

IMPLEMENTATION OF THE ZONAL URBAN PLAN IN URBAN DEVELOPMENT AND REGULATION

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Abstract: *The Zonal Urban Plan is a project that has the character of specific detailed regulation of the urban development of an area in the locality (covering all functions: housing, services, production, circulation, green spaces, public institutions) and ensures the correlation of the complex urban development of the area with the provisions PUG of the locality of which it is a part. Through the PUZ, the objectives, actions, priorities, town planning regulations (restrictions and permissions) necessary to be applied in the use of land and the compliance of constructions in the studied area are established.*

Keywords: *Zonal Urban Plan, General Urban Plan, urban development, urban regulation, urban planning documentation*

1. Introduction

The purpose of the Zonal Urban Plan includes regulations on the area related to: the organization of the street network, the architectural-urban organization according to the characteristics of the urban structure, the way of using the land, the development of the building infrastructure, the legal status and the circulation of the land, the protection of historical monuments and servitudes in the areas of their protection.

It is proposed to develop a Guide on the methodology for the development of Zonal Urban Plans for any territorial administrative unit. The introduction of this guide will allow to ensure the development of Zonal Urban Plans in a more efficient way together with the Local Urban Planning Regulation related to Zonal Urban Plans.

2. Methodology

The main purpose of urban planning is to stimulate the complex evolution of localities, through the development and implementation of short, medium and long term development strategies. The urban planning activity includes all localities of the country, organized in a network, based on their ranking and balanced distribution in the territory. Urbanism seeks to establish the directions of the spatial development of urban and rural localities, in accordance with their potential and the aspirations of the inhabitants. The responsibilities of the local public administration in the field of urban planning.

The local council has the following powers in this area:

➤ coordinates and is responsible for the entire urban planning activity carried out on

the territory of the administrative-territorial unit and ensures compliance with the provisions contained in the approved urban planning documentation, for the realization of the urban development program of the component localities of the commune or city;

- cooperates in the process of drawing up the urban development program of localities and with institutions, economic agents, bodies and non-governmental organizations of national, county or local interest.
- cooperates with the district council and is supported by it in the urban planning activity;

The implementation of the PUZ in urban development and regulation" consists in the application of Zonal Urban Plans in territorial development plans, which are very important in the development of a locality. Any administrative-territorial unit needs some provisions within the territorial development policy to have a strong legal basis in the urban regulation.

The methodological basis of this work consists of research methods and techniques that were used, such as: structural and functional analysis, systemic analysis, logical methods and the comparative method:

The term urbanism is a neologism created a little more than a century ago. However, the notion it defines seems to be a priori as old as urban civilization. In fact, this apparent contradiction comes from the very ambiguity that characterizes the word urbanism. Schematizing, it is possible that the term has two meanings. The first, which is the broadest and which at the same time belongs to the current language, covers any conscious action intended to conceive, organize, arrange or transform the city and the urban space. And, viewed in this sense, the word urbanism actually denotes a very old reality, also called urban art, and which opposes urbanism in the strict sense of the term.

This second meaning designates a specific reality: the apparatus, towards the end of the century. of the 19th century, of a new discipline, which is meant to be a science and

a theory of the city. "Distinguishing itself from urban arts by its reflexive and critical character, by its scientific claim".

This is the original meaning of the word urbanism, which was not created just to name this new reality, but which is very often used in a much broader and imprecise sense.

By extension, the term urbanism has come to encompass a large part of what has to do with the city, regardless of whether it is public works, urban morphology and the city plan, social practices and urban mentalities, legislation and urban law. The word urbanism, in this broad sense, is often applied to the urban societies of the past. We currently speak of Chinese, Babylonian, Greek, Roman or pre-Columbian urbanism to denote the characteristic urban forms of these civilizations.

Urbanism as we know it, which is meant to be a science of human settlements, was born as a consequence of the industrial revolution. This which starts in England since the century. the eighteenth, cooperates with the district council and is supported by it in the urban planning activity; coordinates and is responsible for the entire urban planning activity carried out on the territory of the administrative-territorial unit and ensures compliance with the provisions contained in the approved urban planning documentation, for the realization of the urban development program of the component localities of the commune or city; cooperates in the process of drawing up the urban development program of localities and with institutions, economic agents, bodies and non-governmental organizations of national, county or local interest establishment and delimitation of protected areas throw an entire working population into cities that are not prepared to receive it. This results in a proliferation of squalid dwellings, shacks. The families of the workers huddle in cramped and uncomfortable premises, when they are not living in unhealthy cellars, as in Lille, Liverpool or Manchester. So, with the development of urbanism, some norms of urban regulation appeared, which in themselves provide for the

development of plans for human settlements with a legal as well as an economic-social impact. Their final goal would involve the well-ordered systematization of the urban space, in order to determine the spatial comfort. Absolutely in all civilized countries there are urban planning regulations specific to space and administrative-territorial units, which have a legal, regulatory character. That is, any locality, be it a city with a population greater than or equal to 100,000 inhabitants, or a village of 1,000 inhabitants, all need a legal-legal basis for the implementation of urban norms and policies. With this in mind, the urban planning documents were created. The basic documentation that would implement the notion of urban planning according to the ranking list would be: General Urban Plan (PUG), Zonal Urban Plan (PUZ) and Detailed Urban Plan (PUD). They have a specific regulatory character and establish rules that apply directly to localities and parts of them up to the level of cadastral parcels, constituting mandatory substantiation elements for the issuance of town planning certificates. Urban planning documents refer to urban and rural localities and regulate the use of land and the conditions of their occupation with constructions and improvements.

3. Results and discussion

To define the notion of zonal urban plan, we must first define the notion of general urban plan.

So the General Urban Plan (PUG) is a project that is part of the territorial planning and development program of the localities that make up the basic territorial-administrative unit.

Considering the speed of urban development, the General Urban Plans include analysis, regulations and local urban planning regulations for the entire administrative territory of the basic unit (intra-village and extra-village areas). The PUG also establishes general rules, based on which the Zonal Urban Plans (PUZ) and then the Detailed Urban Plans (PUD) are drawn up on a smaller scale.

The PUG would include the following categories of problems:

- optimizing the relations of localities with their administrative territory
- capitalizing on the natural, economic and human potential
- establishing and determining the intra-village territory
- reorganization and development of communication channels
- establishment and delimitation of buildable areas
- establishment and delimitation of functional areas
- establishment and delimitation of protected areas
- modernization and development of building equipment
- highlighting the owners of the lands and the way of legal circulation of the lands
- establishing the manner of land use and the conditions for compliance and realization of Building
- establishing the areas for which the development of zonal urban plans is mandatory
- establishing the areas where major urban planning operations are expected to take place

The Zonal Urban Plan is a project with specific detailed regulation of the urban development of an area in the locality (covering all functions: housing, services, production, circulation, green spaces, public institutions, etc.) and ensures the correlation of the complex urban development of the area with the provisions of the PUG of the locality of which it is a part. Through the PUZ, the objectives, actions, priorities, urban planning regulations (permits and restrictions) necessary would be applied in the use of the land and the conformation of the constructions in the studied area (the PUZ is a precursor to the realization of the investments, its provisions being realized in stages over time, depending on available funds). Some provisions of it strictly Here we could add that through the PUZ the objectives, actions, priorities, town planning regulations - permissions and

restrictions - necessary would be applied in the use of the land and the conformation of the constructions in the studied area. The Zonal Urban Plan dr prepares for part of the territory predestined for the operation and development of the locality. The zonal urban plan includes a directive component and a regulatory component, just like the General Urban Plan (PUG). The directive component of the zonal urban plan is drawn up for certain sectors of importance or of particular value in the territory of a locality and includes:

- the main directions of development of the territory of the locality
- the development scheme of the system of centers within the locality
- the general diagram of the transport circulation system in the locality
- the general scheme of the technical-building network system
- establishing the areas in which major urban planning operations are planned
- establishment of protection zones
- division of the territory of the locality into major functional areas and accepted for the territory of the respective area.

And the regulatory component of the zonal urban plan includes the provisions that are adopted for the territory of the respective zone:

- the delimitation of the central area of the locality
- the delimitation of the functional area
- establishment and delimitation of buildable areas
- establishment and delimitation of areas with a temporary or definitive ban on construction
- the establishment of the construction regime, which in turn would include: the alignments, the height regime, control indices, the percentage of occupation of the territory (POT) and the coefficient of use of the territory (CUT)
- the delimitation of the areas in which the execution of public utility works is expected, as well as the areas in which, under the legislation, the right of pre-emption is established (the right enjoyed by someone by law to be preferred as a

buyer of a good) of local public administrative authorities on immovable property

- establishing the routes and characteristics of the traffic roads that must be maintained, modified or built as the case may be - establishing the way of development of the technical-building network system
- the delimitation of protected areas
- establishing the areas in which the development of urban planning operations is foreseen
- the establishment of the minimum areas of the plots by zone
- necessary for the urban development of the area, it does not appear in the immediate plans of investments

The development of urban planning documentation and urban planning regulations is the responsibility of the authorities of the local public administrations concerned. As the initiator of the development of PUZs, both

district or local councils and legal or natural persons can be. In the event that the beneficiaries are the district or local councils, the financing of the elaboration of urban planning documentation falls to the respective local public administration authorities, by organizing contests for the selection of candidates (organizations) regarding the elaboration of foundation studies and urban planning documentation (PUZ). In the case of legal or natural persons, the financing is done on their own account. Urban planning documents are drawn up exclusively by design organizations. So, the designer has the function of correlating the proposals of the substantiation studies and generating a unitary conception of the development of the locality.

The legislative framework in the Republic of Moldova offers the local public administration the possibility of realizing socio-economic, cultural, urban development and environmental protection plans under the conditions of maintaining administrative autonomy. From an operational point of view, it is necessary to create a guide for the implementation of these plans based on the

coordination between the legislative code regarding local development, cost and benefit analyses (social, economic, environmental), the economic, social and environmental impact of the development programs, forms of control regarding the redistribution of the benefits of town planning programs and plans. Chisinau city hall has in its own policy the structuring of dialogue with the population in urban development issues, in general, and the involvement of citizens in land allocation procedures for various functions and urban services, in particular.

The coordination of economic and social policies requires new management models and new planning tools. In a competitive framework, the power to mobilize the resources of local administrative entities taken separately is not always sufficient. The lack of an economic model for the development of the urban territory requires the analysis of models that lead, in the long term, to obtaining a balanced territory arranged in terms of public services and building equipment, regardless of political changes resulting from the electoral cycle. Through the economic-social functioning of an urban area, local entities create and later use an institutional advantage to improve the quality of life, raise the level of development of the area and to offer, through redistribution, disadvantaged groups access to the benefits of economic and social development. All these aspects can be found in the Development Plans of the National Territory, ranked according to the Development Plan of the Regional Territory, the Development Plan of the District Territory, the Development Plan of the Municipal Territory, with the subsequent elaboration of the urban planning documents.

4. Conclusion

Studying the topic "Implementation of the PUZ in urban development and regulation" and generalizing everything I have explained above, I would conclude the following:

1. The Zonal Urban Plan is a project with specific detailed regulation of the urban development of an area in the locality

(covering all functions: housing, services, production, circulation, green spaces, public institutions, etc.) and ensures the correlation complex urban development of the area with the provisions of the PUG of the locality of which it is a part. Through the PUZ, the objectives, actions, priorities, urban planning regulations (permits and restrictions) necessary would be applied in the use of the land and the conformation of the constructions in the studied area (the PUZ is a precursor to the realization of the investments, its provisions being realized in stages over time, depending on available funds).

2. The development of Zonal Urban Plans is the responsibility of the local public authorities of each territorial entity. Their development leads to the urban harmonization of localities, taking into account the provisions of the General Urban Plan.

3. Zonal Urban Plans take over the provisions of higher category urban planning documents (PUG), transforming them into specific regulations at the level of the studied area.

4. PUZ can be drawn up on the entire administrative territory of the area both within the city and outside the city, implementing and detail the provisions of the General Urban Plan.

5. The implementation of PUZs through the lens of the legislative framework helps to achieve urban performance and harmonize localities both from a socio-economic and spatial point of view. In the history of the country's development, each territorial administrative unit went through a process of urban transformation that ultimately defined the spatial image of the locality. The application of PUZs at the level of the inner-village or extra-village areas encourages the growth of land use, reaching the performance provided by the local urban planning regulations related to them.

References

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