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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 City Government of 17.10.2016 by order No 571, the preparation of the building plan for the land in Karjamaa TN 15 was initiated.

The planned area of 930 m<sup>2</sup> is located in the residential area of the city centre, in the quarter between the cattle, Karjamaa, Aisa and the square streets and has been built up. According to the register of buildings, the total area occupied by the dwelling, the cucumber and the washing kitchen on the land is 172 m<sup>2</sup> (18%). The post-cadastral land use target on the land is 100% residential. The land use control function on the land according to the master plan is a small dwelling (EE) which is not intended to be modified.

The aim of the applicant is to develop a residential accommodation service on the land. The extension of the existing residential building is to be completed on the basis of a building permit issued in 2009, while the existing secondary building on the north-eastern boundary of the property is to be stored on a 1-floor basis (hmax 3.0 m). A new 1-floor building with saunas and accommodation is to be built on the north-western border of the land, with a firewall height of hmax 5,0 m. for the purpose of land use, 75-100% of the family residential area (EP) and 0-25% of the accommodation area (BM) are to be planned. The boundaries of the land remain unchanged, the parking can be resolved within the land. The maximum permissible total construction percentage of a plot of land in accordance with the current master plan is 25%. The purpose of the zoning plan is to set a new total construction percentage of 35% for the land and a surface area of 325 m<sup>2</sup> for the building. It is therefore a building plan which amends the existing master plan as regards the percentage of land being built up in full.

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 where a zoning plan is drawn up in the cases referred to in paragraph 142(1) (1) or (3) of the planning Law or in the case referred to in paragraph 6(2) of the KeHJS and referred to in a decree adopted pursuant to paragraph 6(4) of the KeHJS, and it must be preceded by an assessment. The ex ante assessment concluded that, in the light of the objectives of the building plan for the land at Karjamaa TN 15, the urban environment in the vicinity of the plan area, the ex ante assessment carried out and the expected environmental effects, it could be concluded that the activities envisaged by that plan are not likely to have significant effects on the environment. The ex-ante assessment proposes that the KSH procedure for the building plan for the building of the Karjamaa TN 15 should not be initiated by the

.The task of drawing up the building plan shall be to identify the most suitable building area and building rights for the land, to determine architectural and building conditions, to determine the proportions of land use and to determine the parking solution. The building plan amends the urban development plan for the town of Pärnu in respect of the full construction percentage of the land on small dwellings.

### Related document

- opening of the building plan for the plot of land TN 15 and failure to initiate a strategic environmental assessment of the building plan (order No 571 of the Pärnu Municipality of 19.10.2016)

[http://amphora.lv.parnu.ee/amphora\\_public/index.aspx?itm=1415017](http://amphora.lv.parnu.ee/amphora_public/index.aspx?itm=1415017)

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