

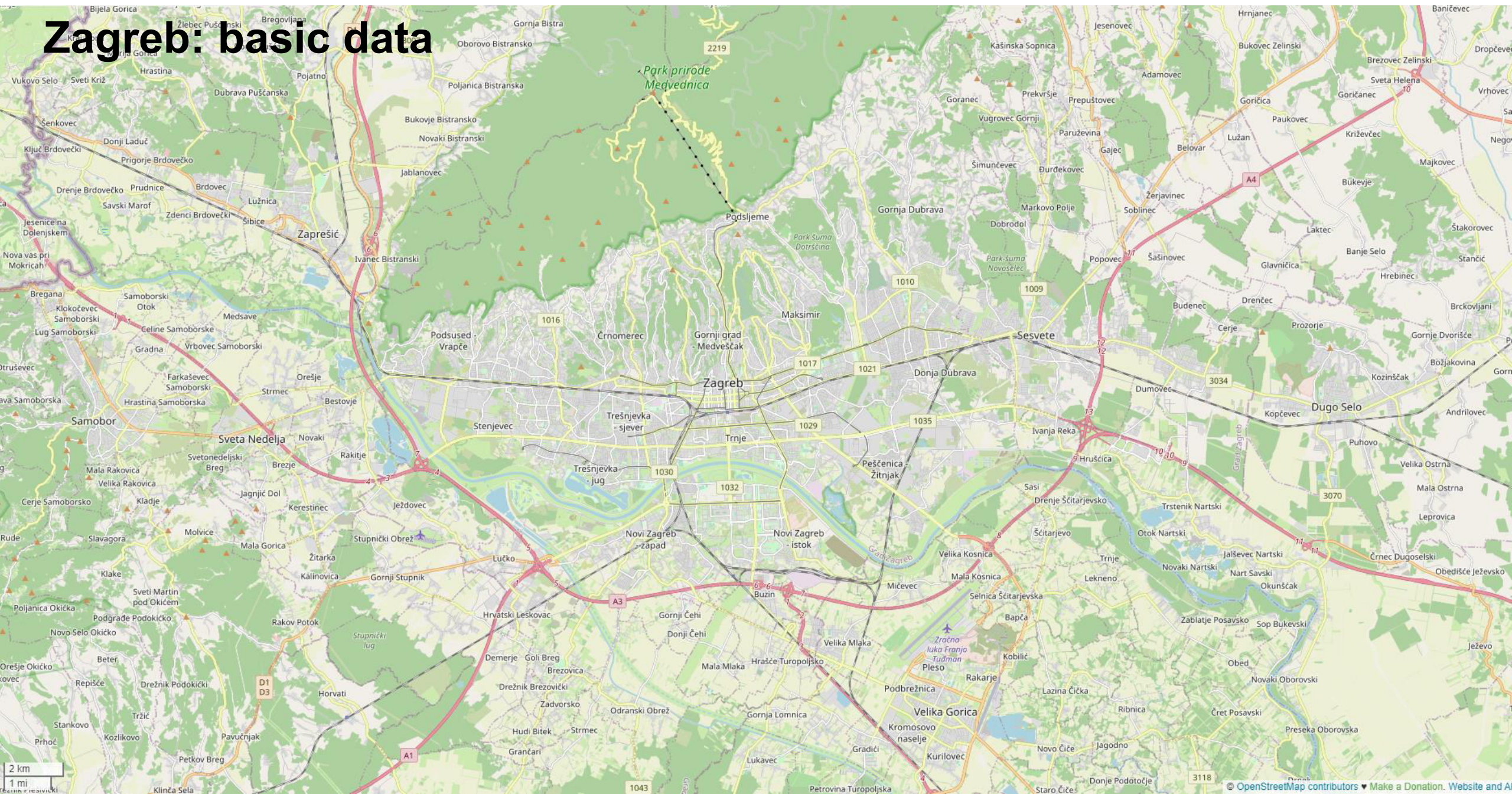
Spatial and urban planning in Zagreb: Overview and main challenges

Nikša Božić, dipl.ing.arh.
Institute for Physical Planning of the City of Zagreb

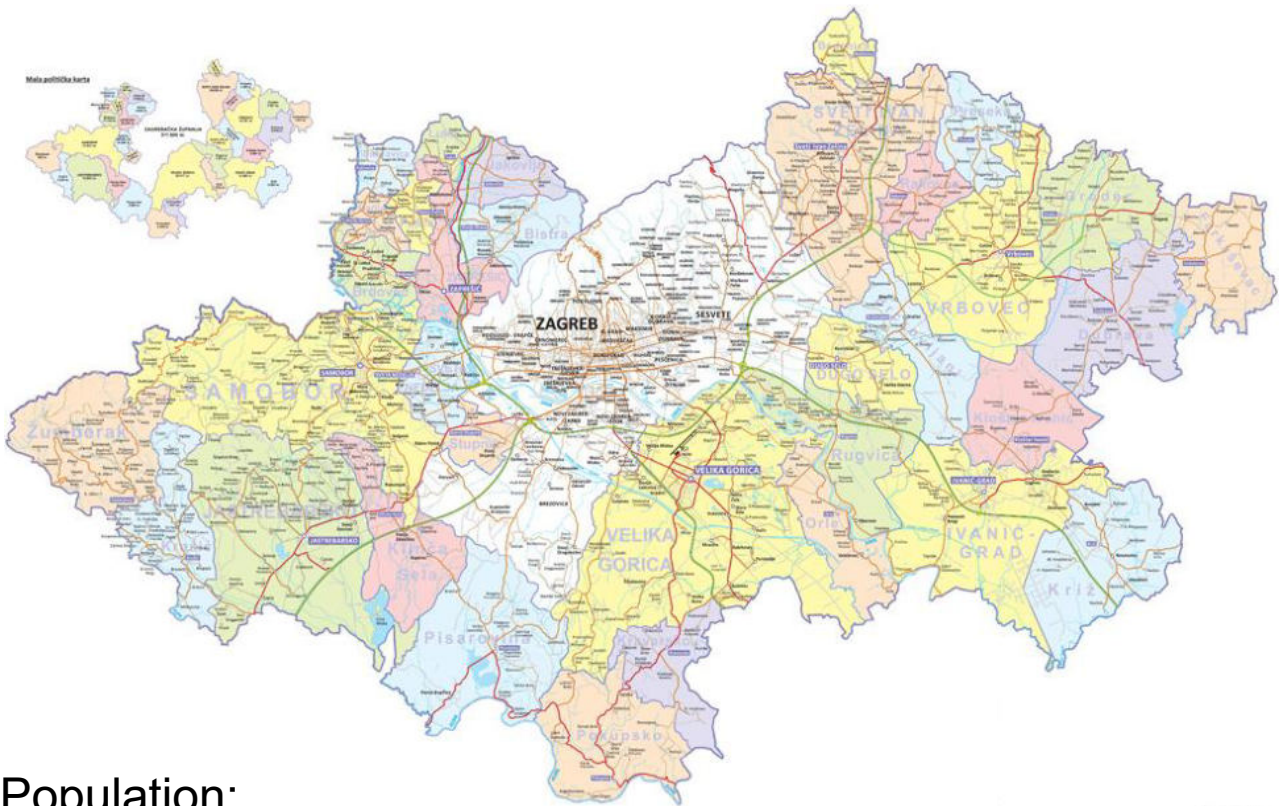


zavod za
prostorno
uređenje
grada
zagreba

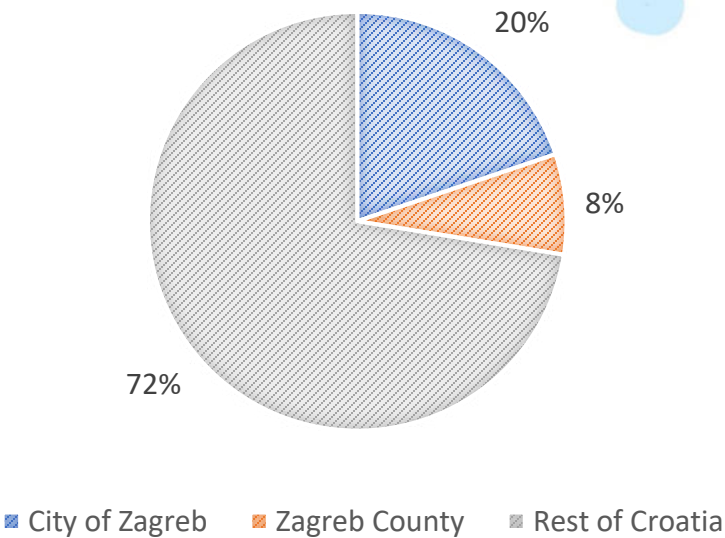
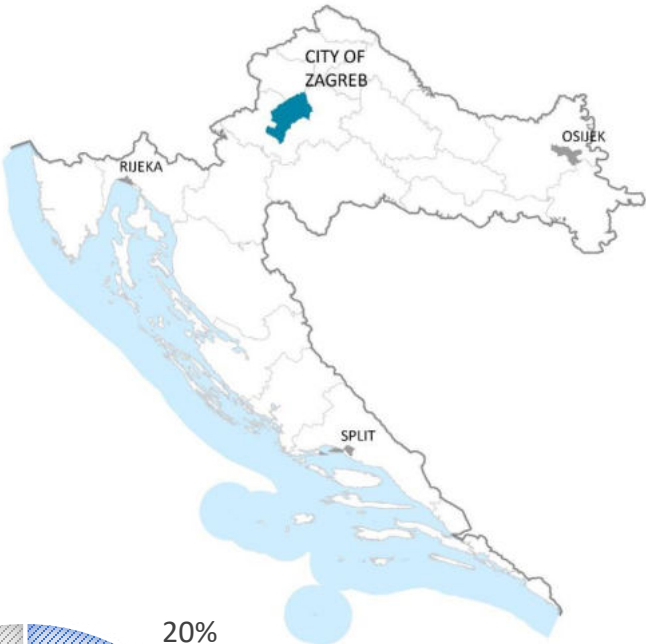
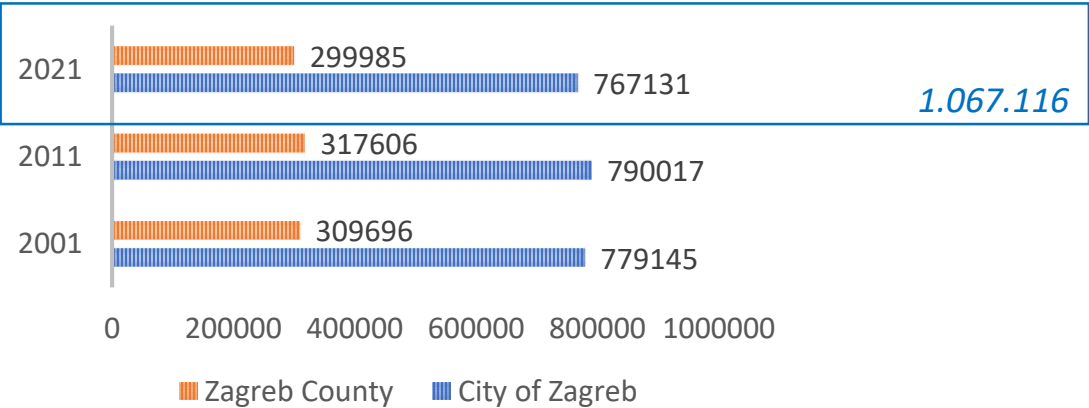
Zagreb: basic data



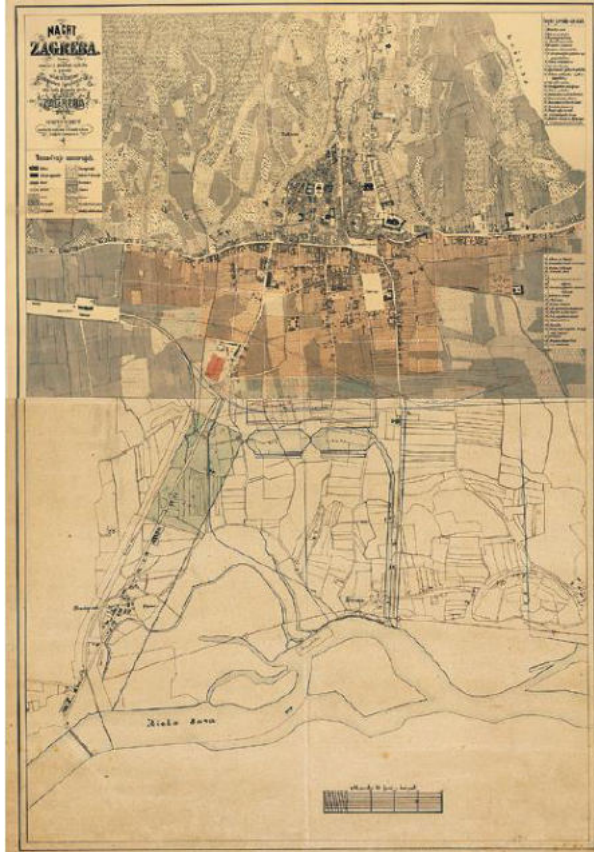
Zagreb: basic data



Population:



Tradition of planning



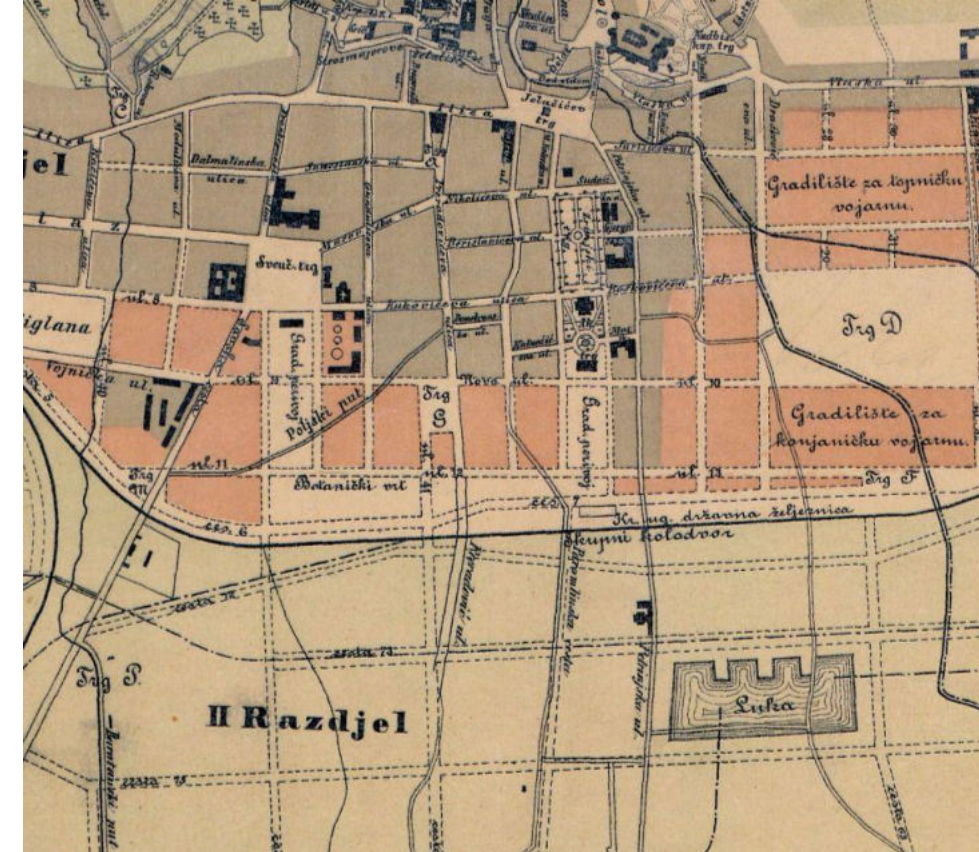
1865

The first regulatory plan of Zagreb



1887

The second regulatory plan of Zagreb

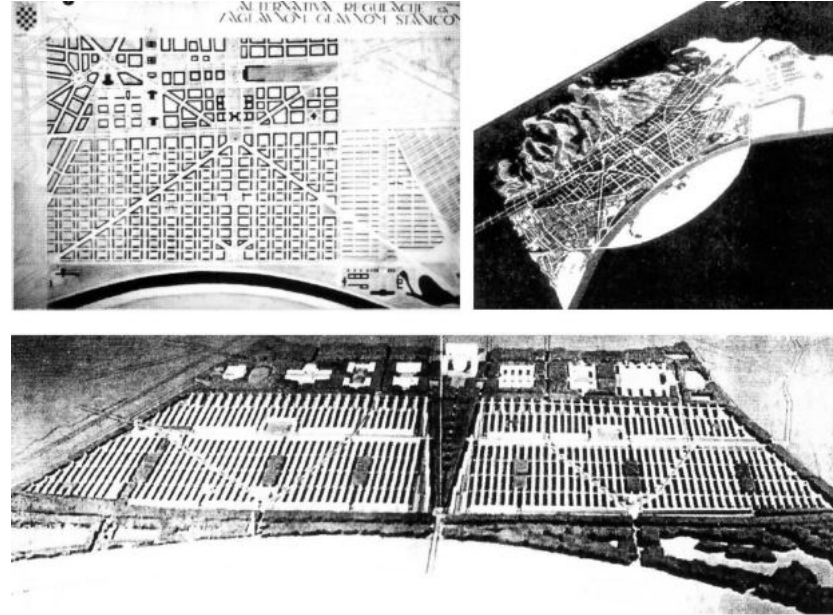


Tradition of planning



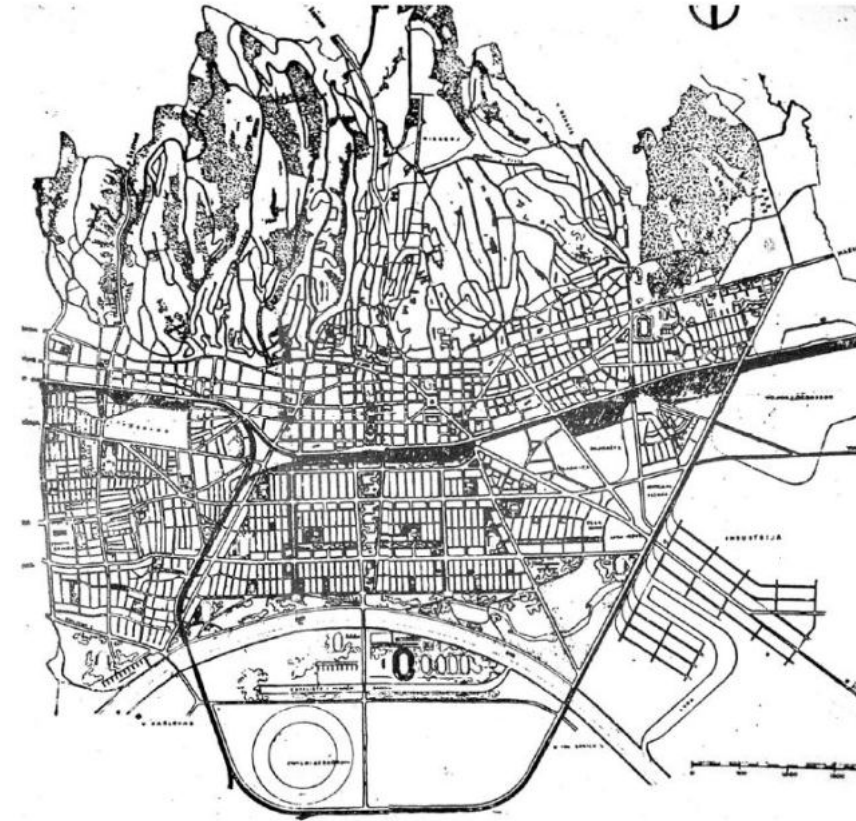
1923

Regulatory plan



1930/31

International competition for regulatory plan



1937

Regulatory plan

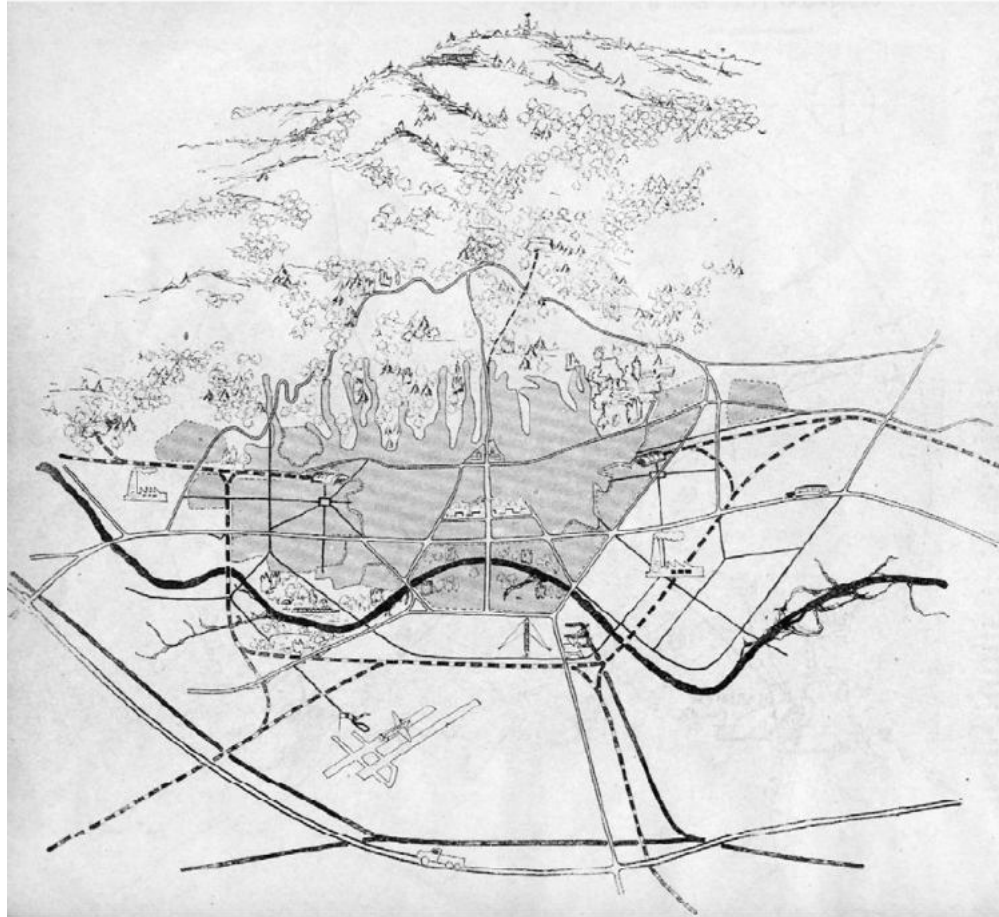
Tradition of planning



1948

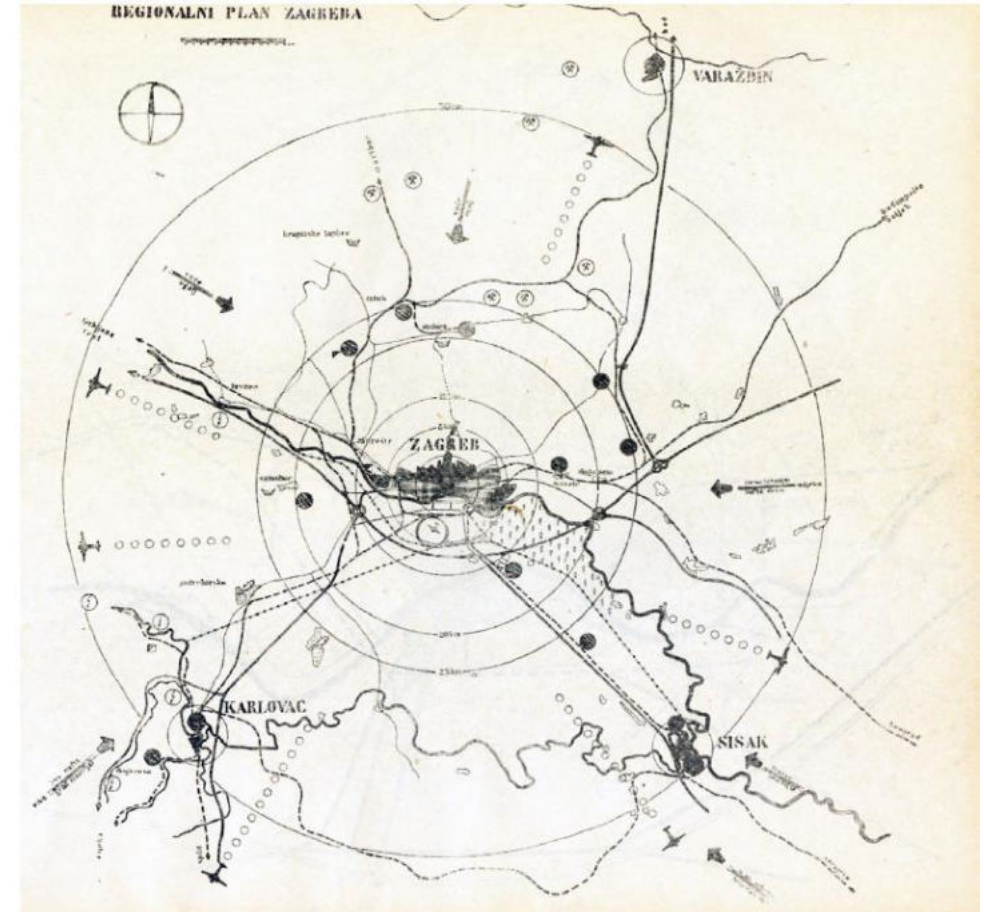
Conceptual regulatory basis

Tradition of planning

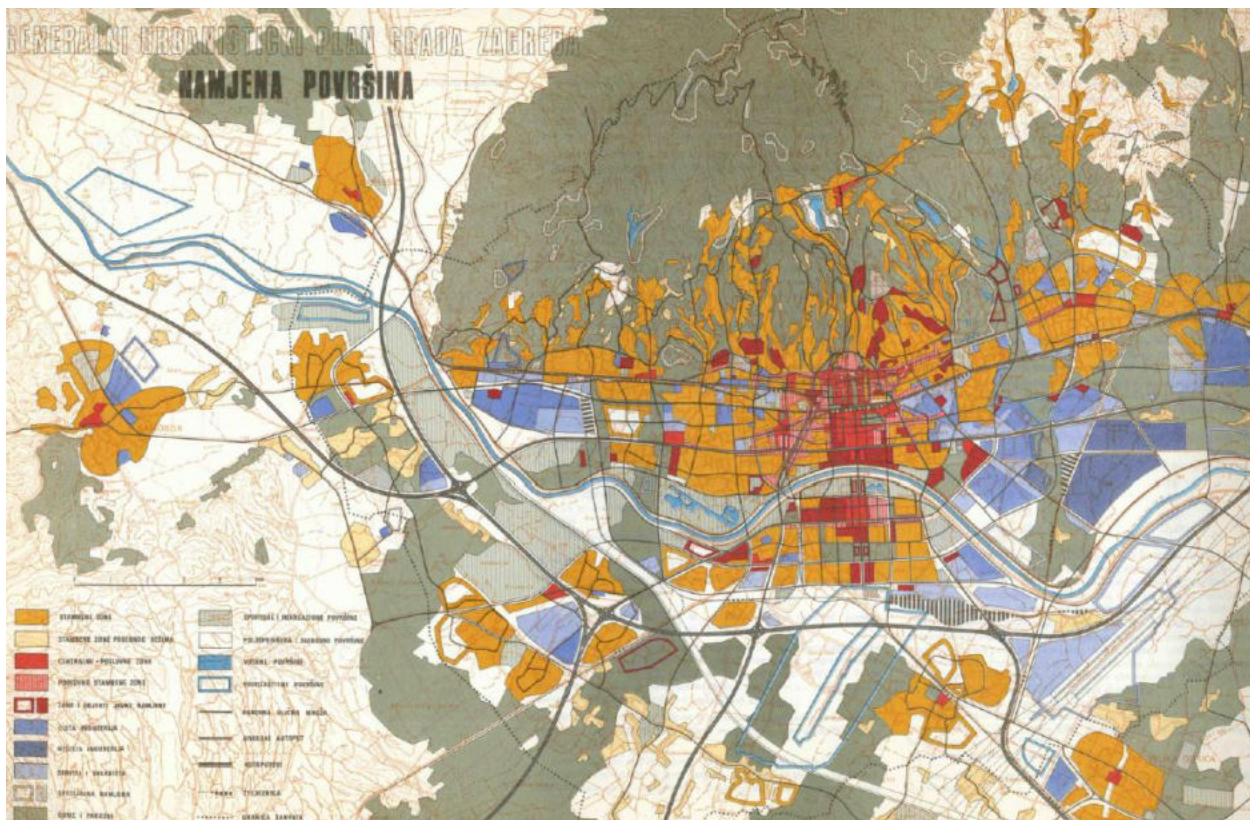


1947-1953

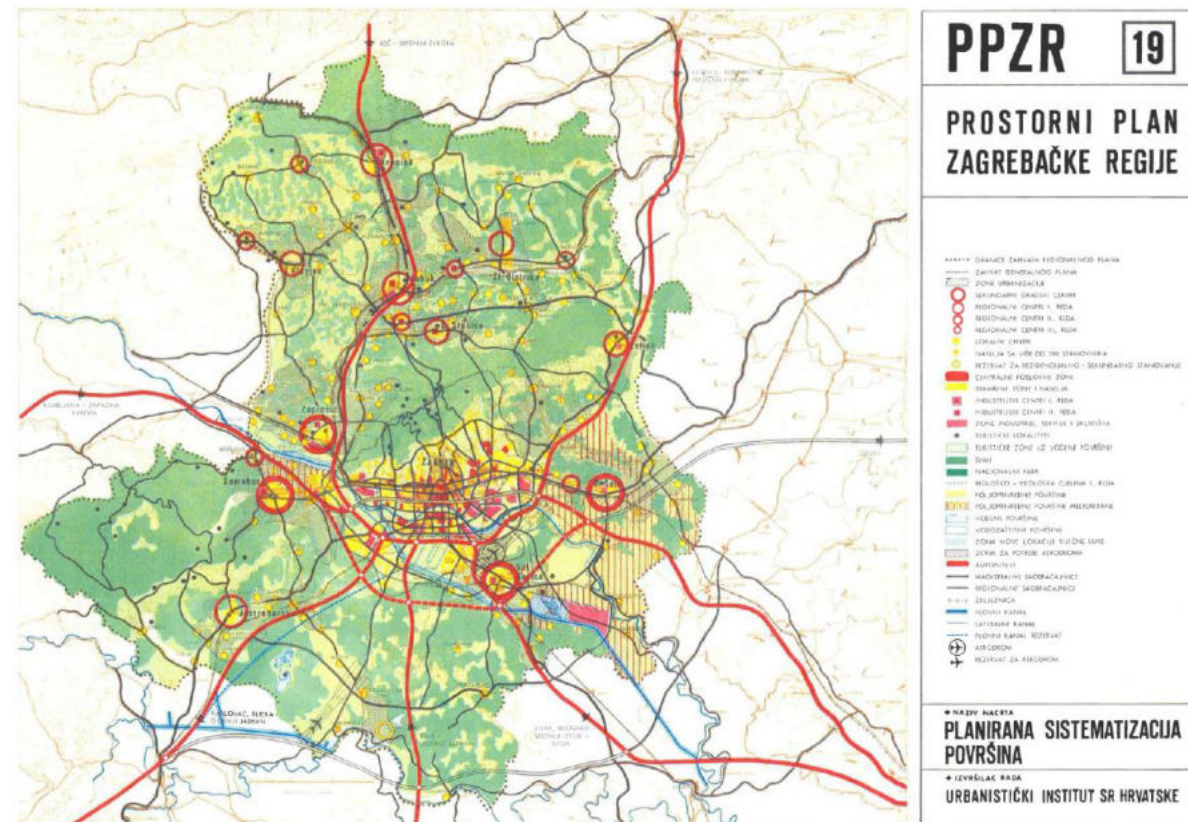
Directive regulatory plan



Tradition of planning

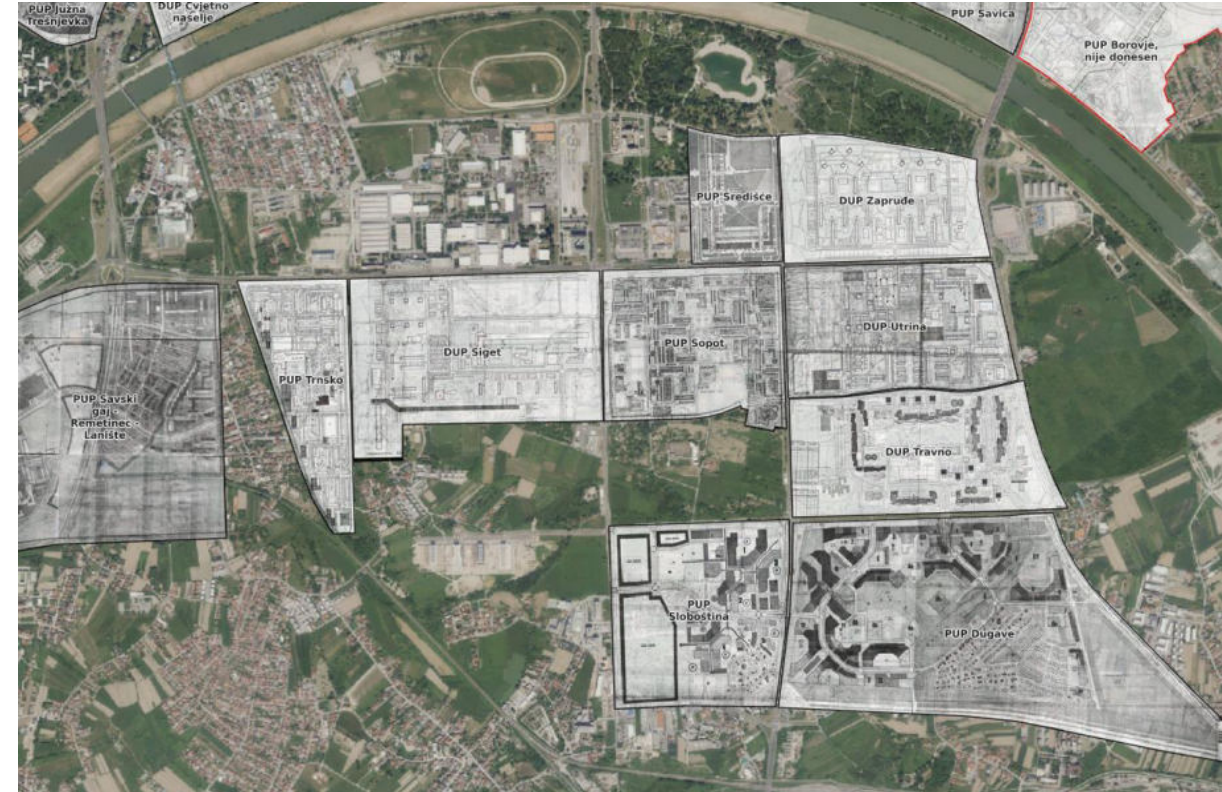
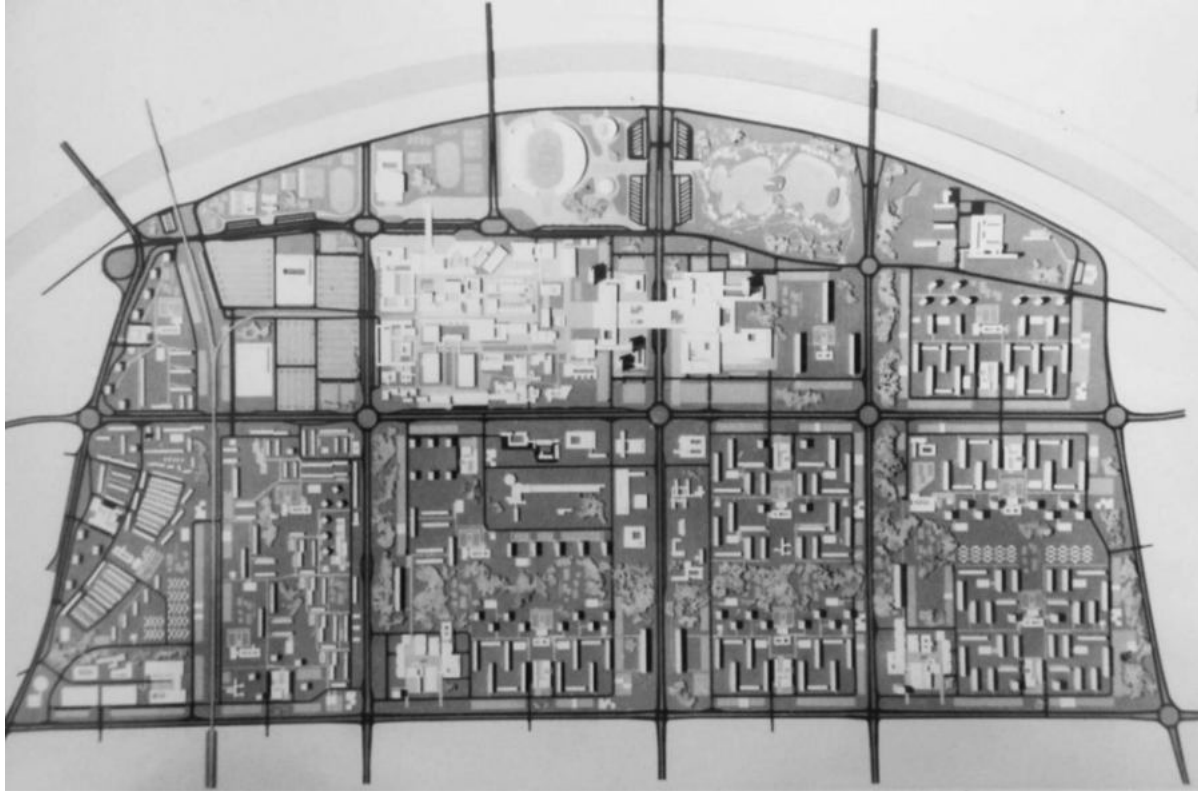


1971
General urban plan

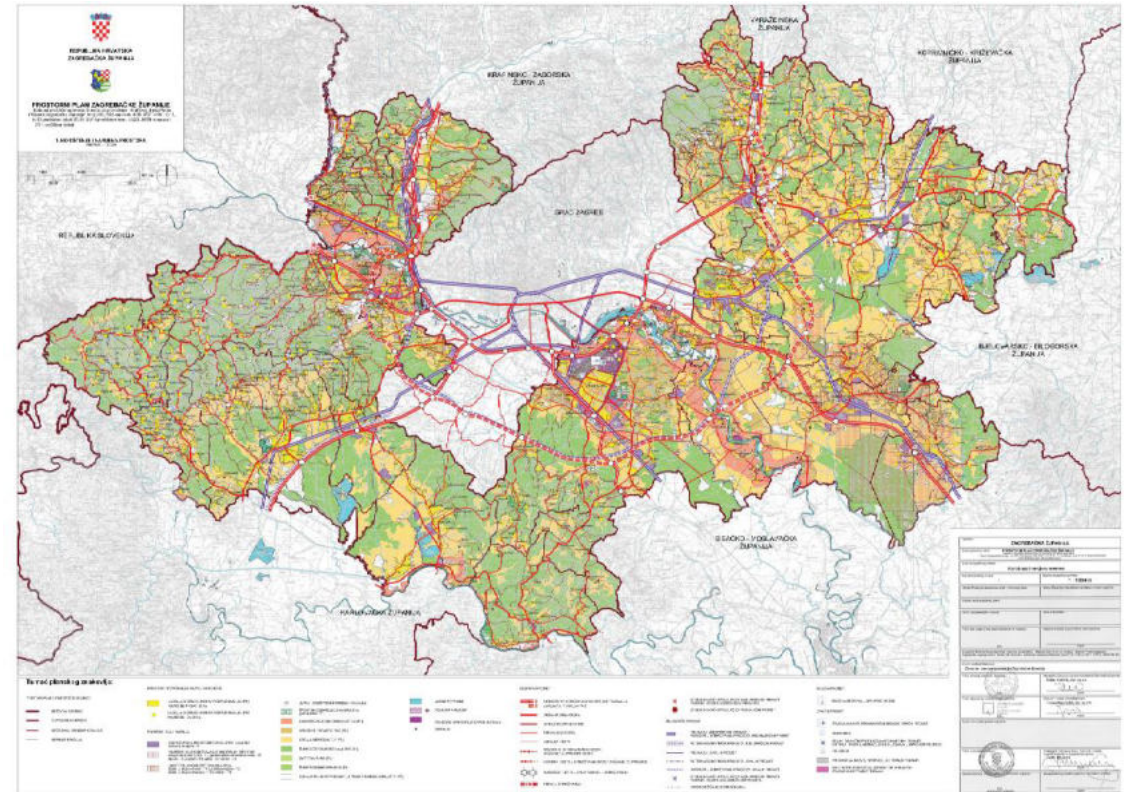


1972-1978
Spatial plan of the Zagreb region

Tradition of planning

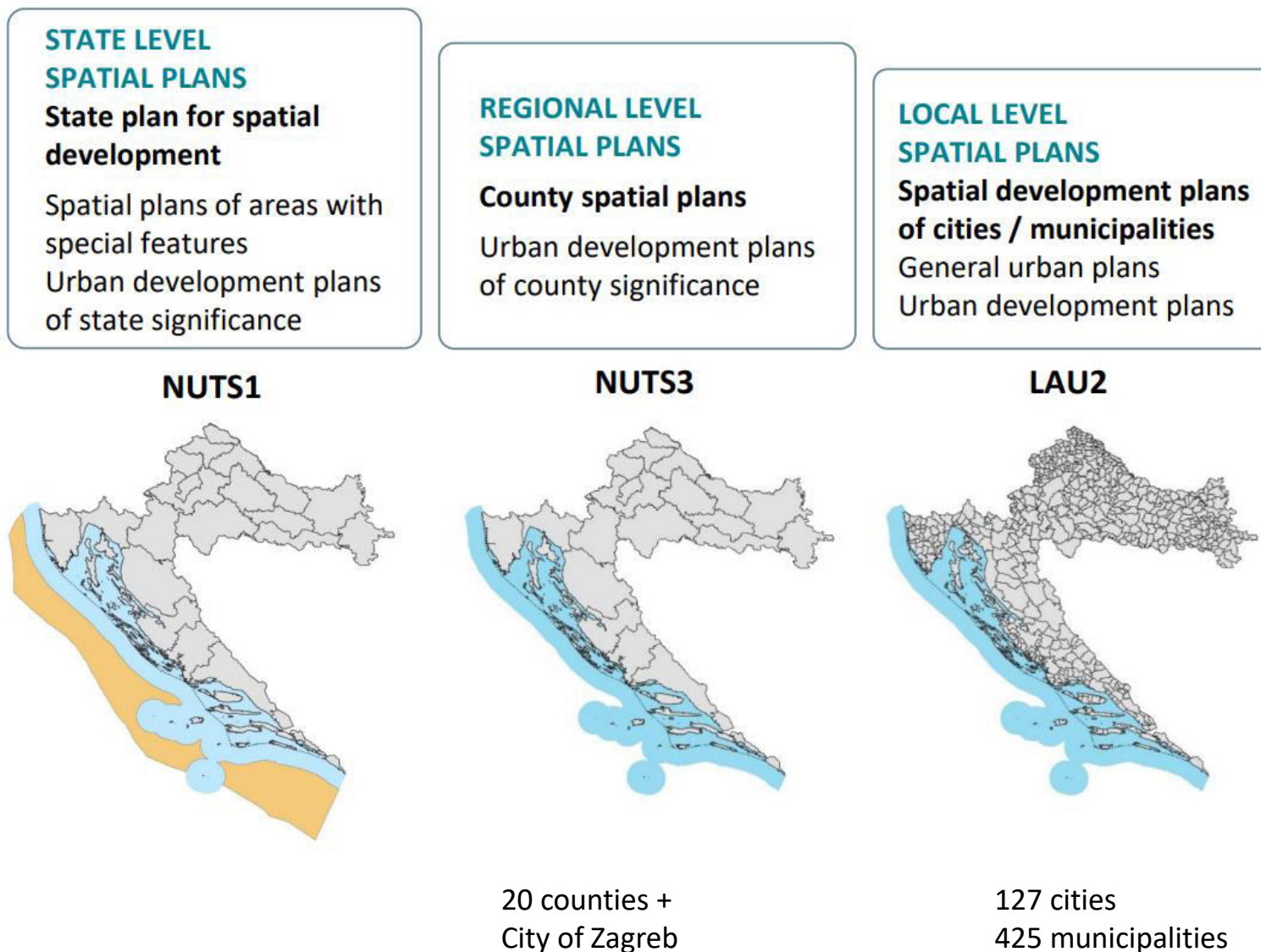


Spatial plan of the City of Zagreb



Spatial plan of the Zagreb County

Croatian system of spatial planning



Main planning documents of Zagreb

STATE LEVEL

Spatial plan of Medvednica Nature Park
180 km² (three counties)

Scale
1:25.000

REGIONAL LEVEL

Spatial plan of the City of Zagreb (PPGZ)
641,2 km²

Scale
1:25.000
1:5.000

LOCAL LEVEL

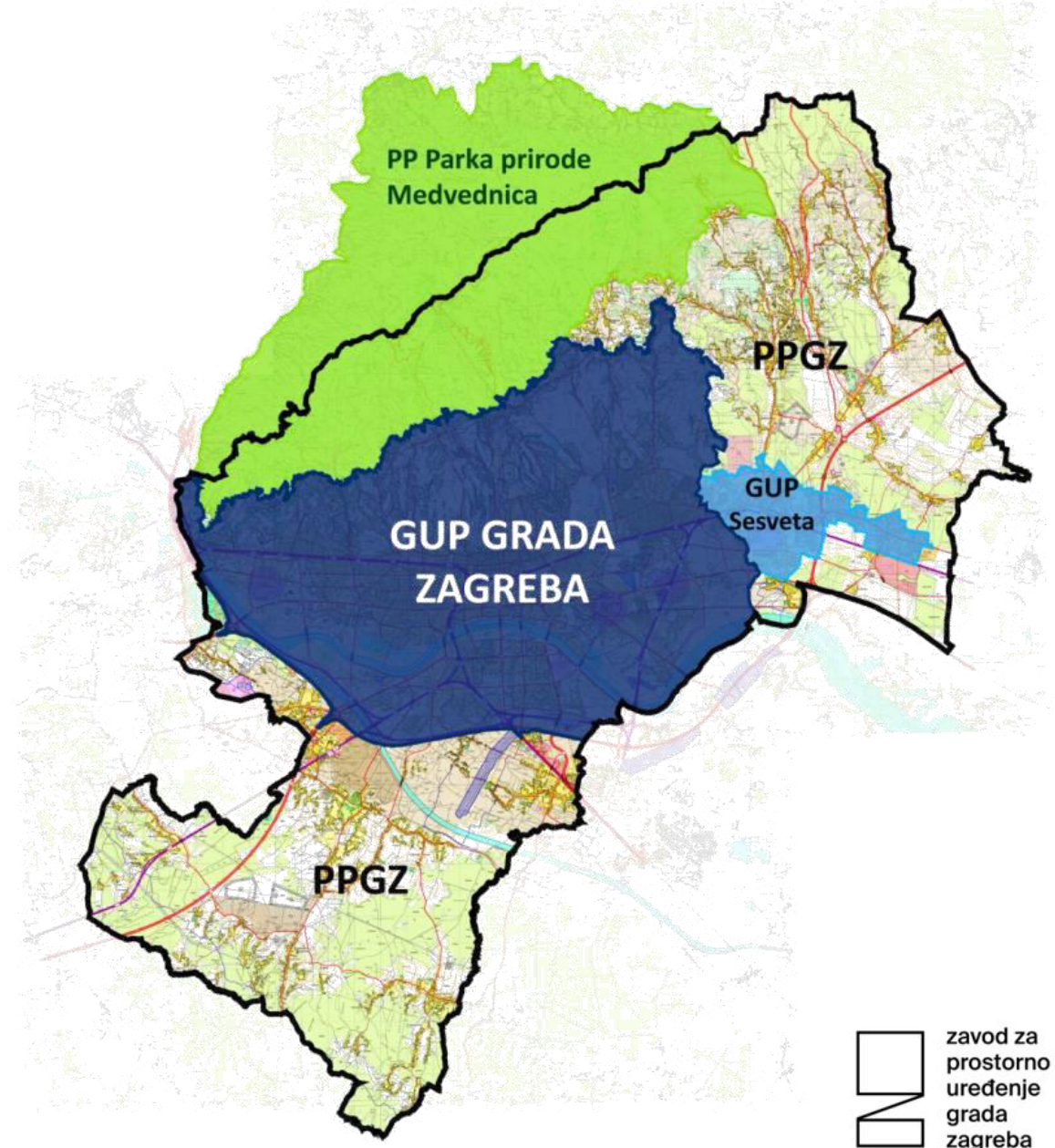
General urban plan of Zagreb
217,7 km²

General urban plan of Sesveta
18,2 km²

Scale
1:5.000

Urban development plans

Scale
varies



Main planning documents of Zagreb



Spatial plan of the City of Zagreb



General urban plan of Zagreb, General urban plan of Sesvete

General urban plan



Strategic determinants:

- urban consolidation and urban renewal of the city
- reurbanization of neglected city areas
- restoration of protected historic urban core
- division of urban areas in relation to the urban consolidation of space (highly consolidated areas, consolidated areas, low-consolidated areas) >> determination of further spatial planning procedures

The dual nature of the plan: strategic at the general level, and implementation document at the level of urban rules and procedures of urban planning

Determines

- land use and
- urban rules

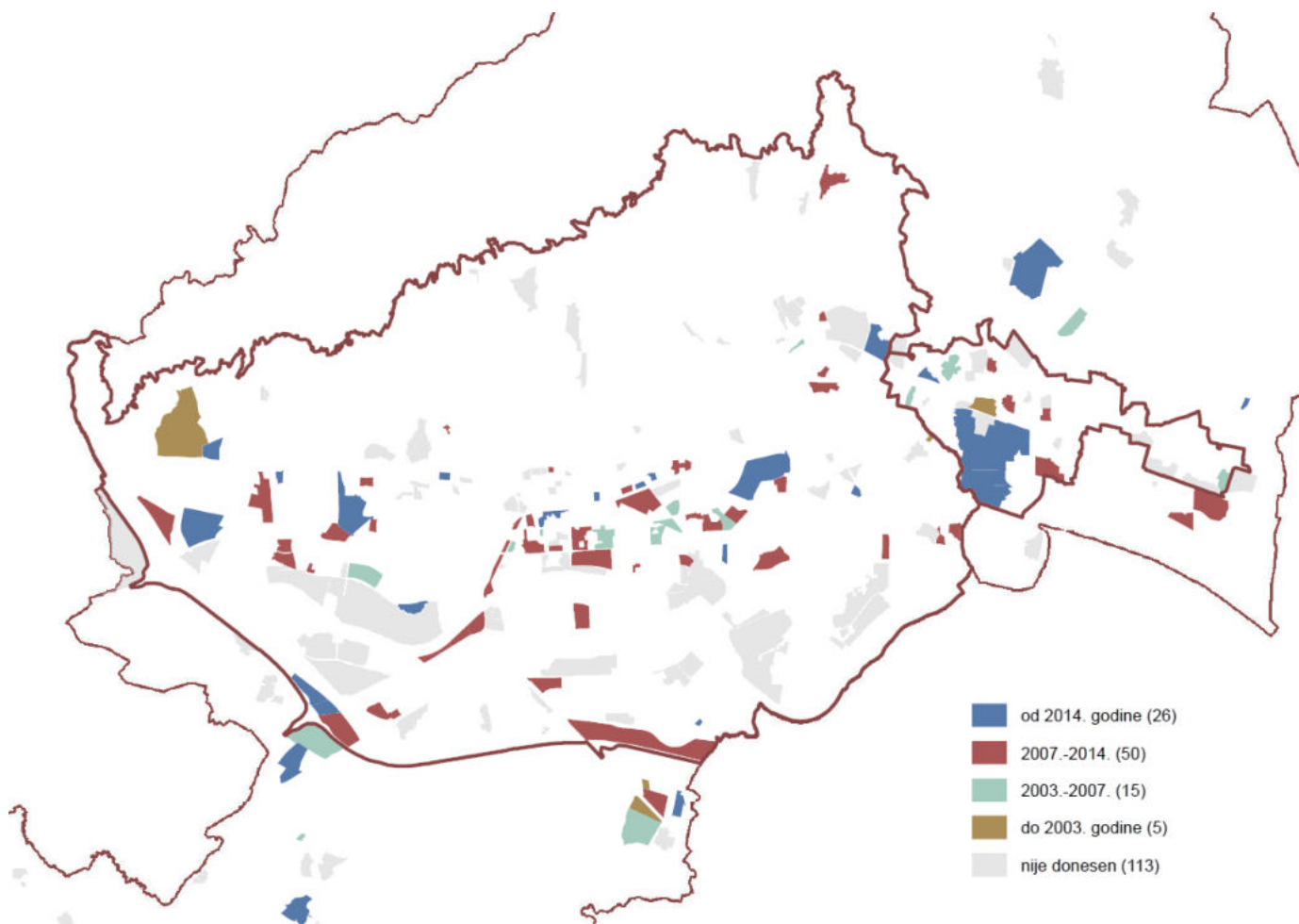
General urban plan



Implementation:

- direct implementation
- more detailed plans (UPU – urban development plan)
- city projects (public-private partnership) - larger projects that result in changing the scale and identity of the existing space
- procedures of architectural competitions

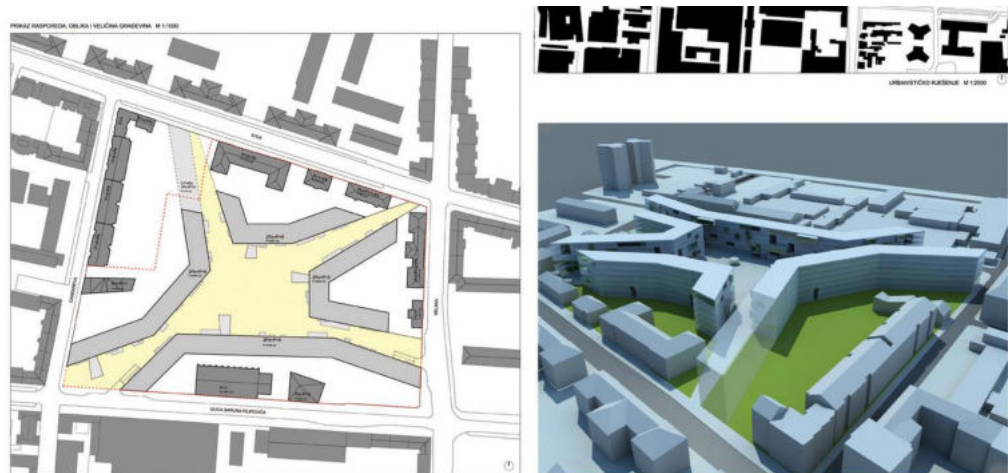
Urban development plans (*UPU – urbanistički plan uređenja*)



Mandatory for:

- low consolidated areas
- areas of urban transformation
- rehabilitation of areas with illegal buildings
- **Main challenge:** No legislative instruments that would make it possible to transform the existing geometry / subdivision of land into an urban subdivision, while respecting the rights of the owners
- Absence of an effective system for realizing the public areas/public buildings
- Planning without such legal instruments for the implementation of plans largely remains an unsuccessful attempt to regulate processes in space

Architectural competitions



Mandatory for:

- public areas (squares, parks);
- public buildings (with some exceptions)
- new buildings in highly consolidated areas of the city's historic center;
- buildings higher than 9 floors;
- construction along city avenues and main city streets
- construction of new bridges on the Sava River;
- other buildings and areas determined by the urban development plan or conclusions of the mayor of the City of Zagreb

City projects

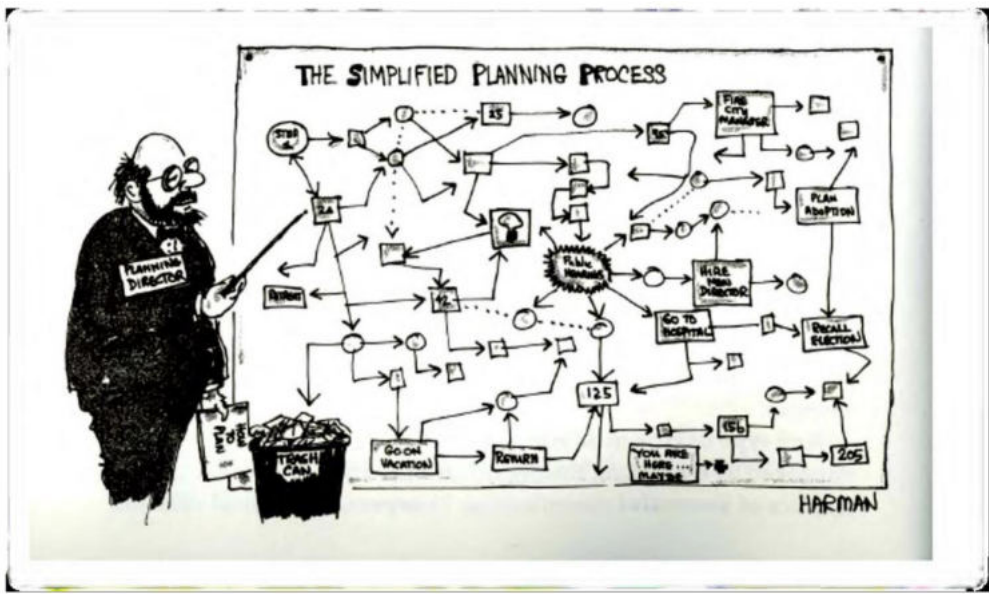


The basic starting points for the development of city projects are:

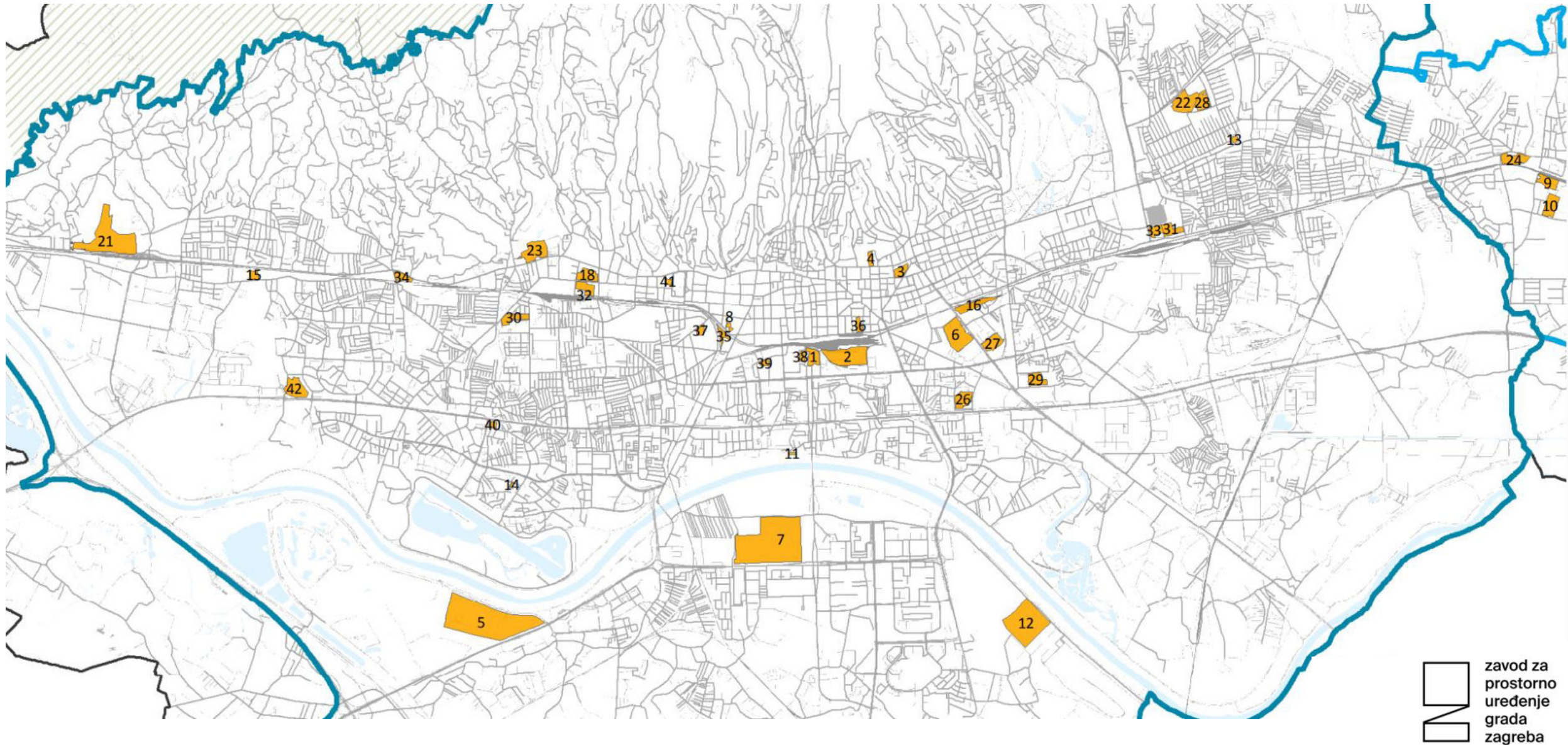
- Public housing programs
- Affirmation of main urban axis
- Construction along city avenues and main city streets
- Conversion of old industrial sites
- Public contents
- Areas for recreation
- New city parks and green spaces
- Public and social buildings of urban significance
- Bearers of the identity of individual urban units
- Strategic (development) projects of the City

City projects

aktivnost	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
POKRETANJE GRADSKOG PROJEKTA																								
Prikupljanje postojeće dokumentacije																								
Prostorna analiza																								
Prometna analiza																								
Urbanistička analiza																								
Zaključci analiza																								
Predstavljanje zaključaka Vijeću Gradske četvrti																								
Mišljenje Vijeća Gradske četvrti o pokretanju gradskih projekata																								
PROGRAMSKIE SMJERNICE																								
Izrada prijedloga programskih smjernica																								
Očitovanja gradskih ureda																								
Mišljenje vijeća gradske četvrti i mjesnog odbora / uključivanje građana																								
Javno predstavljanje i e savjetovanje																								
PROGRAM GRADSKOG PROJEKTA																								
Izrada prijedloga programa gradskog projekta																								
Očitovanja gradskih ureda																								
Mišljenje vijeća gradske četvrti i mjesnog odbora / uključivanje građana																								
Javno predstavljanje i e savjetovanje																								
PROGRAM JAVNOG URBANISTIČKO-ARHITEKTONSKOG NATJEČAJA																								
Izrada prijedloga programa javnog urbanističkog natječaja (u suradnji sa Zavodom za prostorno uređenje)																								
Očitovanja gradskih ureda																								
Mišljenje vijeća gradske četvrti i mjesnog odbora / uključivanje građana																								
Javno predstavljanje i e savjetovanje																								
UTVRĐIVANJE PROGRAMA GRADSKOG PROJEKTA I PROGRAMA JAVNOG URBANISTIČKOG NATJEČAJA																								
Verifikacija programa gradskog projekta i programa javnog urbanističkog natječaja																								
Mišljenja vijeća gradskih četvrti na Program gradskog projekta (prema Statutu GZ i čl. 101. GUP-a)																								
Zaključak o utvrđivanju Programa gradskog projekta (gradonačelnik)																								
Zaključak o utvrđivanju Programa javnog urbanističkog natječaja (gradonačelnik)																								
ODLUKA O REALIZACIJI GRADSKOG PROJEKTA (gradska skupština)																								
Izrada nacrtu prijedloga Odluke o realizaciji GP																								
e Savjetovanje o Odluci o realizaciji GP																								
VGČ i MO mišljenja (prema Statutu GZ)																								
Odluka o realizaciji GP i utvrđivanje programa JN (Gradska skupština Grada Zagreba)																								
Objava odluke u Službenom glasniku i stupanje na snagu																								
PROVEDBA JAVNOG URBANISTIČKOG NATJEČAJA																								
Odabir provoditelja natječaja																								
Zaključak o sudionicima natječaja (gradonačelnik)																								
Konstituirajuća sjednica Ocjenjivačkog suda																								
Registarski broj natječaja (Hrvatska komora arhitekata)																								
Zaključak o nagradnom fondu (gradonačelnik)																								
Raspis natječaja (Ured za javnu nabavu)																								
Trajanje natječaja																								
Rad Ocjenjivačkog suda																								
Predstavljanje rezultata natječaja																								
Dostava protokola o provedenom natječaju																								



Brownfield areas in Zagreb



Brownfield areas in Zagreb: priorities for development



Zagrepčanka (former slaughterhouse)



Blok Badel
(former distillery)

Gredelj (former railway works)

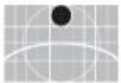
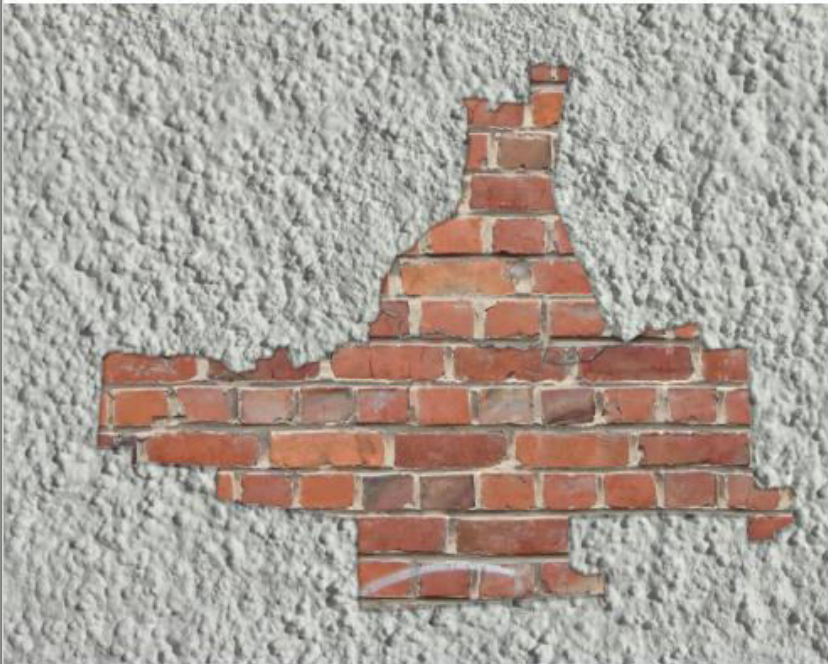


Post-earthquake reconstruction of the historic urban core



Post-earthquake reconstruction of the historic urban core

PROGRAM CJELOVITE OBNOVE POVIJESNE URBANE CJELINE GRADA ZAGREBA



ZAVOD ZA PROSTORNO UREĐENJE GRADA ZAGREBA
Ulica Republike Austrije 18, 10 000 Zagreb, www.zpzg.hr

Zagreb, veljača 2023.

The program of comprehensive urban renovation of the historic urban core of Zagreb

- Expert studies
- Models for urban renewal
- Short-term, mid-term and long-term goals

Main challenge: how to turn a strategic document into a set of operative measures for comprehensive urban renewal

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Thank you for your attention!

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