



LAND DEVELOPMENT & EXPANSION ACTIVITY

CHANGES Meeting 8.04.2014



AIM

- Analyze changes in natural, human and political factors in Les Diablerets (mainly touristic economy in rural areas in context of natural hazards and management)
- Problem question: Considering the above aim, how do we allow expansion of the developed area?



FURTHER...

- We need to consider: Past and future changes, local situation

And...

- What are some different scenarios?



NATURAL PROCESSES

- Natural processes:
 - Debris flow, landslides (incl. slow moving landslides), avalanches, rock falls, floods
 - Mudflow: due to weathered moraine, track cuts
 - Shallow landslides: e.g. from pipe breaks/holes
 - Debris slides: due to heavy rainfall, old forest, erosion (e.g. Pont Bourquin July 2007)



VULNERABILITY FACTORS

- Physical vulnerability: (potential physical damages)
 - Structural vulnerability (e.g. building type and materials)
 - Roads
 - Content of buildings (e.g. household items)
 - Number of people per building (potential loss of life)
- Social vulnerability: (specific to societal characteristics that make given society more vulnerable)
 - Number of aged persons
 - Number of children
 - Number of disabled persons
 - Structures of cultural significance

CHANGES & TRENDS

Social process	Direction of change	Why?
population	+	More job opportunities in tourism
number of foreigners	+	Increase in tourism and tertiary services
percentage working outside municipality	+	Lack of primary sector jobs
number of farms & farm workers	-	Farming jobs decrease (land use change in favor of tourism)

Territorial process	Direction of change	Why?
Forest area	+	Legal requirements changed
Infrastructure	+	Increased development



SOCIAL INTERESTS & PRIORITIES

- Social interests (priorities assumed)
 - Expanding tourism
 - Ensuring safety of population
 - Maintaining landscape identify



POTENTIAL SCENARIOS

- Option 1: expand beyond the currently developed boundaries (land use change)
- Option 2: purchasing of 'not built' land for residential development
- Option 3: building in 'blue' areas following requirements
- Considerations & Constraints



OPTION 1: LAND USE CHANGE

- Agricultural lands could be altered to allow further residential development
 - Considerations:
 - Already decline in farms and those working on farms
 - Potentially: little interest in increasing percentage of agricultural lands
 - Population increase demands higher value for residential land use as opposed to agricultural
 - Would avoid need to develop in unproductive areas and areas of high level of hazard



OPTION 2: PURCHASING 'NOT BUILT' LAND

- Municipal authorities would purchase 'not built' land for residential purposes
 - Considerations:
 - Focus on purchasing e.g. garden areas
 - Would avoid having to deal with currently existing structures
 - Could help with population increase (demand for residential areas higher)
 - Already supported by current and potential increased infrastructure



OPTION 3: BUILD IN THE 'BLUE'

- Allow and encourage construction of 'blue' areas
 - Considerations:
 - Must follow the requirements
 - Population increase (demand increase for residential)



CONSIDERATIONS & CONSTRAINTS

- People do not want to sell their property
- Potential lack of interest in purchasing permanent residence homes