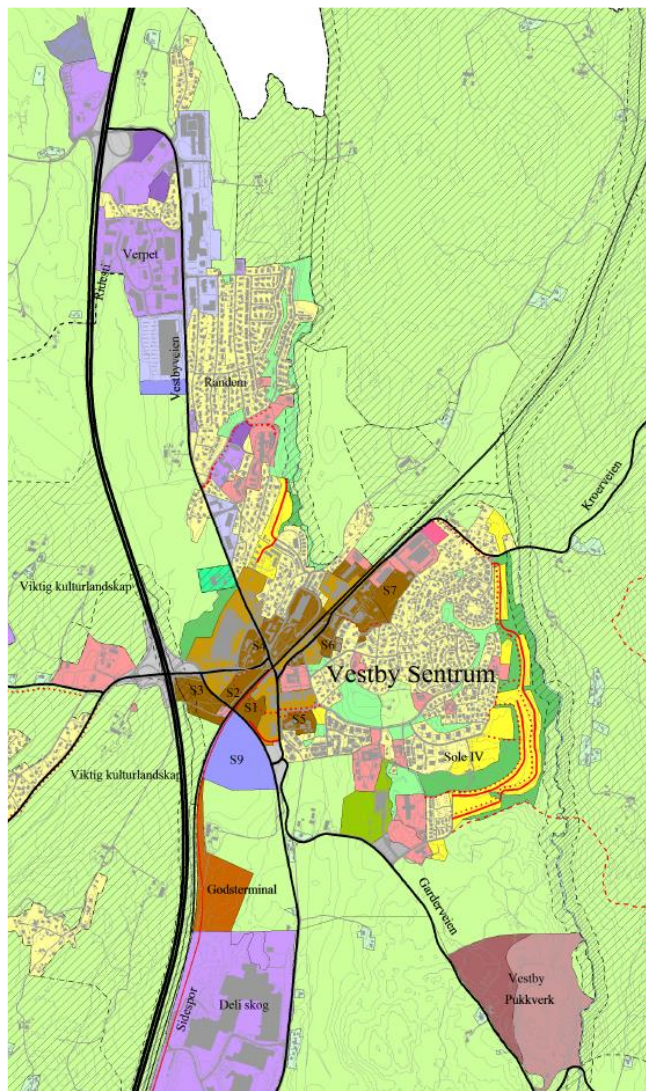
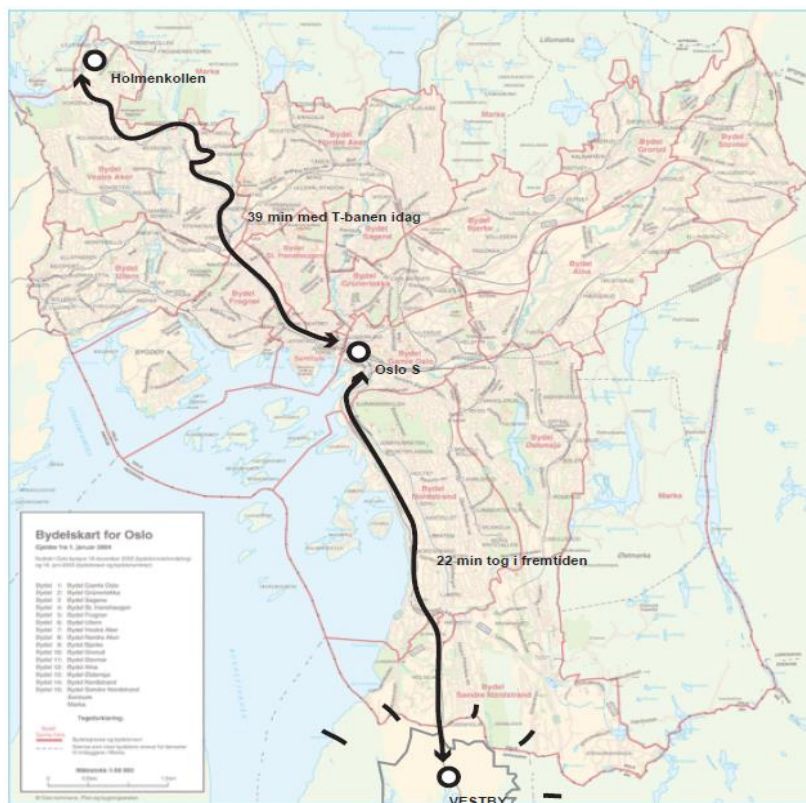


Områdeplan Vestby sentrum

*Tom Anders Ludvigsen
Ordfører, Vestby kommune*







Regional areal- og transportstruktur

Prioriterte vekstområder:

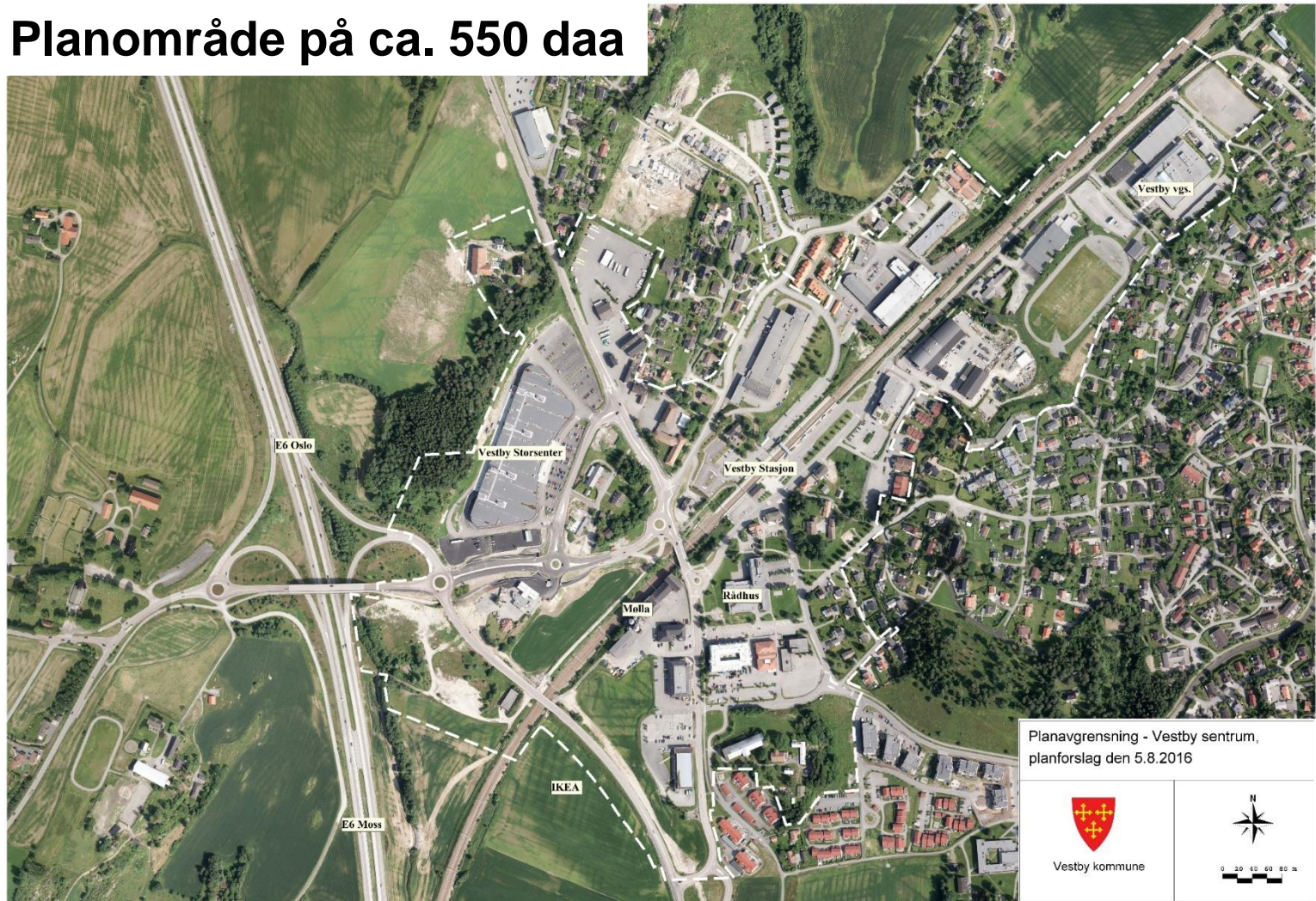
- Oslo by
- Regionale byer
- Regionale områder for arbeidsplassintensive virksomheter
- Særlige innsatsområder for økt by- og næringsutvikling
- Bybåndet
- Prioriterte lokale byer og tettsteder. Størrelsen indikerer at noen steder prioriteres høyere

Prinsipper for videreutvikling av kollektivsystemet:

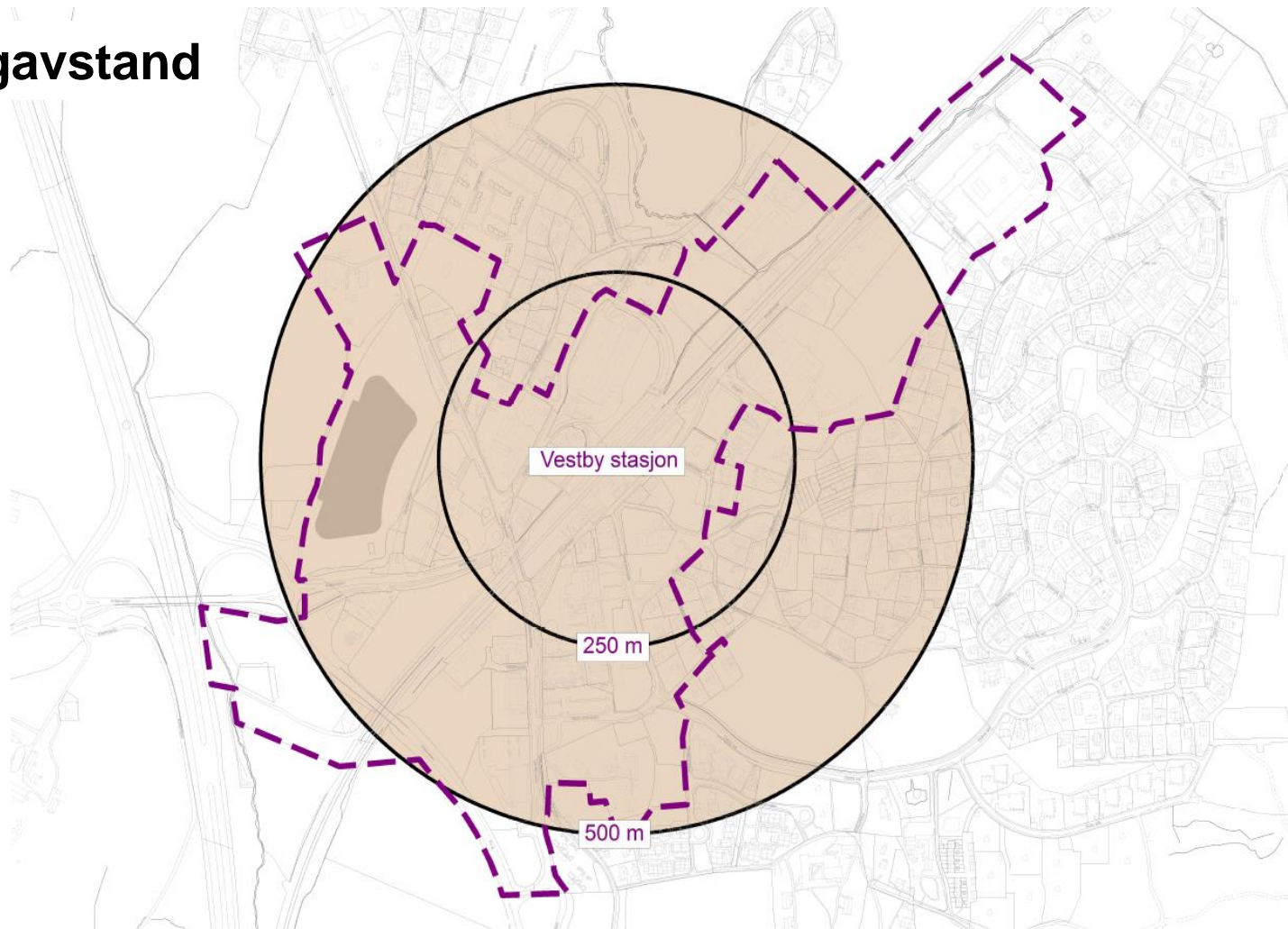
- Knytte Oslo og de regionale byene tettere sammen
- Regionale kollektivknutepunkt
- Knytte regionale byer og arbeidsplasskonsentrasjoner til regionale kollektivknutepunkt
- Knytte prioriterte lokale byer og tettsteder til regionale byer
- Kollektivnettverk i bybåndet som gir mange reisemuligheter

- Flyplasser
- Transportinfrastruktur
- jernbane og vei
- kun vei
- Planområdet

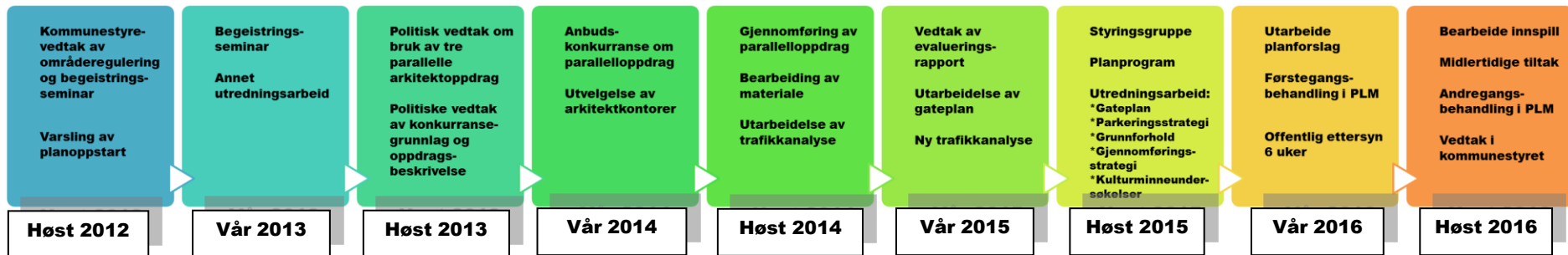
Planområde på ca. 550 daa



Gangavstand



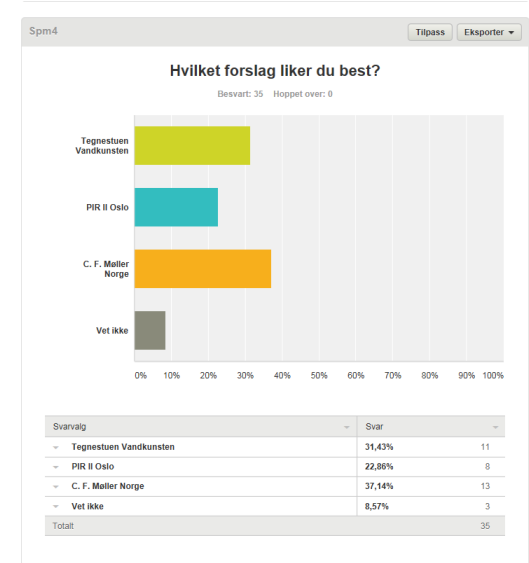
Planprosessen



Medvirkning – utstilling på storsenteret



- 90 tilbakemeldinger
- Mange interesserte borgere



“SNAKK MED OSS-KORT”

Skriv din umiddelbare reaksjon på arkitektens visjoner. Er det elementer i forslagene du liker/ikke liker?

Navn & alder (skrives frivillig):

VESTBY SENTRUM TRENGER DEG!

“SNAKK MED OSS-KORT”

Gateplan - «fra vei til gate»



BROEN



C.F. Møller **jaja** REJLERS



STASJONEN



PLATTEFORMEN

HOVEDGATEN | GARDERVEIEN



HOVEDGATEN | GARDERVEIEN



Potensial for utbygging

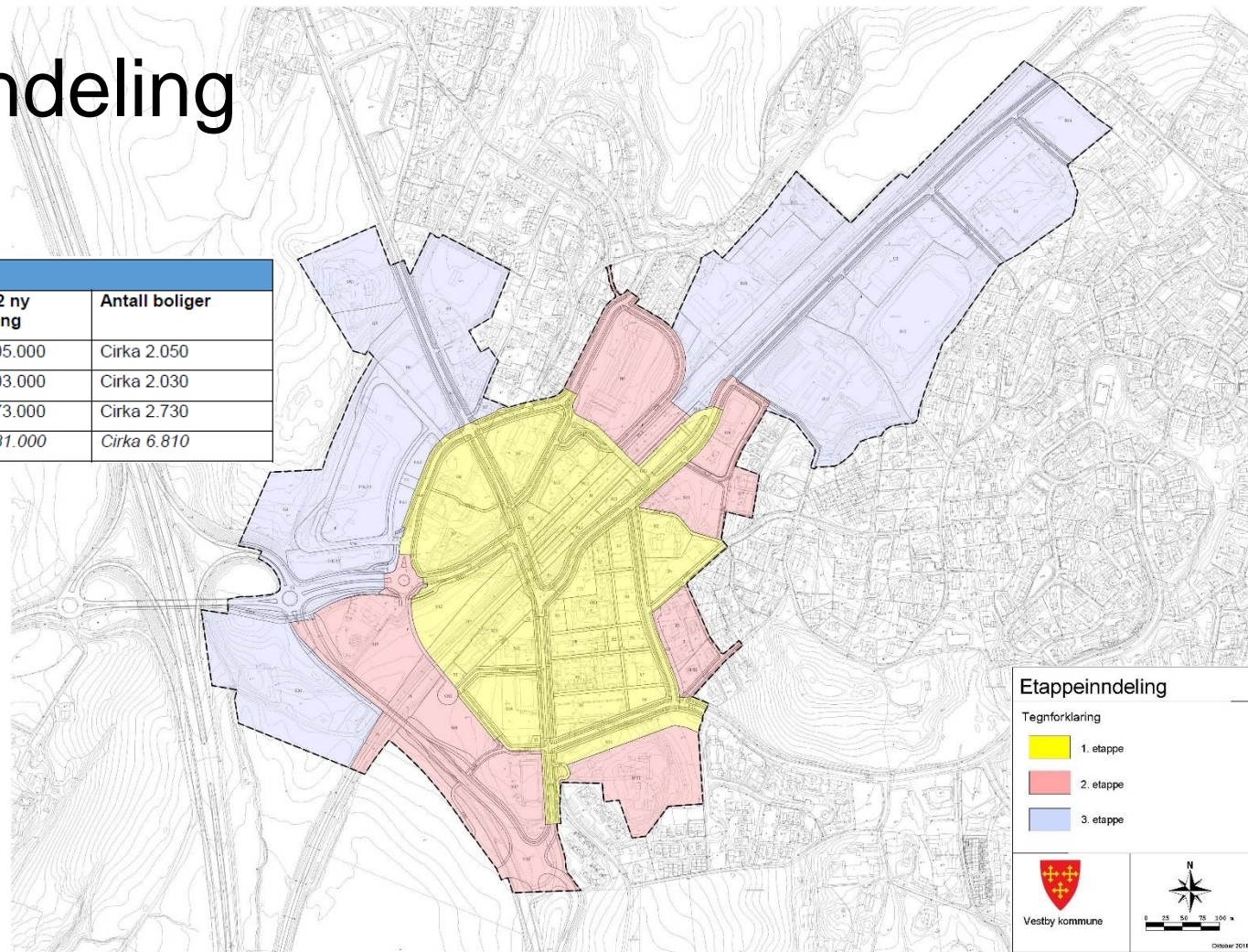
- Det er stilt krav om maksimal %-BRA samt min. og maks. byggehøyde.
- Samlet åpner planen opp for maksimal cirka 766.000 m2 BRA.
- Fratrukket eksisterende bebyggelse vurderes det at planen åpner opp for inntil 675.000 m2 ny BRA.
- Det er vurdert at planen samlet åpner opp for inntil 6.800 boliger.
- Det er vurdert et utbyggingspotensial på cirka 200.000 m2 innenfor de neste 10 år. Dette åpner opp for cirka 2.000 nye boliger.

Feltnavn	Område-areal	%-BRA maks	Maks høyde	Min høyde	Etasjer maks	Etasjer min	Maks BRA m2	Min BRA m2
S1	758,0	810,0	29,0	17,0	9,0	5,0	6 139,8	3 411,0
S2	981,0	240,0	14,0	11,0	4,0	3,0	2 354,4	1 765,8
S3	1 704,0	350,0	17,0	11,0	5,0	3,0	5 964,0	3 578,4
S4	1 936,0	300,0	17,0	11,0	5,0	3,0	5 808,0	3 484,8
S5	949,0	300,0	17,0	11,0	5,0	3,0	2 847,0	1 898,0
S6	4 371,0	300,0	17,0	11,0	5,0	3,0	13 113,0	10 490,4
S7	2 041,0	300,0	17,0	11,0	5,0	3,0	6 123,0	4 082,0
S8	4 170,0	300,0	17,0	11,0	5,0	3,0	12 510,0	10 008,0
S9	1 131,0	300,0	17,0	11,0	5,0	3,0	3 393,0	2 262,0
S10	6 639,0	300,0	20,0	14,0	6,0	4,0	19 917,0	15 933,6
S11	2 615,0	350,0	20,0	14,0	6,0	4,0	9 152,5	7 322,0
S12	5 393,0	350,0	21,0	12,0	7,0	4,0	18 875,5	14 021,8
S13	4 837,0	420,0	26,0	17,0	8,0	5,0	20 315,4	14 511,0
S14	6 114,0	240,0	17,0	11,0	5,0	3,0	14 673,6	11 005,2
S15	2 366,0	240,0	12,0	9,0	4,0	3,0	5 678,4	4 258,8
S16	4 786,0	240,0	15,0	9,0	5,0	3,0	11 486,4	8 614,8
S17	6 951,0	300,0	26,0	11,0	8,0	3,0	20 853,0	11 469,2
S18	5 516,0	300,0	26,0	11,0	8,0	3,0	16 548,0	9 101,4
S19	13 044,0	390,0	24,0	12,0	8,0	4,0	50 871,6	33 914,4
S20	27 373,0	225,0	32,0	17,0	10,0	5,0	61 589,3	41 059,5
S21	4 050,0	325,0	26,0	11,0	8,0	3,0	13 162,5	6 075,0
S22	1 070,0	420,0	29,0	17,0	9,0	5,0	4 494,0	3 210,0
S23	871,0	*	*	*	*	*	*	*
S24	4 082,0	300,0	17,0	11,0	5,0	3,0	12 246,0	9 796,8
B1	4 310,0	250,0	15,0	9,0	5,0	3,0	10 775,0	6 465,0
B2	3 430,0	51,0	9,0	6,0	3,0	2,0	1 749,3	1 166,2
B3	8 511,0	240,0	24,0	12,0	8,0	4,0	20 426,4	13 617,6
B4	4 565,0	240,0	24,0	12,0	8,0	4,0	10 956,0	7 304,0
B5	6 466,0	250,0	18,0	12,0	6,0	4,0	16 165,0	12 932,0
B6	14 631,0	280,0	27,0	15,0	9,0	5,0	40 966,8	29 262,0
B7	637,0	320,0	12,0	9,0	4,0	3,0	2 038,4	1 528,8
B8	17 096,0	200,0	15,0	9,0	5,0	3,0	34 192,0	20 515,2
B9	7 924,0	200,0	15,0	9,0	5,0	3,0	15 848,0	9 508,8
B10	18 201,0	200,0	21,0	9,0	7,0	3,0	36 402,0	21 841,2
B11	5 980,0	200,0	21,0	9,0	7,0	3,0	11 960,0	7 176,0
B12	25 186,0	200,0	15,0	9,0	5,0	3,0	50 372,0	30 223,2
B13	24 170,0	200,0	15,0	9,0	5,0	3,0	48 340,0	29 004,0
B14	6 161,0	160,0	12,0	9,0	4,0	3,0	9 857,6	7 393,2
B/T1	15 816,0	200,0	15,0	9,0	5,0	3,0	31 632,0	18 979,2
B/T2	1 616,0	200,0	15,0	9,0	5,0	3,0	3 232,0	2 424,0
F/K/T2	4 613,0	275,0	17,0	11,0	5,0	3,0	12 685,8	7 611,5
F/K/T3	15 084,0	198,9	11,0	8,0	3,0	2,0	30 000,0	30 000,0
SN1	10 365,0	15,0	6,0	3,0	2,0	1,0	1 554,8	1 554,8

Etappeinndeling

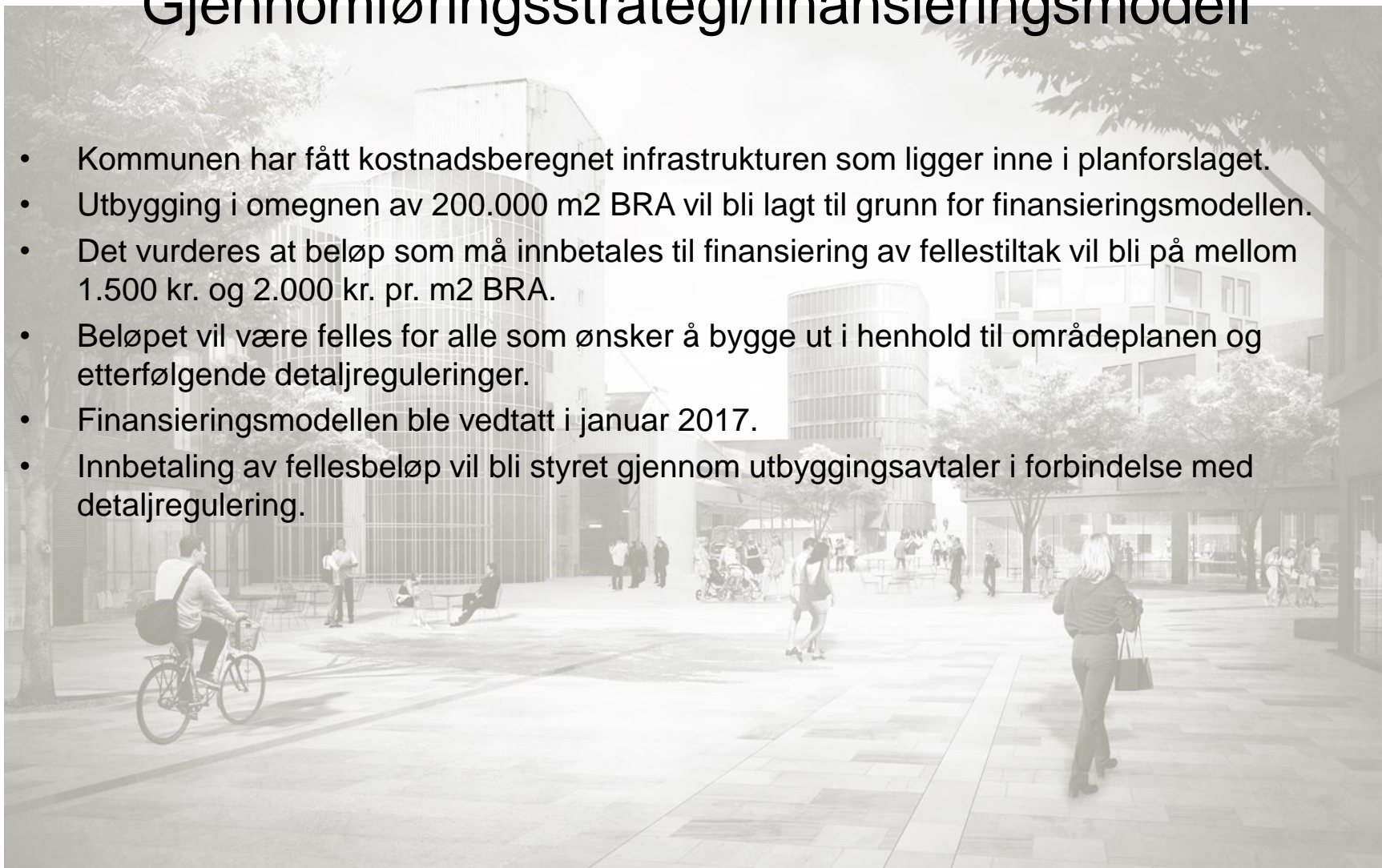
Utbyggingspotensial fordelt på etapper

Etappe	BRA m2 total	BRA m2 ny utbygging	Antall boliger
1	Cirka 220.000	Cirka 205.000	Cirka 2.050
2	Cirka 207.000	Cirka 203.000	Cirka 2.030
3	Cirka 342.000	Cirka 273.000	Cirka 2.730
Samlet	Cirka 769.000	Cirka 681.000	Cirka 6.810

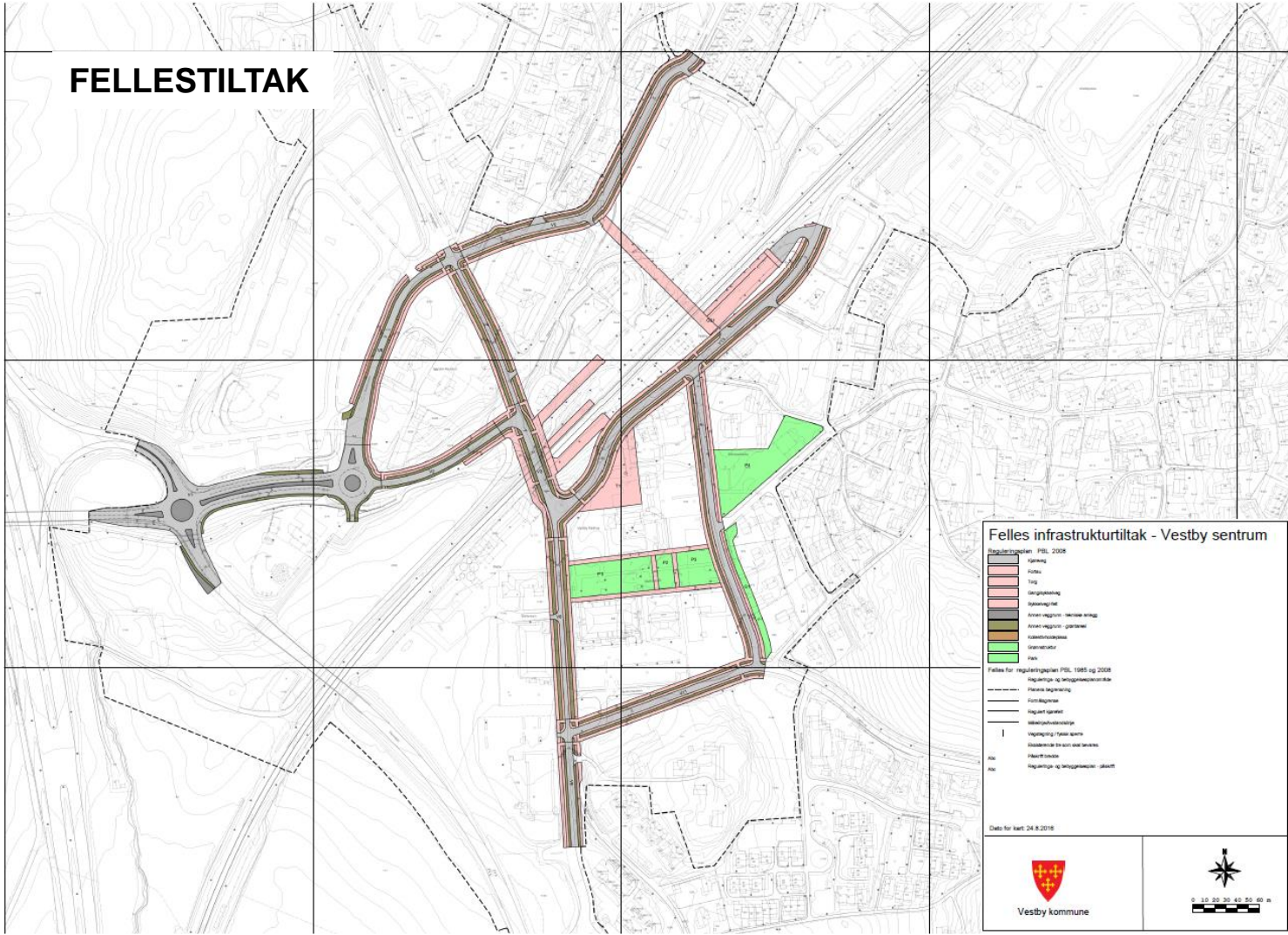


Gjennomføringsstrategi/finansieringsmodell

- Kommunen har fått kostnadsberegnet infrastrukturen som ligger inne i planforslaget.
- Utbygging i omegnen av 200.000 m² BRA vil bli lagt til grunn for finansieringsmodellen.
- Det vurderes at beløp som må innbetales til finansiering av fellestiltak vil bli på mellom 1.500 kr. og 2.000 kr. pr. m² BRA.
- Beløpet vil være felles for alle som ønsker å bygge ut i henhold til områdeplanen og etterfølgende detaljreguleringer.
- Finansieringsmodellen ble vedtatt i januar 2017.
- Innbetaling av fellesbeløp vil bli styret gjennom utbyggingsavtaler i forbindelse med detaljregulering.



FELLESTILTAK



Felles infrastrukturtiltak - Vestby sentrum

- Reguleringsplan PBL 2008**
- Kjørveg
 - Felle
 - Torg
 - Grøntrom
 - Skoleområde
 - Annet regnorm - rekreasjon
 - Annet regnorm - parkering
 - Skoleområde
 - Grøntrom
 - Park
- Felles for reguleringsplan PBL 1985 og 2008**
- Planens begrensning
 - Feltbegrensning
 - Reguleringsgrense
 - Skoleområdegrense
 - Hagegrense / Felle-grense
 - Gårds- og bruksdelsgrense
 - Helsefremmende
 - Regulerings- og utbyggingsgrense
- Info**
- Helsefremmende
 - Regulerings- og utbyggingsgrense

Dato for kart: 24.8.2016



Vestby kommune

