

土地使用規劃方案（Land Use Planning Program, LUPP）

- 土地使用規劃方案(Land Use Planning Program, LUPP)：基於居民的需求與期望(needs and wants)以及基於公共利益的考量，為有效管理土地使用變遷，達成理想的土地使用結構，所設計出的一套行動方案。



Elements of LUPP

- A plan for planning
- Planning Information Systems, PSS
- a network of plans
 - Problem analysis and objective setting
 - Spatial plans
 - Development management plans
- monitoring and evaluation



Functions of LUPP

- 提供規劃情報 (planning intelligence)
- 先期規劃之研擬 (advance planning)
- 解決問題 (problem solving)
- 發展管理系統的實施 (operating development management system)



影響土地使用結構的因素

- 活動系統/環境系統/開發系統
- 一般分類
- 政治/市場/土地使用規劃與指導系統/理想與現實之折衝



規劃程序的理論(1)

- 理性規劃程序(Rationality)
 - 研擬目標與標的
 - 替選方案設計
 - 評估
 - 決定採行方案、決策
 - 方與行動與行動
 - 監測與回饋
- 漸近調適模型(Incrementalism or muddling through)
 - 規劃對象複雜性
 - 可用資源限制
 - 價值體系不確定



規畫程序的理論(2)

- 理性調適模型(adaptive)
 - Rationality
 - Consensus Building
 - Urban Design
 - Integration



活動系統

- 土地需求的來源
- 基本單元：
 - 住戶
 - 廠商
 - 機構



土地使用的價值體系

- 社會使用價值
 - urban form
 - activity systems
 - neighborhood
- 市場價值
 - correcting market force
 - intervention
 - public-private partnership, ppp
- 生態價值
 - 自然資產
 - 生態完整
 - 環境保育
- 可居性(livability)

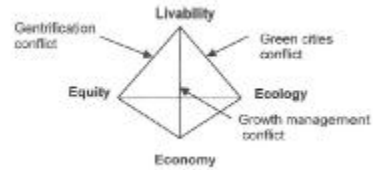
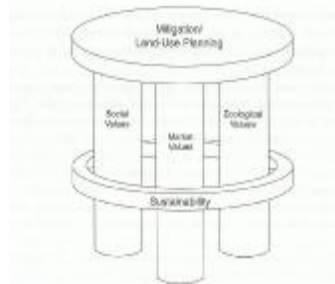


TABLE 2.1 Evolution of Planning in the United States

Emphasis	Era	Description
Planning as Design	1850–1950	Urban designers/planners create our cities
Planning as Regulation	1925 →	Zoning/command/control is core of government action
Planning as Applied Science	1940 →	Scientific/economic/policy analysis is problem solving
Planning as Politics	1965 →	Social movements and political action affect decisions
Planning as Communication	1975 →	Public information/participation broaden perspectives
Planning as Collaboration	1990 →	Stakeholders engaged to reason together
Planning as Integration of Policy, Science, Collaboration, Design	2000 →	Information revolution and rebirth of design innovation, informed by science, policy, and collaboration

