



都市土地使用計劃 與 公共設施計劃

參考資料
Chapter 1-3 of 4th edition OR chapter 1-2 of 5th
edition, ULUP
第一章，財產權與土地使用規劃







Defining Land use Planning

- land use plan: spatial arrangement of land uses and a proposed course of governmental action to influence land use.
- land use planning: the process of identifying and analyzing problems and exploring and assessing options open to an urban community in pursuit of general goals and specific land development objectives.



Land use vs. land utilization

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- Typically, land use decisions are about the type, amount and location of uses of land. That is, "What?", "How much?" and "Where?" These questions about siting and sizing can be asked in a variety of ways: "Is this use appropriate on this site?" "Where is this use most suitably located?" "Are the uses located on the same site or on adjacent sites compatible with one another?" "How much land is needed for this particular use?", and so on. How these questions are answered is not only important to professional planners but also to public and private developers and users of land, and that includes about everybody.



土地使用與公共設施之必要性

- **都市計畫法規**內容
- 市場失靈(**market failure**)與政府干預(**government intervention**)
- 土地使用攸關地方整體未來發展之重大利益 (**a serious, high-stakes game**)
- 良好的土地使用規劃有助於促進土地利用，以符合公共利益

Key Concepts

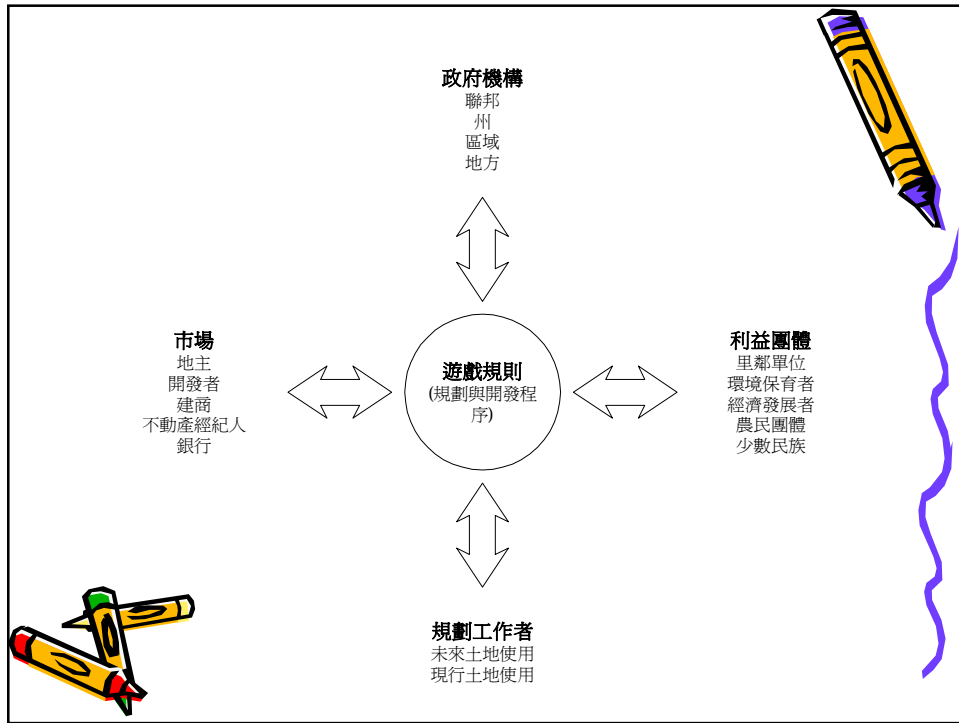
- 土地使用分區
- 土地使用計劃的核心工作－土地使用變遷管理（Land use change management）/Complexity and turbulence
- 土地使用規劃的觀念架構（圖）
- 土地使用規劃的終極願景----永續發展



土地使用規劃之主要參與者 Stakeholder

- 土地使用規劃與土地開發市場
- 土地使用規劃與政府部門
- 土地使用規劃與規劃工作者
- 土地使用規劃與特定利益團體





土地使用變遷管理的價值體系

- 社會使用價值/ urban form, activity systems, neighborhood
- 市場價值/ correcting market force, intervention, public-private partnership
- 生態價值/ 自然資產、生態完整、環境保育
- 公平價值

Core planning capabilities

- Visionary
- Comprehensive
- Technically competent
- Fair
- Consensus making
- Innovative
- advocate

