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Notice of initiating the creation of a detailed spatial plan

Public from: 11.06.2024

Public until: for an indefinite period

Lääne-Harju Vallavalitsus publishes this announcement under [Subsection 7 of § 128 of the Planning Act \(PlanS\)](#).

Lääne-Harju Vallavalitsus announces has initiated detailed planning of the port tn 20, wind tn 2a, wind tn 4 cadastral units and nearby areas in the city of Paldiski by order No 371 of 28.05.2024.

Hellaterk OÜ (10345438) submitted to the rural municipality government of Lääne-Harju an application for the initiation of a detailed spatial plan (registered 01.02.2024 No 6-2/365) with the intention to initiate a detailed spatial plan in the city of Paldiski on the cadastral units and adjacent areas of the port tn 20 (cadastral indicator 58001:002:0068, dedicated land of 100% public buildings), wind tn 2a (cadastral indicator 43101:001:0161, residential land) and wind tn 4 (cadastral indicator 58001:002:0320, commercial land). The size of the planning area together with the adjacent area is 1.05 ha.

Cadastral units located in the planning area are located according to the comprehensive plan of the city of Paldiski, the cadastral unit of the port tn 20 in the area with the principal purpose of the public building, the cadastral unit of wind tn 2a in the area with the principal purpose of the apartment building land and the cadastral unit of wind tn 4 in the area with the principal purpose of trade, service and office buildings. For access to the cadastral unit of Tn 2a wind, section 1 of the wind Street includes residential land of transport land (cadastral code 58001:001:0403) and wind tn 2c (cadastral code 43101:001:0160). The planning area is bounded to the north by the residential land of port tn 24 (cadastral code 58001:002:0240) and port tn 26 (cadastral code 58001:002:0250), to the north-east by the residential land of park Pargi tn 8 (cadastral code 58001:002:0300), to the south by the wind tn 2b (cadastral code 43101:001:0162), to the west by the cadastral units of the production land tn 24a (cadastral code 58001:002:0072).

According to the comprehensive plan of the city of Paldiski, in addition to the control function determined by the plan, other land use targets suitable for the region may be used up to 49% of the area of land. It is therefore a detailed plan in accordance with the comprehensive plan, since the use of a commercial and apartment building is planned in addition to the use of the public building on the land of the port tn 20. The tasks of the spatial plan pursuant to clauses 126 (1) 1) –9) and 11) –12), 17), 20) of the Planning Act.

The purpose of preparation of a spatial plan is to specify the intended purposes and uses of cadastral units, determine the area of superficies and building rights of plots of land, plan access and factory facilities and determine the principles of landscaping and good order.

There is no need for possible studies upon initiation of the detailed spatial plan.

Documents

1. [Lääne-Harju Vallavalitsuse 28.05.2024 korraldus nr 371](#)
2. [Lääne-Harju Vallavalitsuse 28.05.2024 korralduse nr 371 lisa](#)

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