LEGAL FRAMEWORK AND MICROREGIONAL DEVELOPMENT PROJECTS AS A TOOL FOR SUSTAINABLE SPATIAL DEVELOPMENT IN RA

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Planning and governance framework

LAW OF THE REPUBLIC OF ARMENIA ON URBAN DEVELOPMENT adopted on 05.05.1998.

Urban planning in the Republic of Armenia is a combination of actions of the state, individuals, legal entities and their associations in order to create or transform a favorable spatial environment for life, which includes:

- all types of organization, forecasting, planning and designing comprehensive programs for socio-economic development
- all types of construction, reconstruction, restoration, strengthening, modernization and improvement
- operation of buildings, structures in accordance with the requirements of legal acts, urban planning and regulatory and technical documentation.
Planning and governance framework

The law provides for and defines the following aspects of urban development

- Real Estate in Urban Planning
- Rights and obligations of urban development entities
- State Administration in the Field of Urban Development
- Competence of local authorities in the field of urban development
- Public participation in urban development
- The system of legal acts and town-planning normative and technical documentation governing town-planning activity, town-planning documentation
- Urban planning regulation
- Settlement of disputes related to urban development activities and liability for violation of urban legislation
- International cooperation in the field of urban development
Sustainable urban development

Urban development in the Republic of Armenia is regulated by the **LAW OF THE REPUBLIC OF ARMENIA ON URBAN PLANNING**

- **CULTURAL COMPONENT**
  - Historical and cultural heritage
  - Traditions
  - Significant natural landscapes

- **ENVIROMENTAL COMPONENT**
  - Natural heritage
  - Biodiversity
  - Air, water and soil pollution
  - Waste treatment and disposal

- **SOCIAL COMPONENT**
  - Independence level of communities
  - Reducing poverty and unemployment

- **URBAN COMPONENT**
  - Driving forces
    - Urban planning
    - Agriculture
    - Tourism
The basic concept of sustainable development of the Republic of Armenia is based on mobility, renewable energy sources, access to knowledge, accessibility (optimal network of transport infrastructure), high environmental value of the environment, high technologies in urban life management. This provides opportunities for sustainable and “smart” spatial integration of regions and settlements and implemented by SPATIAL DEVELOPMENT DOCUMENTS OF DIFFERENT HIERARCHIC STAGES.

Priorities regarding the territorial structure of the RA:

- to strengthen polycentrism in the network of regions for formatting a sustainable resettlement system - the decision was made using multifactor analysis of the RA settlement system and proposing a polycentric settlement system for cities with cities that have a high potential of attractiveness as system centers.

- Strengthening cities, urban structure, infrastructure and management.

- strengthen partnerships between urban and rural areas.

- strengthen disaster risk management, including the impact of climate change.

- strengthen the ecological base and cultural resources in terms of a new development strategy.

- Strengthening the economic potential of the region by building integrated development of human settlements.
Hierarchical structure of urban planning program documents - national, territorial and local level

- **National level**
  - Master Plan for Resettlement in Armenia
  - Plan of the territorial organization of Armenia

- **Regional level**
  - Projects of territorial planning / micro-regional planning

- **Local level**
  - Master plans
  - Zoning Projects
TARGETS AND GOALS:

Micro-regional spatial planning documents

- Micro-regional planning is a tool with the help of which the sustainable development of the territories of the Republic of Armenia, the development of engineering, transport and social infrastructures for the long term are ensured.

- The territorial planning documents should be promptly developed in order to exercise the powers of the authorities, as well as for the integrated economic development of the territories and increase their investment attractiveness.

- Micro-regional planning plays an important role in strategic planning and forecasting the development of the country as a whole, each region and the municipal district separately.

- Documents of micro-regional planning allow us to assess the possibilities and potential of territories in the region, to predict their long-term development taking into account demographic processes, ecology, resource potential, needs of the domestic and foreign markets, historical and cultural traditions, as well as to identify promising areas for attracting investments in the region.
Goals
Microregional planning

1. The spatial organization of the territory, taking into account the established boundaries of planning zones

2. Determining the directions of development of engineering, transport, social infrastructures to ensure sustainable development of the area in the long run.

3. Creation of a legal framework for the exercise of authority local government in the field of disposal land plots in the district.

4. Creation of conditions for the realization of economic potential district and increase its investment attractiveness

5. Improving the system of administrative-territorial divisions to align imbalances in the development of separate parts of territories
The procedure for approval and adoption of micro-regional planning schemes of the municipal district

- with local authorities of settlements of the municipal district;
- with the RA Urban Development Committee / authorized body/;
- local governments of municipal districts of united communities),
- with interested government bodies.
Legal and economic consequences of the approval of the Microregional Planning project:

- creation of a legal basis for the implementation of the powers of local authorities in the field of land management in the district;
- integration into the general strategy of economic and urban development of the regions / marzes of the Republic of Armenia;
- ensuring compliance of the documents of the territorial planning of the district with the documents of the territorial planning of the regional and state levels, taking into account the interests of all levels of government in the territory of the district;
- creation of modern city-regulating documentation that helps attract investment in construction and infrastructure in the district;
- providing additional guarantees to investors;
- taking into account the interests of citizens living in the territory of the district and business entities, guarantees of rights to the owners of land plots and capital construction facilities;
- determination of investment sites for reservation and preparation of land plots for the purpose of transferring to investors for the construction of industrial, transport, service, trade, business and financial sectors, housing construction;
- creation of an accessible information resource on the modern and planned development of territories in the region.
Thank you for your attention
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