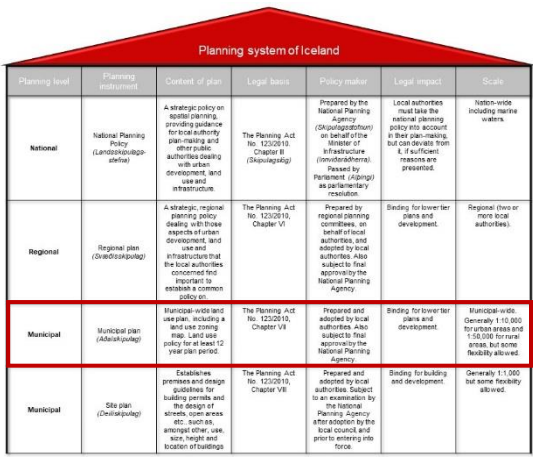



## Fact sheet for planning levels

| Planning level   |   | Type of plan  |  |  |  |  |              |       |          |   |  |  |  |  |                                     |          |                             |   |   |  |   |  |           |                               |  |   |   |   |  |           |                           |   |   |  |                                       |   |  |
|--|---|---|--|--|--|--|--------------|-------|----------|---|--|--|--|--|-------------------------------------|----------|-----------------------------|---|---|--|---|--|-----------|-------------------------------|--|---|---|---|--|-----------|---------------------------|---|---|--|---------------------------------------|---|--|
| <p><b>Municipal level (Municipal plans)</b></p>  <table border="1"> <thead> <tr> <th>Planning level</th> <th>Planning instrument</th> <th>Content of plan</th> <th>Legal basis</th> <th>Policy maker</th> <th>Legal impact</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>National</td> <td>National Planning Policy (Landnámsáætlun)</td> <td>A strategic policy on spatial planning, providing guidance for local authority plan-making and other public authorities dealing with urban development and use and infrastructure.</td> <td>The Planning Act No. 123/2019, Chapter II (Skipulagsátt)g)</td> <td>Prepared by the National Planning Agency (Skipulagsátturinn) on behalf of the Minister of Infrastructure (Innviðisráðgjafi). 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But some flexibility allowed.</td> </tr> <tr> <td>Municipal</td> <td>Site plan (Deiliskauplag)</td> <td>Establishes premises and design guidelines for building permits and the design of streets, open areas etc. Includes, amongst other, use, area, height and location of buildings</td> <td>The Planning Act No. 123/2019, Chapter VI</td> <td>Prepared and adopted by local authorities. 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Land use policy for at least 12 year plan period. | The Planning Act No. 123/2019, Chapter VI | Prepared and adopted by local authorities. Also subject to final approval by the National Planning Agency | Binding for lower tier plans and development. | Municipal-wide. Generally 1:10,000 for urban areas and 1:50,000 for rural areas. But some flexibility allowed. | Municipal | Site plan (Deiliskauplag) | Establishes premises and design guidelines for building permits and the design of streets, open areas etc. Includes, amongst other, use, area, height and location of buildings | The Planning Act No. 123/2019, Chapter VI | Prepared and adopted by local authorities. Subject to an examination by the National Planning Agency after adoption by the local council and prior to entering into force. | Binding for building and development. | Generally 1:1,000 but some flexibility allowed. | <p><b>Reykjavik Municipal Plan 2040 (Aðalskipulag Reykjavíkur 2040).</b></p> <p>Adopted by Reykjavik City Council in December 2021 and approved by the National Planning Agency in January 2022.</p>  |
| Planning level   | Planning instrument                       | Content of plan   | Legal basis  | Policy maker   | Legal impact   | Scale  |              |       |          |   |  |  |  |  |                                     |          |                             |   |   |  |   |  |           |                               |  |   |   |   |  |           |                           |   |   |  |                                       |   |  |
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| Regional   | Regional plan (Dæðisáætlun)               | A strategic, regional planning policy dealing with those aspects of urban development and use and infrastructure that the local authorities concerned find important to establish a common subject. | The Planning Act No. 123/2019, Chapter VI                  | Prepared by regional planning committees, on behalf of local authorities, and adopted by local authorities. Also subject to final approval by the National Planning Agency                 | Binding for lower tier plans and development.  | Regional (two or more local authorities)   |              |       |          |   |  |  |  |  |                                     |          |                             |   |   |  |   |  |           |                               |  |   |   |   |  |           |                           |   |   |  |                                       |   |  |
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## Facts

### Legal basis

Planning Act No. 123/2010, Chapter VII.

### Competences

- Local authorities are responsible for having a municipal plan (*aðalskipulag*) in place, setting out the policy on land use and development throughout the whole municipality with at least a twelve-year perspective.
- Local authorities are responsible for preparing and adopting municipal plans, but can hire planning consultants to assist them with running the planning process and drafting a planning proposal.
- Municipal plans are subject to an examination by the National Planning Agency, both during the planning process and after their adoption by the local council. Municipal plans are subject to approval by the National Planning Agency prior to entering into force.
- Municipal plans must be consistent with any regional plan that is in place.
- Municipal plans also have to take the National Planning Policy into account, but local authorities can deviate from it if sufficient reasons are presented to the National Planning Agency when the agency examines the municipal plan.
- Reykjavik Municipal Plan 2040 was adopted by Reykjavik City Council in December 2021 and approved by the National Planning Agency in January 2022.

### Binding force

Municipal plans are binding for lower tier plans, i.e. site plans, as well as for building and development permits.

### Tasks and content

The municipal plan sets out the local government's policy on the development of the municipality regarding land use, urban development, transport and related issues for at least a twelve-year period. It includes a land use zoning map covering the whole municipality. The municipal plan lays out the premises for site plans, e.g. for land use, urban density, building height and street design.

The municipal plan shall be based on the aims of the Planning Act, the National Planning Policy, and a regional plan that is in place. It must also seek to ensure compliance with the plans of adjacent municipalities.

### Process, duration, participation

- The planning process is initiated by the local authority, which presents a prospectus, laying out the aims for the plan-making and planning process ahead, e.g. who will be consulted during the planning process and the vision for the planning of the municipality.
- The final proposal for the municipal plan is put out for public consultation for at least six weeks.
- The plan is adopted by the local council after it has processed the comments received from the public, stakeholders and public agencies during the public consultation period and made changes to the municipal plan, as applicable, in response to the comments received.
- Municipal plans are subject to an examination by the National Planning Agency, both during the planning process and after their adoption by the local council. Municipal plans are subject to approval by the National Planning Agency prior to entering into force.
- A municipal plan enters into force when the National Planning Agency publishes the fact of its adoption in the official gazette (*Stjórnartíðindi*).
- The Reykjavik Municipal Plan 2040 was adopted by Reykjavik City Council in December 2021, approved by the National Planning Agency in January 2022 and published in the official gazette in January 2022.

### Duration of validity

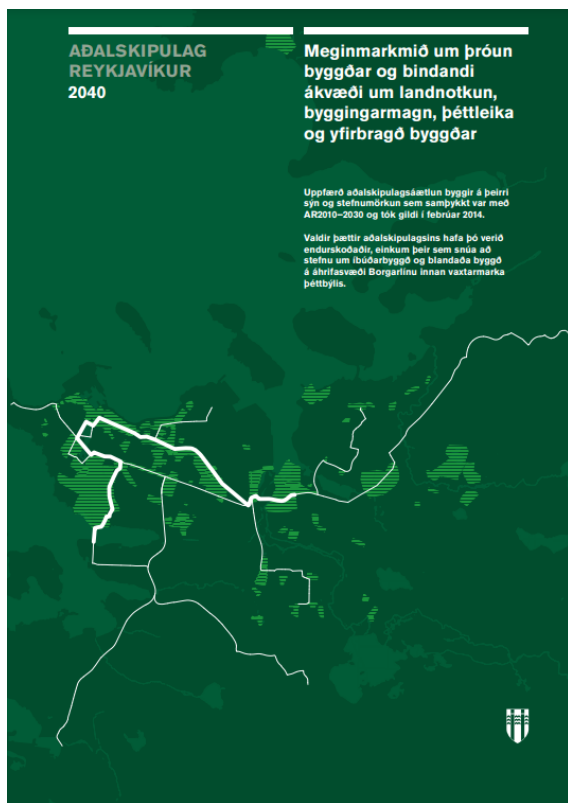
Municipal plans have a time frame of at least twelve years with no fixed expiry. Local councils shall discuss at the beginning of each four year election period whether the municipal plan shall be reviewed, but municipal plans can be amended or reviewed, partly or in their entirety, whenever this is deemed necessary.

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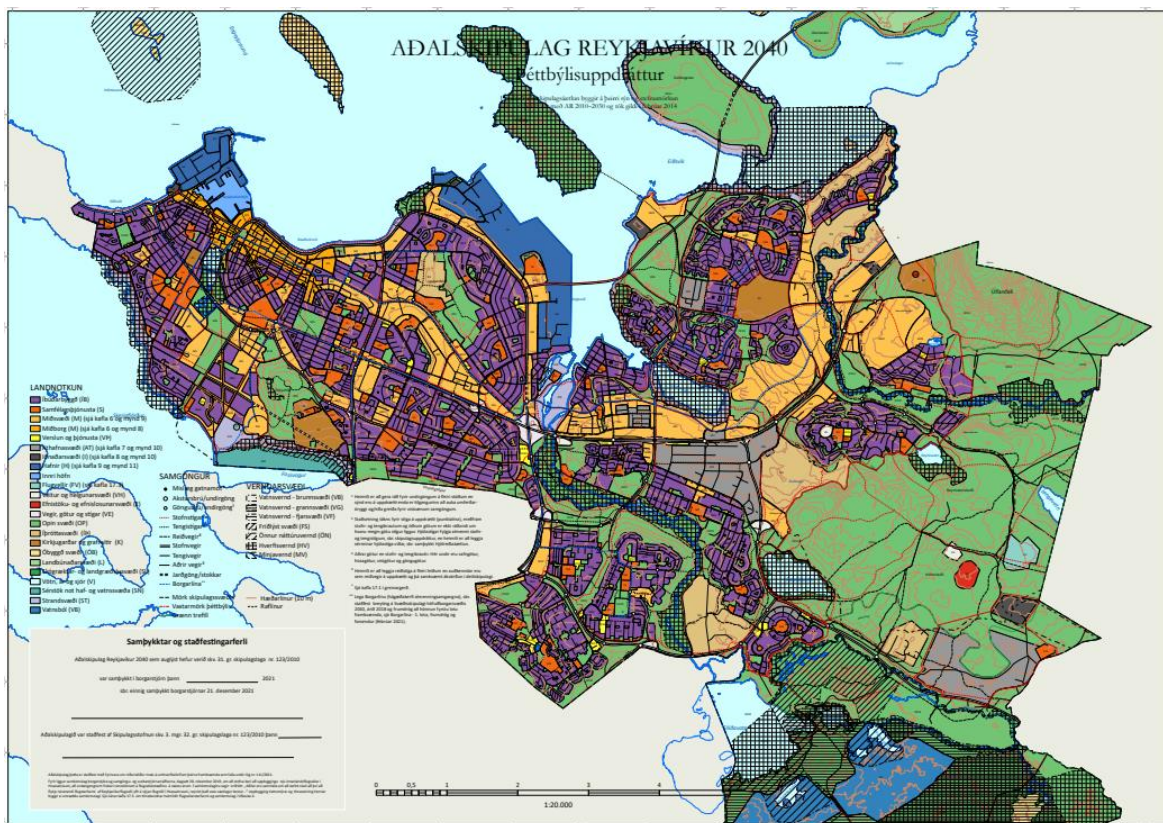
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## Details of the plan

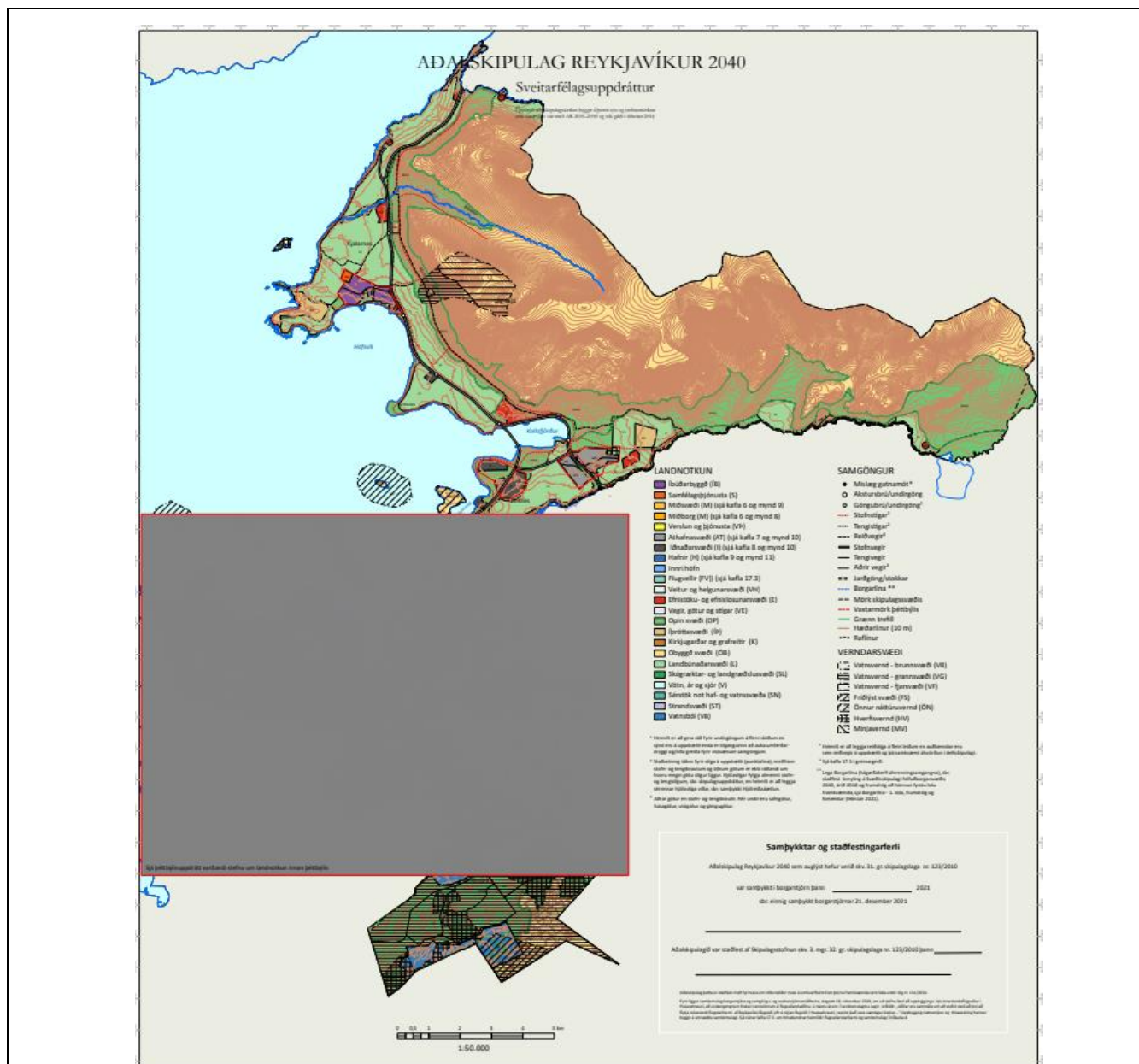


The municipal plan report for Reykjavik.

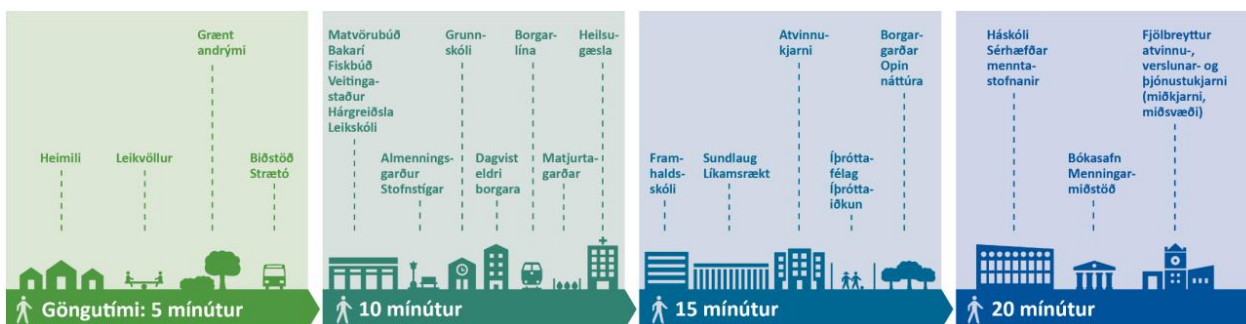


The municipal plan diagram (land use zoning map) of the urban area (scale 1:20,000).

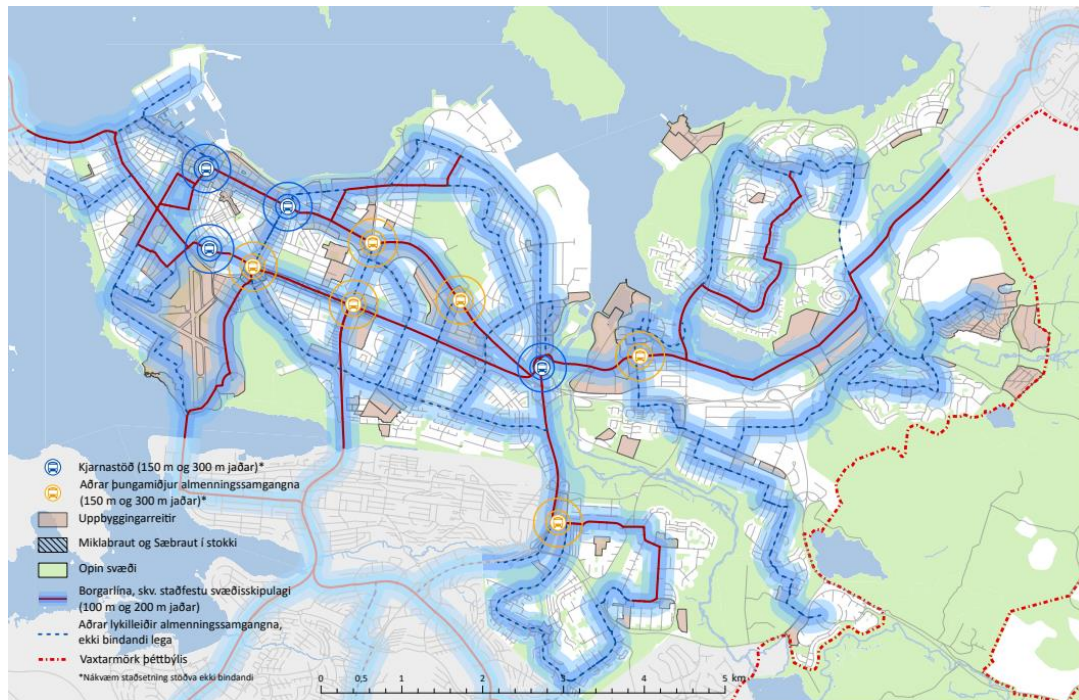
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The municipal plan diagram (land use zoning map) for the whole municipality (scale 1:50,000). The urban area is cut out and presented on the plan diagram shown above.



An explanatory diagram presented in the municipal plan report..



An explanatory diagram presented in the municipal plan report showing the planned BRT route (Borgarlína), other main bus routes (aðrar lykilleiðir almenningssamgangna), the location of major new development/redevelopment (uppbyggingarreitir) and the city growth boundary (vaxtarmörk).

## Characteristics

### Location of the area

Reykjavik Municipal Plan 2040 covers the whole municipality, as required by the Planning Act.

### Initial situation

The Reykjavik Municipal Plan 2040 is a revision of the previous municipal plan, the Reykjavik Municipal Plan 2010-2030, which was initially adopted by Reykjavik City Council in November 2013 and approved by the National Planning Agency in February 2014, but thereafter amended a number of times on particular issues or site-specific policies.

### Particularities of the content of the plan

The emphasis of the Reykjavik Municipal Plan 2040 is on:

- Urban development within the established growth boundary for the city.
- Sufficient provision of residential accommodation and diverse forms of tenure and ownership.
- Quality design of residential and mixed-use areas – green areas, access to sunlight and other environmental qualities.
- Public health, environmental quality and the protection of nature and cultural heritage.
- The development of the BRT system, *Borgarlínan*, and associated transport infrastructure, with a priority given to active transport modes (walking and cycling) and public transport.
- On climate, both mitigation and adaption to climate change.

## Further information

City of Reykjavik (n.d.): Aðalskipulag Reykjavíkur (Engl.: Reykjavik Municipal Plan).

Available at: <https://reykjavik.is/adalskipulag> (31 August 2022).