

Fact sheet for planning levels

Planning level		Type of plan		
Country				
		Legislature	Executive (head)	Judiciary
Municipal level	265 Municipalities	Municipal Council	Mayor	113 District courts
Sub-state level	28 Administrative regions (NUTS III) (Regional level of State administration)	- no	Regional Governor	28 Regional courts
State level	Bulgaria	National Assembly	Council of Ministers	Supreme Court of Cassation; Supreme Administrative Court
Detailed Spatial Plan for part of the land-use area of Kustendil (Source: https://www.kustendil.bg/index.php?option=com_jdownloads&task=download.send&id=1640&catid=33&m=0&lang=bg)				

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Facts: Detailed Spatial Plan (Regulation and Building Development Plan) for part of the land-use area of the town of Kyustendil

Legal basis

- Spatial Planning Act (Закон за устройство на територията), Prom. SG1/2001, amended SG 16, 20 and 21/2021, <https://www.mrrb.bg/bg/zakon-za-ustrojstvo-na-teritoriyata-84665/>
- Spatial master plan of the town of Kyustendil, adopted by Decision № 291/29.09.2016 of the Municipal Council, https://www.kustendil.bg/index.php?option=com_content&view=article&id=188&Itemid=273

Competencies

- The Minister of Regional Development and Public Works, acting in consultation with the Minister of the Environment and Water and with the Minister of Health, issues an ordinance establishing the scope and content of spatial plans (Article 117, SPA). Depending on the scope of the detailed spatial plan, permission for its preparation shall be given by the municipal council on the proposal of the mayor, by order of the mayor on the proposal of the chief architect, by order of the regional governor or by order of the Minister of Regional Development and Public Works.

Binding force

- A detailed plan shall determine the spatial structure, the planning zones and planning-mode areas, and the specific intended purpose of each lot (Article 112, SPA) and is binding for all public actors taking part in the planning procedure.

Tasks and content

- The changes in the plan aim at determining the spatial structure, the types and admissibility of constructions and changes in the specific intended purpose of individual lots.

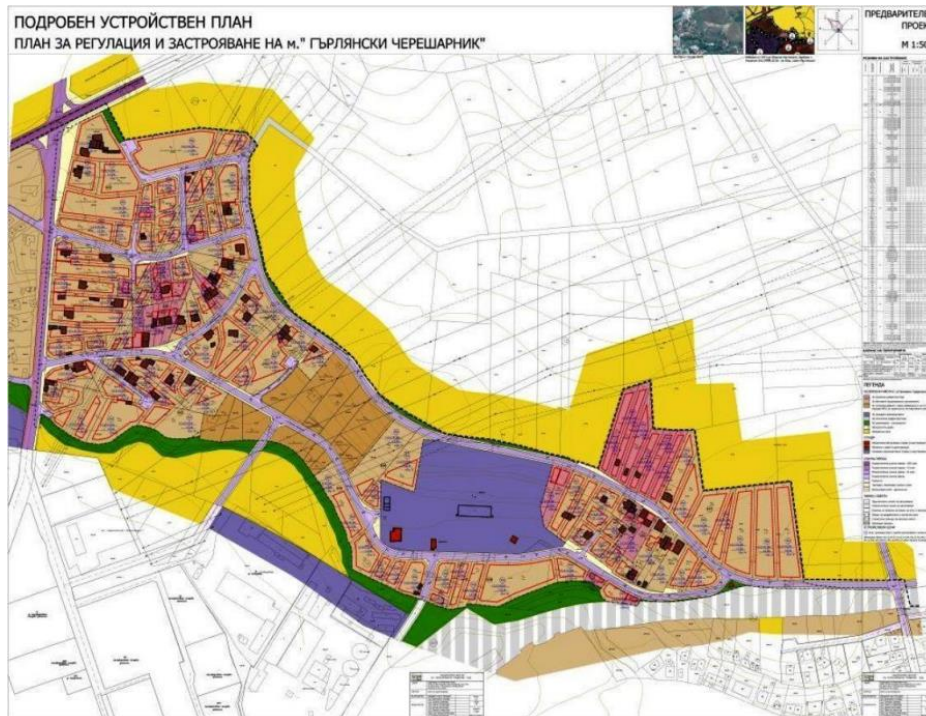
Process, duration, participation

- The Spatial Planning Act (Article 128) determines the terms and conditions for any change to a Detailed Spatial Plan.
- Decision of the municipal expert board on spatial development in winter 2018.
- The announcement of the draft plan was published in the State Gazette in the summer of 2019.
- Within one month after the announcement in the State Gazette any interested parties may lodge written objections, suggestions and requests regarding the draft detailed plan with the municipal administration.

Duration of validity

- Long-term planning horizon.

Details of the plan



Source: https://www.kustendil.bg/index.php?option=com_jdownloads&task=download.send&id=1641&catid=33&m=0&lang=bg

Characteristics

Location of the area

- The scope of the plan (almost 27 ha) falls within the construction boundaries of the town of Kyustendil, according to the provisions of the Spatial Master Plan for the expansion of the city territory in the eastern direction. The northern border of the affected territory is the main road from Sofia to the border with the Republic of Northern Macedonia, part of PanEuropean Corridor No. 8. Initial situation
- The detailed spatial plan was prepared in accordance with the Spatial Master Plan of the city of Kyustendil, which was adopted in 2016, and with the Spatial Planning Act.

Particularities of the process

- The elaboration of the plan is a continuation of the numerous changes in specific parts of the urban territory of Kyustendil in recent years. The main idea is to improve the urban space and living conditions, which are the goals of all strategic and planning documents of Kyustendil. The plan was developed by the National Centre for Regional Development, a consulting company, under commission by the Ministry of Regional Development and Public Works.

Notes and links

- The projects for all Detailed Development Plans of Kyustendil in recent years are available in Bulgarian at: https://www.kustendil.bg/index.php?option=com_content&view=article&id=202:2018-0226-09-23-57&catid=22&Itemid=273 (Accessed: 23 February 2022).
- The draft plan is available at: https://www.kustendil.bg/index.php?option=com_jdownloads&task=download.send&id=1641&catid=33&m=0&lang=bg (Accessed: 23 February 2022).

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