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## Notice of initiation of a building plan

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The Pärnu Linnavalitsus publishes a notice pursuant to [paragraph 128\(7\) of the planning Law \(plans\)](#).

The Pärnu Linnavalitsus informs the Pärnu Municipal Government of 29.08.2016 by order No 484, the drawing up of a building plan for the monthly TN 4 site was initiated.

The planned site of 3933 m<sup>2</sup> is situated in the conservation zone of the Pärnu old Town and Heritage resort in the coastal division and has been built up. According to the building register, 430 m<sup>2</sup> of the surface area of the building is occupied by a 2-floor panel building with 2113 m<sup>3</sup> of the building area. Post-cadastral land use on the land is the land of public buildings, the guiding function on the land according to the current master plan is the land of public buildings (üh), the land is located in an area at risk of flooding.

The applicant would like to earn income through a business activity on the land, which is not, however, the case for the land use of public buildings. Therefore, the purpose of the zoning plan is to transform the land use control function according to the master plan into commercial land and partly into a building in co-ownership. (the weightings will be specified when the zoning plan is drawn up). The land is intended to be built on a three-fold building, with summer apartments on the two upper decks and catering services on the first deck, parking on its own land as an underground car park, without being divided into .The modification of the land use control function on the land results in a change to the main design of the master plan, so that it is a building plan that modifies the master plan.

The task of drawing up the building plan shall be to identify the most suitable building area and building right for the land, to determine architectural, urban and parking conditions and to determine the parking solution. The building plan amends the urban development plan for the town of Pärnu in respect of the land use targets assigned to the plots. The design of a new land use control function is predominantly business land (Ä).

Under paragraph 33(2)(2)(3) and (4) of the Law on environmental impact assessment and management systems ("the KeHJS"), the need to initiate a strategic environmental assessment ("sea") must be considered if a zoning plan is drawn up in the case provided for in paragraph 142(1) (1) or (3) of the planning law (a zoning plan containing a proposal to amend the main design) and must be the subject of an ex ante assessment of the

.In the light of the foregoing, paragraph 128(1) of the planning Law, paragraph 33(2)(2)(3) and (4) of the EIA and EMS Law and paragraph 4(2) of Decree No 18 of the Pärnu City Council of 30.06.2009 entitled "planning Regulation of the City of Pärnu", taking into account, in addition, the statement made in response to letter No 8-4/2335-3 of the Pärnu Municipal planning Department of 29.02.2016 and the of OÜ 03.02.2016 of the spruce Development Committee.

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