

Regional study Orlik area – summary

The regional study Orlik area (further only study) came off from regional authority – South Bohemian district, following from § 7 building act. South Bohemian region – the regional authority, the department of regional development, the section of territorial planning as a provider ensured by the officers all the fully satisfying requests to achieve activity according to § 24 building act and all the proceeding to provide this study. Primarily in the connection with § 30 subsection (2) building act the provider established range of the study, the requests for the content, for the elaboration, structure of the drawings. All the needed basis were coordinated, working collections and other needed discussions were organized and reviewed during process whether determined requests are completed for the content of the study. Before taking – over the transferred documentation was rechecked and the lack of the analytic section and on the base of the outputs of all the requests were clarified to be solved and the suggestions to start the synthetic section. After the releasing the synthetic part the provider reserved also its public discussion and even the discussion with the respective authority, evaluated the given requests and the reminders to be solved and reserved the final correction of the study before the taking – over and presentment to the district council of the South Bohemian region to be used as a basis for the process, updating or change of the urban-planning documentation in the connection with § 30 subsection (4) building act. In conclusion all the data of this study were put in document registration of the municipal plan and provided taking – over the study of Orlik area to the offices of municipal planning, building authority and the villages have been informed about the possibility where to find this needed documentation.

Elaboration of this study, the resolution based on technical part was ordered at engineer's office A + U Design, Ltd, due to the capacity and competence reasons, which is handling the urbanity proposal in the cooperation with other engineer's offices with the concrete specialization to the exact professions. Only the member of the Chamber of the architect with the general authorization or the authorization for the urban planning could be designer of the regional study according the Czech building authority. Regional authority manages with the employers with this authorization (Ing. Arch. Radek Boček, Ing. Arch. Ludmila Šnejdová), but both these persons are connected into the project LABEL (head manager, project manager) with the task to set up and check also the technical materials from the external subjects.

Handling the regional study Orlik area responds the area of the specific district N-SOB01 delimited in the principle of territorial development of the South Bohemia (further only "ZÚR"). The task of this study is to check the possibilities of this area usage in the more detailed way than by ZÚR. Indisputable advantage is the opportunity to take this area as a unit with its linkage in contradistinction to the urban plan of the single villages, which only deals with the plan of one village. The round of the Orlik dam disposes with the reach natural and cultural potential. There is need of to find options how to use this potential and to start development in this area at the same time to protect these values. The biggest problem to be solved is the cleanness of the water in this dam.

Regional study Orlik area is based on two sections, analytic and synthetic.

The first period of the task was to work up on the analytic section. The project was to pick up information of the area and requirements to be solved not only from the villages but also from the public community, all needed information were received from the questionnaires. For the representatives of the villages, chosen respective authority and organizations the informal meeting was placed to see the semi finished area study directly by the boating on the Orlik dam. Not at least range the provider made the investigation on the area in the landscape, on the place. Roundup was analyzed and the range of the problems was set to solve the concrete issues. Assessment of the problems to be solved and the requests was the main way out of the analytic part.

Analytic part content:

Textual database

Foundation drawing of the data evaluation and area development

Drawing of the dember effect

Drawing of the area usage

Drawing of the area changes intention

Proposition drawing

The second stage followed the first one of the regional study Orlik area (the stage of picking and gathering information), the second stage where its way out is made synthetic – draft part of the study of Orlik area.

The synthetic part according the formal base is equal to the division of the urban plan and is separated up to the proposal and reasonable part. The content of the graphic and texture part was set up to correspond with the requirements to be solved.

Content of the concept part:

Textual database

Drawing of the area lay-out

Drawing of the tract and lane above-local signification

Drawing of the public works, move and sanitation above-local signification

Drawing of the areas with the similar typology of the constructions

Architectural manual

Urbanity manual

Statement of the reason:

Textural database

Wider relations

Co-ordinate drawing

BSK5 pollution, tons per year

BSK5 pollution, mg/l

The first step of the synthetic part was to set up the priorities to ensure the permanent maintainable development with a view to the specific area solving, which is Orlik dam. It was needed to joint the requirement for solution of the balance and the sustainable charge of the area of Orlik dam and also the water area with the interest in the development recreational usage and the social-economical activity. With the view to the mentioned request the priorities are set up to protect the environment and to ensure highly environment incumbent on the security of the single component part, the priorities to ensure the economical expansion and proposal of the areas to exposure the acceptable development projects and the proposal for traffic and technical infrastructure, to build up the condition to assist to travel movement, the priorities to set up social solidarity of the people to reinforce the polycentric form and enforce urbanite development promoted by development of the public infrastructure.

Further the study analyses the linkage with the solved area with the connection to the developing areas, developing axis and corridors of the traffic infrastructure defined in the spatial development policy of the Czech Republic 2008 (further only PÚR). As for being of these areas it is bonded with the developing area OB10, developing axe OS6, lane of the traffic infrastructure R4 and corridor of the water way VD5.

This study specified on the cadastral area the delimitation not only district specific area Orlik N-SOB01 and also above-local developing areas and axes limited in the offer of the principle area development of the South Bohemian region and also delimited local developing areas and axes. The requirements, criterions and conditions for decisions of the changes in the solving of the area and area plans were set up for the single areas, axes and regions out of them.

New built up areas and technical and infrastructural corridors are offered for the development of this area in conformity with the determined priorities, whereas the study sets up the limiting borders of the offered boundary range of the built up areas. According the meaning these areas are divided with the understanding of the proposal regional development of the South Bohemia into the areas as above-local meaning areas with the flat bigger than 20 hectare, local with the flat 10 – 20 hectare and others with the flat smaller than 10 hectare. The regional study for the developing above-local and local meaning areas is requested the disposition of the regional study.

The study offers not only newly built up areas, but also analyzed intentions (de facto offered newly built up areas) from the regional planning documents of the villages from the view of the executor of the study (some other specialist – urbanist) and offered the way of the development, whereas offered the reduction of the built up areas with the view to demographic development and area resolution evaluation.

Not only intentions from the regional documentation of the villages were evaluated, but also other significant projects and regional planning basis connected with the involved area. The suitable offers are taken and elaborated for the study. The others were by the executor re-valued and the actualization is recommended by the study.

As the main priority of the usage Orlik dam is to settle the matter with the cleanness of the water in the dam. This study clarified the source of the pollution and offers the improvement of the water cleanness in the dam. As the necessity is to build

drainages and water cleaning station in the near villages, after to use water cleaning station which is streaming off the increasing extent the phosphorus, to decrease the usage of the agrochemicals. The problem of the water cleanness runs over the borders of the mentioned area ÚS Orlik, where the main need is to decrease volume of the phosphorus in the surface water influencing to the dam. In the easy way we can say that all the pollution of the water is caused of all polluter from the river basin.

Except the developing areas or defined areas and corridors for the traffic infrastructure and technical infrastructure, the constituent of this offer is also the study of urban system ecological stability (further only USES). It is delimited on each level – above regional, regional and local. On the first two levels the analysis was done in the same way as in the offer of the standards of the urban development of the South Bohemian area according the general USES of the South Bohemian area. The study offers to make some changes in some regional and above regional parts USES on the base of the discussion targeted on USES on the areas of property under the prince Schwarzenberg.

This study also limits the areas and corridors for the community services building in the zone of the traffic and technical infrastructure and the corridors and areas for community service disposal which is USES.

The significant part of the study is architectonical and urbanity manual which is the parts of the concept part. Both manuals are joint together. The architectonic part describes the acceptable and also not acceptable buildings for the given area according the limited areas based on the special typology. Urbanity manual contains chosen villages in this solved area, where the brief description of the urbanite exposure, urbanite regulation and the fit object for the buildings are. These are marked according the architectonic manual. On the other side there are mentioned valid urban plan with the suited and not suit areas according the evaluation of the preparer of this study and the same uncut sheet which shows us where only the offered areas evaluated as a suitable and added new areas and corridors according this study. The manual should serve to the local autonomy of the villages, also to the officers of the building office as a methodical help.

As mentioned the synthetic parts also contains the statement of the reason. In the statement of the reason the targets and the tasks for the urban planning, the requirements of the building act and the position of all the involved authorities, all the complex reasons by the offer recommended solutions base urbanite regulation and the evaluation of the coordination of the land usage in the in light of wider relations and also the evaluation of the influences for the permanent maintainable development of the area and the information about the outcome were done. It is possible to include that all the evenness of all pillars of the maintainable development is not over local, but there are areas which should have the evaluation of the pillars maintainable pillars of this source. The differences among the pillars are not so big to cause any serious or unsolvable fall on this developing area under consideration. US uses strong sides and the opportunities of the landscape, strengthening, elimination or decrease some warning in the area and also strengthen the weak sides. Its incidence is balanced within the scope of each pillar in the solved area. These offered arrangements mentioned in this urban study route to the respect for the permanent development of the area, ensure the possibilities of the human needs for the existing people and also of the coming generations and also to avoid the loading the environment by injurants and to decrease the ecological stabilization of the landscape and biotope varieties. All the cultural ecosystems should be conserved and supported in this development. In the frame of this maintainable development should be strengthen social cohesion of the people and specific values should be conserved and also cultural heritage. The important part of this concept is judgment of the occupation of the agricultural land resources.

The study confirmed with the view to the character of the landscape the development of the tourism and recreation during the summer season and prolonged summer season. The activities to be able prolong the season is not enough in the meantime to solve the area, so their proposal is one parts of this study.

The phenomenon and the centre of gravity of the travel movement are the activities connected with the usage of Orlik dam and its near surrounding. The study offers the areas and the places for these activities, but with the emphasis on the capacity charge of the landscape. Mainly it is connected with the areas of the camps and camping urbanes, the areas of the waterman's camps, beaches and their rear, where the study supposed successful revitalization Orlik dam and implementation current equipment reconstruction to respond current hygienic ruling and to offer the standard corresponding current requirements.

The accommodation in the hotel is mostly corresponding to the standard. This study supposes this type of accommodation grow mainly in the connection to the cycling tourism and the activities not directly connected with the usage of the water area but even of the areas farther from Orlik dam.

The study does not offer another building sides for the thickening areas for family recreation above the framework offered areas in the urban planning, which are plenty of them and which are not equipped by the technical infrastructure, mainly by

water pipes, drainage and water cleaning station. The inquiry should be addressed to the uninhabited properties mainly in the built-up areas.

Continuing problem connected with the current usage of Orlik dam surrounding are the lasting berth of houseboat, small buildings, provisional penthouses and its not legal placing on the shores. In this study are localities or buildings marked, which are not mentioned in the real estate register specified for the verification by the competent authorizing officers. This study offers to removing these objects or buildings or their replacement by adequate equipment fully satisfying all the statutory rules and not damaging landscape character.

Further parts which is this study considering is water transport and water sports. Personal water transport was engaged from the beginning the dam establishment. The study offers the stations completion of the public eater transport but mainly gets view of the possibility how to eliminate one of the biggest traffic handicaps of this whole area – lack of possibility to reach from one to another shore of the river. The study offer to establish new ferries and predicted 12 new places where 4 are identically with the offer of the urban planning of the South Bohemia region. These ferries are offered to be component of the urban planning of the villages. The study places them into the community services. The development of the goods traffic this study does not count with, in the future it could be thought over providing the scour of the Vltava River with the needed parameters.

In the field of the water sports it is possible yachting to be engaged on Orlik dam, its advantage is to be engaged during the longer season, even the conditions are still not optimal. To be able to deal with it, the study offers to create the ferries. The ferries are described in some type of the arrangements where are the basic and conditions and terms set up. There are mentioned marines, sport ports, sport ferries, long term ferries, public ferries, service places, anchorage buoys.

There is also possibility to use this study in the future as for the motor tourism, where the Orlik dam could offer interests and sightseeing and it could be providing to establish Vltava water road. These offered ferries could be used as a rear. The legislature is the biggest break in the meantime which enables this usage.

The majority step in to reach these priorities offering the traffic development is to forecast the net traces, to set up the hierarchy, what was connected with plenty of discussion with the majority owners of the urbane, the prince Schwarzenberg, the resulting offer is the compromise. Some of the cycle traces are supposed to be connected with the water traffic and the usage of the offered ferries. The advantage of the cycle tourism is the prosecution in the pro longer season and polycentric development reinforcement.

Instead of exact offers this study describes also other activities which could be engaged in the area and which could be widen into offered activities and describes the rules under it could be held and their usage. These activities significantly contributed for the attractive offer and pro longer the tourism season.

As mentioned the economic development is one on the main priority of this study, but not less important priority is the protection and re-insurance friend living environment, protection and development of the natural, cultural and civilizing worth. Instead of all these describes activities are offered with a view to these worth, the study mentions which worth it is exactly sets up for their protection and development principle for the changes about the urban planning. This study defines the landscape characteristic in the conformity with the development of the South Bohemian region and general of the land type of The South Bohemian region and specifies the basic types of the landscape according to the usage and their characteristic and sets up the rules for the decision making about the changes on the area of the each country type. The protection and natural development providing is also supported by the offer of the urban planning of the urban system ecological stability (USES).

This study also confirmed that the main step for the corresponding development above mentioned priorities is the solution connected with the water cleanness in the dam and the possibility of the solution in the range of this area is only partial and its other solution exceeds the frontier of this are as written above.

In the meantime the regional study Orlik area is finished, confirmed by the municipal council of the South Bohemian region and open for the usage as a basis for other elaboration, actualization or change of the urban planning documentation, the data is put in evidence of the urban planning activity and the urban study Orlik area handover was ensured to the regional authority development of territorial planning, building offices and the villages were informed about the possibility to see the

documentation. The Orlik region study is still not marginalized but still not binding basis for the further activities and decision in this area.