

## Fact sheet for planning levels

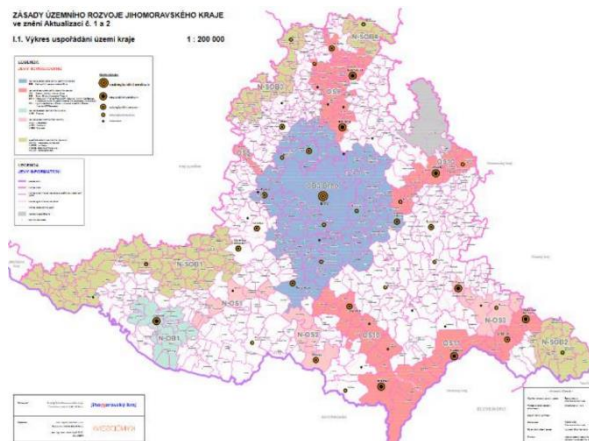
### Planning level Type of plan

#### Regional

**Planning system of Czechia**

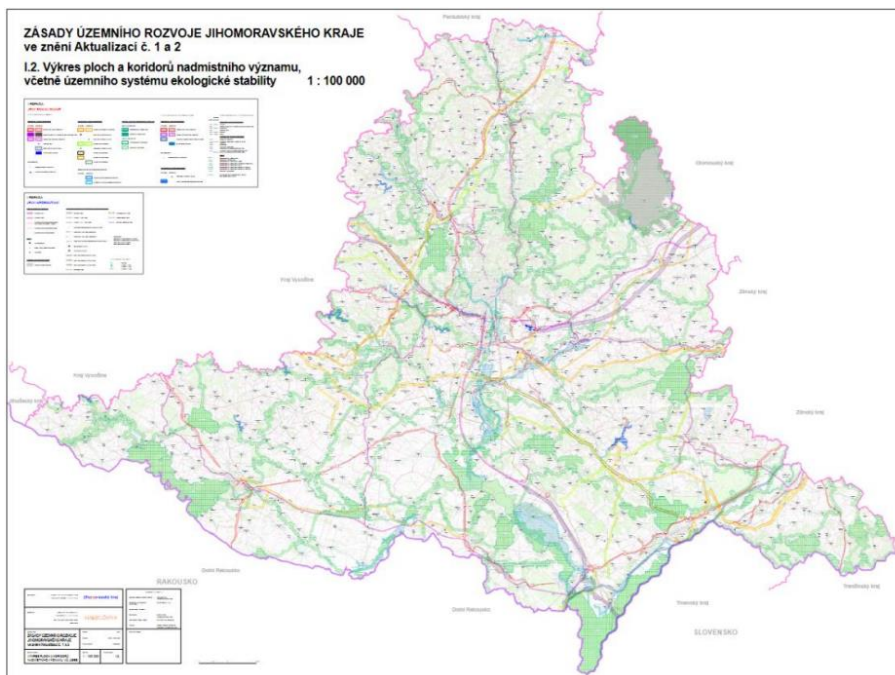
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
National level	Policy of spatial development (Politika územního rozvoje)	binding policies, priorities and tasks for spatial planning; development areas, development	Act on planning and building (Stavební zákon)	Cabinet; Ministry of Regional Development	Binding for planning on all levels	Nation-wide
Regional level	Principles of spatial development (zásady územního rozvoje)	text and maps; priorities, delineation of development areas and axes, landscape quality objectives	Act on planning and building (Stavební zákon)	regional councils	measure of general nature – binding for all actors	Regions
Local level	local Plan (územní plán)	text and maps; concept of development, urban areas, landscapes, infrastructures; land-use regulations; construction and measures in public interest	Act on planning and building (Stavební zákon)	municipalities, communities	measure of general nature – binding for all actors	jurisdiction area of a municipality / community
Local level	detailed Regulation Plan (regulační plán)	text and maps; detailed conditions for delineation of land parcels; detailed regulation of use and shape of buildings	Land use and building act	municipalities, communities	measure of general nature – binding for all actors	ad hoc delineation, mostly by local plan

#### Development Principles (Zásady územního rozvoje, ZÚR) for the South Moravian Region – Spatial layout of the region



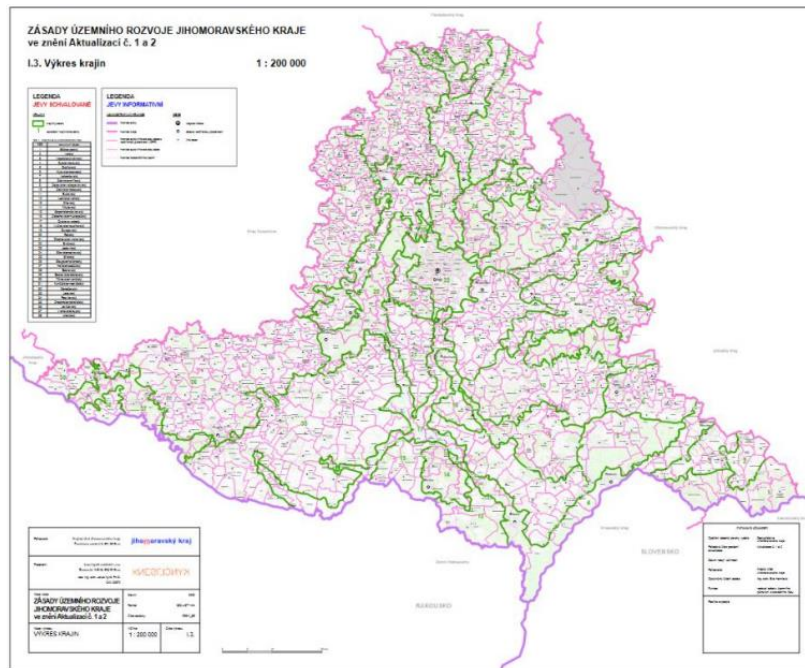
Source map:  
<https://www.krjihomoravsky.cz/archiv/oupsr.pdf#zoom=100>

#### Development Principles (ZÚR) for the South Moravian Region – Areas and corridors of regional importance



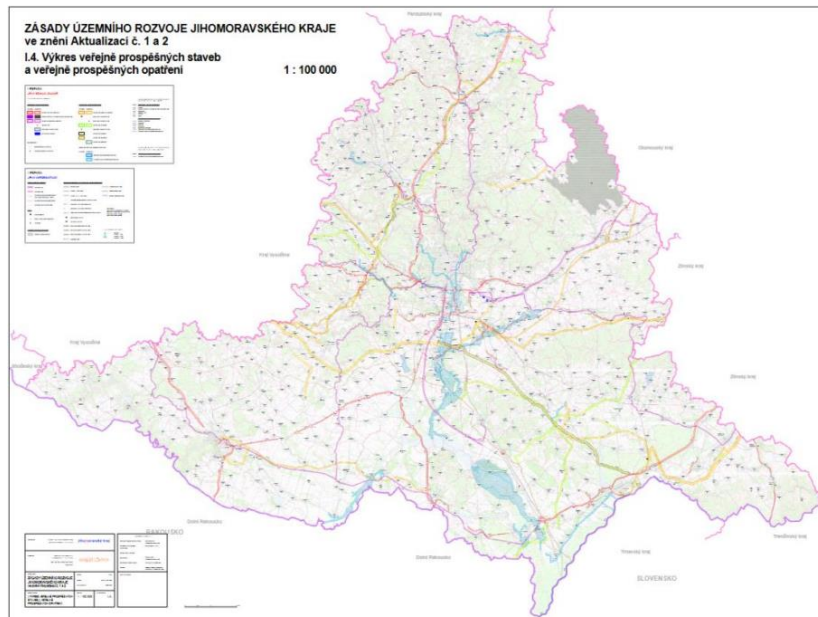
Source:  
[https://www.krjihomoravsky.cz/archiv/oupsr/zur\\_jmk\\_a2a1\\_UZ/GRAFICKA\\_CAST/I2\\_PlochyKoridory.pdf#zoom=100](https://www.krjihomoravsky.cz/archiv/oupsr/zur_jmk_a2a1_UZ/GRAFICKA_CAST/I2_PlochyKoridory.pdf#zoom=100)

### Development Principles (ZÚR) for the South Moravian Region – Landscapes



Source: [https://www.kr-jihomoravsky.cz/archiv/oupsr/zur\\_jmk\\_a2a1\\_UZ/GRAFICKA\\_CAST/I3\\_KrajTyp.pdf#zoom=100](https://www.kr-jihomoravsky.cz/archiv/oupsr/zur_jmk_a2a1_UZ/GRAFICKA_CAST/I3_KrajTyp.pdf#zoom=100)

### Development Principles (ZÚR) for the South Moravian Region – Public works and public benefit measures



Source: [https://www.kr-jihomoravsky.cz/archiv/oupsr/zur\\_jmk\\_a2a1\\_UZ/GRAFICKA\\_CAST/I4\\_VPS.pdf#zoom=100](https://www.kr-jihomoravsky.cz/archiv/oupsr/zur_jmk_a2a1_UZ/GRAFICKA_CAST/I4_VPS.pdf#zoom=100)

## Facts: Development Principles (*Zásady územního rozvoje, ZÚR*)

### Legal basis

Planning and Building Act (Zákon o územním plánování a stavebním řádu) of 2006; numerous amendments, Sections 36-42.

### Competences (*official translation of the Czech Planning and Building Act*)

The Development Principles determine especially the basic requirements for purposeful and economic arrangement of the region's territory, delimit the areas or corridors of the supra local importance and determines the requirements for their utilization, especially the areas or corridors for the public works, public benefit measures, they determine the criteria for decision making on possible variants or alternatives of the changes within their utilization. The Development Principles may delimit the areas and corridors, aiming at examining the possibilities of future utilization, their existing utilization must not be altered in a method, which would make impossible or materially deteriorate the examined future utilization. As a component of the development principles it is also the assessment of the impact on the area sustainable development (Planning and Building Act, § 36 (1, 2)).

### Binding force (*official translation of the Czech Planning and Building Act*)

Development Principles are procured for the whole territory of the administrative region and are issued in the form of a general nature measure in accordance with the rules of administrative procedures. Development principles are binding for procurement and issuance of the plans, regulatory plans and for the decision-making in the area (Planning and Building Act, § 36 (4, 5)).

### Tasks and content

Concept for development of the region, determining the basic requirements for its efficient and economical organisation, namely:

- the priorities for regional spatial planning to ensure the sustainable development of the territory
- specification of development areas, development axes and specific areas
- specification of areas and corridors for public infrastructure, territorial system of ecological stability and reserved areas whose use is yet to be determined
- specification of the spatial conditions required for the strategy to protect and develop the natural and cultural assets of the region
- determination of the region's landscape quality objectives, including the spatial conditions required for their preservation or realisation
- delimitation of public benefit constructions, public benefit measures, constructions and measures to ensure the defence and security of the state and areas for remediation, for which the rights to land and buildings can be expropriated
- determination of requirements for the coordination of the spatial planning activities of municipalities and for solutions in the planning documentation of municipalities, taking into account the conditions for the renewal and development of the settlement structure

(Decree No. 500/2006, on spatial planning documentation and spatial planning data)

### Process, duration, participation (*official translation of the Czech Planning and Building Act*)

The draft of the Development Principles is procured by the regional office. The regional office shall ensure the assessment of the impacts on the area sustainable development to the draft of the development principles. The draft of the Development Principles is assessed before its issuance by the Ministry of Regional Development, to which the regional office submits the draft of the development principles and the report on their debate. A public debate is held about the (modified and assessed) draft of the Development Principles. Regional office assesses the results of debate and elaborates the draft of the decision on objections. If it is necessary, it ensures the modification of the draft of the Development Principles in accordance with the assessments of the respective authorities or with the result of the disputes settlement.

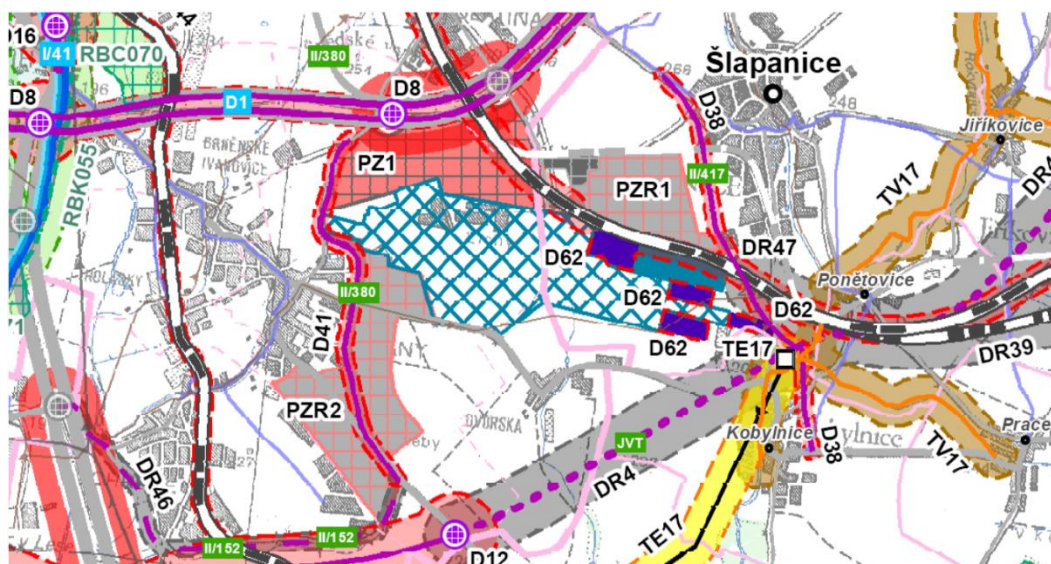
Regional office submits the motion for the issuance of the Development Principles with their reasoning to the Regional Council (Planning and Building Act, § 37).

**Duration of validity** (official translation of the Czech Planning and Building Act)

Development Principles must be kept in accordance with the Spatial Development Policy. If an amendment to the Spatial Development Policy affects the territory of the region, Development Principles must be updated (Planning and Building Act, § 42).

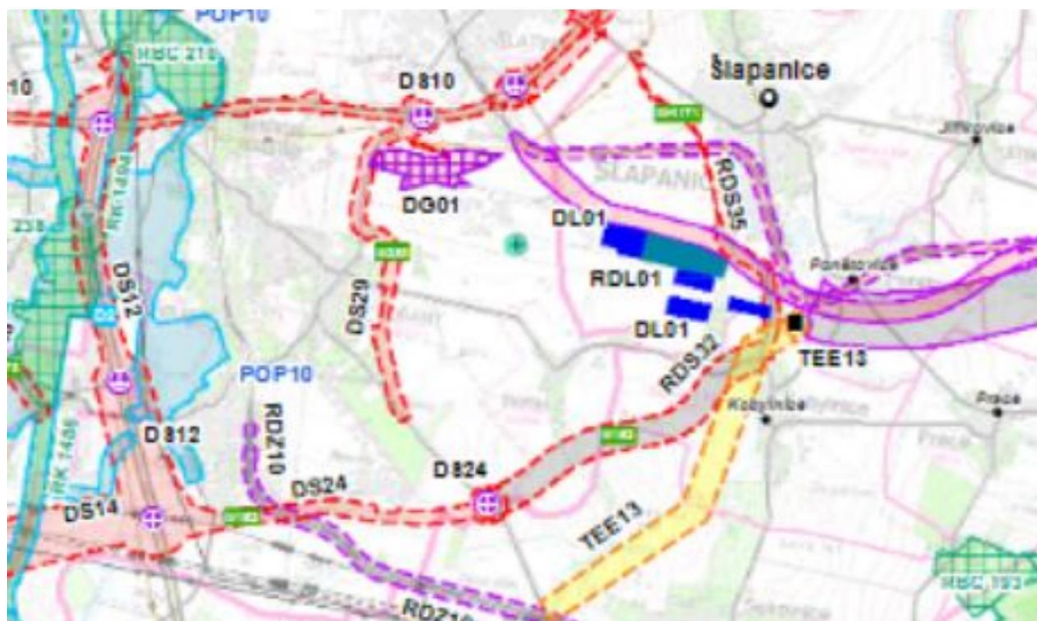
**Details of the plan**

Development Principles (ZÚR) for the South Moravian Region 2011 – detail of the area where certain proposals of the Development Principles were objected and subsequently sued in court



Source: <http://www.cisteturany.cz/uzemni-planovani/ukoncene-projekty/zasady-uzemniho-rozvoje-jmk/>

Development Principles (ZÚR) for the South Moravian Region 2016 – detail of the area where certain proposals of the 2011 Development Principles were rejected by the court



Source: [https://www.krjihomoravsky.cz/archiv/oupsr/zur\\_jmk\\_a2a1\\_UZ.pdf#zoom=100](https://www.krjihomoravsky.cz/archiv/oupsr/zur_jmk_a2a1_UZ.pdf#zoom=100)

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## Characteristics

### Location of the area

The South Moravian Region is a higher territorial self-governing unit of the Czech Republic, which was established in 2000 in South and Central-West Moravia. Its territory covers a total area of 7188 km<sup>2</sup> and consists of seven districts (Blansko, Brno-město, Brno-venkov, Břeclav, Hodonín, Vyškov and Znojmo). Approximately 1.2 million inhabitants (11% of the total Czech population) live in the South Moravian Region, which has 672 municipalities, including 50 towns and 40 townships, and one military district. The seat and largest city of the South Moravian Region is Brno, which is the second largest city in the Czech Republic (382,000 inhabitants); its significance extends beyond the borders of the region – it is, for example, the seat of the highest judicial institutions and the venue for major events of European significance.

The climate is one of the warmest in the Czech Republic, and agriculture is the most developed in the lowlands. Almost 60% of the region's area is agricultural land, of which 83% is arable land. Over 96% of the vineyards in the Czech Republic are located in Southern Moravia in the Moravian wine region.

The engineering industry is the most important sector in the economy. The centre of the engineering industry is Brno; other important areas for the engineering industry are Blansko, Kuřim, Boskovice and Břeclav. The electrical engineering industry has also traditionally been present in the region. The food industry is located mainly in the south and east of the region.

There are several public and state universities in Brno. The city of Brno in particular excels in supporting science and research, especially in the field of IT.

### Plan summary

- 2007 – Work on the Development Principles for the South Moravian Region started.
- April 2011 – About 1,050 citizens represented by two Public Deputies filed an objection to the proposed areas for mixed production and storage at the airport and other storage areas, all in the Brno hinterland, as well as the construction of a bypass and a new road needed to serve these areas; they argued that the proclaimed priorities of sustainable development were violated by these projects.
- 22/09/2011 – The Development Principles for the South Moravian Region were approved by the South Moravian Regional Assembly.
- Lawsuits were filed challenging the unsatisfactory justification for the rejection of citizens' objections.
- 21/06/2012 – The Supreme Administrative Court annulled the Development Principles for the South Moravian Region in their entirety by judgment 1 Ao 7/2011 - 526.
- 08/08/2012 – Following the judgment of the Supreme Administrative Court, new Development Principles for the South Moravian Region were commissioned and the task at hand elaborated.
- 28/02/2013 – The South Moravian Regional Council approved the specifications for the elaboration of the Development Principles for the South Moravian Region.
- 13/02/2014 – Following the results of the tender, the South Moravian Regional Council approved the contract for the delivery of a new proposal for the Development Principles with a consortium comprising the Urban Centre Brno and the T plan company in Prague.
- 2014 – Field sessions on the Development Principles were held in the district towns of the region.
- March 2015 – The consultation on the draft Development Principles commenced with the relevant bodies, the Ministry of Regional Development, neighbouring regions and countries, and the public.
- 05/01/2016 – The Ministry of the Environment confirmed that the SEA supported the proposed Development Principles.
- March 2016 – The modified proposal for the Development Principles was made available for public hearings.
- June 2016 – Public hearings on the draft Development Principles were held in all district cities of the region.
- 03/11/2016 – The Development Principles for the South Moravian Region came into force.
- 10/07/2017 – A motion was filed with the Regional Court in Brno to annul the Development Principles for the South Moravian Region; the regional administration was served with a lawsuit, which comprised over 200 pages of text and other documentary annexes.
- December 2017 – The first stage of the Development Principles – the analytical part of the territorial study – was presented to the municipalities of the region, to the relevant authorities and to the spatial planning authorities for their comments.

- 20/12/2017 – The Senate of the Regional Court in Brno dismissed the action against the Development Principles for the South Moravian Region.
- 28/03/2019 – An update of the Development Principles for the South Moravian Region was commissioned.
- 17/09/2020 – Update No. 1 and No. 2 of the Development Principles for the South Moravian Region

**Particularities of the process**

The process of commissioning the Development Principles was one of the most complex in the history of these spatial planning documents. The controversies mainly concerned areas near Brno, development in the vicinity of Brno Airport and the corridor for a new motorway heading north from Brno. They resulted in the original document being annulled in 2012 followed by a new elaboration of the Development Principles, which took from 2012 to 2017.

**Notes and links**

<https://www.zakonyprolidi.cz/cs/2006-183>

[https://www.mmr.cz/MMR/media/SZ\\_angl.pdf](https://www.mmr.cz/MMR/media/SZ_angl.pdf)

<https://www.zakonyprolidi.cz/cs/2006-500#cast3>