



# **Spatial Planning in the Czech Republic**

**Daniela Grabmüllerová  
Martin Tunka**

**Ministry for Regional Development  
of the Czech Republic**

**[www.mmr.cz](http://www.mmr.cz)**

**UN ECE Committee on Housing and Land Management  
Geneva, 18 September, 2007**




# Settlement structure

- 10,2 million inhabitants in 6,250 municipalities.
- One city (Prague) has more than 1,000,000; five other cities have more than 100,000; only 1,320 towns have more than 1,000  
→ almost 5,000 municipalities have less than 1,000 inhabitants.
- 205 of all municipalities = “spatial planning authorities“.




# “Country of mayors”





# **Building Act – includes the law on spatial planning and building code**

- **Since 1 January 2007; it has replaced the previous one from seventies.**
  - **Based on principles of sustainable development - balanced relationship of conditions for the favourable environment, economic development and cohesion of community of inhabitants of a given area.**
  - **Planning documentation:**
    - **Spatial development policy.**
    - **Local plan.**
    - **Regulatory plan.**
- 

# Building Act – spatial development principles

- National spatial development policy sets out national priorities, development axes, specific areas, etc.





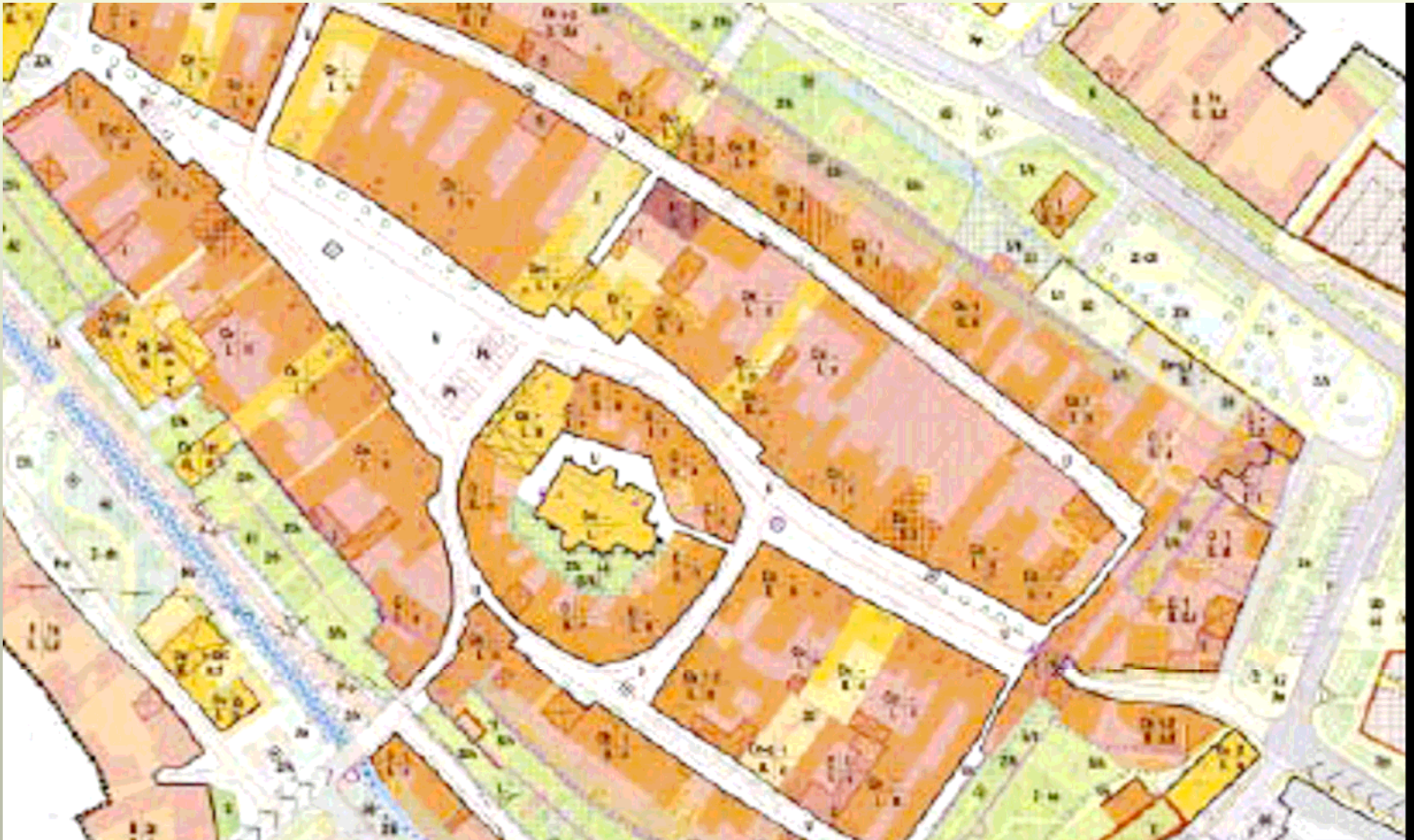
# Building Act – local plan

- Binding document approved by municipality.



# Building Act - regulatory plan

- Sets out detailed conditions for land use, building location, etc.





**“It is a capital mistake to theorize  
before one has data.”**




*Sir Arthur Conan Doyle*





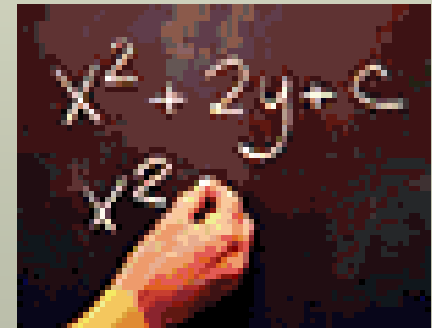
# **Building Act – planning analytical data**

- **All 205 “spatial planning authorities“ collect “planning analytical data“. These data contain the assessment of the situation as well as development potential of a given area, its values, limitation of the changes due to the protection of public priorities, etc.**
  - **Continuously updating every two years - on the basis of new information, surveys, etc.**
  - **Planning analytical data set is submitted to the “Council of municipalities“ of a given area (on average about thirty municipalities).**
- 

# Problems and solutions - questions and answers


*“The questions have been the same,  
or similar, for a long time, but  
answers have been different...”*

*(Albert Einstein)*





# **Building Act – planning analytical data**

- **Analytical works have long tradition in the Czech Republic; the new Act has created an „official framework“ for it.**
  - **Analysis of the area, together with information from cadastres, is an effective tool for the monitoring of local needs (e.g. new housing construction).**
  - **Accountable and regularly updated “planning analytical data“ can serve as a prevention from possible illegal or informal construction .**
- 



**“Tempora mutantur nos et mutantur in illis.”  
(Times change, and we change with them.)**

*(Emperor Lothair, A.D. 842)*

**Thank you for your attention.**

**[www.mmr.cz](http://www.mmr.cz)**

