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PLPR - Book of abstracts
Third Conference - Aalborg, Denmark - 11th-13th February 2009

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This book is compiled from the abstracts that are selected through the review process and are scheduled for presentation at the International Academic Association on Planning, Law and Property Rights' Third Conference in Aalborg, Denmark 2009.

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Zoning on purposes as a contemporary alternative for zoning on land uses of open spaces in an urbanised context

Hans Leinfelder

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Abstract

The (mono)functional zoning in land use planning has already a long record of service and finds its roots in an historical political and societal ambition of separating functions and activities in space. But above all, the continuous success of this type of zoning is linked to the legal security it creates.

Although a decrease in legal security still seems an invincible problem, the technique of functional zoning in spatial planning is increasingly being questioned. An alternative planning discourse of 'open space as public space', a planning discourse about open space fragments in an urbanised context I developed in the context of my PhD-dissertation (Leinfelder, 2007 and 2009), seems for instance incompatible with this functional zoning ... but also three other alternative planning discourses about the relation between city and countryside I discussed in my dissertation do not result in spatial entities that are inspired by land uses, but by differences in dynamics, environmental impact and meaning of places. Based on these observations, a 'rediscovery' of the zoning plan – as a 'strategic' zoning plan – seems necessary. The addition of 'strategic' indicates a more active, more realisation oriented and more selective approach than today's comprehensive and passive functional zoning.

The zoning in a strategic zoning plan is no longer related to the allocation of zones to one or more land uses, but to entities that refer as much as possible to the (societal) purposes for the open space involved. The name of these zones tries to express as much as possible the most relevant spatial characteristics of the entities desired for – concerning dynamics, vulnerability, meaning, ... And the juridical rules related to these entities define the conditions in which – maybe yet unknown – spatial projects can take place without mentioning the land uses by name. In other words, development and management of space become increasingly dominant to the traditional allocation of space. Undoubtedly, also landscape as a holistic frame of integration is becoming of more and more importance in such zoning plans. (Selman, 2006) The strategic zoning plan also has to be considered as a more indicative and temporary frame of reference for private and public actors through which the decision making about specific projects and measures can be coordinated – even when the choices at the moment of the decision are different than those at the moment of the design of the plan. (Van Ark, 2005)

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