



Documentation Regional development instruments

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Federal Ministry for the
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Bavarian State
Ministry of the
Environment,
Public Health
and Consumer
Protection

Interreg III B

General Data	
Name of instrument:	Standardized formula for assessing "organic development" for residential areas (= Berechnungsvorschrift des "organischen Entwicklungsbedarfs")
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Particularly in municipalities of lower centrality, federal and regional planning limits new housing developments to the extent of so-called "organic development". This local demand is very difficult to assess for municipalities and often exaggerated assumptions concerning population and economic growth lead to excessive new land zoning. As part of the municipal land use plan, the municipality calculates the estimated future demand for residential areas according to a standardized formula based on restrictive assumptions concerning population growth and thus limits new zoning to reasonable thresholds, thus also avoiding the administrative and financial burdens of rezoning land (cp. entry on "Rezoning"). The calculation of local demand also provides valuable information for a regional differentiation of state subsidies for housing and construction.
General objectives:	Standardized and comprehensible operationalisation and implementation of superordinate planning provisions on local and regional level. Limitation of new housing developments to actual demand.
General Objectives keywords:	brownfield development ; greenfield development ; planning principles ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Research
Reference:	http://www.komwob.de/download/05ht_iserlohn/Doku_HT_2005_Metzmacher.pdf
General assessment of strength and weakness:	Strength: Standardized calculation formula ensures the intersubjective and correct implementation of superordinate planning restrictions on local level and avoids unintended (or deliberate) miscalculations on local level. Weakness:
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	mandatory
Extension:	pilot status
Comment:	asdf

Type of monitoring:	none
Best practise example (1):	Project on experimental urban construction (ExWoST) by the German Federal Office for Building and Regional Planning on "municipal residential area concepts" / "Kommunale Wohnraumkonzepte"
Example Abstract (1):	The ExWoST-project provides funding for municipalities involved in drafting local housing concepts, which integrally combine issues of housing demand, land resources and adaptive strategies
Assessment	
Relevance	
Status:	-
Ranking:	4
Remark:	Instrument would directly limit the quantity of new development permits
Acceptance	
Status:	Approval: Environmental NGOs, superordinate authorities
Ranking:	2
Implementation	
Status:	-
Ranking:	2
Remark:	-
Feasibility	
Status:	Requires staff, legislation and know-how how to apply the standardised formula; Political will is required to introduce instrument in planning requirements but not on local level, where these requirements just have to be met.
Ranking:	3
Remark:	-
Effectiveness	
Status:	Type of effect, acceptability and perpetuity are difficult to predict
Ranking:	1
Remark:	-