Informal instrument: Urban Development Plan

Keywords

Long term development concept, work, housing, social infrastructure, utilities, transport, functional space models, dialogue-oriented procedures

Introduction

Urban development planning is part of informal planning. It deals with social, cultural, and economic demands on the settlement area. Urban development plans are usually elaborated for the entire community, and are often composed of thematic sub-plans addressing, for instance:

- work,
- housing,
- social infrastructure,
- utilities,
- transport.

This produces outline objectives for city-wide development and the required investment. Urban development planning helps prepare political and administrative decisions, and constitutes a tool for coordinating subsequent urban land-use planning and municipal sectoral planning.

In permits many a conflict to be recognised and eliminated at an early stage before formal planning gets under way. The advantage of such informal planning is great flexibility and scope. One of the main tasks of urban development planning is to give more concrete form to preparatory land-use planning by setting spatial and temporal priorities in space utilization. It can also elaborate functional space models, types of measure and areas for specific measures, and determine their implementation in terms of importance and sequence.

This informal planning is undertaken for the entire territory of the municipality. Single sectoral sub-areas are usually treated separately and, depending on the size of the community, depicted with a scale ranging between 1:5,000 and 1:25,000. Urban development planning is not limited to master plans. Urban development concepts are often filled in by means of detailed texts and programmes.

The Urban Development Plan is a long term development concept of a municipality, which formulates development priorities and guidelines for a medium-to-long term informal planning of the city. Alongside the formal planning (Urban Land-use Planning) the Urban Development Plan is an important tool for urban planning. It dictates generally binding planning laws through municipal statutes (Preparatory Land-use Plan and Binding Land-use Plan).
Urban development planning is that part of the planning activities of a municipality which is concerned with settling development aims either for the entire municipal territory or for specific sections of it. It thus sets the framework for urban development suited to meeting the social, cultural and economic needs of the community. This framework includes capital investment on the part of the municipality, where this has implications for spatial development, and lays down the sequence and order of priority.

Urban development planning also serves to draw together and co-ordinate the various sectoral plans and to focus them on one common goal. It is this cross-sectoral dimension of urban development planning that sets it apart from urban land-use planning, the role of which is limited to preparing and steering the use of land in the municipal territory for building or for other purposes. Unlike urban land-use planning, urban development planning does not focus on the graphical presentation of future spatial developments but on mostly verbal statements about the goals and means of steering development.

Urban development planning is not governed by federal law; essentially it is up to the municipalities to decide informally and at their own discretion whether to make use of this planning instrument.

Concepts are often developed using dialogue-oriented procedures like urban forums, planning and future search workshops, and public urban development discussions. They are accordingly less regulatory than process and procedure-oriented. Such concepts represent no all-embracing claim to control and implementation. They provide a basis for reaching agreement on objectives and guiding principles and a matrix for evaluating individual planning steps and projects. The comprehensive integrated urban development concepts and urban development concepts defining the goals of development in shrinking communities are particularly important in the context of urban redevelopment.