



Documentation Regional development instruments

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Interreg III B

General Data	
Name of instrument:	(Municipal or Cantonal) Land Use Plan (= Nutzungsplanung)
Country / region:	CH
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	<p>Based on the stipulations of Cantonal Guiding Plans, either the canton (in the case of large-scale projects) or the individual municipality is required to set up a plot-specific Land Use Plan when developing an area. This plan is binding for the individual, contains a delineation of the area designated for construction and is often associated with land readjustment.</p> <p>Only areas that are either already partly developed or that are required for housing and commercial purposes within the next 15 years are to be zoned in the Land Use Plans (see RPG, Art. 15). Municipal Land Use Plans need to be approved by the Cantonal legislation. In cases where Regional Guiding Plans exist (level between municipality and canton), regional guiding plan bodies (consisting of mayors of respective municipalities) are supervising bodies for municipal land use plans.</p>
General objectives:	Regulating type and extent of urban development on municipal territory.
General Objectives keywords:	urban development ; building land ; land development ; settlement pattern ; municipal land policy ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Federal state/Province authority
Reference:	ARE (2003): Siedlungsbegrenzung für eine nachhaltige Siedlungsentwicklung. Bern
General assessment of strength and weakness:	<p>Weaknesses:</p> <ul style="list-style-type: none"> - Stipulations of Cantonal Guiding Plans in regard to urban development reserve too much leeway for municipal land use plans - In the case of Regional Guiding Plans, mayors in supervising bodies are to approve their own Municipal Land Use Plans. - With the Municipal Land Use Plan, local levels have a much more decisive instrument at their disposal than superordinate levels when it comes to steering spatial development. Spatial development is thus increasingly reflecting the needs and interests of individual municipalities. - Insufficient incentives for intermunicipal cooperation. - Vertical coordination of spatial objectives is insufficient between national, cantonal, regional and municipal level.
Metadata:	<p>Date of entry: 15/03/2007</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>

Implementation	
Legal status:	mandatory for responsible body AND mandatory for end-user
Extension:	all municipalities
Type of monitoring:	Qualitative / descriptive reporting
Preconditions for implementation:	Accordance with stipulations of the Cantonal Guiding Plan
Assessment	
Relevance	
Status:	-
Ranking:	5
Remark:	Instrument has sustainable land resource management at its core
Acceptance	
Status:	Approval: Municipal council, environmental NGOs and superordinate institutions;
Ranking:	4
Implementation	
Status:	-
Ranking:	5
Remark:	-
Feasibility	
Status:	As a political statement without immediate consequences, it requires only political will
Ranking:	5
Remark:	-
Effectiveness	
Status:	Effectiveness in regard to direction of effect and perpetuity, but type of effect and acceptability depends on local implementation
Ranking:	2
Remark:	-