

Alena Navrátilová

PRINCIPLES AND RULES OF SPATIAL PLANNING

Information on specialized auxiliary tool elaborated by the Institute of Spatial Development
(Czech Republic, Brno)

At present, when after 30 years the new Act on town and country planning and building regulations (the Building Act) with Government decrees came into force, methodological manuals are necessary to be helpful to specialists working in the field of spatial planning for their orientation in new regulations.

The Principles and rules of spatial planning is one among such auxiliary instruments which has been, at the disposal of users, since March 2007.

The purpose of the Principles and rules of spatial planning is rather comprehensive. It should serve to

- spatial planning authorities of municipalities and regions,
- self-government of municipalities and regions,
- designers, students of corresponding specializations,
- other users getting into contact with the spatial planning.

The Ministry for Regional Development was the procurer of the work; in 2005, it specified and ordered the elaboration of the research project bearing the identical title. The aim of that project was to elaborate a manual enabling better use of new knowledge of spatial planning and their rapider application to practice, determined for the spatial planning practice of public administration bodies, and for other specialists. The research project was divided into three stages.

During the first stage, the contemporary theoretical and legislation bases and trends of spatial planning and related disciplines were analysed. The research report was submitted to the procurer in December, 2005. During the second stage, the working version was elaborated. On that stage, an opposition proceeding took place which recommended adaptations for final wording. This stage was closed before June 30th, 2006.

The third stage as the last one was oriented on final adaptation of the text so that the work could be finished in December 2006. Within the frames of preparation of the resulting wording, the manual was – still in the unfinished stage – presented to the community of specialists at the seminary of the Czech Association for Urbanism and Spatial Planning which took place in Pardubice in September 2006. In October 2006, there took place still another opposition proceeding of the working version which was subsequently adapted in accordance with comments. Some adaptations which could not be included in 2006 due to lack of time are continuously being integrated into the text in the course of this year.

In compliance with the project procurement, the manual was conceived so that it enabled completion and updating. At the presentation on the website pages, the texts are always provided with the date of the recent updating, so that it could be possible to follow continuous topical character of individual manual parts.

At present, the manual includes the following problem spheres:

- A Principles of sustainable area development
- B Concept of the CR spatial development
- C Functional units
- D Authorities, instruments, and links of spatial planning
- E Notions

The problem spheres A and B represent a theoretical framework for the chapters C and D above all, which concretize general principles and bases into the spatial planning activity procedures.

A Principles of sustainable area development

In addition to the notion definition the chapter deals, in the first part, with its aspects and pillars (ecological, economic and social pillars), with principles of sustainable development, possible risks to sustainability, and further on, with the monitoring method and evaluation of development sustainability abroad and in the CR

In the second part, the chapter brings detailed information on basic documents determining the sustainable development, namely on documents of the World Community for Sustainable Development (The Rio de Janeiro Declaration on Environment and Development; The Istanbul Declaration on Human Settlements, The Johannesburg Declaration on Sustainable Development, and on European documents concerning sustainable development (European Sustainable Development Perspective, EU Sustainable Development Strategy, The Ljubljana Declaration on Territorial Dimension of Sustainable Development).

Further on, this part deals with sustainability planning, and characteristics of sustainable spatial development of cities and regions in Europe, and with common European sustainable development indicators. The attention is also drawn to the rural area development sustainability. In the concluding part, the second part of the chapter is addressed to national documents of sustainable development of the Czech Republic, in particular to the Sustainable Development Strategy of the CR.

The third part of the chapter is addressed to the development sustainability within the spatial planning of the Czech Republic. In addition to the description of the spatial planning role in achieving the sustainable development, there are laid out the following spatial planning objectives:

- **Objective 1** – sustainable exploitation level of natural resources including the territory and energy
- **Objective 2** – stability, and/or dynamic balance of ecosystems
- **Objective 3** – sustainable form and sustainable extent of economic development
- **Objective 4** – cohesion among social groups and regions and social permeability
- **Objective 5** – decrease of risks of natural disasters and infrastructure breakdown impacts

The text is closed by tables which bring the proposal of methods and means to fulfil these objectives, give key areas where the required changes can be reached and, further on, examples of appropriate territorial lay-out and spatial planning solutions which support the achieving of individual objectives.

B Concept of the CR spatial development

In the first part, the chapter illustrates the concept of spatial development and its components which are as follows:

- material components of spatial development,
- activities and processes (taking place) in an area,
- values and relations within the area.

Further on, the chapter deals with their spatial development as a part of sustainable development, and also with the sustainable development planning instruments. The following ones must be mentioned here:

- formal instruments (e.g., spatial planning, regional policy, regulatory planning);
- informal instruments (e.g., inter-communal cooperation strategy, concept of land use, regional development concepts, networks of cities, rural area renewal, round tables, discussion forums, etc.);
- financial and stimulation instruments (in particular systems of municipal incomes);
- information instruments (with stress on the GIS supported instruments above all).

The part of the chapter dealing with the territory and its settlements follows. It deals with the settlement theory, urbanisation and settlement development, with the development of settlement structure of cities which is connected with the urbanisation stages, further on, with the existing settlement situation and major trends of its development. In addition to the basic data on and

description of the settlement structure, it supplies the information on the urbanisation process and its stages, on the population and trends of demographic development which is characterized by a series of phenomena within the framework of urban structure and rural settlement changes.

Further on, there are given economic and ecological trends, the major trends of territorial development and settlement, evaluation of the area potential and values, relation to the area situation within the European space, and the problem and limit factors, and phenomena within the area (both natural and anthropogenic).

The second part of the chapter is addressed to the landscape problems within the frames of spatial planning, in particular from the examination of landscape limits to understanding the landscape as a part of environmental quality. It deals with the holistic view of the landscape evaluation, describes the coordination necessity of activities solving its individual problems, and the necessity of a comprehensive view in a town planning concept. It also addresses the landscape concept in spatial planning.

In the conclusion of that part, there are given the problems of public involvement in the form of enlightenment, participation in evaluation and in decision making. This part of the text is closed by the setting out of objectives. The major and general objective of landscape and natural environment protection anchored in a spatial or regulatory plan, is the protection, care and development of implementation conditions of natural, social and economic processes as the presumption of area sustainable development. A further part of the text is addressed to the characterization and description of landscape situation in the CR, to natural conditions and civilisation impacts. In the text there are presented the essential stages of landscape cultivation and settlement, relation of settlements and landscape, urban forms of cities and town and rural settlements; the text also deals with the agricultural activity in the landscape and forestry.

Also the landscape functions, its values, and the protection of these elements and values are described there. The problems of significant landscape elements, territorial system of ecological stability, in particular that of protected areas of nature and landscape features are mentioned as well. The part dealing with the landscape is closed by the specification of landscape problems within the frames of spatial development.

The third part of the chapter B supplies information on spatial development in Europe, on programmes and policies in this area, on contexts of spatial development in the CR, on the administrative subdivision of the State, on existing situation, and on trends of spatial development concepts in the CR and on selected instruments (Regional Development Strategy of the CR, National Development Plan, Spatial Development Policy), on spatial development in the CR and their application. The text continues dealing with possibilities and trends of spatial development in the CR, and with relations of spatial planning instruments to the spatial development of the State.

The last part of the text deals with the spatial development concept, on the existing situation, and on trends on the regional and communal (of cities, town and rural communities) levels.

C Functional units

The chapter concretises general principles and bases into procedures within the spatial planning activity and development planning in individual functional branches.

The spatial development is defined here as a sophisticated complex of interactions of material structure, natural and civilisation values and all the activities in the area including evaluation of all economic, social, ecological and cultural linkages.

The urban structure includes not only the material structure but also the structure of functional units into which requirements, needs, and all activities of inhabitants are projected. The system of functional units includes the following functions:

- Production, extraction, and storage;
- Agriculture and forestry;
- Housing;
- Civic amenities/services;
- Green spaces;
- Recreation;
- Transport infrastructure;
- Technical infrastructure;
- Water resources management.

For each functional unit, the text is structured in the same way according to the uniformed frame, forming the following parts:

- characteristic of the corresponding functional unit;
- situation and trends of its development – development of a functional unit during the last 10 – 20 years, situation in the neighbouring countries;
- solution principles of each functional unit within the spatial planning – bases of creation, territorial requirements, limits, protection.

For individual functional units there has been prepared a text including the information on conception of the corresponding functional unit in individual types of planning documentation. After the opposition procedure, the chapter will be completed by this knowledge.

D Authorities, instruments, and links of spatial planning

The chapter supplies a detailed description of spatial planning authorities, building offices, respective (affected) authorities, their responsibilities and links. Further on, it provides a detailed description of individual spatial planning instruments which are in compliance with the Building Act as follows:

- planning materials, i.e., planning analytical materials and area study
- spatial development policy
- planning documentation – i.e., principles of spatial development, local plan, regulatory plan
- other instruments – planning permission, planning approval, and planning measures
- adaptation of relations in the area – i.e., newly introduced pre-emption right and compensations for a change in the area.

The text is based on the Building Act No. 183/2006Coll. and on corresponding complementary decrees.

The following part of the text deals with the mutual links of spatial planning instruments, and with the links of spatial planning instruments to the other spatial development instruments.

The part entitled “Information on spatial planning” describes the registration method of spatial planning activity, deals with the way how the spatial planning documents are procured and published, and with a new instrument of spatial planning – spatial planning information. In the part addressing the information technologies, readers will find information on technological and programme means, on computer technologies GIS and CAD and on principles of procurement of planning documents contained within them.

The last part of the text presents the problems of public participation in the spatial planning process, in particular the conception of public participation, legislation bases of public participation, minimum standards and principles of public participation, and the information on the preparation and implementation of public involvement plan.

E Notions

The notions applied in foregoing chapters are collected in this chapter. Their list is given in alphabetic order, and in case that their definitions do not form any part of the new Building Act or corresponding decrees, they are equipped with a definition and illustrating commentaries.

The texts of chapters A – D are completed by tables, diagrams, and pictures for the better illustration's sake. As mentioned above, the texts are being completed, put more precisely and updated, that the aim of the research project could be fulfilled.

The text of specialized manual can be found on the address <http://uur.cz/default.asp?ID=2571>.