

Bulgarian planning system

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Part One

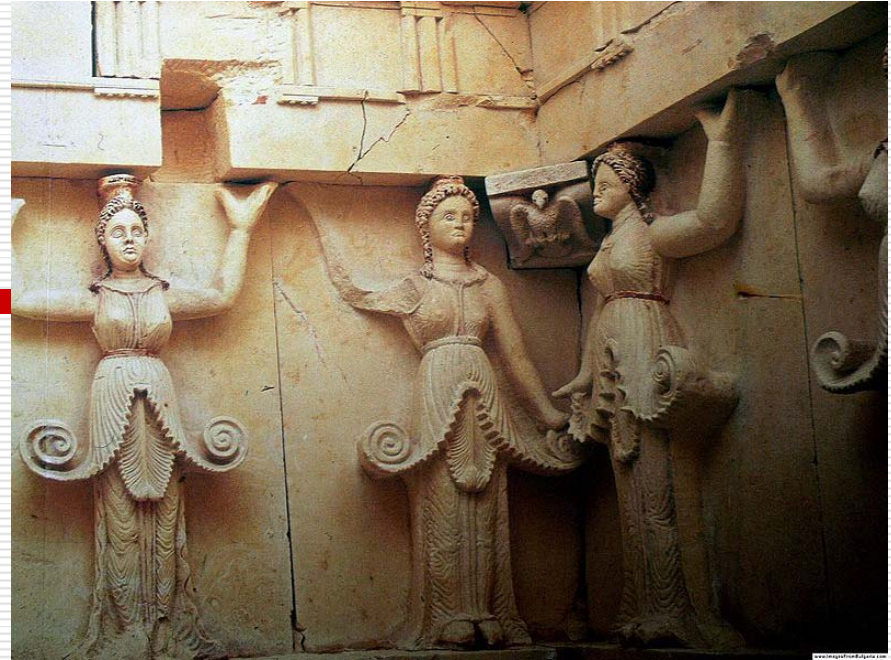
Planning history and currents changes

General Information

- ❑ **Area: 111 000.9 sq. km**
- ❑ **Urban population - 72.5%**
- ❑ **Age structure: 0-14 years of age – 13.2%, 15-64 – 68.3%, aged 65+ - 18.5%**
- ❑ **Population with higher education: 19.6%**
- ❑ **Population density: 66.3 p/sq. km**
- ❑ **6 NUTS2 regions, 28 districts, 264 municipalities, 5 302 settlements (2011), 255 cities, 5047 villages**

General Information 2

- ❑ Road network density 0.18 km/sq. km**
 - ❑ Mineral springs: 148 deposits**
 - ❑ Nature protected areas: 5% of the national territory**
 - ❑ Protected zones NATURA 2000: 35% of the national territory**
 - ❑ 2 sites of the World natural heritage**
 - ❑ 7 sites of the World cultural heritage**
-



Planning traditions

- ❑ **1809 – 1812 – Cadastre plans by Russian Army engineers;**
 - ❑ **1876 – Vl. Cherkazki appointed by the Russian Emperor to be in charge of urban development;**
 - ❑ **After 1878 – Bulgarian revival – specialists from Central and Western Europe (*culture, education, urban planning, landscape design*);**
 - ❑ **1893 – Ministry of Civil Buildings, Roads and Communications was created;**
 - ❑ **1897 – Urbanization Law adopted;**
 - ❑ **1930s – Russian, Austrian and German engineers – new cadastre plans for Bulgarian towns;**
 - ❑ **1941 – Urbanization of Settlements Law;**
-

Planning after the WWII

- **Political changes – foundations of the communist state;**
- **Legislative changes - expropriation of land, forests, real estates, factories – industrialisation main economic priority;**
- **Institutionalisation**
 - **Creation of state funded large design organisations with town planning units – late 1940s;**
 - **R&D centres at the beginning of 1960s – legislation, research, consultansy – subordinated to the Ministries;**
- **Planning education**
 - **Planning professionals, graduated in Western Universities**
 - **1945 - Department of Urban Planning –prof. L. Tonev**
 - **1988 – Specialised planning courses**
 - **2002 – First BSc Planning programme in BG**

Characteristics of the centralised planning period

- **Regional planning policy**
 - **Disproportions of development**
 - **Degradation of vast regions**
 - **Depopulation of agricultural areas**
 - **Urbanisation**
 - **Critical unemployment**
- **Urban planning policy**
 - **Overdevelopment of a certain regional centres**
 - **Underestimation of heritage and unification of town centres**
 - **Social risk and tension in new industrial centres**
- **Environmental policy**
 - **Lack of information for the public**
 - **Lack of procedures for complains and compensations**
 - **Lack of effective environmental protection and maintenance system**

Transition period – after 1989

Political

- New political model - Multiparty system
- Democratisation and public commitment
- New political rights

Economic

- Transition to market economy – competition, entrepreneurship;
- Enterprise restructuring
- Privatization – small and large scale
- Price liberalisation
- Banking reform

Social

- Polarisation of the society
 - High unemployment
 - New civil rights
-

Transition period after 1989

Legislative

- New structure of the ownership
- Harmonization of the legislation with EU
- New planning acts and regulations

Cultural

- Changing values
- Dual standarts – housing, services, entertainment;

Structural

- Implementation of districts/counties - 2000
- New regional structures – 6 regions (NUTS), 28 districts, 264 municipalities, 5302 settlements (257 towns);

Psychological

- Uncertainty and stress
-

Administrative Territorial structure – 6 Planning regions (NUTS 2) – 800 000 – 3 000 000 p.

- NW – 842.4
- NC – 857.8
- NE – 964.1
- SE – 1 075.7
- SC – 1 475.8
- SW – 2 132.5

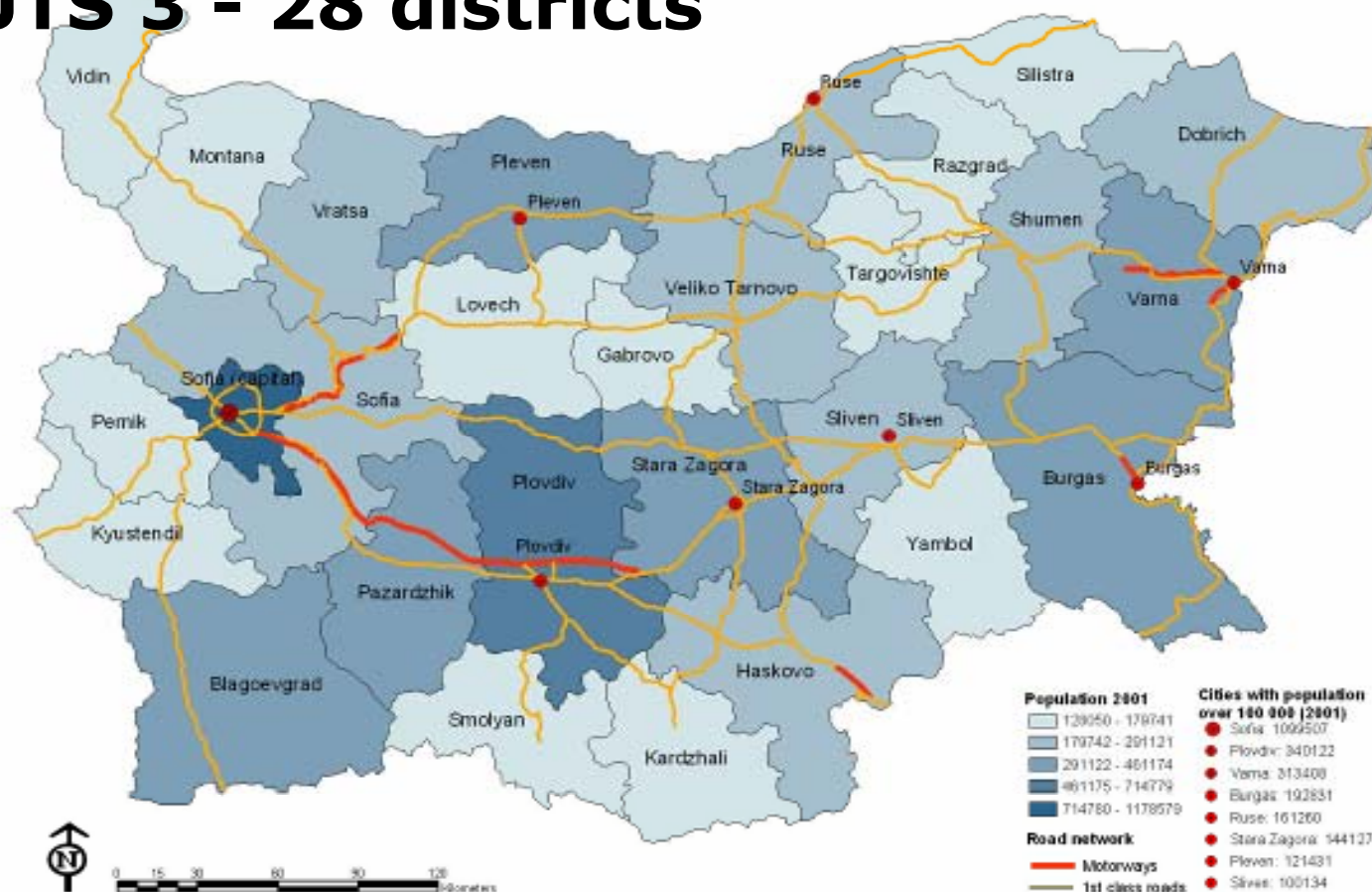


Administrative structure

Districts

Population by District (NUTS3)

NUTS 3 - 28 districts



Planning Institutions - levels

- **National – legislation, coordination, funds distribution, control;**
 - Central Government – CM
 - Ministry of Finance
 - Ministry of Regional Development & Public Works
 - Supreme Planning Council and interministerial commissions
 - **Regional – strategic planning, monitoring and control**
 - Regional councils
 - **District – planning and control;**
 - District councils
 - Planning Commissions (Council)
 - **Municipal – plans implementation and control**
 - Municipality Council
 - Planning Commission
 - Chief Architect and offices (Architecture&Public works, Cadastre, Ecology)
 - **Local**
-

Planning Institutions - types

Administrative

- All institutions at different structural levels
- Ministry of the Environment, Ministry of Agriculture & Forestry;

Research

- Bulgarian Academy of Science - Institutes
- National Centres, subordinated to the ministries, some of them closed after 1990

Design & Consultancy

- Research Labs
- Specialized companies

Control – Directorate for National construction control

Education

New actors after 1989

- ❑ Control institutions – for environment and public health, for protected areas, for construction...**
 - ❑ Licensing institutions**
 - ❑ Consultants – in the area of design and construction**
 - ❑ NGOs – those in the area of Sustainable development funded mainly by UNDP, PHARE, USAID.**
 - ❑ Associations of municipalities**
 - ❑ General public and informal groups**
-

Planning legislation

□ Property Acts

- Restitution Act (1991-1992)
- Agricultural land protection Act (1993, 1998)
- Forests Act (1997, 2011)

□ Planning Acts

- Territorial and Administrative management Act (1995)
- Planning Act (2000) + Regulations (2001, 2004)
- Regional Development Act (1999, 2004, 2008)
- Black sea Coast management Act (2007)
- Approval and implementation of the Sofia city Master plan Act (1998)

□ Environmental Acts

- Environmental protection Act (2002) + Regulations
 - Protected areas Act (1998) + Regulations
 - Biodiversity Act (2002)
 - Different components of the environment – Water, Air, Soils, Mineral resources, Waste management etc.
-

Planning legislation 2

- Other Acts and Regulations**
 - **Cultural heritage Act (2009)**
 - **Access to public information Act (2000)**
 - **Cadastre Act (2000)**
 - **Regulation No7 – planning rules, regulations and normative (SG No 3/2004);**
 - **Regulations No8 – scope and content of planning instruments (SG No 57/2001);**
 - **EIA Regulations, (SG No 25/2003);**
 - **SEA/EA Regulations, (SG No 57/2004);**
 - **Regulations for PAMPs, (SG 13/2000);**
 - **Protection and management Plans (SG 19/2011)**
 - International conventions and documents**
 - European legislation**
 - National strategies and Charters**
-

Planning Control

- Minister of Regional Development and Public Works/Minister of Finance (for EU funds);**
- Directorate for National Construction Control;**
- Regional directorates for Construction Control;**
- Municipal administrations – Architecture, Planning and Public works departments;**
- Ministry of the Environment and Water**
- Regional Inspectorates for environmental protection;**

Professional practice

- ❑ **No professional body for professional recognition – Chamber of Architects negotiations for planners recognition;**
- ❑ **Academic accreditation – National Accreditation and evaluation Agency**
- ❑ **Formal structures – Union of Bulgarian Architects, Union of Planners (not active);**
- ❑ **Participants – architects, economists, geographers, sociologists, landscape architects, transport engineers, geodesists;**
- ❑ **State and private companies – a few with capacity for planning jobs;**

Planning education

- **Planning professionals, graduated at Western Universities**
- **1945 - Department of Urban Planning**
- **1988 - Specialized Planning courses at the Faculty of Architecture**
 - **Regional planning**
 - **Urban planning and design**
 - **Landscape planning**
- **IM3P - 1997 - 2000**
 - **Urban planning and housing policy**
 - **Tourism Planning**
- **2002 - First BSc Planning Programme**
- **2006 – MSc planning programme**

Planning Education 2

Planning specialization

- UACG, Faculty of Architecture 3 semesters MA
- UNWE – regional economics courses;
- Varna University – spatial planning, reduced recently
- Sofia University – MSc major in Regional Planning since 2006

PhD in planning – mainly at the UACG, Bulgarian Academy of Science;

Retraining

- Politicians
 - Municipalities staff
 - NGOs
 - General public
-

Planning priorities

- Capacity building**
 - Transborder cooperation**
 - Transportation and Infrastructure corridors – corridors IV, VIII, (IX, X)**
 - Housing policy – 92% privately owned housing**
 - Mountains and coastal zones – 1/3 of the territory mountainous**
 - Environment – ecological corridors and network**
 - Cultural heritage valorisation – SEE cultural routes**
 - Restructuring the settlements network**
 - Tourism**
-

Part Two

Planning instruments – national and regional levels

National level Planning documents

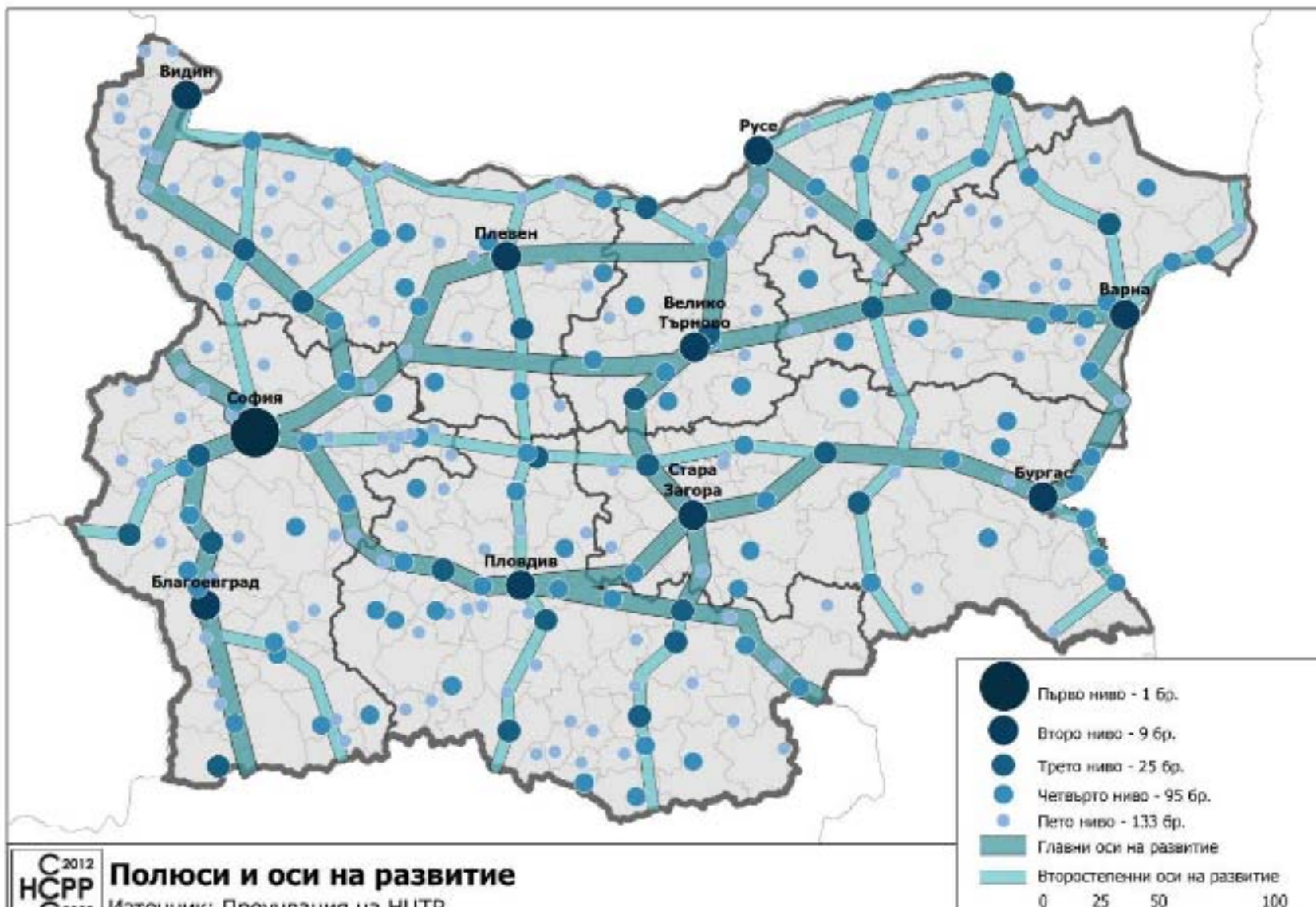
The National Spatial Policy

„.....guarantees the protection of the territory of the country as a national treasure....“ (art. 1 Spatial Planning Act)

NSRD 2012 – 2022 main aim

“Sustainable integrated regional development based on the local potential and economic, social and spatial cohesion of the regions”

NSRD – 2012 -2022 poles and axes



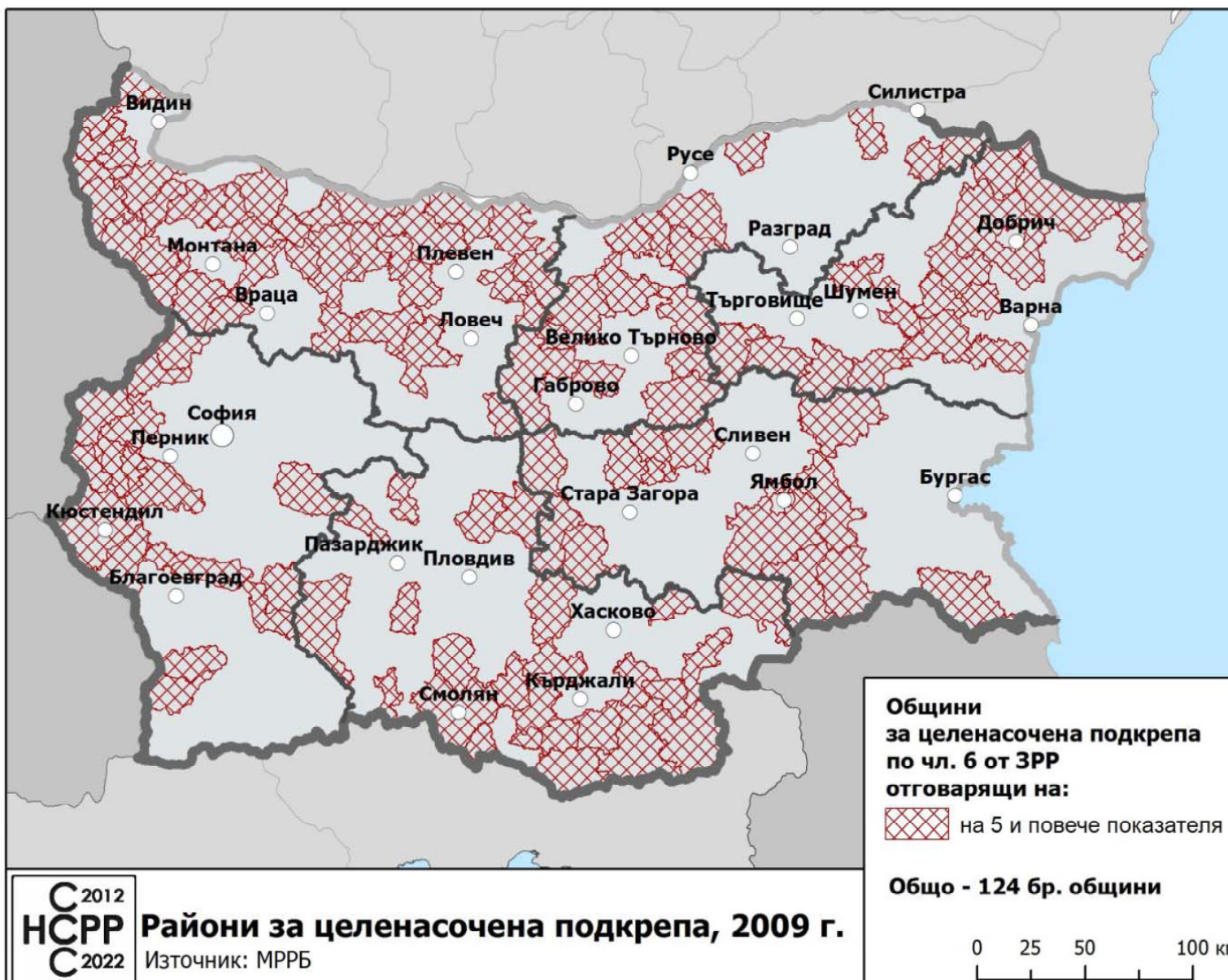
NSRD strategic goals

- SG1: Economic cohesion on EU, National and regional level;**
 - SG2: Social cohesion and reduction of the regional social disparities**
 - SG3: Territorial cohesion and development of transborder, transnational and interregional cooperation.**
-

Indicators for targeted support regions, art. 6, RDA

- 1. Net sales revenues/per ca – under 70% of the national average the last 3 years;**
- 2. Average salary lower than national;**
- 3. Unemployment over 105% of the national av.;**
- 4. Age dependency ratio over 120% of the national av.;**
- 5. Population density under 70 p/km²;**
- 6. Over 30% of the settlements without transport links with the municipal centre in bad shape;**
- 7. Over 30% of the settlements without sewerage system;**
- 8. Over 30% of the settlements with bad quality drinking water.**

NSRD, 2012 -2022 – Targeted support



С 2012
НСРР
С 2022

Райони за целенасочена подкрепа, 2009 г.

Източник: МРРБ

NCSD 2013 – 2025 main aim

- „Spatial coordination of the processes, taking place at the national territory through creation of spatial planning base and regulator for implementation not only the regional, but also the single socio-economic sectorial planning at the national level in the context of the European spatial development for achieving a complex integrated planning“.**
-

Challenges

- The demographic problem, with its multitude dimensions and impacts;**
 - Geopolitical factors – a centre or a periphery to the networks, axes and centres of new technologies, innovation and knowledge;**
 - Global changes and natural hazard and risk increase;**
 - Undiscovered natural and cultural treasures;**
-

Basic principles

- Integrated Planning - complex treatment of all problems; integration of participants, policies, resources etc. for achieving synergy;**
- Scientific approach to planning;**
- Protected public interest;**
- Publicity, transparency, partnership and public participation - 30 forums and seminars, working meetings and consultations;**

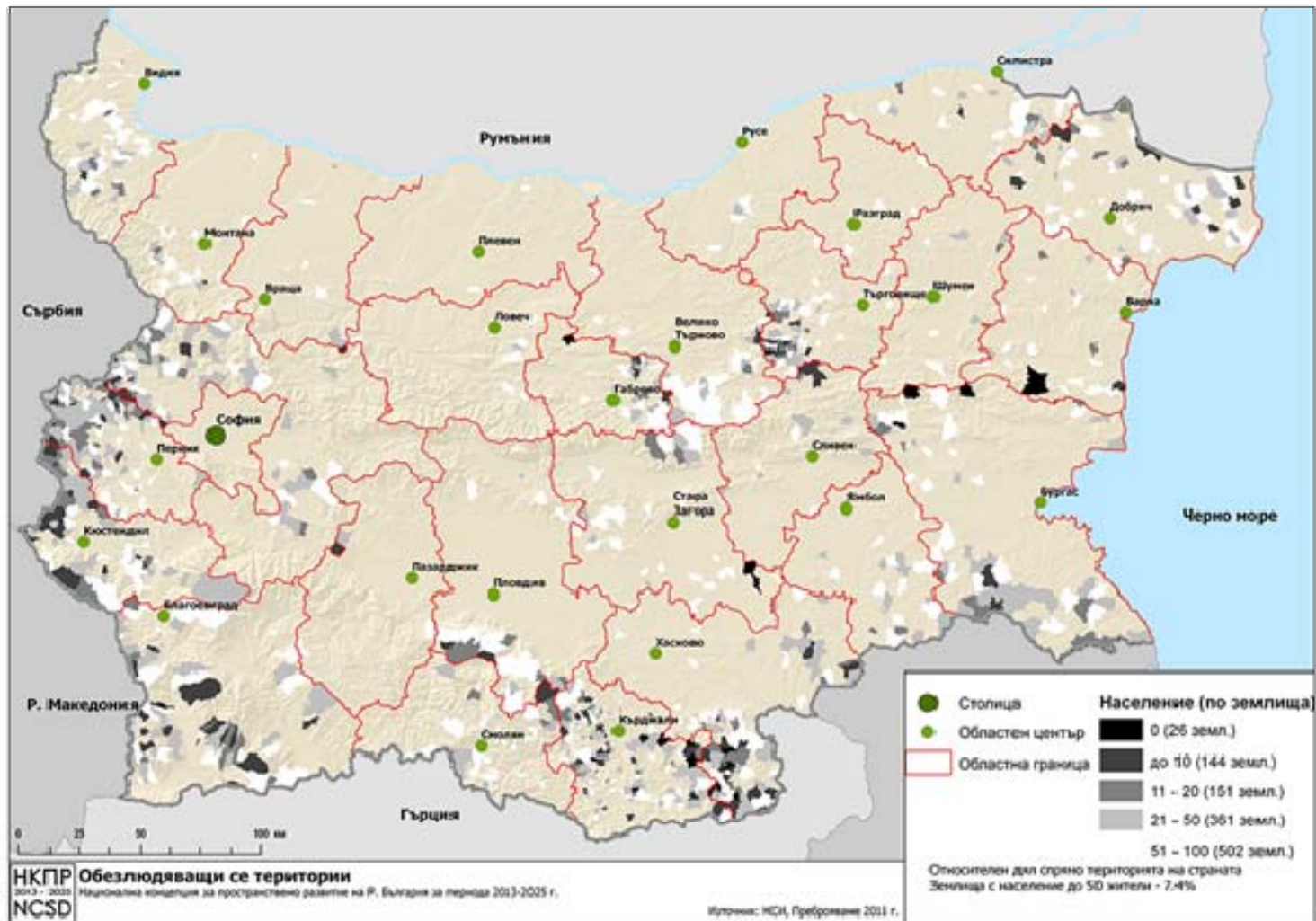
Basic principles 2

- ❑ Continuity and consistency of the planning process;**
 - ❑ Inter-, transdisciplinarity and synergy in ideas generation;**
 - ❑ Concentration of financial resources – integrated territorial investments (ITI);**
-

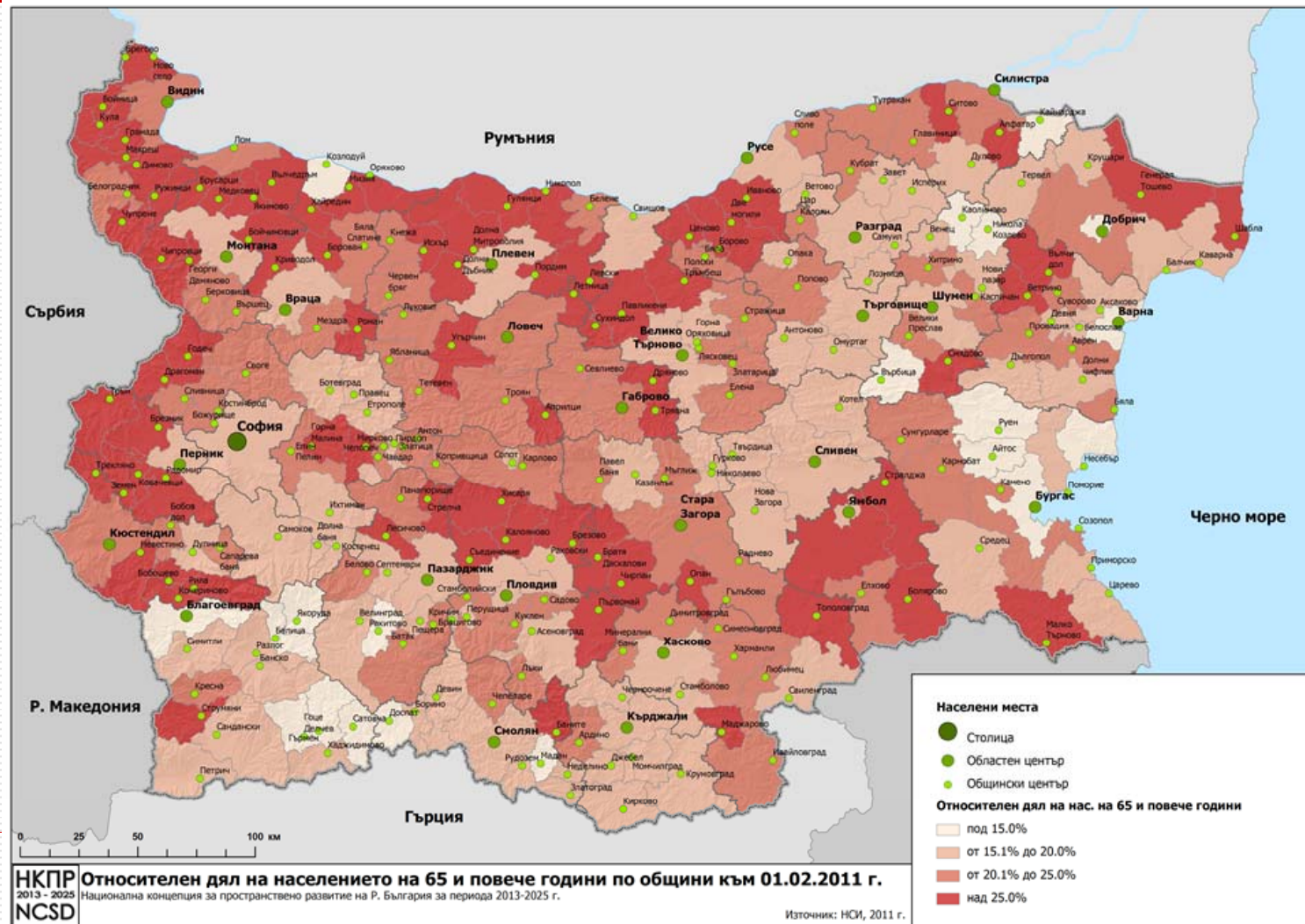
NSCD 2013-2025 Vision

- The national space of Bulgaria – open to the world and integrated into the European space and networks of centres and axes of development, culture, science and innovations.**
- The preserved resources – people, land, water, forests, mineral resources, natural and cultural heritage – a guarantee for the national identity.**
- Balanced and sustainable integrated development – achieved by rational organised economic, transport, technical, social, cultural and tourism infrastructure, providing smart economic growth, adaptation to changes.**

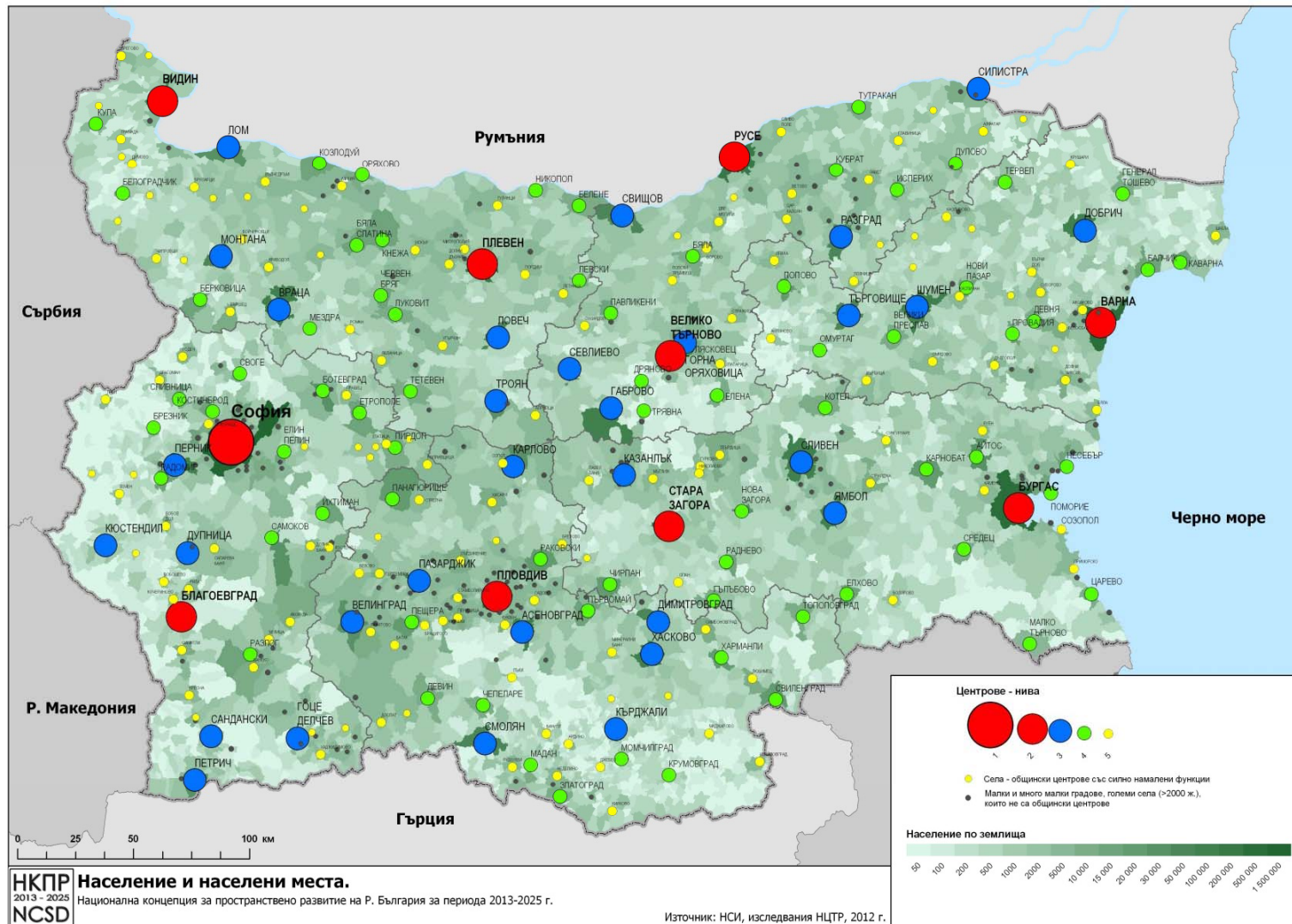
Depopulated areas



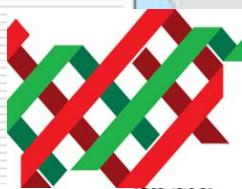
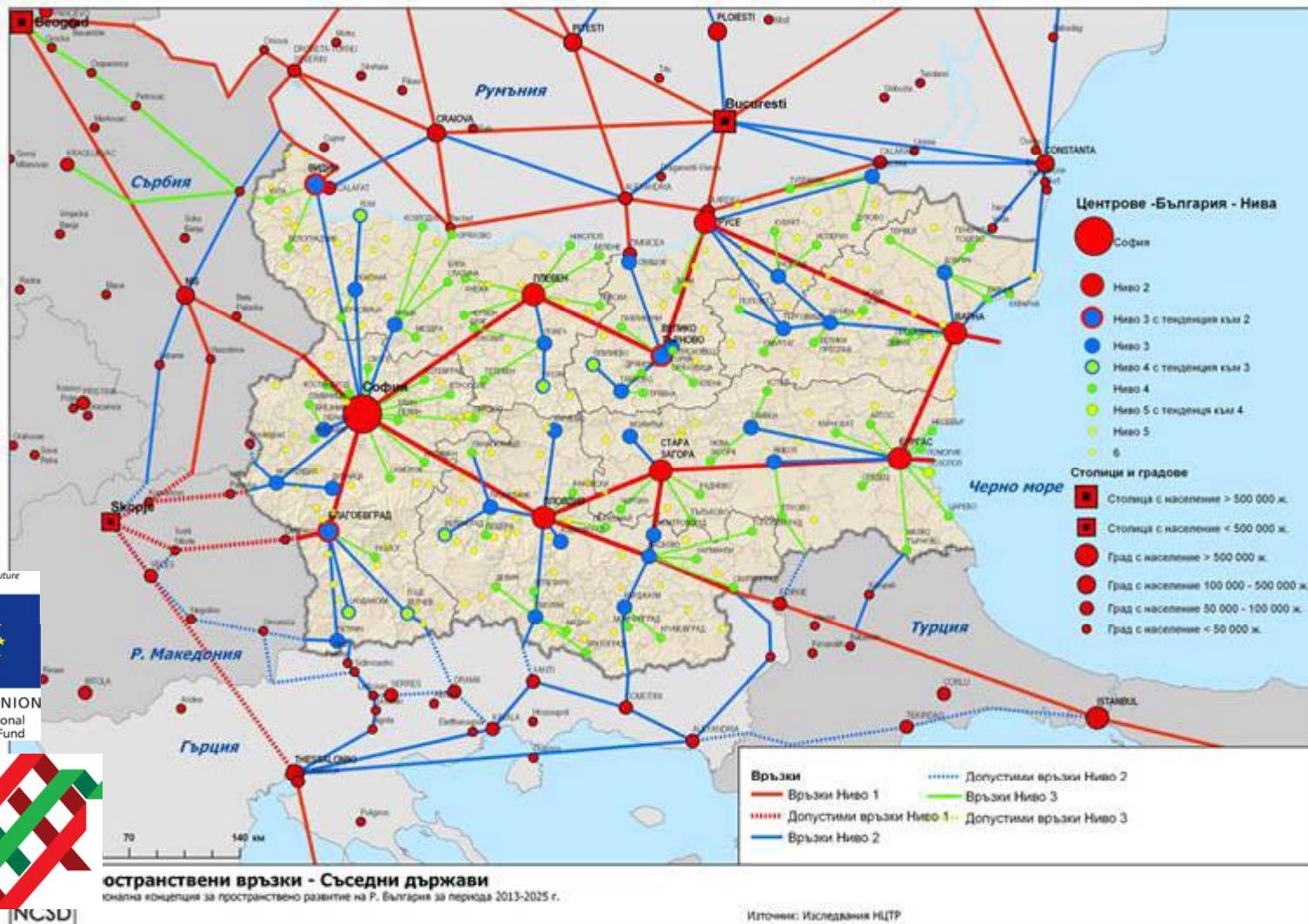
Ageing population – 65+



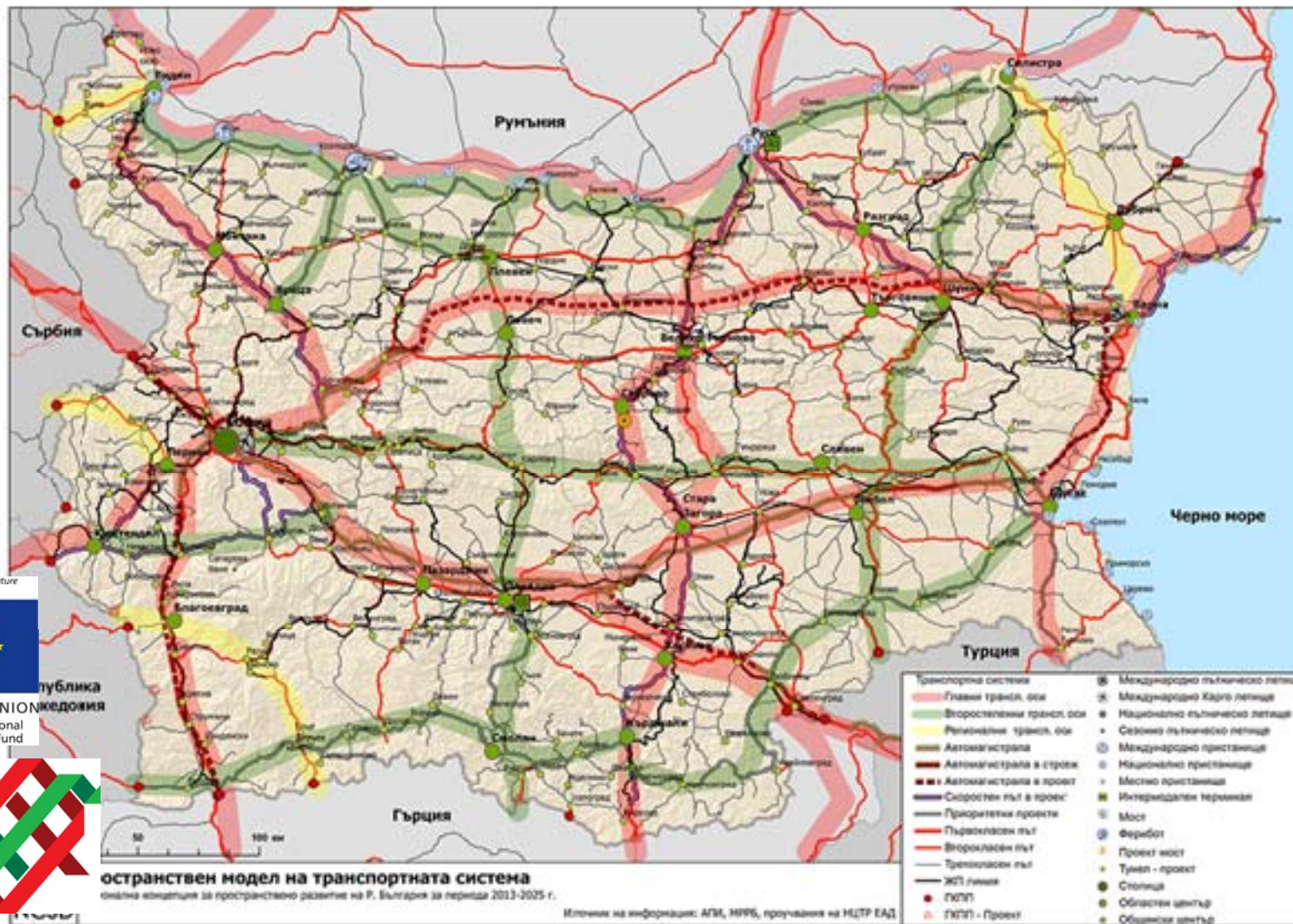
Population and settlements system



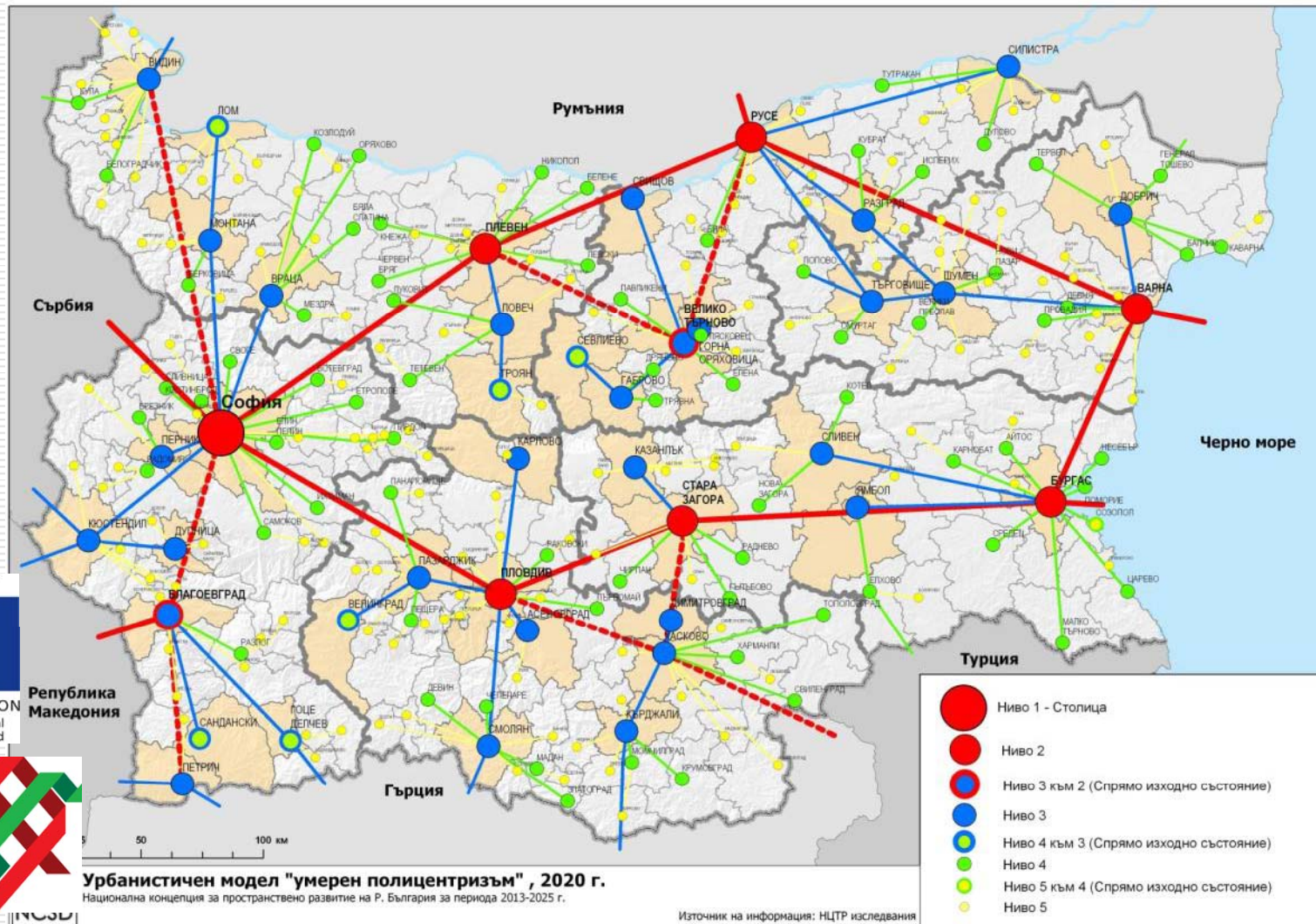
SG1 Integration in the European space and networks



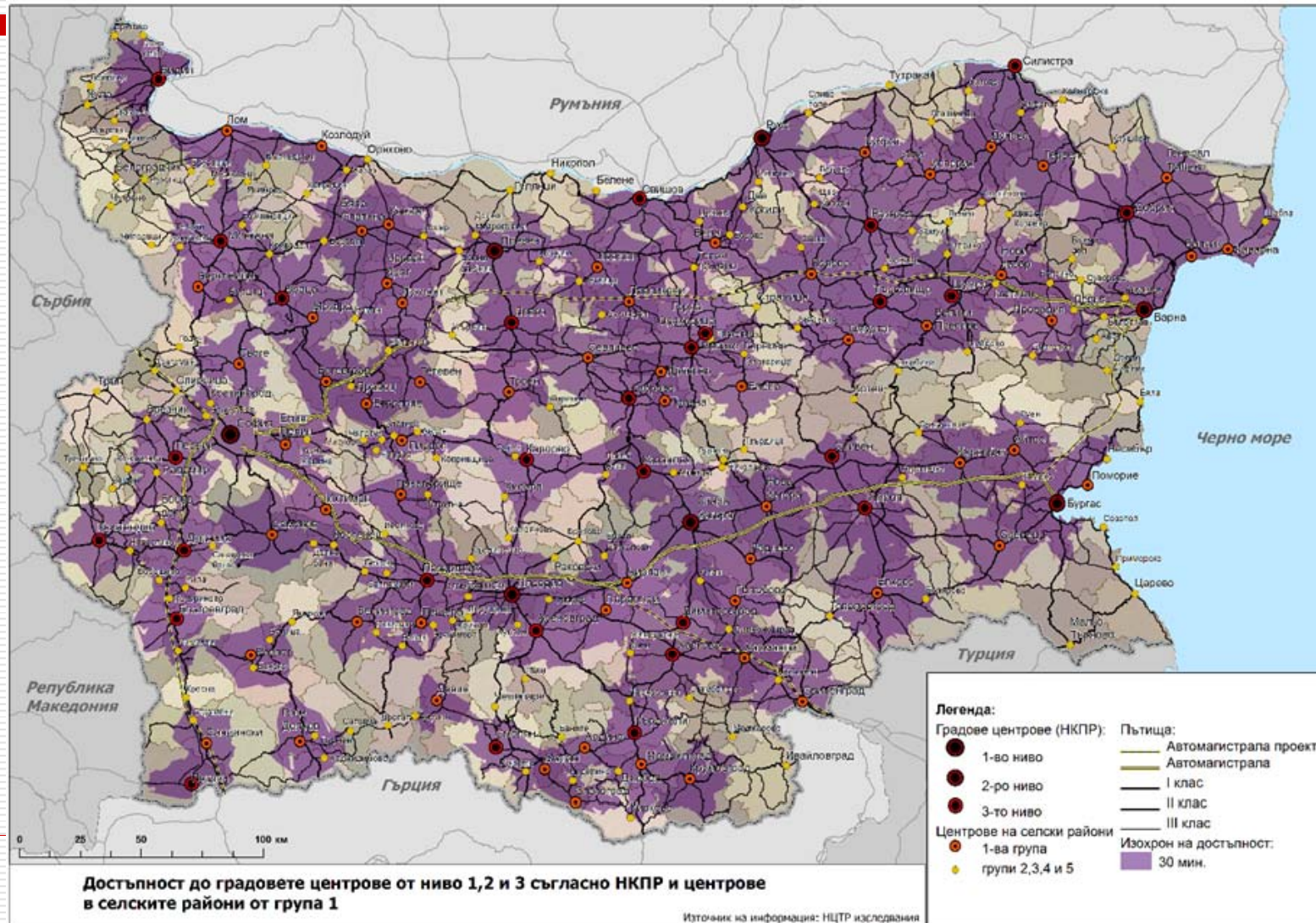
SG1 Integration in the European space and networks



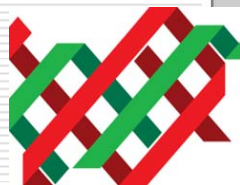
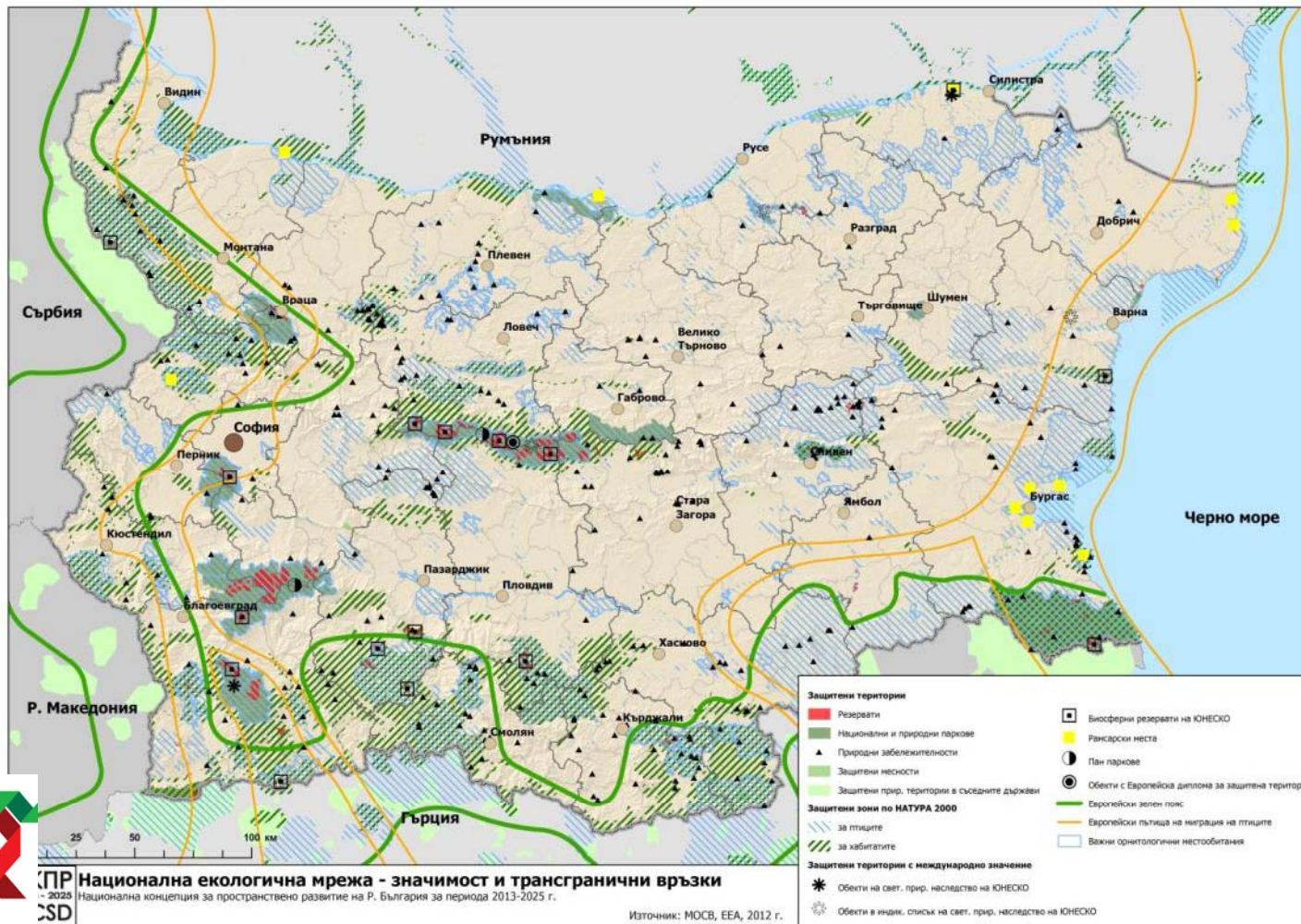
SG2 Polycentric urban development



SG2 Polycentric urban development

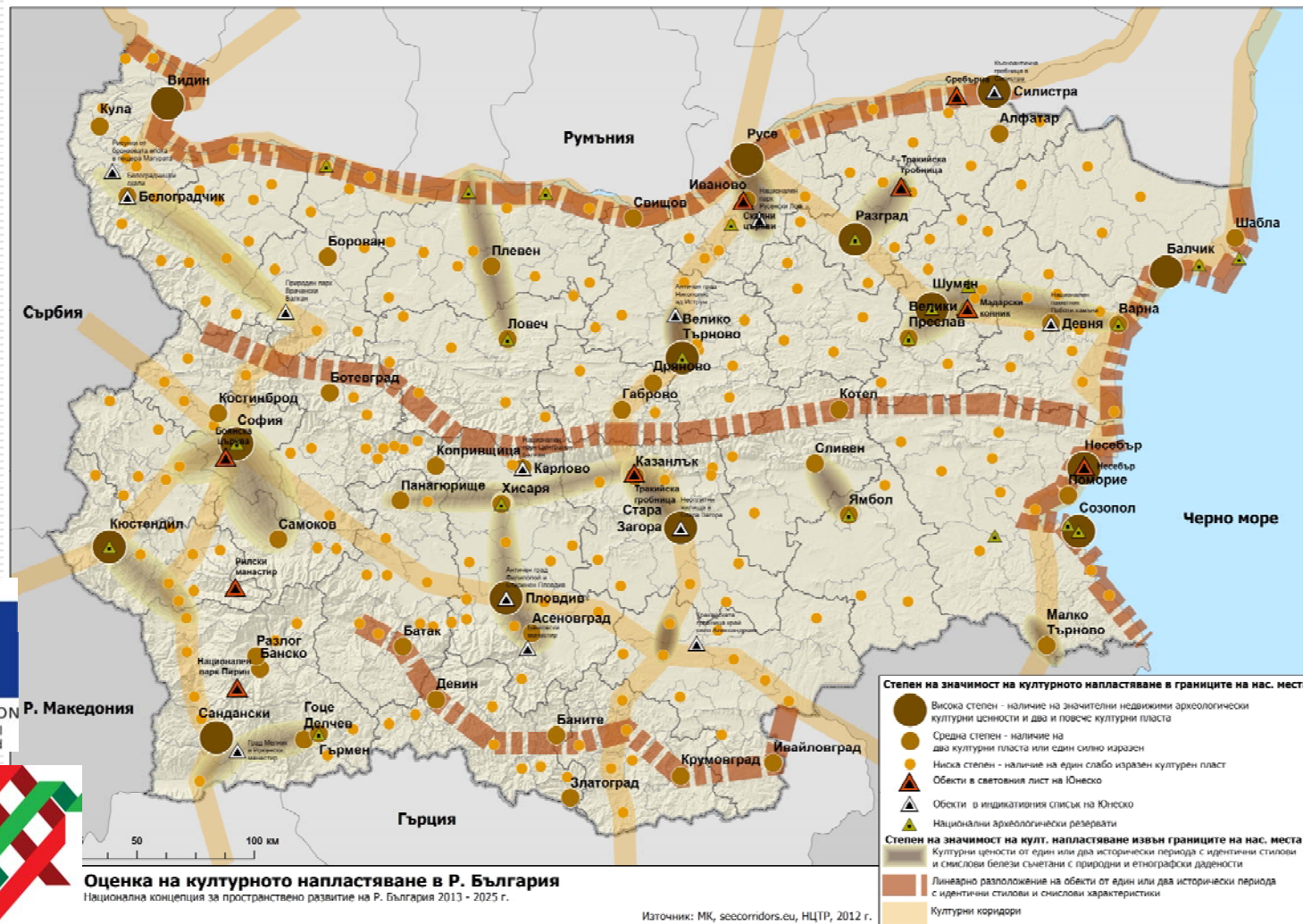


SG4 Protected natural and cultural heritage



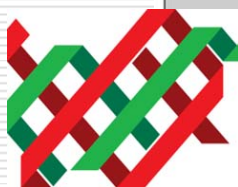
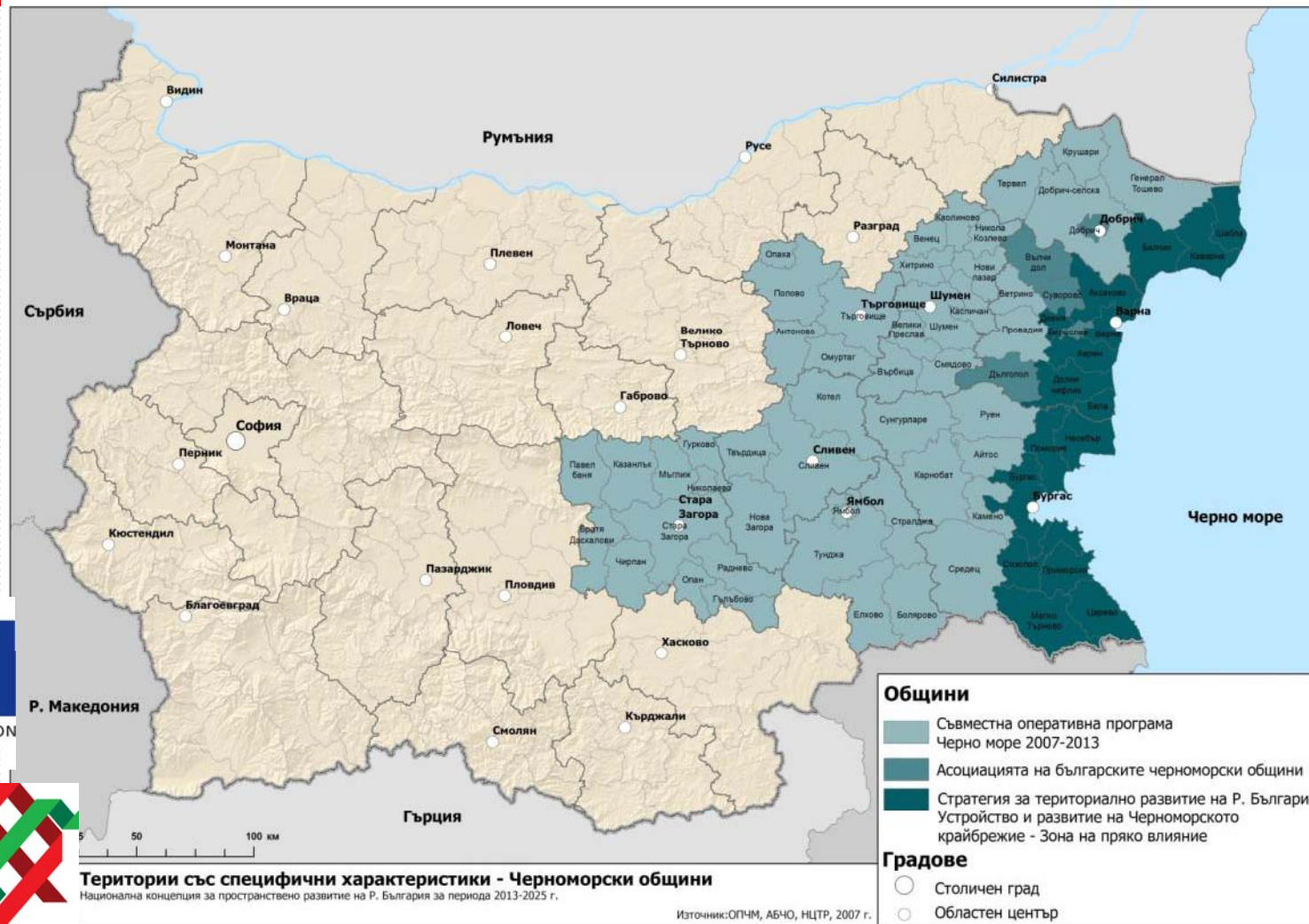


SG4 Protected natural and cultural heritage





SG5 Supported development of the specific areas











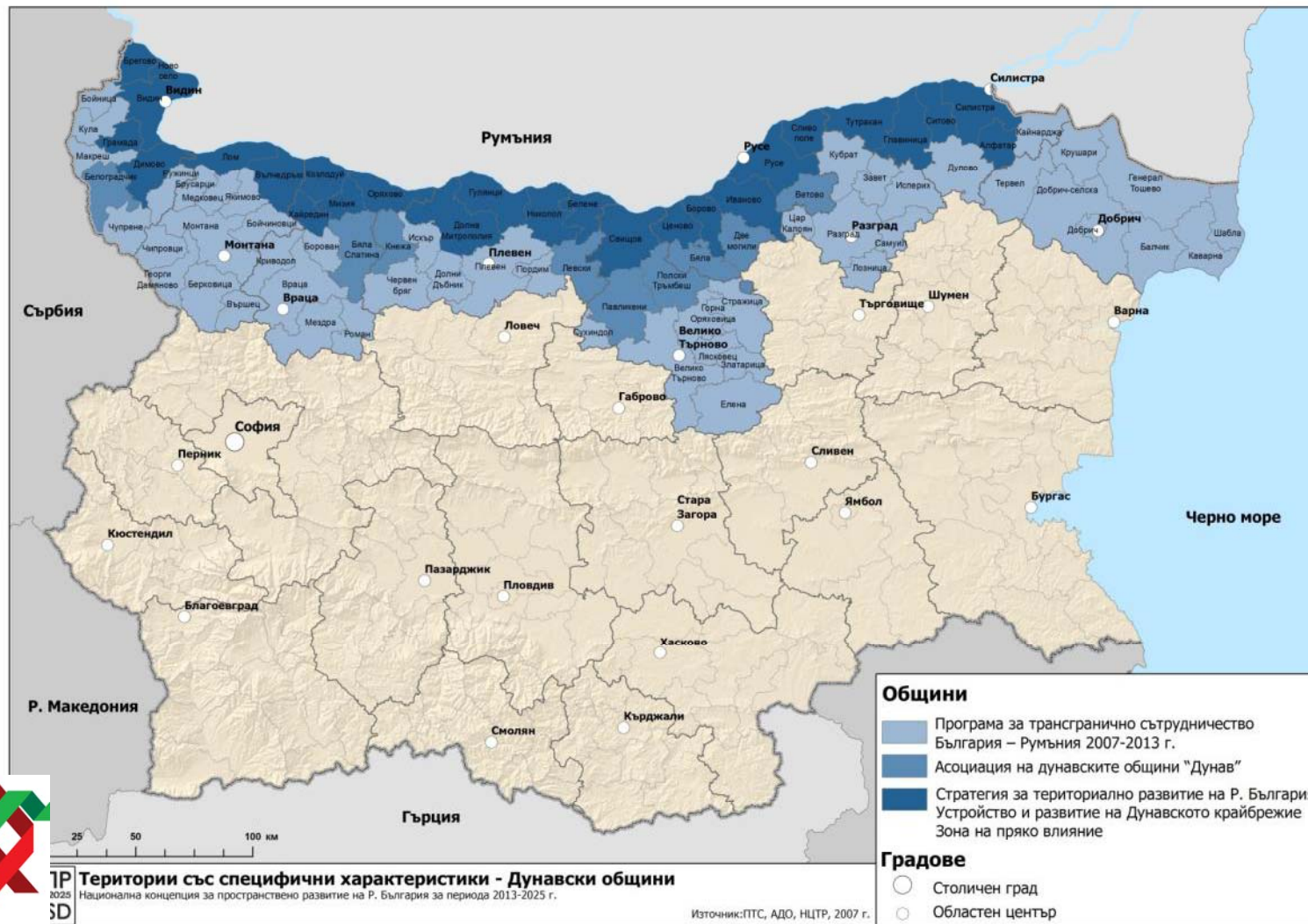








SG5 Supported development of the specific areas



Investing in your future

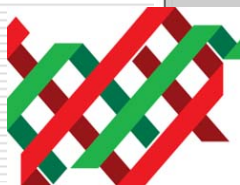
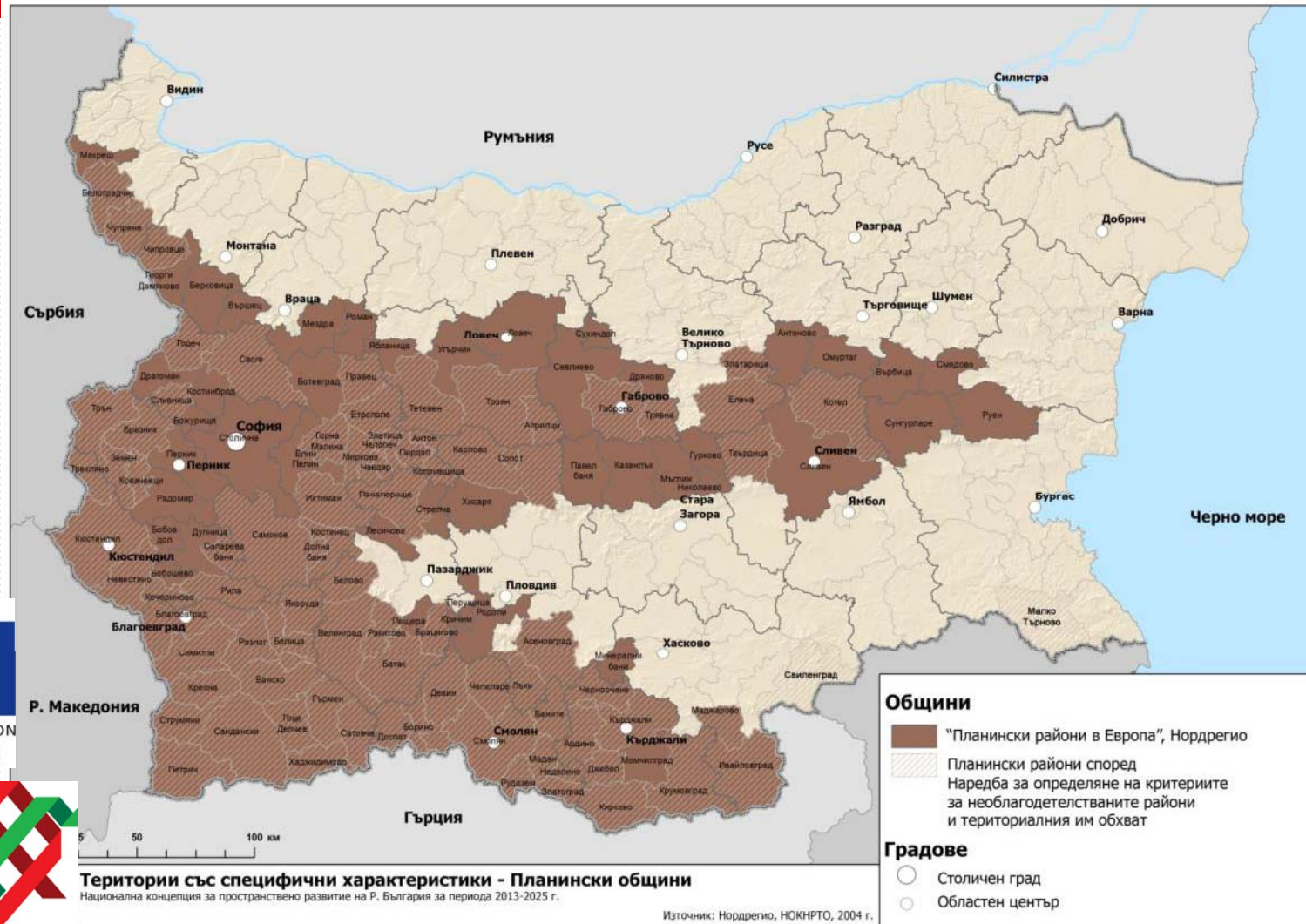


EUROPEAN UNION
European Regional
Development Fund



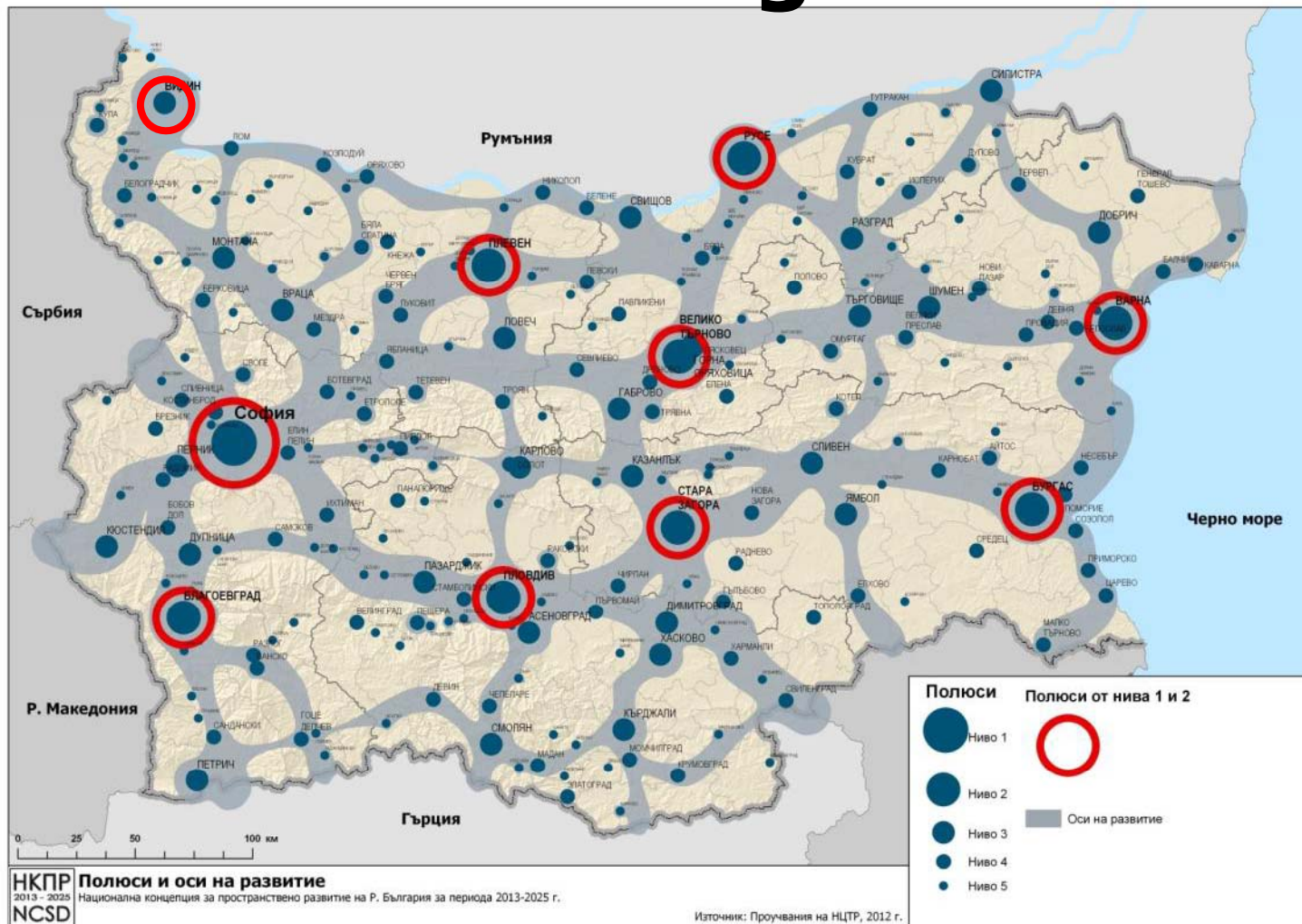


SG5 Supported development of the specific areas

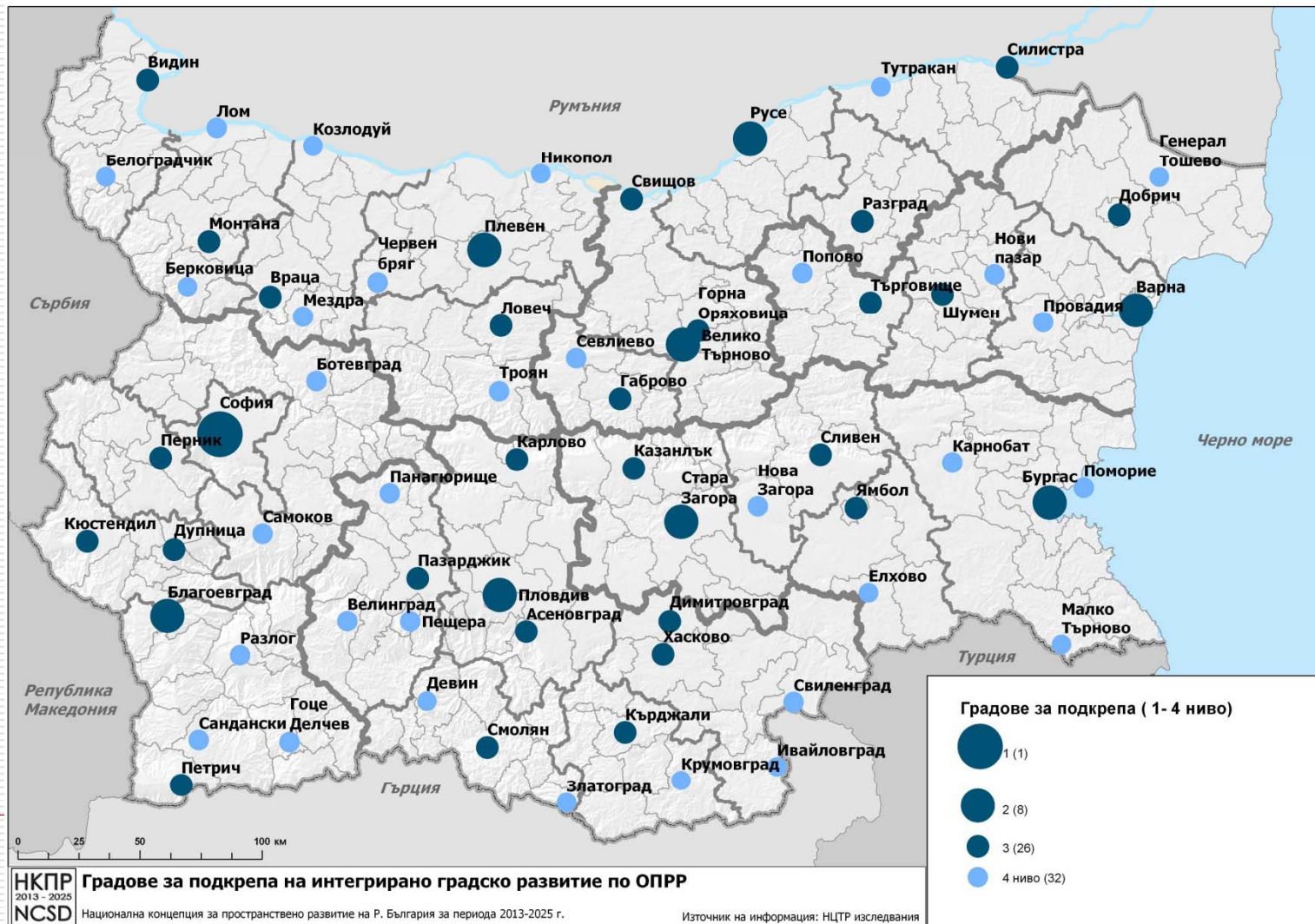




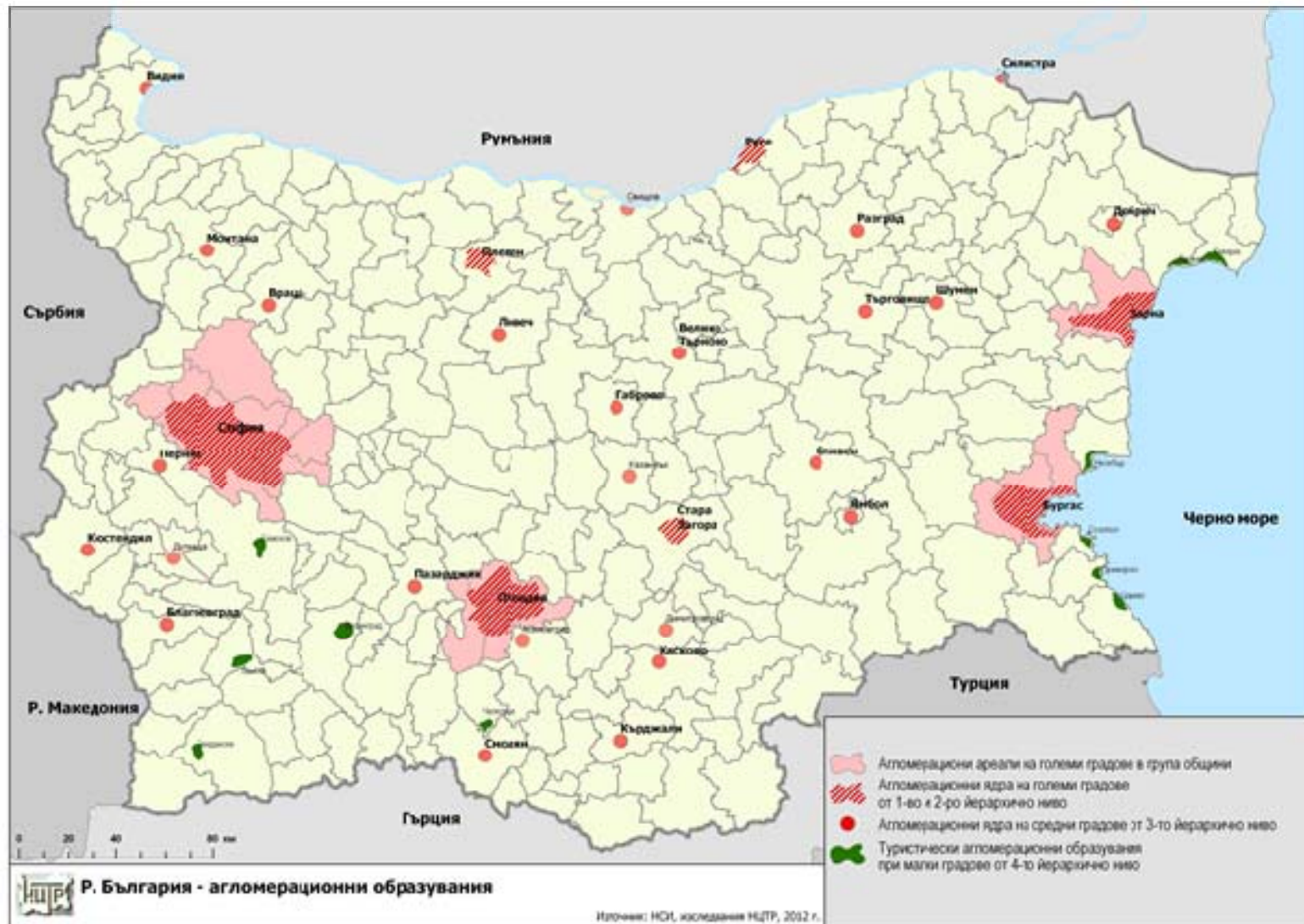
SG6 Competitiveness through stimulated centres of innovations and growth



OP "Regions for growth" Cities



Agglomeration areas



New philosophy of planning

- ❑ New type of dynamic document**
 - ❑ Permanent monitoring and control on implementation**
 - ❑ Integration instead of competition**
 - ❑ New integrated approach instead of sectoral ones**
 - ❑ New planning culture**
 - ❑ Institutionalisation of the document**
-



What NSRD is trying to achieve?

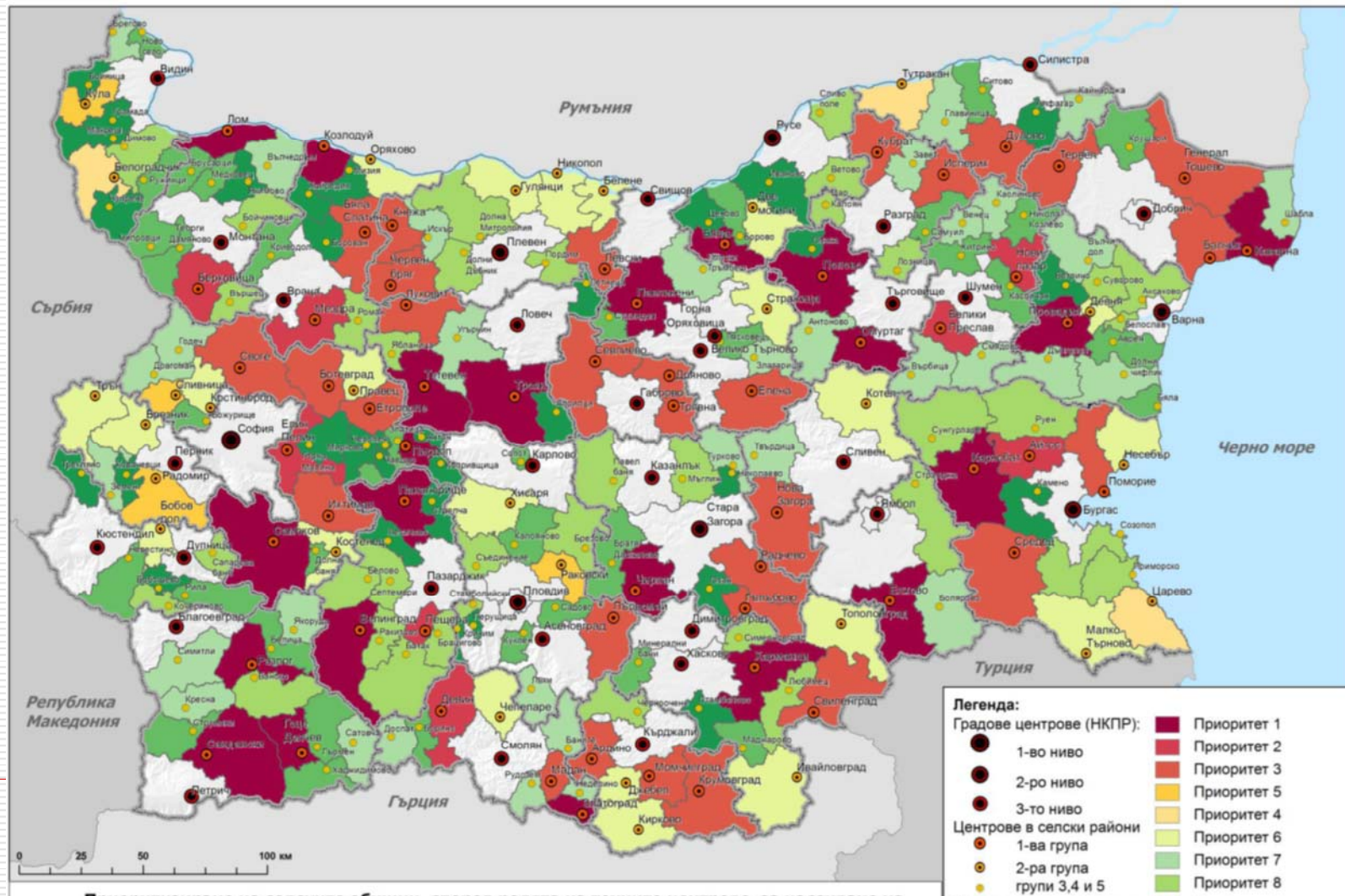
- Determines regional development framework through a system of priorities and specific goals**
 - Synthesise the profiles of the regions and develop their potential**
 - Creates the strategic framework for development of the NUTS 2 plans**
-



What NCSD is trying to achieve?

- ❑ **Coordinates sectorial policies and binds them with the national territory;**
- ❑ **Develops further the polycentric model for urban development;**
- ❑ **Determines the national centres for growth;**
- ❑ **Connents transportation, infrastructural, cultural and biocorridors;**
- ❑ **Offers a new philosophy and type of institutionalisation.**

Identification and prioritisation of public financial resources for social infrastructure in rural areas 2014-2020



National Concept for Tourism regional division

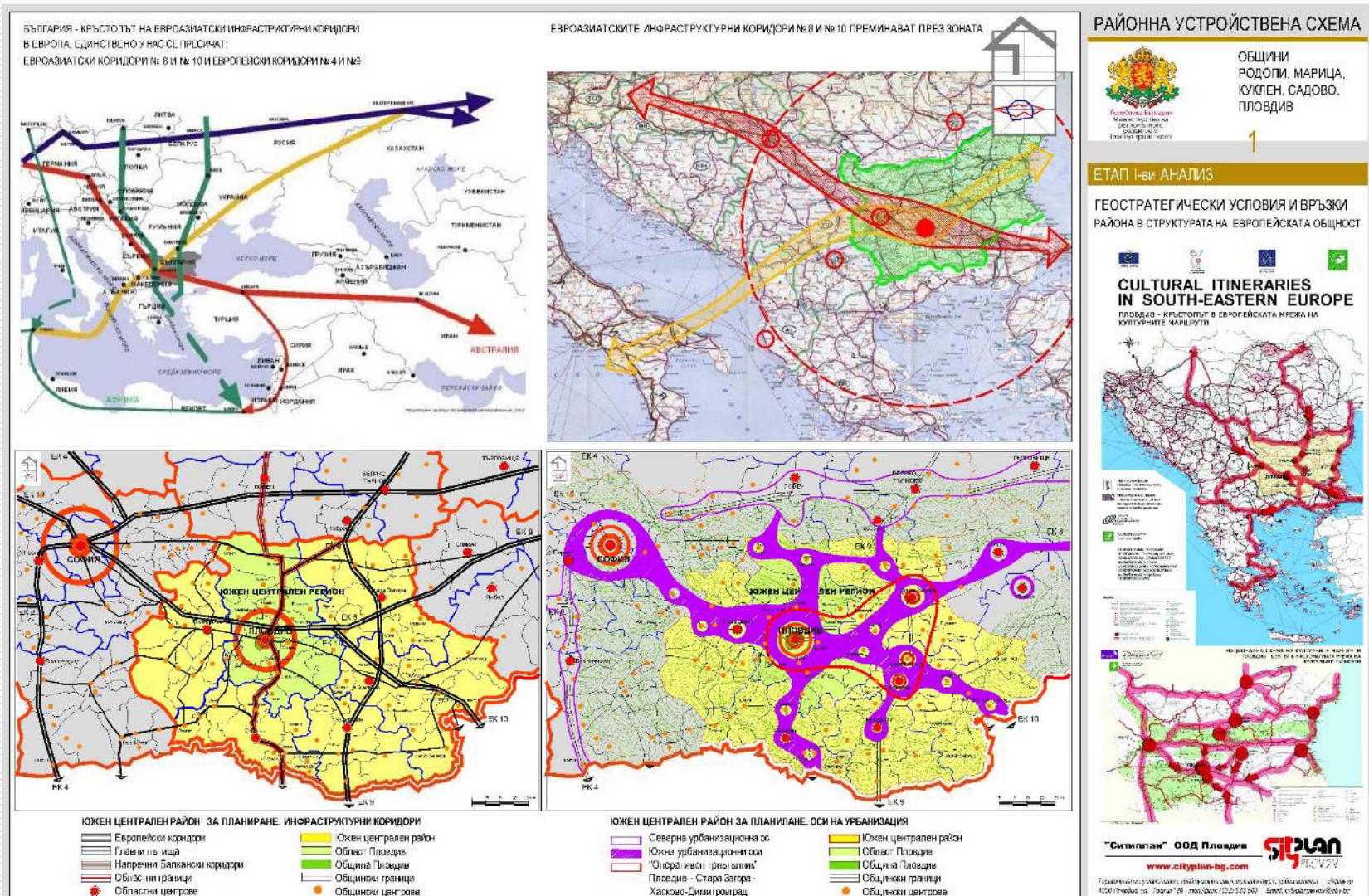


Regional level planning instruments

- Regional development plans 2014 - 2020 for NUTS 2 level;**
 - Evaluations;**
 - Aims**
 - Develop further the priorities of the NSRD**
 - Prepare NUTS 3 profiles with their main problems and determine priorities**
 - Existing experience and capacity built**
-



Plovdiv district - 5 municipalities MRD Pilot scheme



Regional level spatial development schemes

- ❑ Insufficient range and scope within the NUTS 2 region.**
 - ❑ Lack of sufficient experience strategic spatial large scale vision;**
 - ❑ Lack of methodological guidelines
– Planned for 2015.**
-

District level planning documents – NUTS 3 level

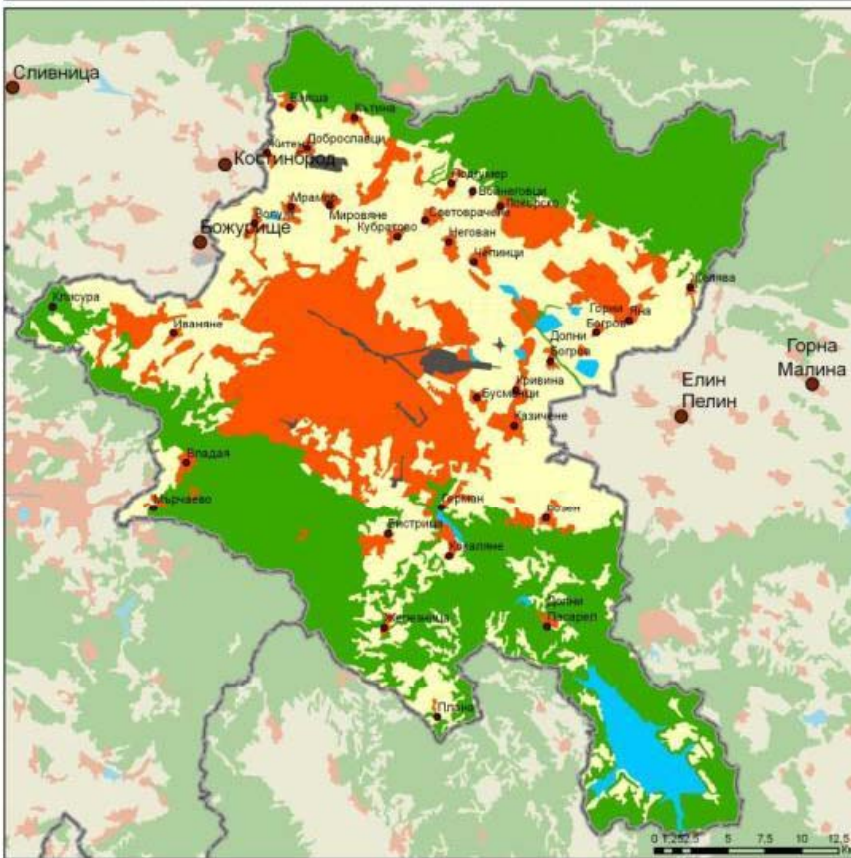
- ❑ Based upon the final evaluations of the 2007 – 2013 DRDPs**
 - ❑ A vision, strategic aims, priorities and objectives;**
 - ❑ Resources – mainly financial, but human as well;**
 - ❑ Regions for targeted support**
 - ❑ Strategic guidelines for the LAU 1 level plans.**
-

Greater Sofia district NUTS 3 development Plan 2014 - 2020

- Total area 1344.9 km² – 1.2% from BG
- Population 1 291 591 души – 17.5% of the country
- Urban population - 95.3%
- Population Growth 2001 – 2011– 10.3%
- Density – 960 p/km²
- Capital city, 3 towns, 34 villages
- 83.35% of the GDP of the SWR and 40.16% from the national
- 45.5% rural areas, 26.6% forest, 19.8% urban.

**ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ
НА ОБЛАСТ СОФИЯ 2014 - 2020 г.**

Видове територии



- | | |
|--------------------|------------------------------|
| ● Областен център | Видове територии |
| ● Общински център | Корин Земно покритие 2006 г. |
| • Населено място | Урбанизирани (19.8%) |
| — Областна граница | Земеделски (45.5%) |
| | Горски (26.6%) |
| | Водни площи (3.1%) |
| | Инфраструктурна мрежа (4.4%) |

Greater Sofia NUTS 3 district development plan 2014 - 2020

Национален център за териториално развитие, 2013 г.

**ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ
НА ОБЛАСТ СОФИЯ - ГРАД 2014 - 2020 г.**

Транспортна мрежа

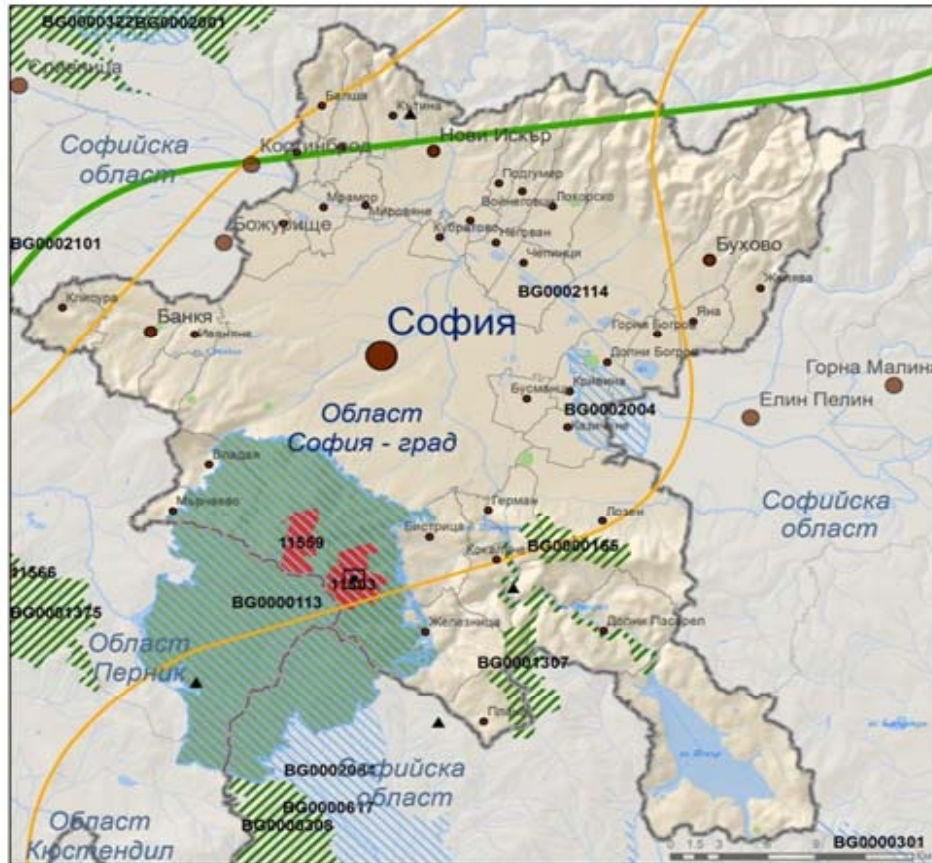


- | | |
|---------------------------------|------------------------------|
| Легенда | — Улична мрежа на град София |
| Пътна мрежа-класификация | — Областна граница |
| — Автомагистрала | ● Столица |
| — Първокласен път | ● Населено място |
| — Второкласен път | ● Населено място |
| — Третокласен път | ● Областен център |
| — Общинска пътна мрежа | ● Общински център |
| — ЖП линия | ● Общински център |



ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ НА ОБЛАСТ СОФИЯ - ГРАД 2014 - 2020 г.

Национална екологична мрежа



Легенда

Защитени територии

- Резервати
- Национални и природни паркове
- ▲ Природни забележителности
- Защитени местности

Защитени зони по НАТУРА 2000

- за птиците
- за хабитатите

Защитени територии с международно значение

- Биосферни резервати на ЮНЕСКО
- Европейски зелен пояс
- Европейски пътища на миграция на птиците
- Важни орнитологични местообитания

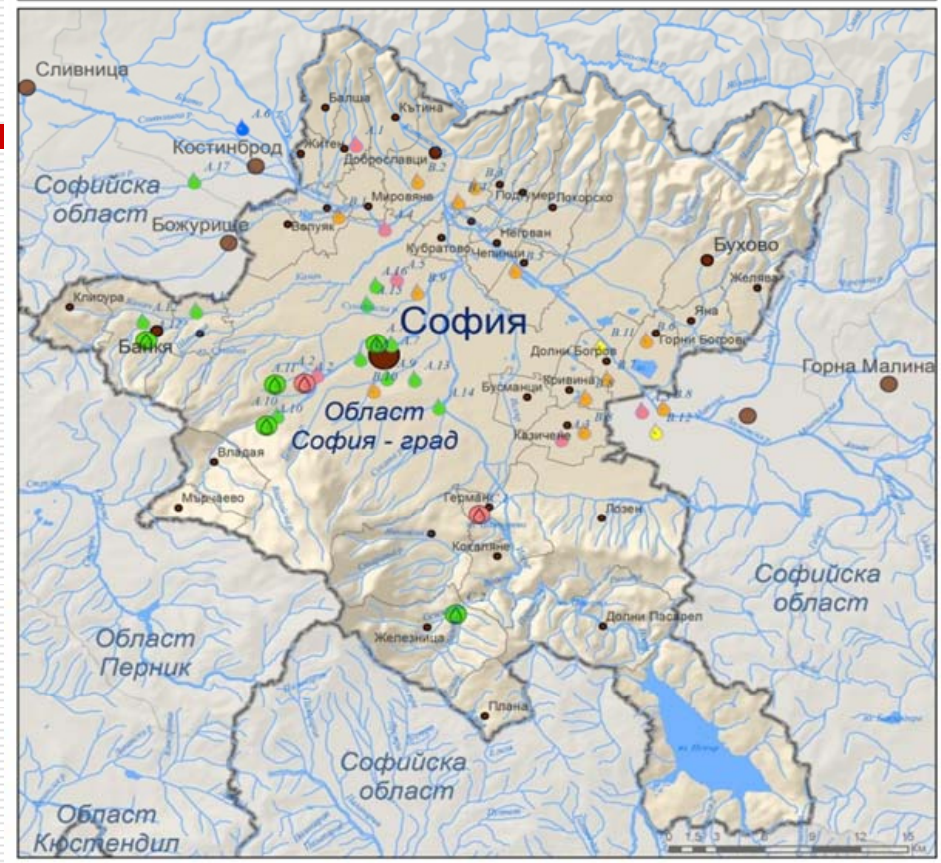


Източник: МОСВ, ЕЕА, 2012 г.

Национален център за териториално развитие, 2013 г.

ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ НА ОБЛАСТ СОФИЯ - ГРАД 2014 - 2020 г.

Водни течения, площи и минерални извори



Легенда

Наименования на минерални извори и сондажи в подложката на Софийския граблен

- A.1-Добриница
- A.2-София-Овча Купел
- A.3-Калемени-Равно поле (дълбоко)
- A.4-Трибун
- A.5-Милени
- A.6-Костинброд
- A.7-София-Център
- A.8-София-Балканска воденица
- A.9-София-Лозенец (дълбоко)
- A.10-София-Никола
- A.11-София-Лозенец-Ваня
- A.12-Баня
- A.13-София-плак Република
- A.14-София-4-те км
- A.15-София-Падяла
- A.16-София-Сибиря
- A.17-Костинброд-Пролетя

в подложката на Софийския граблен

- B.1-Артан
- B.2-Нова Искра
- B.3-Гришане
- B.4-Светованово
- B.5-Палица
- B.6-Горни Богров
- B.7-Долни Богров (дълбоко)
- B.8-Калемени-Равно поле (поверх)

в близостта на Софийския граблен

- B.9-Берекерци
- B.10-София-Лозенец (поверх)
- B.11-Долни Богров (поверх)
- B.12-Равно поле-пара Верела
- C.1-София-Панчарево
- C.2-София-Железница

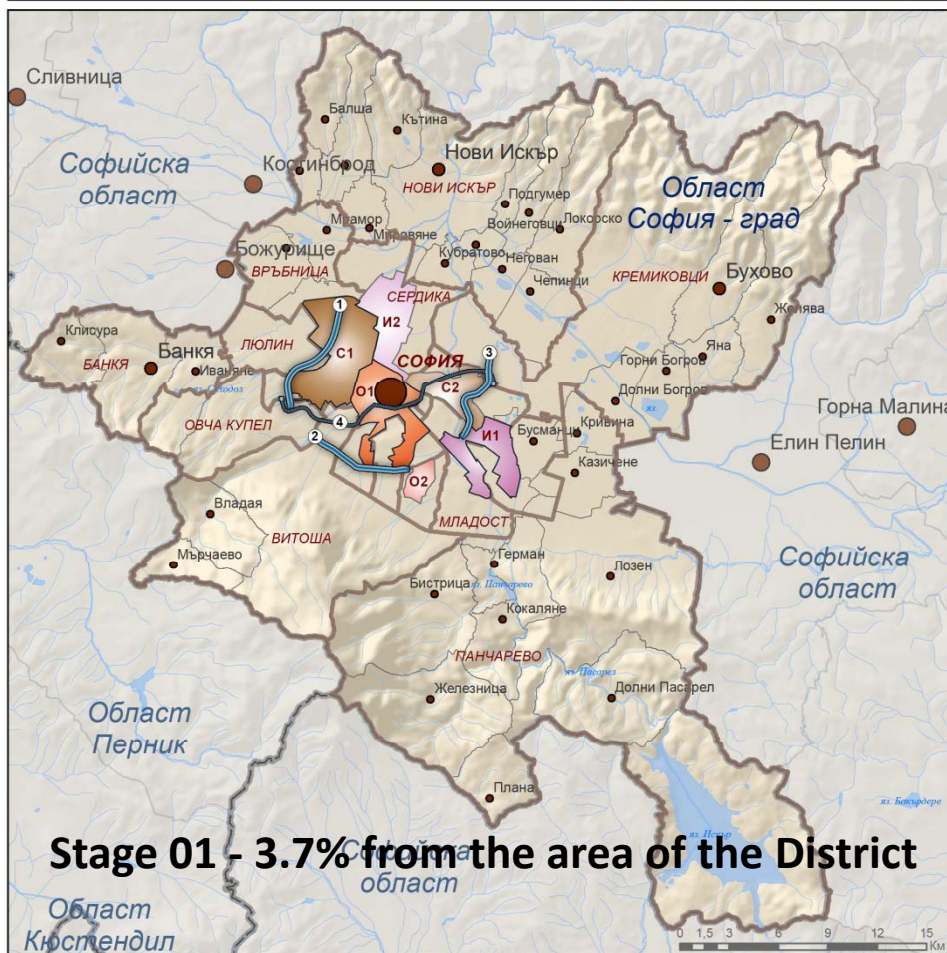
- извор
- сондаж
- Долни и средни Трънци
- Горна Круа
- Горна Круа
- Гледилско езеро
- Лозенецка скелта
- Водни площи
- Водни течения



Източник: БАПВ, НЦТР, 2013 г.

Национален център за териториално развитие, 2013 г.

ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ НА ОБЛАСТ СОФИЯ - ГРАД 2014 - 2020 г. Зони за активно въздействие в ИПГВР София



Stage 01 - 3.7% from the area of the District

Легенда

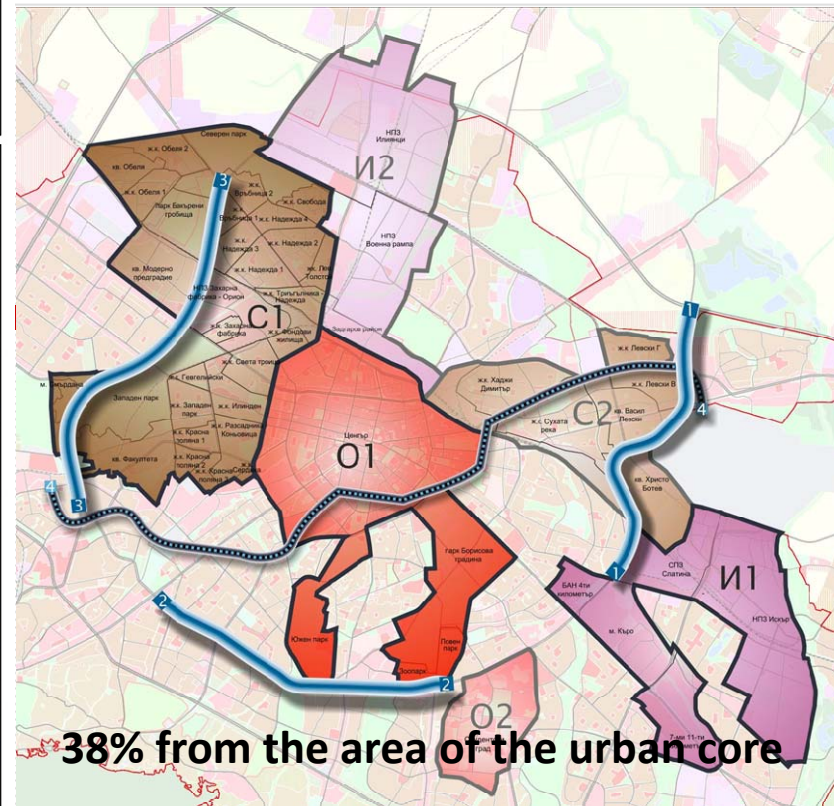
- Административни райони
- Столица
- Населено място
- Населено място
- Областен център
- Общински център
- Областна граница

- C1 - Зона с преобладаващ социален характер СЕВЕРОЗАПАД
- C2 - Зона с преобладаващ социален характер СЕВЕРОИЗТОК
- I1 - Зона с потенциал за икономическо развитие ИЗТОК
- I2 - Зона с потенциал за икономическо развитие СЕВЕР
- O1 - Зона на публични функции с висока обществена значимост ЦЕНТЪР
- O2 - Зона на публични функции с висока обществена значимост СТУДЕНТСКИ ГРАД

1. Бул. "Западна тангента"
2. Бул. "Тодор Каблешков"
3. Бул. "Източна тангента"
4. III-та Метродиаметър

Източник: НСИ, НЦТР, 2013 г.

Национален център за териториално развитие, 2013 г.



38% from the area of the urban core

ЗОНА ЗА ВЪЗДЕЙСТВИЕ		Територия /ха/	Население /хил./
C1	СЕВЕРОЗАПАД - ЗАПАД	2189	194
C2	СЕВЕРОИЗТОК	869	77
I1	ИЗТОК	1168	N/A
I2	СЕВЕР	1225	N/A
O1	ЦЕНТЪР	1623	105
O2	СТУДЕНТСКИ ГРАД	327	26

NUTS 2 and NUTS 3 Spatial Development Schemes scope

- Functional and hierarchical structure of the settlements' network;**
 - Agglomeration zones and their impact;**
 - Development axes, transport and infrastructure corridors and networks;**
 - Functional spatial zoning and structure of the territory.**
-

Varna District Development Strategy 2014 - 2020

ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ НА ОБЛАСТ ВАРНА 2014 - 2020 г.

ОБЩИНИ, ЗЕМЛИЩА И НАСЕЛЕНИ МЕСТА



ЛЕГЕНДА

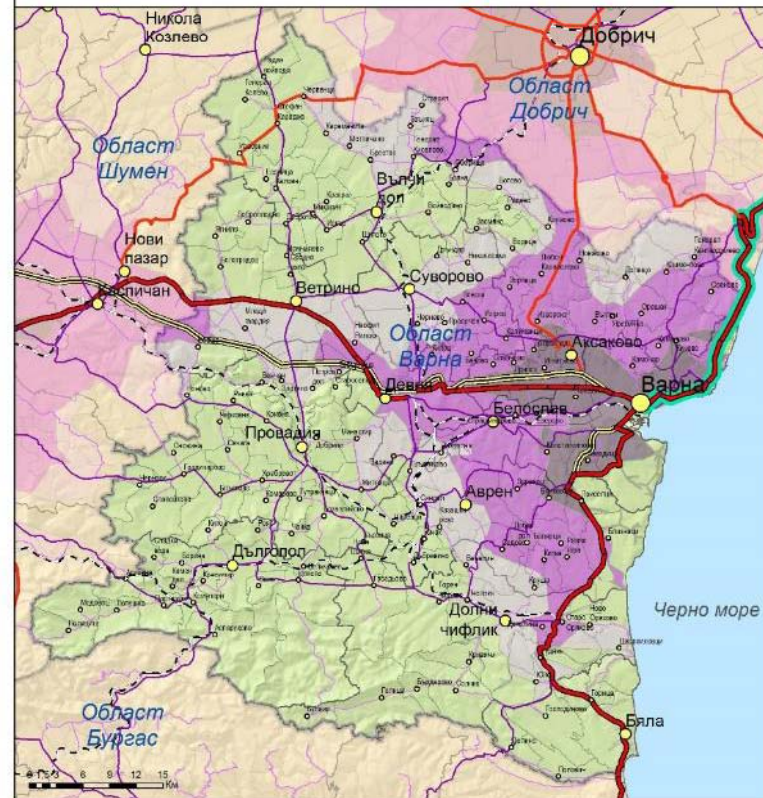
- Областен център
- Общински център
- Населено място
- Граница на област
- Граница на община
- Граница на землища

Област ВАРНА - 3,44% от територията на Р. България
 159 населени места (11 града и 148 села)
 гр. Варна - второ йерархично ниво
 гр. Провадия и гр. Девня - четвърто йерархично ниво
 останалите общински центрове - пето йерархично ниво



ОБЛАСТНА СТРАТЕГИЯ ЗА РАЗВИТИЕ НА ОБЛАСТ ВАРНА 2014 - 2020 г.

ТРАНСПОРТНА ДОСТЪПНОСТ - АРЕАЛИ



ЛЕГЕНДА

- | | | | |
|---|--|---|--|
| <p>Транспортна достъпност</p> <ul style="list-style-type: none"> 0 - 15 мин 15 - 30 мин 30 - 45 мин | <p>Пътна мрежа-класификация</p> <ul style="list-style-type: none"> Автомострала Първокласен път Второкласен път Третокласен път | <p>Общинска пътна мрежа</p> <p>ЖП линия</p> <p>Пътни проекти</p> <ul style="list-style-type: none"> скоростен път | <ul style="list-style-type: none"> — Граница на област — Граница на община — Граница на землища ● Областен център ● Общински център ● Населено място |
|---|--|---|--|

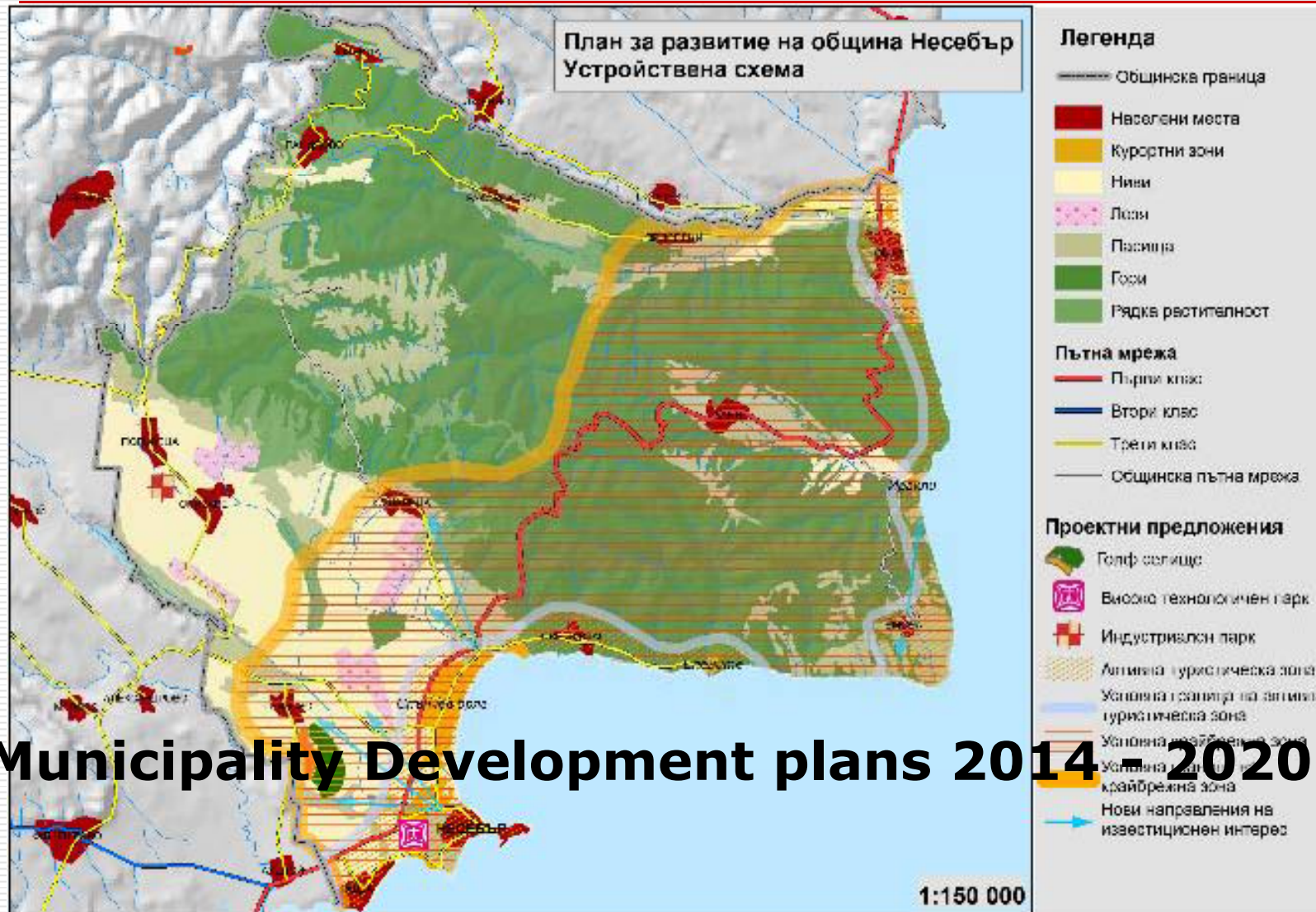
Източник: АПИ, МРРБ, НЦТР, 2013 г.



Part Three

Planning instruments – municipal and local levels

Municipal planning instruments – LAU 1 level

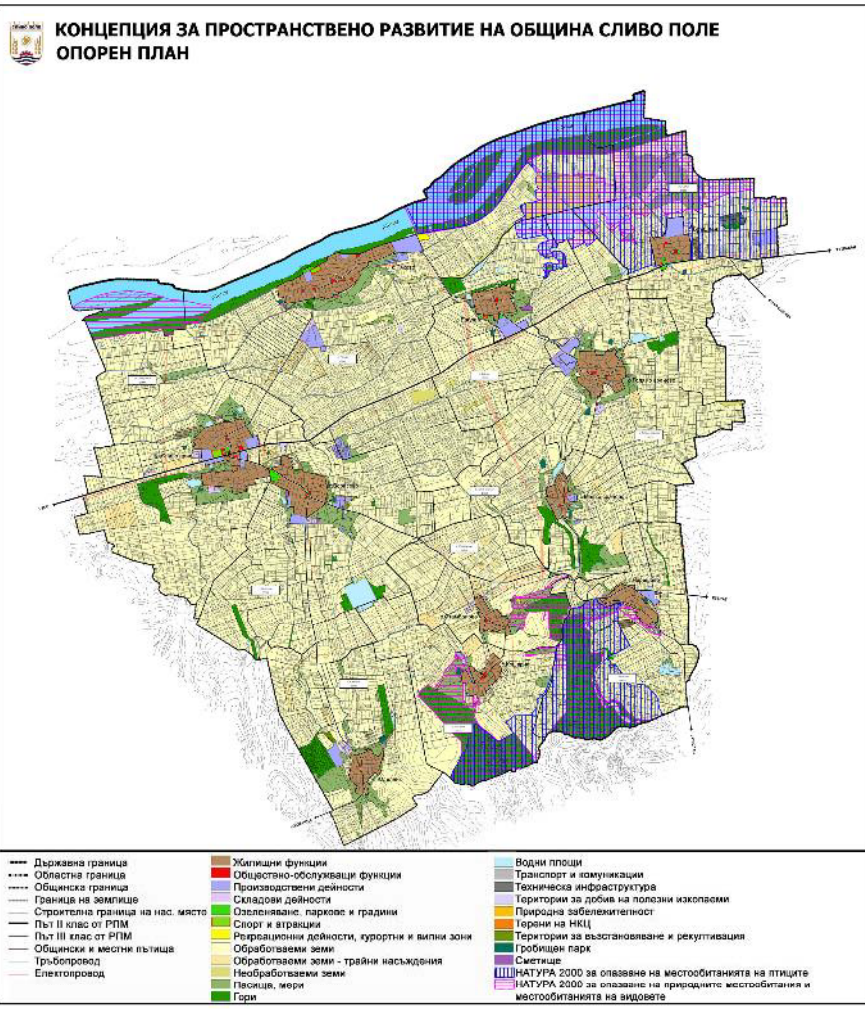
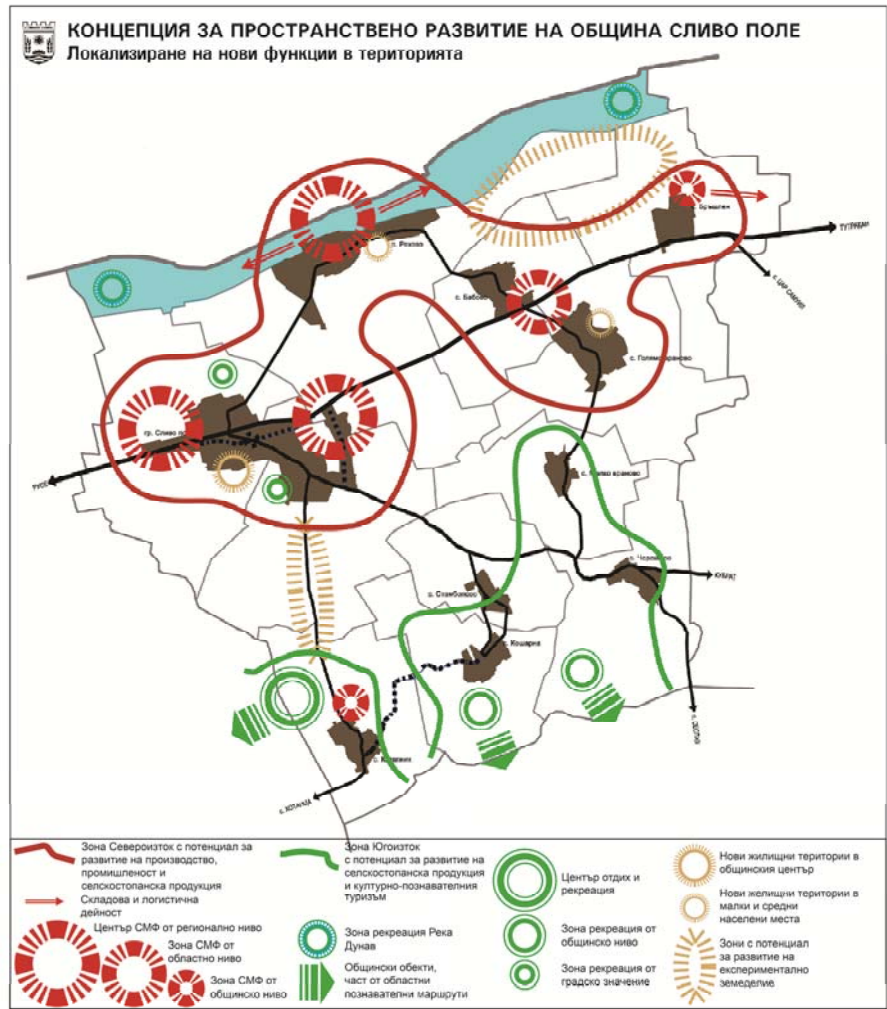


Municipality Development plans 2014-2020

Municipality Development Plan Contents

- Based upon the midterm evaluation of the previous plan and its recommendations;**
 - Analysis of the existing social, economic and environmental development – SWOT;**
 - Vision, strategic goals and priorities;**
 - Measures and projects;**
 - Financial part – budgeting and funding sources;**
 - Preliminary assessment, SEA.**
-

Municipality Spatial Development Concept

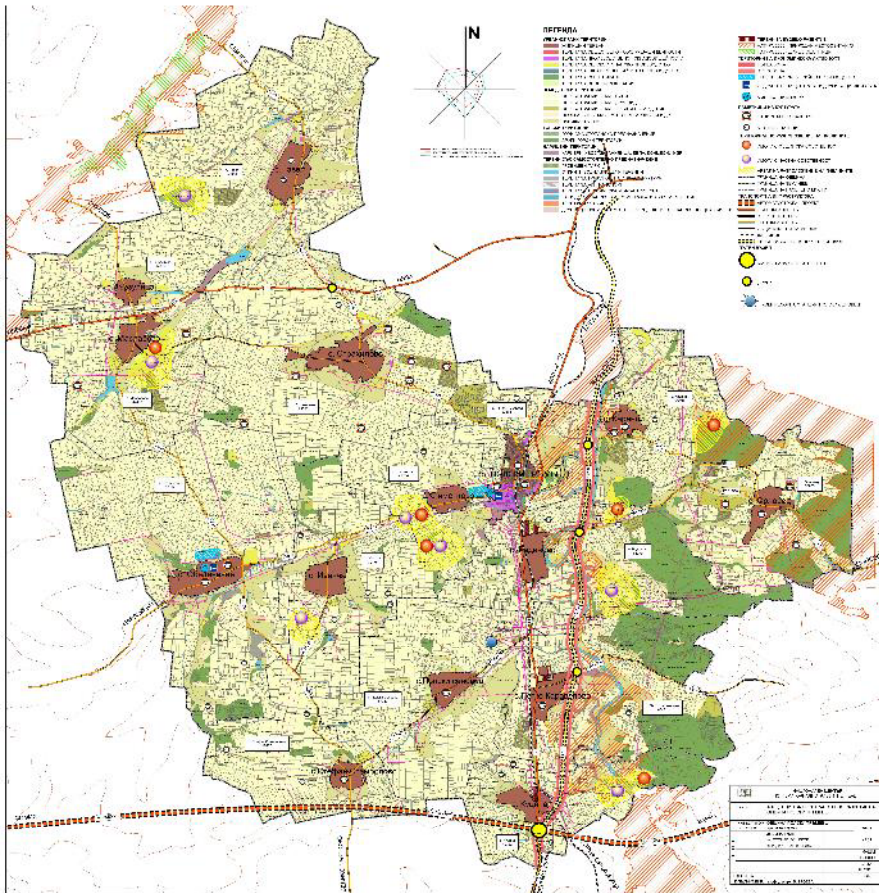


Establishing links between Development plan and Master Plan

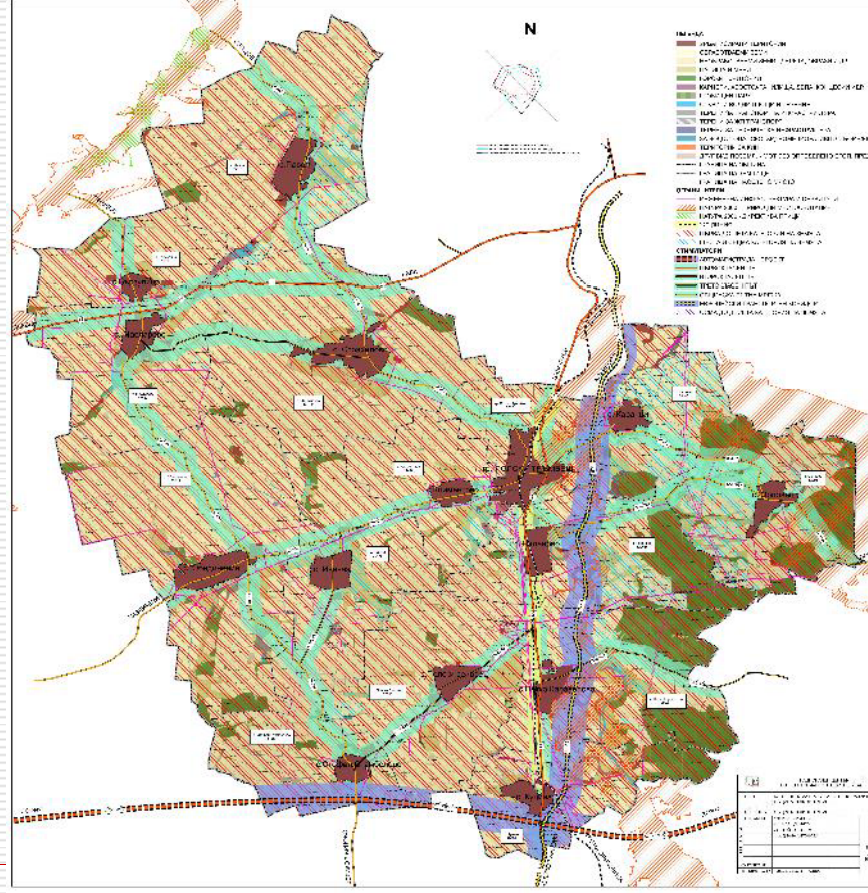
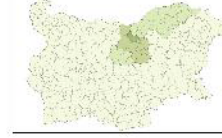
Municipality Spatial Development Concept



КОНЦЕПЦИЯ ЗА ПРОСТРАНСТВЕНО
РАЗВИТИЕ НА ОБЩИНА ПОЛСКИ ТРЪМБЕШ
МОДЕЛ НА ТЕРИТОРИАЛНО РАЗВИТИЕ
М 1:50 000



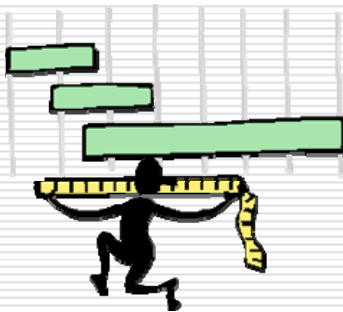
КОНЦЕПЦИЯ ЗА ПРОСТРАНСТВЕНО
РАЗВИТИЕ НА ОБЩИНА ПОЛСКИ ТРЪМБЕШ
ТЕРАТОРИАЛНИ ОГРАНИЧИТЕЛИ И
СТИМУЛАТОРИ
М 1:50 000



General Spatial Framework for the Master plan

Local level

Infrastructure plans and projects



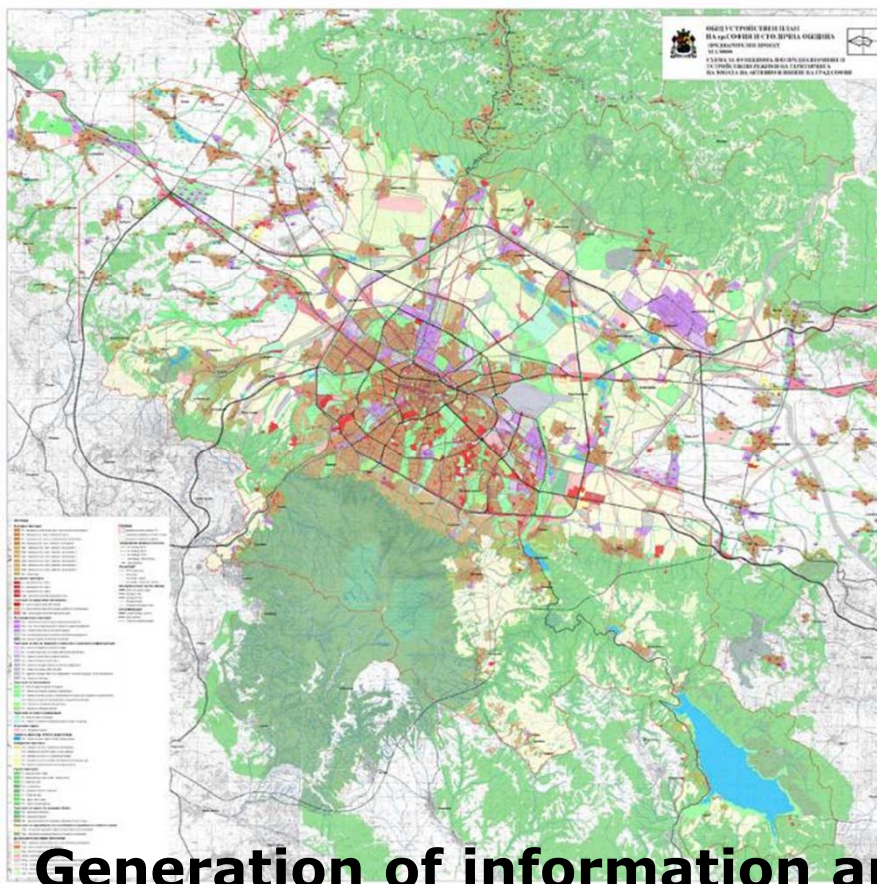
IPURD

- A plan for development on renovation of a city or part of it for implementation of the the OPRG and other OP 2014 - 2020.
 - Integrates policies, projects, programmes, resources and participants
 - Integrates Municipality Development Plan and the Master Plan for achieving synergy and sustainability
-

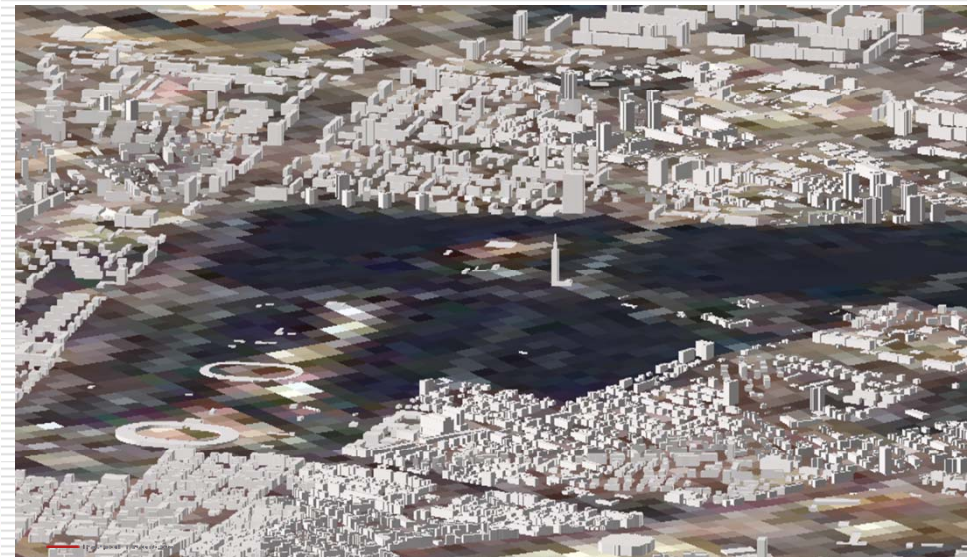


Local level

Master Plan



SEA and CA of the plan



Generation of information and knowledge about the municipal

Snow Arch – Tourism and Sport Centre Perelik



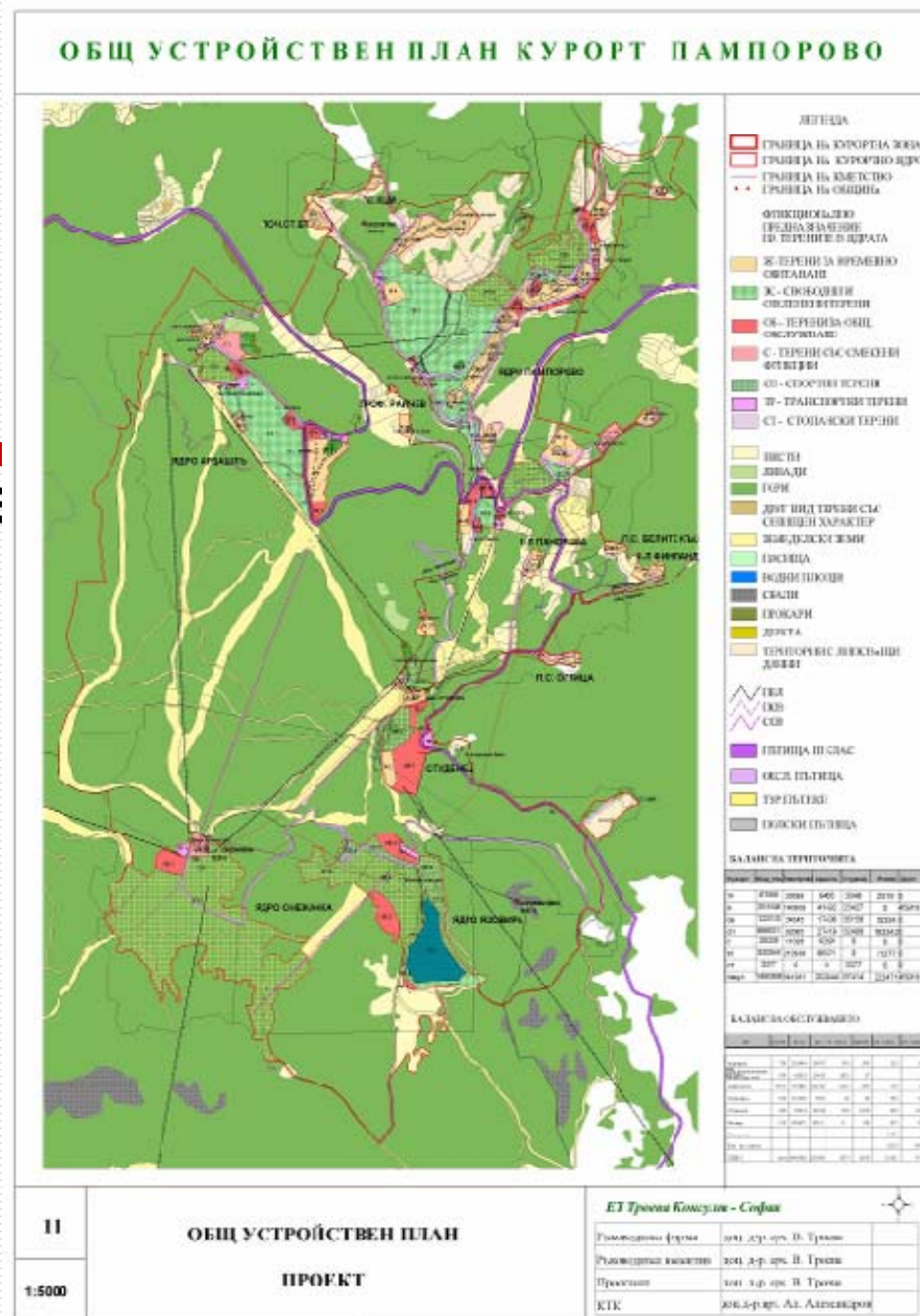
ВРЪЗКИ СКИ ЦЕНТРОВЕ

- ЛЕГЕНДА
- Основен пътен транспорт
 - Главни връзки
 - Туристически маршрути
 - "Снежна дъга"
 - Курортни ядра
 - Снежни паркове и стадиони
 - Тематични паркове

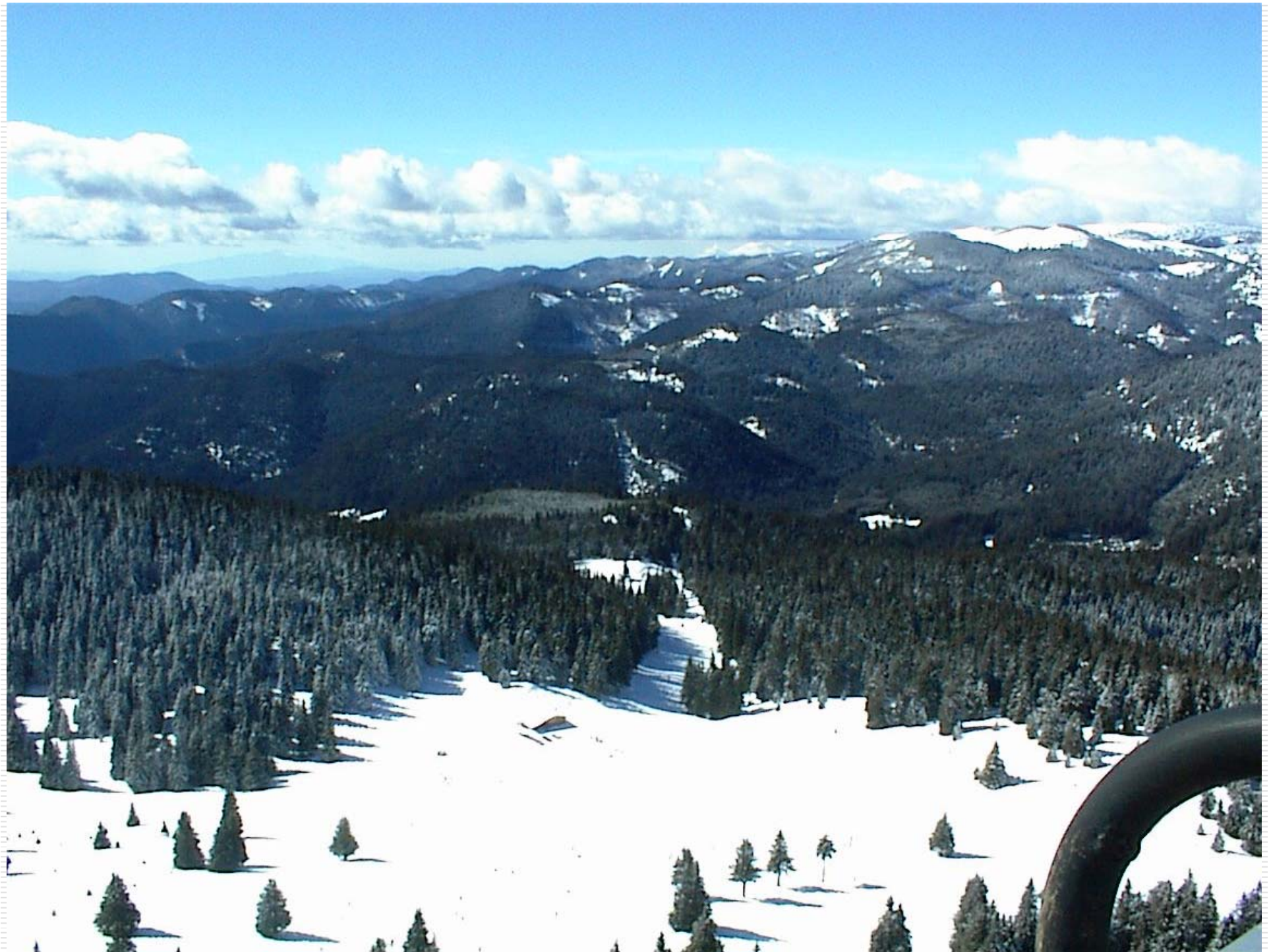
Проект за изменение и допълнение на ТУП на Спортно-туристически център (СТЦ) "ПЕРЕЛИК"		16
Възлагател:	ОБЩИНА СМОЛНИ	
Изпълнител:	ЕТ ТРОЕВА ДОНСИЗЕТ - СООУЛ	
Схема: Връзки ски центрове	дата 05.2007	
Проектант:	арх. Васил Ана Троева	
Ръководител колектив:	арх. Васил Ана Троева	



Pamporovo resort Master plan (1999–2001) Smolyan and Chepelare municipalities – adopted by the District of Smolyan Ammendments 2006, 2007







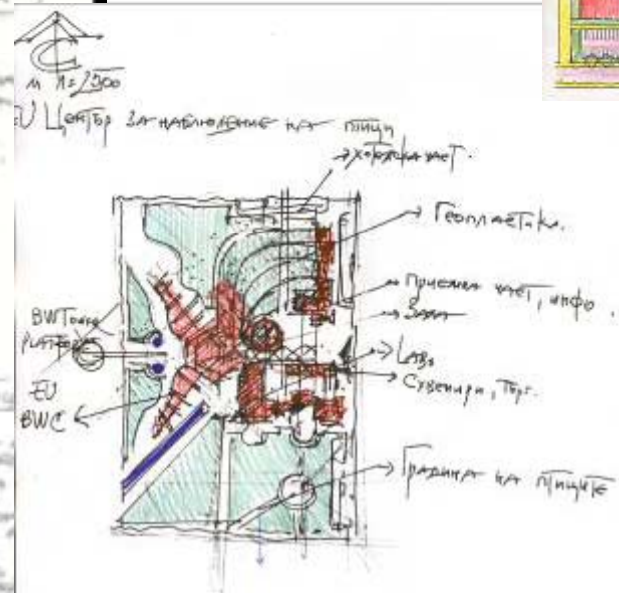
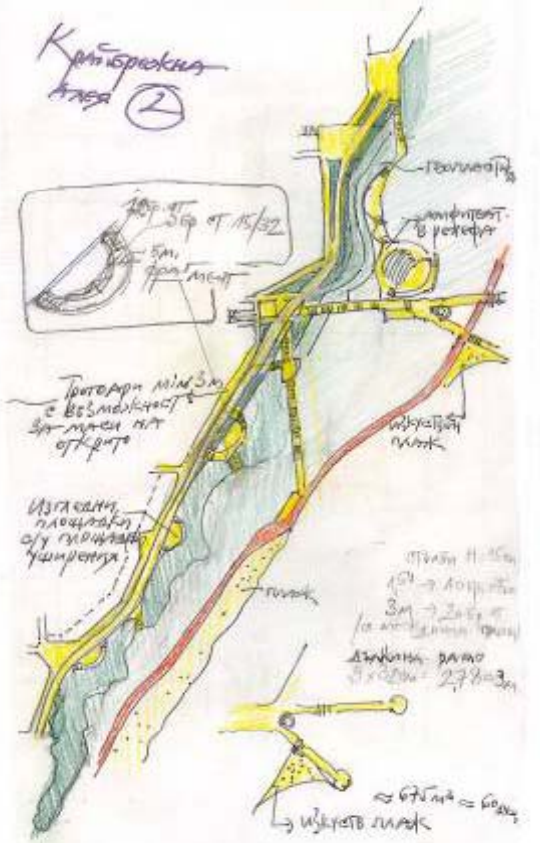
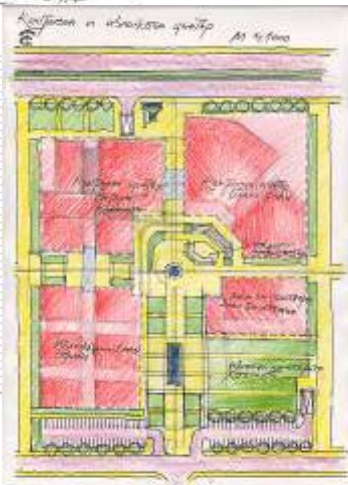
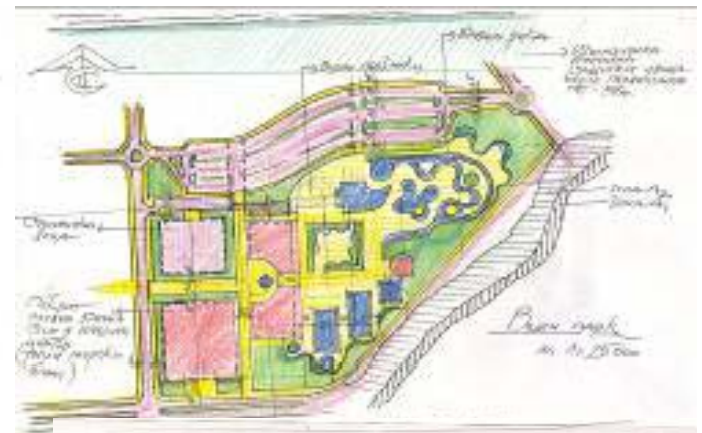
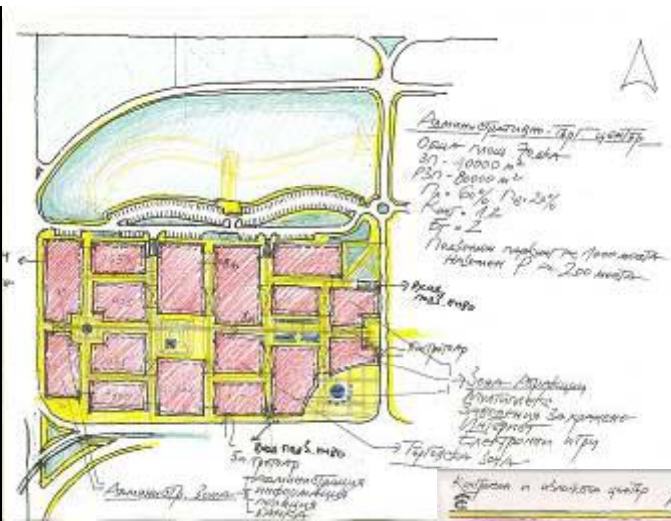






Разположение







ПОДРОБЕН УСТРОЙСТВЕН ПЛАН НА М. КЮШЕТО
ПЛАН ЗА РЕГУЛАЦИЯ



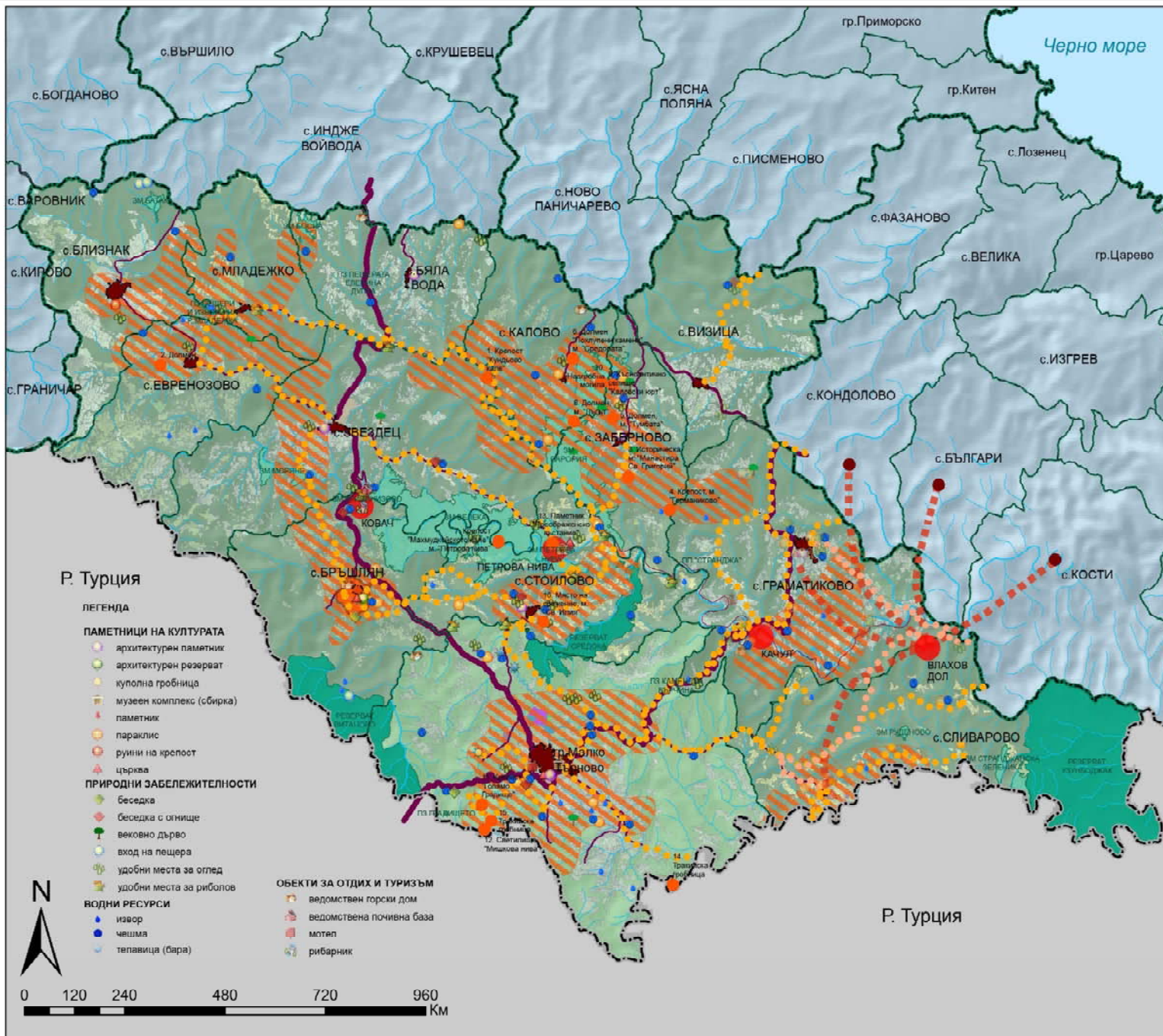
УКРЕПВАНЕ СВЛАЧИЩЕ КВ.САРАФОВО, ГР.БУРГАС
ПОДОБЕКТ: МОРСКИ ПАРК М. КЮШЕТО, КВ.САРАФОВО, ГР.БУРГАС - ПОДРОБЕН УСТРОЙСТВЕН ПЛАН
КОНЦЕПЦИЯ ЗА ОБЗАВЕЖДАНЕ
НА ПРОСТРАНСТВАТА

7

1. Габioni за оформяне основата на ската
2. Зелен амфитеатър
3. Стълба за връзка с горното ниво
4. Оформяне на бреговата зона
5. Водни басейни
6. Декоративни храсти
7, 8, Зелен плаж
9, 10, 11 Уреди за фитнес

0 75 150 300 450 600 M

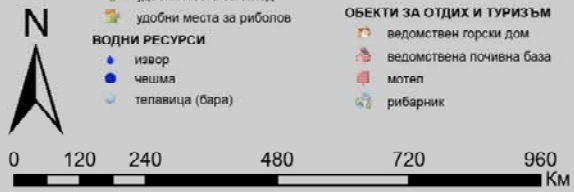
УКРЕПВАНЕ СВЛАЧИЩЕ КВ.САРАФОВО, ГР.БУРГАС			7
ПОДОБЕКТ: Морски парк м. Кюшето, кв.Сарафово, гр.Бургас - Подробен Устройствен План			
Изпълнител:	ТРАНССТРОЙ БУРГАС АД		
Работилнически екип:	Инж. Димитров, Тодорка		
Проектирант:	Инж. Иван Тарински		
	Инж. Надежда Таринска		
	Инж. Димитров, Тодорка		
Чертая:	Концепция за обзавеждане на пространствата		
Управител фирма:	Инж. Василена Тодорова	ПРОЕКТ КОНСУЛТ - БООД	Мощност 1:7 000 08.2009г.



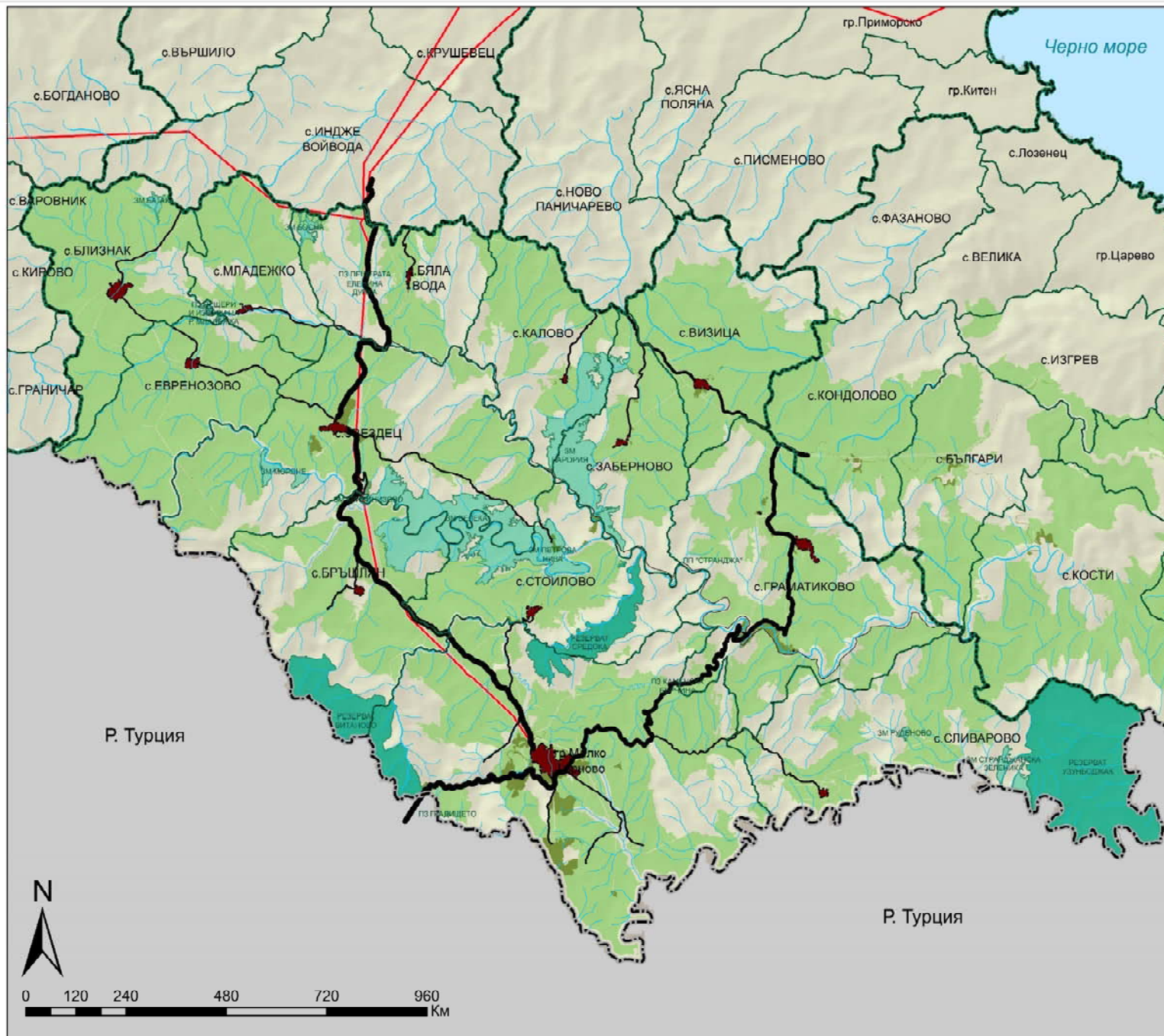
**СХЕМА ПРИРОДНО И КУЛТУРНО НАСЛЕДСТВО
ТУРИСТИЧЕСКИ МАРШРУТИ**

- ЛЕГЕНДА**
- Зона, наситена с КИН
 - с. Бръшлян-историческо селище по ЗКН
- ОБЕКТИ НА КИН**
1. Крепост "Кундюво кале"
 2. Долмен
 3. Историческа м. "Манастира Св. Григорий"
 4. Крепост, м. "Терманиково"
 5. Долмен, м. "Тумбата"
 6. Долмен, м. "Лъгът"
 7. Крепост "Махмудийското кале", м. "Петр"
 8. Долмен "Похлупени камени" м. "Средор"
 9. Късноантично селище "Каловски юрт"
 10. Надробна могила
 11. Крепост "Галимо Градище"
 12. Светилище "Мишкова нива"
 13. Паметник "Преображенско въстание"
 14. Тракийска гробница
 15. Тракийска гробница
 16. Място на сражение, м. "Св. Илия"
- ТУРИСТИЧЕСКИ МАРШРУТИ**
- ТУРИСТИЧЕСКИ МАРШРУТИ
 - ПОКЛОНИЧЕСКИ МАРШРУТИ
 - НЕСТИНАРСКИ МАРШРУТИ
 - ХАРАКТЕРНИ МЕСТНОСТИ
- ЗАЩИТЕНИ ТЕРИТОРИИ**
- Резерват
 - Защитена Местност
 - Природна забележителност
- ГРАНИЦИ**
- ДЪРЖАВНА ГРАНИЦА
 - ГРАНИЦА НА ОБЩИНА
 - ГРАНИЦА НА ЗЕМЛИЩЕ
 - ГРАНИЦА НА НАСЕЛЕНО МЯСТО
 - НАСЕЛЕНО МЯСТО

- П. Турция**
- ЛЕГЕНДА**
- ПАМЕТНИЦИ НА КУЛТУРАТА**
- архитектурен паметник
 - архитектурен резерват
 - куполна гробница
 - музеен комплекс (сбирка)
 - паметник
 - параклис
 - руини на крепост
 - църква
- ПРИРОДНИ ЗАБЕЛЕЖИТЕЛНОСТИ**
- беседка
 - беседка с огнище
 - вековно дърво
 - вход на пещера
 - удобни места за оглед
 - удобни места за риболов
- ВОДНИ РЕСУРСИ**
- извор
 - чешмя
 - тепавица (бара)
- ОБЕКТИ ЗА ОТДИХ И ТУРИЗЪМ**
- ведомствен горски дом
 - ведомствена почивна база
 - мотел
 - рибарник



П. Турция



**ЗОНИ И РЕЖИМИ ЗА УСТОЙ
РАЗВИТИЕ - СТОПАНСКИ ДЕ
И ТУРИЗЪМ**

- ЛЕГЕНДА**
- ЗОНИ ПП"СТРАНДЖА"**
- за устойчиво развитие
 - за туризъм
- ЗАЩИТЕНИ ТЕРИТОРИИ**
- Резерват
 - Защитена Местност
 - Природна забележителност
- ГРАНИЦИ**
- ДЪРЖАВНА ГРАНИЦА
 - ГРАНИЦА НА ОБЩИНА
 - ГРАНИЦА НА ЗЕМЛИЩА
 - ГРАНИЦА НА НАСЕЛЕН
- ТРАНСПОРТНА ИНФРАСТРУКТУРА**
- ПЪРВОКЛАСЕН ПЪТ
 - ВТОРОКЛАСЕН ПЪТ
 - ТРЕТОКЛАСЕН ПЪТ
 - ОБЩНСКИ ПЪТ
 - МЕСТЕН ПЪТ
- ИНЖЕНЕРНА ИНФРАСТРУКТУРА**
- ЕЛЕКТРОПРОВОД
 - СЕРВИТУТ НА ЕЛЕКТРИЧЕН
 - НАСЕЛЕНО МЯСТО



Р. Турция

Р. Турция

Черно море



Conclusions

- **Democratisation, decentralisation, but lack of power and capacity**
 - **Administrative reform – not only NUTS 2 but LAU 1 too – increasing capacity of the local authorities**
 - **Legislation reform – RIA recommendations**
 - **Institutional reform – 2 Ministries, insufficient capacity, building institutions, responsible for the most important documents on national and local level.**
-

Conclusions

- **Development of certain knowledge and skills, incl. for communication and for managing changes.**
 - **Information accessibility and management – e-government in planning**
 - **Links between different international documents and strategies – for Danube, Black Sea, Transborder areas etc.**
 - **Better control**
 - **Continuity and Sustainability in strategic and spatial planning.**
-

LANDSCAPE TREASURE

LANDSCAPE GALLERY



Thank you!

Bulgaria

University of Architecture, Building and Planning - Sofia
Faculty of Architecture
Prof. Dr. Irina Stoycheva - V. Chirpanova (project coordinator), E. Vassil, D. Miroslavova, D. Stoyanova, A. Ivanova, I. Stoyanova, E. Stoyanova, V. Chirpanova, C. Zlateva, V. Stoyanova
Prof. Dr. Irina Stoycheva - A. Eneva and I. Miroslavova (project coordinator), A. Adzharova, E. Stoyanova, D. Petrova, E. Stoyanova, M. Stoyanova, V. Chirpanova, V. Stoyanova, V. Stoyanova, E. Stoyanova
Prof. Dr. Irina Stoycheva - Sofia
Prof. Dr. Irina Stoycheva - Sofia
Prof. Dr. Irina Stoycheva - Sofia

NATURA 2000 PROJECT

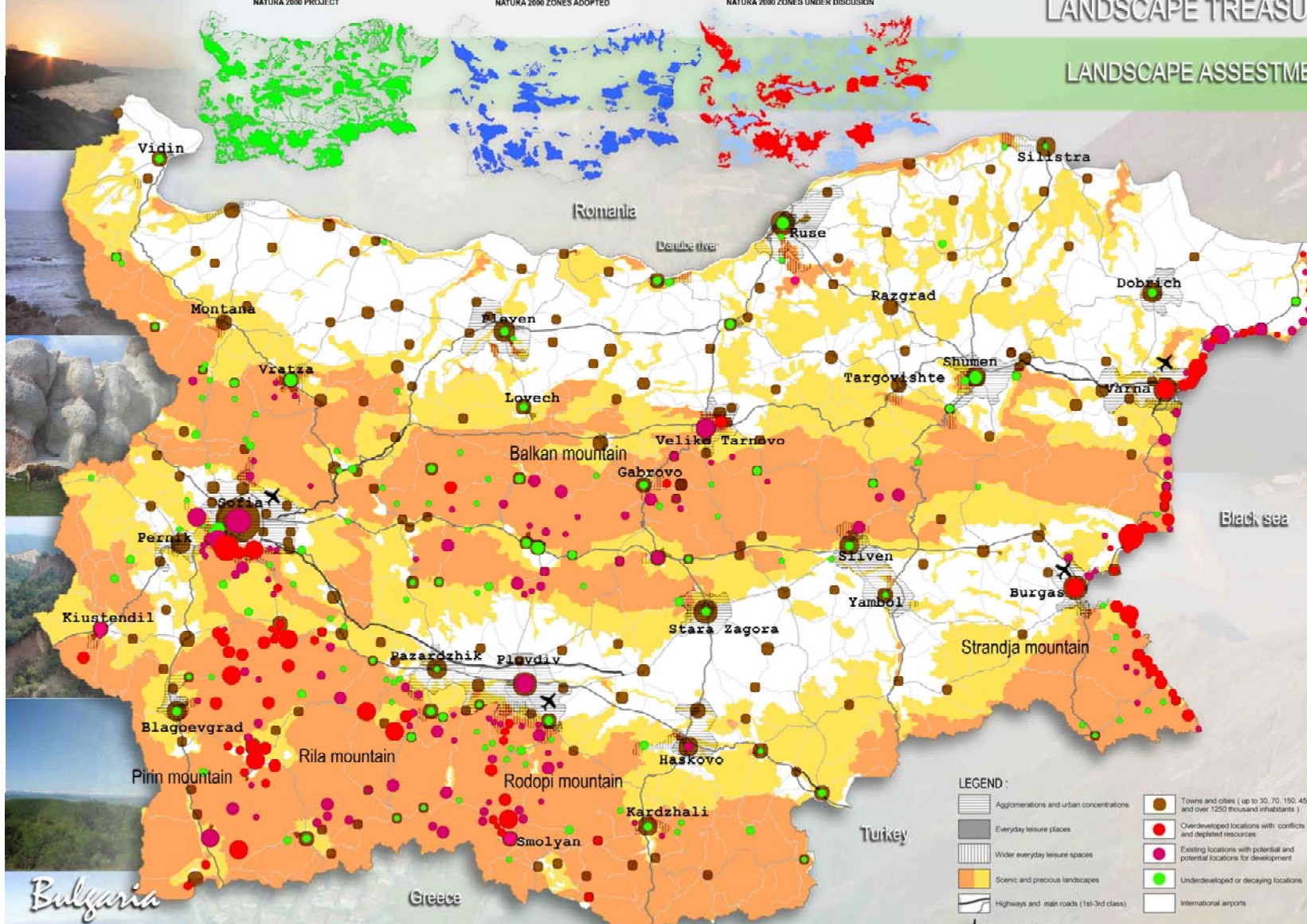
NATURA 2000 ZONES ADOPTED

NATURA 2000 ZONES UNDER DISCUSSION

LANDSCAPE TREASURE

LANDSCAPE ASSESTMENT

2



The landscape assessment is based on two sets of criteria - for the scale and potential of tourism localisations and for their impact on different types of recreational landscapes. The natural protected sites, including the proposed NATURA 2000 ones, national and natural parks, natural reserves, Ramsar and UNESCO sites and IBAs are pointed out. In addition to the traditional and the recently built resorts, major urban centers and their environment have been examined, in order to evaluate their potential for everyday leisure activities. Thus the main focus of the comparative analysis and landscape evaluation are the areas, located between urbanized and protected sites, subject of highest pressure for development.

Theoretically the selected criteria could be subdivided into several groups, reflecting the environmental/ecological, social, economic and aesthetic/visual impacts on the landscape. Among the most important criteria are the scale of developments, landscape capacity loading, unity and homogeneity, biodiversity conservation, level of transformation and deterioration, accessibility, inclusion and integration vis "ghettoization", satisfaction, public-private partnership, prosperity, local initiatives development, scale of tourism companies, social, transport, technical and tourism infrastructure level of development, alternative tourism resources proximity, potential for future development, planning and managerial complexity etc.

The map of landscape assessment summarizes the findings about the state of the reviewed landscapes and illustrates the existing situation in Bulgaria. Most of the growing overurbanised tourism centres are located on the Black Sea coast and in the mountains, attached to the national resorts and existing infrastructure. Some of them are within the heart of the landscapes with outstanding natural beauty and risky close to the protected areas. These first "prime location" zones, attract interest, investments, visitors, as well as hazards. The smaller tourism localisations and attractions, with high natural and cultural value and potential, lie remote from these zones, depopulated, abandoned, underdeveloped and forgotten. Urban/rural and natural/man-made balance restoration and landscape remediation are the main priority for the first ones and sustainable smart development - for the second. Mountain slopes, sand dunes, forests, marches and natural treasures "re-creation" is the key word for the recreational landscapes future in Bulgaria.

LEGEND:

- Agglomerations and urban concentrations
- Towns and cities (up to 30, 70, 150, 450, and over 1250 thousand inhabitants)
- Overdeveloped locations with conflicts and depleted resources
- Existing locations with potential and potential locations for development
- Underdeveloped or decaying locations
- International airports
- Everyday leisure places
- Scenic and precious landscapes
- Wider everyday leisure spaces
- Highways and main roads (1st-3rd class)
- International airport

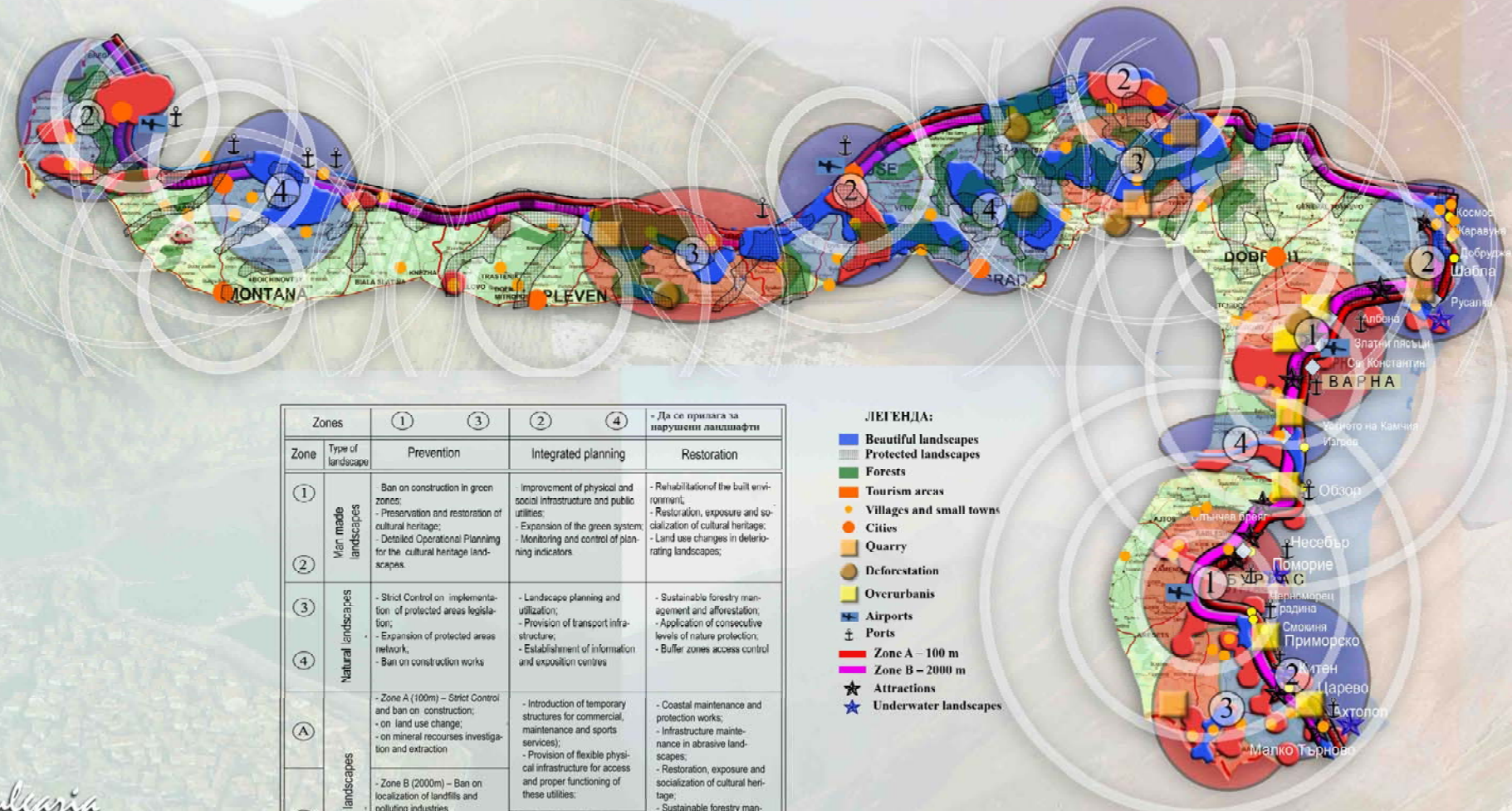


M 1:1 500 000

University of Architecture, Civil Engineering and Geodesy - Sofia
 Faculty of Architecture
 MA / Architecture / 5th year - V. Changeliev (project coordinator), E. Velchev, D. Mladenova, D. Simenova, I. Ivanova, R. Ivanova, R. Ganchev, V. Chelakov, Z. Zhelev, J. Stoyanov
 MS - Urban Planning - A. Burdov and I. Mutaftchieva (project coordinators), J. Asparuhov, B. Ivanov, M. Petrova, E. Ivanova, M. Ivanova, M. Stankova, T. Chirilova, V. Todorova, V. Boykova, Z. Terzieva, T. Todorova
 Prof. Dr. Vesselin Todorov, HonM RFP
 Dr. Georgi Boykov
 Prof. Assistant Mariya Tashva - Petrova

LANDSCAPE TREASURE

LANDSCAPE STRATEGY 2 - Model for Costal and Riverside Landscape Management



Zones	①	③	②	④	- Да се прилага за нарушени ландшафти
Zone	Type of landscape	Prevention	Integrated planning	Restoration	
①	Man made landscapes	- Ban on construction in green zones; - Preservation and restoration of cultural heritage; - Detailed Operational Planning for the cultural heritage landscapes	- Improvement of physical and social infrastructure and public utilities; - Expansion of the green system; - Monitoring and control of planning indicators	- Rehabilitation of the built environment; - Restoration, exposure and socialization of cultural heritage; - Land use changes in deteriorating landscapes;	
②	Man made landscapes				
③	Natural landscapes	- Strict Control on implementation of protected areas legislation; - Expansion of protected areas network; - Ban on construction works	- Landscape planning and utilization; - Provision of transport infrastructure; - Establishment of information and exposition centres	- Sustainable forestry management and afforestation; - Application of consecutive levels of nature protection; - Buffer zones access control	
④	Natural landscapes				
A	Coastal landscapes	- Zone A (100m) - Strict Control and ban on construction; - on land use change; - on mineral resources investigation and extraction	- Introduction of temporary structures for commercial, maintenance and sports services); - Provision of flexible physical infrastructure for access and proper functioning of these utilities.	- Coastal maintenance and protection works; - Infrastructure maintenance in abrasive landscapes; - Restoration, exposure and socialization of cultural heritage; - Sustainable forestry management and afforestation;	
B	Coastal landscapes	- Zone B (2000m) - Ban on localization of landfills and polluting industries	Reduced planning indicators Max coefficient of intensity - 1.5; Plot ratio - up to 30%; Green areas - min 50%		

- ЛЕГЕНДА:**
- Beautiful landscapes
 - Protected landscapes
 - Forests
 - Tourism areas
 - Villages and small towns
 - Cities
 - Quarry
 - Deforestation
 - Overurbanis
 - Airports
 - Ports
 - Zone A - 100 m
 - Zone B - 2000 m
 - Attractions
 - Underwater landscapes

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Information

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http://www.bgregio.eu/media/Programirane/NKPR_28012013_Last_en.pdf](http://www.bgregio.eu/media/Programirane/NKPR_28012013_Last_en.pdf)
- http://www.un.org/esa/dsd/dsd_aofw_ni/ni_pdfs/National_Reports/romania/Romania.pdf
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- ❑ <http://www.bsca.bg/index.php>
- ❑ <http://www.minfin.bg/en/page/73>
- ❑ [Public consultations site Bulgaria – documents on all levels -](#)
<http://www.strategy.bg/StrategicDocuments/View.aspx?lang=bg-BG&Id=902>
- ❑ Integrated plan for Urban Regeneration and Development Sofia <http://www.sofiaxxi.eu/>
- ❑ Sofia Master Plan
http://www.sofproect.com/documents_english.aspx
- ❑ Prof. Klaus Kunzmann lecture on EU -
<http://www.rmit.edu.au/future/speakers/kunzmann>