

THE ROLE OF LAND USE PLANNING IN THE SUSTAINABLE DEVELOPMENT OF TERRITORIES IN LATVIA

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Introduction

In order to launch developing idea of area, the area and configuration of the parcel is not always such as needed for planned land use, and it is often necessary to make changes in the boundaries of real property. To perform it legally justified, the legislation of Latvia should provide two instruments for such purposes: development of detailed plan or Land use planning project (LUPP). The detailed plan should be one of the documents at the local level of the spatial development planning system.

However, development of LUPP in Latvia is determined by the Land Use Planning Law (2006).

The LUPP should be developed for following land use planning works:

- elimination of inter-areas or exchange of land parcels by reorganisation of land parcel boundaries;
- division of land parcels.



Materials and methods

The **purpose** of this research is to evaluate the role of the LUPP in sustainable development of the territory in Latvia. To achieve this, the following tasks have been identified:

- carry out survey of specialists of local governments about development of LUPP and their importance;
- compare the procedures and conditions for development of LUPP and detailed plan in accordance with regulatory documents adopted in Latvia.

The survey was organised in order to find out the current situation about development of LUPP, how and for what purposes the LUPP are developed in the various local governments of Latvia. The questionnaire was produced and distributed digitally using the *Google.com* personal account, in which questionnaire was inserted electronically with number of questions concerning the development of LUPP in the local governments. Questionnaires were sent out to all 119 of Latvia local governments. The questionnaires were completed and returned by nearly half - 50 (42%) of Latvia local government specialists.

In order to assess the needs and differences of the LUPP and detailed Plan as instruments for development of territory, the study on the basis of relevant regulatory acts, analysed and compared the procedural progress and conditions for development of these two projects.

Results

Survey questions and response variants on development of land use planning projects (LUPP) in local governments (Fig.1-4)

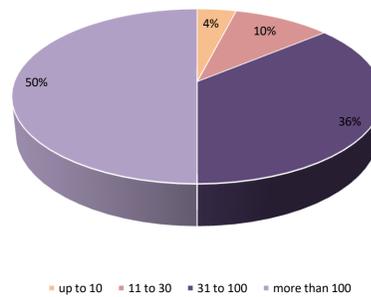


Fig.1. Number of LUPP developed in your government since adoption of Land Use Planning Law

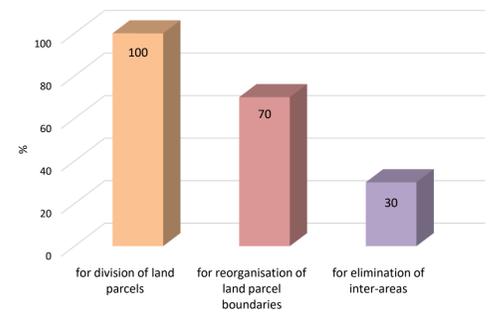


Fig.2. For which purposes LUPP have been developed in your local government?

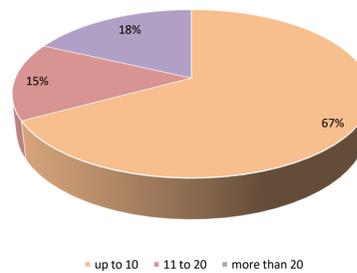


Fig.3. Number of LUPP developed for joint property distribution

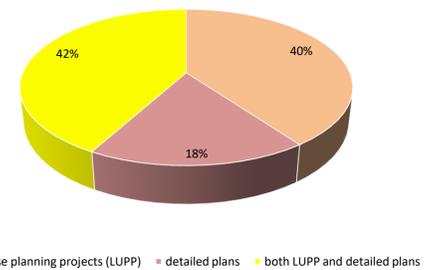


Fig.4. What is usually developed in the local government for sites for new construction?

Table: Comparison of objectives and conditions for development of land use planning projects (LUPP) and detailed plans

No	Indicators	Land use planning project (LUPP)	Detailed plan
1	Purpose of Project/Plan development	Division of land parcels, exchange of land parcels, elimination of inter-areas	Implementation of specific development proposal or planning task, detailing the requirements specified in the spatial plan or local plan
2	Does the development of the project/plan always involve changes in the boundaries of land parcels?	Yes, with changes in boundaries of land parcel	Common, but not always
3	Should the project/plan developer be certified person?	Works shall be performed by certified persons	Not always, but, if division of land parcels or exchange of land parcels or development of minimum composition of building project is planned, it should be performed by certified person
4	Validity of project/ plan	LUPP should be implemented within four years after its approval	The time period has not been specified, but the local government may prescribe a time period within which the implementation of the detailed plan has to be commenced
5	Conditions for implementation of the project/plan	LUPP has been implemented if the project territory has been cadastrally measured, registered in Cadastre Information System and in the Land Register	Detailed plan has been implemented if territory of detailed plan has been used in conformity with the solution of the detailed plan and the specified requirements

CONCLUSIONS

➤ LUPP in Latvia is not included in spatial development planning system, but in practice it is applied in cases of division of land parcels. Therefore, it becomes as basis for sustainable development of territory.

➤ Current legal framework and methodology of LUPP in Latvia do not correspond to wider reorganisation of land parcel boundaries and implementation of land consolidation. Need for reorganisation of land parcel boundaries, particularly in rural areas, in future will increase. Therefore legal framework for development of LUPP should be improved.