

Fact sheet for planning levels

Planning level		Type of plan				
Local level						
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
National	Areas of national interest (<i>riksintresse av nationellt betydelsefulla områden</i>)	Areas of national interests are identified on the grounds that they contain nationally important assets and qualities. These are larger areas of natural and cultural value or those that represent other national interests (e.g. for defence or reindeer herding).	Environmental Code (<i>miljöbalken</i>)	12 national public authorities (e.g. Swedish National Heritage Board, Swedish Environmental Protection Agency, Swedish Transport Administration)	The comprehensive plan must indicate how the municipality intends to safeguard the specified national interests and adhere to applicable environmental quality standards (chapter 3, section 5, PBL, Planning and Building Act).	Not defined, varies in practice.
Regional	Regional plan (<i>regionplan</i>)	A regional plan must specify the basic features for the use of land and water areas and the guidelines for the location of buildings and structures that are significant for the region. The plan must provide guidance for decisions on general plans, detailed plans, and area regulations. It should also stimulate intermunicipal cooperation.	Planning and Building Act (<i>plan- och bygglag</i>)	regional council (<i>regionfullmäktige</i>) and regional board (<i>regionstyrelsen</i>)	The Regional plan is non-binding and indicative, and thus only of guiding character for various policies relevant for spatial planning.	Not defined, varies in practice
Municipal	Comprehensive plan (<i>översiktsplan</i>)	Defines the long-term development of the physical environment. The plan must provide guidance for decisions on how the land and water areas are to be used and how the built environment is to be used, developed, and protected.	Planning and Building Act (<i>plan- och bygglag</i>)	municipal council (<i>kommunfullmäktige</i>) and the municipal board (<i>kommunstyrelsen</i>)	Non-legally binding.	Not defined, varies in practice.
Municipal	Detailed plan (<i>detaljplan</i>)	Provides detailed regulations for the use of land and water areas.	Planning and Building Act (<i>plan- och bygglag</i>)	municipal council (<i>kommunfullmäktige</i>) and the municipal board (<i>kommunstyrelsen</i>)	Legally binding for authorities and individuals.	Not defined, varies in practice.

Detailed plan

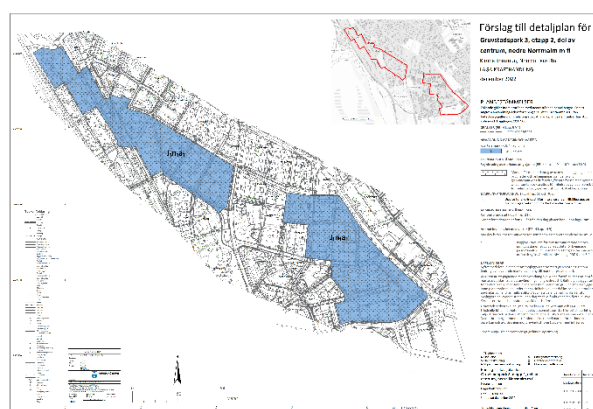


Figure 1: Detailed plan for 'Mining town park 3, stage 2, part of centre, lower Norrmalm etc' (courtesy of Kiruna municipality)

Facts: Detailed plan for 'Mining town park 3, stage 2, part of centre, lower Norrmalm etc' (Kiruna municipality)

Legal basis

- Planning and Building Act, chapters 4 and 5

Competences

- The municipality is responsible for developing detailed plans in order to test the suitability of an area of land or water for development and construction works and to regulate the design of the built-up environment for various types of development (these are further specified in chapter 4, section 2, Planning and Building Act).

Binding force

- The detailed plan is binding. In a detailed plan, the municipality shall a) determine and indicate the boundaries of public places, residential land and water areas, b) determine the use and design of public places for which the municipality is the principal, and c) determine the use of land and water areas (chapter 4, section 5, Planning and Building Act).

Main general tasks and contents of detailed plans according to chapter 4, sections 6-15, Planning and Building Act

- In the detailed plan, the municipality may determine a number of different issues, such as how public places that are particularly valuable from a historical, cultural-historical, environmental, or aesthetic point of view are to be protected; the extent of building above and below the ground surface; the use of buildings; the proportion of dwellings of different types in residential buildings; and the size of the apartments. The municipality may also determine the extent of the requirements for building and demolition permits, land licences, a maximum or minimum size of properties, and the land to be reserved for community facilities.

Process, duration, participation

- In March 2020, a draft plan was put out for public consultation. A revised version of the detailed plan was issued in August 2020. The detailed plan was then adopted by the municipal council in February 2021. This decision was appealed and finally became legally binding in November 2022.

Implementation period and duration of validity

- In this detailed plan for 'Gruvstadspark 3, stage 2, part of centre, lower Norrmalm etc', it is stipulated that the implementation period extends five years from the date the plan became legally binding. According to Chapter 4, section 21 of the Planning and Building Act, the time period for implementing the plan shall be determined, but shall no less than five years and no more than 15 years. The plan is then valid until the municipality recognises a need to change the use of the land and water that is covered by the detailed plan in question.

Details of the plan

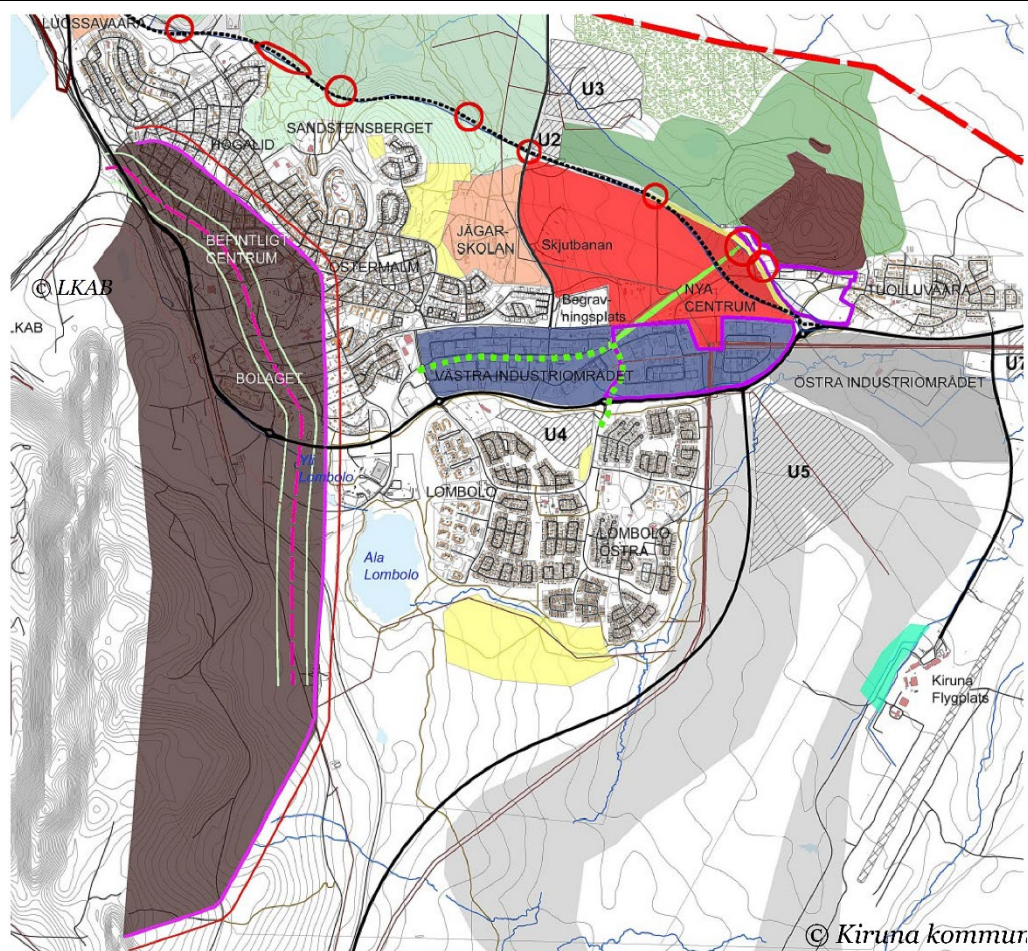


Figure 2: Excerpt of the in-depth comprehensive plan for Kiruna city centre (courtesy of Kiruna municipality)

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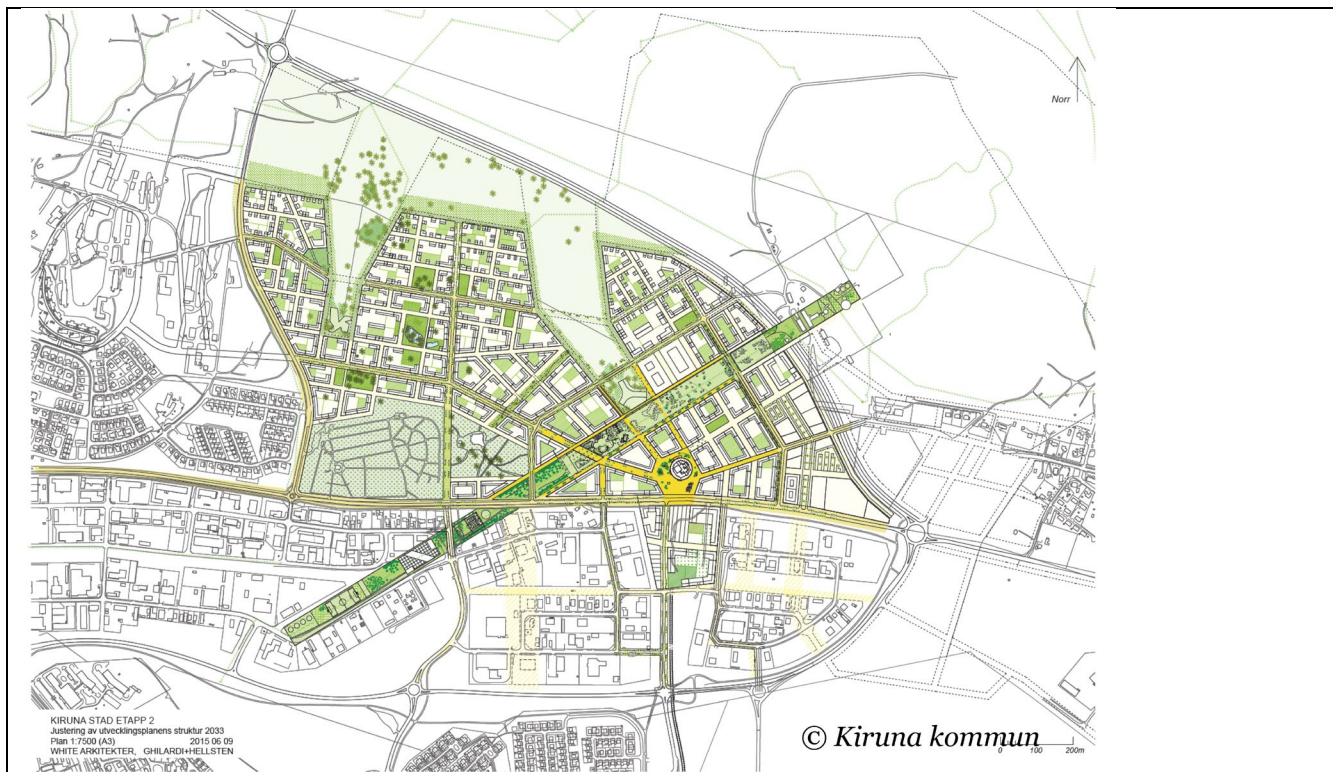


Figure 3: The development plan for the new city centre (courtesy of Kiruna municipality)

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Characteristics

Location of the area

The detailed plan focuses on the traditional city centre of Kiruna.

Initial situation

The purpose of the detailed plan is to enable continued iron ore mining by changing the current land use to land for the mining industry. The reason is that the ongoing mining activities will gradually move from the west towards the existing city centre in the coming years (see figure 2). The main depth for iron ore mining is supposed to be 1365 metres underground. Figure 2 illustrates not only the deformation area of the mining activities (the brown coloured area), but also indicates where parts of the city centre are to be removed (the red coloured area).

The land use of the western part of the city centre is supposed to change gradually over time, which means that the land will transition from its current use to a so-called mining town park before the transition to land for the mining industry takes place. This means that existing buildings may remain in violation of the detailed plan's provisions on the mining industry. Buildings within the planning area may need to be retained during this time and the premises may be used and changed between different urban purposes. The idea is to enable a living city until the day the city's functions can move into the new Kiruna centre (see figure 3) and the area is decommissioned and emptied. In the transition stage, the land will be leased where smaller buildings may be built such as barbecue huts, playgrounds, and the like.

According to the agreement between Kiruna municipality and LKAB (Luossavaara-Kiirunavaara AB, a government-owned Swedish mining company), the mining town park must be accessible to the public and be experienced as a positive addition to the existing environment. The design and structure of the 'mining town park' are not governed by the detailed plan; rather, this issue is to be handled by LKAB in collaboration with the municipality at a later stage. The mining town park is demarcated from the mining industry area by a protective fence. The fence is being moved as the mining town park turns into land for the mining industry. The mining town park functions as a buffer zone so that no one has to live directly next door to the mining area.

Particularities of the contents

The mine in Kiruna is today the world's largest underground iron ore mine. The ore body from which the ore is mined slopes towards the city, which means that the deeper the mining that takes place, the closer the mine is to the traditional city centre.

A development plan for Kiruna's new city centre was adopted by the city council on 22 April 2014 (see figure 3). Within the development plan area, approximately 3,000 homes (many of which have been moved or are supposed to be moved from the traditional city centre), Kiruna's current commercial centre, the majority of the city's hotels, a large number of workplaces, a hospital, church, high school, library, and police station as well as culturally valuable buildings will be accommodated.

In 2018, an agreement was signed between Kiruna municipality and LKAB for the next milestone in the collaboration on the urban transformation. Kiruna municipality and LKAB agreed that the development of the new community must precede the dismantling of the existing centre.

Notes and links

<https://kiruna.se/bygga-bo--miljo/kommunens-planarbete/Detaljplaner.html>