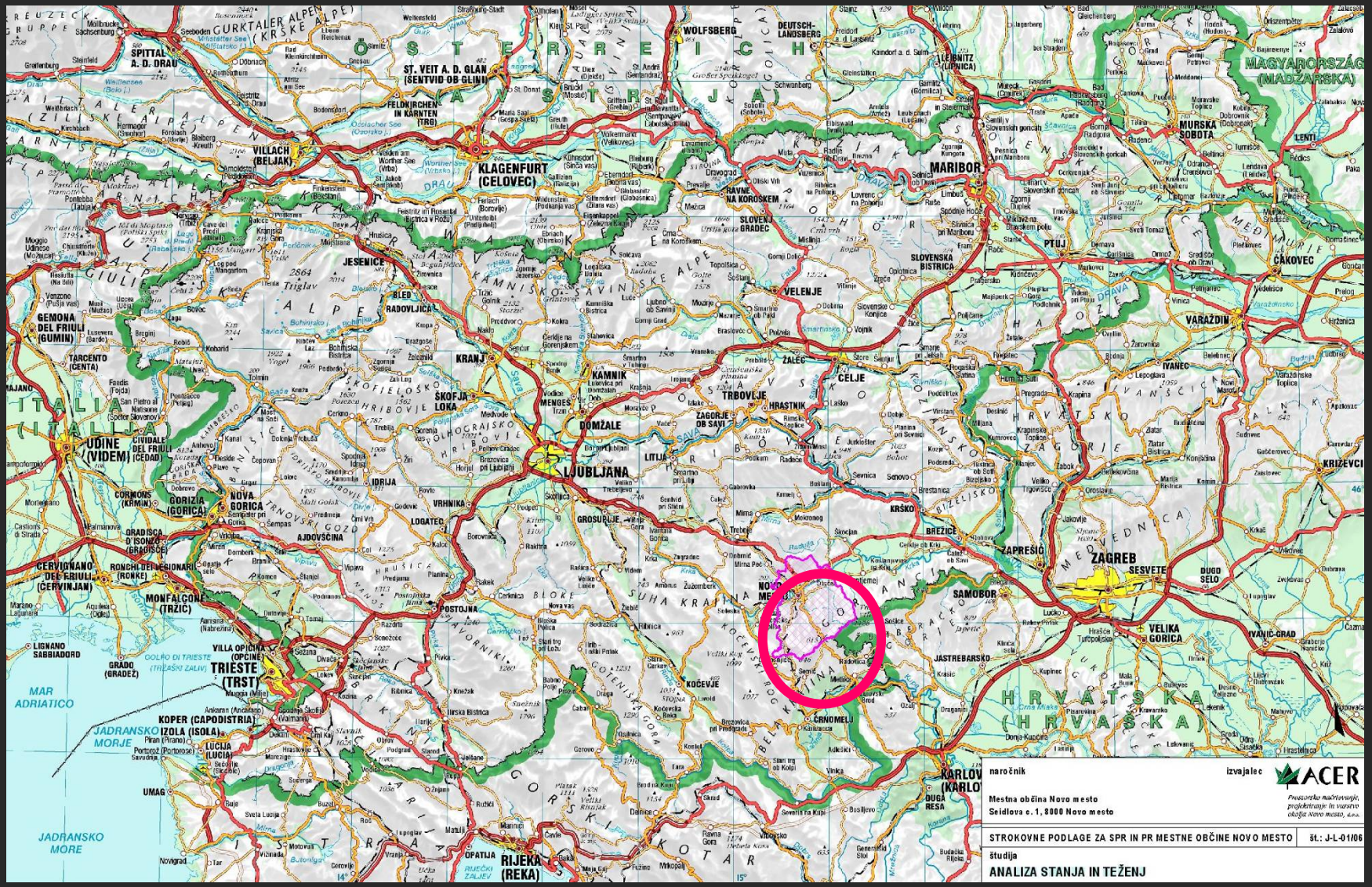
Is living in the vineyards a problem that could be solved?

Policy and planning

Liljana Jankovič Grobelšek

Living Terraced Landscapes. Ljubljana 2007


naročnik
Mestna občina Novo mesto
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ACER
Prostorska načrtovanje, projektiranje in varstvo okolja Novo mesto, d.o.o.
STROKOVNE PODLAGE ZA SPR IN PR MESTNE OBČINE NOVO MESTO
št.: J-L-01/06
študija
ANALIZA STANJA IN TEŽENJ

- traditional hill landscapes of vineyards and also vineyards on the terraced landscapes (SE, E, NE) are marred by urban sprawl

- this took place throughout the period after the 2nd World War and especially after 1984 (the Agricultural law)

- the law restricted urbanisation on the best agricultural land, so expansion of settlements was rather limited

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= degradation of vineyard landscapes is therefore caused by much too dense urbanisation that affects and constantly changes the traditional landscapes of vineyards

- Living in the vineyards in vineyard cottages has always been a traditional characteristic

- Living spaces in the vineyard cottages were relatively small and modest

- in time, they turned (mostly illegally, without proper building permits) to weekend houses and homes

- today that buildings are much bigger than traditional and they are equipped by garages and other necessary smaller buildings

- Living in the vineyards has in fact become a solution for the family living for some, especially young families and older retired people

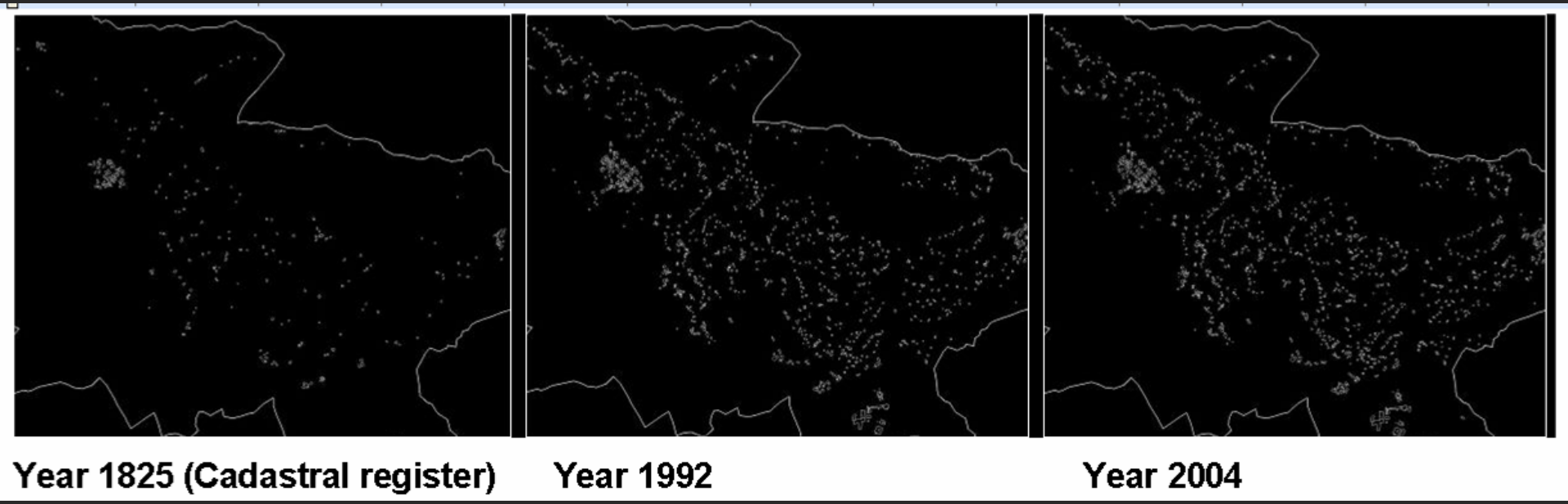
- a social problem

- a environmental problem - not adequate municipal infrastructures

Trška gora

Around year 1900

Year 2007



Year 1825 (Cadastral register) Year 1992 Year 2004

Raising of the sprawl - dispersed settlements in the vineyards of Trška gora

And what are possible solution?

- 1 -

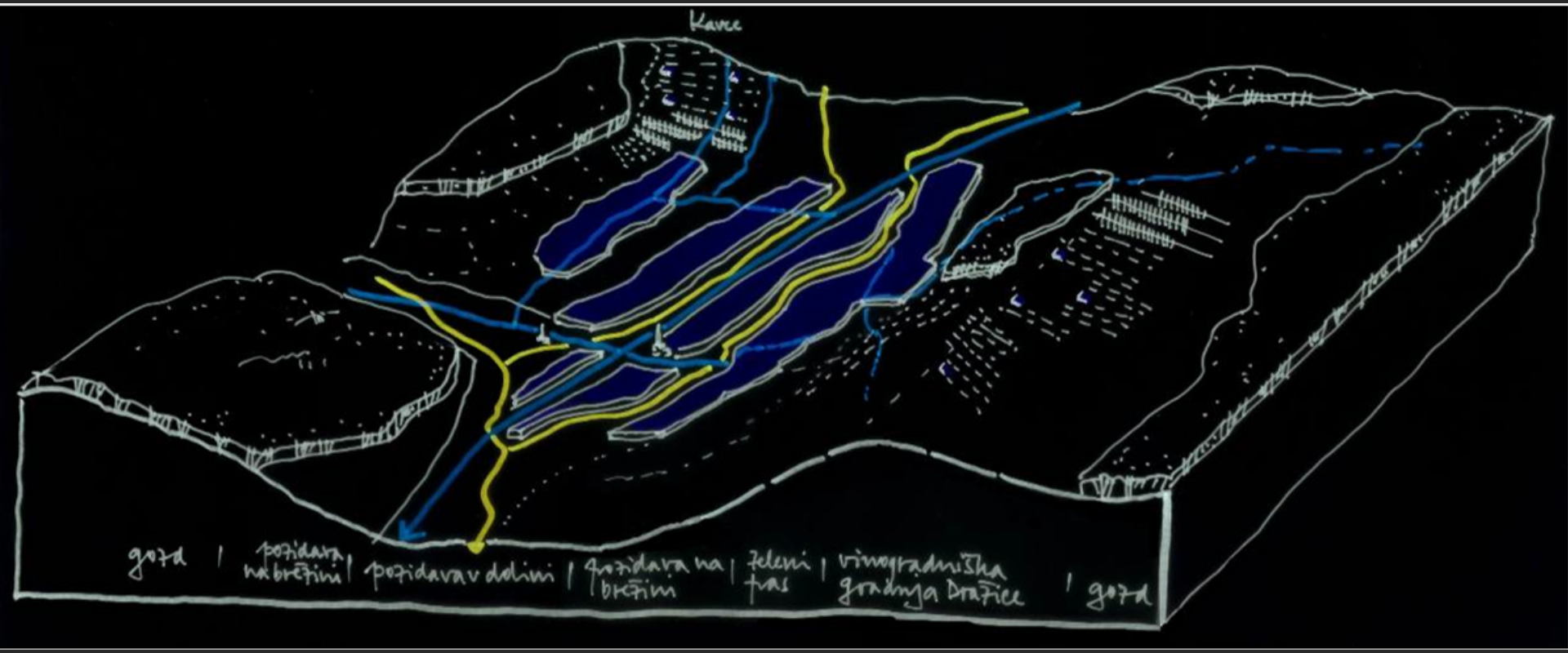
- new "landscape" sprawl must not be permitted
- much stricter control from competent inspection authorities and fines are also necessary
- only very dense living areas could be renovated as villages

And what are possible solution?

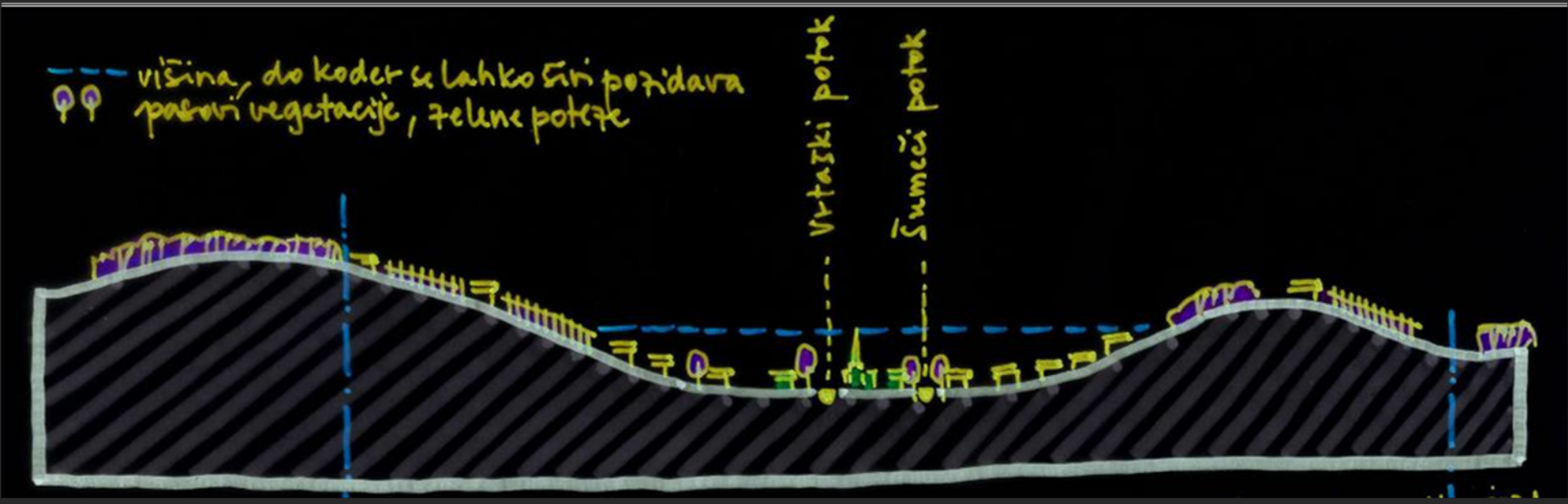
- 2 -

- We must offer more affordable housing in our cities and towns.
- Country tourism in vineyards should be stimulated.
- There are great opportunities in the field of tourism and outdoor activities, cycling, walking etc.

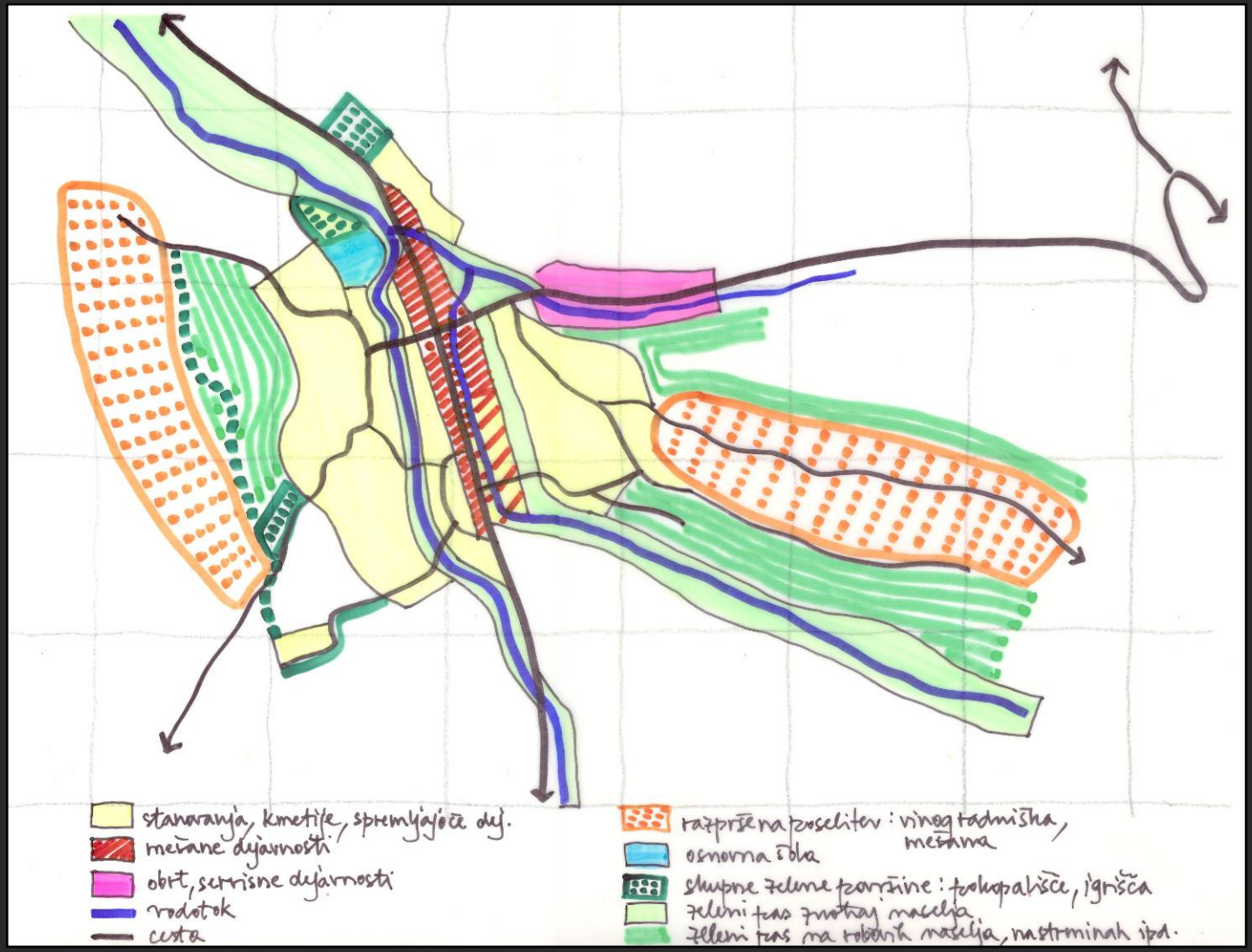
Velike Brusnice
a village with
approx.
350 inhabitants

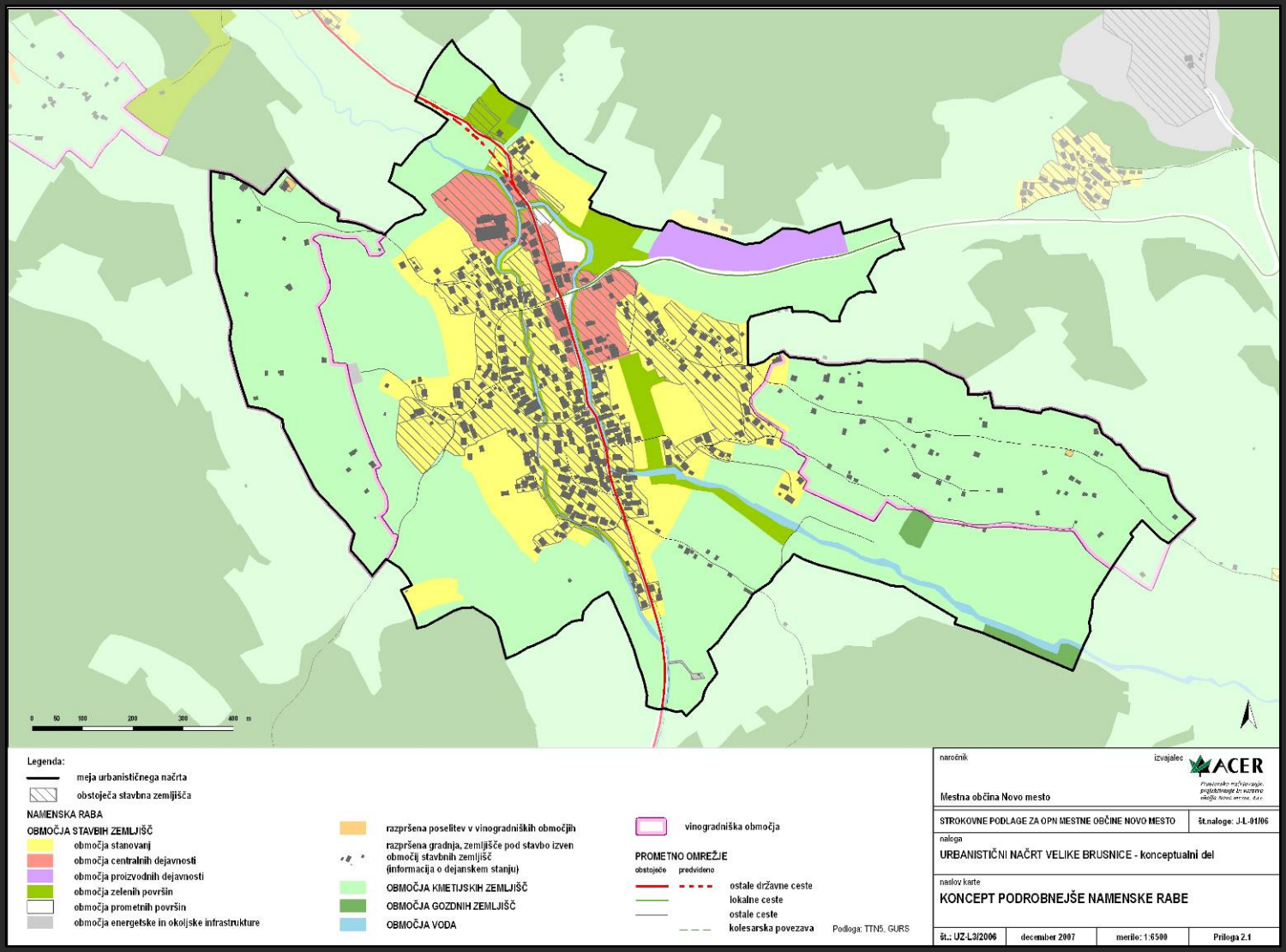


Velike Brusnice



Velike Brusnice - section


stanovanja, kmetije, spremljajoče dej.
mešane dejavnosti
obrt, storitvene dejavnosti
vodotok
cesta
razpršena poselitev: vinogradniška, mešana
osnovna šola
skupne zelene površine: telovadišče, igrišča
zeleni pas znotraj naselja
zeleni pas na robovih naselja, nasipninah ipd.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Legenda:
meja urbanističnega načrta
obstoječa stavbna zemljišča
NAMENSKA RABA
OBMOČJA STAVBIH ZEMLJIŠČ
območja stanovanj
območja centralnih dejavnosti
območja proizvodnih dejavnosti
območja zelenih površin
območja prometnih površin
območja energetske in okoljske infrastrukture
razpršena poselitev v vinogradniških območjih
razpršena gradnja, zemljišče pod stavbo izven območij stavbnih zemljišč (informacija o dejanskem stanju)
OBMOČJA KMETIJSKIH ZEMLJIŠČ
OBMOČJA GOZDNIH ZEMLJIŠČ
OBMOČJA VODA
vinogradniška območja
PROMETNO OMREŽJE
obstoječe
predvideno
ostale državne ceste
lokalne ceste
ostale ceste
kolesarska povezava
Podloga: TTN5, GURS
naročnik
Mestna občina Novo mesto
izvajalec
ACER
STROKOVNE PODLAGE ZA OPN MESTNE OBČINE NOVO MESTO
št.naloge: J-L-01/06
naloga
URBANISTIČNI NAČRT VELIKE BRUSNICE - konceptualni del
naslov karte
KONCEPT PODROBNEJŠE NAMENSKE RABE
št.: UZ-L3/2006
december 2007
merilo: 1:6500
Priloga 2.1