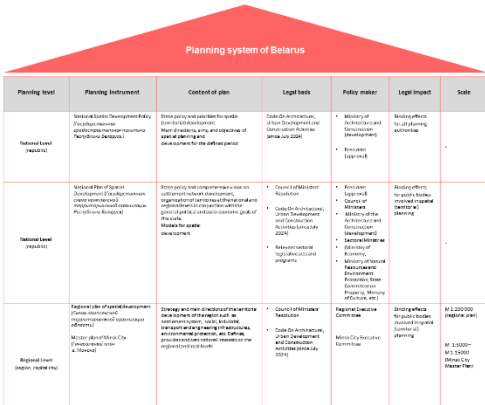


Fact sheet for planning levels

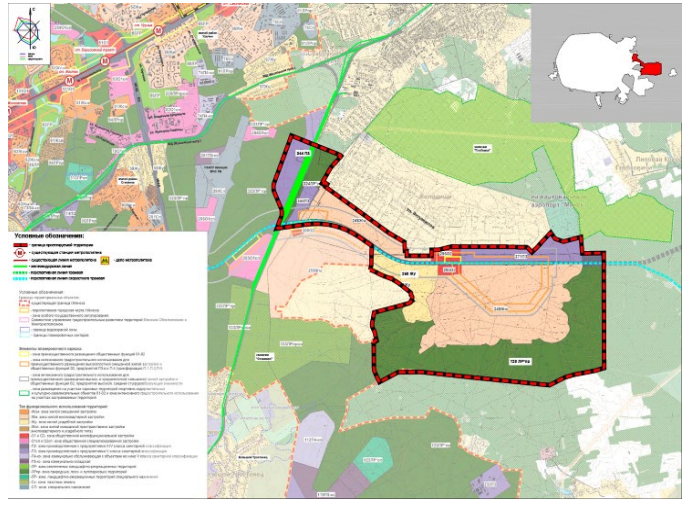
Planning level **Type of plan**

Municipality



Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
National level (national)	National Spatial Development Policy (Spatial Development Strategy of the Republic of Belarus)	Strategic vision and policies for spatial development, including the role of urban planning and the objectives of urban planning for the entire country.	Code of Architectural, Urban Planning and Building Activities (2004)	Ministry of Architecture and Urban Planning	Strategic effects for urban planning authorities	-
National level (national)	National Urban Planning Policy (National Urban Planning Policy)	Strategic vision and policies for urban planning, including the role of urban planning and the objectives of urban planning for the entire country.	Code of Architectural, Urban Planning and Building Activities (2004)	Ministry of Architecture and Urban Planning	Strategic effects for urban planning authorities	-
Regional level (regional, multi-city)	Regional Urban Planning Policy (Regional Urban Planning Policy)	Strategic vision and policies for urban planning, including the role of urban planning and the objectives of urban planning for the entire region.	Code of Architectural, Urban Planning and Building Activities (2004)	Regional Executive Committee	Strategic effects for urban planning authorities	M: 2,000,000 (Republic, 240)
Local level (local, multi-city)	Local Urban Planning Policy (Local Urban Planning Policy)	Strategic vision and policies for urban planning, including the role of urban planning and the objectives of urban planning for the entire city.	Code of Architectural, Urban Planning and Building Activities (2004)	City Executive Committee	Strategic effects for urban planning authorities	M: 3,000,000 (Minsk City, 240)

Detailed Plan



Detailed plan of the Zeleny Bor residential area in Minsk (amendments)
Plan creator: The Minskgrado Institute

Facts: Detailed plan of the Zeleny Bor residential area in Minsk

Legal basis:

- Decision of the Minsk City Executive Committee in October 2019: No. 57 'On the development of urban plans and other projects'.
- Law on Architectural, Urban Planning and Building Activities in the Republic of Belarus (2004).
- Building Code 'Comprehensive, detailed and special plans' 3.01.02-2020 (2021).

Competences:

- According to the Law on Architectural, Urban Planning and Building Activities in the Republic of Belarus (2004), the Executive Committee (municipality) at the local level is responsible for creating detailed plans to determine the suitability of a given area for development and construction. Detailed plans function as a tool to regulate the design of the built-up environment and provide guidance on the construction works that are required for the desired type of development.

Binding force:

- The detailed plan is legally binding and forms the basis for issuing building permits.

Tasks and contents:

- A detailed plan is developed for built-up or undeveloped areas (down to the level of residential areas, micro-districts, and other planning units), and determines the land use for certain areas. A detailed plan, based on the approved master plan, indicates and prescribes the main functions of areas, building rights or building efficiency

ratios, the number of floors or building heights, other functional aspects and aspects related to building quality and urban design.

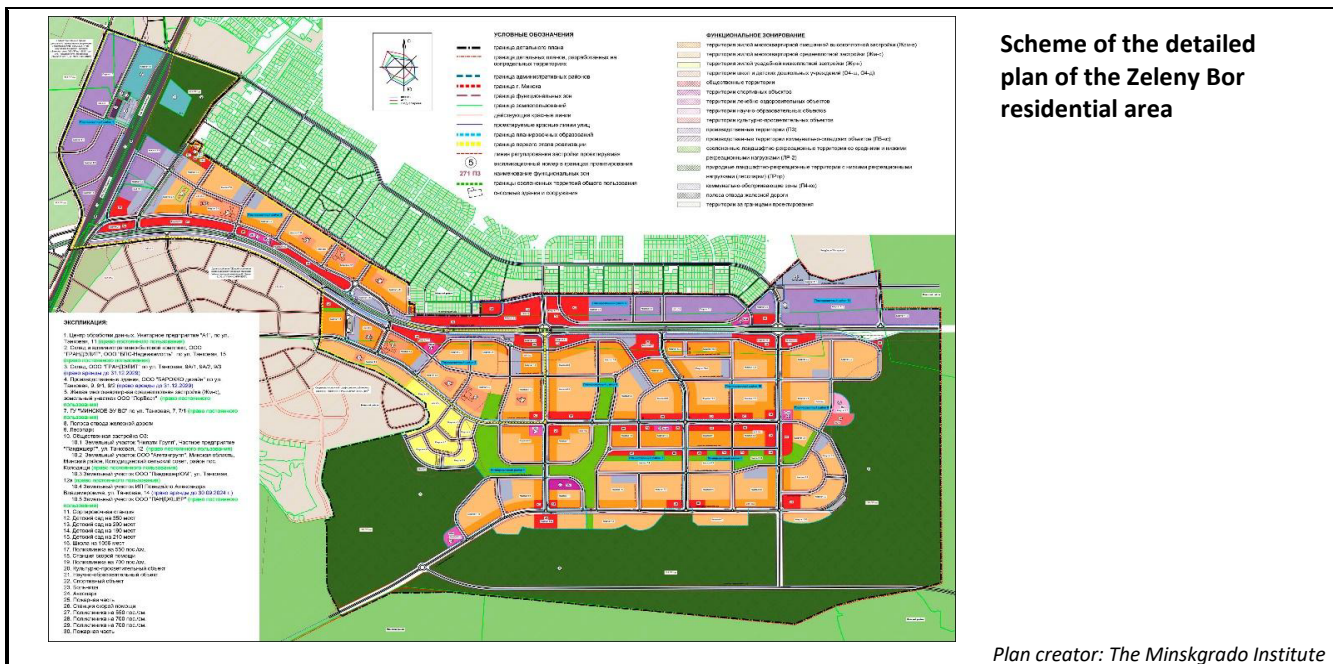
Process, duration, participation:

- The ‘Detailed plan of the Zeleny Bor residential area (amendments)’ amends the existing detailed plan developed in 2013 by the Minskgrado Institute to ensure that it is in line with the Minsk Master Plan until 2030 (2016). The detailed plan was approved in 2023.
- In accordance with the Resolution of the Council of Ministers No. 687 ‘Regulations on the procedure for conducting public consultations for architectural, city-planning and construction activities’, notices of the public hearings to be held were placed on the Minsk City and the local city district administration’s websites as well as in local mass media. An exhibition showing the details of the plan, including the maps and other visual materials, was available for public viewing for 14 days (from 22 May to 5 June 2023) at the local city district administration building. This included a voiced PowerPoint presentation on the basic provisions of the plan, and the main technical and economic indicators. The urban planning regulations were also available on the official website of the local administration and of that of the plan creator, the Minskgrado Institute, over this period.
- Comments and suggestions were accepted by the local district administration in paper or electronic form, and were sent to the Architectural and Urban Planning Council under the Chief Architect of Minsk for consideration.
- Fifty appeals, both individual and collective, were submitted during the public hearings, containing a total of 1,220 signatures. Residents of the neighbouring settlement Kolodishchi opposed the plan for an industrial area next to their homes, as well as the compaction of buildings, the destruction of green spaces, and the construction of a marshalling railway station. However, officials dismissed these concerns as infeasible.

Duration of validity:

- Two stages are established for the development of the area: the first stage runs until 2030 (the estimated period for the implementation of the Minsk master plan), and the second stage starts after 2030.

Details of the plan



Characteristics

Location of the area

- The area, with 1,916 hectares, is located in the eastern part of the city of Minsk behind the Minsk ring road, along the prospective route to the Minsk national airport, and within the boundaries of the existing city limits. The area comprises a former military training ground with high ecological potential because nature reserves surround the plot to the north and south. The residential area is located near the settlement of Kolodishchi.

Initial situation

- The detailed plan for Zeleny Bor was initially developed back in 2013, when about 4.8 million m² of housing was planned to be built here. For this purpose, the area that previously belonged to the Minsk region was annexed to Minsk city. However, the implementation of the plan was postponed because undeveloped areas required large investments in engineering and transport infrastructure.
- The new amendments to the detailed plan for the Zeleny Bor residential area aim to determine the proper placement of structural and planning elements and establish urban planning requirements for the development of the area in accordance with the regulations of the Minsk Master Plan. The plan includes recommendations for comprehensive urban development, including the prioritisation of key areas for development, the selection of local heat supply sources, and the implementation of engineering and technical measures for civil defence. It is proposed to create a new residential area with a high quality of life, including a complex of public service facilities, and to allocate sites for the construction of the industrial and utility facilities necessary to create jobs for residents.

Particularities of the procedure and/or contents

- Based on the plan, the first stage of construction will result in the construction of 952,000 m² of residential space, with the potential for 36,500 inhabitants. The total housing stock is anticipated to increase to 3.6 million m² over time, with 62,300 m² for estate development and 2,967,800 m² for multi-apartment development.
- Four kindergartens, a school with space for 1,056 students, five clinics, a hospital, an ambulance station, and additional facilities are planned. Additionally, parks, squares, and boulevards in picturesque natural areas will be constructed to ensure ease of access for pedestrians.
- With the implementation of the second stage, the population may increase to the planned 105,000 people (104,000 in apartment buildings, 1,000 in estates).

Notes and links

<https://part.gov.by/public-discussions/342-20230515-gradostroitelnyj-proekt>