

Fact sheet for planning levels

Planning level		Type of plan																																			
<p>Municipal level (Site plans)</p> <div style="text-align: center;"> <p>Planning system of Iceland</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 (Landspólitíðing)</td> <td>A strategic policy on national 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 (Skóplagsáttal)</td> <td>Prepared by the National Planning Agency (Skóplagsáttölu) on behalf of the Minister of Infrastructure (Orkuvæðing). 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Facts

Legal basis

Planning Act No. 123/2010, Chapter VIII.

Competences

- Local authorities are responsible for preparing and adopting site plans (*deiliskipulag*). However, they can permit landowners and developers to prepare and submit a site plan proposal to the municipality.
- After a site plan has been adopted by the local council, it is subject to an examination by the National Planning Agency prior to entering into force.
- Site plans must be consistent with the local authority's municipal plan.
- The site plan for Nýi Skerjafjörður was prepared by a team of planning and design consultants for Reykjavik City Planning Office and adopted by Reykjavik City Council in April 2021.

Binding force

Building permits must be in accordance with a site plan for the area in question.

Tasks and content

A site plan establishes the premises and design guidelines for building permits and the design of streets, open areas, etc., such as the use, size, height and location of buildings.

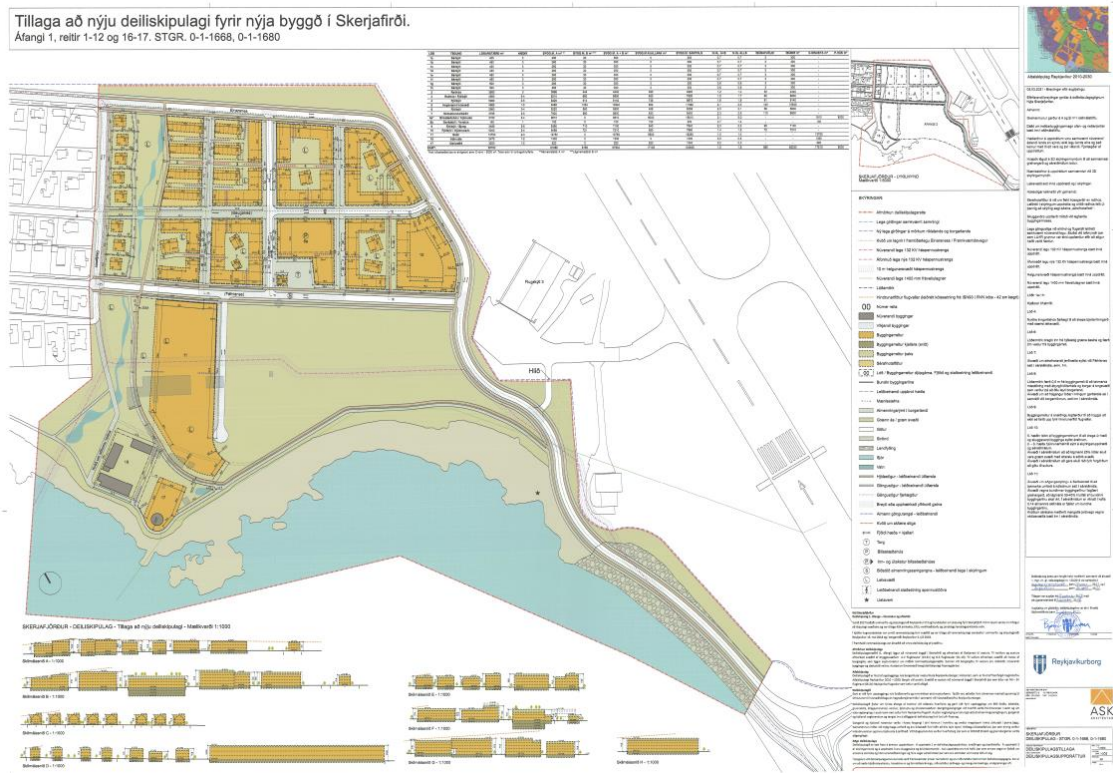
Process, duration, participation

- 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 development of the area in question.
- The final proposal for a site plan is put out for public consultation for at least six weeks.
- A site 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 site plan, as applicable, in response to the comments received.
- After a site plan has been adopted by the local council, it is subject to an examination by the National Planning Agency prior to entering into force.
- A site plan enters into force when the local council has published the fact of its adoption in the official gazette (*Stjórnartíðindi*).
- The site plan for Nýi Skerjafjörður was adopted by Reykjavik City Council in April 2021 and published in the official gazette in July 2021.

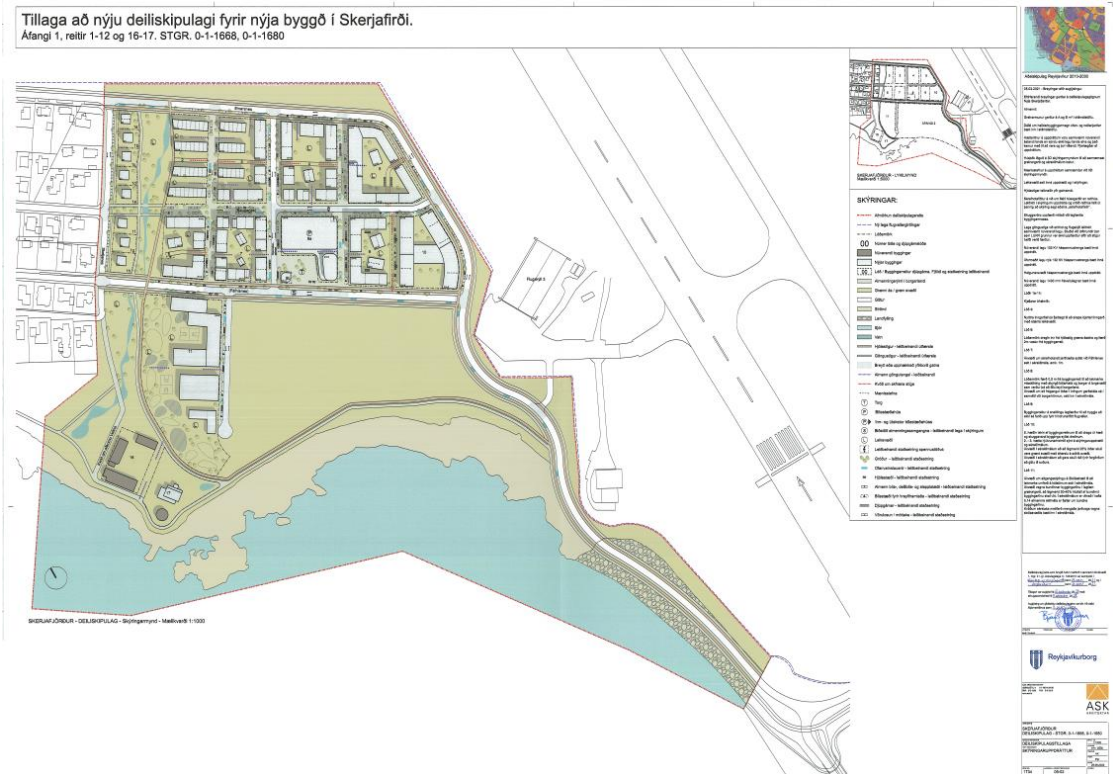
Duration of validity

Site plans do not expire but they can be amended or reviewed, partly or in their entirety, when this is deemed necessary.

Details of the plan



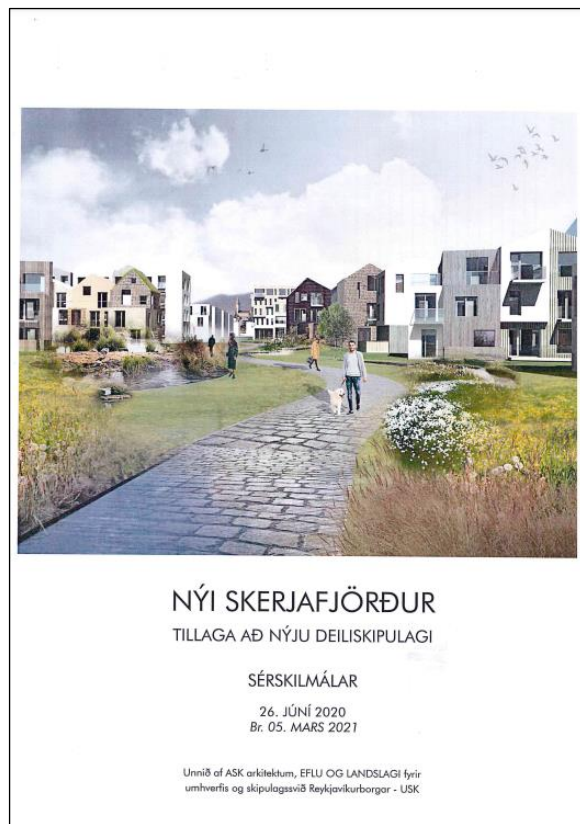
The site plan diagram for Nýja Skerjafjörður, scale 1:1,000.



An explanatory diagram.

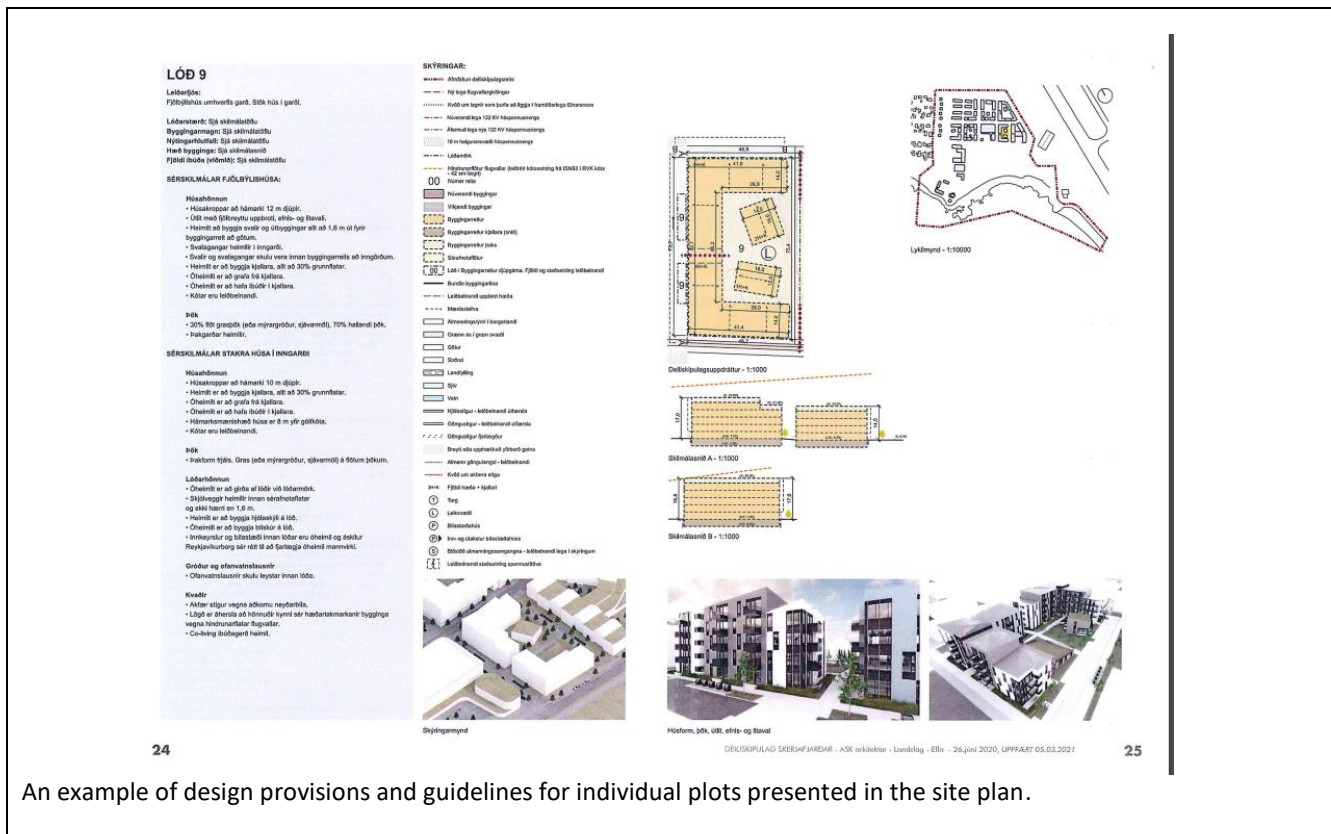


Shadow analysis.



Two site plan reports, one with a general description of the area and the contents of the plan, the other with detailed design provisions and guidelines for individual plots.

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An example of design provisions and guidelines for individual plots presented in the site plan.

Characteristics

Location of the area

The site plan for Nýi Skerjafjörður covers an area of around 20 ha in central Reykjavik, which used to be part of Reykjavik domestic airport. The plan for the area follows the emphasis of Reykjavik’s municipal plan to divert from further suburbanisation and direct new development to brownfield sites and infill within a defined growth boundary around the city. The plan area is also adjacent to a residential neighbourhood, Skerjafjörður. The plan introduces an extension to the Skerjafjörður neighbourhood, hence the plan is called New Skerjafjörður (*Nýi Skerjafjörður*).

Initial situation

The plan area is mostly unbuilt, as it has partially been part of Reykjavik Domestic Airport. The possibility of developing the area followed a decision made some years ago to close down one of the airport’s three runways.

Particularities of the content of the plan

Some key characteristics of the site plan for Nýi Skerjafjörður:

- A new residential area with nearly 700 residential units, as well as a kindergarten, school, central car parking facilities and neighbourhood shops and services.
- Emphasis on a mixture of forms of tenure and ownership of residential accommodation.
- Priority given to active transport modes (walking and cycling) and public transport.
- All car parking provided in a centrally located car park structure.
- Emphasis on high quality architecture, street design and design of the public realm.
- Sustainable urban drainage solutions built into the design of the neighbourhood.

Further information

City of Reykjavik (2021): Skerjafjörður, deiliskipulag, deiliskipulagsuppráttur (Engl.: Skerjafjordur site plan, site plan diagram). Available at: https://lukrskjol.reykjavik.is/Nyi_Skerjafjordur_20_04_2021.pdf (Accessed 31 August 2022).

City of Reykjavik (2021): Nýi Skerjafjörður, greinargerð og almennir skipulagsskilmálar (Engl.: New Skerjafjordur, general site plan report). Available at: <https://lukrskjol.reykjavik.is/skipulagssja/.pdf> (Accessed 31 August 2022).

City of Reykjavik (2021): Nýi Skerjafjörður, sérskilmálar (Engl.: New Skerjafjordur, detailed design provisions). Available at: https://lukrskjol.reykjavik.is/skipulagssja/upplýsingar/20_04_2021.pdf (Accessed 31 August 2022).

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