
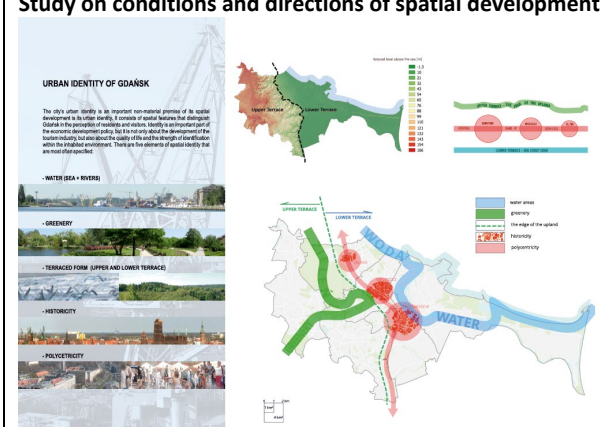



Fact Sheet for Planning Levels

Planning Level							Type of plan
Local							Study on conditions and directions of spatial development
 Planning system of Poland							 Study on conditions and directions of spatial development in the City of Gdańsk. Urban Identity of Gdańsk. Source: City of Gdańsk, 2018.
Planning level	Planning Instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale	
Local authority	Local spatial development plan (miejscowy plan zagospodarowania przestrzennego)	Designation of the defined areas for specific urban arrangements in the form of the legal act. Regulatory function.	Act of 27 March 2003 on Spatial Planning and Development	Communal/Municipal Council	Legal by binding for everyone, legal basis for building projects and issuing building permits	1:1.000 allowed also 1:2.000 and 1:3.000 if necessary 1:3.000 allowed for Development the areas for the forestation or for those prohibiting development	
Local authority	Local revitalisation plan (which is a special form of the local plan) (miejscowy plan rewitalizacji)	Designation of the defined areas for specific urban arrangements and additional regulations in the form of the legal act. Regulatory function.	Act of 27 March 2003 on Spatial Planning and Development & Act of 9 October 2015 on Revitalisation	Communal/Municipal Council	Legal by binding for everyone, legal basis for building projects and issuing building permits	1:100 - 1:2.000	
Local authority	IF LOCAL PLAN DOES NOT EXIST BUT THERE IS AN AREA FOR COMPLETING DEVELOPMENT IN THE GENERAL PLAN. Administrative decision on conditions of building (decyzja o warunkach zabudowy)	Detailed conditions for the specific investment defined in the application and the description of the development of the site.	Act of 27 March 2003 on Spatial Planning and Development (article 59-67)	Mayor (municipal administration)	Legal by binding for applicant and local administration, legal basis for building projects and issuing building permits	1:500 - 1:2.000	
Local authority	IF LOCAL PLAN DOES NOT EXIST FOR THE AREA. Administrative decision on localising public investment (decyzja o lokalizacji inwestycji celu publicznego)	Detailed conditions for the specific investment defined in the application and the description of the development of the site.	Act of 27 March 2003 on Spatial Planning and Development (article 59-58, 55-67)	Mayor (municipal administration); for the "closed areas" the decision is issued by the Voivode thus central administration through its representative in the region	Legal by binding for applicant and local administration, legal basis for building projects and issuing building permits	1:500 - 1:2.000	
Local authority	General Plan (Plan ogólny)	Mandatory: planning zones and municipal urban planning standards. Optional: areas for completing development and inner-city development areas.	Act of 27 March 2003 on Spatial Planning and Development	Communal/Municipal Council	Legal by binding for everyone.	The document is created entirely within the Urban Planning Register application. It only exists in the form of spatial data stored in the register.	
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Facts: Study of the conditions and direction of spatial development of the city of Gdańsk (Poland)

Legal basis

- Act of 27 March 2003 on spatial planning and development (t.j. Dz. U. z 2020 r. poz. 293)
- Act of 6 March 1990 on local self-governance (t.j. Dz. U. z 2020 r. poz. 713)

Competencies

The Mayor is responsible for preparing the *Study of the conditions and directions of spatial development*. In big cities this document is typically prepared by the municipal planning office which is a unit of the self-government administration. In the towns and rural communes, it can be prepared by the external private office. The commune (city) council is empowered to enact the *Study*.

Binding force

The *Study* is not legally binding, but local spatial development plans have to be consistent with it.

Tasks and contents

The *Study* defines the vision of spatial development of the city, building on the previous documents and existing developments. It promotes "inner development" following the principle of the compact city and strengthen the natural tendencies of development. It creates the quality living environment for half a million residents. The *Study* responds to the needs of development of business activities of the city taking into account requirements of sustainable development. Big attention has been paid to the protection of the natural environment and creating sufficient blue-green infrastructure.

Process, duration, participation

- The works over the new version of the *Study* begun in August 2015 (Resolution No XIII/330/15 of the Gdańsk City Council).
- The city of Gdańsk took an innovative, participatory approach while drafting a plan. The interdisciplinary consultancy and advisory team of experts was dealing with various urban planning issues. Almost 100 public meetings were held to enable citizens to get involved in the planning process. About 3000 people took advantage of this opportunity.
- The plan was enacted by the Gdańsk City Council on 23 April 2018 (Resolution No LI/1506/18) with the amendment of 27 June 2019 (resolution XII/218/19).

Duration of validity

The horizon of the *Study* is 30 years. The *Study* has no legal duration of validity. It has to be evaluated at least once during the term of office of the city council and on the basis of this evaluation, the decision about the update can be made.

Details of the plan

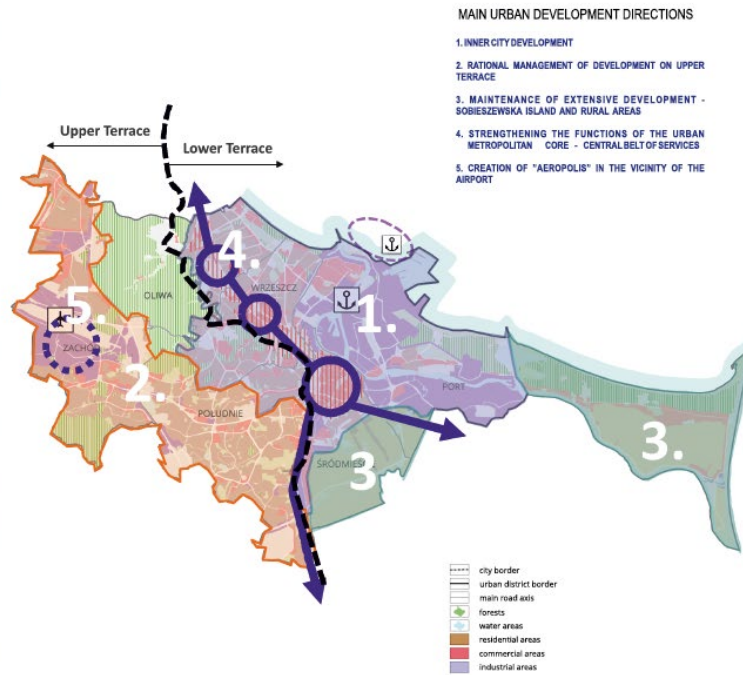
FUNCTIONAL AND SPATIAL STRUCTURE

Key factors of the city's development

The functional and spatial structure of Gdańsk is primarily determined by natural conditions. In the spatial layout one can distinguish the Lower Terrace, with almost 40 km of coastline, and the Upper Terrace, with forest complexes, including the Tri-City Landscape Park, separated by a clearly visible in space edge zone. The spatial development of the city is determined by its linear layout - the location between the Gdańsk Bay and the green areas - and the polycentric structure (Historical Downtown, Wrzeszcz district, and Oliwa district).

The economic growth poles are connected with three areas: the port, the airport and the Central Belt of Services (the area along the main transport route, with the largest concentration of metropolitan services). The planned expansion of the outer port by the Central Port will significantly improve city's position in maritime economy in the Baltic Sea. Investment areas in the vicinity of airport, designated for high technology sectors are also planned.

The intensification of housing in Gdańsk will concentrate mainly within the city center zone. The goal is to make optimal use of the existing and planned technical and social infrastructure, while maintaining the internal diversity of the city and a wide investment offer. In the development districts, the existing spatial policy will be continued.



Detail 1: Functional and spatial structure of Gdańsk. Source: City of Gdańsk, 2018.

GDAŃSK - URBAN DEVELOPMENT DIRECTIONS

based on the document approved on 23.04.2018 by Gdańsk City Council 'Study of conditions and directions of Gdańsk spatial development'

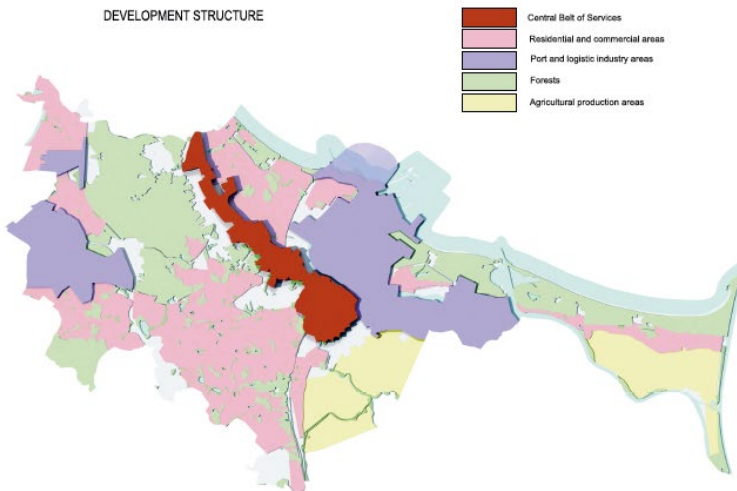
1. MAIN SPATIAL GOALS:

- protection of cultural heritage,
- protection of natural resources,
- economic and social development,
- balanced spatial structures,
- forming sustainable mobility

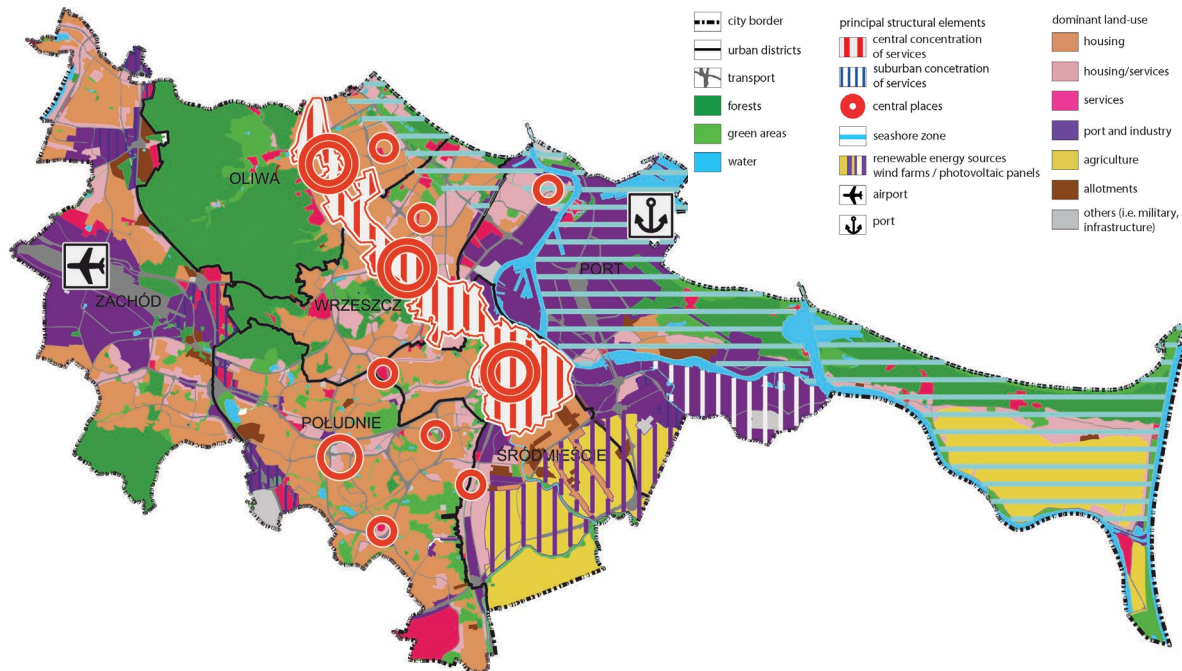
2. MAIN DIRECTIONS:

- continuation of the city's inner development through filling in specified urban structures, limitation of urban development in Żulawy area (alluvial deltas of the Vistula) and counteracting suburbanisation,
- intensification of development in established urban structures,
- development of the Central Belt of Services as a designated downtown zone,
- development of lower-ranked centers of services including local public spaces to improve the quality of life in housing estates,
- emphasizing and complementing the polycentric structure of the city,
- development of metropolitan functions by taking advantage of maritime economy, technologically advanced production and services, including: business environment, tourism, sport, culture and science,
- protection of cultural and landscape natural assets as an important part of the city's identity,
- raising living standards by improving the quality and attractiveness of sustainable mobility.

DEVELOPMENT STRUCTURE



Detail 2: Urban development directions of Gdańsk. Source: City of Gdańsk, 2018.



Detail 3: Directions of spatial development of Gdańsk. Source: Biuro Rozwoju Gdańska, 2018.

Characteristics

Location of the area

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City of Gdańsk is located in northern Poland, the seashore of the Gdańsk Bay frames its northern-east border while the woods of the Tri-City Landscape Park map out its southern-west fringe. Together with Gdynia and Sopot the city forms the core of linear metropolitan structure of so-called Tri-City. Gdańsk with its population of 470.907 inhabitants is the biggest urban core of this 1,3 million structure. The city itself covers the area of 262 square kilometres.

Initial situation

The Study replaces a former version (adopted in 2007).

Particularities of the procedure and/or contents

The Study has been prepared in a very participative way and it can serve as an example of the inclusive process in terms both professional advice and civil society involvement.

Notes and links

Sources:

Biuro Rozwoju Gdańska (2018) *Studium uwarunkowań i kierunków zagospodarowania przestrzennego miasta Gdańska (Study on conditions and directions of spatial development in the City of Gdańsk)*. Available at: <https://www.brg.gda.pl/planowanie-przestrzenne/studium-uwarunkowan-i-kierunkow-zagospodarowania-przestrzennego> (accessed 11 December 2021).

City of Gdańsk (2018): *Directions of Spatial Development based on the document adopted by the City Council on 23rd April 2018 "Study on conditions and directions of spatial Development in the City of Gdańsk"*. Available at: <https://www.brg.gda.pl/planowanie-przestrzenne/studium-uwarunkowan-i-kierunkow-zagospodarowania-przestrzennego> (accessed 11 December 2021).

Links:

The main drawing of the *Study on conditions and directions of spatial Development in the City of Gdańsk* presenting directions of development is available at:

<https://brggda.maps.arcgis.com/apps/webappviewer/index.html?id=59621abd67394ce787aba81bd03af623> (accessed 11 December 2021).

Biuro Rozwoju Gdańska (Gdańsk Development Office): <https://www.brg.gda.pl> (accessed 11 December 2021).

Biuro Rozwoju Gdańska (Gdańsk Development Office). Library of studies/works: <https://www.brg.gda.pl/planowanie-przestrzenne/inne-opracowania-urbanistyczne> (accessed 11 December 2021).

Biuro Architekta Miasta (City Architect Office): <https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta> (accessed 11 December 2021).