

**Kaltene, Stone crushing base
88820100376, 1.4 ha**

NATIONAL ENVIRONMENTAL SERVICE

A request for Technical Regulations must be submitted through the Construction Information System, adding a sketch, topography, and required schemes. The expert will evaluate and then make a decision - whether technical regulations will be issued or whether an environmental impact assessment will be required.

TERRITORY PLANNING

According to the existing site plan, Mixed public / commercial development, most likely taking into account the historical function of the crushing base. Therefore, it would be possible to request a zoning change, but it might take a very long time. Because currently the new territorial planning is still in process and if the planning region of Kolka is added, it could even be longer than 2025.

**TERRITORY PLAN OF ROJA COUNTY
EXPLANATORY MEMORANDUM**

15.1. MIXED PUBLIC / BUSINESS BUILDING (J)

Definition

In the mixed public/commercial building area (J), the main types of use are which serve public or social purposes and also include state and local governments, religious, educational, cultural, scientific, medical, social care, charitable or other similar non-commercial institutions, as well as trade, service facilities and others companies and institutions of a commercial nature, while secondary ones are others allowed in the territory types of use.

Characterization and rationale

Mixed public / business development is planned in village areas. In perspective mixed public / business areas planned on the basis of spatial development for strategy proposals:

In Kaltene - territory near the Kaltene church - for the construction of a Lutheran parish house, part of the property "Putniņi - Tīdas " - to the SE of the property "Kāpas", by the highway P 131 - sport for setting up squares, **in the former stone crushing base - tourism infrastructures for setting up a facility or other business facility;**

Permitted use:

Primary use Business and commercial institution; Public institution; State or municipal administrative institution ; <input type="radio"/> educational institution; <input type="radio"/> medical institution; <input type="radio"/> social care institution;	Secondary use <input type="radio"/> light industrial production company; Multi -apartment residential building; Engineering supply networks and their objects.
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Cultural institution; Sports building; Trade or service object.	
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Detailed building regulations are provided for in the Rojas County Building Regulations.

15.16. RURAL TERRITORIES AND MEADOWS ON THE COAST (LP)

Definition

The use of agricultural areas on the coast (LP) is related to the landscape conservation and maintenance, as well as with small-scale cultivation of agricultural products in volumes.

Characterization and rationale

In territorial planning, rural areas on the coast are planned, mainly in the Baltic in the protective zone of the sea and the coast of the Gulf of Riga dunes, where undeveloped areas can set significant limits to further development. Construction in accordance with the Protective Belt law is possible only in certain cases, when legal ones have been approved in accordance with the established procedure the existence of previous construction.

Permitted use:

Primary use: in the mentioned cases in village territories); Cultivation and maintenance of landscapes; Growing of agricultural products; Livestock farming; ○ vegetable growing; fruit growing, floriculture; Beekeeping .	Secondary use: Rooms for individual work and seasonal trade / service object (in those mentioned in the description in cases in village areas); ○ improvement elements. Auxiliary use : ⊕ engineering supply networks and objects.
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Detailed rules of use and construction are provided for buildings in Rojas district in the rules. They are designed differently for village areas and areas outside villages.

Law of buffer zones

Article 6. Coastal protection zone of the Baltic Sea and the Gulf of Riga

(1) The coastal protection zone of the Baltic Sea and the Gulf of Riga was created to reduce the impact of pollution on the Baltic Sea, preserve the protective functions of the forest, prevent the development of erosion processes, protect coastal landscapes, ensure coastal natural resources, including resources necessary for recreation and tourism, and other areas important to society conservation and protection, their balanced and sustainable use.

(2) The coastal protection zone of the Baltic Sea and the Gulf of Riga is divided into the following zones:

1) coastal dune protection strip, the width of which depends on the width of the dune zone, but is not less than 300 meters landward, counting from the place where the natural land vegetation begins, except in the following cases:

a) if the territorial planning of the local municipality has been approved in cities, the width of the coastal dune protection strip in them is not less than 150 meters, necessarily including the specially protected habitats in a 300-meter wide strip,

b) if the boundaries of the villages have been approved in accordance with the procedure provided for in Article 67 of this law and determined in the territorial planning of the local municipality, the width of the coastal dune protection strip in these villages is not less than 150 meters, necessarily including the specially protected habitats in a 300-meter wide strip, as well as taking into account the historical population structure;

2) a sea protection zone covering the beach and part of the underwater shelf from the beginning of continuous natural terrestrial vegetation to the 10-meter isobath ;

3) a strip of limited economic activity up to 5 kilometers wide, which is determined taking into account natural conditions.

(3) In places where the main coast of the sea is steep , the width of the protective strips is determined from the upper shore of the main coast .

(4) The Ministry of Environmental Protection and Regional Development shall develop the methodology project for determining the coastal protection zone of the Baltic Sea and the Gulf of Riga, as well as the inclusion, change and exclusion of specially protected habitats.

(With amendments made by the law of 21.02.2002, 19.06.2003, 14.05.2009, 16.12.2010 and 22.12.2021, which enters into force on 20.01.2022. The amendment in the fourth part enters into force on 01.07.2022. See . paragraph 25 of the transitional provisions)

TERRITORY PLAN OF ROJA COUNTY TERRITORY USE AND BUILDING RULES

2.7. EXISTING BUILDINGS AND OTHER BUILDINGS, INITIATED DESIGN AND CONSTRUCTION

If the existing buildings and other structures have been legally built or are being legally designed, built, rebuilt or installed at the time of entry into force of these building regulations, as a result of which some buildings or the characteristics of other buildings do not comply with these building regulations, but the existing land units the type of use complies with the building regulations, then:

1) existing buildings and other structures may be rebuilt or renovated, subject to the provisions that:

- rebuilt or renovated these buildings or other structures will correspond to all these structures

the conditions of the regulations, which the existing buildings or other structures met;

- no reconstruction, respecting all other buildings and other structures on the land unit,

may not increase non-compliance with building regulations;

2) existing buildings and other structures may be expanded, subject to the condition that:

- any expansion of a building or other structure complies with these building regulations;
- expansion, taking into account the use of all other structures and territory, does not increase non-compliance with building regulations;

3) may continue the started design, construction, reconstruction or installation works, if the municipality does not compensate for the losses.

4.22. TERRAIN AND SURFACE PROTECTION

4.22.1. Placing any permitted use on the land unit and carrying out construction work, maximum the topsoil and relief must be preserved.

4.22.2. The top layer of soil must be restored after construction is completed.

4.31. REQUIREMENTS FOR FENCES

4.31.1. The minimum transparency of fences in village areas, depending on the height of the fence, is as follows:

1) up to 1m high fence - no restrictions;

2) up to 1.60 m high fence - 40%.

4.31.2. It is forbidden to place fence post supports on the territory of streets, roads and squares.

4.31.3. The height, transparency, color and material of fences and gates must be coordinated with the style of buildings and to existing neighboring fences.

4.31.4. The use of surrogate materials (scrap metal, plastic scraps, etc.) in fences is prohibited in construction.

4.31.5. It is forbidden to fence the common areas of existing multi-storey apartment buildings yard areas

5.1. ENVIRONMENTAL AND NATURAL RESOURCES PROTECTION GUARDS

5.1.1. BALTIC SEA AND RIGA GULF COASTAL DUNE PROTECTION STRIP

5.1.1.1. The coastal dune protection zone of the Baltic Sea and the Gulf of Riga is graphically shown as planned

in the (permitted) use plan (M 1 : 10,000) with a red solid line, they coordinates are shown in the annex to the regulations for the use and construction of the territory

No. 1.

5.1.1.2. The width of the defined coastal dune protection zone outside the villages is not less than 300

meters landward, counting from the place where the natural land begins vegetation.

5.1.1.3. The width of the defined coast dune protection zone as defined in Article 67 of the Law on Protection Zones

within the boundaries of villages approved in accordance with the procedure, there is not less than 150 meters of land

in the direction from the point where the natural terrestrial vegetation begins, inclusive specially protected habitats.

5.1.1.4. Requirements and restrictions for the use of the territory of the Baltic Sea and the Gulf of Riga

Coastal dunes in the protective zone are defined by the Protection Zones Law and other regulatory acts.

5.1.1.5. Developing detailed plans for real estate located in the Baltic Sea

and in the dune protection zone of the coast of the Gulf of Riga, should also be provided for in the detailed plan habitat map.

5.1.1.6. In accordance with Article 36, Part 5 of the Law on Guardrails, the territory planning has specified

the possibility of pedestrian access to the beach. In the graphic part of the plan with blue arrows signs are shown for the public sea, which must be provided at least 1.5 m wide regardless of property ownership. Access should preferably be provided via natural trails or along land unit boundaries.

5.5. ROPE LANES

Tow lane - a strip of land along the water's edge intended for fishing or shipping related activities and pedestrians.

The following natural tow lanes are defined in the plan:

1) along the sea coast - 20 m from the place where the highest sea level reaches waves;

2) along the banks of private waters - 4 m, (along the flat banks of rivers and lakes - from normal water lines or along the steep banks of rivers and lakes - from the shore tops of slopes);

3) along the banks of other waters - 10 m, (along the flat banks of rivers and lakes - from normal water lines or along the steep banks of rivers and lakes - from the shore tops of slopes).

6.1 MIXED PUBLIC/TRADE BUILDING (J)

6.4.1. In a mixed public/business built-up area, the main types of use are which serves public or social purposes and also includes state and local governments, religions, educational, cultural, scientific, medical, social care, charity or similar non-commercial institutions, as well as trade, service facilities and other commercial ones companies and institutions, while secondary ones are others allowed in this territory types of use.

6.4.2. Basic requirements for the use of a mixed public/business building area:

6.1.2.1.	Primary use way	of business and commercial nature; Public institution; State or municipal administrative institution; • educational institution; ○ medical institution; ○ social care institution; Cultural institution; Sports building; • object of trade and/or services.
6.1.2.2.	Secondary use way	○ light industry production company; Multi -apartment residential building; Fuel filling station ; Engineering supply objects .

6.1.2.3.	Auxiliary use	a flat; farm building; garage.
6.1.2.4.	Minimal startups area of land units	In the village of Kaltene - 3000 m ² . In other areas of the county - according to the functional need.
6.1.2.5.	Building density	40% is determined in the coastal dune protection zone, the rest in the territory - is not restricted
6.1.2.6.	Minimum free area	20%
6.1.2.7.	Minimum land units the front	15 m
6.1.2.8.	Building maximum height	15 m
6.1.2.9.	Maximum number of floors	3 floors
6.1.2.10.	Construction release	Not less than 4 m from red lines or roads protective belts; if the street has an established building permit , the building is placed on it.