

## **Co-operative development planning – test planning procedure**

**The objective in development areas is to create high-quality districts with built-up areas and open spaces, with sensible distribution of benefits and quality inner housing density.**

To this end, co-operative planning procedures are often effected with private and public and landowners working together. Test planning procedures are carried out across entire parts of the area, as well as architectural competitions relating to individual parcels of land.

These procedures generate inherent principles of area development in approaches that are employed for the specification of sub-divided plots and individual building plots. Here it is a question of sustainable solutions accepted by all parties, that usually lead to the establishment of binding planning instruments.

The urban space is of central importance: Even if the future use and layout of individual building plots have not yet been established, using an area framework comprising cohesive, attractively laid-out open spaces, a milestone is set in the formation of a district identity and therefore habitation quality. Examples of this are the areas of Neu-Oerlikon and Leutschenbach.

03.01.2011/fca