



# Planeerimise suur plaan

Pille Metspalu

PhD inimgeograafias ja regionaalplaneerimises



EESTI PLANEERIJATE ÜHING  
ESTONIAN ASSOCIATION OF SPATIAL PLANNERS



HENDRIKSON & KO

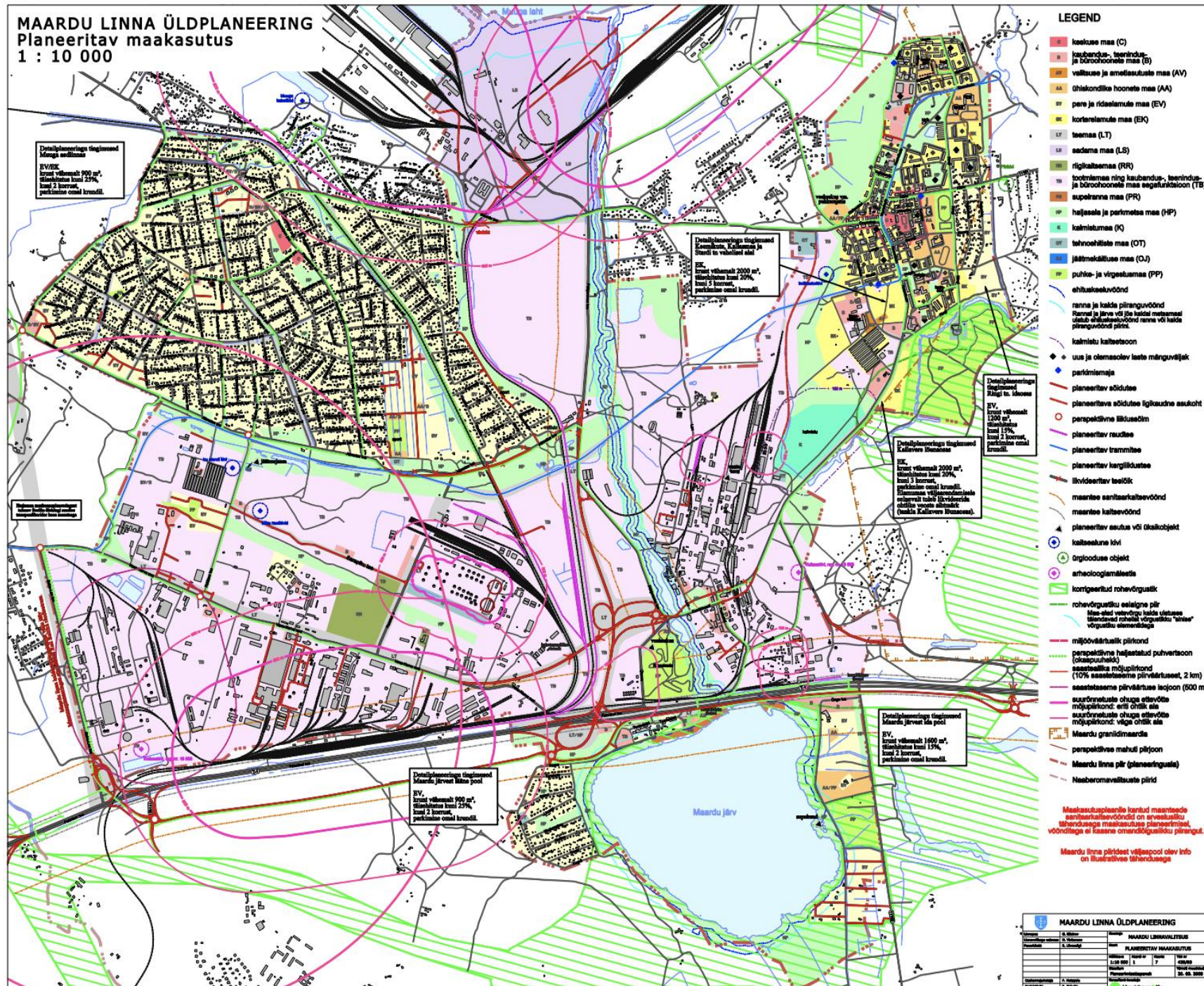


VI Tartu Planeerimiskonverents 05.11.2020



# Teine/kolmas ring üldplaneeringuid Eestis

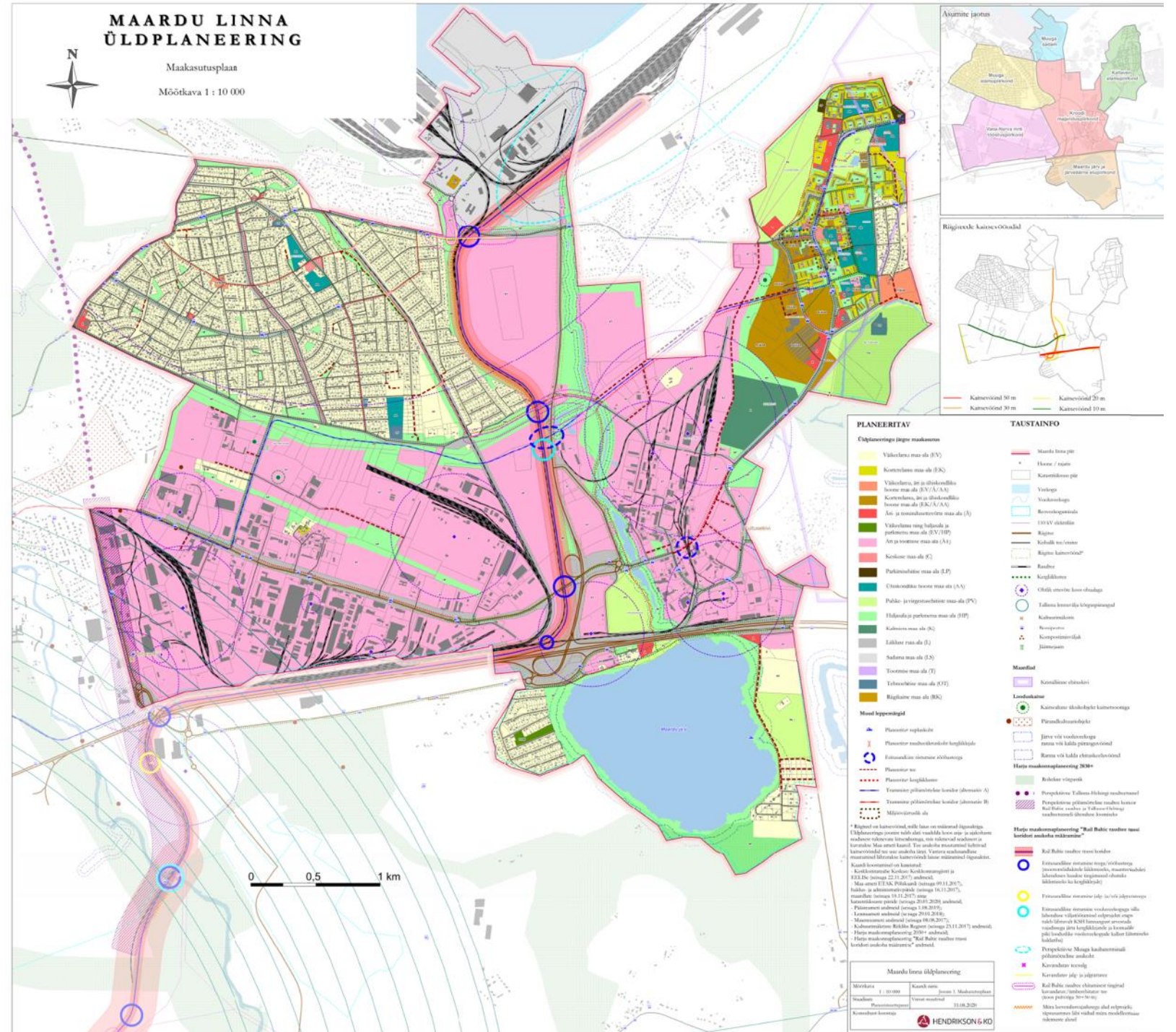
## Maardu linna üldplaneering, kehtestatud 2008.a





# Teine/kolmas ring üldplaneeringuid Eestis

## Maardu linna üldplaneering, hetkel avalikult väljapanekul







LISAINFO

LEGEND

KIHID

## Maardu inimöötmelisus

Inimöötmeline ruum muudab meeldivaks jalgsi ja rattaga liikumise ning ruumis olemise ja väärtustab selleks inimese poolt positiivset ja avarat inimkeskust, hoovide-platside ja teede iseloomu.

# Mis on muutunud?

# Kas koostame tulevikuplaane või kipume kehtestama väikeste muutuste ja kuhja reeglitega olukirjeldusi?

INIMÖÖTMELISI LAHENDUSI MAARDUS: LINNAS VIIBIMINE



PINGID OUES VIIBIMISEKS JA SOTSIALISEERUMISEKS NII MAJADE EES KUI KA HOOVIDES

INIMÖÖTMELISI LAHENDUSI MAARDUS: MITMEKÜLGNE JA RIKKALIK HALJASTUS



P.Metspalu 2020



Muuga

Kallavere

# Üldplaneering kui maakasutusplaan

Maakasutuse planeerimise kriitika lääneriikides:

- ✓ Hoiab ära ebasobivad arengud, kuid ei suuda kindlustada soovitud arengute tegelikku toimumist.
- ✓ Annab õigusliku aluse ehitustegevuseks, kuid on olemuselt jäik, mistõttu tegelikud arengud võivad planeeringust mööda minna.



# Strateegilise planeerimise tunnuseid

*Allikad: Faludi, Albrechts, Healey, Friedmann, Allmendinger, Bafarasat*

- ✓ Vaade ette
- ✓ Protsess
- ✓ Mõtteviisi muutus
- ✓ Valikud
- ✓ Selge fookus
- ✓ Suunaviidad edasisteks tegevusteks



# Vastandlikud ootused üldplaneeringule



**TÄPNE**



**PAINDLIK**

Nt sadam Natura alale –  
mahud, funktsioonid, et  
saavutada veendumus,  
et mõju ei ole

Nt uuenduslikud  
taastuenergia  
lahendused



# Inglismaa näide – Tandridge Local Plan 2033

## Contents

### Introduction

2	Introduction .....
3	Regulation 19 Consultation .....
4	Next Steps .....

### Context

5	Policy Context .....
	National Context .....
	Local Context .....
6	Duty to Cooperate .....

### The Local Plan

7	District Portrait .....
8	Issues and Opportunities .....
9	Vision: Tandridge District 2033 .....
10	Spatial Objectives .....

### Spatial Strategy

11	Spatial Strategy .....
12	Key Diagram .....
13	The Presumption in favour of Sustainable D .....
14	Green Belt .....
15	Infrastructure and Financial Contributions .....
16	Development Viability .....

## Contents

29	Historic Environment, Heritage and Conservation .....	230
30	Environmental Sustainability .....	233
	Renewable Energy Infrastructure .....	233
	Resilience to Environmental Change .....	234
	Air Quality and Pollution .....	236
	Flood Management and Mitigation .....	239
	Sustainable Drainage Systems .....	240
	Water Consumption .....	243
	Waste .....	244
31	Sustainable Transport and Travel .....	246
32	Airport Parking .....	249
	Airport Parking .....	249

### South Godstone Garden Community

33	Our Garden Community .....	250
	A Vision for South Godstone .....	255
	The Principles and Objectives of the Garden Community .....	256
34	Strategic Policy SGC01: South Godstone Garden Community .....	260

### Monitoring Framework

35	Monitoring Framework .....	265
	Monitoring Indicators .....	267

## 20 Place-Making

**20.1** Our quality of living is affected to a great extent by our surroundings and how our place can influence levels of crime, health, inclusion, community cohesion and well-being. Planning Practice Guidance (PPG) sets out that good quality design is integral to sustainable development, and that plan-makers should always seek to secure high quality design. Development should add to what is locally distinctive or help to create a new sense of place where this is needed. Our Local Plan seeks to ensure development creates attractive places, enhancing heritage assets, townscape characteristics and local distinctiveness.

**20.2** We are committed to achieving high quality design in all new development and where appropriate, will encourage the involvement of design panels and where the opportunity arises, participate in planning and architectural competitions. This will be particularly relevant to major applications and our Garden Community at South Godstone.

**20.3** Many parts of the built-up areas have a distinctive character that derives from the wooded hillsides that still exist. These wooded hillsides can be found in Caterham Valley, Whyteleafe, Warlingham, Oxted - extending along the slopes of the greensand ridge into Limpsfield and Hurst Green and a significant part of the built-up area of Woldingham. The Council will protect the distinctive and special character of wooded hillsides by ensuring new development respects this character and that tree cover is maintained.

**20.4** Many of the built-up areas and villages have particularly distinctive characteristics that derive from the size of buildings, size of plot, distance from the road, boundary treatments, design features, materials and tree and shrub planting. The Council will ensure that new development reflects this local distinctiveness.

### TLP18: Place-Making and Design

The Council will require that new development is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.

All new development across all settlements and within the countryside, irrespective of use is required to:

- I. Be of the highest design quality and contribute positively to the area's character and identity, and
- II. Respect the context within which it will sit and **address** the opportunities to enhance the character and quality of the area and local distinctiveness, and
- III. Have particular regard to heritage assets and successfully integrate with the historic character, and
- IV. Provide accessibility and permeability for all by creating safe and welcoming places that connect with each other, and



# Planeerimisreform Inglismaal

- ✓ Kohalikule plaanile selge fookus, lisaks “neighbourhood design code”
- ✓ Planeeringud lihtsamaks, joonise/kaardipõhisemaks
- ✓ Taristumaks arendajatele
- ✓ Maa-alade tsoneerimine – kasv, uuendamine, säilitamine
- ✓ Iga uus tänav haljastada
- ✓ Illusatele majadele „fast track”



# Vormipõhine planeerimine USA-s

## 3.5 Urban Center (UC)



Intent and Character of UC Zone

Building Types	Max Stories [a]
<i>(see Chapter 4.1 for standards)</i>	
Tower-on-Podium	-
Flex Block	5
Lined Block	5
Stacked Dwellings	5
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

## 3.6 Corridor (CDR)



Intent and Character of CDR Zone

Building Types	Max Stories [a]
<i>(see Chapter 4.1 for standards)</i>	
Tower-on-Podium	-
Flex Block	3
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	3
Rowhouse	-
Tuck-Under	-
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

## 3.7 Urban Neighborhood 2 (UN-2)



Intent and Character of UN2 Zone

Building Types	Max Stories [a]
<i>(see Chapter 4.1 for standards)</i>	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	5[1]
Courtyard Housing	4
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	2
Duplex/Triplex/ Quadplex	3
House	2

[1] see Regulating Plan for allowed location

## 3.8 Urban Neighborhood 1 (UN-1)



Intent and Character of UN1 Zone

Building Types	Max Stories [a]
<i>(see Chapter 4.1 for standards)</i>	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	2
Rowhouse	-
Tuck-Under	-
Bungalow Court	2
Duplex/Triplex	2
House	2



BRADENTON  
FORM-BASED CODE





# Eesti planeerimissüsteem

Strateegia/ruumilise arengu põhimõtted

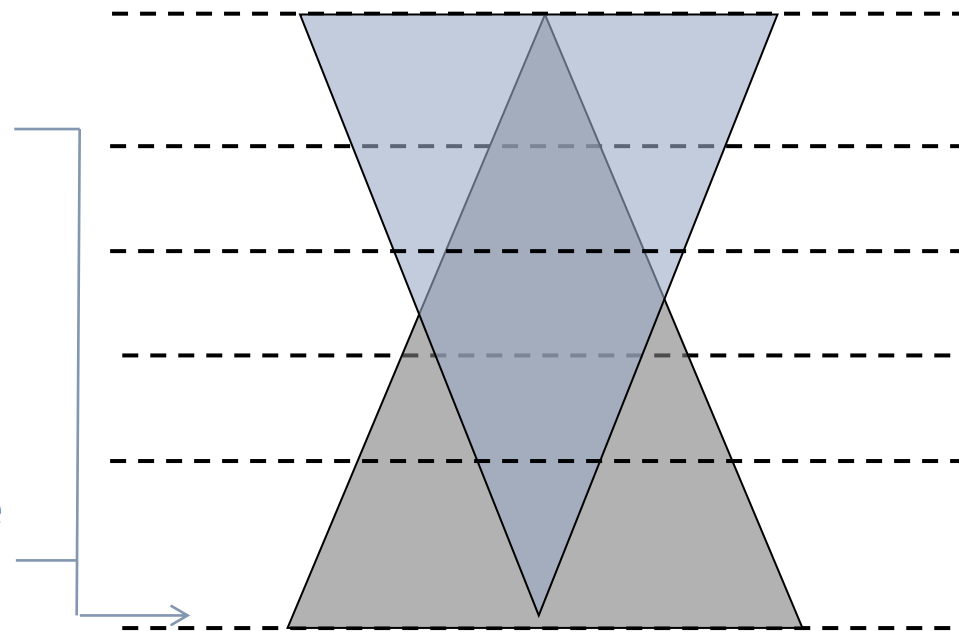
Üleriigiline planeering

Riigi eriplaneering

Maakonnaplaneering,  
MP teemaplaneering

Üldplaneering,  
ÜP teemaplaneering;  
piirkonna ÜP

Kohaliku omavalitsuse  
eriplaneering  
Detailplaneering



Maakasutus/ehitustingimused

Millised planeeringuliigid on, millised peaksid olema  
strateegilised?

Planeeringute fookus tuleb uuesti paika sättida.

Täna tähelepanu  
eest!