

# KUNDZINSALA 1

## DESCRIPTION OF THE TERRITORY

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### 1. General parameters

**Address:** Kundzinsala 1, Riga

**Cadastre identifier:** 0100 096 0237R

**Total area and cadastral numbers:** 56 720 m<sup>2</sup> of which:

- 56 595 m<sup>2</sup>, cadastral number 0100 096 0237, section 19292
- 105 m<sup>2</sup>, cadastre identifier 0100 096 2003, not registered in the Land register (in nature – water)
- 16 m<sup>2</sup>, cadastre identifier 0100 013 2019, not registered in the Land register (in nature – water)
- 4 m<sup>2</sup>, cadastre identifier 0100 049 2026, not registered in the Land register (in nature – water)

**Overall length of the coastline:** 150 m

### 2. Permitted use of the area

**Zoning: Industrial Building Area R4**

Main use of the land:

- Light industry construction (13001);
- Construction of waste management and recycling plants (13005);
- Engineering infrastructure (14001);
- Linear transport infrastructure (14002);
- Transport infrastructure (14003);
- Warehouse construction (14004);
- Airport and port construction (14005): construction consisting of port terminals and related infrastructure, including hydraulic structures, berths, navigation equipment and devices in the port, river berths;
- Building of energy supply companies (14006);
- Construction of heavy industry and primary processing enterprises (13002).

Additional use of the land:

- Construction of office buildings (12001): buildings made up of public administrations and other enterprises, organizations and institutions;
- Construction of commercial and / or service facilities (12002): construction of domestic and other service facilities, including service stations and car and motorcycle maintenance companies, excluding production facilities.

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LPP 1

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### 3. Technical parameters of the berth -not

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#### 4. Railroad

**Distance from the territory:** 20 m

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#### 5. Roads

**Distance from the territory:** 0 m

Asphalted access road from the east of the territory.

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#### 6. Gas pipeline

**Parameters:** Medium pressure

**Distance from the territory:** 200 m

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#### 7. Electricity

It is necessary to construct a connection of the appropriate capacity.

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#### 8. Water supply/sewage

Local networks.

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#### 9. Ground – no data available

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#### 10. Distance to the nearest residential area

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**Distance to the nearest residential area:** 500 m

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#### 11. Type of operations of the bordering port companies

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- Warehouse Services
  - Container Terminal
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#### 12. Specific remarks

On the plot there is a real estate owned by another legal entity - a treatment facility and a pumping station.

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PĀRVALDE

### 13. Pictures



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