Opportunities for Sustainable Development of Suburban Rural Areas on Example of Karabiha Rural Settlement

Anastasia A. Dubova

senior expert
Department for Monitoring and Planning of Spatial Development
Committee for Spatial Development

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• Challenges for suburban rural areas
• Rural areas in Yaroslavl region
• Karabiha rural settlement
• Opportunities for development of rural areas
Challenges for Suburban Rural Areas

• Privatization and allocation of the land
• Urban sprawl process
• Spreading infrastructure and resources
• Consuming of agriculture land for residential and industrial development
• Environmental degradation
The Yaroslavl Region is located in the European part of Russia in about 260 km. to the north-east from Moscow.

- Total area – 36,400 square km
- Population - 1.27 million people
- Administrative center - Yaroslavl
- Urban population - 80%
• 70 rural settlements
• Population – 266,000 people

3 settlements – more than 10,000 people

14 settlements – more than 6,000 people

Majority of settlements – less than 4,000 people
amount of subsidies in the budgets

- 5-15%
- 15-30%

growth in rate of fiscal revenue

- 80-90%
- 90-100%
- 100-110%
- 110-150%
The Karabiha rural settlement is located to the south of Yaroslavl.

- Total area – 217 square km
- Population - 13,350 people
- Administrative center - Karabiha village
- 62 villages 1 township
Karabiha Rural Settlement

Advantages

• Population grow
• Higher fiscal capacity
• No subsidies from another budgets
Karabiha Rural Settlement

- Komatsu plant
- Dolphinarium
- "Izgib" sky center
- Novosyolki industrial park
- Kotorosl
- "Zabava"
- Textile factory
- "Podolino" sky center
- Nekrasov's museum "Karabiha"
- "Zabava"
Frequently Asked Questions

Do we really need to plan?

How to plan?

Where to find the resources?

For whom to plan?
Outlines for development

• Investor-oriented

• Tourist-oriented

• Resident-oriented
Rural Areas

System of Municipal Management

Municipal Districts

Municipal Settlements

Issues of local importance
Issues of Local Importance

- Maintenance of common infrastructure (municipal roads, water supply, sewage systems, gas, electricity, garbage disposal, etc.)
- Providing and repairing of municipal housing for needy
- Public services (culture, sport, education, healthcare, public transport, etc.)
- Protection of nature, cultural heritage sites, landscaping
- Development of zoning and planning documentation
- Disposal of municipal land

Development for whole territory or exercise of the powers?
Improving of Management

Development or exercise of the powers?

Separated objects

Current situation

Municipality

Exercise of the powers

New functions of municipality

New objects of management

Future vision

Municipality

Result-oriented development

The whole territory as an object of management
Documents, Related to Planning

- Strategic documents or future vision

- Programs of socio-economic development

- Local planning standards

- Local standards of allocation of land, providing housing

- Planning documentations (General plan of settlement, Territorial planning scheme of municipal district)

- Zoning documentations (Land use and development plan)

- Projects of detailed planning, etc
Strategic Documents of Yaroslavl Region

Concept of socio-economic development of Yaroslavl region to 2025

- Integration planning documentation in decision making process
- Agglomeration planning and concentration of resources
- Optimization of municipalities
Industrial Park "Novosyolki"

Government of Yaroslavl Region

Greenfield

- Area - more than 450 hectares with prospects of expansion by 2nd and 3rd stage
- Available infrastructure: gas, water supply and sewage system, electricity, communications
- Potential plant can be located next to the existing manufactures (Komatsu, Astron Buildings, Nycomed, Baltic)
- Possibility to locate production plot inside a sanitary zone from 50 to 300 meters
- Supported development of infrastructure for new investors

Location:
- on the edge of Yaroslavl
- On the federal road "Yaroslavl - Kostroma"
- 3 km to the federal road M-8 "Moscow - Arkhangelsk"
- 7 km to the main railway
- 2 km to the closest railway branch
- 8 km to the Train station
- 16 km to the airport "Tunoshna"
Krasnie Trachi

- 42 ha vacant plot for low-rise affordable housing
- Project of detailed planning are already developed
- Project included nursery school, shopping centre and sport facilities
- 30 minutes to Yaroslavl by public transport
Reservation of land for further development

Government of Yaroslavl Region

• vacant plots for housing or production
• 30 minutes to Yaroslavl by public transport
Summary

• Improving quality of life due to optimization territorial development

• Creation system of planning documentation based on clear vision of development

• Integration planning documentation in decision making process

• Implementation of the plans
Thank you for attention!

Anastasia Dubova

contacts:

dubova88@mail.ru
+7-915-991-30-32