



Project part-financed
by the European Union



BSR INTERREG III B project

“Promoting Spatial Development by Creating COMMon MINdscapes – COMMIN”

Visualisation of term selection for national Glossaries

FINLAND



Task: to select 150-200 key national terms related to spatial planning and development

Selection procedure:

1. The central starting point is the *Land Use and Building Act*, which includes all the central spatial planning *formal* procedures and terms. We first went through the Act and the related Land Use and Building Decree, and wrote down all the possible concepts in this legal text. This concept “**long list**” included more **some 700** concepts, many of them quite “general language”.
 2. We then picked up, out of this long list, those terms that we saw as necessary to be included in the national term selection. This “**necessities list**” consists of **41** terms (*these terms are put in boxes in the “concept families diagramme”*)
 3. This core of necessities list is then widened following the model that we already had available, namely the *German-Swedish Handbook of Planning Terminology*, and its list of key planning terminology. The interpretation of the selection criteria used in this list was our own, as it was not explained in the book.
- At this stage we widened our national selection sources from the strictly legal text to include also the *official guidebooks* related to the produced by the Ministry of Environment (Land Use and Building Act 2000 –publication series 1-12), the *description texts* of the formal planning system on the official webpages of the Ministry of Environment, and the *guidebook-type of brochures and short publications* related to the Act, produced by the Ministry of Environment.
4. The cumulating term list was then checked whether some key *practical* planning terms (that might not appear in the legal texts or even guidebooks related to the Act) are missing. This was done with the help of going through different thematical (substantial) areas of planning (like land policy, landscape planning, regional development, etc.)
 5. This procedure resulted in the **list of altogether 193 terms**, which was sent in advance to ARL a month before the Vilnius-meeting.
 6. After sending the list, a “**concept family diagramme**” (sheet; ATTACHED) was produced for the Finnish expert supporting team meeting (1 November, 2005). The starting point of this concept diagramme was the term “plan” and the formal levels of land use planning. Other term groups are then gathered around this “core” or starting point.

This *grouping of terms* revealed that some areas are still lacking of terms. These include housing policy, development policies and regional and local strategy-making level in overall. Why? One explanation found was that these terms are not rooted in the Land Use and Building Act, or they are rather general kind of terms as they appear in the legal text of the Act (like social aspects, transport, environment, etc.). Generally

the expert supporting team was very pleased with the term list – only some minor checks could be still made.

7. The final checking and indexing of the national terms list is still ongoing. To check whether the term list still has some essential flaws, we use different kind of categorisations, which are not mutually exclusive:

- Planning levels:
 - cross-border
 - national
 - regional
 - local
- Urban – rural –dimension
- Strategic – tactic – operational planning level
- Thematic issues – goals of land use planning according to Land Use and Building Act (5§):
 - safe, healthy, pleasant living and working environment
 - socially functional living and working environment
 - needs of various population groups, such as children, the elderly and the handicapped
 - economical urban structure and land use
 - beauty of the built environment
 - cultural values
 - biodiversity and other natural values
 - environmental protection and prevention of environmental hazards
 - use of natural resources
 - functionality of communities
 - good building
 - economical community building [?]
 - business conditions
 - availability of services
 - traffic system; especially public transport and non-motorised traffic
- Classical categorisation of land use planning (e.g. land use planning text book by the grand-old-man of Finnish urban planning prof. Meurman 1947):
 - housing
 - businesses
 - recreation
 - services
 - traffic
- Type of concept:
 - actor
 - tool
 - setting
- Formal – informal –dimension

It is still open, whether and what kind of categorisation and indexing we are going to use in our final national list of term entries.

INTERACTIVITY

- * INTERACTIVITY
- * PARTICIPATION AND ASSESSMENT SCHEME
- * INITIATION
- * INTERESTED PARTY
- * DEVELOPMENT NEGOTIATION
- * PRESENTING IN PUBLIC
- * EXPRESSING AN OPINION
- * OBJECTION
- * APPEAL
- * HEARING
- * OPINION, STATEMENT
- * NEGOTIATION BETWEEN AUTHORITIES
- * VALIDITY, RES JUDICATA

ACTORS

- * COUNCIL OF STATE
- * MINISTRY OF ENVIRONMENT
- * REGIONAL ENVIRONMENT CENTRE
- * REGIONAL COUNCIL
- * JOINT MUNICIPAL BOARD
- * MUNICIPALITY
- * PLANNER
- * LOCAL BUILDING CONTROL AUTHORITY
- * BUILDING INSPECTOR

- * LAND USE AND BUILDING ACT
- * NATURE PROTECTION ACT
- * WILDERNESS ACT
- * MINING ACT
- * LAND EXTRACTION ACT
- * REAL ESTATE FORMATION ACT
- * WASTE ACT
- * RAPIDS PROTECTION ACT
- * PUBLIC ROAD ACT
- * REDEMPTION OF IMMOVABLE PROPERTY AND SPECIAL RIGHTS ACT
- * CROSS-COUNTRY TRAFFIC ACT
- * FOREST ACT
- * ANTIQUITIES ACT
- * PROTECTION OF BUILDINGS ACT
- * ELECTRICITY MARKET ACT
- * OUTDOOR RECREATION ACT
- * WATER MANAGEMENT ACT
- * WATER ACT
- * ENVIRONMENTAL PROTECTION ACT
- * NATIONAL BUILDING CODE

* PLANNING DUTY

- * SPATIAL PLANNING
- * URBAN AND REGIONAL PLANNING
- * LAND USE
- * LAND USE PLANNING
- * IMPACT ASSESSMENT

LAND POLICY

- * URBAN LAND REPLOTTING
- * LAND POLICY
- * RAW LAND
- * LAND USE AGREEMENT
- * PLOT DIVISION
- * REAL PROPERTY FORMATION
- * RIGHT OF PRE-EMPTION
- * DEVELOPMENT COMPENSATION
- * REAL ESTATE TAX
- * EXPROPRIATION
- * RESIDUAL PROPERTY UNIT
- * REMINDER TO BUILD
- * EASEMENT

NATURE

- * NATIONAL PARK
- * STRICT NATURE RESERVE
- * NATURE RESERVE
- * SPECIES UNDER STRICT PROTECTION
- * BREEDING SITE AND RESTING PLACE
- * NATURE CONSERVATION PROGRAMME
- * NATIONAL ESKER PROTECTION PROGRAMME
- * NATURAL HABITAT
- * NATURA 2000 NETWORK

SPECIFIC

- * OUTDOOR RECREATION ROUTE
- * EVERYMAN'S RIGHT
- * CURTLAGE
- * SNOWMOBILE ROUTE
- * WILDERNESS AREA
- * PERMIT FOR THE EXTRACTION OF RESOURCES
- * MINING PATENT CLAIM

LANDSCAPE

- * LANDSCAPE CONSERVATION AREA
- * LANDSCAPE STRUCTURE
- * LANDSCAPE PLANNING
- * LANDSCAPE-WORK PERMIT
- * NATIONAL HERITAGE LANDSCAPE
- * NATIONAL URBAN PARK
- * NATIONALLY SIGNIFICANT LANDSCAPE AREA
- * HUMANISED LANDSCAPE
- * NATURAL LANDSCAPE
- * NATURAL MONUMENT
- * TRADITIONAL LANDSCAPE
- * GREENSPACE

MISCELLANEOUS

- * COMMUNITY BUILDING
- * AREAL DEVELOPMENT BASED ON LAND USE AGREEMENT
- * TRANSPORT SYSTEM PLANNING
- * DENSELY POPULATED AREA
- * LIGHT TRAFFIC
- * LIMITED LIABILITY SHAREHOLDERS' HOUSING COMPANY

- * URBAN POLICY
- * RURAL POLICY
- * REGIONAL POLICY
- * REGION
- * REGIONAL STRUCTURE

* FORMAL LAND-USE PLANNING

- * REGIONAL SCHEME
- * REGIONAL DEVELOPMENT PROGRAMME

* PLANNING REVIEW

* REQUIRED CONTENT OF A PLAN

* REGIONAL LAND USE PLAN

* PLAN MADE IN THEMATICALLY SEPARATE PIECES

- * DEVELOPMENT CORRIDOR
- * DEVELOPMENT PRINCIPLE
- * BUILDING REGULATION
- * PROTECTION ORDER
- * BUILDING PROHIBITION
- * RESTRICTION IN ACTION
- * DEVIATION DECISION
- * AREA FOR FURTHER CLARIFICATION

- * URBAN STRUCTURE
- * IMPROVING COHESION OF URBAN STRUCTURE
- * URBAN ECONOMICS
- * LARGE RETAIL UNIT

* PLAN

- * PLAN PROPOSAL
- * PLAN DRAFT

* TYPE OF PLAN

* LOCAL MASTER PLAN

* LOCAL MASTER PLAN WITH NO LEGAL CONSEQUENCES

* JOINT MUNICIPAL MASTER PLAN

* LOCAL PARTIAL MASTER PLAN

- * BUILDING RESTRICTION
- * CONDITIONAL BUILDING RESTRICTION
- * DISPERSED DEVELOPMENT
- * DENSE SETTLEMENT
- * SPARSELY POPULATED AREA
- * SUBSTANTIAL HARM
- * BASIC BUILDING RIGHT
- * SIZING PLAN
- * AREA REQUIRING PLANNING
- * SHORE AREA
- * SIZING ZONE
- * DETAILED SHORE PLAN
- * SHORE ZONE
- * LOCAL SHORE MASTER PLAN

- * STRUCTURAL MODEL
- * OUTLINE PLAN

* PLAN REPORT

- * ACTUAL VISUAL APPEARANCE OF THE PLAN
- * PLAN NOTATIONS
- * PLAN REGULATIONS

* BUILDING ORDINANCE

* LOCAL DETAILED PLAN

- * ILLUSTRATION
- * SPECIAL DEVELOPMENT AREA
- * BUILDING BLOCK
- * BLOCK AREA
- * GROSS FLOOR AREA
- * NUMBER OF STOREYS
- * BUILDING AREA
- * PARKING PLACE ORDER
- * DETAILED GUIDELINES FOR BUILDING
- * PLOT ASSIGNMENT DOCUMENTS
- * STREET PLAN
- * MUNICIPAL ENGINEERING

- * LIVING SPACE
- * RESIDENTIAL BUILDING
- * MULTI-STOREY APARTMENT BLOCK
- * SMALL HOUSE
- * OUTBUILDING
- * HABITABLE ROOM
- * COURTYARD ROAD

- * LAND RESERVATION, ZONE
- * LAND USE CATEGORY, ZONE
- * PLOT RATIO, DENSITY RATE
- * AREA DENSITY
- * BLOCK DENSITY
- * PLOT DENSITY
- * BUILDING RIGHT PERMITTED BUILDING VOLUME

* BUILDING PERMIT

- * PERMIT TO DEMOLISH A BUILDING
- * ACTION PERMIT
- * MASTER DRAWINGS
- * SITE PLAN
- * FLOOR HEIGHT
- * BUILDING SITE