

Transparent Land Governance: Temporary Development Zones to meet the Requirements of Urban Expansion

Alexander Kohli (Switzerland)

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SUMMARY

In metropolitan areas the informal urbanization of the outskirts is a classic event. Today it must be accepted that a large number of the regulatory tools available for managing urban development are not necessarily appropriate to be applied as they are in many developing and transitional countries where the rule of law leaves a lot to be desired. In consequence, the large majority of urban authorities often do not engage in realistic preparations for growth. The two known approaches in this field, the set-up of regulatory measures on the one hand and the public initiatives on the other, are commonly accepted but do not necessarily lead to success. Looking at the initiatives approach it becomes clear that the need for a sufficiently consolidated property system to gain long term success is underestimated. A formally correct situation without conflicting property rights and disputed land titles remains a pre-condition not only for enabling land and housing markets but also in view of securing land for public needs, assuring sites and services in the framework of public initiatives (Sustainable Land Management). To create good conditions for improving the property and planning situation, a solid legal base has to be put in place before further land management activities are undertaken. The presented concept, therefore, asks for the initialization of an intermediate legal framework as an initial step to be applied to a special perimeter of action, the so-called 'TEMPORARY DEVELOPMENT ZONES' (TDZ). Dr. Alexander Kohli, Vice-President SWISS LAND MANAGEMENT foundation c/o BSB + Partner, Ingenieure und Planer Leutholdstrasse 4 CH-4562 Biberist SO SWITZERLAND Email: alexander.kohli@bsb-partner.ch Mobile: +41 76 393 0121