

TRENDS ON HABITAT MANAGEMENT

BY

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Abstract. According to traditional image, human habitat constitution is the result of natural inter-relations, the fundamental premise of the existence of natural resources, the climate, and the access to more developed proximities for commercial trading. Human habitat represents a complex system, with environmental values, having live and natural components that are inter-related. The dwelling is the fundamental component of the habitat and by relationship with the other components determines the level of habitation.

Key Words: Habitation; Management; Development.

1. General Considerations Regarding Habitation

Human habitat represents the territory, the area where a population resides and naturally lives.

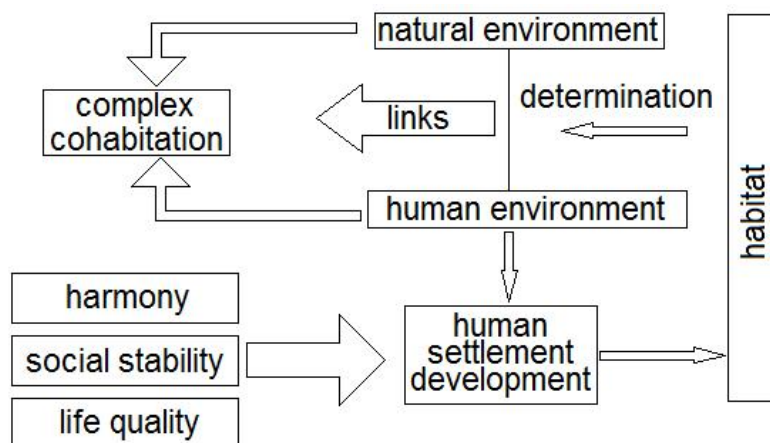


Fig. 1. – Complex inter-related circuits generating habitat.

The habitation includes the following components: the location's hearth, individual and collective dwellings, technical infrastructure - utilities, units of

production assets, public services, recreation facilities, natural environment, human contact with the environment, inter-community relationships, etc., (Fig. 1).

The level of habitation is determined primarily by the following strategies:

a) Maintenance and stability, the developed society's specific strategies.

b) Launching socio-economic and transition superior systems, the developing society's specific strategies.

Regardless the specific strategies it may be highlighting the entry process elements, n inputs and the exit process elements, m outputs, according to the diagram presented in Fig. 2.

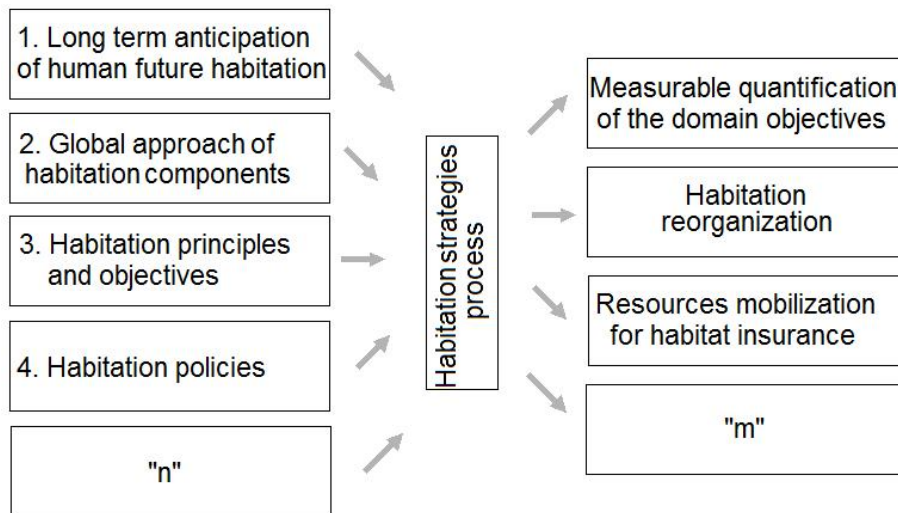


Fig. 2. – The process of habitation strategies.

The planning and human habitation developments are made on the basis of zone and local level future plans [1].

The tactical features of town planning should be reflected in local plans with quasi-continue inter-relationship.

2. Habitation Management

The production concentration process and the industry apparition lead to the migration of population to large economic centers and direct to the appearance of agglomeration in habitation process - the so-called urbanization development, which involved new policies for its organization, Fig. 3.

Sustainable development is a multidimensional concept, including a run-time process, natural and social phenomena. In 1995 the world's population was 5.72 billion people, with a stable growth to 88 million/year, and in our days the planet's population exceeds six billion people.

For a sustainable development, planning strategies are needed to promote a number of factors such as conditions of accessibility to resources, to reduce environment damage and balanced development with the use of renewable resources, access to information by utilizing the particularities of culture [2].

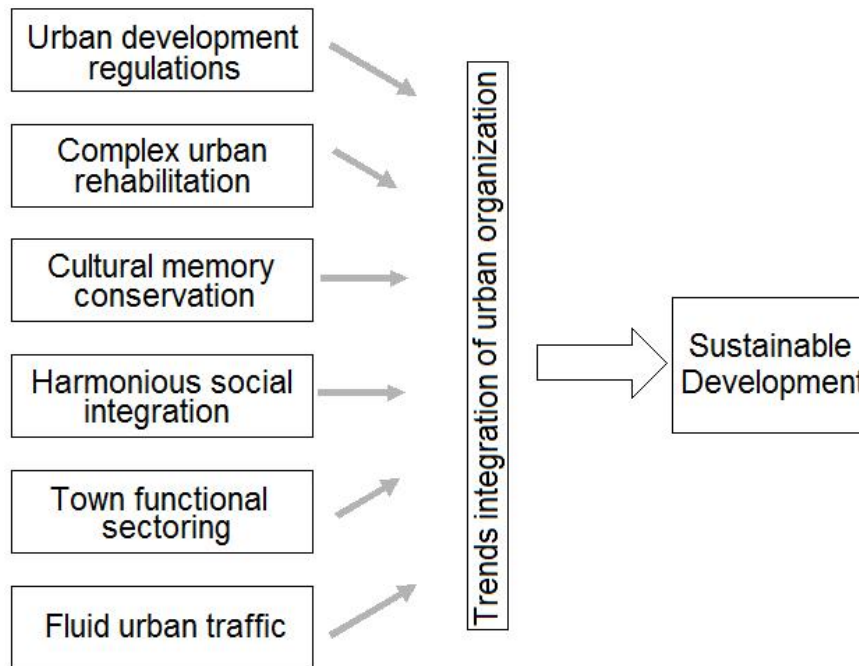


Fig. 3. – The main policies regarding urban habitat management.

In the last 170 years the world's population has increased 4.5 times, and the city's population 60 times. It is estimated that in 2030 more than 60% of world population will live in urban areas.

The development of buildings by erecting, using and afferent services, constitutes an important sector in the growth rate of economic progress.

The specialists in the field believe that the construction sector is the most important indicator for economic growth: building go, goes the economy. But, according to statistics, constructions are a major resources consumer: 40% of world energy, 16% of water consumption, 25% of the wood and cause major pollutants: 70% of sulphur oxide, 50% carbon dioxide, etc.

The analysis of resources consumption, particularly energy and noxious management, presents particular features in developed countries *versus* developing ones.

The main problem in developed countries is an energy consumption that exceeds the production of natural resources and a degree of pollution that exceeds

the possibilities of neutralization of their own ecosystem [3].

3. Conclusions

The main factors leading to a harmonious development of urban habitat can be the following:

1. The city should be subordinated to the general size distribution (large number of small buildings, average number of intermediate size and small number of large size).
2. Small dimensions must be protected from large scale aggression.
3. Most of the buildings should have mixed uses, combining different functions.
4. The urban neighbourhood is geographically defined as the area where the distance between important points does not exceed fifteen minutes of walking.
5. Private buildings façades must prove continuity for public buildings. Extended imperforate wall buildings (without holes crossing) are real barriers in the cities.
6. Straps demarcate boundaries of urban areas. Very large open spaces are not urban areas.
7. Certain activities may be located on vertical levels diminishing thus the land risk.
8. The city as the human body must work through traffic flows.
9. In a city must exist interconnected ways of transportation.
10. The incompatible forms of transport within cities are
 - (a) highways;
 - (b) underground trains;
 - (c) over ground trains;These can be located at the city suburbs.
11. Cars circulation is the most aggressive action on cities.
12. The pedestrian circulation lines must parallel go with the transportation lines.
13. Car-parking in dense urban areas must be found mainly underground.

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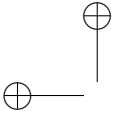
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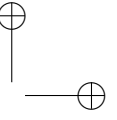
TENDINȚE PRIVIND ORGANIZAREA HABITATULUI

(Rezumat)

În viziunea tradițională constituirea așezării umane este rezultatul inter-relaționărilor naturale, premisa fundamentală fiind existența resurselor naturale, clima, accesul la proximități mai dezvoltate pentru schimburi comerciale. Așezarea umană constituie un sistem complex, cu valențe ecologice, având componente vii și nevii, naturale, seminaturale și create, inter-relaționate. Locuința reprezintă componenta fundamentală a habitatului și prin inter-relaționările cu celelalte componente determină nivelul de locuire.

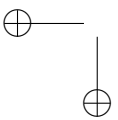


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