

Participation and assessment scheme

5 March 2018

STRATEGIC COMPREHENSIVE PLAN FOR NORTHERN TAMPERE

In accordance with the City Strategy (City Council 13 Nov 2017), the City of Tampere is drawing up a comprehensive plan for the inner city that is updated during every City Council's term of office. In addition, in the current City Council's term of office 2017–2021, a strategic comprehensive plan will be made for northern Tampere. The work programme for comprehensive planning 2017–2021 was approved by the City Council on 18 December 2017 (Section 340).

The planning matters in northern Tampere deviate greatly from the inner city. In the northern rural area, the matching of the dispersed settlement with the availability of services, as well as with the water supply and sewerage, is important. Due to smaller construction volumes, changes in the area take place slowly. It is practical that the planning principles for northern Tampere steer the development of the area for a longer period of time than one City Council's term of office.

According to the Land Use and Building Act, the task of a comprehensive plan is to steer, on a general level, a community's functions, such as housing, services, jobs and recreational areas, and to fit the functions to each other. Comprehensive planning settles the principles for aspired development and a comprehensive plan steers more detailed planning levels. As a type of plan, a comprehensive plan is flexible. It can be very general or, on the other hand, it can be detailed, directly steering construction.

Participation and assessment scheme

The participation and assessment scheme presents the starting points for the plan, the opportunities of the residents and other interested parties to participate in the planning, the schedule for the plan and the ways of assessing the impacts caused by the implementation of the plan.

Planning area

Tampere has clearly been divided into two parts: the urban south (the inner city) and the rural north. This planning work concerns the northern area, whose land area comprises 75% of the city's land area but has less than 2% of the city's population.



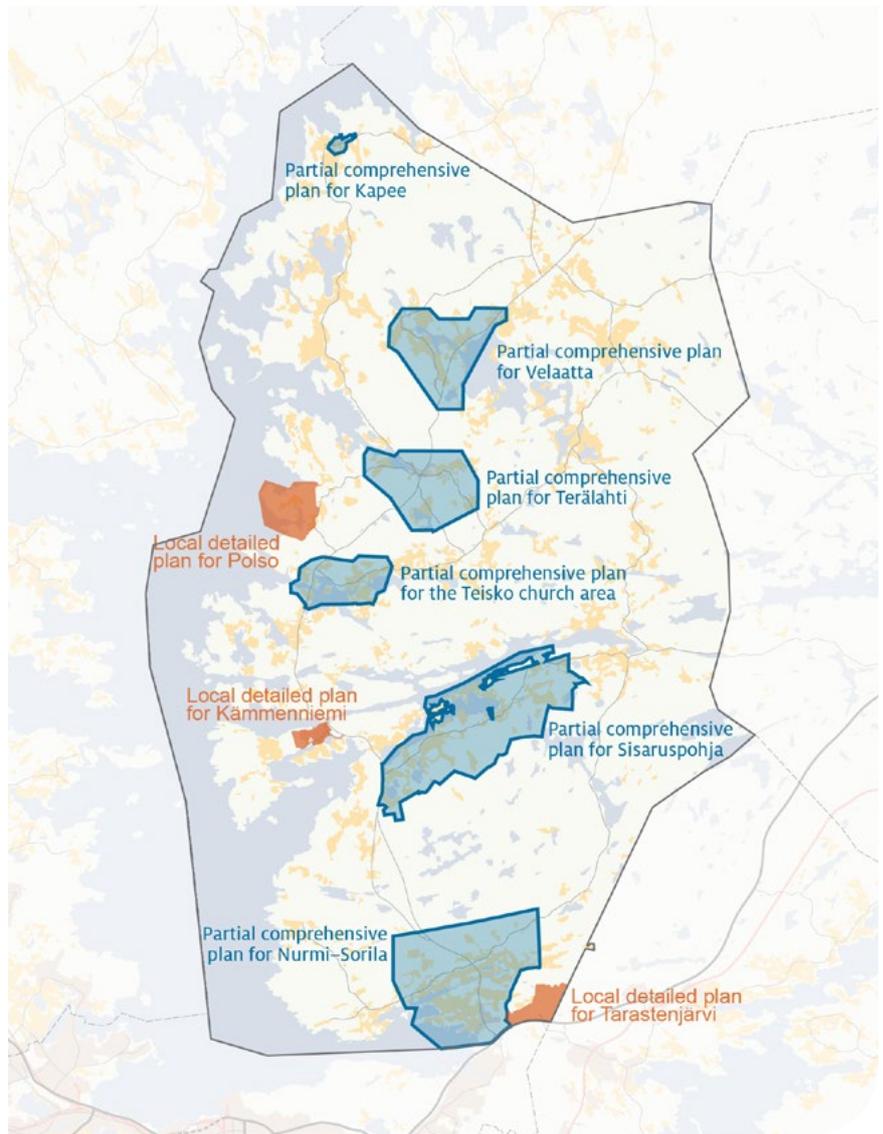
	NORTHERN TAMPERE	inner city
Total area	520 km ²	169 km ²
Land area	397 km ²	127 km ²
Area covered by local detailed plans	5.57 km ²	103.27 km ²
Population (2/2018)	4,500	222,200
Population density	11 residents/km ²	1,750 residents/km ²

Starting points

Most parts of northern Tampere are rural forests and fields and around 2% of the land area consists of built areas. Kämenniemi is the largest urban settlement and service cluster in the area. The area has about 4,500 residents, of whom less than 900 live in the Kämenniemi local detailed plan area, about 500 at Nurmi-Sorila and around 150 in the urban settlement of Terälahti. Because of the long shoreline of Lake Näsijärvi, its numerous peninsulas and bays and a large number of smaller lakes, there are a high number of summer cottages in the area.

Being the highest type of planning, the Tampere Region land use plan 2040 steers the more specific planning of these areas. Some of the comprehensive plans cover the entire area (the comprehensive plan 1982 for Aitolahti-Teisko and the shore comprehensive plan 1989 for Aitolahti-Teisko), others are partial comprehensive plans (Terälahti, Kapee, Velaatta, the Teisko church area, Sisaruspohja and Nurmi-Sorila). Local detailed plans have been made for Kämenniemi, Maisansalo and Tarastenjärvi. A total of 36 detailed shore plans have been drawn up by private land owners for various parts of the area.

Before the preparation of the plan, background information must be gathered and separate surveys and plans must be made. The farms, the water supply and sewerage, as well as the green networks, require a more specific examination of the current situation and the development perspectives. A more specific master plan will be drawn up for Kämenniemi.



Schedule

Participation and assessment scheme



OBJECTIVES
2018

The planning work has been started by collecting background information. The participation and assessment scheme provides information on the launch of the project and encourages interested parties to participate in the discussion on the objectives and in the preparation of the plan.



PREPARATION
2019

At the preparation phase, various alternatives for solving the land use principles in the area will be studied and an option will be chosen that will be worked into an actual planning draft. A preliminary impact assessment will be made on the basis of the draft. The assessment will compare the solution to the objectives set for the planning work.

Objectives

An amendment to the Land Use and Building Act came into force on 1 May 2017. The amendment brings changes to the sections that concern construction in sparsely populated areas. For example, it is possible to make decisions concerning the planning needs of some parts of sparsely populated areas and the conversion of holiday homes into permanent housing has somewhat been facilitated. The latest land use principles for the northern area were approved in 2002, after the Land Use and Building Act had come into force. Due to the 2017 amendment, it is now time to revise the land use principles for the northern area. The strategic comprehensive plan, which is being drawn up, is an adequate tool for formulating the principles. The planning work is linked to the activities of all services (the Urban Environment and Infrastructure Services; the Welfare Services; the Growth, Innovation and Competitiveness Services) of the City of Tampere. However, the most important planning resource is the participation of those living and acting in the area in the preparation of the plan. Comprehensive planning is largely cooperation between various actors.

It is not sensible to draw up a detailed, building-site-specific area reservation plan for the rural areas of northern Tampere, as it is difficult to anticipate the future development and construction needs in the area. This difficulty can be seen in the partial comprehensive plans of some villages: most of the areas designated as building sites in these plans have not been constructed. Consequently, construction has chiefly been steered on a case-by-case basis, by decisions concerning the planning needs and by deviation procedures.

One significant sector of the strategic comprehensive plan is to steer construction activities, complying with the shared objectives that are agreed on during the planning work and the preconditions provided by the Land Use and Building Act. The common rules for coordinating various functions and the equal treatment of the land owners are still key starting points. Shoreline construction activities adhere to the shore comprehensive plan 1989 for Aitolahti–Teisko. The other partial comprehensive plans that have been made for the area will also remain in force.

During the planning work, it will be decided how the steering of land use will be solved in the areas that have incomplete partial comprehensive plans, i.e. at Terälahti and Viitapohja.

One of the themes of the City Strategy is the development of tourism in Teisko. There are versatile leisure services and areas reserved for recreation in Teisko. The extensive northern area with excellent natural conditions and a good location provide opportunities to further develop the area in the fields of tourism and recreation. The urban settlement of Kämmenniemi is a significant cluster of housing and services in the northern area. Kämmenniemi is different from the other parts of the northern area as construction at Kämmenniemi is based on a local detailed plan. Alongside the strategic comprehensive plan, the master plan for Kämmenniemi will also be made, where the possible extension directions of the urban settlement (=the area covered by the local detailed plan) will be studied.



Participation

Interested parties

People whose housing, jobs or other conditions a plan may have a significant impact on are called interested parties. Interested parties also include the authorities and communities whose sphere of activity the planning concerns. The planning procedure ensures that the interested parties have an opportunity to participate in the planning, assess the impacts of the planning and give written or oral feedback.

In the comprehensive planning process, the interested parties are:

- Residents, land owners and property owners in the area
- Summer residents
- Enterprises, associations and communities that operate in the area
- Neighbouring municipalities
- The authorities
- City of Tampere's organisation



Participation methods

At the different planning phases, the aim is to activate interested parties and to collect information (including various viewpoints) for the planning. The preparation of the plan can be influenced in the following ways:

- Official participatory phases for the plan (the participation and assessment scheme, the draft, the proposal)
- Familiarising with the web pages of the plan and the background material
- Residents' events and workshops
- Resident surveys
- Presentations to the City of Tampere's partners and decision makers
- Direct contacts
- Appeals to the Hämeenlinna Administrative Court



Provision of information

Putting the plan on public display will be announced in the Aamulehti newspaper, on the City of Tampere's electronic notice board and on the plan's web pages.

In addition, unofficial announcements will be published in the Teisko-Aitolahti newspaper.

The interested parties will not be informed personally of the events and the progress of the plan.



Decision making

The City Board starts comprehensive planning in objects determined by the City Council (work programme for the comprehensive plan). At the intermediate phase (i.e. the draft and the proposal), putting the plan on public display will be decided on by the Committee for City Planning and Infrastructure Services. The City Council will approve the completed plan.



Contact information and the media

Information on the progress of the planning process

City of Tampere
City Planning and Infrastructure
Comprehensive planning

Head of Comprehensive Planning
Pia Hastio tel. +358 (0)40 801 6917

Architect, Urban Planning
Anna-Maria Niilo-Rämä
tel. +358 (0)40 355 9907

Planning Engineer
Hilkka Takalo tel. +358 (0)50 562 0345

Email addresses:
firstname.lastname@tampere.fi (ä=a)

Presentation of the material

www.tampere.fi/asuminen-ja-ymparisto/kaavoitus/yleiskaavoitus/pohjois-tampere.html

Frenckell Service Point
Frenckellinaukio 2 B
Open Mon-Fri 8.30-15.45

Opinions and feedback on the participation and assessment scheme

kirjaamo@tampere.fi

Tampereen kaupunki
Kirjaamo
PL 487, 33101 Tampere

Visiting address:
Aleksis Kiven katu 14-16 C
Open Mon-Fri 8.30-15.45

All feedback should be marked with the reference number TRE:864/10.02.03/2018