Spatial Planning System in Latvia

Ministry of Environmental Protection and Regional Development
Spatial Planning Department
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Short Legislation History

• 1992 – LBN 100 un LBN 101 (temporary Latvian building regulations)
• 1994 – first regulations of Cabinet of Ministers
• 1998 – Law on Territorial Development Planning
• Until 1994 - about 6 regulations of Cabinet of Ministers related to territorial planning
• 2002 – Law on Territorial Planning
  – Law on Regional Development
• 2011 – New “Law on Spatial Development Planning”:
  - 2 Regulations of Minister Cabinet
Until 2009 - 552 local authorities, 26 districts, 5 planning regions
At present - 119 local authorities, 5 planning regions
Levels on Spatial Planning

**National**
- Sustainable Development Strategy of Latvia until 2030
- Territories and objects of national interests
- Maritime spatial plan

**Regional**
- 1. Development Strategy
- 2. Development Program

**Municipal/local level**
- 1. Sustainable Development Strategy
- 2. Development Program
- 3. Territorial Plan
National level

Sustainable Development Strategy of Latvia (Latvija 2030)
Regional level
Local plans, detailed plans and Thematic plans can be elaborated when necessary.
LOCAL LEVEL

Territorial plan

Maps:
Comprehensive plan
M 1:10 000, 1:5000

Building regulations

Explanatory note
Municipal Territorial plan

(Adopted as binding regulations of local government)
Benefits of the new Territorial Development Planning Law

- Integrated long term view to all territory, set priorities and development objectives *(spatial structure plan)*

- More flexible planning conditions *(Planning the places of development)*:
  - Options to elaborate the plan for whole municipality, as well for separate parts (in rural areas)
  - Instead of making very small detailization, elaborating of *Local plans* and *Detailed plans*, when it is necessary

- Possibility to join the planning and building design process - building construction project included into detailed plan *(time saving)*
New development proposal = Local plan
Can be developed according to the needs of a particular area of the municipality

Defines:
- More detailed functional zoning
- Transport and engineering infrastructure
- Land use and building regulations
- Other provisions and restrictions for land use

(Adopted as binding regulations of local government)
DETAILED PLAN
(issued as administrative act)

Identifies specific requirements for a property use and building

There is an option to join the planning and building design process - building construction project included into the detailed plan
<table>
<thead>
<tr>
<th>Planning (functional) zones</th>
<th>Sub-zones</th>
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</thead>
<tbody>
<tr>
<td>DzS - areas of detached houses</td>
<td>DzS1, DzS2 etc</td>
</tr>
<tr>
<td>DzM – low-storied residential areas</td>
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<tr>
<td>DzD – multy-storied residential areas</td>
<td>DzD1, DzD2,</td>
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<tr>
<td>P - areas of public use</td>
<td>P1, P2</td>
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<tr>
<td>JC – mixed use areas</td>
<td>JC1, JC2</td>
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<tr>
<td>R – industrial areas</td>
<td>R1, R2, R3</td>
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<tr>
<td>TR – areas of transport infrastructure</td>
<td>TR1, TR2 – etc</td>
</tr>
<tr>
<td>TA - areas of technical infrastructure</td>
<td>TA1, TA2</td>
</tr>
<tr>
<td>DA – nature areas</td>
<td>DA1- public parks</td>
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<tr>
<td></td>
<td>DA2- cemeteries</td>
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<tr>
<td>M – forest areas</td>
<td>M1- protected forest areas</td>
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<td></td>
<td>M2- wetland areas</td>
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<tr>
<td>L – agricultural areas</td>
<td>L1- valuable arable land</td>
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<tr>
<td>Ü- water areas</td>
<td>Ü1- protected water areas</td>
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<tr>
<td></td>
<td>Ü2- water areas of public use</td>
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<tr>
<td>Nature Protected Areas (by Law)</td>
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</table>
Territories with special requirements

- Areas with special requirements - TIN1
- Areas, where local plan is required - TIN2
- Areas, where detailed plan is required - TIN3
- Cultural, historical and nature areas of local significance TIN4
- Areas of high landscape value TIN5
- Agricultural areas of local significance TIN6
- Infrastructure development territories of national and local significance TIN7
Areas of high landscape value
Can be elaborated in different planning levels, for different territories, in different detailizations.

Thematic plans:
- Landscape plan
- Tourism root plan
- Flood risk management plan

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PALDIES PAR UZMANĪBU!