

## Fact Sheet 4: Local Level

### Planning level

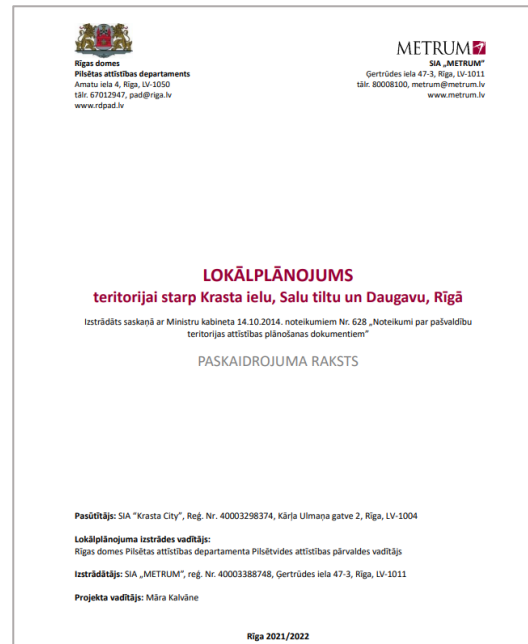
Local

Planning system of the Republic of Latvia

Planning level	Planning instrument	Scale
<b>NATIONAL (STATE)</b>	The Model for Growth of Latvia: Human Being in the First Place	Nationwide
	Sustainable Development Strategy of Latvia	Nationwide
	National Development Plan	Nationwide
	Maritime Spatial Plan	The sea and the terrestrial part that is functionally interlinked with the sea
<b>REGIONAL (PLANNING REGIONS)</b>	Sustainable Development Strategy of a Planning Region	Territory of the Planning Region
	Planning Region Development Programme	Territory of the Planning Region
<b>LOCAL (LOCAL GOVERNMENTS)</b>	Sustainable Development Strategy of a Local Government	Territory of the local government
	Local Government Development Programme	Territory of the local government
	Local Government Spatial Plan	Territory of the local government
	Local Plan	A part of the territory of the local government
	Detailed Plan	Typically deals with land unit(s)
<b>ALL</b>	Thematic Plans	Any

### Type of plan

Local Plan for the area between Krasta Street, Salu Bridge, and the River Daugava in Riga, Latvia



## Facts

### Legal basis

- Spatial Development Planning Law (adopted by the *Saeima* on 13 October 2011; entered into force on 1 December 2011). Sections 24-27 outline the justification for preparing a Local Plan and the procedures associated with the approval, suspension, and appeal of a Local Plan.
- Cabinet Regulations No. 628 (adopted by the Cabinet of Ministers on 14 October 2014; entered into force on 1 May 2015) on local (municipal) spatial development planning documents details the contents of a Local Plan (Section 3.4) and the procedure for its preparation (Section 5.2).
- Cabinet Regulations No. 240 (adopted by the Cabinet of Ministers on 30 April 2013; entered into force on 22 May 2013) on General Regulations for the Planning, Use and Building of the Territory. The regulations prescribe the general requirements for spatial development planning, land use and building at the local level, and the classification of land use types.

### Competences

- Local governments are responsible for the preparation and approval of Local Plans. When making a decision to prepare a Local Plan, the local government nominates a Development Manager to be in charge of the preparatory process.
- A Local Plan can be prepared by either a planning consultancy company subcontracted by the local government or by a private entity (e.g. landowner). When a Local Plan is initiated by a private entity, the local government signs a contract with the initiator (in this example, SIA Krasta City) and the company preparing the Local Plan (in this example, SIA Metrum).

### Binding force

- A Local Plan is approved by the binding regulations of the local government. The binding regulations include a hyperlink with a unique identifier to the interactive graphic part of the approved plan, which is available on the State Unified Geospatial Information Portal.
- When the Local Plan is used to amend the local government's spatial plan, the binding regulations of the Local Plan override the land use (functional) zoning of the spatial plan in that specific area. However, land use and building regulations function as exceptions and add-ons to the spatial plan.

### Tasks and content

- A Local Plan can be used to detail or amend the spatial plan of the local government. It can be used as the basis for further planning, as well as for building design.

- A Local Plan has three main parts: (1) the explanatory note, (2) the graphical part, and (3) land use and building regulations. The graphical part details or defines land use (functional) zoning; clarifies land use zoning borders; visualises, clarifies, or defines other borders if relevant for the specific area; defines or clarifies solutions for transport infrastructure; defines or clarifies solutions for the main engineering networks, drainage system, or hydraulic structures, and other aspects. Land use and building regulations include land use requirements in each functional zone and subzone, building parameters in each functional zone and subzone, requirements for preparing Detailed Plans (if necessary), and any other requirements, restrictions, or conditions for the specific area.

### Process, duration, participation

- Riga City Council made a decision to start preparing the Local Plan for the area between Krasta Street, Salu Bridge, and the River Daugava on 24 February 2022, specifying the work programme and borders of the area.
- The Local Plan was prepared by a planning consultancy company, SIA Metrum, which was subcontracted by the landowner – SIA Krasta City.
- A public consultation on the draft Local Plan took place between 11 April 2022 and 11 May 2022. The public discussion meeting was conducted online and streamed on Facebook. During this time, all relevant institutions also provided their opinions on the draft.
- Based on the opinions received, the plan-makers were required to make minor improvements to the Local Plan before submitting it for approval to the Riga City Council.
- Riga City Council approved the Local Plan on 8 June 2022.

### Duration of validity

- A local plan is a long-term (up to 25 years) spatial development planning document.

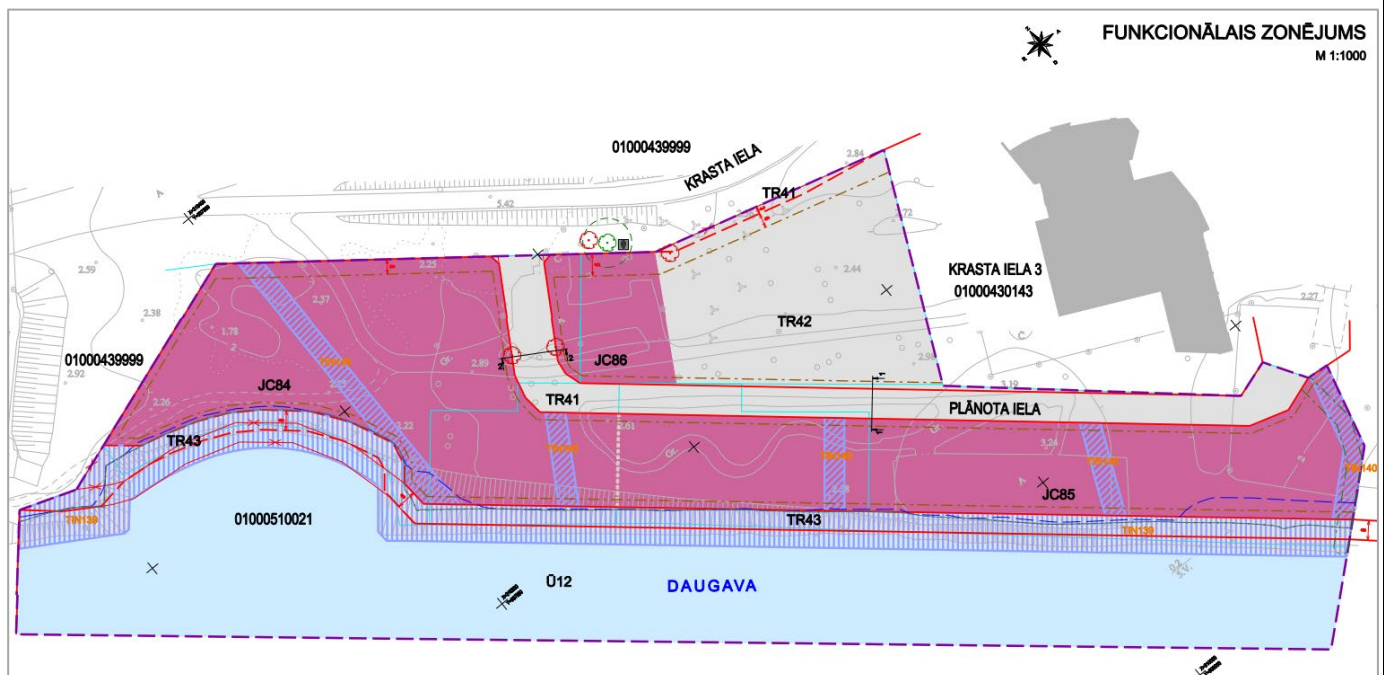
### Details of the plan

The Local Plan for the area between Krasta Street, Salu Bridge, and the River Daugava in Riga includes (1) the explanatory note, (2) the graphical part, and (3) land use and building regulations. The explanatory note describes:

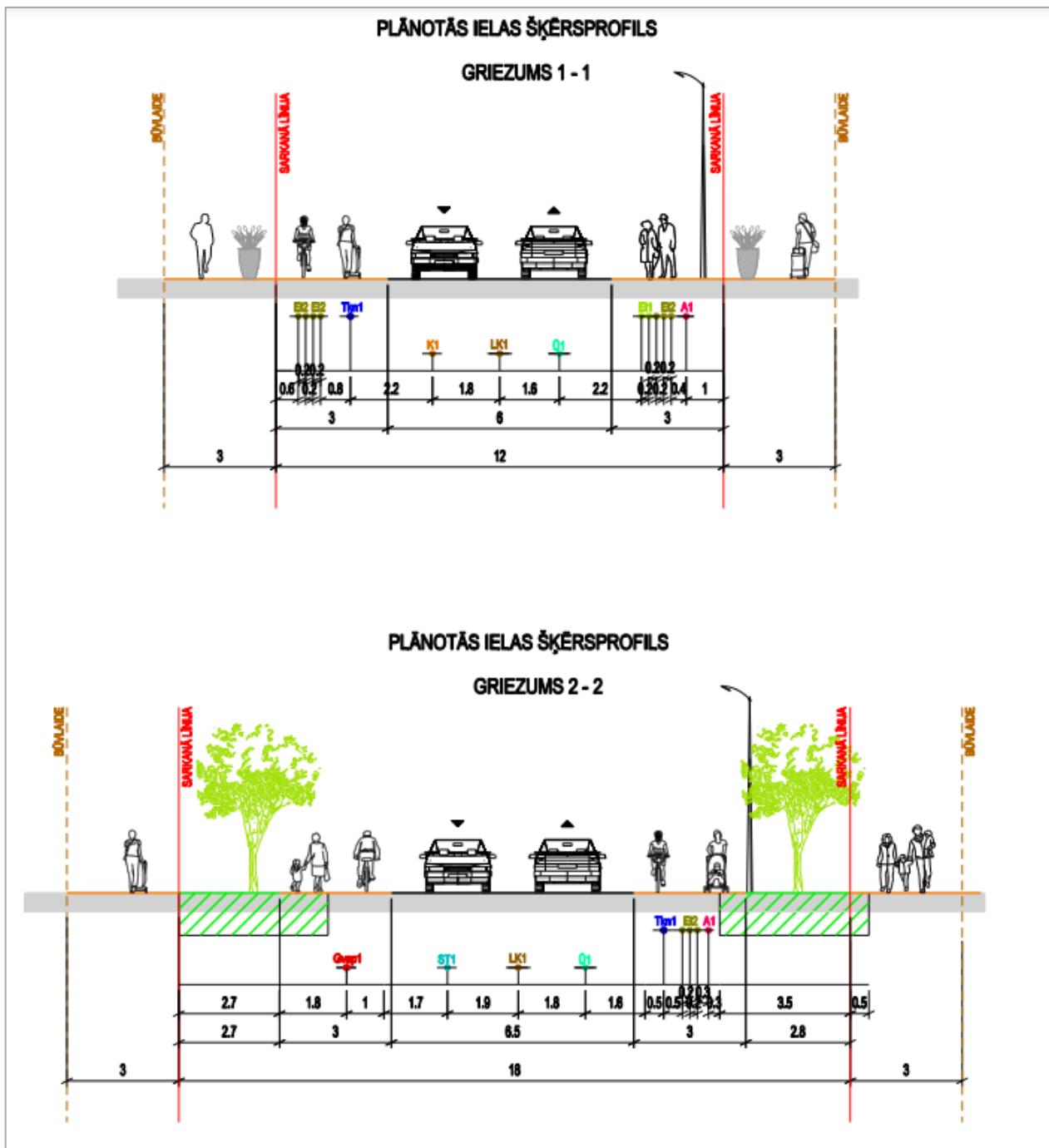
1. The justification, objectives, and tasks of the Local Plan
2. The preconditions for the development of the area
3. Planning solutions and their justification
4. The conformity of the planning tasks and solutions with the Riga Sustainable Development Strategy to 2030

The graphical part defines:

- A. Land use (functional) zoning



B. Suggestions for organising traffic (transverse profiles of the streets)

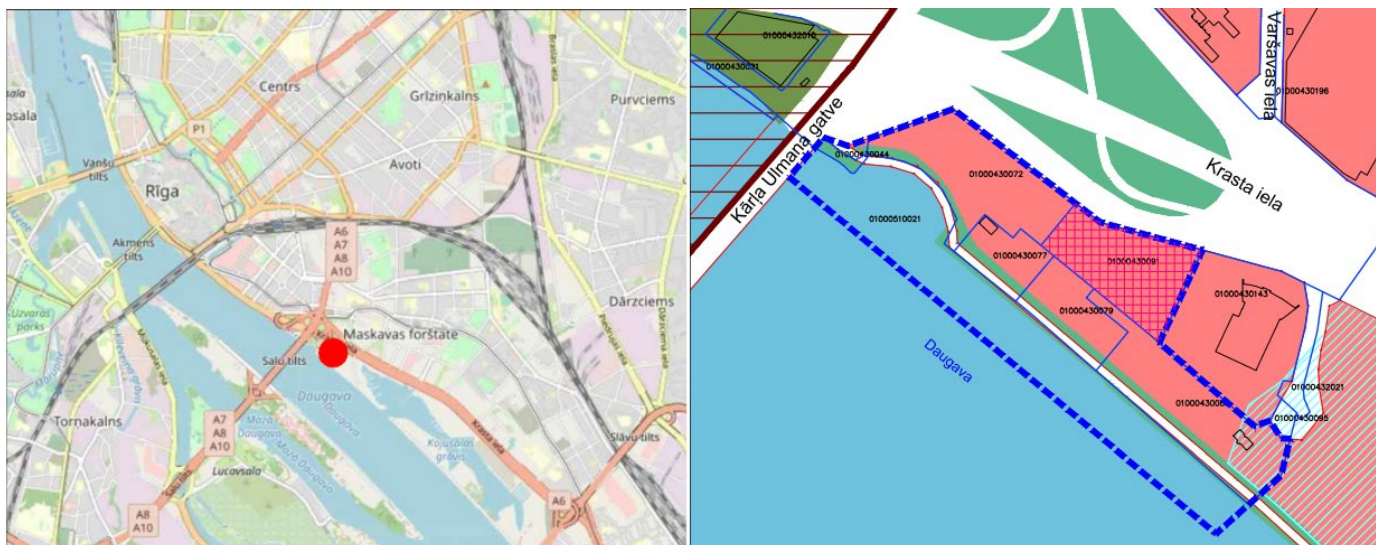


The land use and building regulations outline requirements for the use of the whole area, general requirements for land use and building, requirements for land use and building parameters for each functional zone, areas with special requirements, and implementation procedures. It also includes four appendices: (1) the location of the buildings, (2) a scheme for organising traffic within the area, (3) solutions for the pedestrian promenade and strengthening of the Daugava river waterfront, and (4) a scheme for public spaces.

## Characteristics

### Location of the area

- The area is adjacent to the Riga city centre, on the right bank of the River Daugava and next to the Salu Bridge. The specific borders of the area are indicated by the blue dotted line in the figure below. The total area is about 7.2 ha.



### Initial situation

- The land use zoning for the area, according to the Riga Spatial Plan 2006-2018, was mixed use with a residential function with an allowance for primarily multi-storey residential buildings, as well as commercial property and retail property. Moreover, the eastern part of the area requires preparatory work for engineering and technical infrastructure.
- The landowner wished to develop the area as a multifunctional A-class business complex with publicly accessible buildings and improved public spaces on the right bank of the River Daugava. This required a Local Plan to amend the existing Riga Spatial Plan.
- For the preparation of the Local Plan, the planners also had to take into account four thematic plans addressing drainage systems, water and waterfront areas, green infrastructure and public spaces, and landscapes. They also took into consideration the new Riga Spatial Plan (under preparation at the time) and other relevant local planning documents.

### Particularities of the procedure and/or contents

- Given that the area covered by the Local Plan did not attract major public interest and was not the subject of conflicts among different stakeholders, the plan-making process was comparatively quick and easy. In cases where there are conflicts between residents and developers, the plan-making process can take much longer and require several draft versions.
- The public engagement process did not go beyond the minimum statutory requirements.
- A decision was made not to prepare a strategic environmental impact assessment for this Local Plan.
- A separate architectural design competition was organised for specific design solutions for the site.

## Notes and links

Information about the Local Plan on the State Unified Geospatial Information Portal (in Latvian):

[https://geolatvija.lv/geo/tapis#document\\_23803](https://geolatvija.lv/geo/tapis#document_23803)

Information about the Local Plan on the website of the Riga City Council City Development Department (in Latvian): <https://www.rdpad.lv/pazinojums-par-teritorijas-starp-krasta-ielu-salu-tiltu-un-daugavu-lokalplanojuma-apstiprinasanu/>