

Municipality of Plovdiv

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SUMMARIZED CONTENT

FROM PROTOCOLS OF PUBLIC DISCUSSIONS PURSUANT TO ART. 127, PAR. 1 OF THE SPATIAL DEVELOPMENT ACT OF A PROJECT FOR AMENDMENT OF THE PLOVDIV GENERAL SPATIAL DEVELOPMENT PLAN (GSDP) IN THE SCOPE OF SAZ ZONE WITHIN THE TERRITORY OF THE RECREATION AND CULTURE SPORTS COMPLEX.

On 12.12.2013, 13.12.2013 and 14.12.2013 in the halls of the district administrations of the Municipality of Plovdiv, on the basis of Art. 127 para. 1 of the Spatial Development Act, public discussions were held on a project for amendment of the GSDP of Plovdiv within the scope of the development zone SAZ within the "Recreation and Culture" sports Complex.

According to the requirements of the law, an advertisement was published in a "24 Hours" national daily newspaper, in "Your day" local newspaper, on the website of the Municipality of Plovdiv, on the boards in the buildings of the Municipality of Plovdiv, on the boards in the buildings of all districts in the city of Plovdiv, which announced that pursuant to Order №13-OA-3050 of 25.11.2013 of the Mayor of the Municipality of Plovdiv, "UT" Directorate has officially developed a project to amend the GSDP-Plovdiv in the scope of the development zone "SAZ", within the "Recreation and Culture" sports complex, the public is informed that in the Regional Administrations of public discussions of the project will be held in Plovdiv, determining the date and time of the event.

Representatives of the Municipality of Plovdiv and the district administrations, as well as representatives of various civil organizations, political parties and formations and designers are present at the public discussions.

The public discussions held in the Central, North, South, West and Trakya regions were attended by a representative of: Political parties and public organizations:

- The "Greens" and the "Bulgarian Left"
- NGO: "Green Balkans", "Civil control of animal protection"
- Designers who participated in the development of the GSDP - Plovdiv: Eng. Dimitar Popov, L. Arch. Stanimir Shalamanov and L. Arch. Georgi Selenski.
- Designers, members of the public and citizens.

Those presented, in the range of 10-12 people, express:

- their disagreement with the form of the public discussions, the time and place of the event;
- disagreement with the submitted project, which according to their arguments contradicts on the one hand with Natura 2000, and on the other - is bound by the project to build a Duplicate ridge Canal.

In the course of the discussions, Kiril Tsenev – a representative of the Political Party “Greens” and arch. Petkana Bakalova partially changed their positions, accepting the proposal to include all sports facilities in the area in which they should fall.

The last public discussion in the Eastern region was attended by a group of citizens, representatives of another part of society, who expressed support for the project, arguing that the city of Plovdiv should create conditions for attracting investment for city development. The two groups of citizens with conflicting opinions on the proposed project enter into a sharp controversy, which shows that public opinion is not one-way.

Arch. Nevena Balcheva

Arch. Kremena Rozhevski

Arch. Georgi Grigorov

/signatures/

AGENDA
EXPERT COUNCIL FOR SPATIAL PLANNING OF MUNICIPALITY OF PLOVDIV

A COPY

EXCREPT

I APPROVE

/signature and stamp/

PROTOCOL
№24
Plovdiv 30.05.2014

Under item 1 of the agenda:

CONSIDERATION:

Project for amendment of the GSDP - Plovdiv in the scope of the development zone “SAZ”, within the “Recreation and Culture” sports complex. Protocols from the public discussion, held in accordance with Art. 127, para. 1 of the Spatial Development Act; Decision № IIB-3-EO/2014 from the Ministry of Environment and Water /MOEW/- Plovdiv Regional Inspectorate for assessment of the need for environmental assessment.

THE EXPERT COUNCIL FOR SPATIAL PLANNING (ECMT) ASCERTAINS THAT:

1. With letter № 14ПЛ459 from 27.05.2014, on the grounds of art. 136, para. 1 in connection with art. 127, para 2 of the Spatial Development Act the specialized control bodies, the operating companies and the interested central and territorial administrations are invited to attend the meeting of the ECMT at the Municipality of Plovdiv, scheduled for 30.05.2014, by 10.00 in the building of the Municipality of Plovdiv, Central Square №1, 12th floor - meeting room.

2. The meeting of the ECMT was attended by the following representatives of the specialized control bodies, the operating companies and the interested central and territorial administrations:

Arch. Juliana Petrova - Chief Architect of the Central district region
Arch. Maria Bojanova - Chief Architect of the South district region
Arch. Todor Zapryanov - Chief Architect of the Western district region
Arch. Vasil Kantardzhiev - Chief architect of the East district region

Eng. Vladimir Assenov Iliev - RIEW Plovdiv
Silvi Bakardzhiev - Culture, Education and Development Directorate - Municipality of Plovdiv
Eng. Vessela Kozareva - Head of Spatial Planning Department - Municipality of Plovdiv
Eng. Konstantin Sim. Kozuharov
Eng. Georgi Hristov Hristov - ECO EAD
Eng. Simeon Dimitrov Dragushev - ECO EAD
Eng. Gergana Nikolova - Chief Expert IP and CS - Municipality of Plovdiv
Arch. Mariy Gadzhev - Head of the IP and CS Department - Municipality of Plovdiv
Arch. Petka Angelova
Eng. Georgi Grigorov - Chief USP expert - Municipality of Plovdiv
L. Arch. Sonya Georgieva - Ch. Expert IP and CS - Municipality of Plovdiv
Eng. Sava Driev - Municipality of Plovdiv
arch. Kremena Rozhevski - Head of USP Department - Municipality of Plovdiv
Deliana Chalakova - ESA Directorate
Vyara Koleva - ESA Directorate
L. Arch. Gergana Boyanova - SMSTI Directorate
L. Arch. Amada Kolcheva - Chief Expert Department of USP - Municipality of Plovdiv
Eng. Anton Mishev - EVN AD
Miroslava Sukareva - Director of Municipal property directorate- Municipality of Plovdiv
Boyka Palanova - Chief Legal Adviser UT Directorate - Municipality of Plovdiv

3. Starting materials:

With Decision №375 taken with Protocol № 16/05.09.2007, the Municipal Council of Plovdiv approved the GSDP-Plovdiv.

With Protocol №40, item 12/18.09.2013 of the ECMT at the Municipality of Plovdiv, a plan assignment has been adopted for amendment of the GSDP-Plovdiv within the scope of the development zone “SAZ”, within the “Recreation and Culture” sports complex.

It is proposed that the boundary of the scope of the zone “SAZ” - sports and attraction under the General Spatial Development Plan of Plovdiv on the territory of the “Recreation and Culture” Sports Complex be changed by aligning with the boundaries of the development zones – “Sports Zone” - zone A and partially “Park attraction zone” - zone B, established by the Detailed park regulation and construction plan “Sports complex - recreation and culture”, Plovdiv.

Development limits are as follows:

- To the North, existing road ID №510.9531; dike of the Maritsa River; ridge canal
- To the South, ridge channel: existing alley; Perushtitsa Street; Svoboda Street; Yasna Polyana Street
- To the East, Koprivshitsa Blvd.
- To the West, a ridge canal.

With Decision №372, taken with Protocol №17/17.10.2013 of the Municipal Council of Plovdiv has been approved a planning assignment for official elaboration on the grounds of art. 135, para. 5 in connection with art. 134, para 1, item 2 and item 5 of the Spatial Development Act for amendment of the

GSDP-Plovdiv within the scope of the zone “SAZ” within the territory of the sports complex “Recreation and Culture”, the elaboration of a project for amendment of the GSDP-Plovdiv is allowed. The Mayor of the Municipality of Plovdiv to carry out the procedures in implementation of the provisions of Art. 230, para 4 and art. 124b para. 2 of the Spatial Development Act.

Pursuant to Decision №372, taken with Protocol №17/17.10.2013 of the Municipal Council of Plovdiv and on the basis of Art. 124b para. 2 of the development zone “SAZ”, within the “Recreation and Culture” sports complex, as the announcement was published in issue 285, from 5.12.2013 of the Maritsa newspaper, the announcement of the board in the buildings of the administrations of all the districts in the town of Plovdiv was posted, and Protocols of Findings were drawn up, certifying it.

Pursuant to Decision №372, taken with Protocol №17/17.10.2013 of the Municipal Council of Plovdiv was issued Order №13-OA-3050 dated 25.11.2013 of the Mayor of the Municipality of Plovdiv, which ordered to be prepared ex officio all necessary textual and graphic materials regarding the amendment of the GSDP-Plovdiv in the scope of the development zone “SAZ”, within the “Recreation and Culture” sports complex, from the “UT” Directorate and ESA Directorate, Plovdiv Municipality.

Pursuant to Order №13-OA-3050 of 25.11.2013 of the Mayor of the Municipality of Plovdiv, “UT” Directorate has developed an official project to amend the GSDP-Plovdiv in the scope of the development zone “SAZ”, within the “Recreation and Culture” sports complex.

The project expands the scope of the development zone SAZ, aligning with the boundaries of the development zones – “Sports Zone” - Zone A and partially “Park Attraction Zone” - Zone B, established by the Detailed Park Regulation and Development Plan “Sports Complex - Recreation and culture”, Plovdiv.

Graphically, the project is presented with four drawings as follows:

- Design №1

the scope of the zone SAZ is shown with a graphic image (“red line”) and with a tabular image - (properties/regulated land tenure (RLE)) in the scope of the zone SAZ-GSDP-Plovdiv/2007.

B.	RLE	PI ON KK	OBJECTS
	VI-sports hall	510.818	Sports hall to the University of food technologies-Plovdiv, tennis courts
	VII-swimming complex	510.820	3 swimming pools, a building
	VIII-training court	510.821	A training court, a parking lot
	IX-stadium	510.822	Plovdiv stadium, a stadium hall, a tennis court

	XI-a hotel	510.824	A car wash, a car service	
		510.319		
	XII-a tennis complex	510.823		
	XIII-a field	510.814	A football field	
	XIV-community services, a bowling hall, a rehabilitation centre	510.813		
	I-a training rowing base	510.819	Boat sheds	
	II- open access sports activities	510.815	A field	
	III-open access sports activities	510.816	3 buildings, a field	
	IV-a tennis complex	510.817	4 tennis courts, a building	
	A street	510.9512		
	A street	510.9515		

Design №2

The scope of the expanded zone SAZ is shown with a graphic image (“red line”) and with a tabular image - (properties/regulated land tenure (RLE)) in the scope of the expanded zone SAZ

B.	RLE	PI on KK	OBJECTS	GSDP 2007 RANGE
	VI-sports hall	510.818	Sports hall to the University of food technologies-Plovdiv, tennis courts	
	VII-a swimming complex	510.820	3 swimming pools, a building	
	VIII- a training court	510.821	A training court, a parking lot	
	IX –a stadium	510.822	Plovdiv stadium, a stadium hall, a tennis court	
	XI-hotel	510.824, 510.319	A car wash, a car service	
	XII-a tennis complex	510.823		
	XIII-a field	510.814	A football field	

	XIV- community services, a bowling hall, a rehabilitation centre	510.813		
	I- a training rowing base	510.819	Boat sheds	
	II- open access sports activities	510.815	A field	
	III- open access sports activities	510.816	3 buildings, a field	
	IV-a tennis complex	510.817	4 tennis courts, a building	
	A street	510.9512		
	A street	510.9515		
	III- an Olympic rowing channel, facilities, greenery and community services	510.295	A rowing channel, tribunes, a zoo	
	IV- sports attractions village	510.166		
	V- community services, a press centre, TV studio	Part of 510.165		
	XV-garden restaurant	510.95	restaurant	
	XVI-community services	510.541		
	XVII-community services	510.540		
	XIX- sports attractions village	510.164		
	I-greenery and KOO	510.543		
	11-pump station	510.88	without structural status	
	III-amusement park	510.558 и 510.87		
	IV-beach complex	510.557		
	V-a botanic park and art park	510.545	Memorial complex	

	VI-greenery and KOO	510.544		
	Detoxification centre	510.87	without structural status	
	The North side of a street	510.28		

Designs №1a and 2a

For greater precision of the scope is prepared a combined extract from the Cadastral Map of Plovdiv and the border of the development zone SAZ, under the current General Spatial Development Plan approved by Decision №375, approved with Protocol №16/05.09.2007, of the Plovdiv Municipal Council, and a combined extract from the Cadastral Map of the city of Plovdiv and the border of the extended development zone of the SAZ, as on both drawings are attached tables with properties and regulated land properties, which fall within both borders.

The project does not change the established functional systems, sports, green system, and also the schemes of engineering infrastructure and PS-TKS.

The project expands the scope of the development zone SAZ, unifying with the boundaries of the developed zones – “Sports Zone” - zone A and partially “Park attraction zone” - zone B, established by the Detailed park regulation and development plan “Sports complex - recreation and culture” Plovdiv, without changing the structural rules.

With an announcement in a national daily newspaper, 24 hours newspaper, in a local newspaper-Your Day, on the website of the Municipality of Plovdiv, on the boards in the buildings of the Municipality of Plovdiv, on the boards in the buildings of the administrative offices of all Plovdiv Districts it is announced that in execution of Order №13-OA-3050 from 25.11.2013 of the Mayor of the Municipality of Plovdiv, “UT” Directorate has officially developed a project to amend the GSDP-Plovdiv in the scope of the development zone “SAZ”, within the “Recreation and Culture” sports complex, the public is informed that in the Regional Administrations of Plovdiv public discussions of the project will be held in, determining the date and time of the event.

Public discussions were held in the Regional Administrations of Plovdiv, and the project was discussed, as the public was represented by individual representatives of political organizations, citizens who attended all public discussions, almost in the same composition. No written objections were received to the project.

A summarized protocol of the public discussions has been prepared.

With the expansion of the development zone SAZ and its unification with the boundaries of the development zones – “Sports zone” - zone A and partially “Park attraction zone” - zone B, established by the Detailed park regulation and construction plan “Sports complex - recreation and culture”, Plovdiv, in essence, a clear factual error under Art. 134, para. 1, item 5 of the Spatial Development Act in the General Spatial Development Plan, approved by Decision №375, taken with Protocol №16/05.09.2007 of the Municipal Council of Plovdiv.

In the Detailed park regulation and construction plan of “Sports complex - recreation and culture”, Plovdiv, approved by Decision №368, taken with Protocol № 29/29.11.2001 of the Plovdiv District Court each planned regulated land tenure (RLE) is protected, observing the functional purpose of the territory, and a minimum percentage of landscaping is determined, which should be strictly observed in the event of any investment intentions.

Correspondence with Regional Inspectorate on Environment and Water (RIEW) Plovdiv was conducted with letters with ref. №13BK1411-1/06.01.2014, with ref. №13BK1411-1/09.01.2014, with ref. №13BK1411-1/29.01.2014, with ref. № OBOC-10/21.02.2014 as with letter ref. № OBOC-10/08.05.2014 Decision № ПИБ-3-EO/2014 was received by the Ministry of Environment and Water for assessment of the need for environmental assessment, which decided not to conduct an environmental assessment to amend the GSDP-Plovdiv in the scope of development zone SAZ within the “Recreation and Culture” sports complex.

At the end of the meeting, after discussions and debates, the representative of RIEW - Plovdiv, Eng. Vladimir Assenov Iliev informed the ECMT for appealing the RIEW decision of the by “Civil Control - Animal Protection” NGO, represented by Georgi Serbezov.

ECMT at the Municipality of Plovdiv considered the ex officio draft for amendment of the GSDP - Plovdiv in the scope of the development zone “SAZ”, within the sports complex “Recreation and Culture”, together with all materials from the public discussion and after the statements made in coordination with the interested central and territorial administrations and specialized control bodies and operating companies under art. 127 para. 2 of the Spatial Development Act and took the following

DECISION

1. Pursuant to Article 127, para. 3 of the Spatial Development Act, Decision №ПИБ-3-EO/2014, by the Ministry of Environment and Water for assessing the need for environmental assessment.

Approves the ex officio draft for amendment of the GSDP -Plovdiv in the scope of the development zone “SAZ”. within the boundaries of the sports complex “Recreation and Culture”, changing the boundary of the scope of the zone “SAZ” - sports and attraction under the GSDP -Plovdiv on the territory of the sports complex “Recreation and Culture”, aligning with the boundaries of the development zones – “Sports zone”- zone A and partially “Park attraction zone”- zone B, established by the Detailed park regulation and construction plan “Sports complex - recreation and culture”, Plovdiv.

2. The public discussion was held in accordance with Art. 127, para. 1 of the Spatial Development Act, determined by the Act.

3. Pursuant to Art. 127 para. 3 of the Spatial Development Act, the ECMT at the Municipality of Plovdiv, proposes to the Mayor of the Municipality of Plovdiv to submit a proposal to the Municipal Council of Plovdiv for approval of the project, after information 3-EC/2014 from the Ministry of Environment and Water - Plovdiv Regional Inspectorate.

TRUE COPY

TECHNICAL SECRETARY OF THE ECMT

/signature and stamp/