



# Housing and land issues on the franco-swiss and franco-spanish borders

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local and regional development through cross-border  
spatial planning,

Armagh City Hotel, 17 january 2008,



**m**ission  
**O**opérationnelle  
**t**ransfrontalière

A cross-border  
operational  
organization

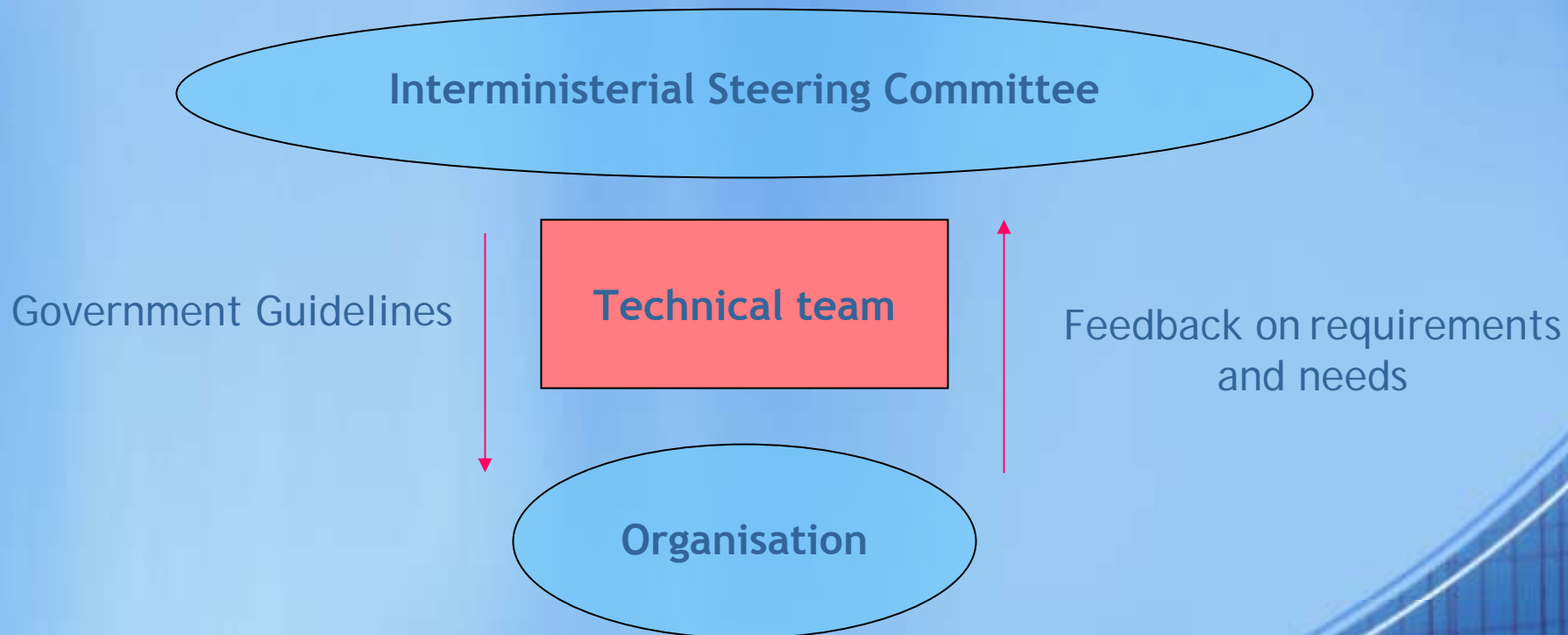
## Main aim

To ease the implementation of cross-border projects and promote cross-border cooperation

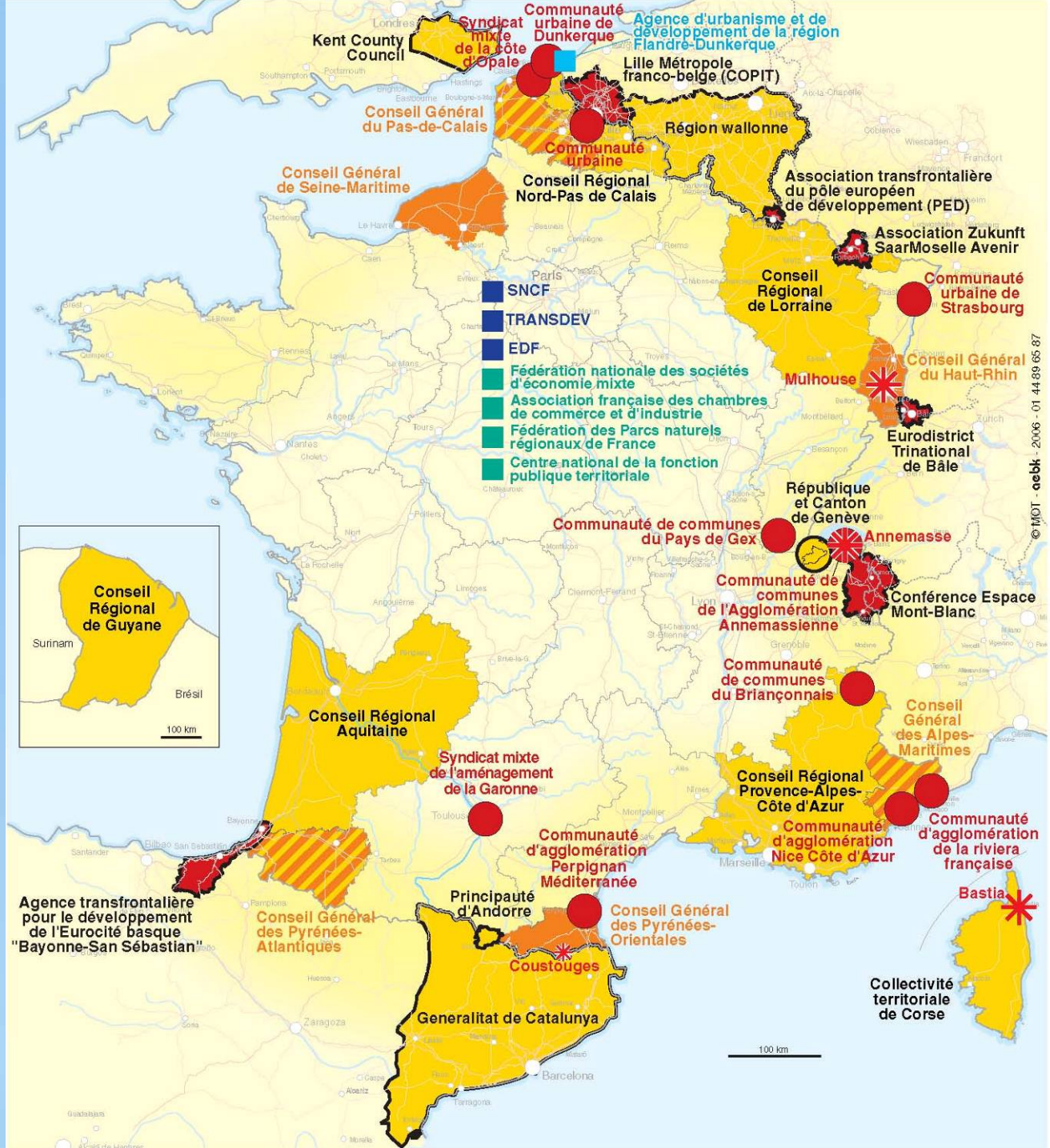
# ORGANIZATION

## Structure

A unique structure to serve projects with a cross-border strategy



# The network of the MOT



## MISSIONS

1. Operational assistance
2. Networking and training
3. Helping to outline coherent policy
4. European programs

# EUROMOT

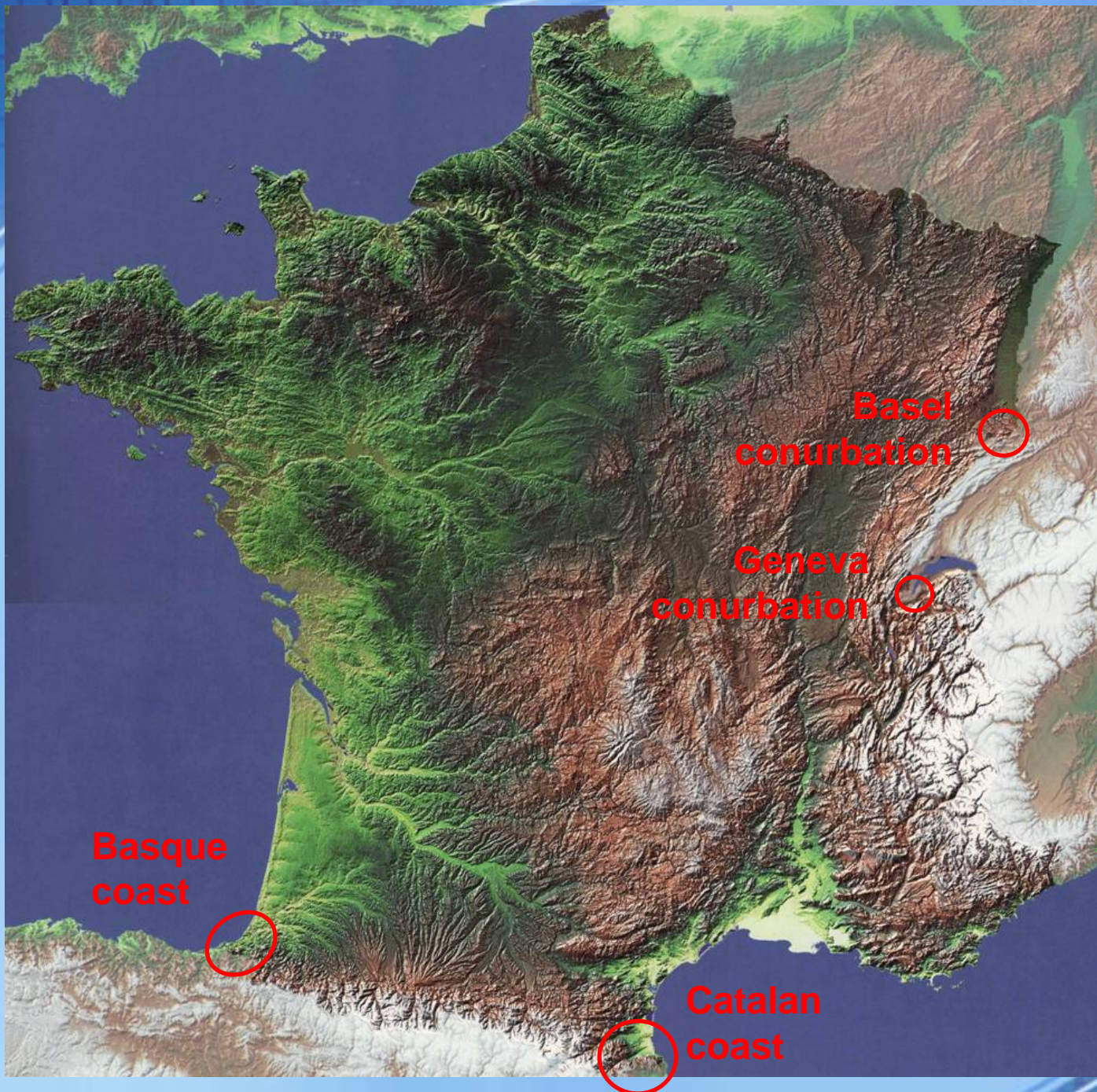
- Mission Opérationnelle Transfrontalière
- Eixo Atlantico Do Noroeste Atlantico
- Réseau City Twins



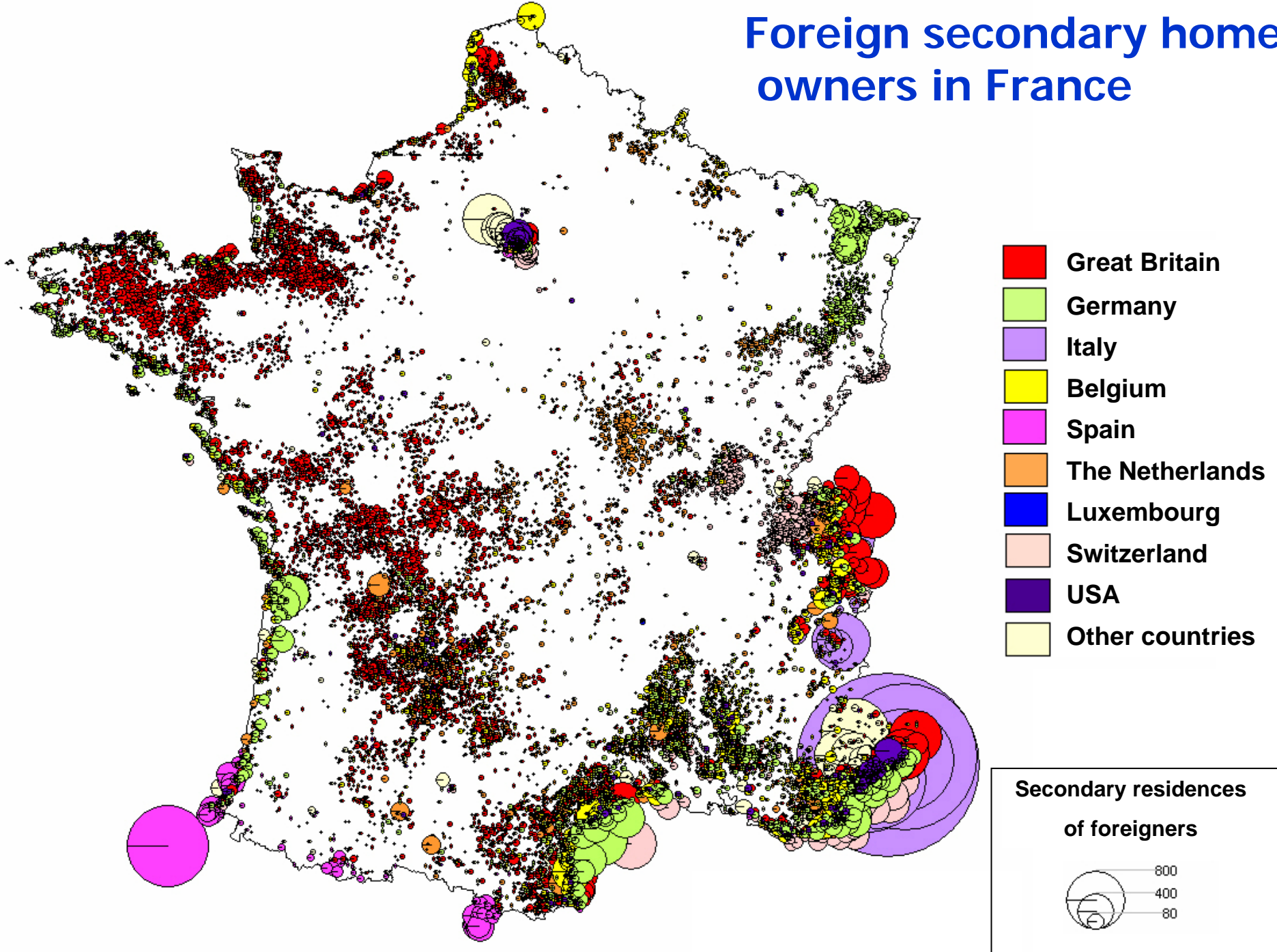
# Housing and land issues on the franco-swiss and the franco-spanish borders

## Context and basic data

- Understanding the situation of housing and land on both sides of the border,
- Analyzing the planning , housing and land policies in these cross border areas,
- Proposing solutions to solve specific problems they meet.



# Foreign secondary home owners in France



# Housing and land issues on the franco-swiss and the franco-spanish borders

## Mains issues

- How the border can have an impact on the level of housing prices on both sides of this border,
- How many people of a country choose to live on one side of the border because prices are much cheaper and land more available?
- How planning policies are different (with strong and weak points) of both sides of the border as well as housing and land policies?
- How these policies are managed in the cross border territory?
- How to be inspired by good practices of the neighbouring countries and exchange informations?
- How coordinating policies on both sides and sometimes implementing cross border housing and land policies ?



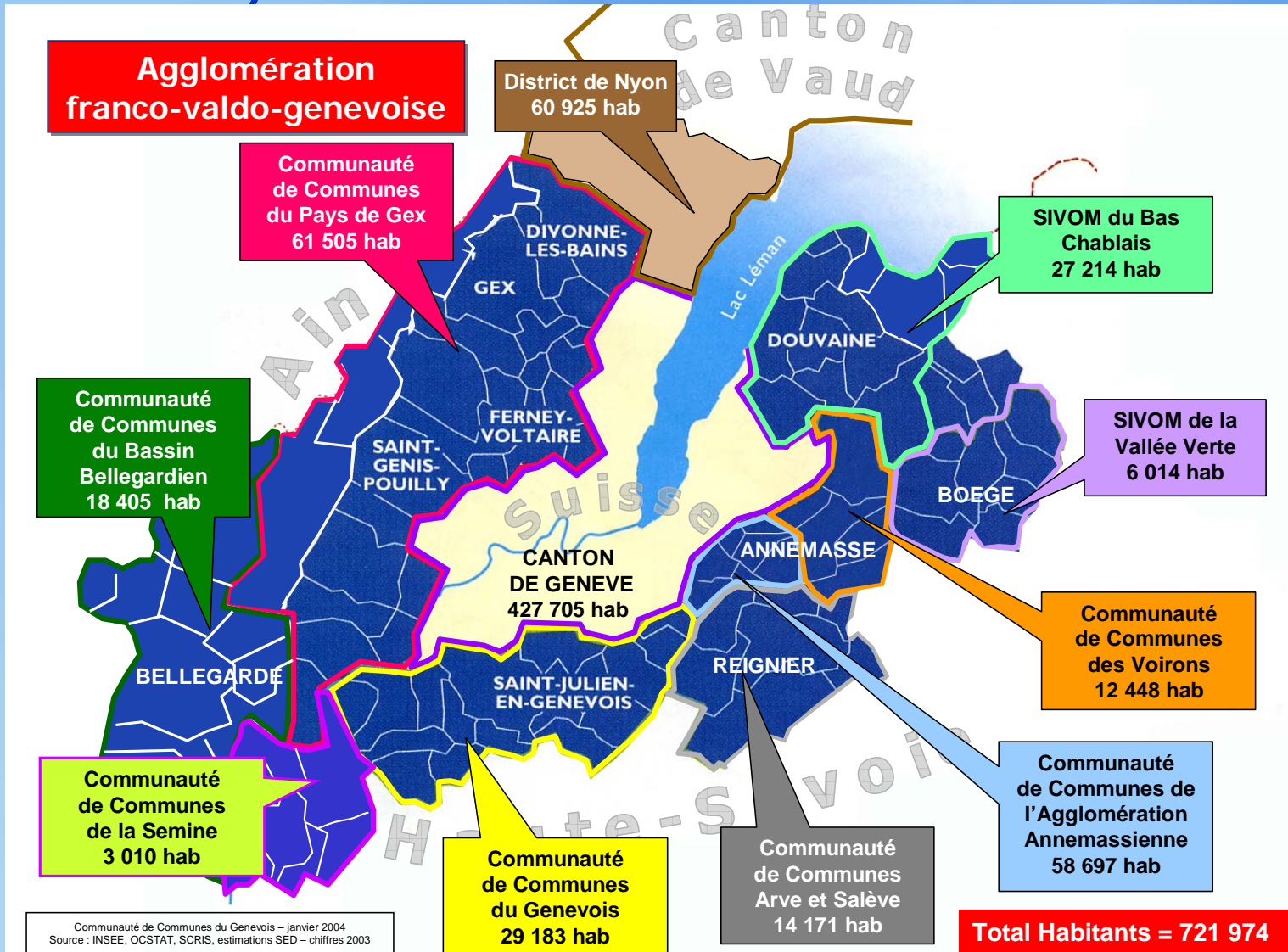
# The case of France-Vaud-Geneva conurbation (FR-CH)

# Housing and land issues in Geneva cross border conurbation

## Main points of context

- A Swiss city landlocked in France
- A lot of cross border floods
- A very attractive and dynamic territory
- One of the most achieved cross border project in Europe.

# Political perimeter of the cross border territory



# Housing and land issues in Geneva cross border conurbation

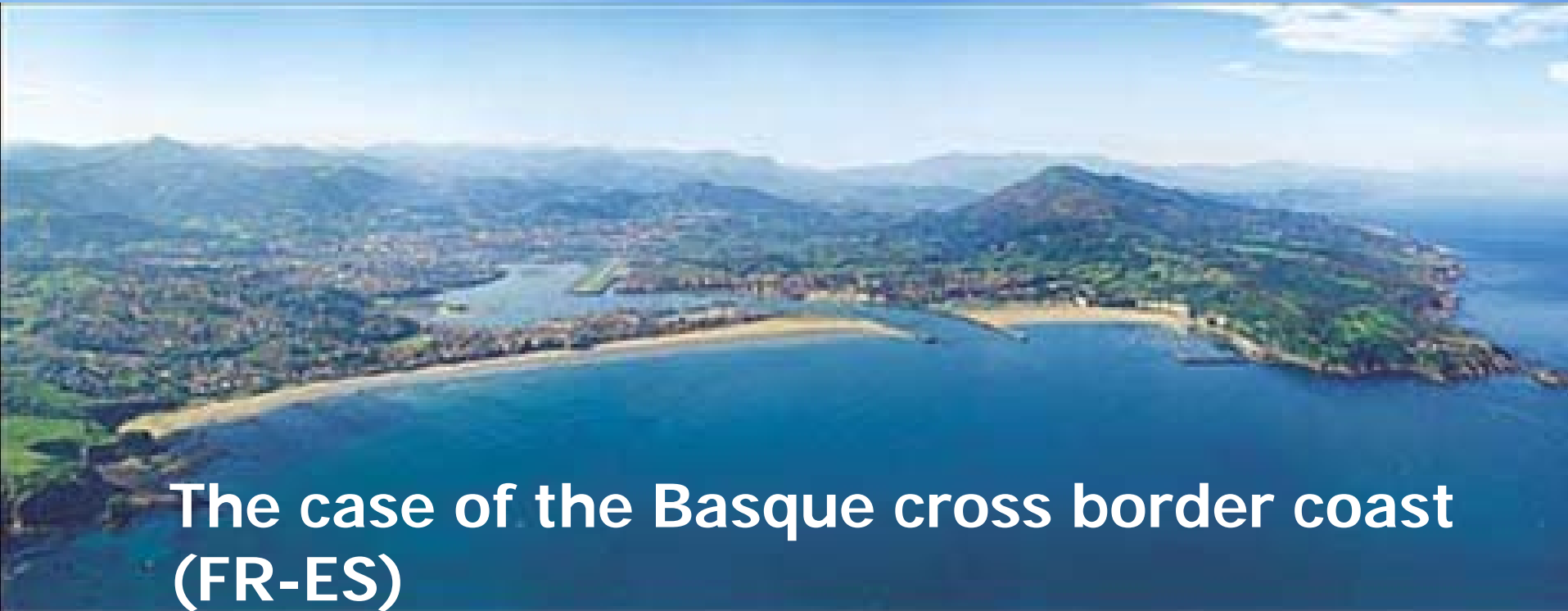
## Problems and consequences

- A very expensive area for housing and land.
- Very different systems for housing and land policies
- Genevan planning laws which impact the French territory

# Housing and land issues in Geneva cross border conurbation

## A cross border solution ?

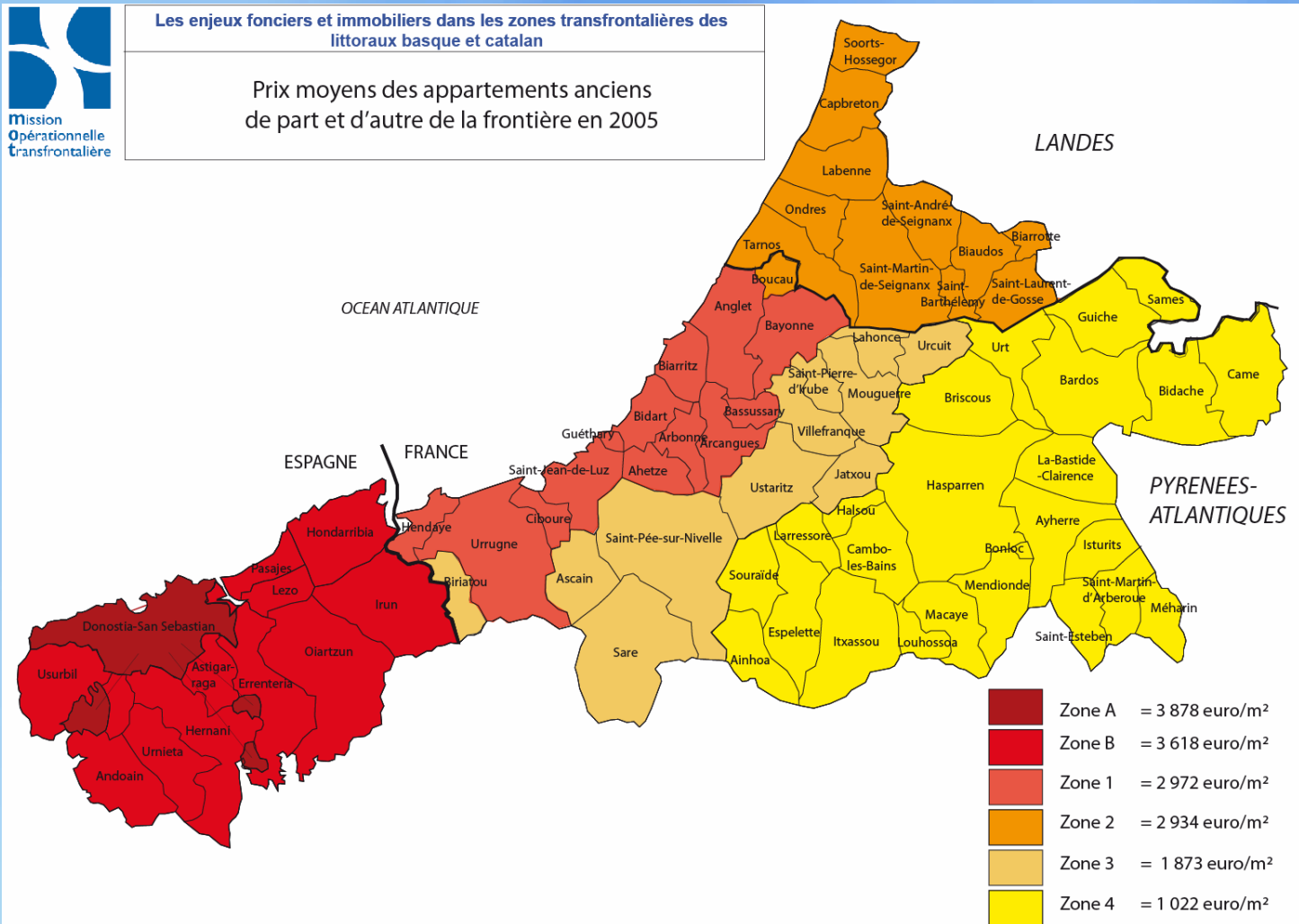
- A lot of tools of the French side, unlike the Genevan side.
  - Local authorities on both sides of the border which recently realized the problem, and take it into account in the project of cross border territory.
  - A partial solution : a financial contribution of Genevan authorities to French tools
- Does not solve the problem of urbanization, exclusive to the french side.



# The case of the Basque cross border coast (FR-ES)

# Housing and land issues on the Basque coast

A growing cross-border area but important contrasts on both sides of the border



# Housing and land issues on the Basque coast

A division north-south divide in urban forms of this growth



# Housing and land issues on the Basque coast

## Limited cross-border interactions



# Housing and land issues on the Basque coast

production tools of land and housing







- [www.espaces-transfrontaliers.eu](http://www.espaces-transfrontaliers.eu)