SUNDGAU IN-BETWEEN
chances of low density

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SUNDGAU IN-BETWEEN
chances of low density

content

localisation

where is the Sundgau?
vastness
Sundgau In-Between
the hilly landscape between Rhine and Ill
the hilly landscape between Birsig and Rhine- Rhone Canal

Where is the Sundgau?

The *Sundgau* is a territory situated in the south of *Alsace*. It is a hilly region, bounded in the south by the Swiss border and the foothills of the Jura, in the east by the valley of the Rhine, to the north by Mulhouse and the potassium-rich basin of Alsace, and to the west by the Belfort Gap.

The name *Sundgau* derives from Alemannic German and means South County (Sund: South, Gau: County).

The region has a very intense history. It is formed by many changes between the alemannic and frankish culture during the past few centuries. The main inheritance from this changes is the bilingualism of the native people.

Different efforts to create an identifiying community can be observed. Nevertheless the Sundgau doesn't stand for any famous brand such as the region of Bordeaux or the Normandie.
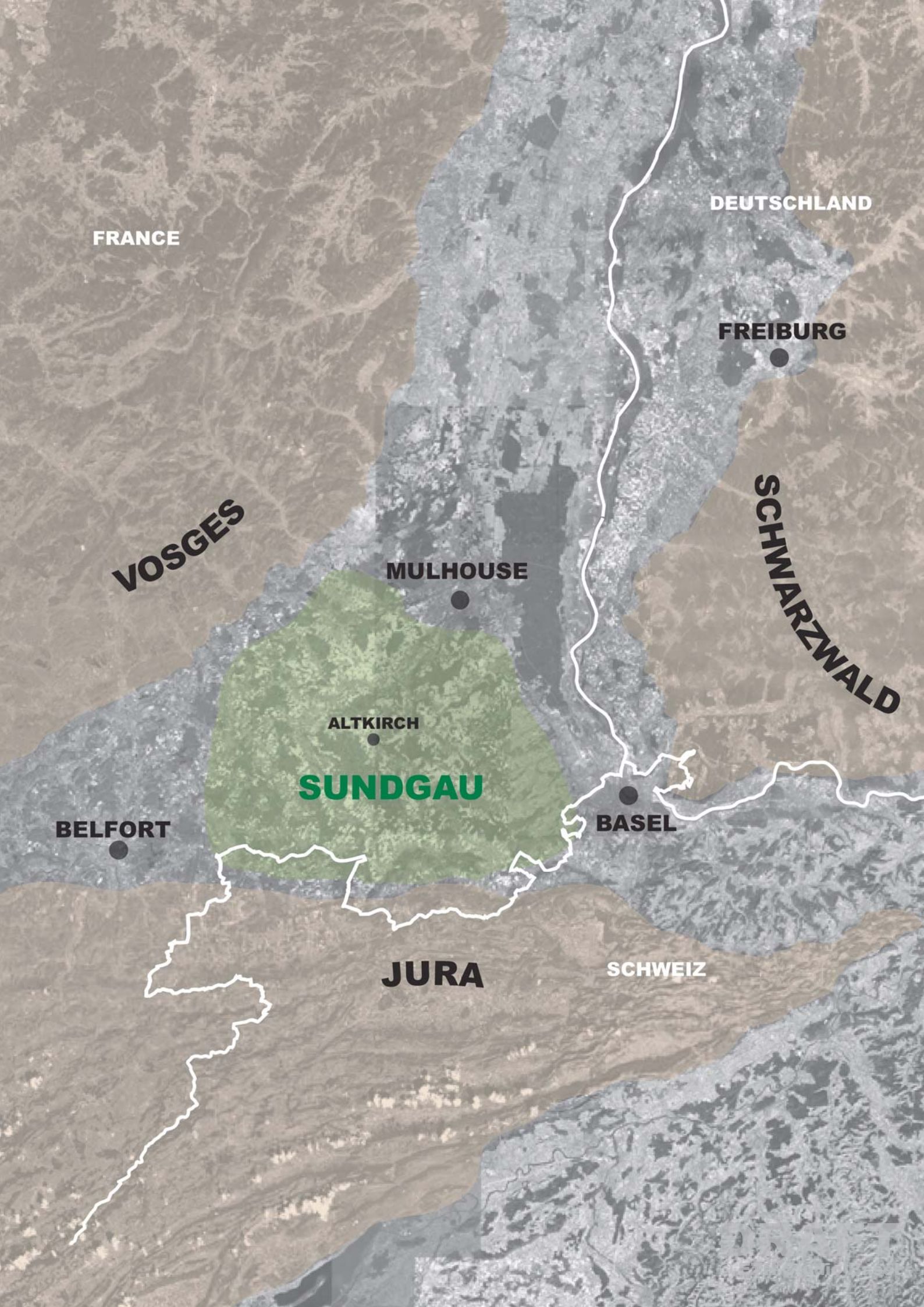
FRANCE

DEUTSCHLAND

FREIBURG

VOSGES

SCHWARZWALD

MULHOUSE

ALTKIRCH

SUNDGAU

BELFORT

BASEL

JURA

SCHWEIZ

Our research area is the south-eastern part of the greater geographic region *Sundgau*. We defined it by four geographic borders and the relative closeness to the city of Basel.
The „*Sundgau In-Between*" is characterised by its vast landscape and rolling hills. The region is shaped by the little streams between the hills.

The river Ill is the most significant in Alsace, bordering „*Sundgau In-Between*" in the west. Its source is at Winkel in the foothills of the Jura.

Mulhouse

rhine-rhône canal

C

Illfurth

C

A Bruebach

Schlierbach

A

upper rift valley

Altkirch

SUNDGAU
IN-BETWEEN

vallée d'ill

B

Waldighoffen

B

Basel

D

Hagenthal-le-Bas

Ferrette

Birsi gtal

Leymen

D

Jura

Bruebach

Sundgau Hills

A

Schlierbach

Upper Rhine Valley

Waldighoffen

Vallée d'Ill

B

Sundgau Hills

Waldighoffen

Vallée d'Ill

Schlierbach

Upper Rhine Valley

A

Sundgau Hills

Sundgau Hills

B

Sundgau Hills

Roppentzwiller

Illfurth

C

Rhine-Rhône Canal

Chateau Landskron

Jura

Leymen

D

Leymental

Jura

Leymen

Birsigtal

Sundgau Hills

C

Sundgau Hills

Illfurth

Rhine-Rhône Canal

Hagenthal-le-Haut

Sundgau Hills

D

Sundgau Hills
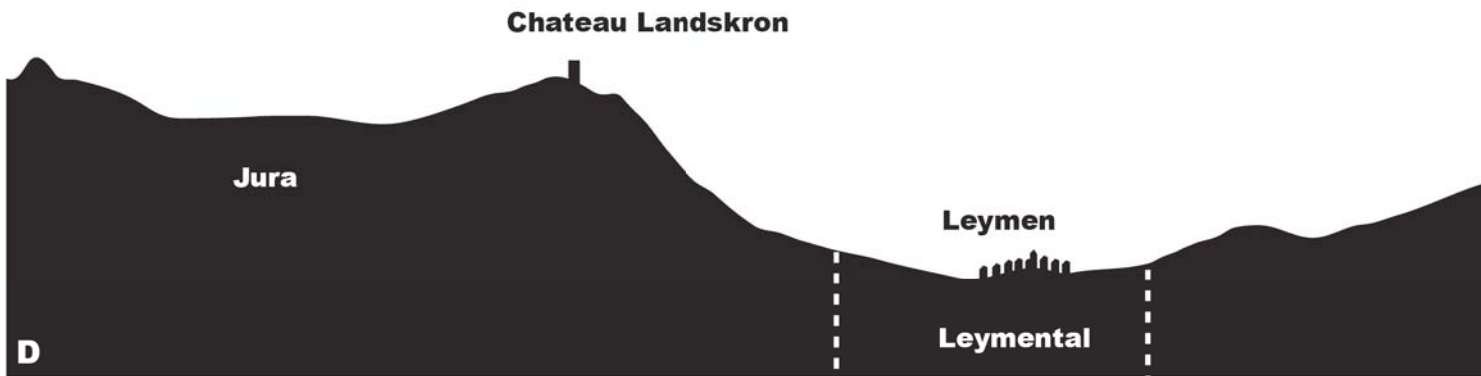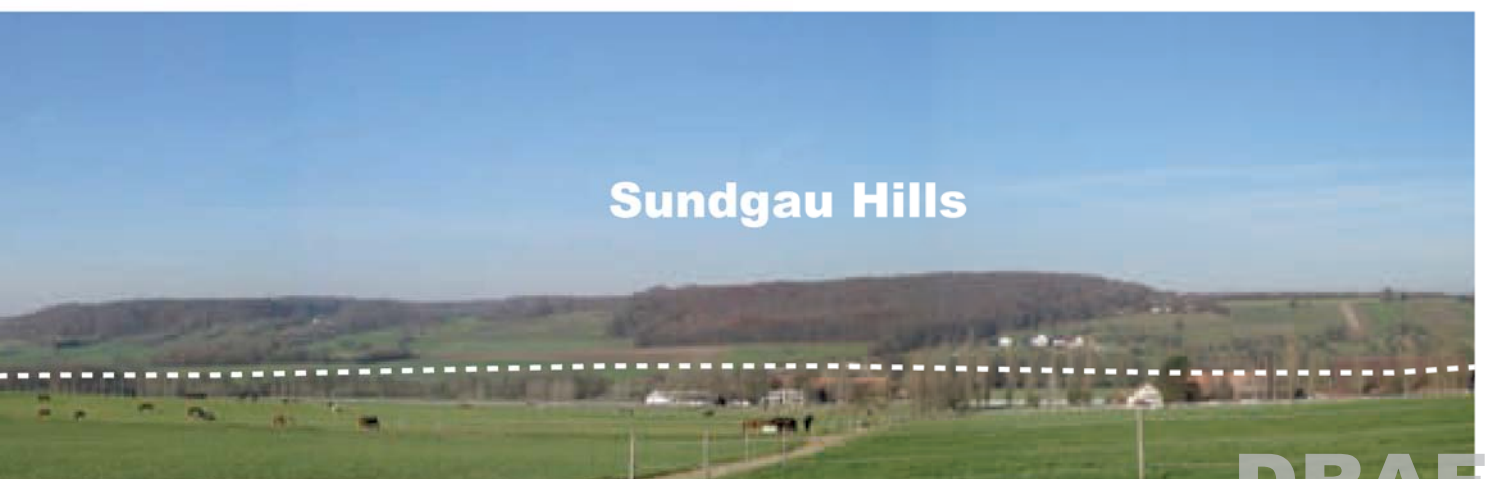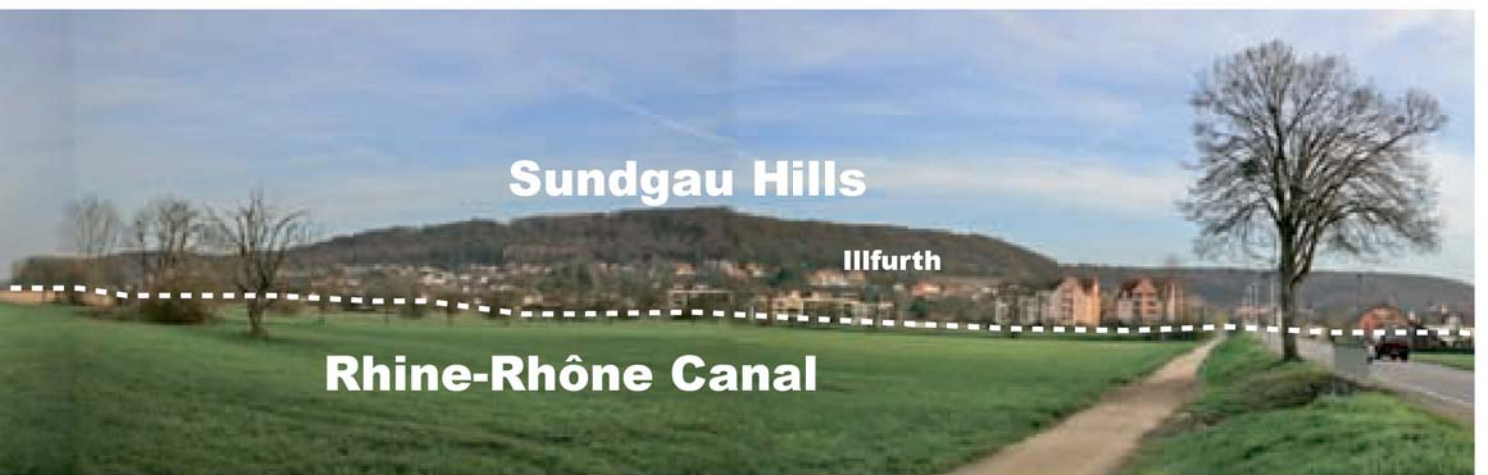
organisation

political authorities
tendencies of decentralisation
planning instruments
planning institutions

Post war France was managed by a centralised administration with the concentration of power in the capital Paris. Since 1982, the administration is in a process of decentralisation. The *Régions* and *Départements* were transformed from purely supervisory and administrative institutions into executive authorities. The aim is creating a *démocratie de proximité*. This process continues until today.

état - FRANCE

président   **parlament**

---

responsabilities

police
justice
defence
foreign politics
economic politics

---

région - ALSACE

président   **conseil régional**

---

responsabilities

economical and social development
tourism
transport
ecology
lycées, professional education

---

département HAUT-RHIN

président   **conseil général**

---

responsabilities

collèges
school transport
culture and patrimony
streets
rural developement

---

arrondissement and canton

no elected representatives
only administrative functions

---

commune

maire   **conseil municipal**

---

responsabilities

primary schools
zoneplan POS/ PLU
local streets
état cilvile
wastewater, trash

Bas - Rhin

Lorraine

Alsace

France

Deutschland

Haut - Rhin

MULHOUSE

BASEL

Franche - Comté

Schweiz

arrondissement de
Mulhouse

canton d'
Illzach

canton de
Wittenheim

arrondissement d'
Altkirch

canton de
Habsheim

canton de
Mulhouse

canton de
Dannemarie

canton d'
Altkirch

canton de
Sierentz

canton de
Hirsingue

canton de
Huningue

canton de
Ferrette
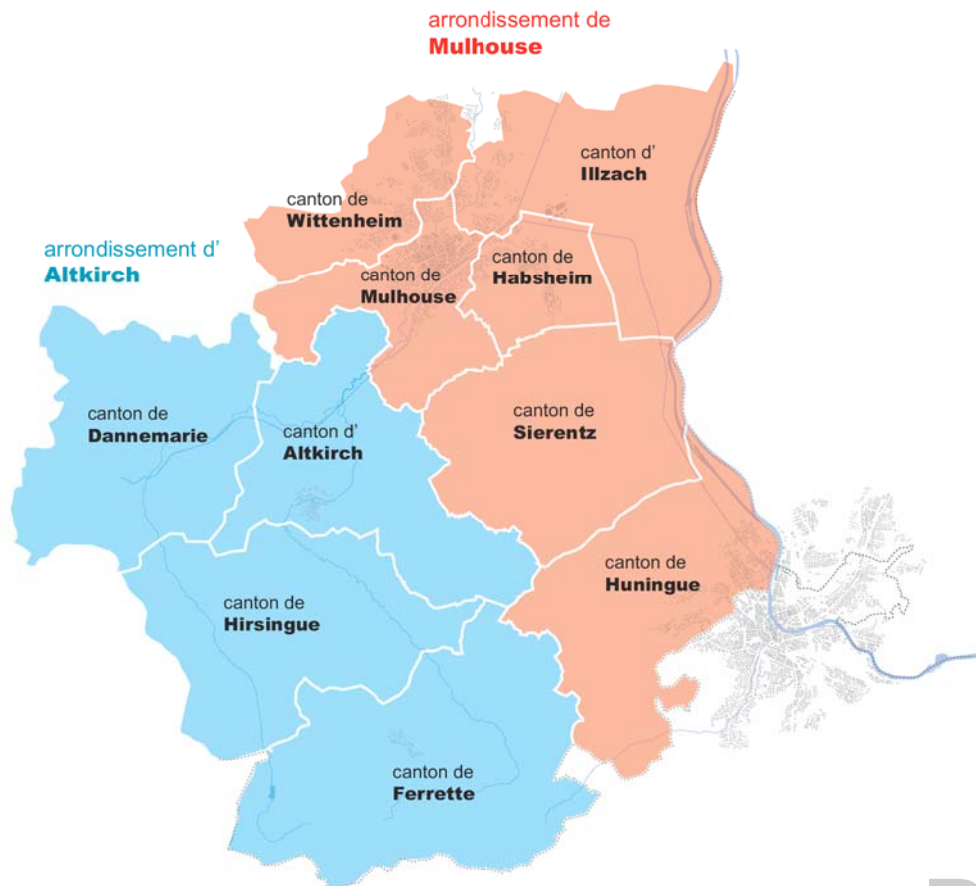
The *communauté de communes* was created by a status of the French Parliament enacted on February 6, 1992. It is defined by the *Code général des collectivités territoriales* :

„It is a public establishment of inter-communal cooperation formed by several communes, which cover a connected territory without enclave. It builts a space of solidarity with a joint project of economical development and spatial planning."[1]

[1] *Guide pratique de l'intercommunalité, p. 41*

Besides these three conditions the participating communes have to choose another obligatory governmental responsability

- protection and valuation of the environment
- housing politics and living conditions
- creation, administration and maintenance of garbage collection
- construction, maintenance and functioning of cultural, sportive and primary shool infrastructure

The delegates are elected by the conseil municipal of every commune.

communauté de communes

economical development
valuation of the environment
protection of the enviroment
housing politics
living conditions
cultural, sportive and primary shool infrastructure
garbage collection

school system

Another type of organisation is the school system. The primary schools are managed by the communes, while collèges and lycées are organized by the département respectively the région

communauté de c.
d'Ille Napoléon

communauté d'agglomération
Mulhouse

communauté de c.
Porte de France

communauté de c.des
Collines

communauté de c. de la
Porte d'Alsace

communauté de c.du
Secteur d'Illfurth

communauté de c.du
Pays de Sierentz

communauté de c.de la
Région de Altkirch

communauté de c.des
Trois frontieres

communauté de c.du
Vallée de la Largue

communauté de c.du
Vallée de Hundsbach

communauté de c.du
Canton de Hirsingue

communauté de c.de la
Porte du Sundgau

communauté de c.
Ill et Gersbach

communauté de c.du
Jura alsacien

district de
Mulhouse

collège

lycée

district de
Saint Louis

district d'
Altkirch

The central document for urban planning is the *SCOT* (Schéma de Coherence territoriale). It was introduced in the year 2000 and replaced the *SD* (Schéma Directeur). It contains the urban orientations in a large scale of a certain region. This region is defined by a syndicate of communes. This syndicate doesn't have to refer to a political subdivision. Nine of them exist in Alsace. The *SCOT* lasts for ten years after being ratified by every participating commune.

It contains a diagnose and an analyse of the present enviromental situation written down in a *PADD* (Projet d'aménagement et development durable). The second part ist the *DOG* (Document d'orientation), which is the basis for a sustainable development. It also ensures the coherence between policy and the local urban plans.

SCOT Schéma de Coherence territoriale

guideline for sustainable development
organisation of space
balance between urban an natural area
protection zones
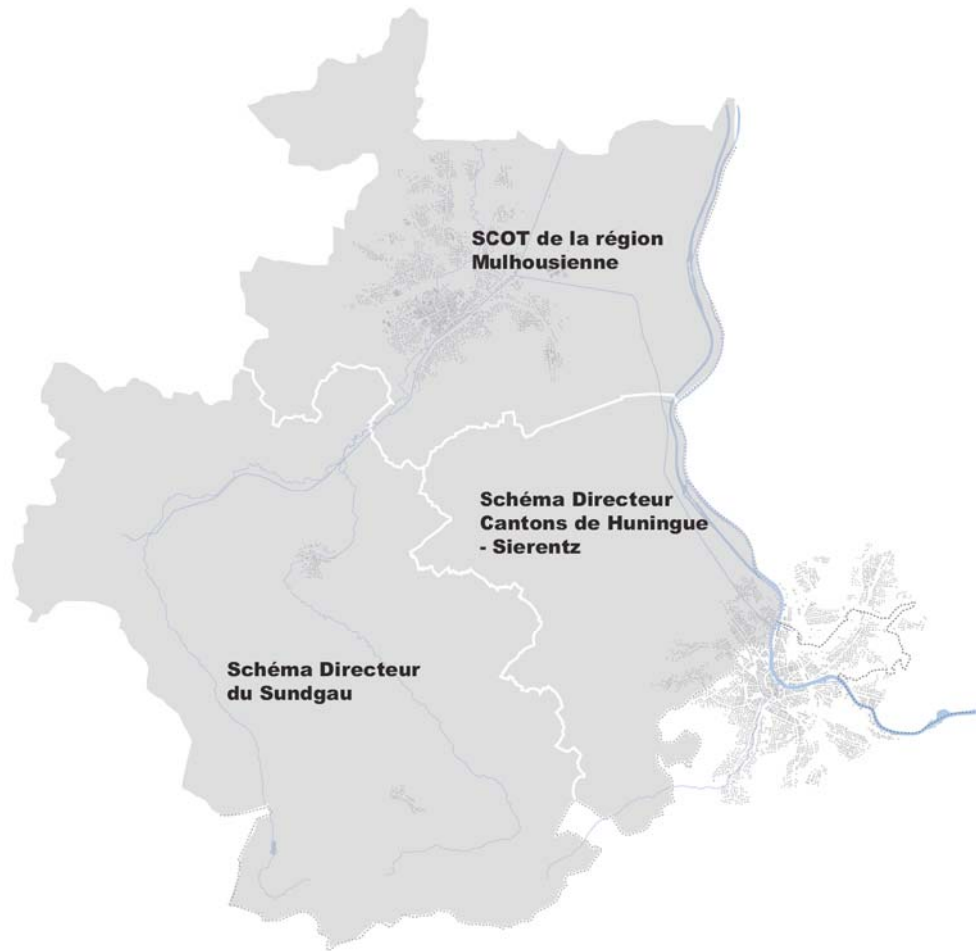building land amount for every commune
legally mandatory

Urban planning on a smaller scale is the *PLU (Plan Local d'Urbanisme)*. It is elaborated by every commune and replaces the former *POS* (Plan d'occupation Sols). It consists of an analyse and a diagnose of the environment, followed by the *PADD*. Every *PLU* has to fulfill the guidelines of the *SCOT*. The main use is a zone plan with precise definitions of building codes. Small communes don't establish a *PLU*, they only use a *Carte communale*, which is more or less a zone plan.

PLU Plan Local d'Urbanisme

commune
analyse of commune
guidelines for urban planning
zone plan
legally mandatory

Carte Communale

commune
zone plan

SCOT de la région
Mulhousienne

Schéma Directeur
Cantons de Huningue
- Sierentz

Schéma Directeur
du Sundgau

A new kind of urban planning has been established in 1999 with the creation of the *Pays*. It is a collaboration of several *Communauté de Communes*. They work together for a sustainable development of the territory. The main tool is the *Charte*, which consists of very general guidelines. It lasts for 10 years.

The difference to a *SCOT/PLU* is, that it's not legally mandatory. Anyhow it has a certain indirect power, because the projects mentioned in the charte are normally subsidized by the *Département.*

The elaboration of the charte is done by the *Conseil de Dévelopment,* with the help of the *Département* and the *Région.* The participation of representatives of economy and society in this *Conseil de Dévelopment* is an important part of the *Charte.*

It mainly consists of a detailed analyse and a plan of politics. The *Charte* shall give new impulses to a region.

The communauté de communes are also elaborating *Chartes*, but in a smaller scale.

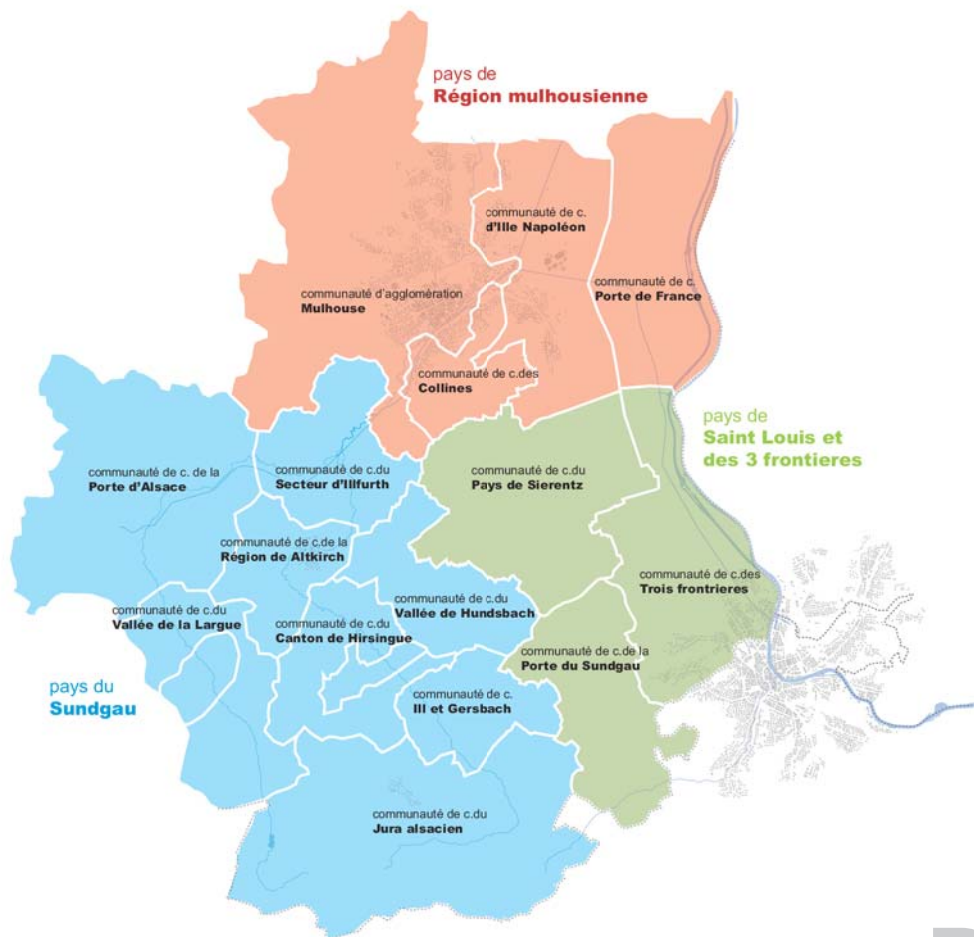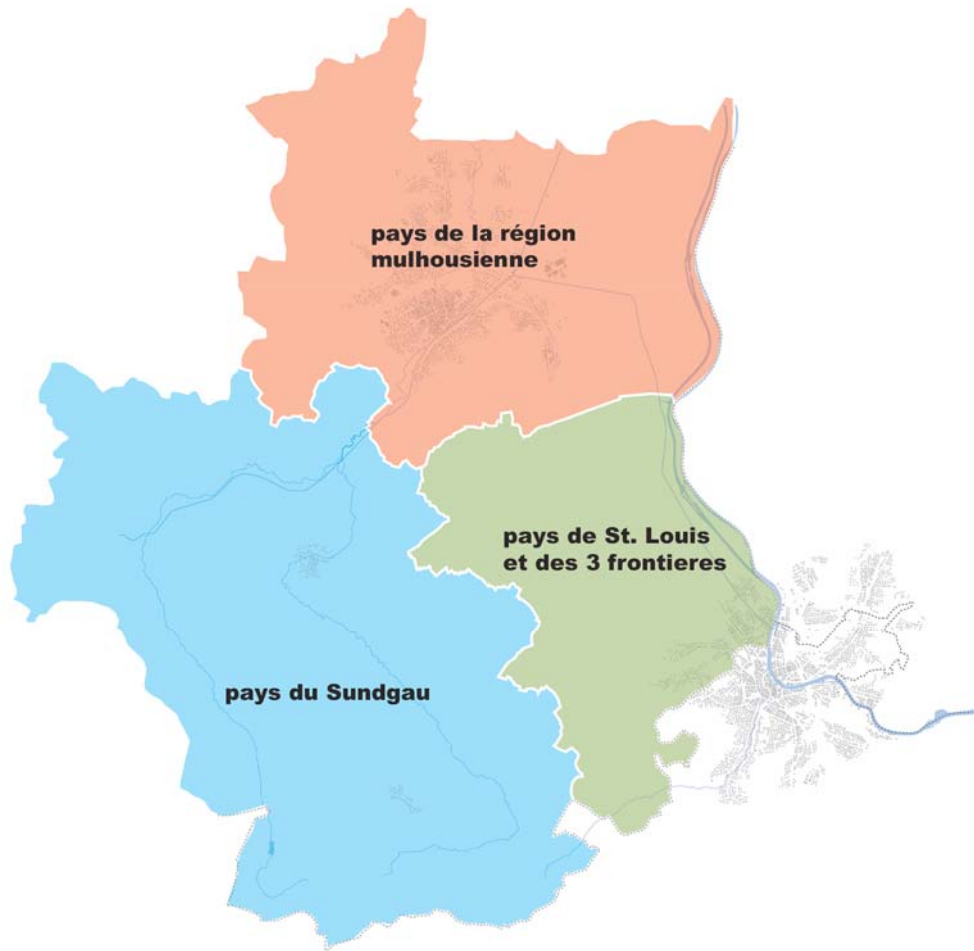| Pays |
|---|

syndicat des communes
charte
diagnose of territoy
fundamental orientations of the pays
coherence

Communaté de communes

syndicat des communes
charte

pays de la région mulhousienne

pays de St. Louis et des 3 frontieres

pays du Sundgau

pays de
Région mulhousienne

communauté de c.
d'Ille Napoléon

communauté d'agglomération
Mulhouse

communauté de c.
Porte de France

communauté de c.des
Collines

pays de
Saint Louis et des 3 frontieres

communauté de c. de la
Porte d'Alsace

communauté de c.du
Secteur d'Illfurth

communauté de c.du
Pays de Sierentz

communauté de c.de la
Région de Altkirch

communauté de c.des
Trois frontieres

communauté de c.du
Vallée de la Largue

communauté de c.du
Vallée de Hundsbach

communauté de c.du
Canton de Hirsingue

communauté de c.de la
Porte du Sundgau

pays du
Sundgau

communauté de c.
Ill et Gersbach

communauté de c.du
Jura alsacien

uniformity

landscape shaped by agriculture
agriculture dominated by monocultures
a uniform region
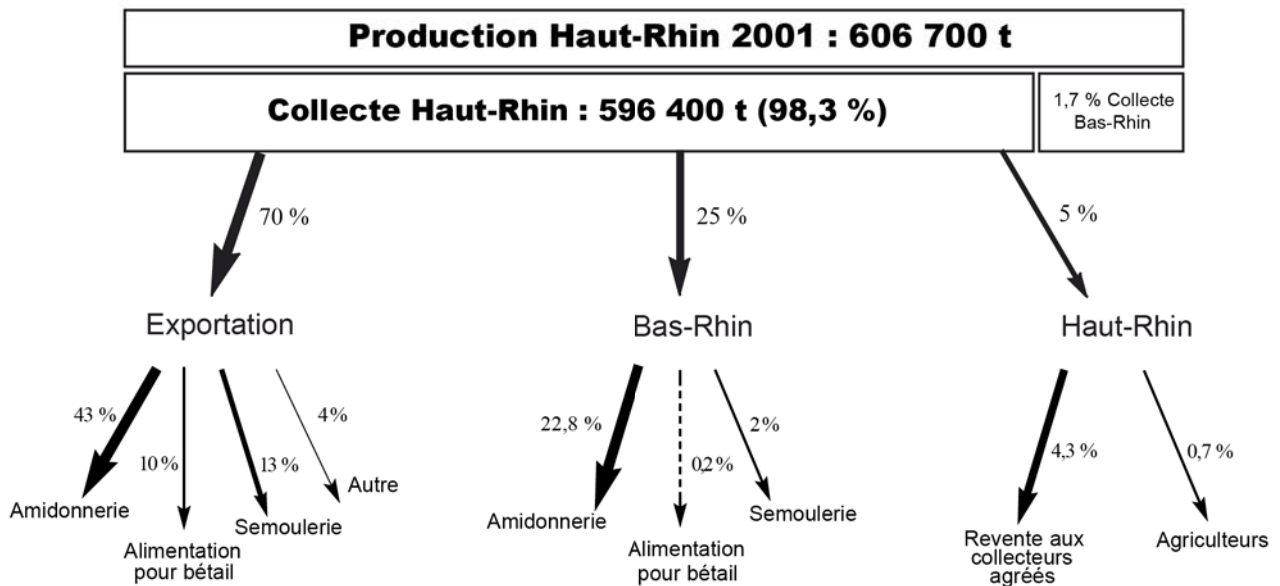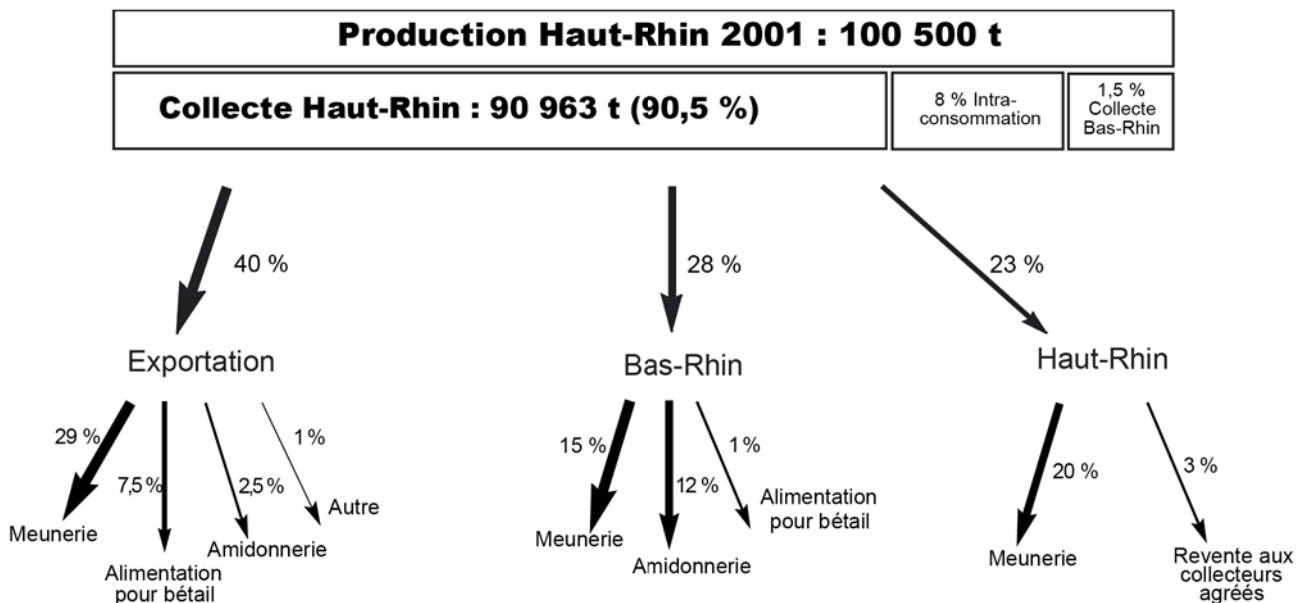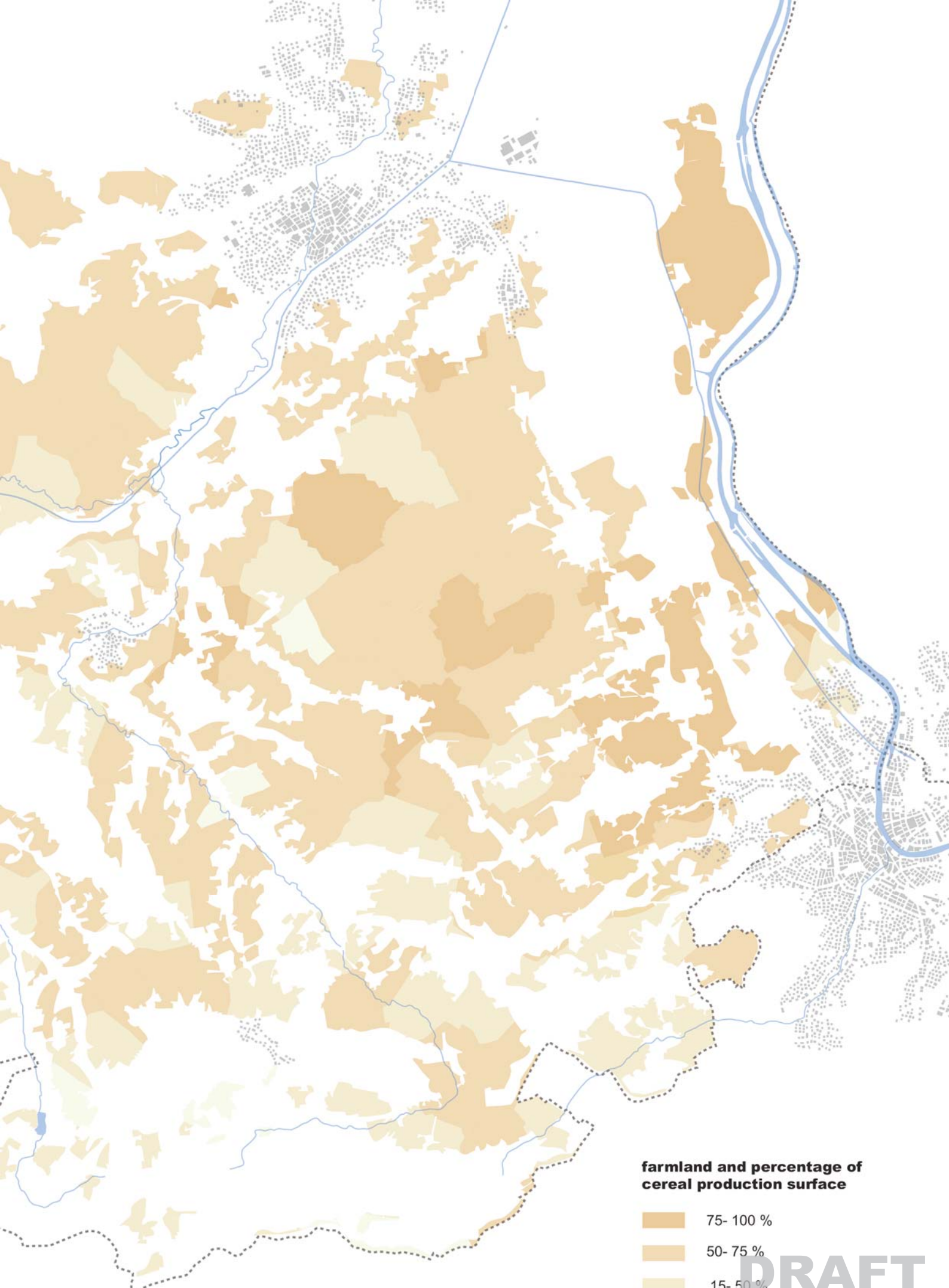small rural villages
grid of similar small villages

The „*Sundgau In-Between*" is primarily an agricultural region. It forms part of an important agricultural region with the name *Sundgau*, one of nine in the *Département Haut-Rhin*. 36 % of the total cereal production land of *Haut-Rhin* are situated in this area. The production is characterised by large cereal monocultures. The products don't stay within the region and are mainly used for exportation.
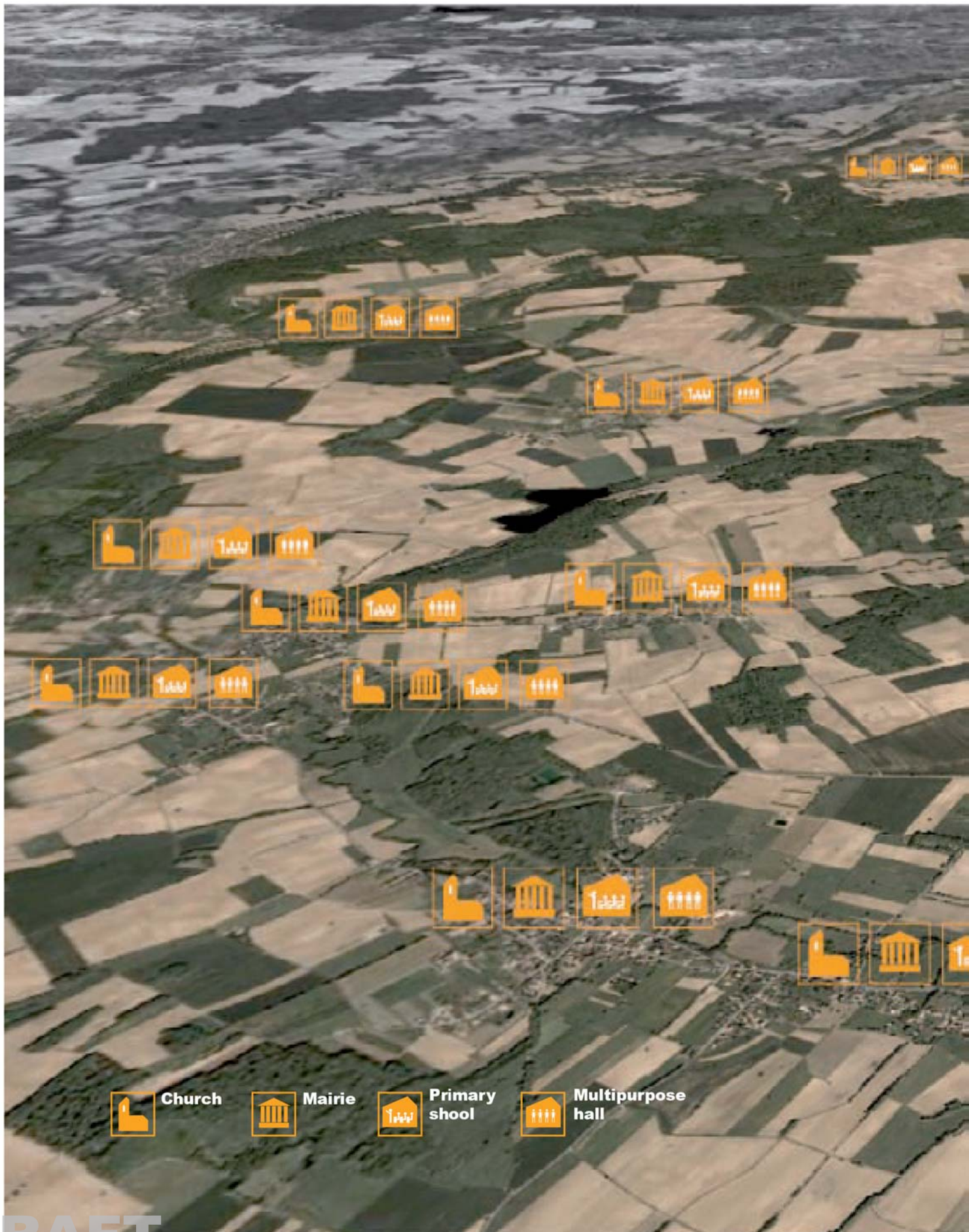
Destination of Crop

Production Haut-Rhin 2001 : 606 700 t

Collecte Haut-Rhin : 596 400 t (98,3 %) | 1,7 % Collecte Bas-Rhin

70 % → **Exportation**
25 % → **Bas-Rhin**
5 % → **Haut-Rhin**

Exportation:
- 43 % → Amidonnerie
- 10 % → Alimentation pour bétail
- 13 % → Semoulerie
- 4% → Autre

Bas-Rhin:
- 22,8 % → Amidonnerie
- 0,2 % → Alimentation pour bétail
- 2% → Semoulerie

Haut-Rhin:
- 4,3 % → Revente aux collecteurs agréés
- 0,7 % → Agriculteurs

Destination of Corn

Production Haut-Rhin 2001 : 100 500 t

Collecte Haut-Rhin : 90 963 t (90,5 %) | 8 % Intra-consommation | 1,5 % Collecte Bas-Rhin

40 % → **Exportation**
28 % → **Bas-Rhin**
23 % → **Haut-Rhin**

Exportation:
- 29 % → Meunerie
- 7,5 % → Alimentation pour bétail
- 2,5 % → Amidonnerie
- 1 % → Autre

Bas-Rhin:
- 15 % → Meunerie
- 12 % → Amidonnerie
- 1 % → Alimentation pour bétail

Haut-Rhin:
- 20 % → Meunerie
- 3 % → Revente aux collecteurs agréés

farmland and percentage of
cereal production surface

- 75- 100 %
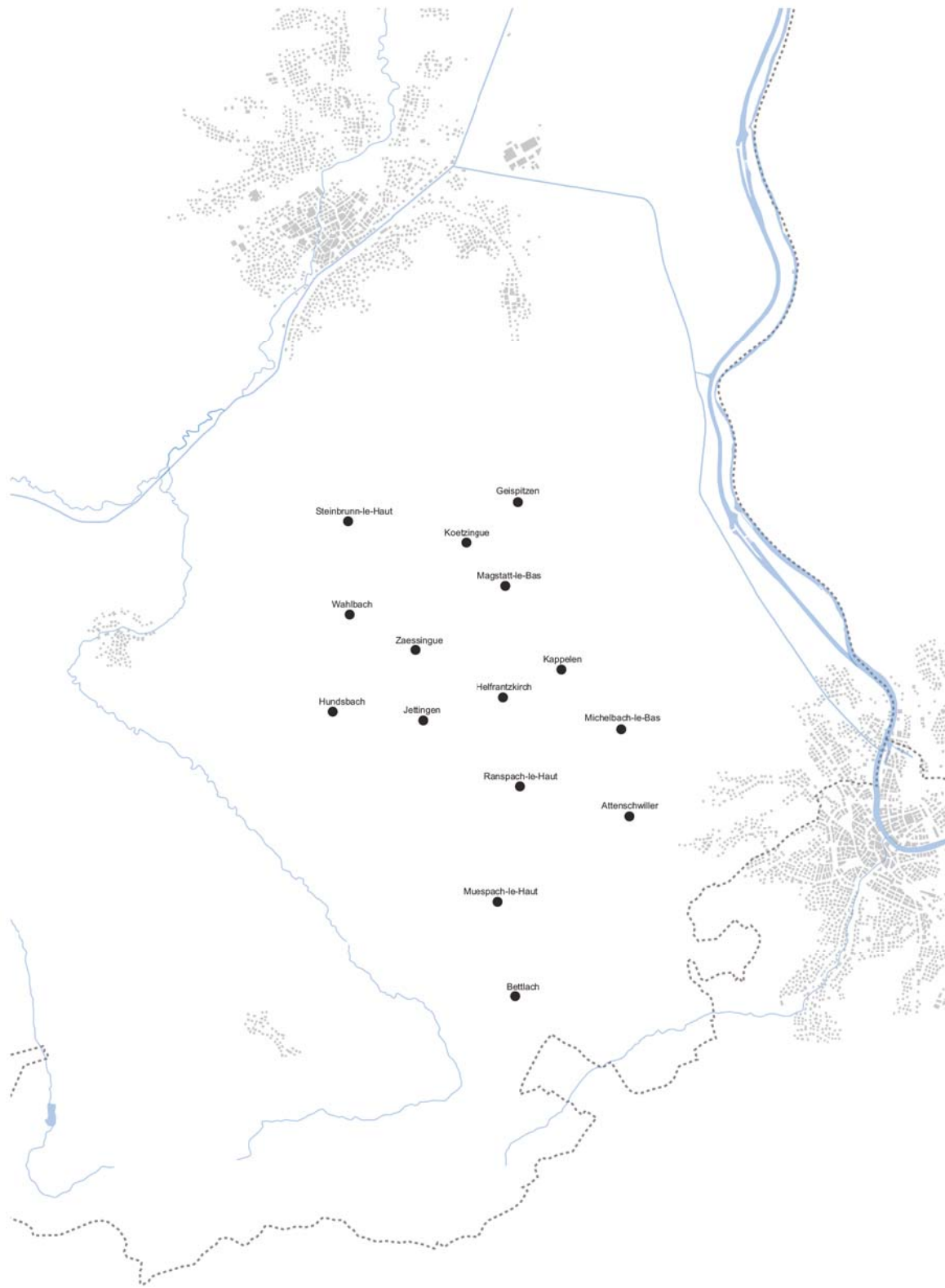- 50- 75 %
- 15- 50 %

Church   Mairie   Primary shool   Multipurpose hall

Geispitzen

Steinbrunn-le-Haut

Koetzingue

Magstatt-le-Bas

Wahlbach

Zaessingue

Kappelen

Helfrantzkirch

Hundsbach   Jettingen

Michelbach-le-Bas

Ranspach-le-Haut

Attenschwiller

Muespach-le-Haut

Bettlach

Attenschwiller	Bettlach	Geispitzen
836	288	418
Helfrantzkirch	Hundsbach	Jettingen
794	224	502
Kappelen	Koetzingue	Magstatt-le-Bas
517	491	414
Michelbach-le-Bas	Muespach-le-Haut	Ranspach-le-Haut
724	810	660
Steinbrunn-le-Haut	Wahlbach	Zaessingue
539	232	257

Inhabitants

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach
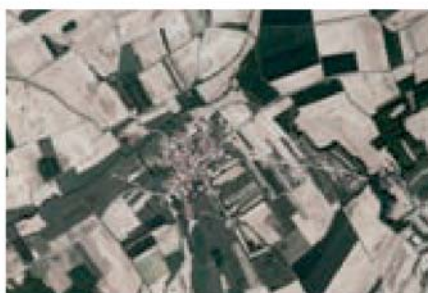
Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach

Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach

Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

Mairie

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach

Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

Church

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach

Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

Attenschwiller

Bettlach

Geispitzen

Helfrantzkirch

Hundsbach

Jettingen

Kappelen

Koetzingue

Magstatt-le-Bas

Michelbach-le-Bas

Muespach-le-Haut

Ranspach-le-Haut

Steinbrunn-le-Haut

Wahlbach

Zaessingue

New House

empty region

lack of social intstitutions
lack of infrastructure
no public transport
small village communities
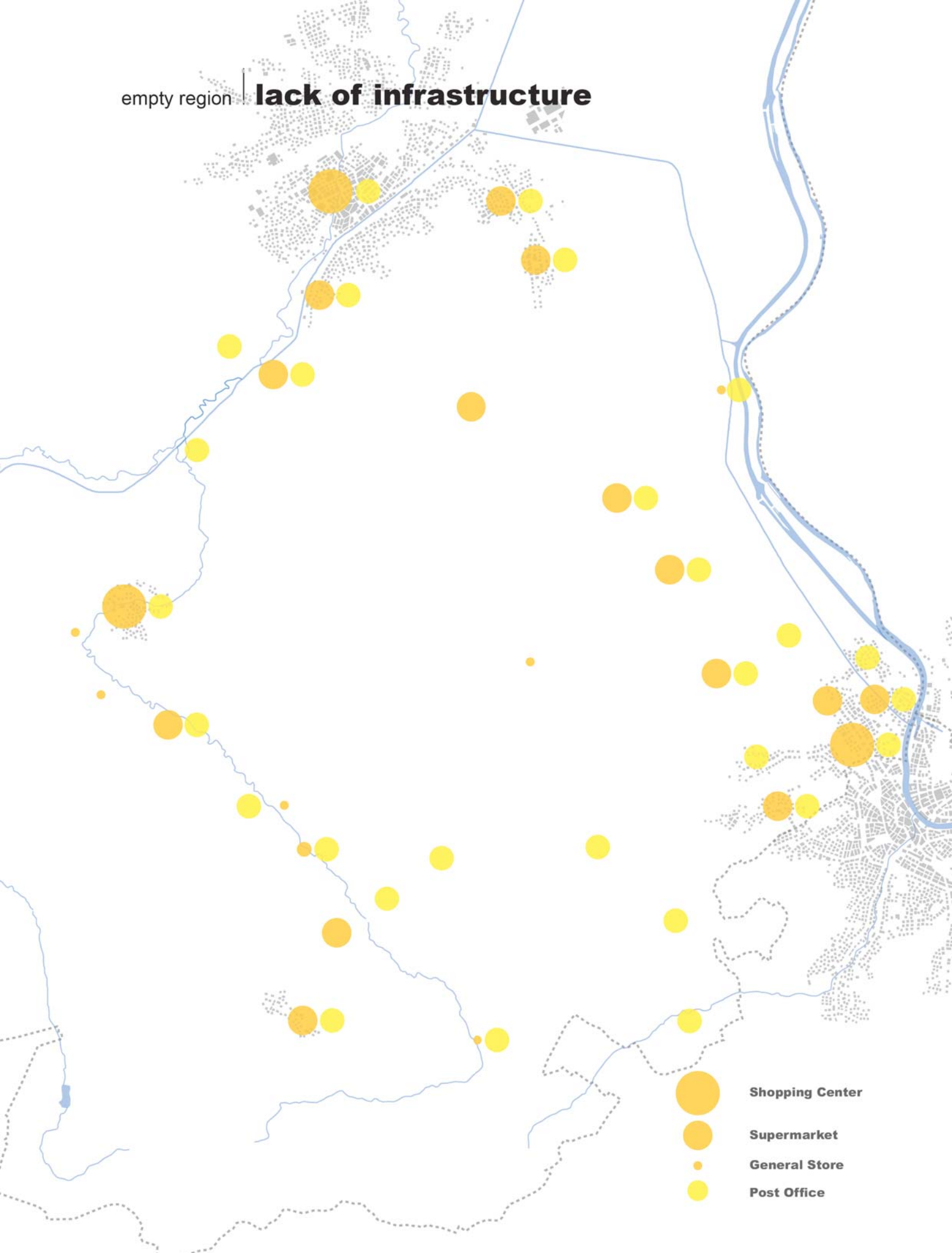critical dimension for a village
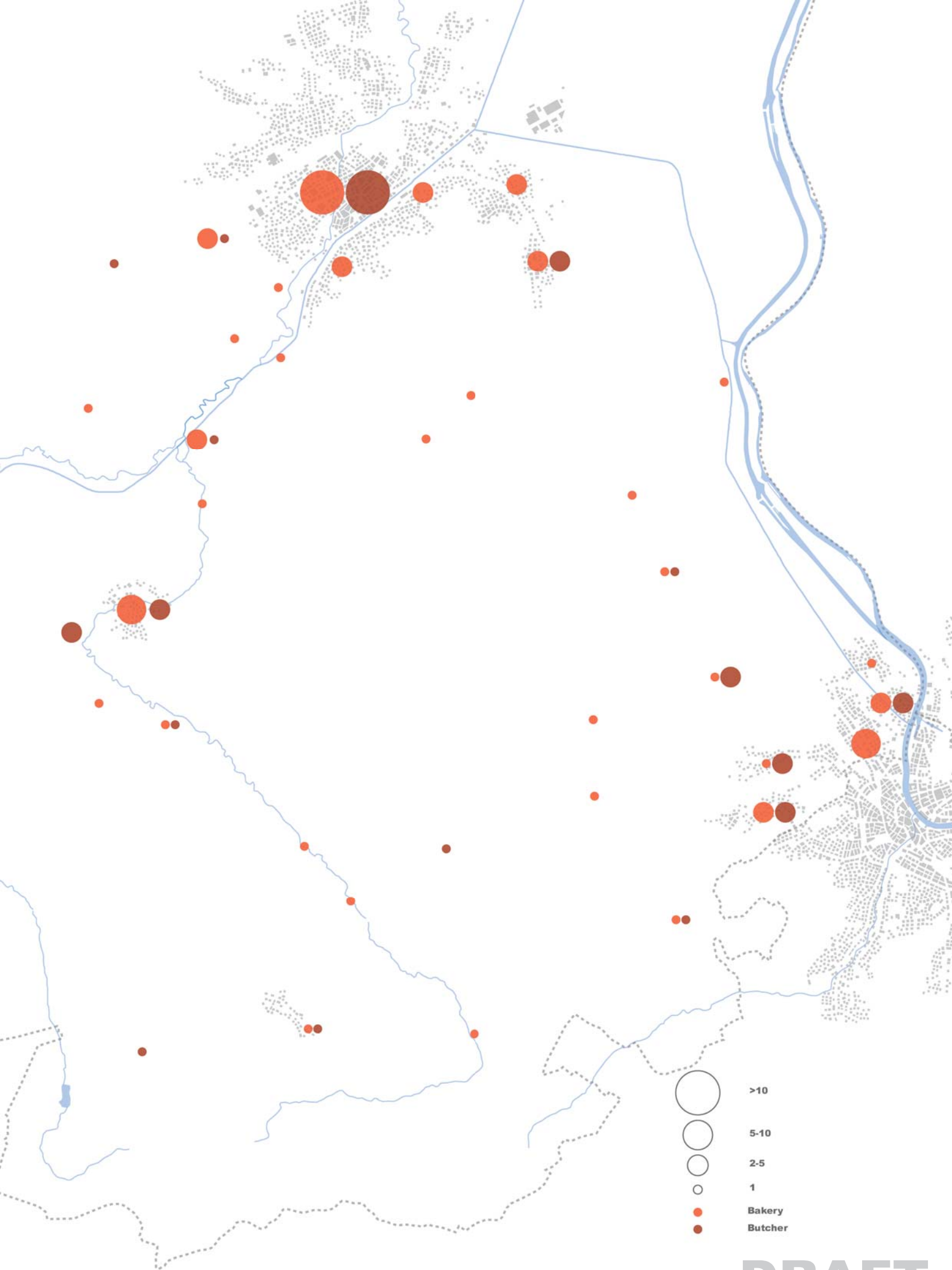
empty region | **lack of social institutions**

>10

5-10

2-5

1

● Home for old people
● Day Care Center for old people
● Kindergarden
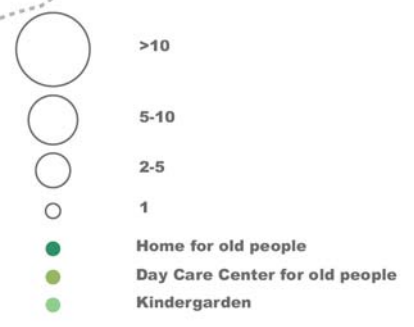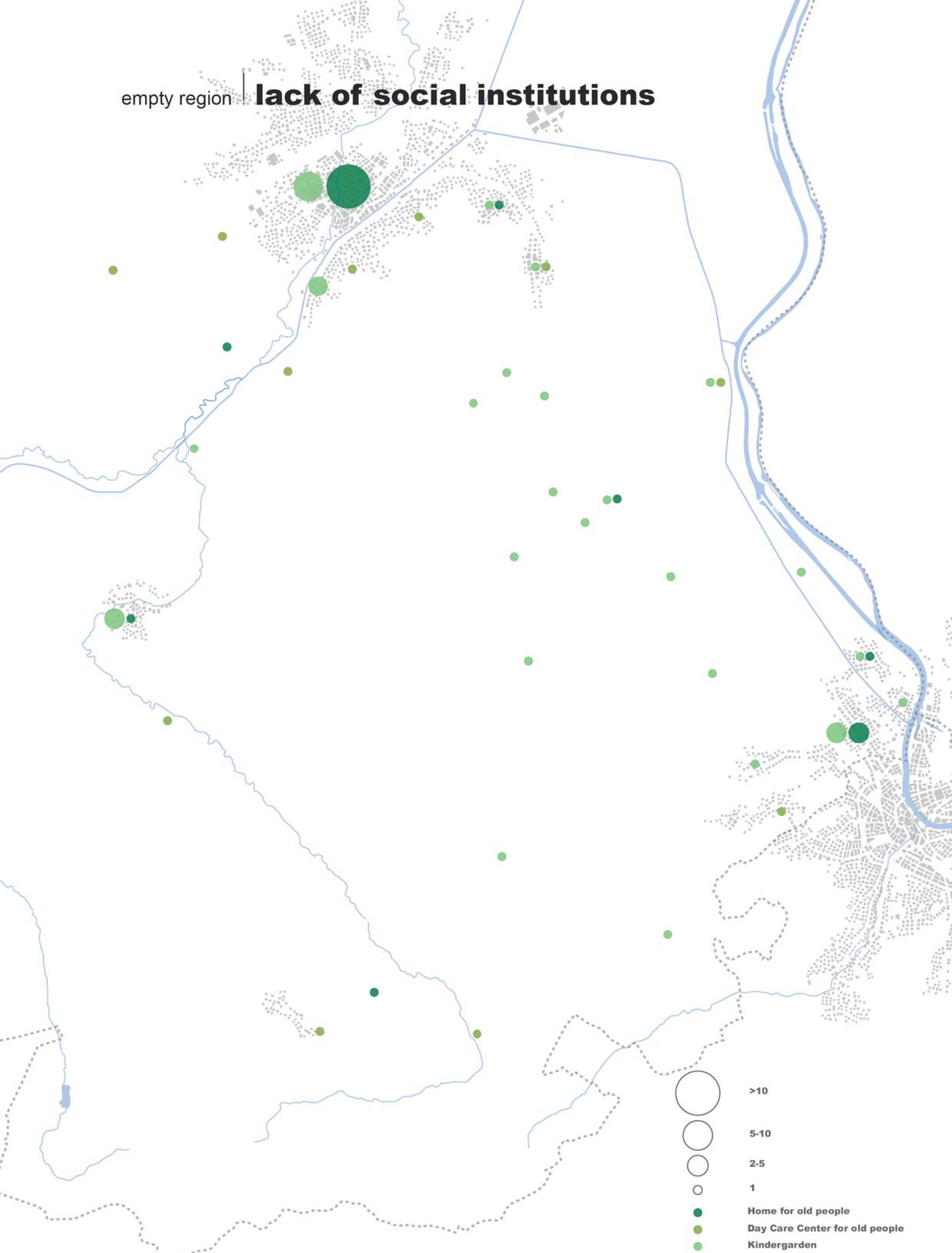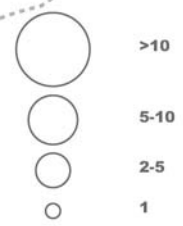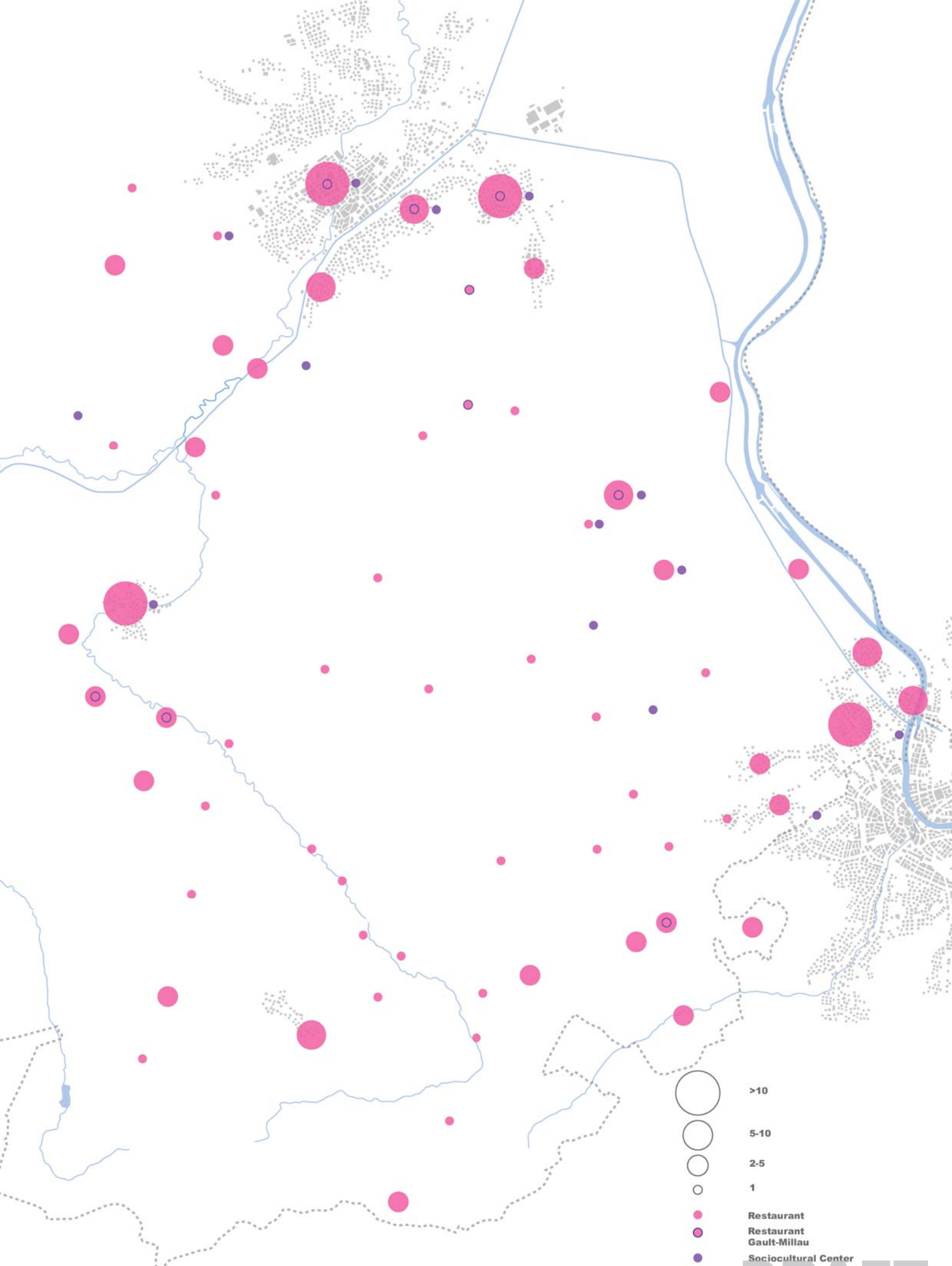
⬤	>10
◯	5-10
◦	2-5
∘	1
●	Restaurant
◉	Restaurant Gault-Millau
●	Sociocultural Center

empty region | **lack of infrastructure**

Shopping Center

Supermarket

General Store

Post Office

⃝	>10
◯	5-10
○	2-5
∘	1
●	Bakery
●	Butcher

General

-no connections between TER and Regio S-Bahn
-different provider
-no collective marketing
-often only connections in the morning and the evening
- nonexistance of a continous transportation chain

Regio S-Bahn

-no consistant fare for the international passage between
Switzerland and France
-nonexistence/ few P+R infrastructure at the
french train stations
-scarce infrastructure at the train station
-no local distribution by buses
-no coordination of timetables with regional bus-system

Transport Express Régional (TER)

-irregular train connections
-confusing combination of different stopovers and shedules
-the number of trainstops between Altkirch and Mulhouse
differs from none to 7. According to the timetable the travelling
time differs from 11 min. to 24 min.
-in several stopovers the train stops only 5 times per day
- the last train leaves at 20.08

Regional Bus

-Two different private provider, Kunegel and Métrocars
- the different buslines have mainly only 4 courses per day
-confuse and unattractive timetables
-no direct connections to Basel
-the bus system is basically used by pupils, the timetables are
coordinated to the class shedule of the shools
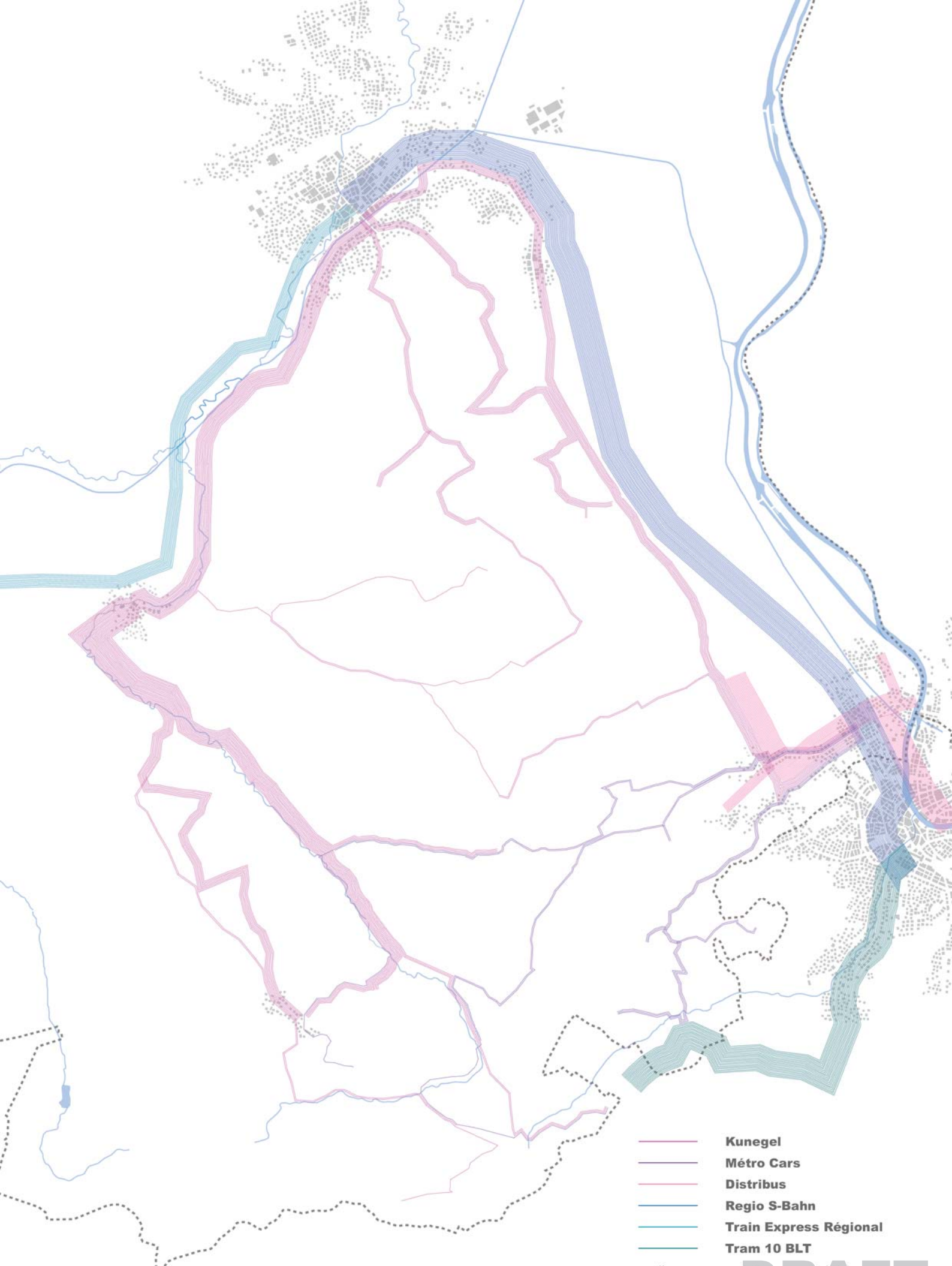
Kunegel
Métro Cars
Distribus
Regio S-Bahn
Train Express Régional
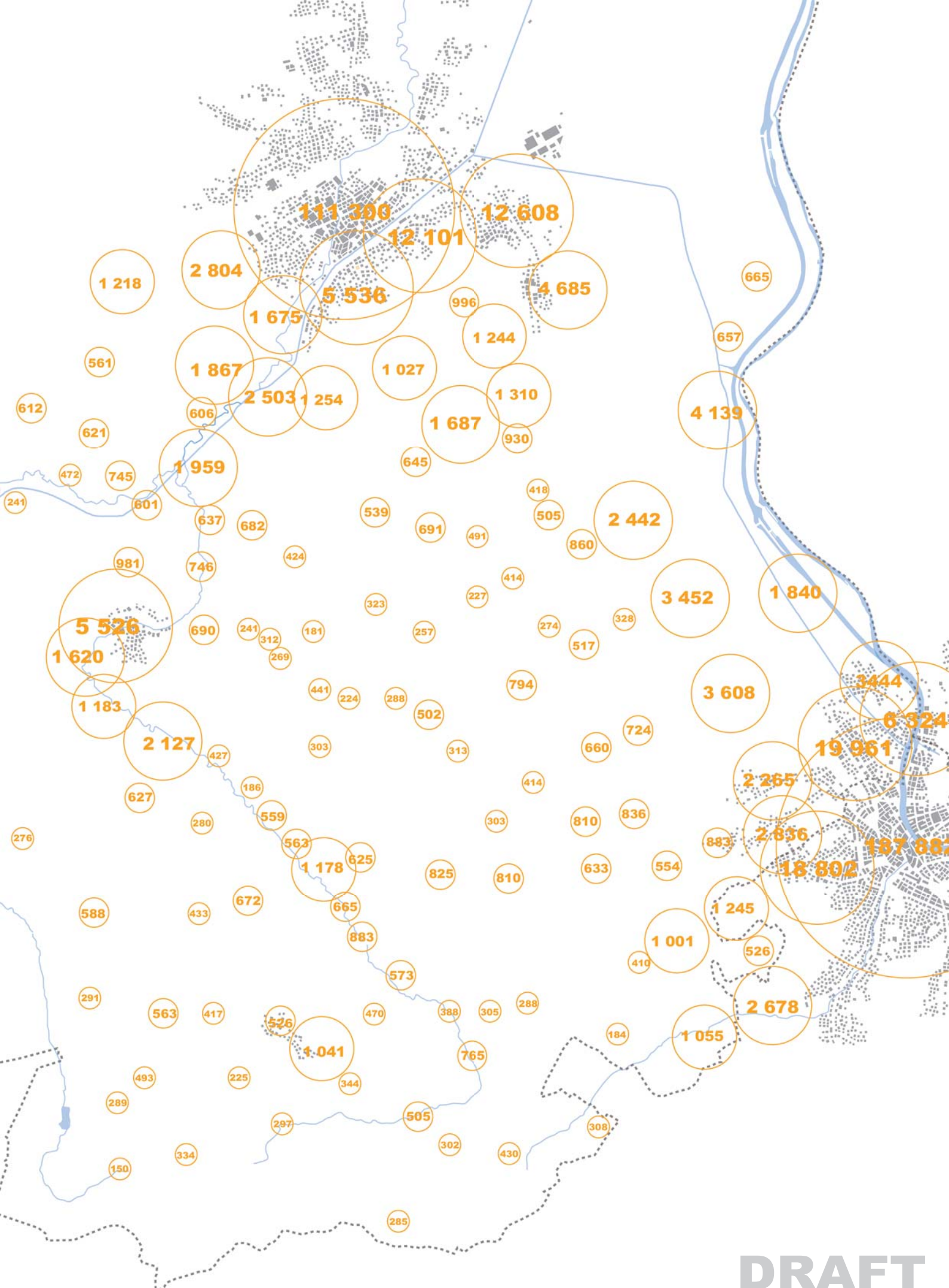Tram 10 BLT

one line corresponds to a round trip/ day

DRAFT
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Waltenheim 12.00

Oltingue 13.00

111 300
12 608
12 101
2 804
5 536
4 685
1 218
1 675
996
1 244
561
1 867
1 027
1 254
2 503
1 310
612
606
1 687
930
621
4 139
472
745
645
657
241
601
418
981
637
682
505
539
2 442
327
691
491
860
746
424
5 526
414
323
227
690
241
312
181
257
274
328
1 620
269
517
441
224
288
794
1 183
502
3 452
1 840
2 127
303
313
660
724
3 608
3 444
627
186
414
6 324
559
19 961
280
303
810
836
2 265
276
563
883
554
2 836
625
633
187 882
672
1 178
825
810
18 802
588
433
665
1 245
883
573
1 001
526
291
288
2 678
563
417
470
388
305
410
526
184
1 055
765
4 041
225
493
344
289
297
505
302
430
308
334
150
285

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The combination of the previous layers of analysis draws an explicit image of the region. An empty core with small villages is surrounded by a ring of larger villages with a basic offer of daily needs.

On closer inspection you can figure out a critical dimension for a village. Villages in the empty region reach a maximum population of 800 inhabitants. Half of the villages don't even reach the number of 400 inhabitants. On the other hand the subcenters in the ring reach at least a number of 1000 inhabitants.
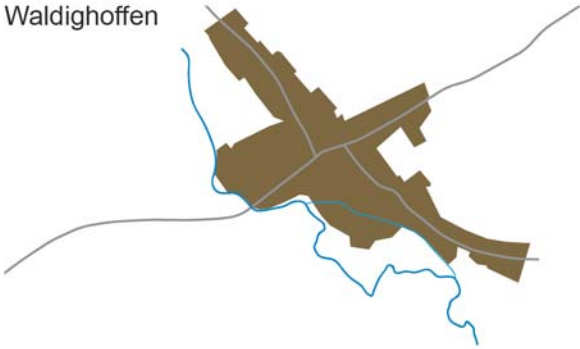
inhabitants

>5000

1500-5000

1000-1500

500-1000

-500

infrastructure

>10

5-10

2-5

1

Home for old people

Kindergarden

Restaurant

Sociocultural Center

Supermarket

Post Office

Bakery

Butcher
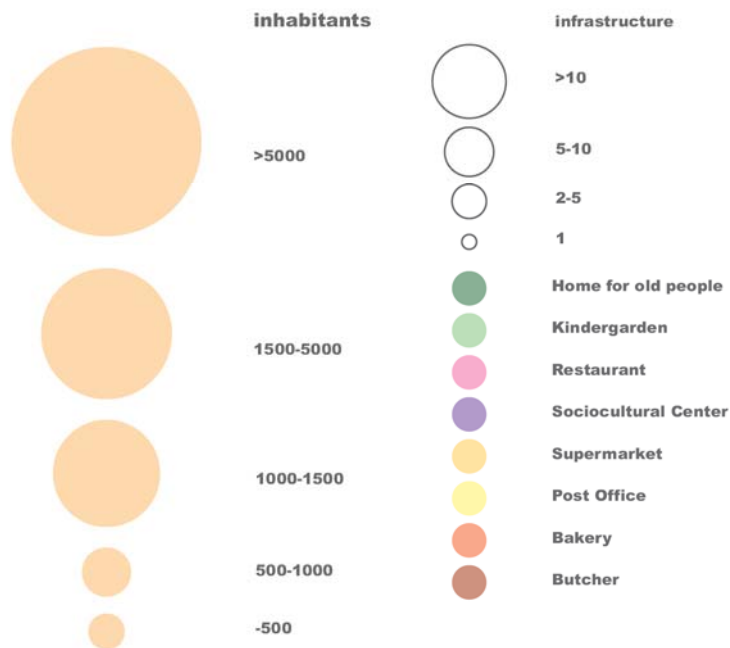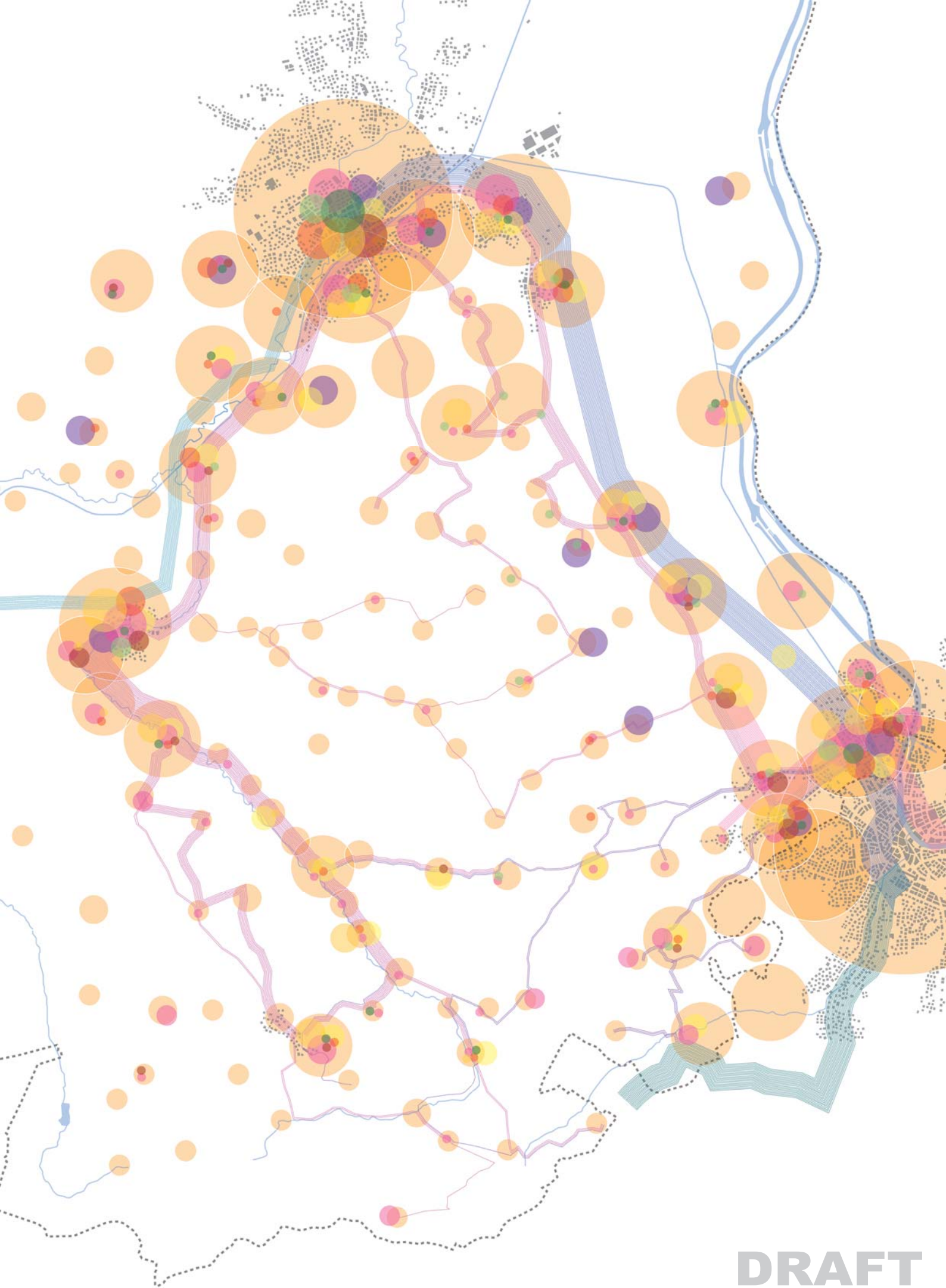
past and present development

Waldighoffen

1900

The ancient buildings in the core of the village are characterised by a relative dense composition. The style of construction and appearence is predominant traditional timber frame, so called Fachwerkbau.

1950

Houses are built in a contemporary matter adapting the typology of the ancient houses.

2000

The recent development is dominated by one family houses creating a very low density of the village. The style breaks with the existing one.
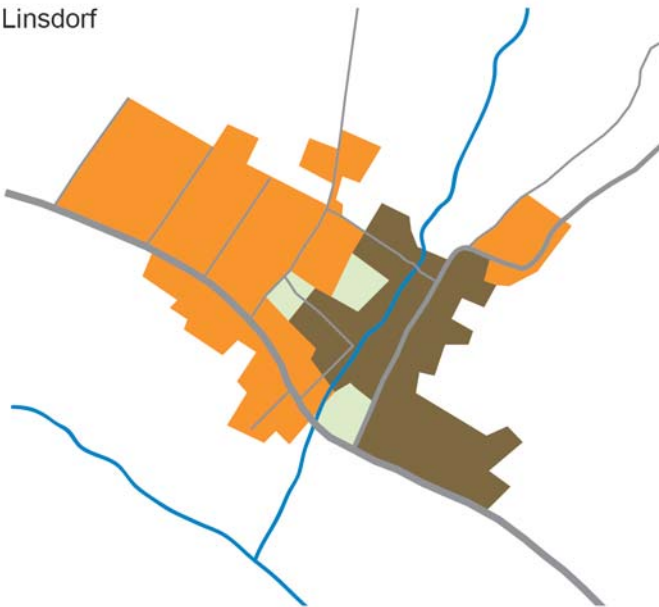
2030

Every village has a lot of land for building left. According to the growth of population the villages are going to sprawl out in a uncoordinated way.

**typologies of village expansion and
sites along rivers and streams**

Linsdorf

A very typical form of expansion is the building of new houses along the mainroad with stitch streets into the new parts. They mostly have no direct connection to the core of the village

Dietwiller

Another type ist characterised by a growth outside the existing village with a certain distance.
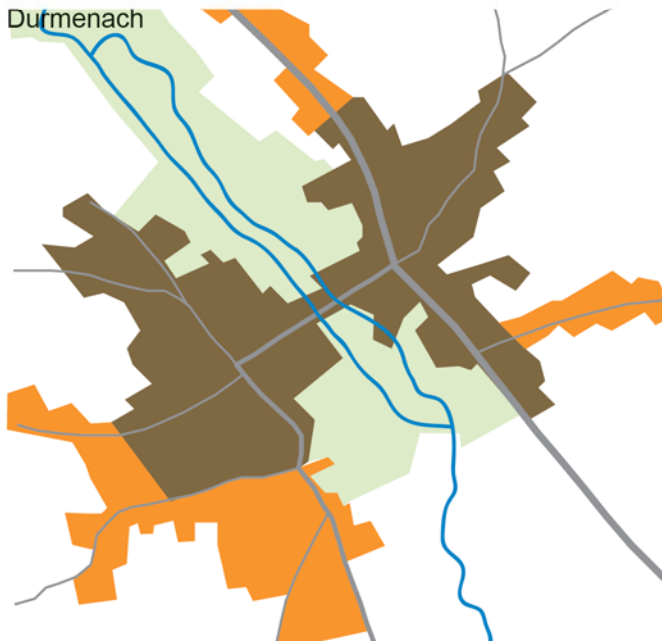
Fislis

urban river

Koetzingue

river as backyard


Durmenach

natural river

population is growing

The whole region is characterised by an intense growth of the population. This is caused by the situation in-between Basel and Mulhouse, two cities that provide a big amount of jobs and fast access by a short car ride. The Sundgau is getting a popular place for living, close to the city, but within a beautiful landscape. Another advantage in comparison to Switzerland is the low price of construction land (10'000€/ 10a) and the relatively low costs of building.

The population of the Sundgau In-Between is mainly growing by migration. The part of the natural birthrate of native people doesn't have a big influence on the growth rates. According to the lack of public transport the need of a car is essential. The percentage of households owning second car is higher than 60%.

The rising rate of migrants and commuters doesn't correspond with the grown structure of population and may led to socio cultural problems in future.
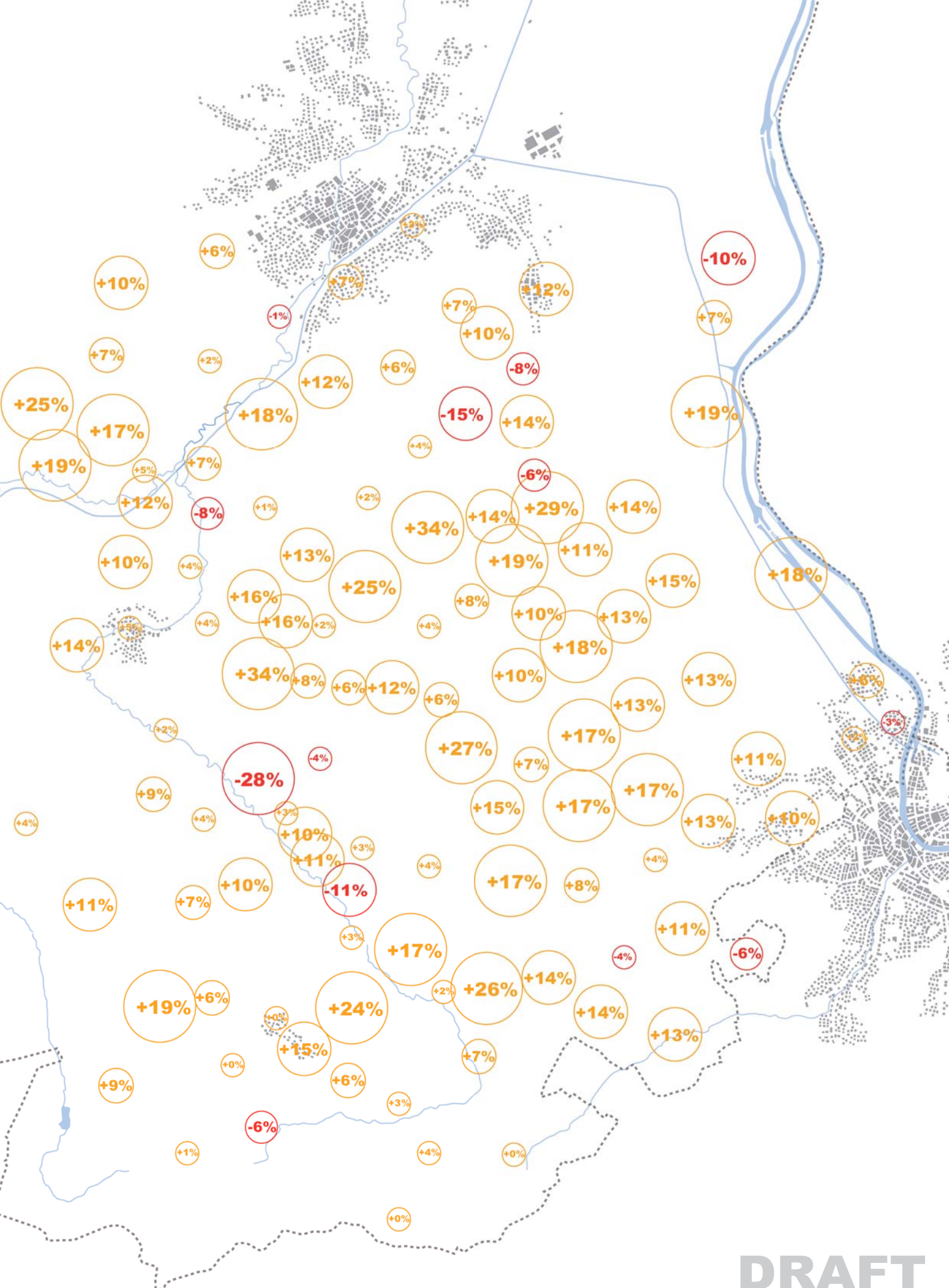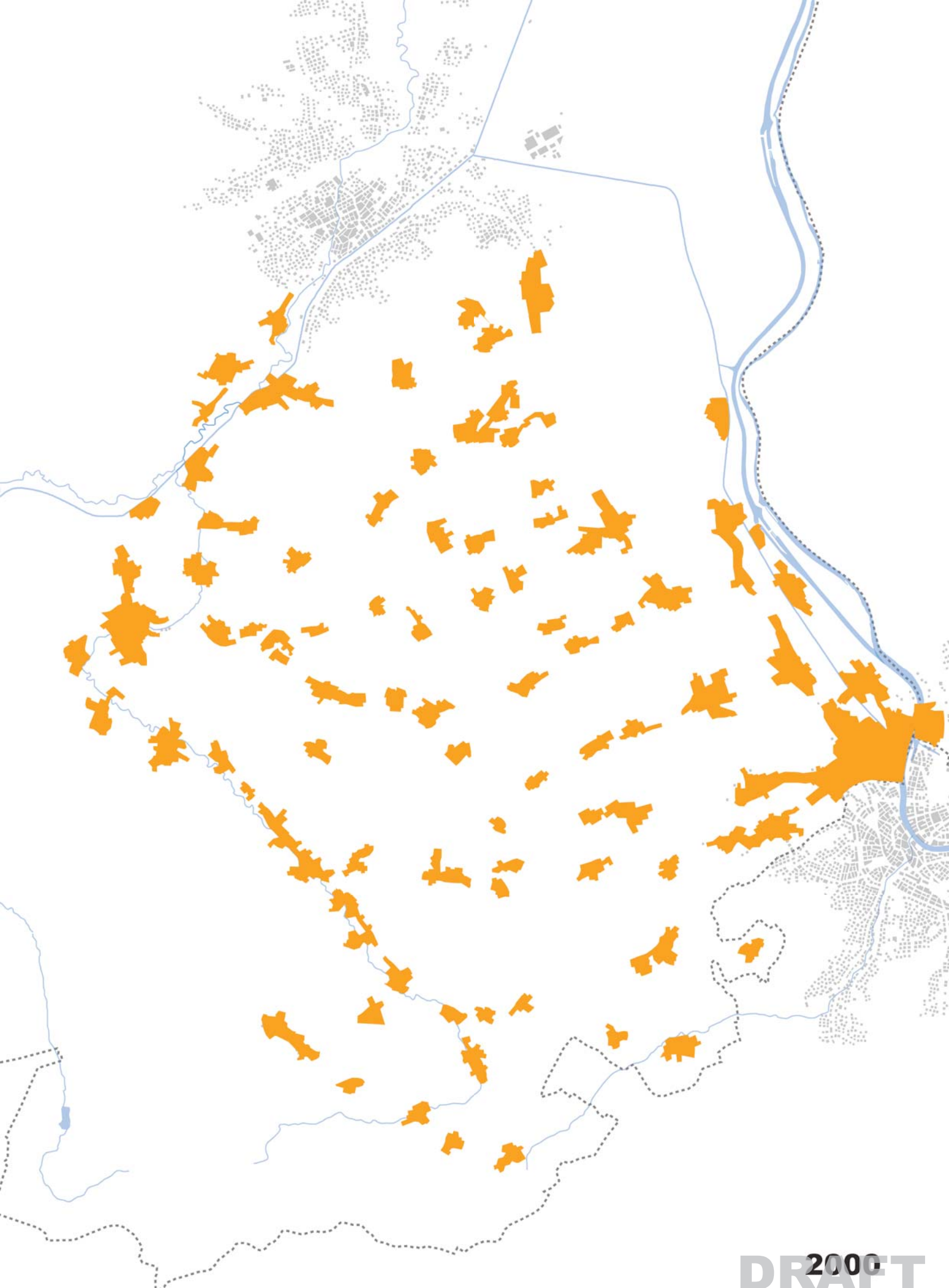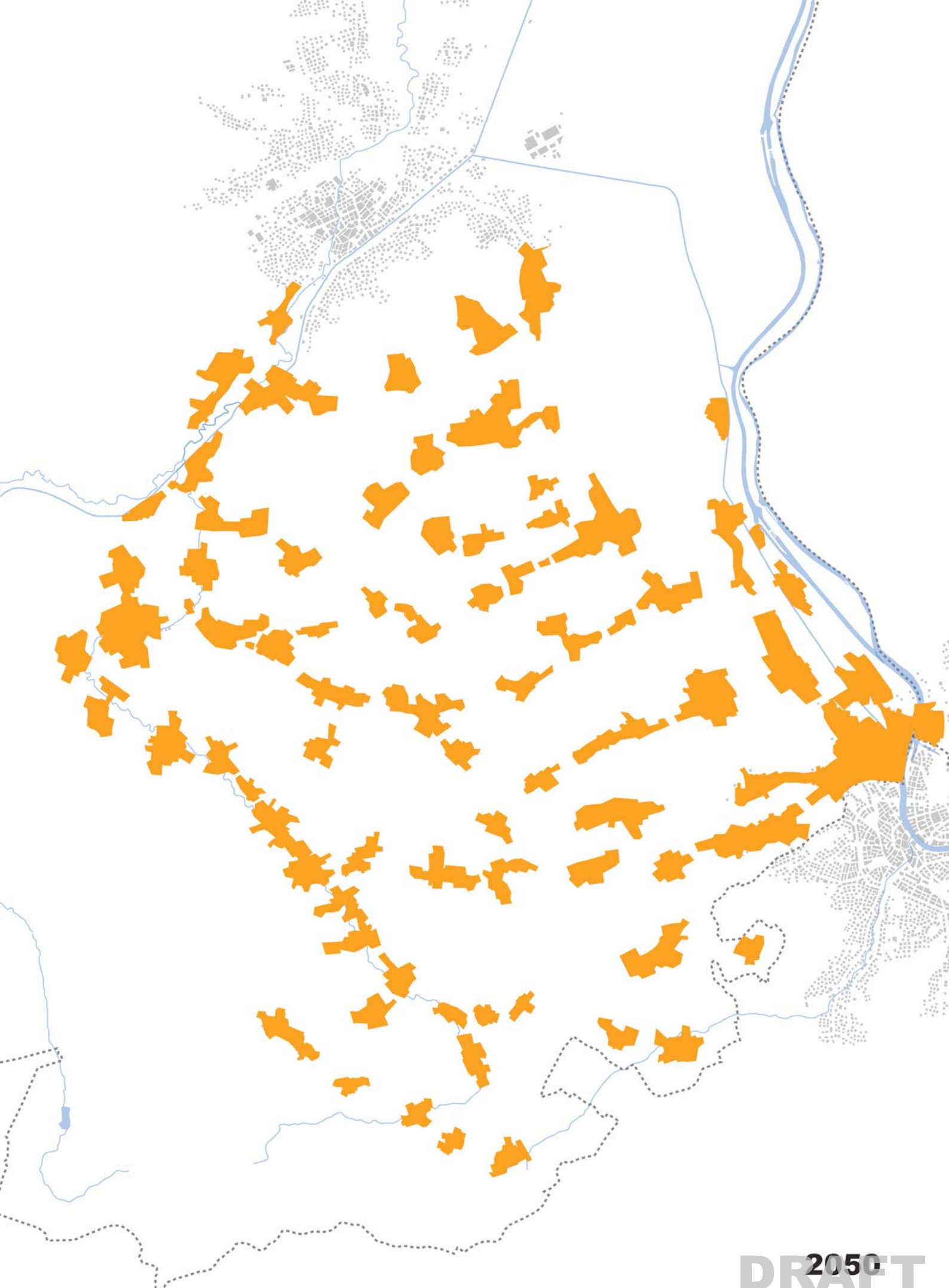
1956

2000
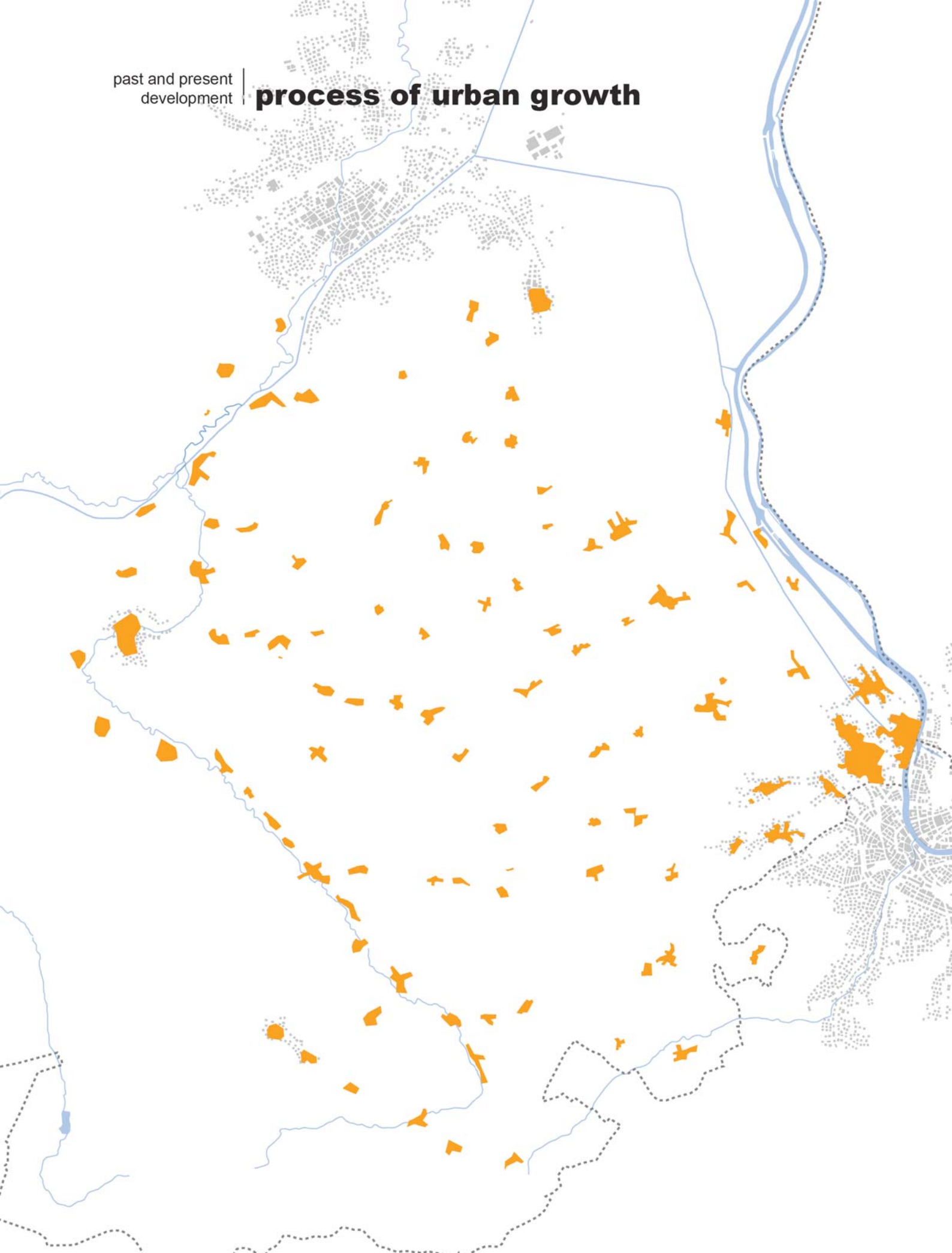
We can predict that the landscape will be sheeted if the tendencies of suburbanisation will continue as they are taking place at the moment. The main quality of the vast landscape and the idyllic rural character will be lost. The „*Sundgau In-Between*" will be an unattractive suburb as many in other regions.

existing political trials for a solution

The *Charte (see also organisation-planning institutions)* of the pays du Sundgau and the pays de St. Louis focus the same topics after having made an analysis, respectively expressing their aims. The content is written in noncommittal way and doesn't mention specific projects.

pays du Sundgau

analysis
- the region is bleeding to death
- it's converting to a pure living area without substance
„le Sundgau se banalise"
„le Sundgau se devitalise"

strategy
economy
- dynamise local activities
- diversify and support the agriculture
- develop a concept for the service sector, leisure activities and tourism

living conditions
- protect the rural identity
- control the demographic evolution
- control urban growth

territorial balance
- strengthen the vitality of the subcenters
- increase solidarity between the centers
- maintain the public service
- upgrading public transport

local identity
- create an „evénement du Sundgau"
- canalize and propagate informations in a better way
- harmonize economy and social needs
- optimize an associative network

pays de St. Louis et des 3 frontieres

aims
increase the independence and autonomy

strategy
economy
- support the EuroAirport
- develop a profitable infrastructure for consumers
- support and fortify the handcraft
- aiding the startups for the industrial and services sector
- fortifiy tourism
- develop strategies for business tourism
- upgrading the agriculture (increase diversification)

life conditions
- extend small children's care
- extend daycare for children
- extend care for old people
- upgrading the hospitals
- guarantee the continuity of civil associations

territorial balance
- a well balanced and economical management of space
- test new possibilities of urbanisation
- construct a high quality for living
- promote a sensitization for environmental concerns

local identity
- develop a superior strategy of positioning and lobbying (on the scale of the TAB)
- develop a strategy to improve the internet connections

strategy

plan of politics
organisation
a rural park and a densification area

Our main aim is to create a rural park in the Sundgau. It shall serve as a local recreation and a exclusive resident area.

planning and administration

The region has to be planned as one entitiy. Therefore the PLUs of every single commune are substituted by a new planning instrument. The region is classified in a densification and in a park area. Both parts have to install a council who is responsible for planning and realisation. The former communities will be replaced by these two councils.

landscape and agriculture

The characteristic vastness of the landscape and the charme of the small villages have to be conserved and provided. Therefore the park area is pronounced. The agricultureis used to shape the image of the landscape. A diversification of the farmland is aspired. The main instrument to restructure agriculture are the subsidies. At the same time a global label „from the region" will be introduced and developed. It shall help the farmers to increase their sales on the local markets.
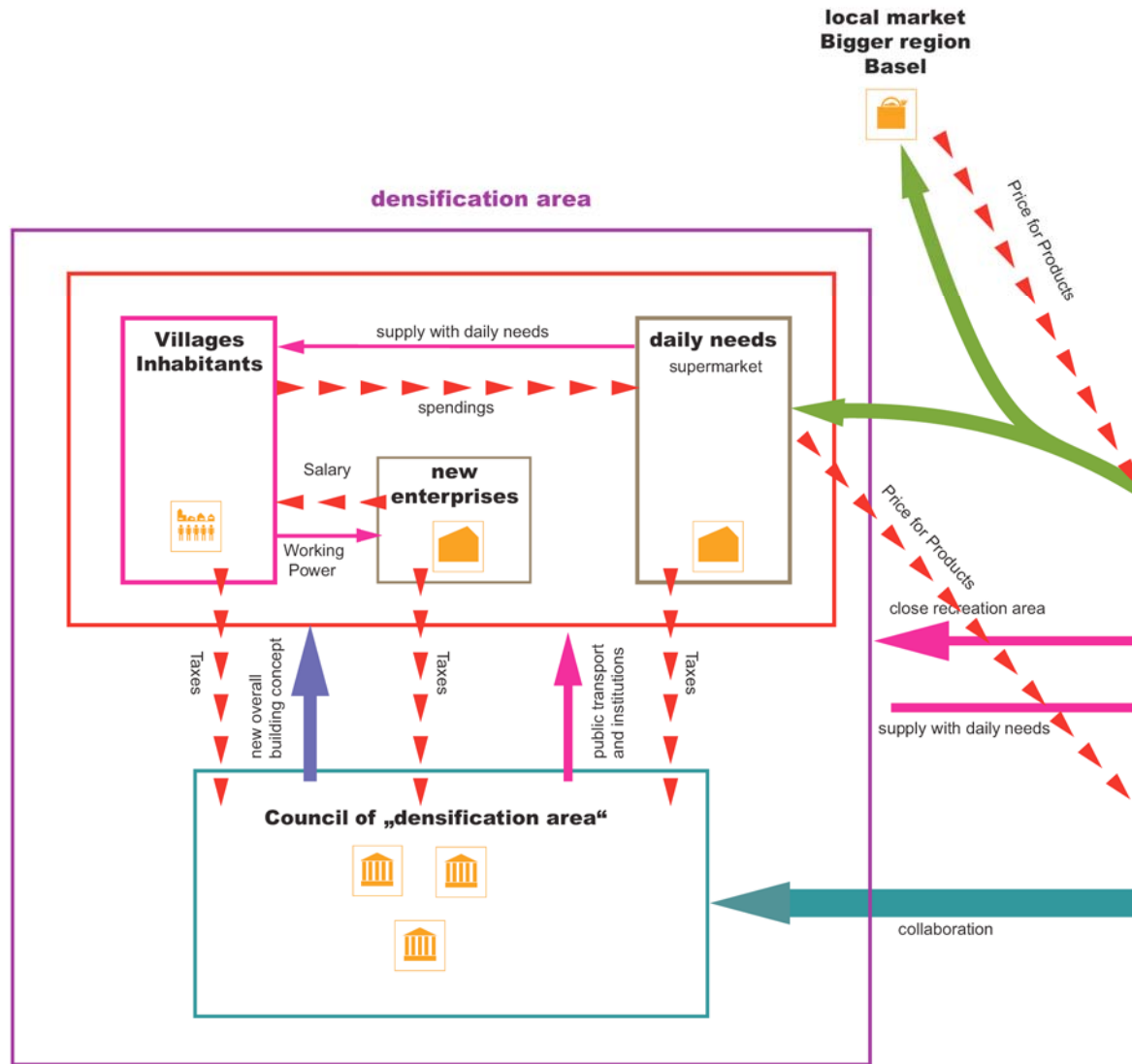
urbanisation

New development of housing and living is concentrated in the densification area. The future construction has to correspond to the new overall building concept. They have to densify within the existing structure. The densification area will absorb the growth of the park zone. In the park zone will be offered only exclusive housing. The villages within this zone have to stop expanding and are restricted areas for further building.
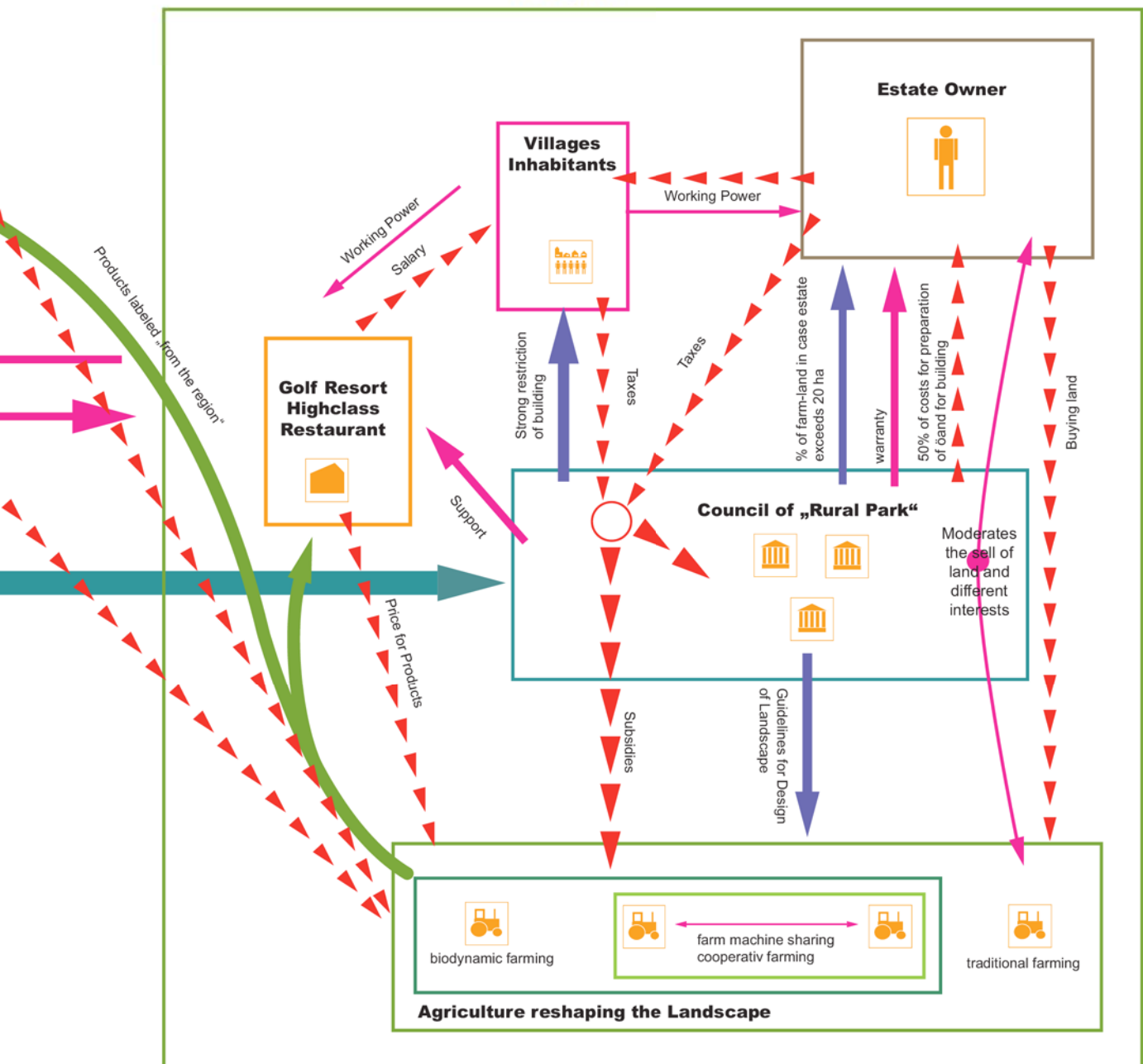
infrastructure/ transport

Even if he private car will remain the principal means of transport the importance of public transport has to be strenghten. The whole region has to be connected by a frequently operating bus. Further on a network of fast train and bus connections between the centers of the region has to be inaugurated. All involved transport companies will appear in corporate identity and introduce standarized fares. Large park and ride facilities provide an easy connection between car and public transport.

economy

Local trade and commerce have to be stimulated, the tertiary sector has to be developed. Our aim is creating new jobs within the region.

densification area

**local market
Bigger region
Basel**

Villages Inhabitants

supply with daily needs

daily needs
supermarket

spendings

Salary

new enterprises

Working Power

Taxes

new overall building concept

Taxes

public transport and institutions

Taxes

Price for Products

Price for Products

close recreation area

supply with daily needs

Council of „densification area"

collaboration

rural park

Villages Inhabitants

Estate Owner

Working Power

Working Power

Salary

Products labeled "from the region"

Golf Resort Highclass Restaurant

Strong restriction of building

Taxes

Taxes

% of farm-land in case estate exceeds 20 ha

warranty

50% of costs for preparation of õand for building

Buying land

Support

Council of „Rural Park"

Moderates the sell of land and different interests

Price for Products

Subsidies

Guidelines for Design of Landscape

biodynamic farming

farm machine sharing cooperativ farming

traditional farming

Agriculture reshaping the Landscape

strategy | **a rural park and a densification area**

MULHOUSE

new planning sector "Ill nord"

new station

P+R

administration and planning

exclusive residential zones

sports field

UPGRADE OF REGIONAL TRAIN

P+R

sports hall

swimming pool

senior resi

New Golf

new highclass restaurant

ALTKIRCH

P+R

zoom-in via romana

SUNDGAU RURAL

senior residence

ambulant services

P+R

administration and planning

sports field

cinema

NEW CONNECTION ALTKIRCH - RODERSDORF

P+R

library

zoom-in Waldighoffen

new planning sector "Ill sud"

local administration

FERRETTE

P+R

senior residence

ambulant services

sports field

local administrat
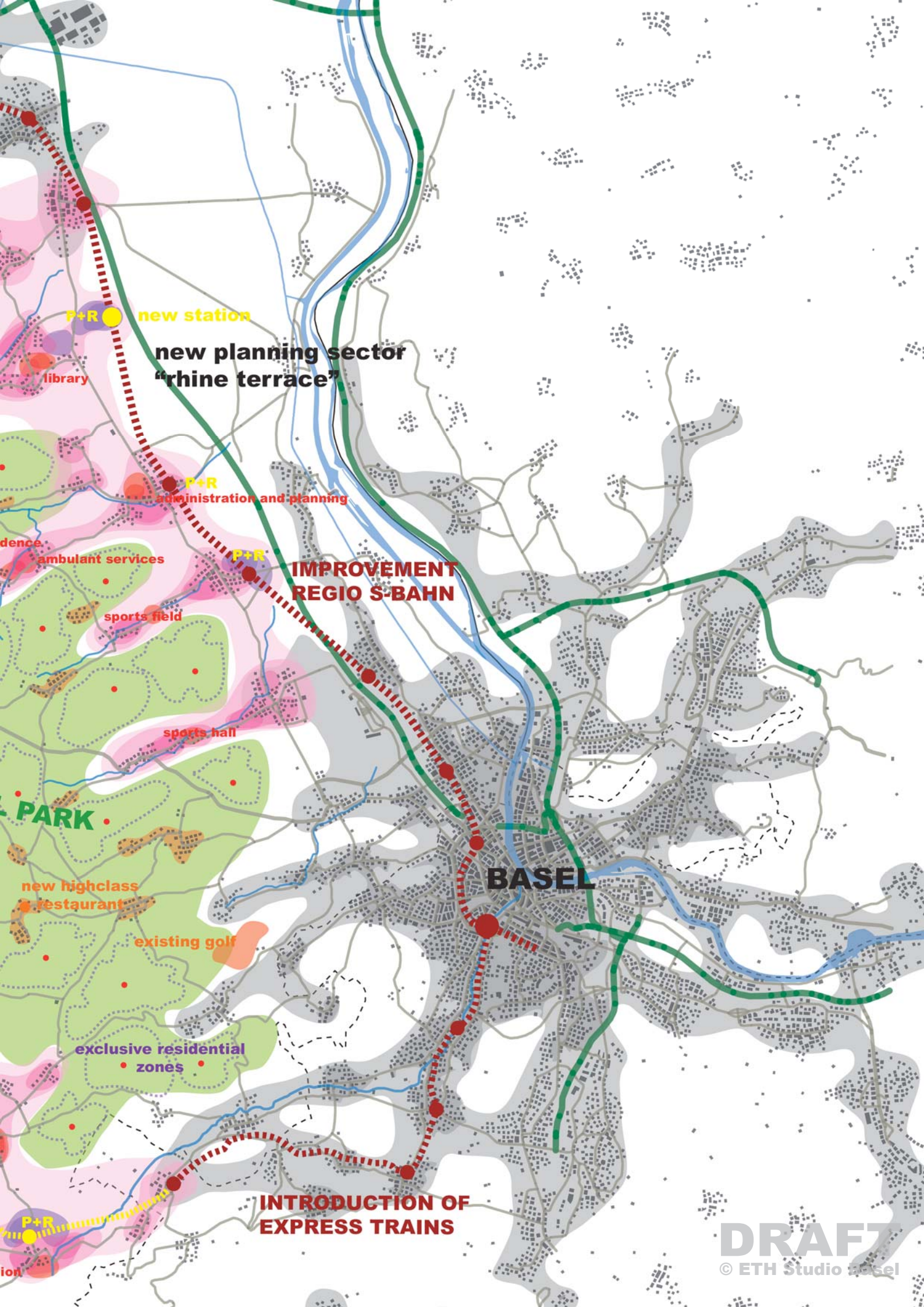
P+R ● new station

**new planning sector
"rhine terrace"**

library

P+R
administration and planning

dence

ambulant services

IMPROVEMENT
REGIO S-BAHN

sports field

sports hall

PARK

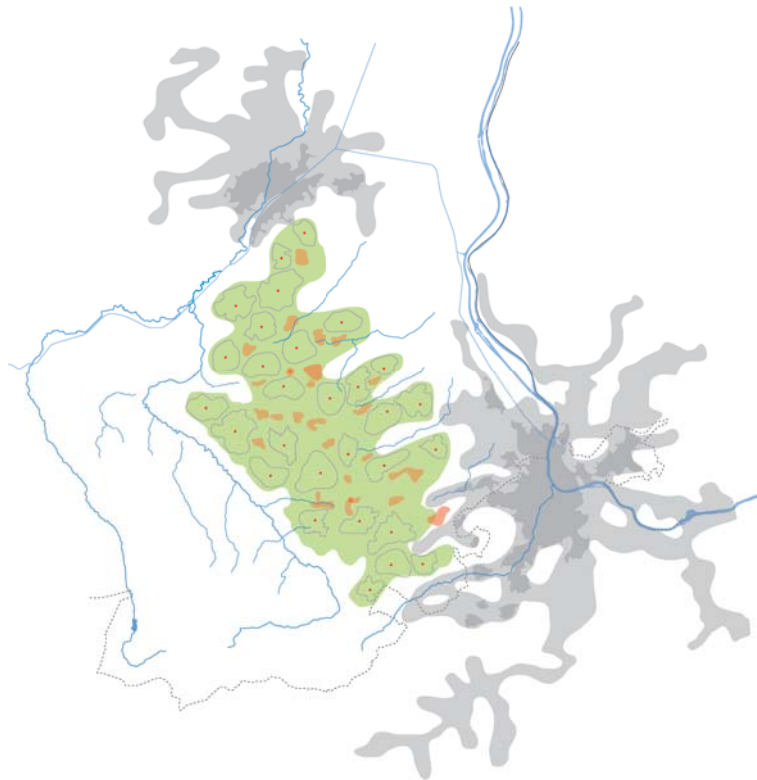new highclass
restaurant

existing golf

BASEL

exclusive residential
zones

INTRODUCTION OF
EXPRESS TRAINS

P+R

ion

rural park

- installing a recreational area for basel-mulhouse-freiburg
- defining zones of exclusive housing
- restructuring the agriculture
- common obligatory planning for the whole region
- establishing a council for the region „rural park"

densification

- concentration of growth of population
- densification of villages
- development of new housing space
- installation of a public transport system
- arrangement of new cultural and administrative hot spots
- common obligatory planning for the whole region
- establishing a council for the region „densification"
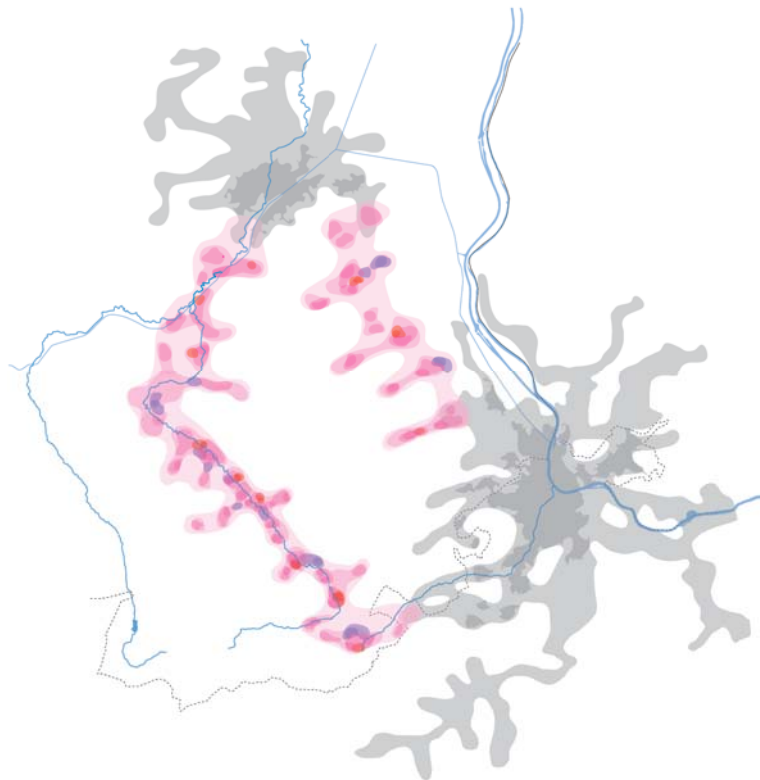
rural park

a rural park for exclusive housing
tools to shape the rural park
via romana state of the art and landscape design
exclusive housing
visualisation of exclusive housing

a rural park for exclusive housing

organisation

The rural park is governed by a council. It is composed by delegates of the previously existing communities and is the executive power of the Park area. The council defines the guidelines for the design of the landscape and moderates between the different parties and interests.

landscape

The agriculture is used for shaping the image of the land-scape. The agriculture should be diversified and restructured. A label „from the region" will be established. The marketing and the products shall be focused on the local region of Basel-Mulhouse-Freiburg. The restructuring towards organic and participative farming is subsidized by the state and the rural park. The aim is to create an attractive local recreation and a exclusive residential area.

housing

Different exclusive residential areas within the rural park will be defined. Within each residential area, a lot of 15 ha can be designated as exclusive housing and offered for sale. The community of the area bears half the costs of the preparation of land for building. The client bears the other half. A guarantee that no further building within the assigned residential area will be permitted, is given to the new estate owner. Further on, it will be guaranteed that the land is cultivated by agriculture in the sense of the global landscape-design. The clients shall have the possibility to buy more land. If the dimensions of the lot exceeds 20 ha the council defines a percentage of land proportionally to the dimension of the lot, which has to be cultivated by agriculture.

The villages within the park will have very restricted building zones. New residential houses can be built only in exceptional cases and after a close examination by the council.
Tendencies of specialisation in tourism and leisure activities will be supported by the council of the rural park.
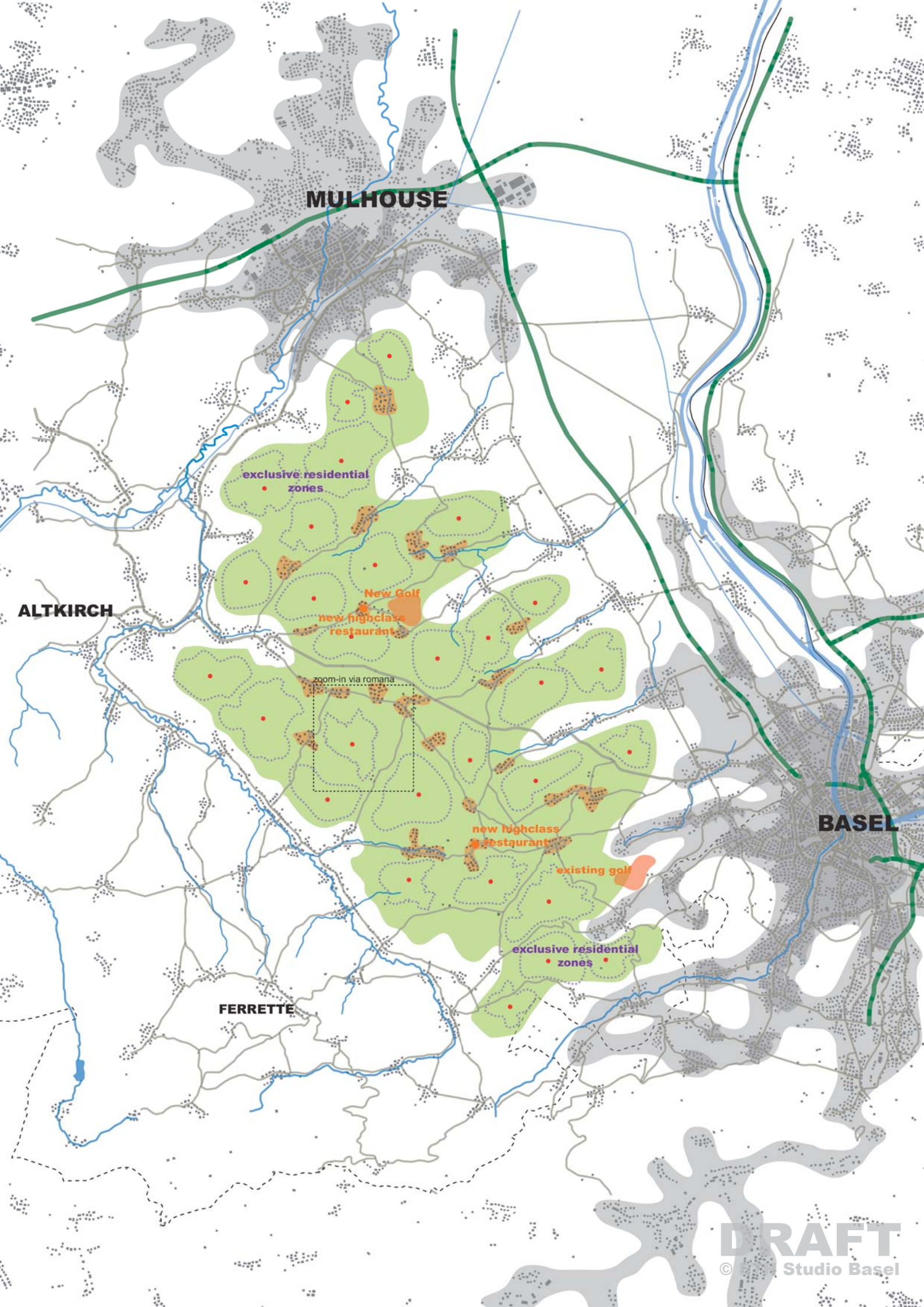
MULHOUSE

ALTKIRCH

BASEL

FERRETTE

exclusive residential
zones

New Golf
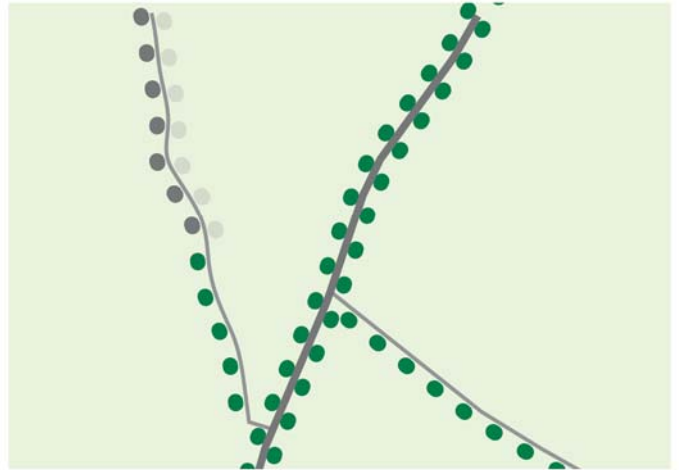
new highclass
restaurant

zoom-in via romana

new highclass
restaurant

existing golf

exclusive residential
zones

**Diversification of agriculture
and
bush-planting along farm tracks**

**Tree-lined avenues along streets
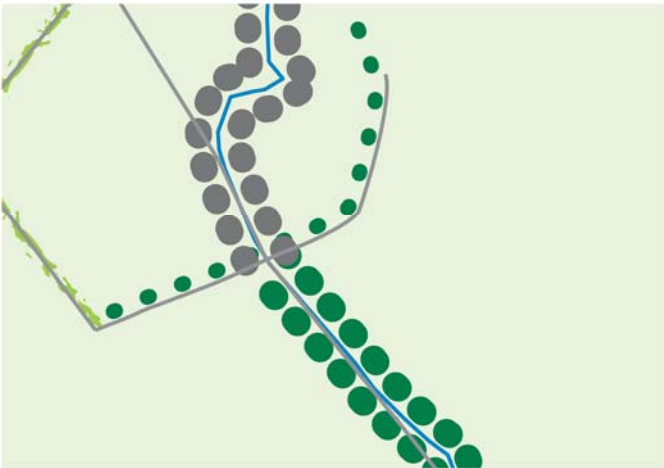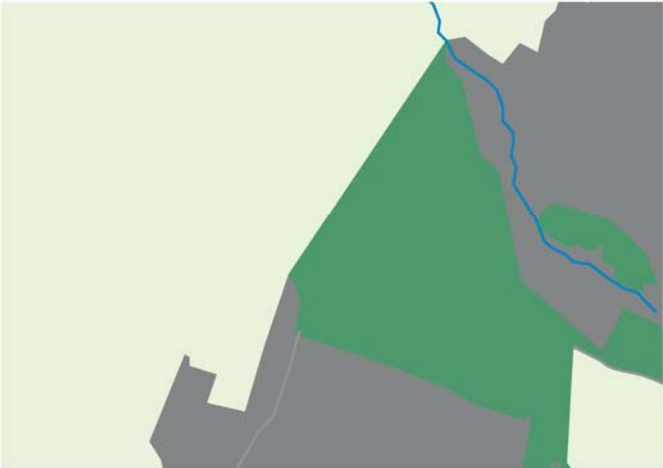and
country lanes**

existing

existing

after restructuring

after restructuring

Reforestation and new forest

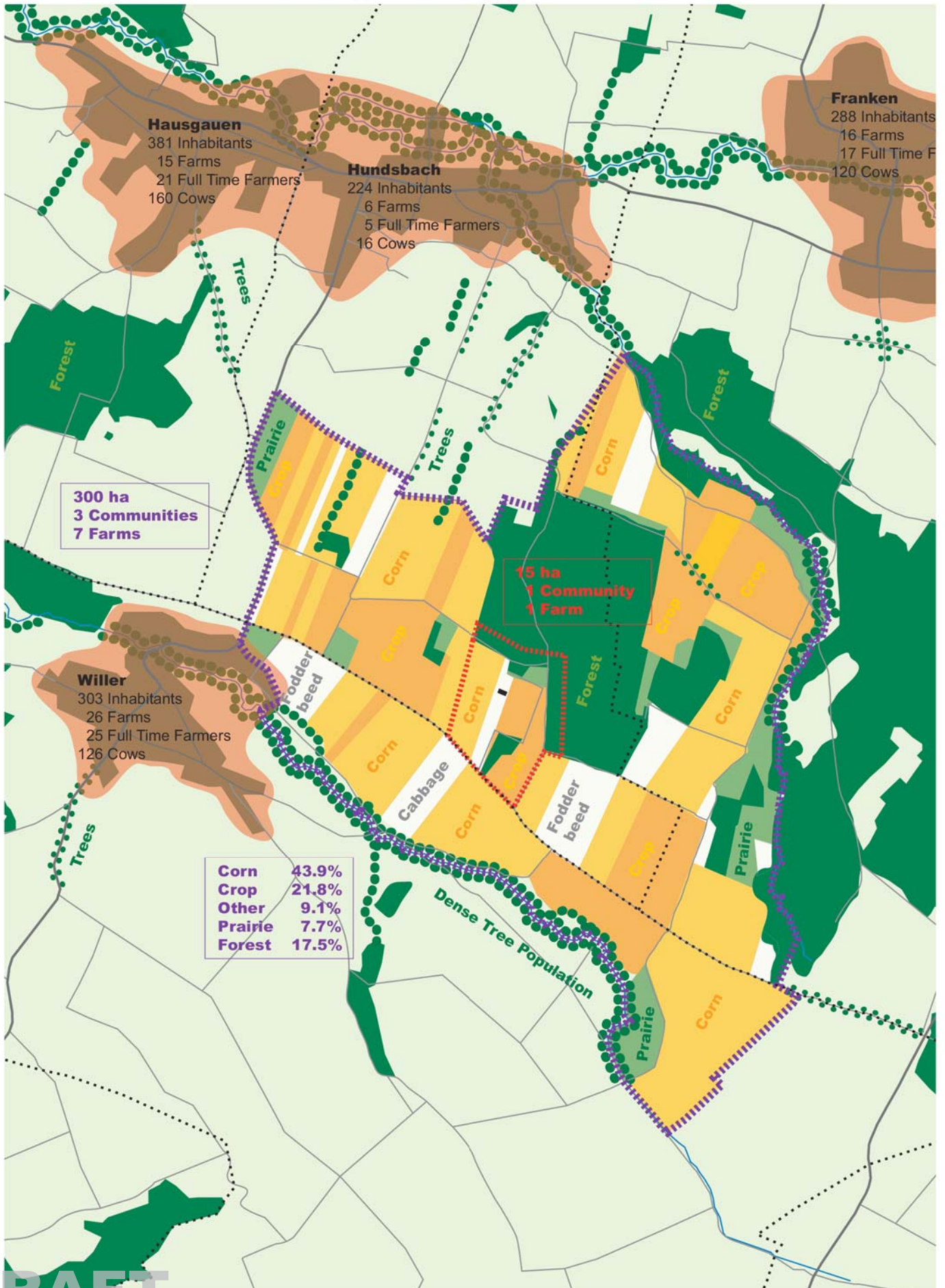## Dense tree-planting along streams

existing

existing

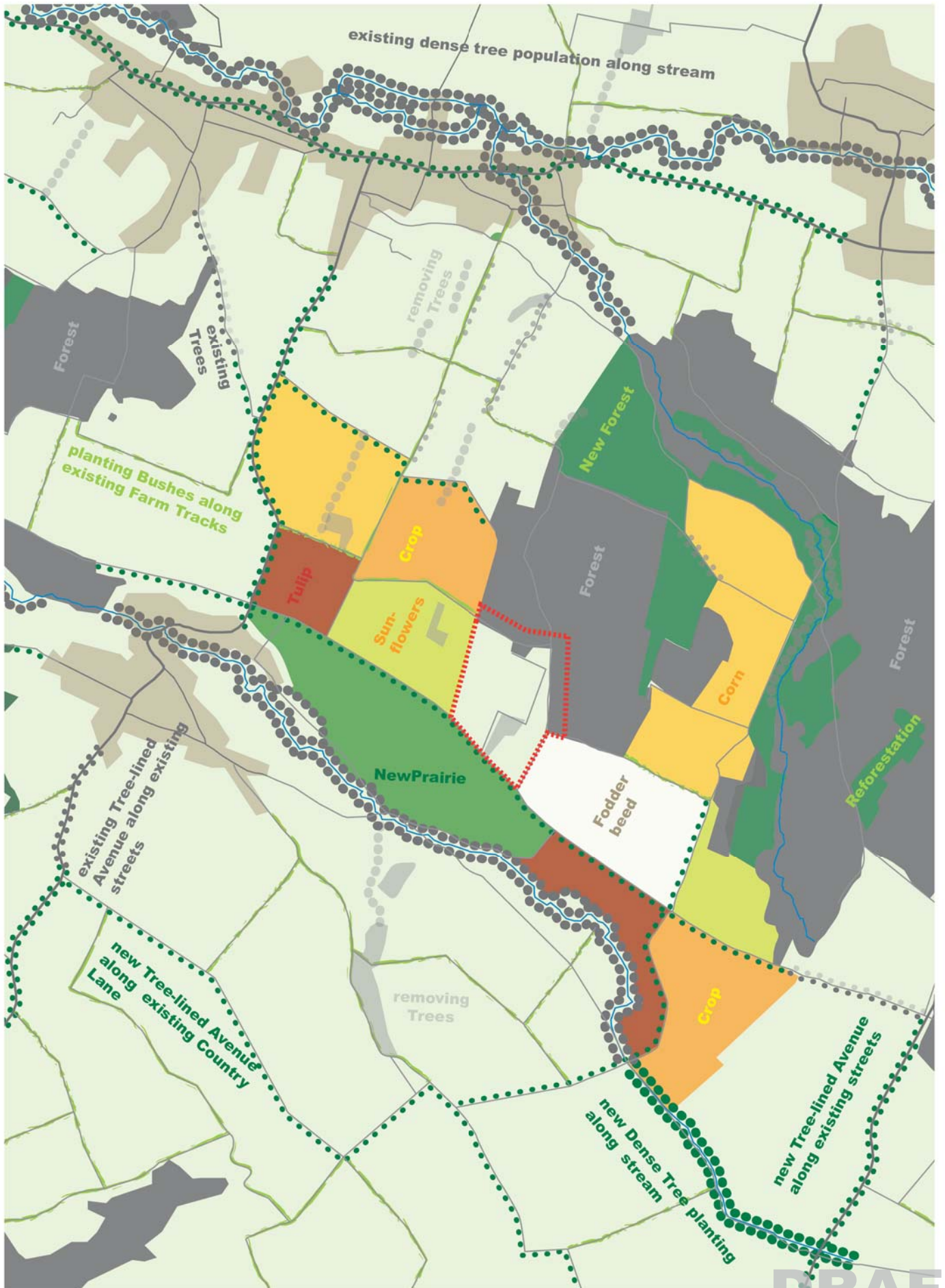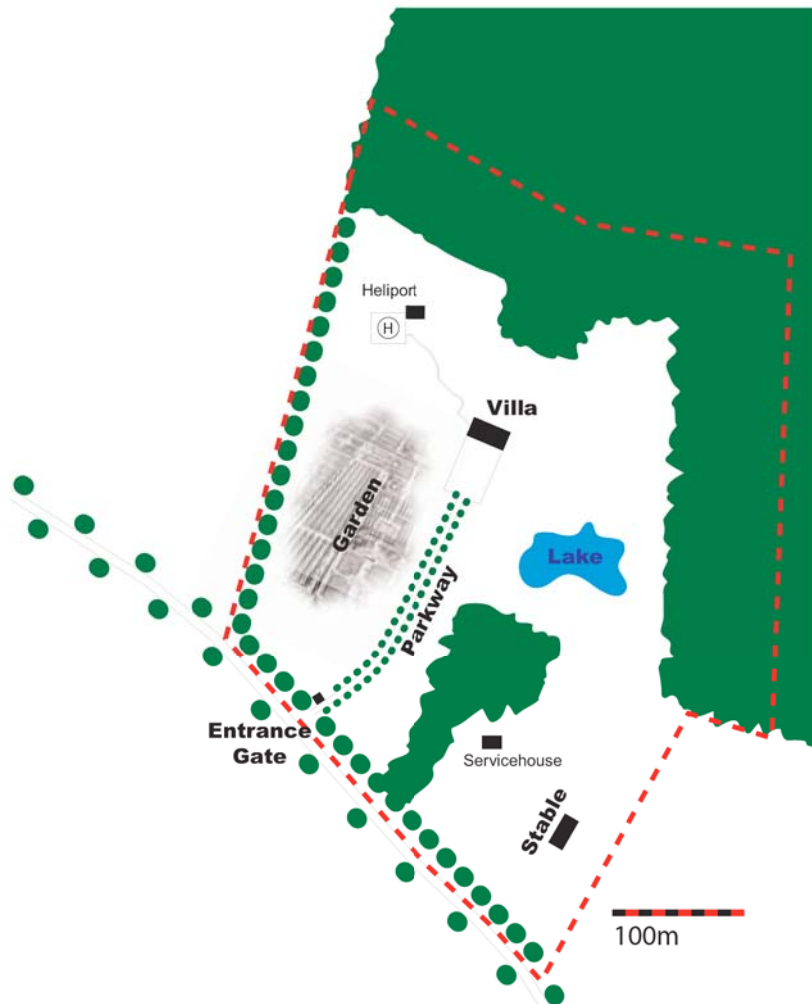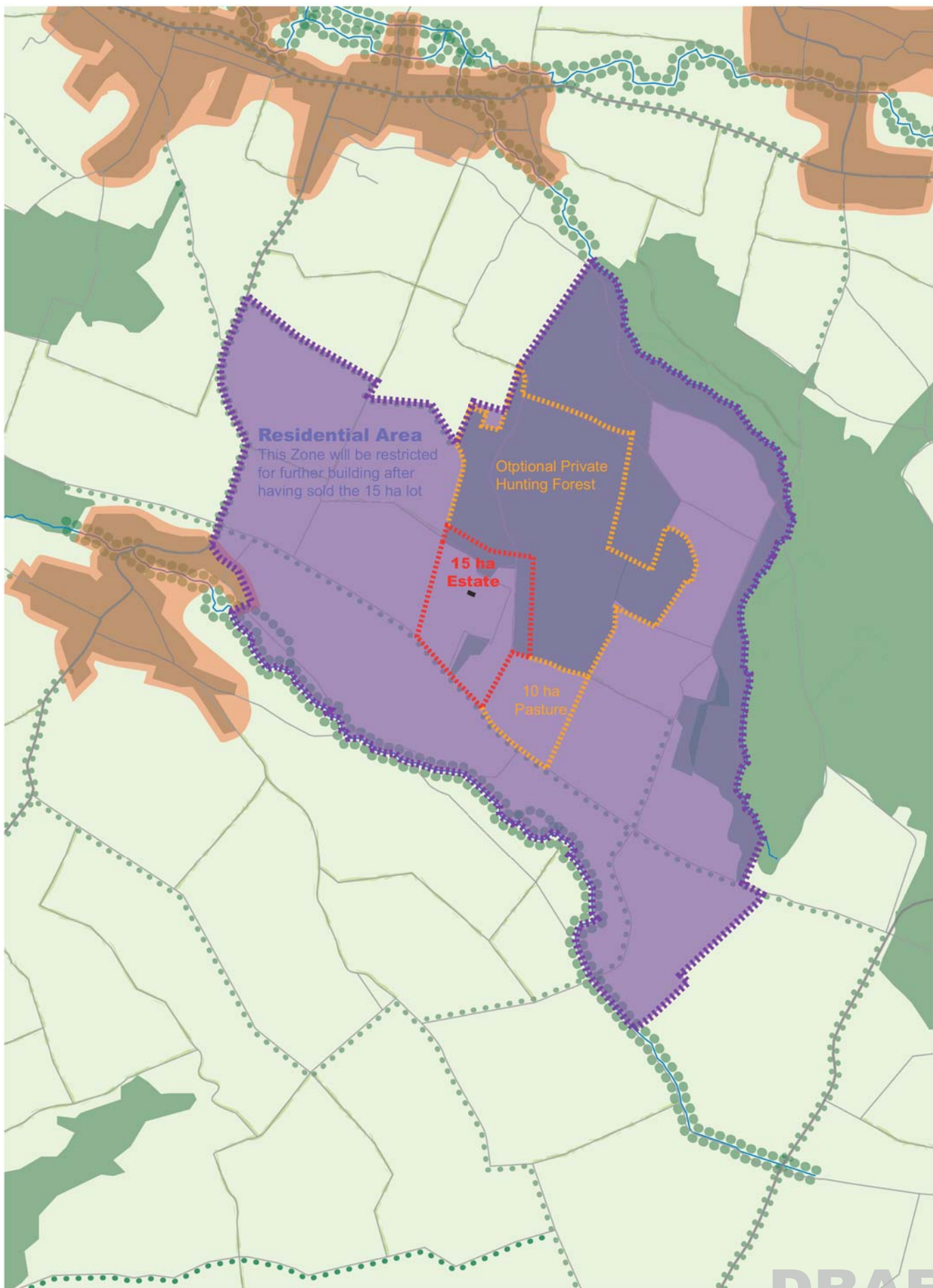after restructuring

after restructuring

Hausgauen
381 Inhabitants
15 Farms
21 Full Time Farmers
160 Cows

Hundsbach
224 Inhabitants
6 Farms
5 Full Time Farmers
16 Cows

Franken
288 Inhabitants
16 Farms
17 Full Time F
120 Cows

Trees

Forest

Forest

Prairie

Corn

Trees

Corn

300 ha
3 Communities
7 Farms

Corn

Crop

15 ha
1 Community
1 Farm

Forest

Corn

Crop

Corn

Willer
303 Inhabitants
26 Farms
25 Full Time Farmers
126 Cows

Fodder beed

Corn

Corn

Cabbage

Corn

Crop

Fodder beed

Corn

Prairie

Trees

Corn	**43.9%**
Crop	**21.8%**
Other	**9.1%**
Prairie	**7.7%**
Forest	**17.5%**

Dense Tree Population

Prairie

Corn

existing dense tree population along stream

Forest

existing Trees

removing Trees

planting Bushes along existing Farm Tracks

New Forest

Forest

Tulip

Crop

Sun-flowers

Corn

Forest

Reforestation

NewPrairie

Fodder beed

existing Tree-lined Avenue along existing streets

new Tree-lined Avenue along existing Country Lane

removing Trees

Crop

new Dense Tree planting along stream

new Tree-lined Avenue along existing streets

rural park | **exclusive housing**

Heliport

Villa

Garden

Parkway

Lake

Entrance
Gate

Servicehouse

Stable

100m

Residential Area
This Zone will be restricted
for further building after
having sold the 15 ha lot

Otptional Private
Hunting Forest

**15 ha
Estate**

10 ha
Pasture

densification

promotion of growth through interventions
planning of growth
zoom-in Waldighoffen
new building approach

promotion of growth through interventions

---

transportation

The densification zones are mainly based on the existing axes of public transport.

new planning sector „rhine terrace"
Fast and comfortable connections to the city centers are guaranteed by new regional shuttle buses linking the villages with the Regio S-Bahn. An adequate offer of park and ride facilities is installed and helps to shift transportation from private cars to public transport. A new Station serving Landser, Schlierbach and Dietwiller shall increase the development.
new planning sector „ill nord"
New and faster trains shall be installed on the track between Mulhouse and Altkirch. They circulate continously and serve all stations. A new station between Zillisheim and Flaxlanden replaces the former ones. On a longer term the extension of the Regio S-Bahn from Mulhouse to Altkirch has to be verified.
new planning sector „ill sud"
A first step to improve the situation of public transportation is the introduction of new express and local buses. The express buses connect the main villages between Altkrich and Rodersdorf. Local buses serve all villages and provide good connections to the express buses. The introduction of an express service on the existing tramway from Rodersdorf to Basel will be necessary in near future. This new line could be extended through the Vallée d'Ill to Altkirch.

Besides an improved public transport new bicycles tracks connecting all villages have to be installed.

---

public facilities

Another strategy to fortify the densification is the placement of public facilities at specific places. There are three different kinds:
cultural institutions, such as cinemas and public libraries
leisure facilities, such as sport grounds or public swimming pools
and institutions providing health and care services, for example medical attendance for senior citizens.
They complement the current offer of public facilities and strengthen the attractiveness of the densification area.
Private operators will be supported.
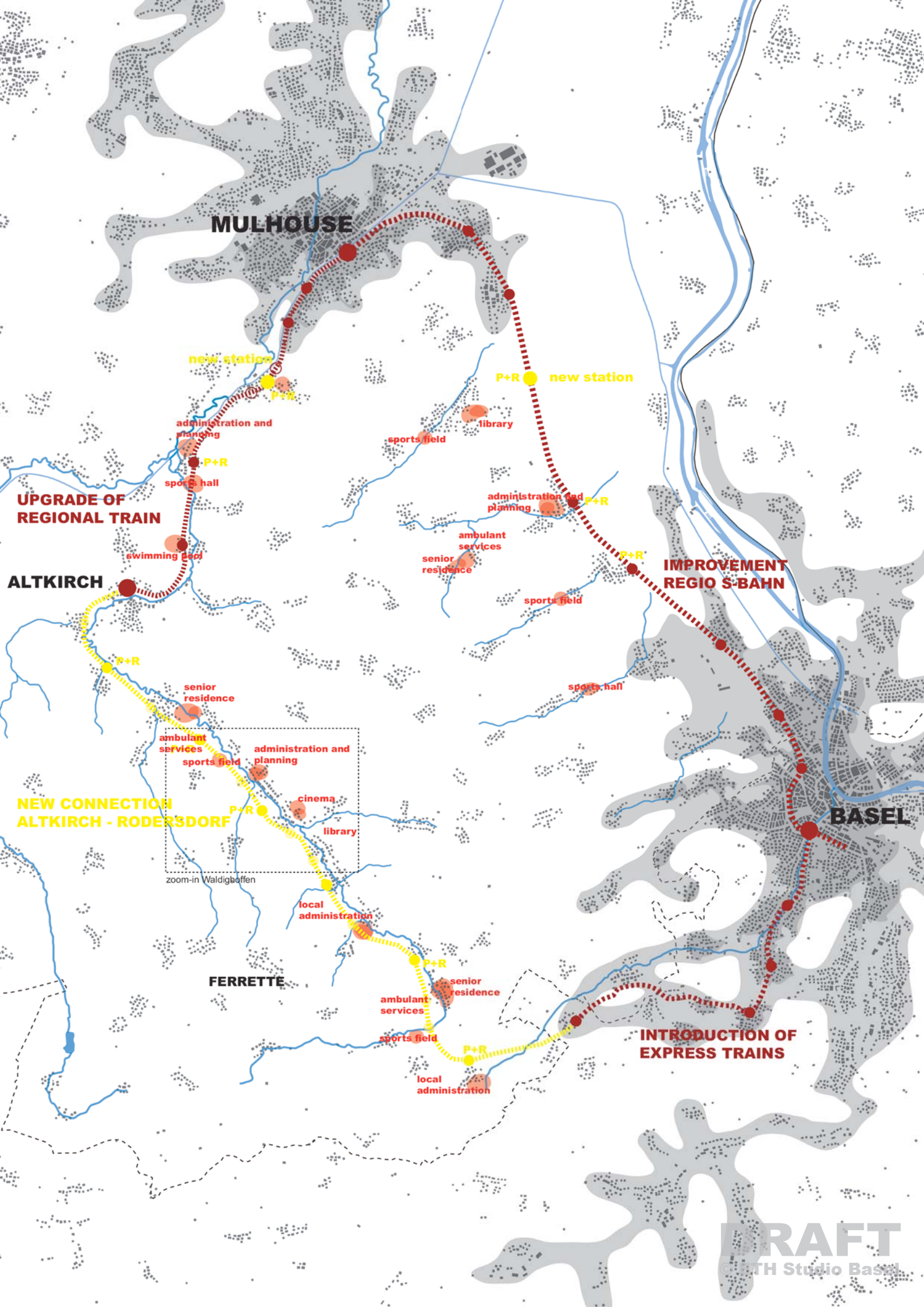
MULHOUSE

**UPGRADE OF
REGIONAL TRAIN**

new station

P+R

administration and
planning

P+R

sports hall

swimming pool

ALTKIRCH

new station   P+R

library

sports field

administration and
planning   P+R

ambulant
services

senior
residence

sports field

**IMPROVEMENT
REGIO S BAHN**

P+R

sports hall

P+R

**NEW CONNECTION
ALTKIRCH - RODERSDORF**

senior
residence

ambulant
services

sports field

administration and
planning

cinema

P+R

library

zoom-in Waldighoffen

local
administration

FERRETTE

P+R

senior
residence

ambulant
services

sports field

P+R

local
administration

BASEL

**INTRODUCTION OF
EXPRESS TRAINS**

planning and administration

An important condition for the densification is a new kind of urban planning.

The densification region is divided in three developing sectors. Each sector has to create a plan for the future urban developmen, including all participating communes. These will replace the existing fragmentated form of planning: sector *rhine terrace* is managed by 19 PLUs and two SCOTs, concerning 5 communauté de communes and two pays (sector *ill nord*: 15 PLUs, 2 SCOTs, 5 communauté de communes; sector *ill sud*: 22 PLUs, 4 Carte Communales, one SCOT, 4 communauté de communes, one Pays).

A new center of planning and administration will be constructed in the center of each region. This will facilitate the accessibility for the population and create a certain identity.

housing density

Due to the global concept of the rural park the densification area has to absorb the growth rate of the park area. During the last 10 years the population of the densification area grew from 39.404 up to 43.638 inhabitants (+4234), while the park area grew by 1364 inhabitnts. From this follows that the densification area has to provide 30% more housing.

Future developments should start densifying the existing village structure by constructing on free surfaces in the village. New, innovative forms of living, which provide qualities of an one family house in a denser way have to be supported. New development is controled by the overall building concept, valid for the whole sector. New building zones are concentrated in a certain region, for example along the streams in the sector ill sud.
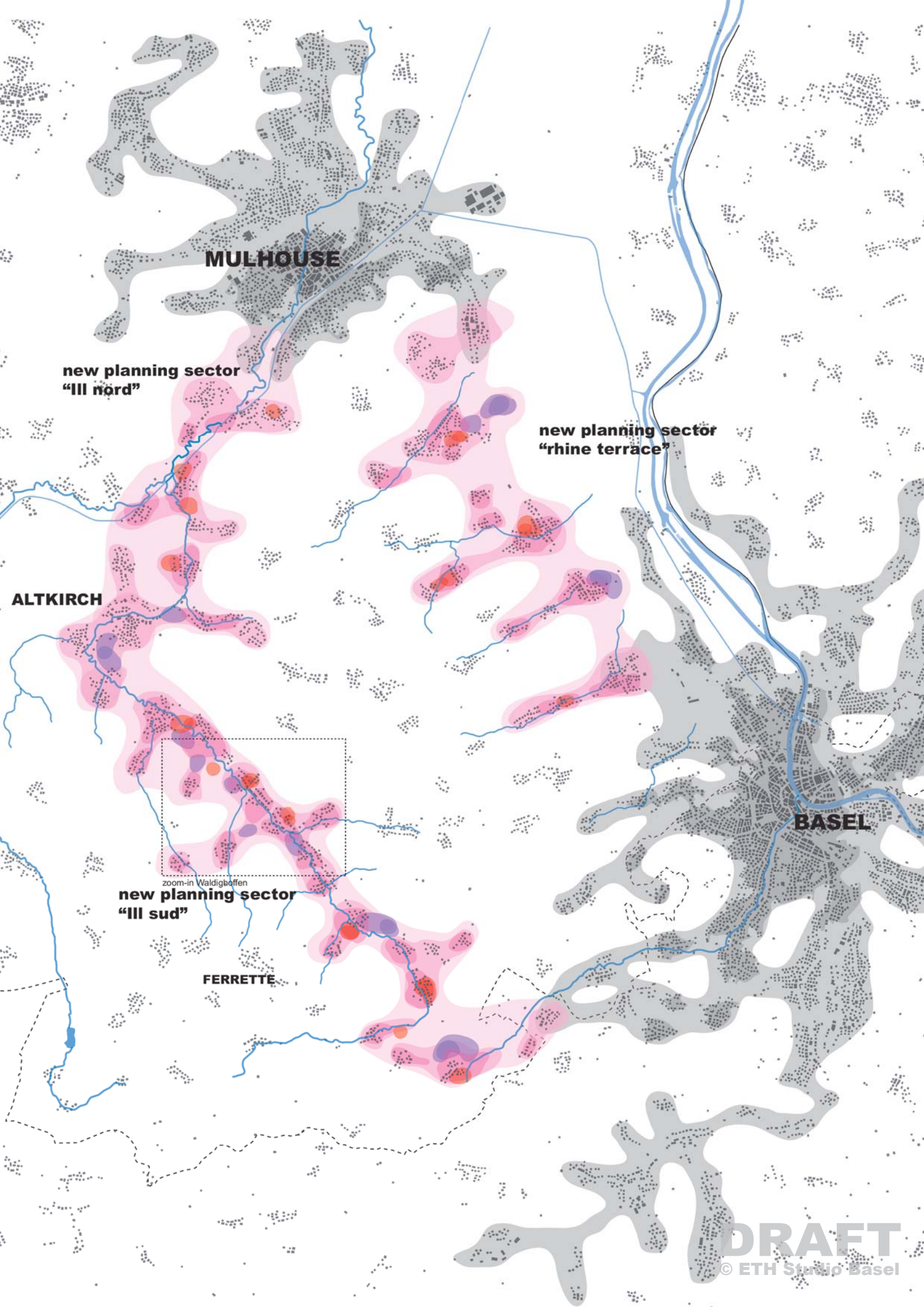
MULHOUSE

new planning sector
"Ill nord"

new planning sector
"rhine terrace"

ALTKIRCH

zoom-in Waldigboffen

new planning sector
"Ill sud"

FERRETTE

BASEL

densification **zoom-in waldighoffen**

Bettendorf
427 inhabitants

Henflingen
186 inhabitants

senior residence
ambulant services
local bus stop

Grentzingen
559 inhabitants

new station

sports field

Ruederbach
280 inhabitants

local bus stop
new c

new station

III

Riespach
672 inhabitants
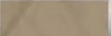
new c
P+R
new station

Feldbach
433 inhabitants

Geischbach

promotion of growth through interventions

current village surface

existing streets

interventions

━━━ new streets

┅┅┅ new bike trail

━━━ new bus network

┈┈┈ future train corridor

center of administration and planning
Oberdorf
568 inhabitants

Steinsoultz
625 inhabitants

local bus stop

Waldighoffen
1178 inhabitants

Gersnach

new library
EXPRESS BUS STOP

inema

local bus stop

new station

NEW EXPRESS BUS

Roppentzwiller
736 inhabitants

local bus stop

new station

local bus stop

densification **zoom-in waldighoffen**

Bettendorf
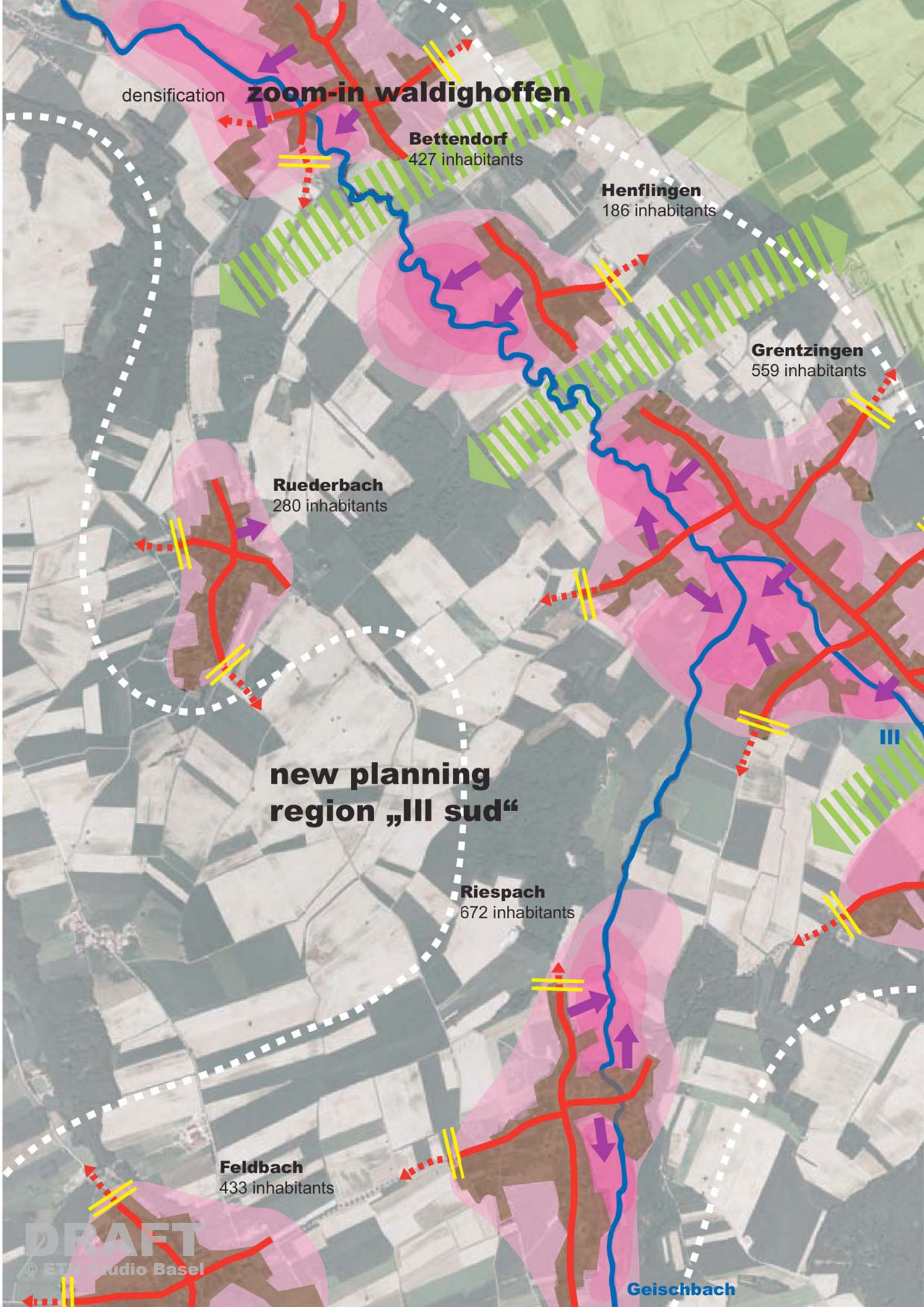427 inhabitants

Henflingen
186 inhabitants

Grentzingen
559 inhabitants

Ruederbach
280 inhabitants

**new planning
region „Ill sud"**

Riespach
672 inhabitants

III

Feldbach
433 inhabitants

Geischbach

SUNDGAU PARK

navigating the growth

current planning

— past development

--→ current development tendencies

■ current village surface

densification strategy

═ border of development

➤ new direction of development

■ densification perimeter

▥ green corridor

···· planning region

Oberdorf
568 inhabitants

Steinsoultz
625 inhabitants

Waldighoffen
1178 inhabitants

Gerspach

Roppentzwiller
736 inhabitants

densification of the existing village