarian Historical Buildings/Monuments Act is the key law for the protection of buildings and historic building. In places, it has considerable financial effects such as tax relief. To this extent, there is a direct link between the law and the advanced stage which urban renewal has reached in the nominated area. Certificates for obtaining tax concessions are issued by the Bavarian State Conservation Office, (Bayerische Landesamt für Denkmalpflege), in accordance with Section 31 EStG.

Einkommensteuergesetz – Income Tax Act – (EStG)

The tax concessions granted under this federal law indirectly promote measures for preserving and protecting monuments and historic building. In places, it has considerable financial effects such as tax relief. To this extent, there is a direct link between the law and the advanced stage which urban renewal has reached in the nominated area. Certificates for obtaining tax concessions are issued by the Bavarian State Conservation Office, (Bayerische Landesamt für Denkmalpflege), in accordance with Section 31 EStG.


The Bavarian Building Regulations form the legal basis for all building projects inside and outside the World Heritage area. They apply to all building structures and building products.

This federal law constitutes the basis for the Bavarian Law on Nature Conservation and local regulations on the same. It is relevant to the historical green belt, which forms the perimeter of the nominated area to the south of the Danube, as well as to individually, specially marked zones within the nominated area and in the buffer zone.

2.3 State (Land) legislation

Bayerische Bauordnung – Bavarian Building Regulations – BayBO

The Bavarian Building Regulations form the legal basis for all building projects inside and outside the World Heritage area. They apply to all building structures and building products.
Preserving Local History in Counties (Landkreise), Towns not integrated into Counties (Kreisfreie Städte) & County Towns (Kreistädten)


The voluntary curators advise and assist the conservation authorities and the Regional Conservation Office in issues involving the preservation and protection of historic buildings and ancient monuments. This publication contains recommendations for the appointment and tasks of local curators in these locations.

2.4 Local Regulations

By-Laws on Local Building Regulations for Protecting the Old City von Regensburg (Altstadtshutzsatzung)

Dated Dec. 14, 2007 (local Gazette no. 50 on Dec. 10, 2007); adopted by way of Article 91 (1) nos. 2 and 4 and Art. 91 (2) no. 1 of the Bavarian Building Code. The aim is to ensure that when the Old City centre of Regensburg's cityscape—which has been created over the centuries—continues to develop in keeping with the times, the historic buildings, local characteristics and traditional set-ups are taken into account in order to preserve the unique appearance and atmosphere of this city.

By-Laws on Using Public Roads & Spaces in the City of Regensburg for Special Purposes (Sondernutzungsordnung)

Adopted Dec. 18, 2000 (Official Gazette no. 51 dated Dec. 25, 2000) and amended in the By-Laws dated Dec. 2, 2009 (Official Gazette no. 57 dated Dec. 14, 2009), adopted by way of Article 23 sentence 1 Article 6 (1) no. 1 and 2 sentences 2 of the Municipal Code (Gemeindeordnung) for the Free State of Bavaria, Article 18 (2a), Article 22a of the Bavarian Roads and Highways Act (BayStrWG) and Article 2 (3) of the National Highways Act (Bundesautobahnstrafrecht – BASchG).

These internal guidelines are for implementing the by-laws on using public roads & spaces in the City of Regensburg, whereby protection of the cityscape is given priority over commercial and tourist interests.

Formal Definition of Restoration Areas under Federal Building Code Section 142 (BauGB)

In accordance with Section 142 BauGB, the restoration areas are to be formally defined (Restoration by-laws). In the World Heritage area there are currently five restoration areas:

- Restoration Area III «Westnerwacht» (Official Journal no. 22 of June 3, 1986)
- Restoration Area IV «west of Bachgasse» (Official Journal no. 79 of Jan. 5, 1995)
- Restoration Area V «Stadtamhof» (Official Journal no. 13 of Aug. 10, 2009)
- Restoration Areas VI + VII »north of Ostengasse« (Official Journal no. 70 of Mar. 8, 2004)
- Restoration Area VIII «Obermünster district» (Official Journal no. 29 of July 18, 2011)

An overview map with all Restoration Areas in the Old City Area and explanations of the individual Restoration Area by-laws, can be found in the Appendix on page 98.

Land usage plan


In accordance with Section 1 (2) and (3) BauGB (Building Code), local communities must prepare a site Management Plan for the development and order of urban planning. In this context, the land usage plan (as the preparatory development plan) is to set out the type of land usage intended—by the municipal authorities—for the entire municipal area through urban development.

The legally binding land usage plan of the City of Regensburg was originally drawn up on Jan. 31, 1983 and has been continually updated since that time, having been amended and/or expanded for particular areas. The planning documentation consists of the following maps:

- Land usage plan
- Specialist supply and disposal plan
- Landscape map.
Added to these are explanatory reports and statements concerning the land usage plan and the landscape plan, including the individual change procedures. The special supply and disposal plan and the landscape plan are integral parts of the land usage plan.

By way of the ca. 40 completed change procedures implemented since 1983, all three plans have been separately amended, while the applicable explanatory reports and statements have been summarised. These changes each concerned spatially delineated continuations and updates of the objectives pursued by the development plan and were implemented by way of »parallel procedures«, performed alongside the urban development plan procedure.

In the autumn of 2009, the municipal council commissioned the municipal administration to conduct the procedure for the comprehensive amendment and the updating of the land usage plan. One significant task in this respect was the integration of the landscape plan, both from a planning and a cartographic perspective.

Development plans (binding land usage plans)

In accordance with Section 8 BauGB, development plans are to be developed on the basis of the land usage plans. They contain the legally binding findings for the organisation of urban planning. The following legally binding development plans lie within the World Heritage zone:

- By-laws dated Dec. 1, 1955 on the type of building development for the area between Prinzenweg, Ostergasse, Am Stärzenbach and Minoritenweg; regulations for side-buildings (Official journal no. 1 dated Jan. 6, 1916),
- Development plan (no. 2/1) for part of the restoration area I (Official Journal no. 11 dated Mar. 15, 1965),
- Development plan (no. 2/2) for developing the restoration area I (Official Journal no. 38 dated Sept. 27, 1971),
- Development plan no. 140 «Maximilianstraße» (Official Journal no. 50 dated Dec. 12, 2005),
- Development plan no. 85/1 «Unterer Wohnd-» (Official Journal no. 47 dated Nov. 21, 1983),
- Development plan no. 206 for the restoration area «Roter-Lilien-Winkel» (Official Journal no. 22 dated May 28, 1984) and

A map with an overview of the approved development plans in the World Heritage area, as well as a listing of all the development plans in the buffer zone, can be found in the Appendix from page 102 onwards.

2.5 Areas Subject to Restricted Disposition in the Green Belt Surrounding the City of Regensburg

On February 10, 1880, the Kingdom of Bavaria transferred to the City of Regensburg the green belt avenue, (Allee), which surrounds the mediaeval city on the side opposite the Danube. The transfer contract provides that the entirety of the Allee area be reserved for use by the public. Changes in substantive aspects or disposals require the approval of the Free State, as set out in the transfer contract. The contract is still valid today and is thus of major importance to the nominated World Heritage area.

2.6 Local planning instruments

Alongside the legal regulations and contracts, the City of Regensburg possesses numerous other instruments to enable it to secure the organised development of the World Heritage asset. These offer stakeholders possible measures in keeping with the World Heritage aspect and raise awareness of the World Heritage asset’s needs.

The most important of these are the historical building plans (Baualterspläne), the urban development plan »Regensburg Plan 2005«, the urban planning framework concept for the inner-city area and the municipal lighting plan, which will be presented here. Details of all other relevant instruments can be found in the Appendix on pages 104 to 106.

Historical building plans

The historical building plans provide details of a structure’s age and the construction phases of the existing building stock. The inventory of the building stock constitutes an important basis for budgeting investment, for restoration planning and the development of historical protection and urban planning concepts.

The historical building plans of the City of Regensburg are contained in ten volumes, which were published from 1973 to 1993. Volumes I to IV, which describe the core of the Old Town with its most significant protected historical buildings and monuments, reflect the research performed in the 1970s and should be updated and expanded. This will provide historical monument officials, town planners, architects and investors with an updated working basis for the future.

Shopping Experience Old City of Regensburg 2020 – guidelines for the retail trade

As a shopping and leisure destination, the Old City is an important means by which Regensburg can transport its image. Therefore, it must be accorded a very high priority for the future development of the entire city.

A participation process was conducted in order to ensure the Old City will be sustainable. The central question in this respect arises—how can the retail aspect be made commercially viable, mobility and transport be made compatible, residential and working aspects made contemporary, public space made attractive and vibrant, the tourism remain authentic and the tangible cultural heritage integrated and preserved? The subsequent, collectively prepared guidelines now provide a road map for the further development of the retail aspect in the Old City of Regensburg.
In 1982 an idea and realisation competition was conducted for the streets and squares in the Old City. Since then, it has been possible to redesign numerous streets, alleys and squares of the Old City. The network of these newly accessible, public spaces has been continually augmented and expanded. Back then, the decision tracks were laid by remodelling the traffic-friendly Old City into an attraction that would draw visitors to its profound ambience with a high level of living, working and shopping quality. The rearrangement of the public spaces is based on historical continuity, with a respectively restrained attitude toward design, turning away from flash in the pan trends. The design principles formulated via competition participants, are now taken as the basis for each new planning phase. One example of this is the use of natural stone paving stones, the restrained use of greenery in the core area of the Old City and the careful use of lighting.

Cultural development plan of the City of Regensburg

To direct the cultural-political tasks, a cultural development plan will be prepared by the end of 2013, which will form an integrative element of the City’s political goals. Its implementation will boost further improvement in the quality of life offered by the City, its competitiveness and sustainable development.

This cultural development plan for Regensburg contains objectives and a future-orientated list of guidelines for the City’s cultural policy for the coming years. In the interests of a widely varied cultural programme, it embraces all social groups in the discussion on the future of culture—those who provide cultural offerings, organisational and funding bodies and the consumers of culture themselves. In 2012, through a broadly aimed citizen participation process, the people of Regensburg were ultimately provided with the opportunity to add their own opinions and to actively contribute to the creation of a cultural development plan.

Regensburg Plan 2005

An important instrument for the long-term plan is found in the urban development plan. It contains guidelines and objectives aimed toward various issues such as working and living, leisure and social infrastructure. For Regensburg the urban development plan is also a cornerstone for the conservation of the cultural heritage.

The first Regensburg urban development plan was passed by the municipal council back in 1977 and for two decades it served as the basis for future development. But even this early plan contained a separate chapter that formulated and emphasised the crucial role the Old City played in presenting an identity for the whole of Regensburg.

The amalgamation of Stadtamhof and the Old City—forming one Old Town ensemble—the Old City was recognised as an important multifunctional location and the need not to archive the Old City of Regensburg as a kind of museum, but instead to develop it as a place for living, working, shopping, experiencing culture and leisure were all aspects known, named and defined in writing way back in 1977.

Time brings change to the parameters. New priorities were also defined, so that it became necessary to update the urban development plan. For that reason, in 2005 the municipal council adopted a new urban development plan—the Regensburg Plan 2005. While it indeed contained newly defined objectives, many of the goals set down in 1977 were incorporated and updated. So the Old City with Stadtamhof retained its prominent position in the Regensburg Plan 2005. The Regensburg urban development plans document how very dependent the title “UNESCO World Heritage Site” is on continuous and careful planning, as well as decades of concentrating funds and means and measures on the Old City.

City lighting plan

The Regensburg city lighting plan is a comprehensive illumination concept—one that is designed to place the city in the “right (night) light.” This concept is intended to accommodate the safety of citizens on the one hand, and high aesthetic standards on the other.

The Regensburg city lighting plan was adopted by the municipal council as the basis for future illumination projects.
2.7 Other fundamentals

Operational Guidelines for the Implementation of the World Heritage Convention

The Operational Guidelines for the Implementation of the World Heritage Convention aim to facilitate the implementation of the Convention concerning the Protection of the World Cultural and Natural Heritage. They set forth the procedures for the inscription of properties onto the World Heritage List and the List of World Heritage in Danger (red list). They also describe procedures for the protection and conservation of World Heritage properties. The operational guidelines also define and regulate the granting of International Assistance under the World Heritage Fund and the mobilisation of national and international support favouring of the Convention.

Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

Large-scale construction of planned projects, infrastructure projects, high-rises, bridges, etc., can have a negative impact on the outstanding universal value of the World Heritage aspect of the World Heritage area. ICOMOS therefore developed these guidelines which assess the impact on the outstanding universal value by such large-scale projects. The guidelines therefore offer assistance in the systematic evaluation of interference with cultural heritage sites and the preparation of Heritage Impact Assessments.

The Red List

Pursuant to Article 11 of the World Heritage Convention, sites that are seriously threatened as a result of armed conflict or natural disasters, through abandonment or through large-scale public or private projects, are to be entered into the »List of World Heritage in danger«. Entry onto the »Red List « is the method by which the World Heritage Committee seeks to arouse the attention of the responsible political figures and to generate public interest in protecting endangered cultural and natural heritage sites. The List of World Heritage in Danger is reviewed annually at the meeting of the World Heritage Committee.

2.8 Funding World Heritage—funding and financing programme

Alongside the statutory regulations, formal and informal plans, financial investments in the building stock contribute significantly to preserving the historical city centre, assisting in the conservation of the World Heritage asset. There is a primary role to be played by the urban development grant programmes. These are vehicles for providing Federal and State funds, co-financed with city fund sand are particularly designed to enable preservation and modernisation of buildings, as well as the improvement of the residential environment for the revitalisation of the Old City.

The structural programme of the European Union is also becoming more important in Regensburg when the issue concerns specific restoration and maintenance projects. Alongside these are one-time funding programmes such as the Federacy Investment Programme for funding national World Heritage sites. And there are, moreover, numerous private and public initiatives and private individuals dedicated to the conservation of World Heritage assets. One example here is the Deutsche Stiftung Denkmalschutz.

Restoration of the Old City

At its core, Regensburg’s Old City district is a mediaeval large city that survived the Second World War practically untouched. But in this post-war period this great fortune presented the City with other challenges that, too, were considerable. Whereas in other places widespread destruction called for new building on a large-scale, in Regensburg the need was to improve the quality of the available edifices, which were largely in districts that were centuries old. Numerous buildings had been neglected for decades. The improvement of the people’s living conditions who lived in the Old City, as well as the creation of an attractive City centre, particularly from the economic point of view, were the most pressing tasks of peacetime.

Regensburg commenced the restoration of the Old City back in the 1950s. This made Regensburg one of the first cities in the Federal Republic to undertake the strategic renewal of its Old City, which at the time required no little courage.
The protection of the individual object has had top priority since 1977, the municipal Council adopted several basic regulations. All the more, residents and visitors should be able to experience the architectural substance of former eras as an integral basis. Here, it is not just a matter of preserving Regensburg, a historic ensemble that is more than two thousand years old. The German Academy for City Construction and Regional Planning - Regional Group of Bavaria developed appropriate guidelines in 1956/57 for the restoration of Old Cities. The aim, then stated, was to preserve the existing external walls and the proportions of the buildings and to use them as the basis for the continued planning. People were also requested to act responsibly with regard to the existing building structures.

The statutory basis for the restoration of the city and for the preservation of monuments was improved with the passing of the City Development Funding Act in 1971 and the Bayerische Denkmalschutzgesetz (Bavarian Protection of Historical Listed Buildings Act) in 1973. In particular, legally binding criteria were formulated for the protection and preservation of monuments.

The protection of the individual object has had top priority in monument protection since 1973, whereby the measures for preservation and restoration are carried out on a legal basis. Here, it is not just a matter of preserving Regensburg, a historic ensemble that is more than two thousand years old. All the more, residents and visitors should be able to experience the architectural substance of former eras as an integral component of a living city mechanism. For this reason, in 1977, the municipal Council adopted several basic regulations concerning restoration:

- Top priority is the preservation of the historical Old City as a whole, both in terms of its overall topography, as well as it's design in detail and the preservation of valuable substance.
- The structure of the land development in the Old Town must be maintained.
- As a rule, existing residential buildings shall have priority. They may not be forced out by other uses.
- The small-scale ownership structure should be maintained.
- The continued existence of shops and smaller service and handicraft workshops must be ensured.

Based on the City Development Funding Act, which was adopted into the Building Code in 1986, the City of Regensburg has formally defined seven restoration areas, as well as two other ‘investigation areas’ (see map on page 98 of the Appendix). Two of the restoration areas – the ‘Restoration area Donauwacht’ and the ‘Restoration area Roter Lilien-Winkel’ have already been normalised. The «building by building» restoration strategy has proved to be extremely successful. It will therefore be maintained and developed further. The primary aim of this restoration strategy is the improvement of the residential environment, to further enhance the residential function of the Old Town. At the same time, it is necessary to maintain a focus on the central functions that the Old City has for the city as a whole. Furthermore, when defining the restoration areas, the socio-economic data of the particular district is analysed. The Social Plan produced on this basis serves to avoid hardship cases within the group of people affected by the restoration effort.

Approximately half of all the buildings in the nominated area have now been restored. The current estimation – assuming that Federal tax relief for restoration work is continued – decrees that all houses in the nominated area will be restored in about 20 years. Comprehensive, scientifically based, fundamental principles for conducting the restoration of the Old Town are now at hand. The following are among the most noteworthy publications:

- Denkmalliste der Stadt Regensburg.
- Baubereichspolitik zur Stadtinnovierung, ten volumes, Munich 1973-1995 (is currently being updated, see Chapter 2.6).

The Obermünster quarter was adopted into the programme in the summer of 2011. The aim is to fundamentally raise the value of the location, promoting measures and projects that import identity. With its location in the corridor from the House of the Princes Thurn and Taxis and the Old Town, there is a high degree of potential here, that has gone unused until now. With the funds from the Aktive Stadt- und Ortsteilzentren Programme, a district management programme has already been successfully initiated in the Obermünster quarter. Various other funding-worthy measures are projected for the coming years.

Programme for Städtebaulicher Denkmalschutz (Urban Development Historical Preservation)

The Urban Development Historical Preservation Programme aims to secure and preserve historical city centres with building stock worthy of protection. This federal-state programme is directed towards the protection and preservation, as well as the modernisation and sustainable development, of architecture and ensembles. It also embraces the conservation and adaptation of streets and squares with historical, artistic and urban development significance located in historical city centres.

In 2011, this project generated around one million euros of funding for projects in Regensburg. The funds were, in part, designated for the restoration of the Prebrunnturm and the maintenance of the Steinerner Brücke. In coming years, Regensburg will again apply to the programme for funds for projects in the World Heritage area.

Programme for Aktive Stadt- und Ortsteilzentren (active city centres and urban district centres)

The aim of the federal-state «Aktive Stadt- und Ortsteilzentren» Programme is designed to prepare and implement measures for regenerating and developing central supply areas, which are frequently prone to functional decline and non-utilisation. The focus of the programme is on measures to preserve and further development of these areas, as locations for commerce and culture, as well as places in which to reside, work and live.

The special feature of this programme lies in activating and including the efforts of private individuals and generating private financial resources, too. This is designed to establish a co-operative partnership between the public authorities and non-public stakeholders. These parties will define the objectives for the area, development suitable measures and projects and ultimately, carry them out.
Promoting exchange

The EU initiates action programmes to promote international co-operation, form networks and inspire the exchange of ideas between towns and communities on issues of urban development. During the period between 2008 to 2011, the City of Regensburg headed up HerO (Heritage as Opportunity), a network of cities funded by the EU, organised under the auspices of the URBACT II programme, in which nine European cities developed joint strategies for the sustainable development of historical cityscapes. During the exchange between the partner cities and other urban development actors, innovative and pragmatic solutions were developed to contribute to the promotion of urban development. Within this framework, dialogue with administrative funding bodies were also intensified. The City of Regensburg intends to continue exchanging their practical experience and empirical findings with findings from other cities throughout Europe.

Investment programme for national UNESCO World Heritage sites

In 2009, the Federal Ministry for Transport, Building and Urban Development established a programme for the funding of investments in national UNESCO World Heritage Sites. For the period between 2009 and 2014, this funding programme intends to facilitate urgently required investments for the conservation of historical sites. At the same time, the programme seeks to make an important contribution to the sustainable urban development of World Heritage cities, acting as a catalyst for employment and growth in the region. The rate of funding amounts to up to two-thirds of the total requisite investments.

The Federacy (Bund) makes around 200 million euros in funding available. Of that sum, the City of Regensburg is granted with about 10 million euros for projects involving public and private stakeholders. The funded projects are described below.

World Heritage Visitor Centre

The Visitor Centre, opened in 2011, is a public facility providing information on the entire World Heritage asset. It provides citizens, as well as guests, with a place where they can obtain comprehensive information about the UNESCO World Heritage Site, as well as the city and the wide range of cultural events offered.

The permanent exhibition housed in the visitors centre consists of five areas: Commencing with the World Heritage inscription of Regensburg, the exhibition provides an overview of the city’s special features and illuminates its history. An information desk, a multifunctional zone, a space for special presentations and service areas are also available within the visitors centre.

Energy extraction from waste water at the Donaumarkt

The energy supply for the new buildings planned at the Donaumarkt is intended to be as environmentally friendly as possible. Waste water provides an ideal source of energy for heating and cooling buildings. The core of the heat extraction system, which will be in place at the Donaumarkt by 2012, is a 100-metre long heat exchanger that extracts the energy from waste water and a thermal heat pump, which utilises this energy for heating and cooling buildings.
Repairing the Steinerne Brücke
This old stone bridge is one of Regensburg’s landmarks and is a protected historical monument of European class. Built between 1135 and 1146, this natural stone arched bridge is suffering under the impact of the environment and the traffic it bears. The masonry has been particularly damaged due to the penetration of dampness, combined with salt and frost corrosion.
The Steinerne Brücke has been undergoing thorough repairs since 2009. The most important objective is to prevent the penetration of water. This requires complete renovation of the bridge surface, including the parapets and the damaged wall elements. The damaged and displaced natural stone is also being restored in a sustainable manner, in keeping with the protected status of the structure. The ramp superstructure leading to the Obere Wöhrd is being restored according to its historical heritage.

Haus der Musik
The building that formerly served as the police headquarters will be the home to a »Haus der Musik« (house of music) by 2014. It will accommodate various institutions such as the City’s choral and music school, a small concert hall, a music library as well as seminar and study spaces. The Haus der Musik will also house administrative offices and an archive. This usage will be supplemented by a cafeteria.

Restoration of the Neupfarrkirche
Built in the 16th century and completed in the 19th century, this Evangelical Lutheran Church is being thoroughly restored. Funding from the World Heritage programme is designated for the restoration of the plinth and the facade which is being carried out between 2010 and 2012.

Conservation of the frescoes in St. Kassian
The interior of the St. Kassian Church is currently undergoing restoration. Following the completion of these works, the Church will once again host holy services. Restoration of the frescoes on the walls and ceiling of the Church is expected to be completed by 2014, funded by the World Heritage programme.

Restoration of walls in Villapark
The Villapark was constructed, in conjunction with the Royal Villa, between 1854 and 1856. The park walls have deteriorated and are being restored. At the same time the courtyard between the Villa and the bastion walls is being constructed, the balustrade on the northern side of the Villa is being augmented and the bastion wall and moat walls are being restored. The wall restoration work was completed in 2011.
Roman World Heritage

The aim of the »Roman World Heritage« project is the careful restoration of the remaining ancient building stock of the Roman military outpost. At the same time, an information network system is being created to convey the extraordinary historical value of Regensburg’s Roman structures. Restoration and the information system are expected to be completed by 2013.

Deutsche Stiftung Denkmalschutz Funding

The mission of the privately funded Deutsche Stiftung Denkmalschutz (German Foundation for Historical Preservation) is to salvage and restore threatened historical buildings and monuments, returning them to a use appropriate to its historical status. The financial funding from the Foundation supplements funding from the public purse. The funds are primarily used for the preservation and restoration of historical buildings and monuments owned by municipally owned institutions, parishes, communes or private individuals.

The Deutsche Stiftung Denkmalschutz has recently become more active in Regensburg. Its funding supports the restorations of churches such as the Dreieinigkeitskirche, the Stiftspfarrikirche St. Kassian and the Neupfarrkirche. But the Foundation has also contributed to public projects such as repairing the Steinerne Brücke.

At a time when public funding is becoming increasingly constrained, the City of Regensburg also relies on support from private sources in preserving its historical architectural heritage and welcomes the commitment of the Deutsche Stiftung Denkmalschutz to the World Heritage Site Regensburg.

Other providers of funds and financing incentives

Alongside the fund providers described above, many other private and public initiatives provide financial support to the conservation and restoration of the historical architectural heritage. Particularly noteworthy in this regard is the Bayerische Landesstiftung (Bavarian State Foundation) and the compensation fund set up in accordance with the Historical Buildings / Monuments Act, as well as the »Welterbe Kulturnet Regensburg – die Förderer e.V.« association, which support numerous projects in Regensburg.

The tax relief regulations currently in force also provide significant aid in the conservation of the World Heritage asset by creating effective investment incentives for historical building owners.
3
The Vision for the World Heritage Site Regensburg
In 2005, in Vienna, a UNESCO conference was held dedicated to the topic of »World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape«. One of the aspects made clear by the participants at the conference was that the historic urban landscape could in no sense be regarded as a mere collective of important historic buildings and monuments. More importantly, it was necessary to view it as a living environment that is continually changing for and by its inhabitants. The results of the conference were summarised in the Vienna Memorandum:

»The historic urban landscape acquires its exceptional and universal significance from both a gradual evolutionary and an intentional territorial development over a relevant period of time. It emerges through procedures of urbanisation, incorporating environmental and topographic conditions, expressing economic and socio-cultural values pertaining to its societies.«

In line with this principle, the City of Regensburg developed a vision for its World Heritage including guidelines, objectives, measures and a management system to enable both safeguarding of the World Heritage and facilitating a sustainable development of the World Heritage site.

The vision presented here for the Regensburg world heritage site is a collective vision how the World Heritage should develop, what should be ultimately achieved and which condition should be maintained. This vision provides an framework of orientation from which consequently objectives, measures and decisions are to be derived.

Regensburg is proud of its World Heritage and aware of the responsibility that it brings along – also for future generations. The UNESCO-World Heritage Site Old Town of Regensburg with Stadtamhof is one of the most significant location factors for the City of Regensburg and its region.

It is → a witness to European history, → an attractive residential and working environment for over 15,000 people, → the cultural centre, → a national and international tourist magnet, → the central location for business and commerce, → a fascinating environment for leisure and discovery for citizens and guests, → our carrier of identity and image, within and beyond the area.

In order to safeguard and further enhance this significance and purpose for the city and region, the vision for the UNESCO-World Heritage Site Old Town of Regensburg with Stadtamhof seeks to achieve – harmoniously balancing the diverse usage interests – the following:

The unique UNESCO-World Heritage Site Old Town of Regensburg with Stadtamhof – centre of European history – must be safeguarded in its substance and be made accessible for all citizens and guests to experience.

AND

The unique UNESCO-World Heritage Site Old Town of Regensburg with Stadtamhof is to be preserved and further developed as a multifunctional and vibrant place for all citizens, businesses and guests.
4 Objectives and Measures – guideline for action
How can the collectively developed vision for the Regensburg World Heritage Site be successfully implemented? Which concrete issues are of central importance for the World Heritage and its further development? – During the course of the development of the World Heritage Management Plan eight issues were specified and defined as central fields of action:

1. Tangible cultural heritage
2. Culture and tourism
3. Economic development
4. Housing
5. Urban planning and development
6. Environment and leisure
7. Mobility
8. Awareness raising and research

Concrete measures and objectives were formulated for all eight fields of action to be beneficial for both the World Heritage and the needs of the citizens. In the first stage the question arose what precisely can the fields of action contribute to the realisation of the vision? And how and to what extent can each field of action contribute to the safeguarding of the World Heritage assets and the usage and development of the World Heritage area? The actual outcome: guidelines, objectives and measures for each field of action were defined and co-ordinated among each other.

To ensure that it is possible to verify if a new concept, plan or project is in accordance with the vision and is, on the whole, relevant to the World Heritage, a superior principle was developed for each field of action. While these principles have a kind of controlling function, the objectives themselves specify what is to be achieved in the long term and the key measures state how these objectives are to be achieved.

For the successful implementation of the World Heritage Management Plan, it is of crucial importance to perceive the principle, the objectives and key measures, which were developed for each field of action, within its particular context and as one unity. A given measure to be properly implemented has to be interpreted within the context of its objectives and guideline. Regarding the actual implementation, key measures are implemented with top priority within a timeframe of five to ten years. The implementation of these measures takes place in close cooperation between all parties concerned and affected.

In the following sections, we describe the single fields of action with their principles, objectives and measures. The sequence and numbering of the key measures does not in any way indicate the priority among each other. All key measures inscribed in this list of measures labelled ① arose from the civic participation process.

Along the key measures, further measures were proposed to support the objectives. These are not pursued as priorities for the Management Plan. But they should be implemented, depending on the capacity and financial situation.

Some of the key and further measures have been already fully or partially implemented during the preparatory phase of the Management Plan. These measures are duly indicated.

### 4.1 Field of action – tangible cultural heritage

#### I. Safeguarding the tangible cultural heritage

The City of Regensburg employs and develops effective instruments to actively pursue the objective of conserving the architectural heritage. Buildings requiring restoration, particularly historical buildings/monuments at risk, will be carefully re-examined. Appropriate funding should be acquired from both private and public sources for this effort.

<table>
<thead>
<tr>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Verification of restoration by-laws for particular areas of Old City Regensburg</td>
<td>• Provision of funds for building restoration&lt;br&gt;See Residential Measure II.1</td>
</tr>
<tr>
<td>2. Use of urban development funds for repair and preservation of public and privately-owned building stock in restoration areas and other individual projects</td>
<td>• Programme for private house owner&lt;br&gt;• Flexible uses of funds&lt;br&gt;• Strengthening citizen involvement</td>
</tr>
<tr>
<td>3. Establishment of a support programme for supporting private home owners</td>
<td>• Awarding exemplary restorations with the Architecture Prize&lt;br&gt;• Owner’s prize awarded by Historical Cities Consortium</td>
</tr>
<tr>
<td>4. Identifying exemplary private restoration projects</td>
<td></td>
</tr>
<tr>
<td>5. Identifying loft conversions, etc. with high historical protection value, as well as use of customised restoration products, instead of mass products</td>
<td>• Use of legal instruments Historical Buildings/Monuments Act, Old Town Preservation by-laws</td>
</tr>
</tbody>
</table>

### II. Safeguarding the urban landscape

The visual integrity of the World Heritage will be ensured by appropriate instruments.

<table>
<thead>
<tr>
<th>Measures</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>1. Analysis of the urban development with regard to visual integrity</td>
<td></td>
</tr>
</tbody>
</table>
III. Sustainable use and development

The architectural heritage will be designated for compatible, sustainable uses. Innovative and customised solutions will be sought in managing possible conflicts between preserving the tangible cultural heritage and contemporary demands for use.

IV. Documentation and monitoring

The documentation of the building stock will be continued, updated and improved with respect to its »usability«. The World Heritage monitoring will be continued and improved.

V. Protection from natural risks and »adaptation to climate change«

Keeping focus on the historical preservation aspect, the World Heritage area will be protected from natural risks and the consequences of climate change.

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>II. Sustainable use and development</td>
<td>2. Preparation of a sight axis study and deviation of preservation instruments</td>
<td>Systematic examination of sight lines and »viewing locations«</td>
</tr>
<tr>
<td></td>
<td>3. Studies on landmark buildings</td>
<td>Examination of possible effects on the cityscape in individual cases (i.e., cityscape impact assessment)</td>
</tr>
<tr>
<td></td>
<td>4. Acknowledgement of Charter of Venice</td>
<td></td>
</tr>
</tbody>
</table>

| III. Sustainable use and development | 1. Operation of an active and projected plan of use (before protected historical buildings become vacant) | Implement concepts for flexible building uses |
| | | Heighten commitment of public property owners |

| IV. Documentation and monitoring | 1. Establishment of a continual inventory and documentation of the historical buildings/monuments, including informative data-preparation for public and administrative perusal | Continuation of Historical Building Plans |

| V. Protection from natural risks and »adaptation to climate change« | 1. Implementation of flood plan | Detailed future development |
| | | Keep impact on cityscape to lowest possible minimum |

Protection from natural risks and »Adaptation to climate change«

- Establishment of a central information and advice desk for the careful restoration of historical buildings and funding options for private owners
- Restoration of the »Roman World Heritage« (see page 43

Safeguarding of the urban landscape

- Examination of the city lighting plan for compatibility with subsequent measures realisation

Documentation and monitoring

- Introduction of a World Heritage monitoring system as described in Chapter 5.3

Further proposed measures

Safeguarding of the tangible cultural heritage

- Development of measures for protection of the World Heritage area during summer days and hot days

Acquisition of financial funds

- Funds and other third-party resources will be more intensively acquired and diverted to the World Heritage area. The funds will be designated for all fields of activity.

Summer day: Day on which the daily peak temperature reaches or exceeds 25 °C. Hot day: Day on which the daily peak temperature reaches or exceeds 30 °C.
4.2 Field of action – Culture and tourism

Principle
»The World Heritage is and will remain authentic.«

The cultural aspect is one important factor in the attractiveness of the World Heritage area, which is equally beneficial to the citizens of Regensburg and its visitors as well. At the same time, the World Heritage forms a special architectural and thematic component of the cultural aspect.

Tourism represents an important economic factor within the World Heritage area. It contributes to enlivening the World Heritage area, focusing on the authentic experience. The tourism trade is compatible with the World Heritage asset and takes account of all uses, particularly those of the inhabitants. Tourism also serves to convey the outstanding universal value of the World Heritage asset. The World Heritage asset supports the promotion of tourism and will be emphasised in the tourism marketing.

Objectives

I. Expansion of cultural activities
   Cultural activities are aimed at citizens and visitors. They will be augmented by the integration of the World Heritage aspect. Additional events will be developed, particularly for children and young people.
   See Culture and Tourism Objective V and Awareness raising objectives and research Objectives II and III

II. Art and culture in public space
   Artistic, social and cultural events in public space will be promoted. This will take place, particular regarding the interests of residents.
   See Urban planning Objective II as well as Environmental issues and relaxation Objective III

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>I. Expansion of cultural activities</td>
<td>1. Preparation of a cultural development plan</td>
<td>• Spatial equalisation of cultural and artistic activities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Activities referring to World Heritage</td>
</tr>
<tr>
<td></td>
<td>2. Updating and implementing the museum plan</td>
<td>• Accommodation of international requirements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Examination of standardisation of opening times</td>
</tr>
<tr>
<td></td>
<td>3. Creation of a Cultural and Congress Centre</td>
<td></td>
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</tbody>
</table>

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<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>II. Art and culture in public space</td>
<td>1. Preparation of a concept for art in public space</td>
<td>• Determine where art is desirable and feasible in public space</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Implementation in partnership with regional artists</td>
</tr>
</tbody>
</table>

Objectives

III. Increasing visitors’ duration of stay
   The duration of stay and the number of overnight stays will be extended by enhancing the touristic attractiveness of the World Heritage area and the feel-good factor for guests. Taking residents’ and customers’ interests into account there will be an improvement in
   • tourist infrastructure and available offer, |
   • seasonal imbalance, |
   • service quality and |
   • development of brand and image.

IV. Improvement of visitor management
   Information and directions for visitors in and around the World Heritage area will be improved by way of an integrated approach (transport, tourism, retail outlet). The tourist routes and the visitor management will be optimised to preclude conflict points between residents, shoppers and visitors.

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>IV. Improvement of visitor management</td>
<td>1. Preparation of a tourist concept</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Installation of public toilets</td>
<td>• Installation of public toilets in the Old City</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• »Nice Toilets« campaign negotiations with cafe and restaurant owner to allow public access to toilets in return for a fee</td>
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</table>

V. Consideration of international requirements
   In relation to cultural and touristic services, the international aspects will be better accommodated and observed.
   See Culture and Tourism Objective I, as well as awareness raising and research Objectives II and III

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>V. Consideration of international requirements</td>
<td>1. Preparation and implementation of the »Regensburg international« action programme</td>
<td>• Workshops on intercultural interaction skills for service providers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Adaptation of the offer to align with international requirements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Multi-lingual capability in hotels, gastronomy, retail and museums</td>
</tr>
</tbody>
</table>
### Further proposed measures

**Art and culture in the public space**
- Holding a competition for art in the public arena at the Donaumarkt
- Increasing visitors’ duration of stay
- Creation of an image campaign and economic impact study
- Encouraging service providers in the World Heritage area to take part in the »Servicequalität Deutschland in Bayern« campaign

**Improvement of visitor management**
- Development of a visitor management concept for tourist highlights, without impairing the attractiveness of the World Heritage area for the residents
- Co-ordination of guided tours to avoid agglomeration of tourists at one place and time

**Consideration of international requirements**
- Improvement of services for tourists in shops card payment, tax-free service and goods delivery services

Further objective: development of hotel capacities

- The development of hotel capacities in the World Heritage area will be supported in accordance with the hotel plan and take quality aspects into account.
- Investigation of the range of offers in all price categories and the basic quality of the hotels, irrespective of their number of stars
- Monitoring the development of hotel bed capacity with regard to the target values of the hotel concept
- Regular updating and continuation of the hotel concept

**Improvement of visitor management**
- Development of a visitor management concept for tourist highlights, without impairing the attractiveness of the World Heritage area for the residents
- Co-ordination of guided tours to avoid agglomeration of tourists at one place and time

### Field of action – Economic development

**Principle**

»A sustainable economy in a setting steeped in history.«

The Old City is the primary shopping and commerce centre for Regensburg and the region. Its business activities make a significant contribution to the multifunctional quality of the World Heritage area. With its special atmosphere, the World Heritage area offers a unique location for businesses and workshops, as well as attractive and individual retail outlets and multifaceted services for residents and visitors. Future development will seek to find a suitable balance of historical preservation and commercial interest.

### Objectives and measures – Guideline for action

#### Objectives

1. **Improvement of range and diversity of offers**
   - The Old City will be strengthened as the primary retail and supply site through maintenance and enhancement of the range and diversity of offers. Good quality of local supplies will be ensured.

2. **Effective exploitation of expansion potentials**
   - Expansion potentials for commercial use to increase overall attractiveness are reaped. Vacancies will be reduced and – if expedient – a suitable commercial use will be allocated.

3. **Establishment of a groceries retailer in the south and east of the Old City**
   - Good quality of local supplies will be ensured.

#### Measures

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
</table>
| 1. Improvement of range and diversity of offers | 1. Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image | • Schäffner quarter advising owners and investors
• Obermünster quarter Involvement in the »Aktive Stadt- und Ortszentren« (active city and local centres) programme

2. Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City | | • Observation of the stipulations of the retail framework concept in designating retail spaces and stipulating product and service ranges
• Measure controlling total documentation of the retail outlet numbers at regular intervals (every five years)
• Political support required for vision and the framework concept

3. Establishment of a groceries retailer in the south and east of the Old City | | • Preferred locations Donaumarkt, Petersweg car park

#### Objectives

1. **Strengthening and future development, of vacancy management and monitoring in relation to the retail trade**
   - Strengthening and future development, of vacancy management and monitoring in relation to the retail trade

2. **Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image**
   - Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image

3. **Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City**
   - Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City

4. **Establishment of a groceries retailer in the south and east of the Old City**
   - Establishment of a groceries retailer in the south and east of the Old City

5. **Strengthening and future development, of vacancy management and monitoring in relation to the retail trade**
   - Strengthening and future development, of vacancy management and monitoring in relation to the retail trade

6. **Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image**
   - Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image

7. **Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City**
   - Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City

8. **Establishment of a groceries retailer in the south and east of the Old City**
   - Establishment of a groceries retailer in the south and east of the Old City

9. **Strengthening and future development, of vacancy management and monitoring in relation to the retail trade**
   - Strengthening and future development, of vacancy management and monitoring in relation to the retail trade

10. **Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image**
    - Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image

11. **Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City**
    - Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City

12. **Establishment of a groceries retailer in the south and east of the Old City**
    - Establishment of a groceries retailer in the south and east of the Old City

13. **Strengthening and future development, of vacancy management and monitoring in relation to the retail trade**
    - Strengthening and future development, of vacancy management and monitoring in relation to the retail trade

14. **Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image**
    - Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image

15. **Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City**
    - Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City

16. **Establishment of a groceries retailer in the south and east of the Old City**
    - Establishment of a groceries retailer in the south and east of the Old City

17. **Strengthening and future development, of vacancy management and monitoring in relation to the retail trade**
    - Strengthening and future development, of vacancy management and monitoring in relation to the retail trade

18. **Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image**
    - Support and realisation of the »Schäffner quarter« project with the focus on retail and »Obermünster quarter« with the focus on identity and image

19. **Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City**
    - Ensuring compliance and implementation of the retail framework concept and the retail vision in the Old City

20. **Establishment of a groceries retailer in the south and east of the Old City**
    - Establishment of a groceries retailer in the south and east of the Old City
III. Promoting the feeling of »us together«
A sense of »community« will be upheld among the relevant stakeholders, particularly among retailers. A common »Old City brand« will be established and actively marketed to the outside world.

IV. Specialist stores and branches
Support will be given to balancing the arrangement between proprietor-run specialty outlets and branch shops.

V. Supporting start-ups
Start-ups and new business ideas to be supported, particularly smaller-sized businesses.

Further proposed measures

Improvement of range and diversity of offers
- Creation of a future scenario »Retail trade in the Old City of Regensburg 2030«

Promoting a feeling of »us together«
- Appointment of an »Old Town manager« to co-ordinate the various interests groups in the Old City (measure already implemented)
- Continuation of the Regensburger Immobilienforum (property owners association) and establishment of a »Handel im Welterbe« (trade within the World Heritage asset) association
- Creation of an integrated, city-wide information and guidance system for, among other aspects, shopping and stopping options
- City-based initiative to encourage private actors to establish business-financed child-care facilities within the World Heritage area (e.g. creches open to 9 pm)
- Development of concepts for storage/stowage options for shopping, goods and baggage in retail outlets

Further objective: Profiling
The profiling of specific streets and quarters, as well as the purposeful boosting of neighbouring retail facilities, in accordance with the retail outlet concept.

- Supporting establishment and upgrading measures in the main retail area (particularly 1A and 1B locations) and the settlement of arts and crafts outlets outside of the primary and neighbouring shopping facilities
- Preparation of a feasibility study on the development of a creative, handicraft-orientated retail outlet quarter in Westnerwacht and in the Osten quarter
- Conducting an overall utilisation mapping of the Old City, in particular a handicap and service map (measure already implemented)
- Creation of a brand concept and the introduction of a daily market and high quality street markets
- Upgrading Maximilianstraße with regard to the large-scale, available retail outlets and improving quality to extend lengths of visits

Further objective: Expansion of the offered space
The space available for retail will be increased in accordance with the framework retail concept. In this respect space will also be created for large retail outlet operations with magnet function, taking the Old City structure into consideration. Radical interventions in the structure of the Old City may only be undertaken in those areas in which urban development interference is already ongoing.

- Development of new retail space, particularly larger shop units in the Old City and establishment of magnet businesses, in accordance with the framework retail concept
- Bringing about establishment of retail outlets or magnet businesses in the event of changes of use in large-sized buildings

Further objective: Securing and development of workplaces
Securing existing workplaces and developing new ones, particularly the highly frequented sites such as university, churches, public and private service providers, science and culture will be supported to strengthen the multifunctional quality of the World Heritage area.

- Creation of a concept based on a selected mapping of workplaces in the Old City and derivation of corresponding measures
4.4 Field of action – Housing

Principle
»Residing and living in the World Heritage area – for young and old.«

The residential aspect within the World Heritage area contributes greatly to the urbanity and vitality. Securing the residential aspect within the World Heritage area will be correspondingly ensured and the idea of suitable residential space, in a residential environment, will be supported to achieve an intersociety and cross-generation blend. In this context, the aim will also be to achieve a suitable balance between the interests of persons and bodies active in preserving historical property and the interests of owners and potential tenants.

Objectives

<table>
<thead>
<tr>
<th>I. Securing the housing function</th>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential usage will be secured</td>
<td>1. Spatially differentiated analysis of the deficits in relation to the potential loss of residential usage and consequent derivation of measures and definition of residential hubs</td>
<td>• Residential choice for different population strata and groups • No noise-intensive establishments in residential hubs</td>
</tr>
</tbody>
</table>

II. Promotion of differentiated housing forms

The creation of differentiated residential forms, particularly family-friendly and price-effective residential forms, to encourage a social blend.

<table>
<thead>
<tr>
<th>Measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Examination of • financial assistance aimed at specific groups, • promotion of rented property modernisation and • promotion of consolidation of residential properties for families</td>
<td>• In terms of social plan procedure in specific cases in accordance with Building Code</td>
</tr>
<tr>
<td>1. Improve residential environment through • Adding greenery to public and private inner courtyards, • Concept for no-barriers accessibility in harmony with the requirements of the World Heritage aspect, • Integration of play zones</td>
<td>See Environmental issues and relaxation Measures l.1 and l.2</td>
</tr>
</tbody>
</table>

III. Improvement of residential environment and infrastructure

The district-based improvement of the quality of the residential environment in the World Heritage area will be particularly aligned to the needs of families and senior citizens. The social and technical infrastructure will be modified, particularly for families and senior citizens, and augmented as required.

Further proposed measures

Securing the housing function
- Thoroughly examine the extent to which new developments can be reconciled with residential use, supporting measures to strengthen residential use
- Support establishment of residential follow-up uses through instruments such as landlord information, conversion premiums and development plans
- Creation of a checklist for the evaluation of a “no barrier” concept in harmony with the requirements of the World Heritage asset in order to support the residential function in the World Heritage area

Improvement of residential environment and infrastructure
- Implementation of the requirements plan for child care for infants under the age of three
- Develop a concept for no barriers in public spaces and buildings in harmony with the requirements of the World Heritage

Further measures

See Environmental issues and relaxation Measures l.1 and l.2
4.5 Field of action – Mobility

Principle

»The World Heritage is open to all transport users.«

In order to heighten awareness of the World Heritage asset and secure the multifunctional quality of the World Heritage area, accessibility to and mobility within the area are prerequisites. All transport users should be attracted to and feel welcome in the World Heritage area, regardless of their mode of transport. For that purpose, all modes of transport and accessibility to the World Heritage area are to be guaranteed, whereby the environmental association (pedestrians, cyclists, local public transport) will be given priority. Measures for accessibility and mobility improvement must interfere as little as possible with the perception and experience of the World Heritage asset.

Objectives | Measures | Comments
---|---|---
I. Improvement of the connection to the entire World Heritage area (Old City and Stadtamhof) | 1. Conduct an »accessibility marketing« | Improved communication of the available offer
2. Secure and improve the connection between the Old Town and the City and region with local public transport hubs at the Main Train Station and the Central Bus Station | Communication concept for the demolition and new construction of the Petersweg multi-storey car park
II. Improvement of the accessibility of the entire World Heritage area (Old City and Stadtamhof) | 1. Replacement of current Old Town buses with smaller buses with alternative motorisation forms | Implementation to take place as soon as suitable vehicles become available
2. Implement the measures in the cycle traffic plan for improvement of conditions for cycle traffic | Performed by way of cycle traffic plan
3. Preparation of a parking facility concept for bicycles including expansion of parking systems and lockable bike boxes | Implemented via regional/local public transport plan for Regensburg
III. Optimisation of moving and parked car traffic | 1. Provision of district parking garages for Old Town residents | Implementation based on available examination by private investors
2. Establishment of information points for mobility inquiries, placed in or on parking facilities | Service and information on all aspects of mobility and accessibility (Old Town bus, »Elektromobile Old City«, left luggage/baggage)
3. Reduction of through traffic on the Thundorferstraße-Keplerstraße axis (Donauparallele). Petersweg-Marschallstraße, Eck zum Vaulschink and D.-Martin-Luther-Straße between Dachauplatz and Landshuter Straße | Pilot project the multi-storey car park
   | • Medium term reduction of through traffic in the Old City based on the Old City traffic calming plan
   | • The through traffic in the Thundorferstraße–Keplerstraße (Donauparallele) axis has already been reduced with a new traffic control system

Measure from civic participation process

DANUBE PROMENADE
Further proposed measures

Improvement of the connection to the entire World Heritage area (Old City and Stadtamhof)

- Secure existing bus lines and ensure equivalent alternatives to the (supra) regional network of local public transport within the terms of the regional local transport plan for Regensburg
- Establish a Danube crossing near the Old City for local public transport and to secure the Old City bus line connection from the north and north-west

Improvement of the accessibility of the entire World Heritage area (Old City and Stadtamhof)

- Prepare a concept for bus disembarkation stops for tourists
- Optimise the local public transport hubs, Arnulfsplatz and Dachauplatz
- Functional improvement and design upgrade of transfer hub Hauptbahnhof/Albertstraße, including its immediate surroundings
- Creation of a model solution for no-barrier Old City stops, taking urban planning and transport aspects into account
- Interlinking the Obere Wöhrd with the Old City for pedestrians and cyclists as well as the Untere Wöhrd to the north of the city
- Examine opening up one-way streets for cyclists in both directions (measure already implemented)

Optimising moving and parked car traffic

- Further development of the parking space concept with co-ordinated commercial management and marketing concepts
- Reduction of the car traffic volume in the Domplatz and in Maximilianstraße [South] (measure already implemented)
- Optimisation and restoration of the existing multi-storey car parks (measure already being implemented)

Further objective: Further development of an integrated guidance system

The traffic management, information and guidance systems for all transport users will continue to be developed within an integrated framework (transport, tourism, retail). This takes place with special attention given to the initial situation. See Culture and tourism Objective V.

- Further development of the integrated traffic guidance system including a dynamic parking management system, with information and guidance for all transport users
- Preparation of English-language information for local public transport use

Further objective: Optimisation of commercial traffic

To avoiding non-essential journeys, the commercial traffic will be optimised in accordance with the City Logistics Concept (RegLog).

- Furthermore, development of the city logistics by directly addressing other retailers and improving RegLog advertising and marketing

4.6 Field of action – Urban planning and development

**Principle**

»Safeguard the heritage and design the future.«

The cityscape and public space give character to the World Heritage asset and reflect the history of Regensburg. They convey to the citizens the outstanding universal value of the World Heritage asset. The cityscape and public space must—in harmony with contemporary requirements—be accordingly designed and developed, whereby the design of public space must be especially attuned to the needs of the citizens of Regensburg. Attractiveness and utility are to be combined.

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Measures</th>
<th>Comments</th>
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<tbody>
<tr>
<td>I. Taking into account the history of the location</td>
<td>1. Rearrangement of various spaces on the banks of the Danube (wooded and vineyard areas, etc.) and design of the riverbank promenade</td>
<td>• Consideration of location history in all square and street designs in the Old City area • Successive implementation of measures in terms of Old City flood protection See tangible cultural heritage Measure I.3 and Environmental issues and leisure Measure II.3</td>
</tr>
<tr>
<td>II. Improvement of the quality of public spaces</td>
<td>1. Establishment of green areas and provision of seating on squares and paths (benches, for example)</td>
<td>• Improve availability of benches during the course of redesign • Examine if additional benches can be erected along the west-facing roadside of Maximilianstraße See Culture and tourism Objective II and Environmental issues and leisure Objective III</td>
</tr>
<tr>
<td></td>
<td>2. Development of a concept for cleanliness, including supply and waste disposal</td>
<td>• Provide adequate number of litter bins • Examine container locations • Uniform design • More public toilets • Introduction of «Nette Toilette» system • If possible, citizens’ participation in the removal of graffiti</td>
</tr>
</tbody>
</table>
III. Integration of contemporary architecture and Stadtreparatur (urban repair service)

New buildings must fit in with the World Heritage ensemble. A contemporary form of architecture for the further development of the cityscape will be supported in this regard. The Stadtreparatur, which accounts for all components of Old City environment, as well as more recent developments in urban structure, will be subsidised.

- Regular architectural competitions are planned and being implemented for planned public works
- Influence to promote the same procedure for private projects that affected the cityscape is already being regularly implemented
- Based on the guidelines on citizens’ participation issued by Planning and Building Dept.
- Exhibition of current urban planning models and projects is already being regularly implemented

Objectives

<table>
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<tr>
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<tr>
<td>1. Organise architectural competitions for building projects</td>
<td>Regular architectural competitions are planned and being implemented for planned public works.</td>
</tr>
<tr>
<td>2. Information and participatory events will be organised for urban planning and development projects.</td>
<td>Based on the guidelines on citizens’ participation issued by Planning and Building Dept. Exhibition of current urban planning models and projects.</td>
</tr>
</tbody>
</table>

Further proposed measures

- Improvement of the quality of public spaces
  - Urban development and functional upgrading of the areas between the train station, (Bahnhof) and the Old City
  - Upgrading distinctive urban spaces and street areas (functional and design), on the Donauinseln (Unterer and Oberer Wöhrd) and in Stadtamhof
  - Implementation of sophisticated illumination in the World Heritage area, based on the city illumination plan
  - Continuation of the alliance for safety and order in the Old City, as well as development of a safety concept
  - Development of a concept for no-barrier accessibility for public space and local public transport

Integration of contemporary architecture and urban repair system

- Recording and documenting all urban development disruptions and the subsequent development of recommendations to deal with these situations
- Retaining existing instruments and committees such as the Gestaltungsbeirat (Design Committee) for co-ordinating projects
4.7 Field of action – Environment and leisure

**Objective**

«Green spaces are a fundamental element of life in the World Heritage area.»

The green spaces and riverbanks constitute a valuable asset worthy of protection within the World Heritage area and the buffer zone. They provide space for residents and guests to relax, contributing enormously to the attractiveness of the World Heritage area. They also ensure better air quality, producing a pleasant microclimate within the World Heritage area and are therefore an important factor in “adaptation to climate change.”

In terms of sustainable development, a balance will be sought between the preservation of historical assets and environmental interests.

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<td>I. Expansion of green spaces</td>
<td>The green areas will be secured and expanded where possible.</td>
<td></td>
</tr>
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</table>

1. Development and implementation of a programme to promote de-paving. Installation of greenery and vegetation in private courtyards and public spaces, improving the urban climate and supporting «adaptation to climate change»

2. Advising private individuals on green spaces installation in courtyards, facades and rooftop gardens (facing inner courtyard)

3. Continuing the existing concept to maintain the public and private tree stock in the World Heritage area and preparation of maintenance concepts or an action programme for endangered trees

| II. Qualitative upgrading | A quality upgrade will be conducted to transform green areas, the green zones alongside the river and the Oberen Wohrd into leisure and relaxation space, taking flood protection measures into account. |  |

1. Implementation of the riverside concept plus extension and upgrading the riverbank promenades design, including the Wohrd area (city/river landscape)

| III. Temporary green spaces | High quality, short-lived green installations in the World Heritage area add to its attractiveness and will be promoted where possible, taking traditional urban planning situations into account. |  |

1. Preparation of a concept in which areas in the World Heritage area are capable of having temporary greenery installed

| IV. Increasing energy efficiency | The energy efficiency of the World Heritage area and its buildings will be increased, e.g. through use of innovative energy supply concepts and individual solutions for the energy-efficient restoration of buildings with World Heritage compatible techniques. |  |

1. Implementation of the research project “Urbane Strategien zum Klimawandel – Kommunale Strategien und Potenziale” (Urban Strategies for Climate Change – Municipal Strategies and Potential)

| V. Increasing energy efficiency | The energy efficiency of the World Heritage area and its buildings will be increased, e.g. through use of innovative energy supply concepts and individual solutions for the energy-efficient restoration of buildings with World Heritage compatible techniques. |  |

1. Implementation of the research project “Urbane Strategien zum Klimawandel – Kommunale Strategien und Potenziale” (Urban Strategies for Climate Change – Municipal Strategies and Potential)

1. Establishing a central advice desk relating to energy-efficient restoration of historical buildings, for example at the energy agency

1. Control of heat radiators prohibition

Measure has already been implemented in public area, more action required in private area

Measure from civic participation process
Further proposed measures

Expansion of green spaces
- Investigation into potential green spaces and water areas within the public space of the World Heritage area
- Development of a «Green Model» taking current basis into consideration

Temporary green spaces
- Presentation of design possibilities (e.g. plant containers, green space proposals) taking the requirements of the World Heritage asset into consideration (Design Manual Old City)

Further objective: Conserving nighttime dark zones
River landscapes, park areas and green belt will be preserved as nighttime no lighting zones for flora and fauna
- Implementation of suitable near-ground illumination in the proximity of main connecting corridors close to the river – based on city illumination plan

Protection of typical flora and fauna
- Protection of typical flora and fauna in the World Heritage area
- Creation of a programme for preservation of typical flora and fauna in the World Heritage area

4.8 Field of action – Awareness raising and research

Principle
»World Heritage for all – get to know, understand, communicate.«

The World Heritage asset transports an important image and identity, from both within the city and beyond it. A focal issue in this respect is to convey the outstanding universal value of the World Heritage asset Regensburg from both the inside and the outside. Initiatives and cooperation in activities concerning the World Heritage asset and scientific research are to be welcomed, supported and promoted, to secure the positive parameters for the World Heritage asset.

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<tr>
<td>I. Information about benefits</td>
<td>Leaflet for property owners in the World Heritage asset</td>
<td></td>
</tr>
<tr>
<td>II. Conveying the cultural value</td>
<td>Educating city guides, conducting World Heritage guided tours based on the World Heritage map</td>
<td>Information about the World Heritage asset and on current developments in the World Heritage area</td>
</tr>
</tbody>
</table>

See Awareness raising and research
Objective III and Culture and tourism Objectives I and V

1. Leaflet for property owners in the World Heritage asset
2. Creation of a building signage concept
3. Hosting series of academic lectures

Measure from civic participation process
### Objectives

<table>
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<tr>
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<tbody>
<tr>
<td>III. Educational services for children and young people</td>
<td>1. Jugendbauhütte (Youth Mason’s Lodge) and World Heritage</td>
</tr>
<tr>
<td>Special educational services will be developed for children and young people in order to convey information about the Regensburg World Heritage and its outstanding universal value. See Awareness raising and research Objective II and Culture and tourism Objectives I and V</td>
<td></td>
</tr>
<tr>
<td>IV. Improvement of the legibility and ability to experience</td>
<td>1. Develop GPS or internet-based mobile World Heritage city guide as well as a World Heritage audio guide</td>
</tr>
<tr>
<td>The legibility and ability to experience of the World Heritage will be improved for citizens and visitors, taking the multi-lingual aspect into account. See Urban Planning Objective 1</td>
<td></td>
</tr>
<tr>
<td>V. Research about the World Heritage</td>
<td>1. Develop a list of relevant research issues</td>
</tr>
<tr>
<td>Researchers and scientific institutions will be activated for the interests and sustainable development of the World Heritage asset. In this context, particular attention will go to initiating research projects, identifying solutions for balancing historical conservation with owner and user interests in the World Heritage assets (monument conservation and energy efficiency, for example). See Environmental and Misure Objective IV</td>
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### Further proposed measures

**Information about benefits**
- Conducting informative events with the Haus- & Grundbesitzerverein (owners association).
- Conveying the cultural value
  - Establish a visitor centre for the World Heritage asset (measure already implemented).
  - Organisation of «Open Monument Day» and World Heritage Day activities for listed buildings and monuments (measure already regularly implemented).
- Educational services for children and young people
  - Education on World Heritage.
  - Child-suitable services in relation to permanent exhibition in the World Heritage visitor’s centre.
  - Guided tours for children and school children on the World Heritage issue.
- Improvement of the legibility and ability to experience
  - Further development of tourist management system and inter-linking with other municipal guidance systems.
  - Presentation of touch models for visually disabled.
  - Implementation of lighting measures for legibility and to enhance understanding of the World Heritage area at night-time, in accordance with the city lighting plan.
- Research about the World Heritage
  - Creation of a study to increase energy efficiency in historical buildings and monuments.
- Further objective: World Heritage inscription as image and identity bearer
  - Common strategies will be developed for marketing the World Heritage asset as an image and identity bearer.

**Further purpose: Involvement in networks**
- The City of Regensburg is a member of various networks concerned with the «historical city» theme. These promote the exchange of ideas and, with strategic lobbying, they also improve the financial and political parameters. The City of Regensburg works particularly hard at improving the statutory framework conditions for historical cities.
- Establishment of a UNESCO-Welterbe-Altstädte (World Heritage old cities) work group at the Deutsche Städtek (German Association of Cities) (measure already implemented).
- Establishment and maintenance of contacts to Bund, Land and other relevant organisations.
- Bundled presentation of network activities and their effects for Regensburg.

**Further objective: Promotion of citizens’ involvement**
- Citizens’ involvement with the World Heritage asset is most welcome. Residents and other interested parties will be called upon and encouraged to co-operate in World Heritage relevant issues and initiatives.
- Regular information concerning activities and associations for the preservation of the World Heritage asset.
- Development of a project on the issue of «integration and World Heritage» with the aim of informing immigrant citizens about the World Heritage asset Regensburg. 

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**Source:** City of Regensburg, Uwe Moosburger
5
The Management System
But who, precisely, is responsible for ensuring that the individual goals and measures will be carried out? What are the actual steps taken to implement the Management Plan, preserving and developing the World Heritage asset sustainable for the future? It is precisely these aspects that are defined by the management system. It defines all the procedures, but also all the institutions and bodies responsible for carrying out the objectives and measures for the conservation of the World Heritage asset and representing World Heritage asset needs in the event of conflict of interest.

The management system pursues two primary objectives based on the vision already formulated. First of all, the safeguarding of the World Heritage has be ensured, not only by early identifying risks to the World Heritage, but also by co-ordinating safeguarding and development-related needs for a multifunctional and vibrant World Heritage area. Secondly, support should be given to the implementation and updating of the Management Plan. These primary objectives are decisive for the responsibilities and the procedures as defined by the management system.

Another significant element of the management system is the monitoring, by which an objective overview is maintained about World Heritage development. On the one hand, a systematic method of monitoring can provide objective data for controlling the implementation of the Management Plan, which is also an important basis for the updating of the plan. On the other hand, monitoring provides an optimal basis to assure that the safeguarding of the World Heritage and the development of the World Heritage area are ensured and correspond to the UNESCO stipulations.

5.1 Responsibilities

The communal and state-level bodies are primarily responsible for co-ordination and decision-making. They are the contact points for all issues and plans relating to the World Heritage area. Noteworthy examples here are the World Heritage co-ordination committee, the Building Office and the agencies for the preservation of historical buildings and monuments. Whereas the World Heritage co-ordination committee is the point of co-ordination and contact for all issues concerning the UNESCO World Heritage, the Building Office procedures the planning applications pertaining to the World Heritage area. The agencies for the preservation of historical buildings and monuments are responsible for attending to historical preservation aspects.

Alongside these communal and state-level offices, there are numerous associations and citizen initiatives that work for the benefit of the tangible cultural heritage in Regensburg. They are particularly present in the education and information role and thereby make a significant contribution to the conservation and the preservation of the Old City of Regensburg. For example, the »Welterbe Kulturfonds Regensburg – die Förderer e. V.« is involved in organising projects and events aimed at bringing the citizens of Regensburg closer to the World Heritage asset. Another example is the »Freunde der Altstadt Regensburg e. V.« association, which, with its informational ambit, also contributes to the preservation the historical Old City.10

5.2 Structural organisation and procedures

During the preparation of the management system, it proved expedient to build upon the established administrative structures – namely, those of historic building preservation and the building regulations. With an eye to the applicable primary objectives, the City of Regensburg has now developed procedures for the following overriding purposes and which are described in detail below:

1. Guiding the building development in the World Heritage area

- Approval of building projects, taking the interests of the World Heritage asset into account
- Prompt and inter-departmental reconciliation of projects of relevance to the World Heritage asset
- Solution of conflicts

2. Controlling the implementation of the Management Plan

- Review of compliance with the principles and objectives of the Management Plan
- Monitoring the implementation of the key measures of the Management Plan
- Adaptation and continuation of the Management Plan in terms of continuous process improvement

The way in which the relevant requisite procedures are practically organised has been set down in organisational charts, as explained below.
Guiding the building development in the World Heritage area

→ Approval of building projects compatible with the World Heritage

The BuildingOffice is responsible for processing construction plan applications within the construction plan application procedure. Construction consulting sessions are also offered to constructors, to preclude possible conflicts from the outset. While a plan application is submitted, the BuildingOffice will collect statements from, according to the plan being considered for approval, the conservation round-table, the building commission and/or the advertising commission.

While the conservation round-table examines the proposal and drafts a conservation statement, the building commission discusses the proposal with the relevant municipal agencies. If the construction project concerns a World Heritage property, a statement will also be required of the World Heritage commission. If discrepancies appear, or the plan application cannot be unambiguously approved, the design advisory committee may be called upon. They will provide advice on architectural and urban design issues and prepare an expert assessment, which forms the decision-making basis to approve the plan application, making further stipulations before approval.

If the proposal is not special urban development significance, the World Heritage co-ordination committee can also call upon the World Heritage control committee (see graphic). If, according to the Bavarian Building Regulations, the building proposal is in the Old City Ensemble and not subject to the mandatory approval procedures, constructors are required to obtain an approval pursuant to Section 6 and Section 7 of the Protection of Historical Buildings / Monuments Act. This is issued by the Untere Denkmalschutzbehörde (Municipal Building/Monument Conservation authorities).

Early and inter-departmental coordination of projects relevant to the World Heritage

→ Solution of conflicts

In the department heads round-table, inter-departmental information is circulated concerning new proposals, concepts, plans and measures, which are then discussed from the perspective of the impact on the conservation of the World Heritage asset and the development of the World Heritage area, compared with the principles and objectives of the Management Plan. In consultation with the head of the planning and building department, the World Heritage co-ordination committee will transfer all proposals, which are not clarified, from a World Heritage compatibility perspective to the World Heritage steering committee.

The World Heritage steering committee discusses plans with a view to their World Heritage compatibility and draft an expert assessment. If a proposal is classified as being World Heritage compatible, the statement will be delivered directly via the Foreign Office of the Federal Republic of Germany to the UNESCO World Heritage Centre. If a proposal is not classified as World Heritage compatible, the assessment will be passed on, in accordance with No. 172 Operational Guidelines for the implementation of the World Heritage Convention.

Furthermore, any urban development competitions with a reference to the World Heritage asset will be sent to the World Heritage co-ordination committee for consultations prior to being awarded. It will examine if the protected World Heritage asset is impacted by the competition and will ensure that its protection is adequately provided for in the arrangement of the competition.

In consultation with the head of the Planning and Building Division, the World Heritage co-ordination committee will transfer all proposals, which are not clarified from a World Heritage compatibility perspective, to the World Heritage steering committee, or arrange for the preparation of World Heritage impact assessments.
5.3 Monitoring

As already mentioned, the monitoring function delivers objective data about the respective state of the World Heritage asset development. This data is used for a variety of purposes:

- **UNESCO-compliant monitoring**
  Preparation of monitoring reports in accordance with UNESCO guideline
- **Continuous monitoring**
  Continuous monitoring of the preservation of the UNESCO World Heritage property and the development of the World Heritage area.

### Data recording areas

What specific areas can be recorded with the assistance of monitoring?

- The periodic reporting demanded by UNESCO concerns several defined areas, which are to be continuously monitored and which also correspond with those objectives and fields of action as defined in the World Heritage Management Plan.

According to UNESCO, the most important point is the conditions and development of the outstanding universal value, authenticity and integrity. In the Regensburg Management Plan, this area is covered by the tangible cultural heritage field of action, which is aimed at conserving the authenticity and integrity of the World Heritage asset.

### Controlling the implementation of the Management Plan

- Supervision of compliance with the principles and objectives
- Monitoring the implementation of the key measures
- Updating an innovation continuous improvement process


The Management Plan Work Group examines the findings of its monitoring, determines the current status, the state of key measures implementation and determines to which extent the Management Plan should be updated and how concepts, plans and measures can be adapted.

An important instrument is the World Heritage Dialogue forum. This informative event provides information to citizens about the World Heritage asset and identifies citizens’ issues, regardless if these concerns are connected with the conservation of the World Heritage asset or the future development of the World Heritage area. All these results will be taken into account in the updating of the Management Plan. If strategic decisions are to be made for the World Heritage asset, these will be discussed in the World Heritage steering group.

### UNESCO Management Plan

- **Monitoring the status and the development of the OUV**
- **Field of action: Tangible cultural heritage**
- **Monitoring the status and the development of raising of awareness**
- **Field of actions: Culture and tourism, Awareness raising and research**
- **Monitoring the status and sustainable development**
- **Field of actions: Economic development, housing, mobility, urban planning and development, environmental and leisure.**
- **Other data**
  - **Demographic data, costs, expenses, procurement of resources**

### STRUCTURE OF THE MONITORING PROGRAMME

Source: Julia Aufinger
It is equally important to continuously monitor the extent to which raising the general public’s awareness of the World Heritage asset has been successful—among the citizens of Regensburg, as well as among visitors. It is necessary to raise awareness of World Heritage, not merely among the people of Regensburg. Visitors too, should have their appreciation of the value of the World Heritage asset increased. This task is covered by the Regensburg Management Plan with the fields of action, culture and tourism, as well as awareness raising and research.

Another important issue is the monitoring and examination of the preservation status and the sustainable development. This area is covered in the Management Plan by the fields of action, economic development, residential concerns, mobility, urban planning and development as well as environmental issues and relaxation. Combined, all these fields of action focus on sustainable development.

From the range of issues mentioned, the periodic report demands that general data also be recorded in relation to demographics and costs. This data is expressly recorded for the purpose of periodic reporting.

Indicators

In future meetings of the Management Plan Work Group, one or more indicators should be defined for the individual objectives of the fields of action for monitoring purposes.

These should assist in measuring and verifying the implementation of the objectives. A target range should be defined for each of the indicators, which would allow a check to be performed to ascertain if there has been a positive change compared to the previous year or the previous two years.

Implementation

Beginning in 2012, monitoring will be performed once a year by the World Heritage co-ordination committee. It will be carried out in five steps:

1. Data recording
   Once a year, the World Heritage co-ordination committee will request the relevant contact persons to deliver the data concerning the indicators.

2. Data analysis
   The World Heritage co-ordination committee will analyse the data to identify any possible problematic developments and trends, using a traffic light system for this purpose. If developments are apparent that do not correspond with the desired objective, these will then be discussed with the relevant institution and their causes analysed to identify any further need for action. The results will be set down in a preliminary World Heritage monitoring report.

3. Discussion of the results
   The preliminary World Heritage monitoring report will be passed on to the members of the Management Plan Work Group. At their monitoring meeting, they will discuss the need for adaptation of the World Heritage Management Plan, adaptation of the key measures, or supplementation of objectives.

4. World Heritage monitoring report
   Based on the monitoring meeting, the Management Plan Work Group prepares the final World Heritage monitoring report and describing the need for action by the World Heritage co-ordination committee and then forward it to the relevant institutions.

5. Updating the World Heritage Management Plan
   Based on the World Heritage monitoring reports, the Management Plan will be updated as required by the World Heritage co-ordination committee.
6
Elaboration Process of the Management Plan
The basis for this participatory process was a resolution of theManagement Plan needed to be prepared almost reckoning with the broadest possible support and a high level of identification. The political decision-makers were of course kept up to speed and were provided with information about new developments. They were to be afforded the opportunity to suggest concrete ideas, express reservations or make corrective suggestions. The Committee for Town Planning, Transport, Environmental and Residential Matters regularly received significant interim results—such as the drafted Model for the Old Town of Regensburg with Stadtamhof and the principles, objectives and measures that had been developed.

6.1 Preparation

In order to ask the opinions of the widest possible population group, so as to obtain the widest range of feedback, the citizens of Regensburg were invited to participate in the World Heritage Dialogue. For an entire weekend, those attending discussed the future of the World Heritage asset, with questions ranging from issues concerning the tangible cultural heritage to matters pertaining to tourism and the development of the City. The upshot was a good insight into the individual needs of the population, as well as concrete proposals emanating from the citizens as to the measures that should be undertaken in relation to the World Heritage asset.

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The World Heritage Management Plan Godfathers

The World Heritage Management Plan has a total of eight fields of activity. A «sponsor» was nominated for each of these fields of action. During the preparation of the Management Plan, these individuals acted as contact persons for questions concerning their particular field of action and they assumed reporting roles. During the preparatory process, they headed up smaller groups and chaired the Work Groups of citizens during the World Heritage Dialogue. The «godfathers» of the fields of action are:

- SPONSOR ALFRED HELBRICH CHAIRING THE WORLD HERITAGE DIALOGUE
- SPONSOR HANS-JÜRGEN POSCHENRIEDER, Head of Urban Development Dept., Office for Urban Development
godfather for the field of action Housing
- SPONSOR HANS-JOACHIM PFIEFF, Deputy Head of Traffic and Transport Planning, Stadtplanungsamt (City Planning Office), godfather for the field of action Mobility
- SPONSOR JONAS DÖRFLER, Deputy Head of Stadtplanungsamt (City Planning Office), godfather for the field of action Urban Planning and Development
- SPONSOR KLAUS MOCK, Deputy Head of Stadtplanungsamt (City Planning Office), godfather for the field of action Urban Planning and Development
- SPONSOR ALFRED HELBRICH, Head of Building Office, godfather for the field of action Tangible cultural heritage
- SPONSOR SABINE T EISINGER, Head of Tourist Information, RTC godfather for the field of action Awareness raising and research
- SPONSOR MATTHIAS RIPP, World Heritage co-ordinator, Planning and Building Dept., godfather for the field of action Urban Development

During the preparatory phase of the Management Plan, it may be assumed that they will also retain responsibility in the future for the implementation of the measures prepared for the World Heritage asset. In order to ensure that the Work Group is effective, to guarantee the functional capability and to guarantee an intensive exchange of ideas, the number of participants was limited to 18 institutions, alongside the World Heritage co-ordination committee. Subsequently, following the World Heritage Dialogue in February 2010, the Management Plan Work Group was complemented by two more independent actors from the ranks of the general population, who were to represent the citizens' interests. The agencies participating in the Work Group are:

- Aktionsgemeinschaft Altstadt e.V.,
- The Records and Conservation Office,
- Office for Urban Development,
- Office of Business Development,
- Building Office,
- Bavarian State Conservation Office,
- Bavarian State for Business, Infrastructure, Transport and Technology,
- Main Press and Public Relations Dept.,
- IHK Regensburg (Chamber of Trade and Industry),
- Cultural Office,
- Oberste Baubehörde im Bayerischen Staatsministerium des Innern (State Building Authority, Bavarian Ministry of the Interior),
- Environment and Legal Office,
- Regensburg Tourismus GmbH,
- Oberpfalz Government
- Stadtmarketing Regensburg (City Marketing Assoc.),
- Stadtplanungsamt (City Planning Office),
- Wettbewerb Kulturfonds Regensburg – die Förderer e.V.,
- World Heritage co-ordination committee and
- One male and one female representative from among the inhabitants.

Each agency could have several representatives attending meetings. Thus, for the work in small groups, it was possible to have representation from every interest group for every issue. Furthermore, a competent decision-maker for each agency had to be present in order to be ready to make decisions at each meeting. This agreement also guaranteed continuity in the working partnership.

In the next step, an external expert was called upon to ultimately draw up the World Heritage Management Plan. His professional know-how, as well as his neutral position, were of enormous benefit for moderating between the various interest groups, as well as for the preparatory process as a whole. The task given to him was to prepare and follow-up meetings, to plan, chair and record them.

Because there were copious concepts, plans and instruments already in place for the World Heritage asset ensemble, it was expedient at the very outset to obtain an overview by way of an initial analysis. What objectives and measures were already formulated for the World Heritage zone? What instruments were already in place for the preservation of the World Heritage asset? Together, the Work Group discussed the need for action and co-ordination of the sustainable development and protection of the World Heritage area. For each field of action, the need for action was specified, but the need for co-ordination was also determined between the individual fields of action (conflicts of objectives and measures). Based on this analysis, it was clear which challenges and potentials were connected with the Regensburg World Heritage property.

In the following six meetings, the following points could be strategically worked out by also including the results of the World Heritage Dialogues:

- the Vision for the Old Town of Regensburg with Stadtamhof
- principles, objectives and measures,
- management system for the preservation of the World Heritage asset.
The next step was to develop the principles and objectives to guide the World Heritage co-ordination committee and be an external reference point for the public. The conclusive vision (see Chapter 3 for details), which was presented to the Planning Committee in October 2009, was tackled, the periphery of members was integrated. The feedback obtained in this way flowed into the conclusive vision (see Chapter 3 for details), which was presented to the Planning Committee in October 2009.

The principle of participation led naturally to the initiation of the World Heritage dialogue – involving citizens. The event was attended by over 70 citizens, as well as representatives from various interest groups. For two days, intensive discussions were held and small groups worked on various aspects of the Old City, always at contributing to the attractiveness and quality of life offered by the Old City. Through this two-day event it was also possible to identify the needs of citizens in relation to the World Heritage area.

In order to reach the broadest possible cross-section of the public, the World Heritage co-ordination committee conducted various campaigns to encourage participation in the World Heritage Dialogue:

- info evenings and information booths in the pedestrian zone, where details about the World Heritage Management Plan were presented and invitations to the World Heritage Dialogue were extended,
- announcement of the World Heritage Dialogue at external events,
- written invitations to members of the Stadtentwicklungsforum (city development forum).

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A chaired Work Group was established for each field of action. On the first day, the needs of the participants were identified with regard to the World Heritage area. Requests for improvements were discussed in order to determine the most important issues. On the second day, the Work Groups developed potential measures for meeting these needs. The most significant measures were thereafter defined as key measures—a result that proved thoroughly expedient and necessary for the subsequent consolidation of the World Heritage Management Plan.

Part of the task of the Management Plan Work Group was to take proposed measures, identified via the World Heritage Dialogue and verify if and how these could be realised and present them to the upper administrative and political echelons for further clarification. The proposals capable of implementation were integrated into the World Heritage list of measures before being presented to the Planning Committee. The resolutions and underlying reasons—including those for proposals that were rejected—have been recorded in common with all the other relevant information and can be viewed on the City of Regensburg World Heritage website. For each key measure it is also planned to create a data sheet in which to enter the objective, result, co-ordination, planned period of realisation, the relevant stakeholders and the designated budget.

6.5 Considerations for the management system

After the objectives had been formulated and the associated requisite measures had been defined, it was then necessary to concentrate on practical arrangements as to how the implementation would actually proceed and who should be responsible for the realisation of the individual measures.

Put simply—the next step was to define the management system that would describe procedures, procedures and responsibilities and which primarily would encompass the areas of structural and procedural organisation, responsibilities and monitoring.

Together with the external experts, the Management Plan Work Group defined the procedures and the committees, which were to have future responsibility for the implementation and upholding of the World Heritage Management Plan. Parallel to this, a system of indicators were prepared, through which it was possible at any time to examine the degree to which objectives for the individual field of action had already been fulfilled. In this way, it would also be possible at any time to optimally describe the concrete procedures used in the implementation of the monitoring system.

6.6 Looking ahead

In all questions concerning the conservation and further development of the World Heritage asset, the Management Plan Work Group has proven to be an important link to the administration and the urban community. The successful performance of the World Heritage Dialogue also resulted in numerous important contributions, thanks to public commitment.

This potential should also be exploited in the future. Public and private institutions, as well as citizens should also be integrated into the future debate concerning the development and the preservation of the Regensburg World Heritage asset. So agreement was reached to reconvene the World Heritage Dialogue every two years. It has also been decided to continue the Management Plan Work Group meetings. Its task—the concrete implementation of the Management Plan, with a permanent eye towards progressing the list of measures. It is also responsible for guiding the monitoring of the Management Plan and to support the future updating with its know-how.

One crucial aspect is to continue to inform the people of Regensburg about progress and about the development and implementation of the Management Plan. People should continue to have the opportunity to actively contribute to the development of the World Heritage asset. The World Heritage Dialogue has proven itself to be a successful instrument in this respect. For that reason, the plan is to ensure that there continues to be a forum for talks and discussions, not just about the interests of the World Heritage asset, but those of citizens, too. Interested individuals and persons already involved are all warmly welcome.

PHASES OF A MANAGEMENT SYSTEM

Source: Nils Scheffer, Urban Expert
Appendix
1 World Heritage zone and buffer zone
2 Restoration and investigation areas in the World Heritage area

See Chapter 2.4, page 29.

Restoration area V „Stadthof”
dated June 6, 2003
3.1 ha

Former restoration area I „Donauwacht”
8.3 ha

Restoration area VIII „Obermünsterviertel”
dated July 11, 2011
6.3 ha

Restoration areas VI + VII „Ostengasse Nord”
dated Feb. 19, 2004
6.7 ha

Investigation area „Schäffnerquartier”
1.1 ha

Investigation area „Kepler-Areal”
7.4 ha

Restoration area III „Westlich der Bachgasse”
dated Feb. 19, 2004
6.7 ha

Former restoration area II „Roter-Lilien-Winkel”
0.3 ha
3 Restoration by-laws in the World Heritage area


This restoration area lies outside the Old City of Regensburg and encompasses the core area of the former Bavarian town of Stadtamhof. Despite its special historical and urban development position, it lies within the area inscribed in the World Heritage List.

By-law of the City of Regensburg for the formal definition of the restoration area «Ostengasse Nord». Dated Feb. 19, 2004 (Official Journal n° 11 of March 8, 2004); adopted by the City of Regensburg on basis of the Section 142 of the Building Code (BauGB).

By-law of the City of Regensburg for the formal definition of the restoration area «Obermünsterviertel». Dated July 11, 2011 (Official Journal n° 25 of July 18, 2011); adopted by the City of Regensburg on basis of the Section 142 of the Building Code (BauGB).

By-law of the City of Regensburg for the formal definition of the restoration area «Westlich der Bachgasse». Dated May 2, 1995 (Official Journal n° 19 dated May 8, 1995), adopted by the City of Regensburg on basis of the Section 142 of the Building Code (BauGB).

By-law of the City of Regensburg for the formal definition of the restoration area «Stadtamhof». Dated June 1, 2003 (Official Journal n° 33 of Aug. 11, 2003); adopted by the City of Regensburg on basis of the Section 142 of the Building Code (BauGB).

By-law of the City of Regensburg for the formal definition of the restoration area «Westlich der Bachgasse». Dated May 2, 1995 (Official Journal n° 19 dated May 8, 1995), adopted by the City of Regensburg on basis of the Section 142 of the Building Code (BauGB).

By-law of the City of Regensburg for the formal definition of the restoration area «Obermünsterviertel». Dated July 11, 2011 (Official Journal n° 25 of July 18, 2011); adopted by the City of Regensburg on basis of the Section 142 (1) of the Building Code (BauGB).

Many areas of the Obermünster quarter possess urban development qualities and a potential little exploited as yet. The primary reason for this is the relative marginal situation in the Old City of Regensburg as well as the structural circumstances. This has created a low level of development dynamic, it has not been possible to boost momentum to match development witnessed in the core Old City of Regensburg.
Legally binding development plans in the World Heritage zone

See Chapter 2.4, page 30.
5 Other local legal regulations with relevance for the World Heritage asset

By way of supplementing Chapter 2.4, this section lists all local legal regulations in the buffer zone. 14

5.1 Development plans in the buffer zone

• Local by-law for regulation of development of area between Sternbergstraße, Furtmayrstraße, Hermann-Geb-Staße and the railway line dated Dec. 27, 1949 as a pure residential area (Official Journal no. 13 dated Jan. 5, 1950)
• Development plan no. 8 »An der Galgenbergstraße« (former brewery) (Official Journal no. 7 dated Feb. 14, 2010)
• Development plan no. 73 for the area bordered to the east by the western boundary of Heitzerstraße, in the south by the southern boundary of the property lot no. 360, to the west by the eastern wall of the spectator stand of SSV Jahn, to the north by the northern boundary of the property lot no. 3610 (Official Journal no. 12 dated Mar. 22, 1968)
• Development plan no. 81 for the sub-area west of »auf der Greter« Straße (Official Journal no. 1 dated Mar. 13, 1953)
• Development plan no. 81 for amendment of the development plant no. 81 for the Dultplatz square area, pertaining to property lot no. 100 and sub-plots from lot no. 95, 95/2/1001/1001 and 99, District of Steinweg (Official Journal no. 47 dated Nov. 19, 1979)
• Development plan no. 93 for the sub-area between Böhmerwald-Nordgäut, Holzgartenstr and the planned Naabstraße (Official Journal no. 15 dated Apr. 13, 1970)
• Development plan no. 169 for the sub-area »Holzgartenstraße« (Official Journal no. 16 dated Apr. 14, 2000)
• Development plan no. 125 for the area between Theodor-Körner-Strasse and Uhlandstraße (Official Journal no. 31 dated Sept. 16, 1993)
• Development plan no. 125 for amendment of development plant no. 125 (Official Journal no. 48 dated Nov. 28, 1985)
• Development plan no. 116 for an area both sides of Gunststraße (Official Journal no. 50 dated Dec. 14, 1981)
• Development plan no. 118 for a sub-area south of Frankenstraße and north of Holzgartenstraße in the area of the existing property Holzgartenstraße no. 25/47 as well as parcels 167/1 and 167/2 of the district of Reinhausen (Official Journal no. 47 dated Nov. 23, 1981)
• Development plan no. 237 for the Gartenfreunde und Ratibohra permanent gardening lot area (Official Journal no. 11 dated Mar. 23, 1993)
• Development plan no. 239 for the permanent gardening lot area north of Kohlmünte (Official Journal no. 20 dated May 18, 1993)
• Development plan no. 239 »Steinhauplplatz« (Official Journal no. 40 dated Oct. 4, 1993)

5.2 Local boundary definition by-law Am Pfaffensteiner Hang

Local boundary definition by-law Am Pfaffensteiner Hang
Dated Feb. 22, 1979 (Official Journal no. 23 dated June 4, 1979)
By-law pursuant to Section 54(2) Federal Building Law (Bundesbaugesetz) for the definition of the boundaries for the associated development sub-area »Am Pfaffensteiner Hang«.

5.3 Inclusory by-law in the buffer zone

Inclusory by-law Spitälerkrieg-West
Inclusory by-law Spitälerkrieg-West
Dated Apr. 14, 2001 (Official Journal no. 26 dated June 26, 2001)
By-law pursuant to Section 54(1) no. 1 Building Code (BauGB) for the inclusion of individual external spaces in the associated developed Sternweg sub-area.

5.4 Preservation by-law in the buffer zone

By law pursuant to Section 59 of Federal Building Law (BauGB) for the Eisbuckel area (Preservation by-law no. 1)
The area known as the Eisbuckel is located on the southern part of the buffer zone (bordered by Bischof-Konrad-Staße to the south, Gutenbergstraße to the north, Fränkischstraße to the west and Rotteneckstraße to the south). Its structure is largely influenced by the railway lines built in the 1920s. Due to its slope location, the development of this area is of special significance for the silhouette of the City.

6 Other instruments for preservation for the World Heritage asset

By way of supplementing the instruments described in Chapter 2.6, the following other important concepts, plans and programmes for the World Heritage area are listed.

6.1 Urban development

Sub-regional report on Regensburg City/environ
City’s environ development report with guidelines and proposed measures. With respect to the World Heritage area findings were obtained including the creation of near-natural areas along the Danube, on the improvement of the inner City local public transport system, as well as about retail trade in the Old City.

6.2 Business

Development concept <Commercial development space> for the City of Regensburg
This concept contains recommendations for the development of commercial space for the City as a whole, not including retail outlets, hotels and restaurants. The findings for the Old City include that it is an important and attractive location, particularly for highly knowledgeable locations and business service providers. It has also been determined, that there should be support for the establishment of smaller arts and crafts spaces, which, to date, have tended to be situated in the less attractive marginal areas of the Old City.

6.3 Tourism

Marketing plan of Regensburg Tourismus GmbH
Every year, Regensburg Tourismus GmbH (Regensburg Tourism, Ltd) updates its marketing strategy for Regensburg: objectives, target groups, activities, and marketing highlights. The aim is to ensure that tourism continues to boost the vibrancy of the Old City.

Location and requirements analysis for the hotel and accommodation industry in Regensburg (Hotel Concept)
This analysis examines the projected hotel capacity and demand in Regensburg until 2012. Recommendations were given for the hotel industry and inner city areas with potential hotel sites were evaluated.

6.4 Mobility

Expert assessments on district garages
These assessments examine the need for locally available garage space, the potential rent income, the evaluation of potential sites, as well as their type and size in the Old City, to improve the car-parking situation for residents and companies in the Old City.

Regional and local public transport plan for Regensburg
This plan sets out a vision, together with objectives and measures, for the region and City of Regensburg, with respect to local public transport. Measures pertaining to the World Heritage area include opening up access to the central Old City area, including Old City bus services, bus transport via the Danube crossing and/or substitute nodes for the Steinemer Brücke, the improvement of the connection hubs and central bus stops such as the Main Train Station and Arnulfplatz, as well as the development of model bus stops for various categories and location situations.

Standardised delivery times in pedestrian zone
By limiting the delivery times in the Old City pedestrian zone, the volume of traffic will be reduced. Thusly ensuring improved perception of the World Heritage asset.
6.5 Living

Living in the city—directive for the family support programme in relation to the construction and purchase of owner-occupied homes and apartments

This directive regulates the granting of subsidies for purchasing an owner-occupied home or apartment, in new and existing buildings, or the construction of a family-occupied house. This directive applies to the entire city.

6.6 Social issues

Requirements plan for child-care of infants under the age of three

This requirements plan provides details on the number of child-care places required for children under three years old. Within the inner city, a supply rate of 88 percent has been achieved, the goal being 25 percent by 2015, but it must be said that, due to its central location, the need for child-care places is higher here than elsewhere in the city, due to its attractiveness for residents and workers.

The City of Regensburg—child and family-friendly

This concept contains guidelines, objectives and measures to ensure that the City of Regensburg is child and family-friendly. With regard to the inner city, it is prescribed that public spaces will be designed in a child and family-friendly manner. Elements and areas should be that the City of Regensburg is child and family-friendly. With regard to the City of Regensburg, it is the co-ordinating body and point of contact for issues concerning urban and regional culture and history. He advises and supports the City in relation to all significant aspects of history and urban culture.

7. Stakeholders involved in the UNESCO Regensburg World Heritage property

There are numerous persons and bodies contributing to the conservation and development of the World Heritage asset Old Town of Regensburg within the framework of the project. The focus of the department’s work lies in planning concerns of relevance to the World Heritage asset as well as the surrounding areas of the entire City. Its objective is to preserve the World Heritage asset as a protected historical ensemble and a vibrant City organ and to develop it to be sustainable. Its tasks extends to the guiding and planning projects from an urban development perspective, the design of public spaces as well as the evaluation of legal planning and general urban development issues.

7.1 Stakeholders at a local level

7.1.2 Institutions and agencies at local level

Design Advisory Committee of the City of Regensburg
City of Regensburg
Geschäftsleitung des Gestaltungsbüros (Design Advisor Dept.)
Tanja Flemmig
D-Martin-Luther-Straße 1
93047 Regensburg
email: flammig.tanja@regensburg.de

The design committee of the City of Regensburg is an independent committee comprised of experts. Its members are five prominent architects who advise architects, constructors and the City of Regensburg on architectural and urban design issues connected with public and private construction projects of special urban development significance.
The Aktionsgemeinschaft Altstadt e. V. include the online shopping and alongside numerous discussion forums, the noteworthy projects of interaction of citizens with retail, gastronomic and cultural aspects. The purpose of the Aktionsgemeinschaft Altstadt e. V. is to actively design the Old City. Furthermore, it seeks to positively enhance the World Heritage compatibility of building projects in the core and buffer zone. The steering committee office is situated alongside the World Heritage co-ordination office of the City of Regensburg.

Vereinigung Freunde der Altstadt Regensburg e. V. (Association of Friends of the Old Town of Regensburg), is the voluntary led association of more than 120 members who aim to successfully develop and market Regensburg. Together with the Gemeinschaftsinitiative (Common Initiative), comprised of representatives from the areas of business, commerce, education, culture and public administration, the Stadtmarketing e.V. seeks to directly improve power to attract and thereby strengthening the image of the City.

KultTouren e.V. is the voluntarily led association of 120 freelance tourist guides who offer guided tours in Regensburg.

The Ministry is responsible for all Bavarian universities, for arts and culture in the Free State, as well as numerous research institutions in Bavaria. The Ministry is also the supreme agency for the conservation of historical properties and it collects and publishes UNESCO-related issues arising in Bavaria.

Bavarian Ministry of Economic Affairs, Infrastructure, Transport and Technology Department (II/I)
Prinzregentenstraße 28
80333 Munich
www.stmwivt.bayern.de
email: poststelle@stmwivt.bayern.de

The task of the State Ministry embraces economic affairs, transport and technology policy, as well as the statewide implementation of the provisions set out in the Federal Regional Planning Act (Bauordnungsgesetz), the Bavarian Ministry of Economic Affairs, Infrastructure, Transport and Technology is the funding manager of the European Regional Development Fund (ERDF) in Bavaria. ERDF-financed measures are aimed to ensuring balanced regional development throughout Europe.

Bavarian State Department of Historical Monuments Department Official (Gebietsreferent) for conservation of historical buildings culture for the City of Regensburg Dr. Michael Schmälz Hofgraben 4 80333 Munich www.bfhlf.bayern.de
email: michael.schmaelz@bfhlf.bayern.de

Department Official for Conservation of Monuments for the City of Regensburg Dr. Silke Cadez-Willendorz Adalbert-Schmetzer-Straße 1 93049 Regensburg www.silke.cadez-willendorz.de

The Bavarian State Department of Historical Monuments is the central specialist agency for the conservation and preservation of historical buildings and monuments in Bavaria. The task of this agency is to ensure the proper recording, preservation and research of historical buildings and monuments. It procures, evaluates, procures and provides all data required in this context and designates public funds. Alongside the research and recording of historical buildings and monuments, the State Department’s central tasks include the expert evaluation of planned projects with a historical building monument reference, as well as providing expert advice to owners, contractors and architects. The agencies for the preservation of historical buildings and monuments consult with the Bavarian State Department of Historical Monuments regarding specialist issues, particularly where the matter concerns a conservation statement connected with planning approval procedures and the autonomous approval process, pursuant to Article 6 and 7 of the Monument Conservation Law.
7.3 Stakeholders at federal level

7.3.1 Federal agencies

Permanent Standing Conference of Education and Cultural Ministers of the Länder (Kultusministerkonferenz)

In Germany, the provision of protection to and the conservation of historical buildings and monuments are the responsibility of the Länder. Matters relating to the Regensburg World Heritage asset will initially be attended to by the City of Regensburg, in co-operation with the State Administration. Further communication with the internationally integrated agencies will then be bundled and relayed via the Permanent Standing Conference.

7.3.2 Nationally active institutions and associations

German National Committee on the Protection of Monuments
Dr. Andrea Pufke
Gouverneursstraße 196
53115 Bonn
www.denk.de
email: andrea.pufke@bkm.bund.de

The German National Committee on the Protection of Monuments is a politically active committee that works to improve the preservation of cultural property. It is highly influential in promoting the conservation of historical buildings and monuments in Germany.

German National ICOMOS committee
email: icomos@icomos.de
www.icomos.de
Maximilianstraße 6
80333 Munich

The German National ICOMOS committee is an international organisation dedicated to the conservation of the world's monuments and sites. The committee is a forum for current conservation experts, and its work is closely connected with agencies competent for the World Heritage asset.

UNESCO-Welterberäte Deutschland e. V.
Kommunalstr 6
06484 Quedlinburg
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The UNESCO-Welterberäte Deutschland e. V. (UNESCO World Heritage Cities) is an amalgamation of the German World Heritage Sites and the relevant tourist organisations. The purpose of the association is to raise awareness about the German World Heritage Sites, to improve co-operation and coordination of tourism and to advise the World Heritage Sites in relation to issues concerning tourist marketing.

The German Commission for UNESCO
Claudia Bröckel-Muermann
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The German Commission for UNESCO is involved in foreign cultural policy. It functions as a link between State and science, as well as a national point of contact for all working areas of UNESCO. Its task is to advise the Federal Government and the other competent departments and agencies in UNESCO affairs, to participate in the realisation of the UNESCO programme in Germany, to inform the public about the work of UNESCO and to bring institutions, specialist organisations and experts into contact with UNESCO.

ICOMOS International
France
www.icomos.org
email: secretariat@icomos.org

The German National ICOMOS committee works at national and international level for the conservation of historical buildings and monuments. It is highly influential in the protection and conservation of historical buildings and monuments. ICOMOS is involved in the work of the World Heritage Committee, functioning as an advisor and appraiser and other aspects concerned with the fulfillment of the UNESCO World Heritage Convention.

8 National and international networks

The implementation of the World Heritage Convention in Germany is one of the focal responsibilities of the German Commission for UNESCO. In this context, it works closely together with agencies competent for the World Heritage asset.

The German National ICOMOS committee works at national and international level for the conservation of historical buildings and monuments and is highly influential in forming conservation policy in Germany. It functions as a political committee and interface between experts, governments and the administration. It is a forum for current technical issues and, based on international treaties, it uses its contacts for the improvement of the parameters for the tangible cultural heritage. Formed in 1973 for the European Year of Protection of Historic Monuments in 1973, it is largely due to this Committee that historic cultural properties are now so highly esteemed.

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Representatives from all the German World Heritage Sites meet once a year at an annual conference, which the association organises in co-operation with the German Commission for UNESCO. The association was founded in September 2001. It is based in Quedlinburg.

The World Heritage Committee is the decision-making body for the UNESCO World Heritage programme. It is comprised of delegates from 21 Member States. The most important task of the World Heritage Committee is approving inscription of new sites into the World Heritage List and managing the list of World Heritage Sites at risk (the Red List). It also approves financial support for World Heritage Sites from the World Heritage Fund.

The World Heritage Committee convenes once a year at interchanging locations. The World Heritage Centre is the administration office of the World Heritage Committee.

ICOMOS International
France
www.icomos.org
email: secretariat@icomos.org

The International Council on Monuments and Sites (ICOMOS) was established in 1965. ICOMOS is the international, non-governmental organisation dedicated to the conservation of the world’s monuments and sites. ICOMOS is involved in the work of the World Heritage Committee, functioning as an advisor and appraiser and other aspects concerned with the fulfillment of the UNESCO World Heritage Convention.

Given its historical cultural heritage and urban development, the City of Regensburg is closely involved in international and national networks. Alongside the exchange of relevant specialist information, the City also lobbies at various levels on behalf of the interests of World Heritage cities.

Arbeitgemeinschaft Historische Städte Contact at the City of Regensburg Office for Urban Development Katja Lemper Altmünsterweg 10 93052 Regensburg email: lempfer.katja@regensburg.de

Originally entitled »Ba-Lü-Re«, this consortium of historical cities was established in 1973 by the cities of Bamberg, Lübeck and Regensburg. These three West German cities committed themselves to identifying solutions and providing proposals with regard to harmonising the preservation of historical cities with current economic and social developments. Following the reunification of Germany in 1990, the consortium expanded to include the eastern German historical cities of Görlitz, Medien and Stralsund.

Arbeitgemeinschaft UNESCO-Welterbe-Altstädte beim Deutschen Städtebund beim Deutschen Städtebund Contact at the City of Regensburg Planning- and Building Division World Heritage Co-ordination email: weltverb@regensburg.de

The City of Regensburg is closely involved in international and national networks. Alongside the exchange of relevant specialist information, the City also lobbies at various levels on behalf of the interests of World Heritage cities. The City of Regensburg is closely involved in international and national networks. Alongside the exchange of relevant specialist information, the City also lobbies at various levels on behalf of the interests of World Heritage cities.

The aim of the German-Austrian URBAN Network is to support its cities with the implementation of revitalisation plans. The emphasis is on organising an intensive exchange of empirical knowledge and information concerning urban renewal activities at a EU, Bund and Länder level. The Network is also active in an information and expertise exchange with other city networks and institutions involved in urban development issues within Europe—such as URBACT—undertaking information campaigns and public relations work. The Network also supports and advises its members in the implementation of development measures financed by the EU Strukturfonds, facilitating contacts to partners on a European, national, regional and local level. The City of Regensburg joined the URBAN Network in 2011.

The Organisation of World Heritage Cities (OWHC) is an international, non-profit, non-governmental organisation, which was formed in 1993. The OWHC is comprised of more than 200 member cities located around the world. Admission to the organisation requires that the city have been inscribed in UNESCO’s World Heritage List. The OWHC is particularly dedicated to encouraging an international exchange of information and expertise between all World Heritage Cities.

Deutsch-Österreichisches URBAN-Netzwerk Contact at the City of Regensburg Office for Urban Development stadtentwicklung@regensburg.de

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They work towards a stronger integration of national City of Regensburg status of extensive Old City properties over the medium and long term, as well as a continuous exchange of ideas concerning the management of World Heritage assets. The work group strives towards projecting a common external identity, entering into the exchange of ideas and the Elaboration of common positions.
For further information about the UNESCO World Heritage
Old Town of Regensburg with Stadtamhof please contact

City of Regensburg – World Heritage Co-ordination
Planning and Building Dept.

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As of 1945, Regensburg is the only wholly preserved mediaeval German city to continuously function to the present day. The Old City of Regensburg is an extraordinary witness to cultural traditions during the Holy Roman Empire and is a stunning example of a mediaeval inner European trading city, whose historical stratigraphy is still evident in the cityscape to this very day.

Bearing outstanding testimony to human history, the Old Town of Regensburg with Stadtamhof was inscribed in the World Heritage List of UNESCO in 2006. This is a confirmation of the profound natural value of this historical urban landscape, which is worthy of preserving for the good of all mankind.

The World Heritage Management Plan provides a framework for managing conservation and development in the World Heritage area over the long term. The challenge herein is to control the development of the Old City with Stadtamhof in such a way as to ensure the substantial conservation of the World Heritage, while creating opportunities for its sustainable development. The Management Plan sets out principles, objectives and measures to provide guidance over the next 10 to 15 years for the future development of the UNESCO World Heritage property Old Town of Regensburg with Stadtamhof.