

QAASUTSUP MUNICIPALITY
**SUMMARY OF CHANGES TO THE
EIGHT PREVIOUS TOWN PLANS**

Ilulissat 22 November 2013

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1 New spheres of authority

The future town plan replaces eight town plans prepared by the eight former municipalities. These eight town plans were prepared at different points in time (spanning decades) and in different ways. The new town plan will also hold plans for the open country.

1.1 A holistic town plan

The town plan is to be revised each election period – every four years or so – but can have a longer time perspective. Consequently, the aim is for the 2014-26 Town Plan for Qaasuitsup Municipality to have goals that reach further into the future – until 2026.

The future town plan replaces eight town plans prepared by the eight former municipalities. These eight town plans were prepared at different points in time (spanning decades) and in different ways. So, a key focus point has been to harmonise the approach to and the shape of both the planning forecast and the provisions.

So far, municipal spatial planning has been divided into, respectively, overall town plans with separate settlement plans, and detailed area planning with local plans within the town and settlement zones, as well as outdoor plans for areas in the open country. This is now replaced by one single level of planning, entailing that the town plan includes both overall and detailed provisions, provisions regarding the open country, and provisions regarding area allotment.

In other words, the role of the town plan has changed. Previously, the plan almost exclusively dealt with spatial planning and civil engineering works. Today, its perspective is holistic and focuses on goals and strategies for development of each town/settlement. The provisions target spatial planning, but they are based on the municipality's development as a whole, i.e. across sectors and administrations.

1.2 The open country

On 1 January, the planning authority and land authority regarding open country were transferred from the Government of Greenland to the municipalities. The open country is a collective designation for all areas that are located outside of the subareas in towns and settlements.

As the basis for transferring the authority regarding the open country in the municipalities, the Government of Greenland prepared the “National planning directive for the open country”, which included a set of rules on planning. The national planning directive's overall provisions regarding subareas in the open country are integrated in the town plan and supplemented by the zoning of new subareas, based on local requests and demand.

1.3 Decision-making authority

Furthermore, following the merger of municipalities, the municipal council has greater decision-making authority. Especially in terms of town plans, which no

longer have to be approved by the Government of Greenland. This does not cause any significant changes to the contents of the town plan.

The legislation in force determines the framework for the municipal authority to prepare the spatial planning for the entire municipal area, in consideration of the Government's interests. In this way, the legislation regulates the framework for the cooperation between the Government authorities preparing spatial planning, the municipal councils and the public sector-planning authorities.

2 Provisions regarding area allotment

After the merger of Greenlandic municipalities, there was a need to determine a uniform set of rules for how to process land use cases. The reason for this prioritisation was the wish and need for openness, a common basis and transparency in the municipality's land administration.

The new provisions regarding the municipal council's granting of area allotments were passed as a town plan addendum and are integrated in the new town plan. They will form a separate chapter, pursuant to section 22 of the Act on Spatial Planning and Land Use.

The provisions do not include guidelines on the payment of site development shares, since it was agreed upon passing the town plan addendum that all site development carried out by the municipality is paid for by public funds.

3 Update of subareas

The merger of the eight previous town plans in Qaasuitsup Municipality and the implementation of the national planning directive for the open country in the 2014-26 Town Plan entailed a lot of changes, updates and additions of subarea provisions. Below are stated the key changes. Minor adjustments to subareas borders are not stated.

4 Subareas in towns and settlements

Subareas are zoned based on the planning framework of the eight previous town plans. In general, quite a few minor adjustments/adaptations were made to ensure that new subareas are based on the existing conditions in towns and settlements.

Provisions are stated for subareas in eight towns and 32 settlements.

4.1 General changes

All **town plan addendums** of the eight previous town plans are integrated in the new town plan and are thus cancelled as town plan addendums.

One of the main changes to the subareas in the town plan is that the two existing subareas for **new airports** in, respectively, Qasigiannugit and Qeqertarsuaq are removed from the town plan. The three towns which are not currently serviced by fixed-wing aircrafts – Kangaatsiaq, Qeqertarsuaq and Qasigiannugit – will in the

coming planning period carry out localisation studies. This is to ensure a technically solid basis for deciding where to locate new airports.

Furthermore, in the coming planning period, it has been agreed to prepare sector plans for traffic and road structures in Ilulissat, Aasiaat and Upernavik to ensure a coordinated basis for making infrastructure investments, and to carry out specific studies of potential locations for a new port in Ilulissat when planning to extend the airport.

At all towns and settlements, a D area is laid out as a **buffer zone towards the open country**, based on the previous town and settlement zones.

In the municipality's settlements, focus is on securing room for **industrial development and better public facilities** such as service centres and public institutions. As a consequence, subareas in settlements have been adjusted to meet any future demand for new industrial and service facilities.

In the eight towns, subareas have been adjusted to meet the demand for **new housing**, so the plan secures plenty of available space for future residential areas.

Generally, all subareas have been adjusted so they, to the extent possible, follow the centres of roads, the configuration of the ground and coastlines.

The specific changes to subareas within the eight districts are described in the following. All town plan addendums of the eight previous town plans are integrated in the new plan and will not be mentioned further.

4.2 Kangaatsiaq

KAT0900

- › A1: The subarea is extended towards the east to include part of the former A9. A1 is also extended towards the south to include the unbuilt area (D area) along the coast.
- › A5: The unbuilt area (D area) north of A5 is assigned to residential purposes and becomes part of A5.
- › A7: Subarea A7 is extended to include C3 and part of D3 for residential purposes.
- › A9: This subarea is cancelled as subarea. The southern part of A9 is transferred to A1. The eastern part of A9 is transferred to D1 (buffer zone), and the north-western part of A9 is transferred to C4.
- › A10: This subarea is reduced to have its northeastern border run along E4.
- › B2: The largest part of the subarea (dump) is cancelled, and the area along the coast is transferred to D1 (buffer zone).

- › C3: Subarea C3 is only used for residential purposes and is therefore merged with A7. As a result, C3 is cancelled as a subarea.
- › C4: The subarea is extended towards the south to include the school.
- › D3: The northern part of the area is transferred to A7.

ATT0902

No changes.

IGF0905

- › A2: The southern part of the subarea is transferred to D1 (buffer zone) as it holds much available space.
- › D4: The subarea is cancelled and becomes part of the centre area C to make room for a future multi-purposes house.
- › D1: The border towards the south has been adjusted.

NQK0906

- › C1: The subarea is reduced by transferring the southern part of the area to A1.
- › A1: Is extended as explained above.

IKS0908

- › C2: The southern part of the subarea is transferred to the new D2 subarea.
- › D2: A new subarea created to hold a cemetery.

4.3 Aasiaat

AAS1000

- › B6: The subarea is cancelled by transferring it to D1 (buffer zone).
- › B14: The subarea is cancelled by transferring it to D1 (buffer zone).
- › C2/A18: The border between C2 and A18 has been adjusted to transfer a small part of A18 to C2.

AKU1003

- › B1: The subarea is extended towards the west to ensure more available space for industry and port facilities. Furthermore, a small area towards the south is included for boat storage. The north-eastern border of the subarea has been adjusted by transferring part of the area to A3.
- › C1: The subarea is extended towards the east to include the church. The western part of the subarea is transferred to a new residential area, A3.

- › A3: The subarea is created for residential purposes (previously part of C1). The subarea also includes part of B1 towards the south.
- › D4: The buffer zone is reduced vastly near the previous settlement zone, to now only include a small area around the settlement. The rest of the previous settlement zone is transferred to open country.

KIT1004

- › B2: A new subarea that covers the existing power plant.
- › B3: This subarea is extended towards the west to include the entire bay towards C1. This creates space for boat storage along the coast.
- › C1: The southern part of this subarea is transferred to A2 as the area is used for residential purposes.
- › C2: This new subarea is created to provide space for a multi-purpose house and/or another type of day-care facility. As a consequence, subareas A1 and D2 are reduced.

IKA1101

- › A2: The western part of B1 is assigned to residential purposes and is transferred to the new A2 subarea.
- › B1: The area for industry and port is reduced to only cover the area around the port.
- › C1: This new centre area is zoned in the area around the settlement's service facilities, shops etc., and part of B1 is thereby transferred to C1.

4.4 Qasigiannquit

- › E9 and E10: The subareas are removed from the 2014-26 Town Plan and transferred to D12. More in-depth studies are to be carried out to determine a location for an airport in Qasigiannquit before a subarea be zoned for this purpose. The area which was previously zoned for airport sees a lot of turbulence, making it unsuitable as airport location.
- › B10 is removed from the plan and the area is transferred to D12 as there is sufficient available space, and since the area is unsuitable for industry due to the terrain and soil conditions.
- › A12, A13, B8 as well as the western part of B7: The subareas are merged into a single subarea for residential purposes, A12.
- › C3 and C5: The subareas are merged into a single subarea, C3. The southern part of A11 (south of the road) is also transferred to C3.
- › D13: This new subarea is laid out for the cemetery north of the heliport.

4.5 Ilulissat

ILU1200

- › A28 (C21): The borders of the subarea remain unchanged, but its use is changed to public purposes to reflect reality.
- › C11: The subarea is cancelled as an area for public facilities since the area is actually used for keeping dogs. The northern corner of C11 is transferred to C21 (former A28) north of the area.
- › C12: This subarea (ice fiord centre) is extended towards the south and the east to include a small part of D9 and D11.
- › The preservation of the Kangia ice fiord is integrated in the plan, and a two-kilometre buffer zone along the preservation border is established.
- › D9: The subarea has been adjusted to the preservation border towards the Kangia ice fiord south of the subarea. The area is an urban buffer zone near the preserved area (the ice fiord). The area is merged with the southern part of D10 so that the subarea runs along the northern border of the ice fiord buffer zone.
- › E4: The subarea is cancelled and transferred to D9 as it is no longer relevant to use for water supply.

OQA1201

No considerable changes – only minor adjustments of the subarea borders to reflect reality.

SQQ1203

No considerable changes – only minor adjustments of the subarea borders to reflect reality.

ILQ1204

Subareas have been adapted to the subarea plan prepared for Ilimanaq (town plan addendum no. 58) in parallel to the 2014-26 Town Plan:

- › D4: This subarea (buffer zone) has been vastly adjusted near the previous settlement zone to now include a smaller area around the settlement.
- › E1: This new subarea is zoned for technical purposes south of the settlement (new dump location). Consequently, the previous E1 subarea is cancelled.
- › A1: The subarea is extended to cover existing buildings and provide more available space for new homes.
- › D3: This subarea is zoned for recreational purposes around the lake.

4.6 Qeqertarsuaq

QEQ1400

- › D7: The subarea (buffer zone) has been adjusted to include a smaller part of the urban area.
- › E8: The subarea is removed from the 2014-26 Town Plan and transferred to D7 since it is not a suitable location for an airport. More in-depth studies are to be carried out to determine a location for an airport in Qasigiannuit before a subarea be zoned for this purpose.

4.7 Uummannaq

UUM1500

- › E9: Subarea for new dump.

NIA1501

- › D3: New subarea for cemetery.

QST1502

- › A2: The southern part of the subarea is removed and transferred to D2.
- › B2: The southern part of the subarea is removed and transferred to D2.
- › C1: The western part of the subarea is transferred to A1. A small part of the subarea, farthest to the west, is transferred to D1.

IKE1503

- › C2 is removed and the northern part of the subarea is transferred to A2.
- › B1 is reduced and the southern part of the area of the subarea is transferred to A2.
- › A3 is removed and the northern part of the subarea is transferred to A2.

SAA1504

- › Town plan addendum no. 4 has been integrated.

UKK1505

- › Town plan addendum no. 6 has been integrated.

ILL1506

- › Town plan addendum no. 3 has been integrated.
- › A3: The subarea is reduced towards the west (towards the mountain/hill).
- › A2: The subarea is reduced towards the south-west. The eastern part of the subarea is also reduced and part of the subarea is transferred to C1.

- › A1: The subarea is extended towards the coast and also includes a part of C1 towards the west.
- › B1: The subarea is reduced towards the southwest and ends at the border on A1.

NUG1507

- › A1 and A2: The two subareas are merged into one residential area (A1), which also includes parts of B1 and C1.
- › C1: The subarea is reduced by transferring the northern part of the area to, respectively, A1 and D1 (buffer zone).
- › B1: The subarea is reduced towards the north by transferring the northern part of the subarea to residential purposes in A1.
- › D1: This buffer zone is reduced near the previous settlement zone to include a smaller area around the settlement's buildings.

4.8 Upernavik

UPV1600

- › A5: The northern part of the subarea is cancelled as residential area and transferred to D1. The southern part of the subarea is merged with A4.
- › E7: This new subarea is zoned for a dump in the northern part of town (between B6 and A9).

UPK1601

- › No changes.

KAQ1602

- › No changes.

AAP1603

- › B2: This new area for industry south of the settlement is zoned for a fish factory.

TUS1604

- › The abandoned settlement is not included in the 2014-26 Town Plan.

TSS1605

- › No changes.

NUS1606

- › B2: This new area for industry and port is zoned north of A1.

KLQ1607

- › C1: The subarea is extended towards the east by including part of A1 for public purposes. The subarea is also extended slightly towards the south by including part of B1. In the subarea, new institutions may be established.
- › B2: A new subarea for industry and port is zoned in the eastern part of the settlement.
- › E3: This new subarea north of the settlement is zoned for a dump.

NAJ1608

- › B1: The subarea is extended slightly towards the north to create more available space for industry.
- › B2: This new subarea for industry and port is zoned in the southern part of the settlement.

INN1609

- › No changes.

NUT1610/IKE1610

- › A1: This new subarea for residential purposes is zoned in the southern part of C1.
- › D1: The subarea (buffer zone) is extended towards the west and north to include the settlement of Ikerasarssuk north of Nutaarmiut.
- › C2: This new subarea is zoned around the settlement of Ikerasarssuk – on the island north of Nutaarmiut. Ikerasarssuk has been granted status as settlement and is therefore included in the 2014-26 Town Plan, which places it under Nutaarmiut.

4.9 Qaanaaq

QNQ1700

- › A10: This new subarea is zoned for residential purposes to meet the demand for new residential buildings.
- › A1, A2 and A6: These subareas are extended to meet the demand for new residential buildings.
- › D3: This new subarea east of the town is zoned for a cemetery.

SAV1701

- › No changes.

SIO1704

- › No changes.

MOR1706

- › The settlement has been abandoned and is therefore not part of the 2014-26 Town Plan.

QET1707

- › No changes.
- › NB: Qeqertat is once again granted status of settlement. However, there is no base map of buildings in a coordinate system, so the subareas are plotted based on maps by the National Survey and Cadastre. This should be changed as soon as a better base map is available.

5 Subareas in the open country

In 2011, Qaasuitsup Municipality was assigned the planning authority regarding the open country in the municipality. Previously, the Government of Greenland held this authority.

The national planning directive for the open country zoned 15 subareas in open country. In the 2014-26 Town Plan, **81 new subareas in open country** are zoned, meaning that the open country in Qaasuitsup Municipality now numbers a total of 96 subareas.

All subareas in the open country have been adjusted to subareas in towns/settlements.

5.1 K areas

The majority of the new subareas are zoned for huts and holiday cottages (K areas), and there are now **65 K areas** in Qaasuitsup Municipality, part of which are abandoned settlements. Since the provisions on buildings and technical supply plants applicable to hut areas and abandoned settlements differ, K areas have been sub-categorised as either K1 or K2 areas:

- › K1: Huts and holiday cottages (60 subareas)
- › K2: Abandoned settlements (five subareas).

5.2 L areas

Three new subareas are zoned for special recreational areas (L areas). In total, eight L areas are zoned, most of which are zoned for camp school. There is no sub-categorisation of L areas, meaning that no changes are made compared to the national planning directive for the open country.

5.3 M areas

The national planning directive for the open country included one M area (dog islands by Aasiaat), which is now supplemented by **15 new M areas** laid out in the 2014-26 Town Plan. Qaasuitsup Municipality finds it important to have subareas

reserved for processing of foods where a ban on dogs could be established. Consequently, M areas are divided into three subcategories that meet different demands, but that are all part of the overall categorisation as stipulated in the national planning directive for the open country. The three subcategories are:

- › M1: Agriculture (one subarea)
- › M2: Processing of fishing, sealing and whaling products (13 subareas)
- › M3: Dog island (one subarea).

One subarea near Kangerluk (Disko Island) is zoned for the establishment of a test farm. Thirteen new subareas are zoned for the processing of fishing, sealing and whaling products. No additional subareas for dog islands are zoned. When preparing the dog keeping by-laws, previously zoned areas for dog keeping as well as areas used for the keeping of dogs are to be implemented in the town plan, involving, e.g., zoning of dog islands.

5.4 N areas

Three new N areas are zoned in addition to the two N areas stated in the national planning directive. N areas are divided into two sub-categories:

- › N1: Technical supply plants (four subareas)
- › N2: Infrastructure (one subarea).

The new N1 subareas are zoned for future hydro plants at, respectively, Disko Island and by Kuussuup Tasia (hydro power supplying Aasiaat and Qasigiannugit). In addition, an area by Uummanaq is zoned for transport corridor for motorised vehicles. According to the executive order on the use of motorised vehicles, a municipal regulation can designate transport corridors and/or traffic zones in the open country to be integrated in the town plan.

5.5 O areas

The categorisation of O areas is the same as stated in the national planning directive for the open country, as shown below:

- › O1: Unbuilt natural areas
- › O2: Areas for extensive grazing
- › O3: Unspoiled natural areas.

In principle, O1 areas cover a five-kilometre buffer zone around all measures in open country (towns/settlements, huts, technical supply plants etc.). Furthermore, a two-kilometre buffer zone is laid out around the preservation border of the Kangia ice fiord, which is also categorised as an unbuilt natural area.

The remainder of the open country is designated as unspoiled natural areas (O3).
Qaasuitsup Municipality does not have areas zoned for extensive grazing (O2).

6 Changes to subareas in connection with processing of objections

Based on objections to the draft 2014-26 Town Plan for Qaasuitsup Municipality, a number of changes were made to subareas. Below, the most significant changes are listed. Minor adjustments and corrections are not included.

6.1 Kangaatsiaq including settlements

White paper section	Subarea	Facility/area	Comment
33.1	0900-B01	Port facilities	It is allowed to establish port facilities, possibly by filling-in the necessary offshore areas.
25.7	0900-B02	Area for industry northwest	Subarea 0900-B02 is extended all the way towards the sea. The area now measures 2.4 ha.
33.1	0900-A07	Wish for the area to hold for senior homes	The use of the area is changed to allow for semi-detached houses.
25.9	0900-E06	New subarea for dump	Subarea 0900-E06 has been moved to a location on the island north of the town.
25.10	0900-E07	New subarea for dump	The new subarea, 0900-E07, is zoned for a dump, east of the new cemetery.
25.13	0905-E02	New subarea for existing dump	The new subarea, 0950-E02, is zoned in the area with the existing dump. The area includes part of the residential area 0905-A01, and is consequently to be used for dump.
25.13	0905-E04	New subarea for dump	The new subarea 0905-E04 in the southern is zoned for a future dump.
25.13	0905-B01	New industrial and port area (workshop)	The subarea – and in turn its use – is changed from an E area (formerly 0905-E02) to a B area, 0905-B01.
25.14	0908-E01	Dump	The subarea is extended to house the necessary functions related to the dump.
25.14	0908-E02	Former dump	The subarea is cancelled and transferred to residential purposes in subarea 0908-A02.

6.2 Aasiaat including settlements

White paper section	Subarea	Facility/area	Comment
	1000-C10	Dormitory	Available space in the area is changed to 500 m ² because the area is already densely built-up due to the new dormitory.
16.1	1000-C12	Sammiarneq	The subarea's use is changed to also allow for tourism func-

			tions.
14.6	1000-C16 (1000-B03)	Transit island	Subarea 1000-B03 is changed to a C area, and its use is changed to public purposes.
25.29	1100-D05	Possible soccer field	The subarea provisions are changed to allow for establishment of a soccer field.

6.3 Ilulissat including settlements

White paper section	Subarea	Facility/area	Comment
34.4	1200-A08	Residential area	The border of the subarea is adjusted.
34.4	1200-C03	Atuarfik Mathias Storch	The subarea is extended.
34.3	1200-C02	The area by Kanelen	The subarea is extended towards Kanelen and allows for extending the Greenlandic College of Social Education (SPS).
34.3	1200-A27	Qoororsuup Aqquserna	The available space in the subarea is changed to allow for establishment of new student housing in the area.
kpt. 58	1204-A02	Residential area in Ilimanaq	The border of the subarea is adjusted.

6.4 Uummannaq including settlements

White paper section	Subarea	Facility/area	Comment
33.1	1500-E09	New incineration plant	The designation "dump" is changed to "waste treatment system" in provisions.
25.37	1500-A03	Qernertunnguamut	The border is adjusted to also include the buildings towards the lake, within the water protection zone.
25.37	1500-C03	Aqqusinertaaq	The border is adjusted to also include the buildings towards the lake, within the water protection zone.
25.37	1500-A09	Qoororsuaq	The border is adjusted to also include the buildings towards the lake, within the water protection zone.
25.37	1500-A07	Juuarsip Aqqutaa	The border is adjusted to also include the buildings towards the lake, within the water protection zone.
25.41	1507-E04	Dump and night soil	New subarea for dump by the coast.

6.5 Qaanaaq

White paper section	Subarea	Facility/area	Comment
25.71	1700-D04 (1700-A10)	Former residential area	The subarea is cancelled as a residential area because it is not well suited for development. The area is transferred to the un-built area around the church.
25.71	1700-A08 1700-A10	Residential area northwest	The subarea is divided into two subareas: 1700-A08 and 1700-A10. The new subarea, 1700-A10, covers the yet unbuilt part of the area. Subarea 1700-A08 is extended towards the south.
	1700-D03	Qaanaaq cemetery	The subarea is extended to accommodate an extension of the cemetery.

6.6 Upernavik including settlements

White paper section	Subarea	Facility/area	Comment
34.2	1600-E07	Dump	The subarea is extended to ensure available space for new functions related to the dump.
34.2	1600-A09	Residential area	The subarea is cancelled due to the extension of 1600-E07.
25.67	1600-D02	Existing cemetery	The subarea is extended to facilitate the plans to extend the existing cemetery.
25.67	1600-D03	New cemetery to the north	The subarea is removed from the town plan and transferred to D01. The area is not to be used for cemetery.
	1603-B02	Change to border	The subarea is extended to ensure more available space for port and industrial purposes in the settlement.
24.3	1603-B03	New subarea for port and industrial purposes	A new subarea, 1603-B03, is established, with the possibility of creating an embankment towards Qeqertannguaq.
24.4	1603-D03	New subarea for soccer field	Part of subarea 1603-D01 is zoned for a soccer field as a new subarea: 1603-D03
33.1	1605-C01	New Piareersarfik	The available space in the subarea is changed to allow for the new Piareersarfik near the school, cf. wishes.
33.1	1609-C01	Fiilimuup Atuarfia	The subarea's border and provisions are changed to ensure space for a day-care centre and a new school. As a consequence, subarea 1609-A01 adjusted accordingly.

6.7 The open country

White paper section	Subarea	Facility/area	Comment
25.17	0003-K08	Akulliit	Subarea provisions are changed and the subarea is now an abandoned settlement.
25.16	0003-K09	Eqaluit Nunaat	The border is changed to follow the coast farther to the east. Furthermore, the area is reduced to extend some 100 metres towards land.
25.68	0003-K12	Narsaarsuk	The new subarea, 0003-K12, is zoned in the area of the abandoned settlement Narsaarsuk.
25.16	0003-K67	Kangilinaaq	New K area south of Qasigiannuit which holds huts today.
25.19	0003-K68	Qaannguusaq	New K area south of Qasigiannuit which holds huts today.
25.31	0003-K69	Safaarsuk	New K area by Fortune Bay, west of Qeqertarsuaq, which holds huts today.
25.31	0003-K70	Ippiup Innaarsua	New K area between Qeqertarsuaq and Skansen which holds huts today.
25.18	0003-L13	Qeqertasussuk	The new subarea, 0003-L13, is zoned for special recreational purposes.
31.5	0003-L14	Aattartoq	The border is changed to follow the buffer zone of Ilulissat Ice Fiord. Furthermore, the area is changed from hut area to an area with special recreational purposes (L area).
32.1	0003-M17	Kangerluarsuup Qeqertaa	New subarea for processing sealing, whaling and fishing products in Bredebugt.
25.26	0300-M18	Dog islands by Qasigiannuit	New subarea for dog islands by Qasigiannuit. The subarea is zoned as one joint area consisting of several dog islands.