

Fact sheet for planning levels

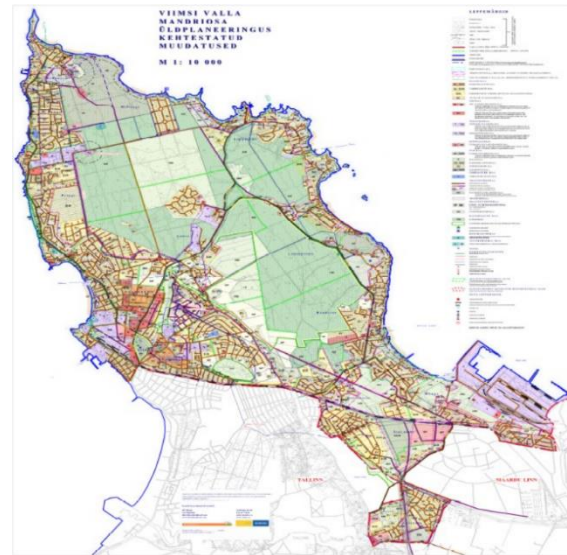
Planning level

Type of plan

Local municipality

| Planning system of Estonia | | | | | | |
|---------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Planning level | Planning instrument | Content of plan | Legal basis | Policy maker | Legal impact | Scale |
| Local municipality | Detailed spatial plans (Detailplanning) | To set land use and construction conditions in other and better and in other areas and plans with a detailed planning obligation. | Planning act | Municipalities | Binding for all planning authorities. Provides a legal basis for the construction of new buildings, extensions to existing buildings, subdivision of land and change of the boundaries. | 1:500 – 1:1 000 |
| Local municipality | Comprehensive plans (Subplanning) | To determine the main direction and conditions for the development of the territory of a rural municipality or city. To prepare the bases for the preparation of detailed plans in areas with a planning obligation and setting landscape and construction conditions in areas without a detailed plan obligation. | Planning act | Municipalities | Provides the basis for preparation of the detailed spatial plan and the design conditions. | 1:5 000 – 1:10 000 |
| National level spatial planning | Country-wide spatial plan (Overplanning) | Generalized treatment of the development of the territory of the country, development of settlement development and the location of the most important infrastructure objects | Planning act | County Governor | Binding for all planning authorities. The county wide spatial plan provides guidelines for the preparation of the comprehensive plan. | 1:100 000 – 1:150 000 |
| National level administrative | National spatial plan (Outline planning) | To provide a generalized, strategic approach to the country's territory and settlement. | Planning act | The Government of the Republic and the Ministry of the Interior shall administer preparation of the plan. | Provides general guidelines for the preparation of country-wide spatial planning, government master planning and comprehensive plans. | |

Comprehensive plan



Facts

Legal basis

- The Planning Act (PLA) amended in 1st of May 2019
- “Explanatory note to the comprehensive plan of the mainland part of Viimsi municipality” as established by Decision No. 1 of Viimsi Parish Council on January 11th 2000.

Competences

- Under Section 10 in the Planning Act, the preparation of a comprehensive plan shall be initiated and administered by the local authority,
- The county governor exercises supervision over the comprehensive plans.

Binding force

- Comprehensive planning means, above all, agreements. It is the attempt to find the best solution to the conflicts between the state, the public of the rural municipality and the various interest groups in that rural municipality.

Tasks and contents

- This comprehensive plan is necessary to achieve the best land use and water areas in the territory of the rural municipality.
- The comprehensive plan is based on the future visions and strategies of the municipality and creates preconditions for maintaining the municipality on the desired development.

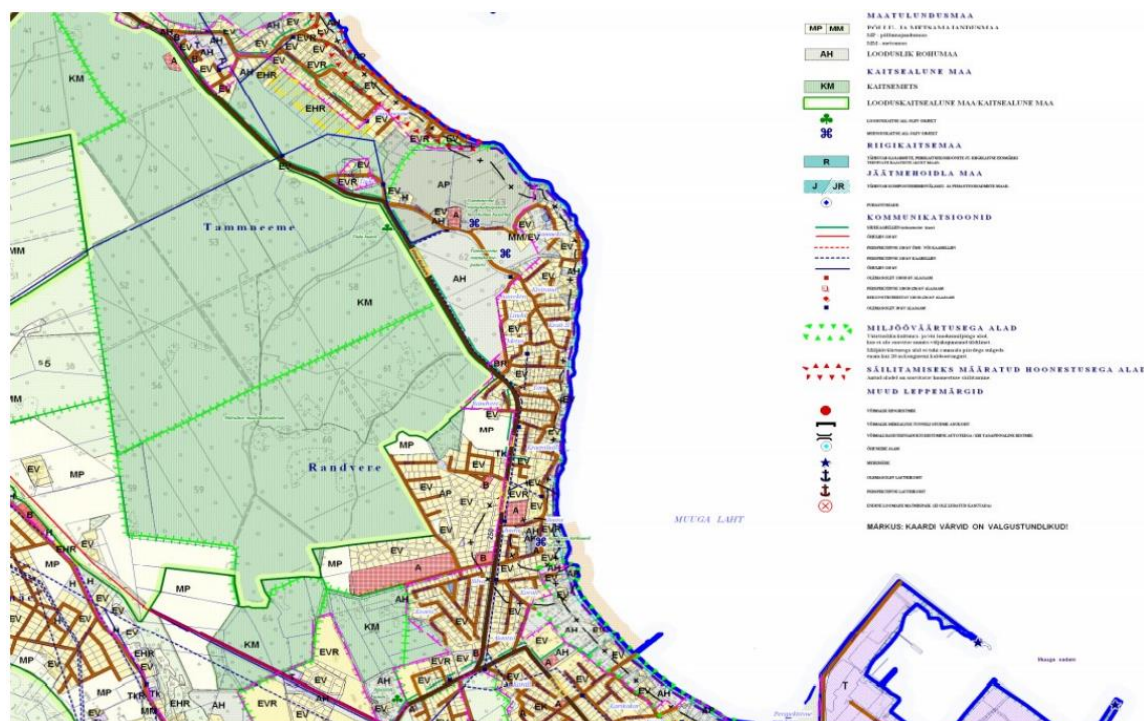
Process, duration, participation

- The comprehensive plan of the mainland of Viimsi municipality .

Duration of validity

- It is prepared based on the perspective of the next 5 - 10 years

Details of the plan



Details 1: Detailed view of drawing for Viimsi Parish comprehensive plan “Child-Friendly Viimsi”

Source: <https://www.viimsivald.ee/public/planeeringu-joonis.pdf>

Characteristics

Location of the area

Viimsi municipality is located in the landscape area of the islands of the North Estonian coastal lowlands and the Gulf of Finland. It is located on a 12.5 km long and 5 km wide peninsula in the Gulf of Finland, located northeast of Tallinn, the capital of Estonia. 47 km² (64.4%) of the area of the municipality is on the main land and the islands are total of 26 km² (35.6%). In 1998, the population of the municipality was 5514.

Initial situation

Because the economic and spatial conditions of the area has changed considerably over the past 10 to 15 years, there was a need to establish a new plan which reflects the current situation in this area.

Particularities of the procedure and/or contents

The preparation of this comprehensive plan began with the review of the previous plan of Viimsi municipality (*Viimsi peninsula comprehensive plan; RE Eesti Maauuringud. Maaplaneeringud 1996*). This was followed by the stage of supplementing and processing information, developing a development strategy and preparing a comprehensive plan, which was carried out by AS Entec in cooperation with the Viimsi Municipal Government. In the course of this, the compiler was in constant contact with the Viimsi Rural Municipality Government, the Rural Municipality Council as well as the rural municipality members and their interest groups. Three public planning days were organized to introduce the planned changes in the plan and to get acquainted with the proposals of the interested parties.

Hints and links

Viimsi vald (n.d.). Kehtestatud üldplaneeringud | Viimsi vald. [online] www.viimsivald.ee. Available at: <https://www.viimsivald.ee/teenused/planeeringud/uldplaneeringud/kehtestatud-uldplaneeringud> [Accessed 6 Jul. 2021].

Planning Act – Riigi Teataja. www.riigiteataja.ee. [online] Available at: <https://www.riigiteataja.ee/en/eli/505042019003/consolide> [Accessed 6 Jul. 2021].