

**Odintsova Ielyzaveta**Postgraduate of the Department building production and project management  
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FOR THE FUNCTIONAL PLANNING OF THE SEASIDE CITIES  
ON THE CRIMEAN PENINSULA AS AN EXAMPLE**

**Abstract.** In the article the main problem is focused at the fact that the functional and urban planning system and its development cannot be based only on the city General Plan for the future with the reserves. The offers are made in order not to generalize the Crimea as a whole, but to disassemble and analyze each region of the peninsula with all its features, advantages and disadvantages, creating a versatile, structured model that will take into account the characteristics of the site. Determined and ordered models are incorporated into the overall interconnected system with the realities of the current economic situation, changes in the socio-demographic structure of the population.

**Keywords:** functional and urban planning system; peninsula; socio-demographic structure; development; account the characteristics

**Анотація.** Основна проблема зосереджена в тому, що функціональне планування системи міста та його розвиток не може ґрунтуватися тільки на генеральний план міста на майбутнє з резервами. Пропозиції робляться для того, щоб не узагальнювати територію Криму в цілому, а розібрати і проаналізувати кожну область півострова з урахуванням всіх його особливостей, переваг та недоліків, створюючи універсальну, структуровану модель, яка буде брати до уваги характеристики сторін. Визначені моделі включені в загальну взаємопов'язану систему з реаліями нинішньої економічної ситуації, змінами в соціально-демографічній структурі населення.

**Ключові слова:** функціональне планування системи міста; півострів; соціально-демографічна структура; розвиток; увага характеристики

**Аннотация.** Основная проблема сосредоточена в том, что функциональная планировка системы города и его развитие не может основываться только на генеральный план города на будущее с резервами. Предложения делаются для того, чтобы не обобщать территорию Крыма в целом, а разобрать и проанализировать каждую область полуострова с учетом всех его особенностей, преимуществ и недостатков, создавая универсальную, структурированную модель, которая будет принимать во внимание характеристики сторон. Определенные модели включены в общую взаимосвязанную систему с реалиями нынешней экономической ситуации, изменениями в социально-демографической структуре населения.

**Ключевые слова:** функциональная планировка системы города; полуостров; социально-демографическая структура; развитие; внимание характеристики

**Problem statement  
and its relevance**

First of all I would like to highlight the problem connected with the construction in the coastal zone which violates all norms and laws of Ukraine. This problem can lead to the fact that there will be no beaches at all after 5 years in the Crimea and vacationers will forget that beach must be sand, not concrete [1]. Why did the Crimean coast build up very correctly and all scientists, architects and builders are known about natural life of beaches

during the Tsarist Russia? Although who else but the Kings could afford housing directly to the coast of the Black Sea. Modern builders ignore that such construction is dangerous. As a result we got the disappearance of many beaches and the beginning of the landslides and landslip processes [2].

One of the main conditions for the preservation of beaches was the prohibition of capital construction near the sea. Even in 1992, paragraph 5.28 Hoskomhorstroytelstva order number 44 was predicted

first zone san protection (so-called zone of strict regime) [3]. It included the coastline, beaches and areas adjacent to beaches (at least 100 meters wide).

### Analysis of basic research

The compilation of the literature showed that similar laws have been adopted in the days of independent Ukraine, they also confirmed the ban on construction in the hundred-meter beach area of any buildings, "except hydraulic engineering, hydrometric and linear, and provides an unobstructed and free passageway along the coast." But today we have the fact that these decisions were correct only on paper. For example, in Kutch, where the collapse killed a woman on the beach in 2007, in the Kaczynski garrison, at Cliff, the five tiers of terraces have been arranged with no permits. The cottages were built on these terraces. Local ecologists and geologists tried to resist, but the builders have shown their ingenuity and justified the new building legally – as a "coastal protection with the rooms for rest" [4].

And when the landslide processes have stopped for some time – building began to grow rapidly toward the sea getting closer and faster. After all, if the construction will continue and further then fate of these buildings can be very sad. Processes caused by a complex of natural and anthropogenic factors lead to irreversible changes in the coastal zone of the western and south-western coasts. The most significant changes will occur in areas of the coast from the Sevastopol to the city Lucullus, from Sandy to Bohayly Lake, on peresypi Saki Lake, near Yalta [4]. The Crimean beaches and coastline are really disappeared. For example the average width of the beach in Mykolayiv in 2004 was 25.4 meters. In March 2010, the average

beach width was 12.2 feet. Four meters from the beach disappeared only in the one last year in the sea. Today the sea crack concrete steps at that place. A similar situation exists in some other seaside towns too.

### Formulation of research objectives

Purpose of the research is an analysis the functionally planning development of the town planning in Crimea and to develop the concept and the model of development for the major cities of the region with various territorial, resource features and functions.

### Basic material

There is a large and beautiful resort area in Ukraine, such as the Autonomous Republic of Crimea, which has an enormous potential. Unfortunately the development and functional planning of that region remained at the level of the post-soviet, because there is no requires attention on the common development system and there is no rational use of this area during and out of the resort season. As a result the natural resources of the ARC completely disclosed and unused in a functional-planning system throughout the region. Which is why, the recreation zone exaggerates land potential of the coastal area, and a large area of the central part is not involved in the building and development of the Crimea.

Nowadays the issue of rational planning has very important and considerable importance in the whole world. And while the population is growing every day and every hectare of land valued at par with gold, many areas which were planned until now do not have a rational and functional separation. These areas are not using their full potential and opportunities, have incorrect zoning and are not future-oriented purposeful development and urban planning.

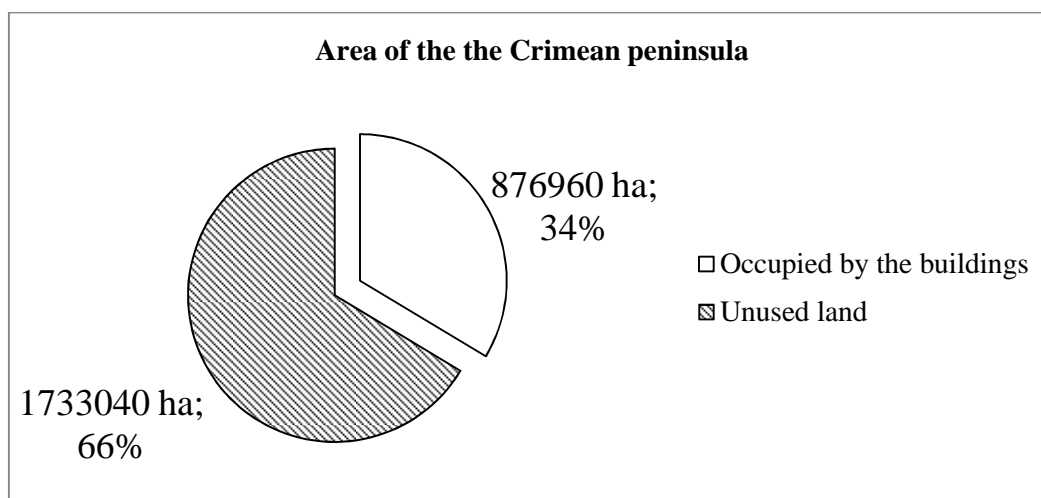


Fig. 1. Images of employment of built-up territory of the Crimean peninsula

The Autonomous Republic of Crimea is a striking example of such area. During the twenty years zoning and rational development of that area was not devoted the necessary attention. Therefore, there is a situation that the area of the Crimean peninsula, which is 2.61 million hectares, is occupied by buildings only on 33.6%, and the remaining 66.4% are unused or unoccupied territory in any economic sector [5].

There is no uniformly distributed building throughout. There is only a chaotic building that has a clearer focus in the coastal or seaside recreational areas. As a result, this not purposeful building is received a number of serious problems of urban planning and construction of the Autonomous Republic of Crimea as a whole.

Why is there such tendency that the construction of residential buildings and urban development occurs at 99% only in the cultural, historical and recreational areas? [3]. Rest in Crimea has been positioned himself as the founder of medical health resort in the world since the beginning of its development as a resort from the beginning of its development. There was air and climate treating, health resorts built actively throughout the Crimean peninsula. But resort medicine has been destroying over the last 10 years.

So we have a built-up southern coast of Crimea, complete loss of rational planning of urban development in the region and the destruction of cultural, historical and recreational areas. Certainly measures were taken to control illegal construction and to identify rigid violations of the building codes. Builders will pay fines for all the problems, but whether this is enough to ensure the preservation or even the resumption of the all sources and natural resources of the Crimean peninsula.

Crimea (excluding Sevastopol) is characterized by an average low level of urbanization: within settlements contained 6.4% land fund (Ukraine -11.9%). Much of the area (mainly mountain) is occupied by forests (11.4%) [6]. But especially land resources are its riparian zone – a maximum of 100 hectares of recreation and resort and recreational lands around the Black Sea. The total area of valuable land, which are companies and institutions resort and recreation, recreational, historical, cultural and environmental protection, does not exceed 9.5 hectares, of which one third falls on the south coast. [6]

A large variety of natural conditions and terrain features Crimean peninsula significant impact on the nature and degree of development land. From this perspective highlighted 5 areas – north, east, west, piedmont and the South Coast.

North area (Dzhankojskyj, Krasnoperekopsky, Pervomajskiy, Nizhnogirskiy areas) is different from other high agricultural land development fund – over 78% compared to 69% in the whole Crimea [14].

It has the highest availability of agricultural land (more than 1.5 hectares per person 1 to 0.86 ha in the Crimea) [7].

East area (Soviet, Kirov, Leninsky district, Kerch city council) is characterized by the largest steppe zone of urbanization (67%), availability of farmland about 1 ha per 1 inhabitant level of plowed land – 0.59 [16].

Western area (Saki, Simferopol, the Black Sea areas, Evpatoria and Saki municipality) is differed of the highest agricultural development (84%), plowed land – 69% [4]. Most of the foothill area (Bakhchisarai, Belogorsky, Simferopol district) includes a mountain.

Farmland occupied more than half of (54%), arable land is about 55% of land. [5]

South Coast area is hyper-urbanized (Feodosia, Alushta, Yalta, Sevastopol city council). It is home to 91% of the urban population [7].

Of farmland, of which the bulk are perennial plants take up no more than one third of the area, arable land – 26% of farmland. [7] In this zone, placed the bulk of the most valuable land recreation, resort and recreational, historical and cultural significance.

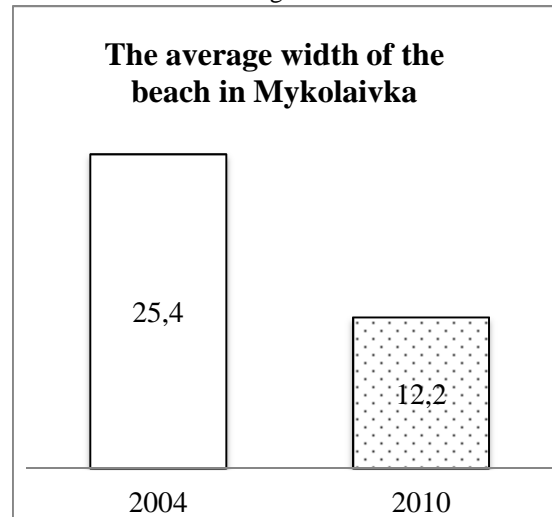


Fig. 2. Images of the width reduction of one of the beaches of Crimea

Economy of the Autonomous Republic of Crimea formed on the basis of features and the richness of nature and advantageous geographic position of peninsula. Region has favorable natural conditions for the development of agriculture, recreation area and some industrial plants – gas, iron ore, limestone flux, building materials, manufacturing soda and bromic connections. Traditionally, the role of the district in the territorial division of labor determined by engineering, food processing, construction materials, production of corn, sunflower, grapes, vegetables, fruits, and resort and port facilities. Such a national economic specialization developed by its seaside location area, its proximity to the industrial Donets Basin and the Dnieper, fertile soils and warm climate and great recreational resources.

Today the region is one of the most famous and popular resort areas of the Ukraine and former Soviet Union countries. There is a long healing power of Crimean land and which is famous all over the world. Amazing fusion of unique climate and the Black Sea have created the necessary conditions for recovery and a wonderful holiday.

Conventionally territory ARC can be divided into 2 recreation resort areas: mountain and sea zones. Each of them has its natural potential and many opportunities for cultural, adventure and health tourism.

Crimean mountains – is one of the cradles of human civilization, the ancient land where so easy to find harmony with yourself and the world, spiritually and physically break the walls of the ancient cave towns and monasteries, including pristine forests, cliffs, valleys and mountain streams, near the Black Sea coast Crimea.

Area for mountain type of holiday has its origins in the array Chatyrdag and Demerdzhi in Bakhchisaray district, in the village of Falcon and Perevalnoe and other picturesque places of the Crimea. In the Crimean Mountains are many camp sites and tourist havens – from luxury houses with swimming pools and infrastructure to cozy tourist havens away from civilization.

Crimean Mountains are extended three parallel ridges from Sevastopol to Feodosiya 150 kilometers [40] in the south. Their southern slopes are almost sheer and northern pass into the empty inter-ridge reduction or plain. Two low ridges to the north constitute the Crimean foothills, cut into separate arrays scenic river valleys and the main ridge, or Jajla (in Crimean Tatar – summer pastures) rises almost continuous barrier height is in the central part of the more than a thousand meters. Ridge is hiding from the cold winds at its southern steep cliff a narrow strip of land – the famous South Coast of Crimea.

Mountain Crimea attracts brave and courageous people who know how to overcome difficulties and to conquer the summit. Fans of extreme entertainment are, where to turn, came to the rest in the Crimea. Mountain

region is very attractive for fans of hiking and mountain triling. However, the Crimean Mountains is perfect as a place for rest and quiet lovers of history – to most sights are reachable by car or on foot. Holidays in the Crimean Mountains on the ancient land near the Black Sea coast promotes spiritual and physical rest and gaining harmony with oneself and the world.

We know of a wonderful mountain vacation in the Crimea in the summer, but this beautiful peninsula can perfectly relax in the winter. This is a beautiful ski resort of Ai-Petri, which provided all the necessary facilities for lovers of winter fun. Plateau Mount Ai-Petri – the most snow point Crimea. Its height above sea level – in the range 1100-1300 m [41], is one of the few places in the Crimea, where almost all winter does not melt snow. The snow cover lasts from mid-December to March, and sometimes to mid-April (average 89 days per year), and the thickness of snow cover reaches a meter.

### Conclusions. Prospects of the further research

The solution to the mentioned problem is possible by the understanding of the such facts:

- The territory of Crimea has a very good natural conditions and resources in order to function as an integrated system and subordinated to develop at the right level;
- The Politics and the Economy, acting on the peninsula perspective does not focus on the current rate of global resort areas, should therefore be revised to maximize beneficial outcomes;
- Appropriate solving internal national and religious problems of population of Crimea;
- Need to make rational use of land resources data, shuffle dense housing southern peninsula necessary elimination of frozen construction sites or abandoned buildings throughout the region and begin construction in the still unused areas;
- It is necessary to develop a new range aimed at economic development of the area of the ARC at a new level, in terms of the use of new environmental technologies.

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