



# Documentation Regional development instruments

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Protection

**Interreg III B**

General Data	
<b>Name of instrument:</b>	Municipal density models (= Dichtemodelle)
<b>Country / region:</b>	DE
<b>Spatial level:</b>	local
<b>Type:</b>	Spatial planning instrument
<b>Subtype:</b>	Informal planning instrument
<b>Description:</b>	Municipal density models assign differing building densities to various development areas of the municipality depending on their provision of public transport, their central-place-function and spatial category. By realising high densities in designated areas, public transport and provision of public services can be maintained much more cost-effective in times of demographic change. These densities need to be realized through formal spatial planning instruments such as the land use plan and local development plan.
<b>General objectives:</b>	Coordinating land development with areas of above-average public transport and service infrastructure. planning principles
<b>General Objectives keywords:</b>	inner-urban densification ; brownfield development ; municipal infrastructure costs ; greenfield development ; planning principles ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Private individuals
<b>Stakeholder Involved:</b>	Planners
<b>Stakeholder Involved:</b>	Entrepreneurs/businessmen
<b>Stakeholder Involved:</b>	Public service providers
<b>Reference:</b>	Westphal, Christiane / Hutter, Gerard (2006): Dichtemodelle und ihre Integration in kommunale Strategien für eine qualitative Innenentwicklung. In: Fläche - Zukunft - Raum. Schriftenreihe der Deutschen Gesellschaft für Geowissenschaften. Heft 37/2006. p. 77-91. Siedentop, Stefan et al (2004): Handlungsansätze zur Berücksichtigung der Umwelt-, Aufenthalts- und Lebensqualität im Rahmen der Innenentwicklung von Städten und Gemeinden - Fallstudien, p. 30, <a href="http://www.umweltdaten.de/publikationen/fpdf-l/2823.pdf">http://www.umweltdaten.de/publikationen/fpdf-l/2823.pdf</a>
<b>General assessment of</b>	The position of density models has been strengthened recently (2004 amendment of the German Civil Code on Construction) as they now belong to an official catalogue of documents that have to be considered in formal planning procedures. Density

<b>strength and weakness:</b>	models are particularly easy to implement in prospering regions, while in declining regions with low real estate prices they considerably lack acceptance.
<b>Metadata:</b>	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory for responsible body, BUT mandatory for end-user
<b>Extension:</b>	rarely (< 25%)
<b>Comment:</b>	Implementation is currently still in the initial stage.
<b>Type of monitoring:</b>	Report basing on quantitative indicators
<b>Preconditions for implementation:</b>	Density models can also be part of local land development plans. In that case they need to be considered as formal instruments with binding character.
<b>Best practise example (1):</b>	Density model as part of the Greater Karlsruhe Land Use Plan
<b>Example Abstract (1):</b>	The municipality of Karlsruhe and its surrounding municipalities joined in drafting a Joint Land Use Plan for the region, which also includes binding density models oriented towards centers and corridors of public transport provision => <a href="http://www.tri-plan.net/de/pages/triplan-41-d.htm">http://www.tri-plan.net/de/pages/triplan-41-d.htm</a>
<b>Assessment</b>	
Relevance	
<b>Status:</b>	-
<b>Ranking:</b>	5
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	Approval: environmental NGOs and superordinate authorities
<b>Ranking:</b>	2
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	2
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Requires staff for calculating and drafting density models and legislation for mandatory integration in land use plans
<b>Ranking:</b>	4
<b>Remark:</b>	-
Effectiveness	
<b>Status:</b>	-
<b>Ranking:</b>	3
<b>Remark:</b>	Goal of instrument is difficult to achieve in declining regions (acceptability not fulfilled)