

Fact sheet for planning levels

Planning level		Type of plan	
National level		County-wide spatial plan	

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 towns and in other areas and cases with a detailed planning obligation.	Planning act	Municipalities	Binding for all planning activities. Provides a legal basis for the construction of new buildings, extensions to existing buildings, substitution of land and change of the boundaries.	1:500 – 1:1.000
Local municipality	Comprehensive plan (Üldplaneering)	To determine the main directions and conditions for the development of the territory of a rural municipality or city, to prepare the basis for the preparation of detailed plans in areas and cases with a detailed planning obligation and for setting land use and construction conditions in areas without a detailed plan obligation.	Planning act	Municipalities	Binding for all planning activities. The basis for the preparation of the detailed spatial plan and the design conditions.	1:5.000 – 1:30.000
National level spatial planning	County-wide spatial plan (Maakooplamine)	Generalized treatment of the development of the territory of the county, determination of the location of settlement development and the location of the most important infrastructure objects.	Planning act	County Governor	Binding for all planning activities. The county-wide spatial plan provides guidelines for the preparation of the comprehensive plan.	1:100.000 – 1:1.100.000
National level spatial planning	National spatial plan (Üldplaneering)	To provide a general, strategic approach to the development of the country's territory and settlement.	Planning act	The Government of the Republic, the Ministry of the Interior and the Ministry of Administrative Affairs	Provides general guidelines for the preparation of county-wide plans and local government master municipality comprehensive plans.	

Facts: County-wide spatial plan, Harju county-wide plan 2030+

Legal basis:

- The Planning Act (PLA) amended in 1st of May 2019
- National plan “Estonia 2030+” established by the Government of the Republic on 30th of August 2012
- Starting points for preparing county plans Act by Government of the Republic Order of 18th of July 2013
- Initiation of county plans Act by 24th of September 2015.

Competences:

- Under Section 57 in the Planning Act, a county-wide spatial plan is prepared in cooperation with the ministries, the local authorities within the planning area and the government agencies in whose area of government the questions dealt with in the plan fall.
- The preparation of a county-wide spatial plan and the conduct of the strategic environmental assessment is initiated by the Government of the Republic.

Binding force:

- Force: County-wide spatial plans are the basis for the preparation of comprehensive plans.

Tasks and contents:

- The aim of a county-wide spatial plan is to define the principles and directions of spatial development of the entire county or a part thereof, or of another region.
- A county-wide spatial plan is prepared primarily in order to express interests that transcend the boundaries of individual local authorities, and in order to balance national and local needs and interests regarding spatial development.

Process, duration, participation:

- The preparation process of Harju county-wide plan took five years
- The different stages of Harju county-wide plan were done in cooperation with partners, which are ministries and other stakeholders in this plan state agencies, local governments, county governments of neighboring counties, operating in the larger companies and business associations.
- In addition, input was collected as the results of the involvement of various stakeholders proposals.

Duration of validity:

- The time perspective of the Harju county-wide plan, similarly to the national plan, is for 2030 and beyond.

Details 1: Detailed view of County-wide spatial plan for Harju County

Source: <https://maakonnaplaneering.ee/documents/2845826/19256713/Joonis+1.+Asustuse+suunamine.pdf/0508c014-faa1-474d-880e-c355f8445d05>

Characteristics**Location of the area**

Harju County is the largest and populous county in Estonia. Harju County is located in three landscape districts: on the coastal plain of Northern Estonia, on the North-Estonian stage and in Kõrvemaa. After the administrative reform of 2017, there are 16 local governments in Harju County, including 4 cities and 12 rural municipalities. In 2018, the estimated population of Harju County was 589,610 and an area of 4,327 square kilometres.

Initial situation

The first Harju County Plan was established on April 19th, 1999, which was later specified and supplemented by several thematic plans. Despite the additions and clarifications made, the main content of the county plan was outdated and did not correspond to the changed circumstances of the county. In order to modernize and unify county plans in content and quality, in 2013 the Government of the Republic initiated preparation of new county plans in all counties, including in the Harju county.

Particularities of the procedure and/or contents

The main purpose of this county-wide plan is to provide input at the local level for spatial development while highlighting important national issues in the context of balanced development level needs in Harju county.

In 2013, the Harju County Governor initiated the Strategic Environmental Assessment (SEA) of the county-wide plan, the purpose of which was to take environmental considerations into account when preparing and establishing the county-wide plan, ensuring a high level of environmental protection and promoting sustainable development.

Hints and links

Hendrikson & Ko (2018). *Harju maakonnaplaneering 2030+*.

<https://maakonnaplaneering.ee/documents/2845826/19256713/Seletuskiri+-+Harju+maakonnaplaneering+2030-.pdf/c23d2594-f172-4927-b98d-ae0591436ebb>.

Planning Act – Riigi Teataja. www.riigiteataja.ee. [online] Available at:

<https://www.riigiteataja.ee/en/eli/505042019003/consolide> [Accessed 6 Jul. 2021].