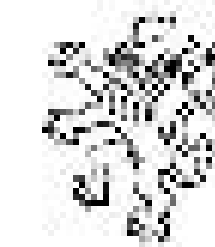


CZECH TECHNICAL UNIVERSITY IN PRAGUE
MASARYK INSTITUTE OF ADVANCED STUDIES

Projekt "Capacity Building and Knowledge Transfer at Universities for the Development of Affected Areas of Ukraine 2"

Navigating Ukraine's Spatial Planning Framework: Legal Foundations and New Priorities

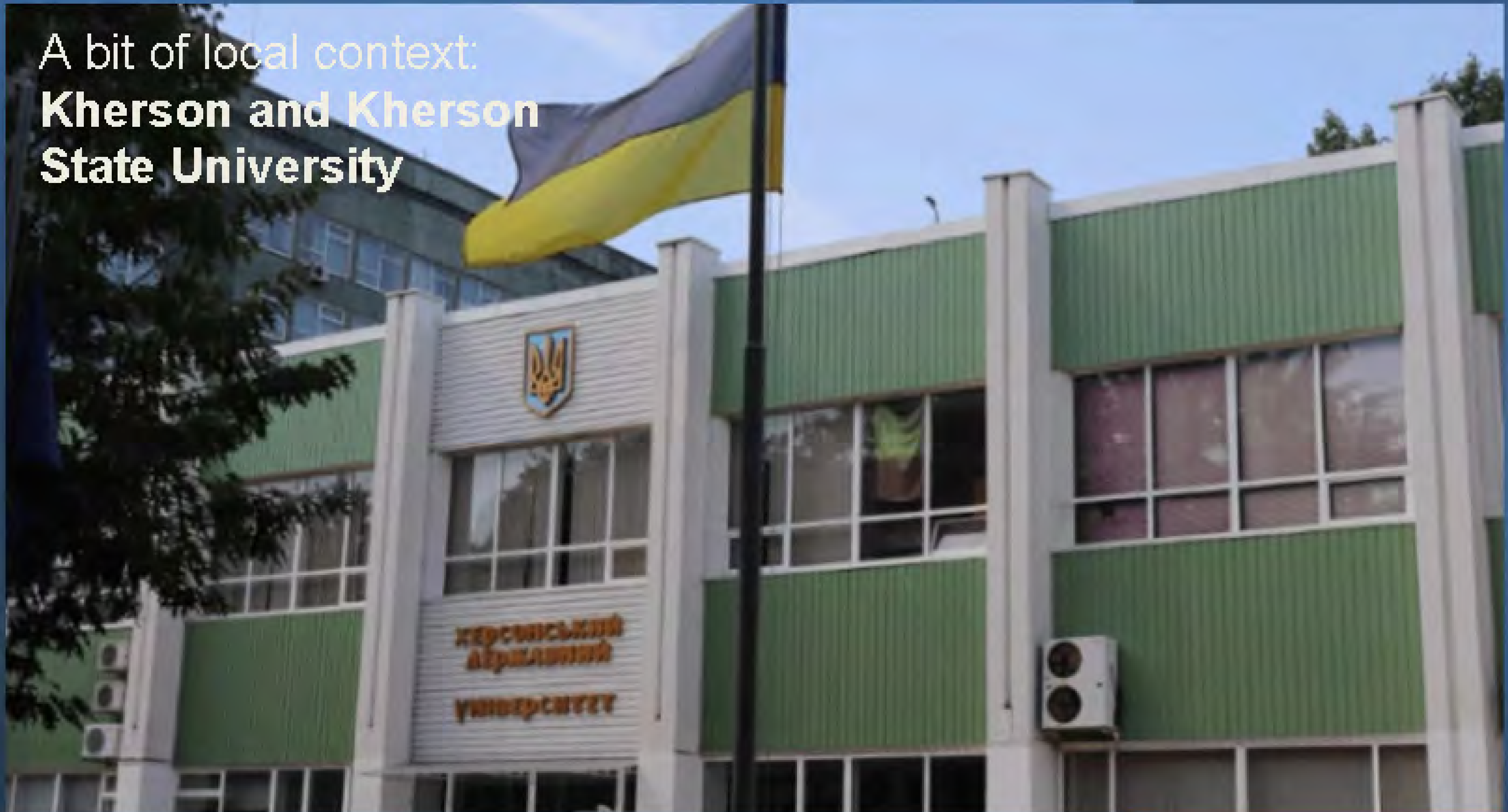
Daria Malchykova
Kherson State University



Ministry of Foreign Affairs
of the Czech Republic

Prague - Czech Republic, 13-17 October 2025

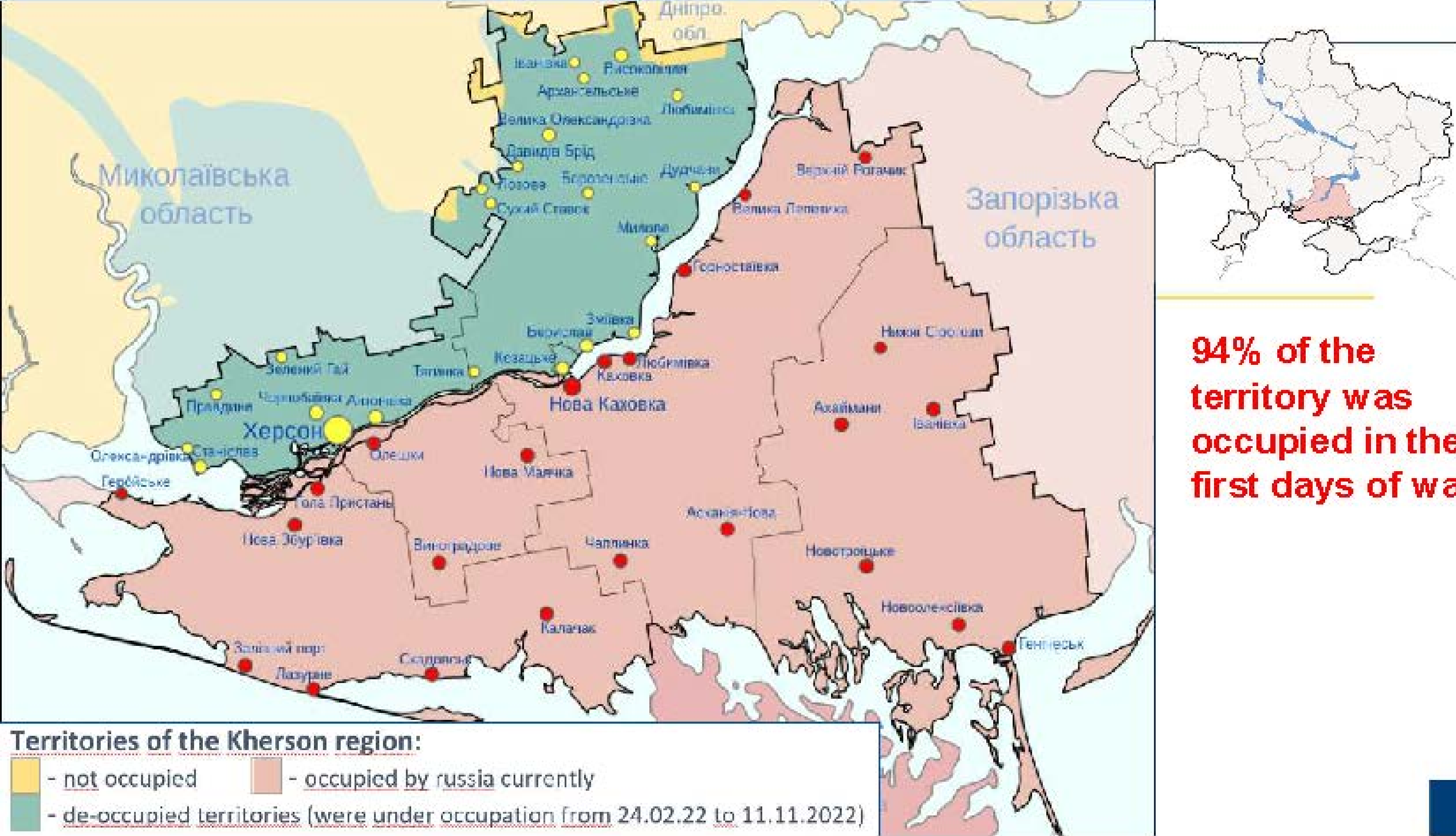
A bit of local context:
**Kherson and Kherson
State University**



Kherson State University in peacetime

- The number of students before the full-scale invasion: **4000**





Миколаївська область

Дніпро обл.

Запорізька область

94% of the territory was occupied in the first days of war

Territories of the Kherson region:

- not occupied
- occupied by russia currently
- de-occupied territories (were under occupation from 24.02.22 to 11.11.2022)



photo by ALEXander KORNyakov





catastrophic demographic losses and changes in demographic structure due to forced migration

Population of Kherson

280 000



65 000

Personal experience of leaving the occupied territories



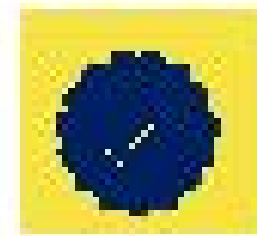
Key challenges for the University



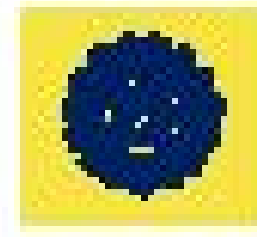
Before ...



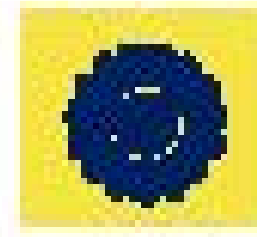
After the occupiers...



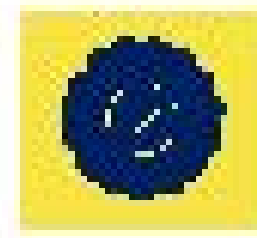
Destruction and looting of student and staff houses, university premises



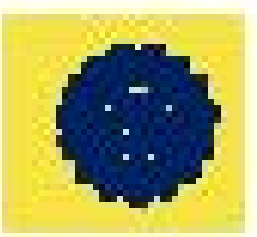
Blockade of Internet communications and electricity blackout - challenges for distance learning



Loss of jobs by students and their families and inability to pay for education - large educational fee arrears



Lack of instructions what to do in the occupation from the Ministry of Education and Science of Ukraine (as the University is subordinated to the Ministry)



forced migration - geographical dispersion of the academic community



Relocation of the University to the territory controlled by Ukraine and creation a fake clone university in Kherson by the occupiers

*Order of the Ministry of Education and Science of Ukraine dated April 2022 No. 356
on the temporary relocation of KSU to Ivano-Frankivsk*

Relocation of the university



**Rector Alexander
Spivakovsky**

Kherson State
University



Rector Igor Cependa

Precarpathian Vasyl
Stefanyk National
University

Ministry of Education and Science

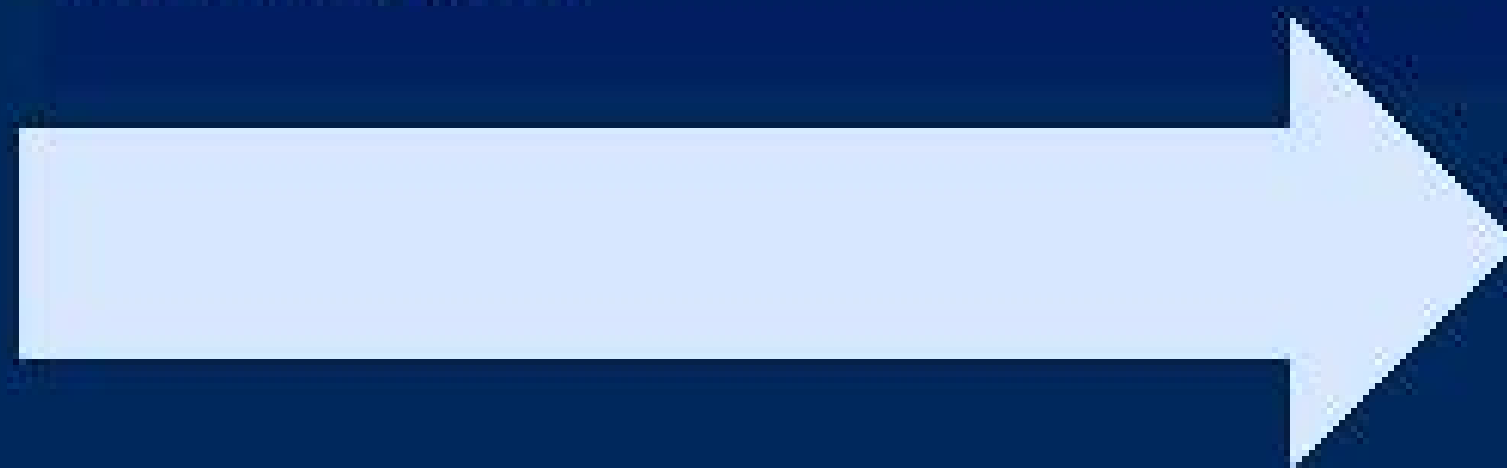
Despite these circumstances, the academic community of Kherson State University demonstrated resilience and resistance:



KSU maintained and improved ranking positions in the educational and scientific spheres of Ukraine

Name of the ranking	2021	2022	2023	2024	2025
Consolidated ranking of Ukrainian universities	77	70	50	69	69
TOP 200 Ukraine	62	63	55	68	68
WEBOMETRICS	55	44	42	47	30
UniRank University Ranking	57	62	63	59	60
Scopus	94	92	71	51	42

KSU change the university strategy and educational model:



Міністерство освіти і науки України
ХЕРСОНСЬКИЙ ДЕРЖАВНИЙ УНІВЕРСИТЕТ

РЕКОМЕНДОВАНО
на засіданні вченої ради університету
(протокол від 27 лютого 2023 р. № 11)

СВАДІЧКА
на виконанняї правової відповідальності у університеті
(протокол від 27 квітня 2023 р. № 1)

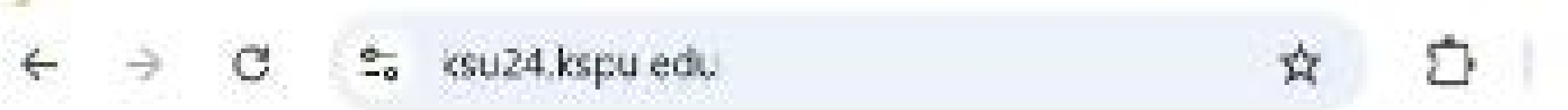
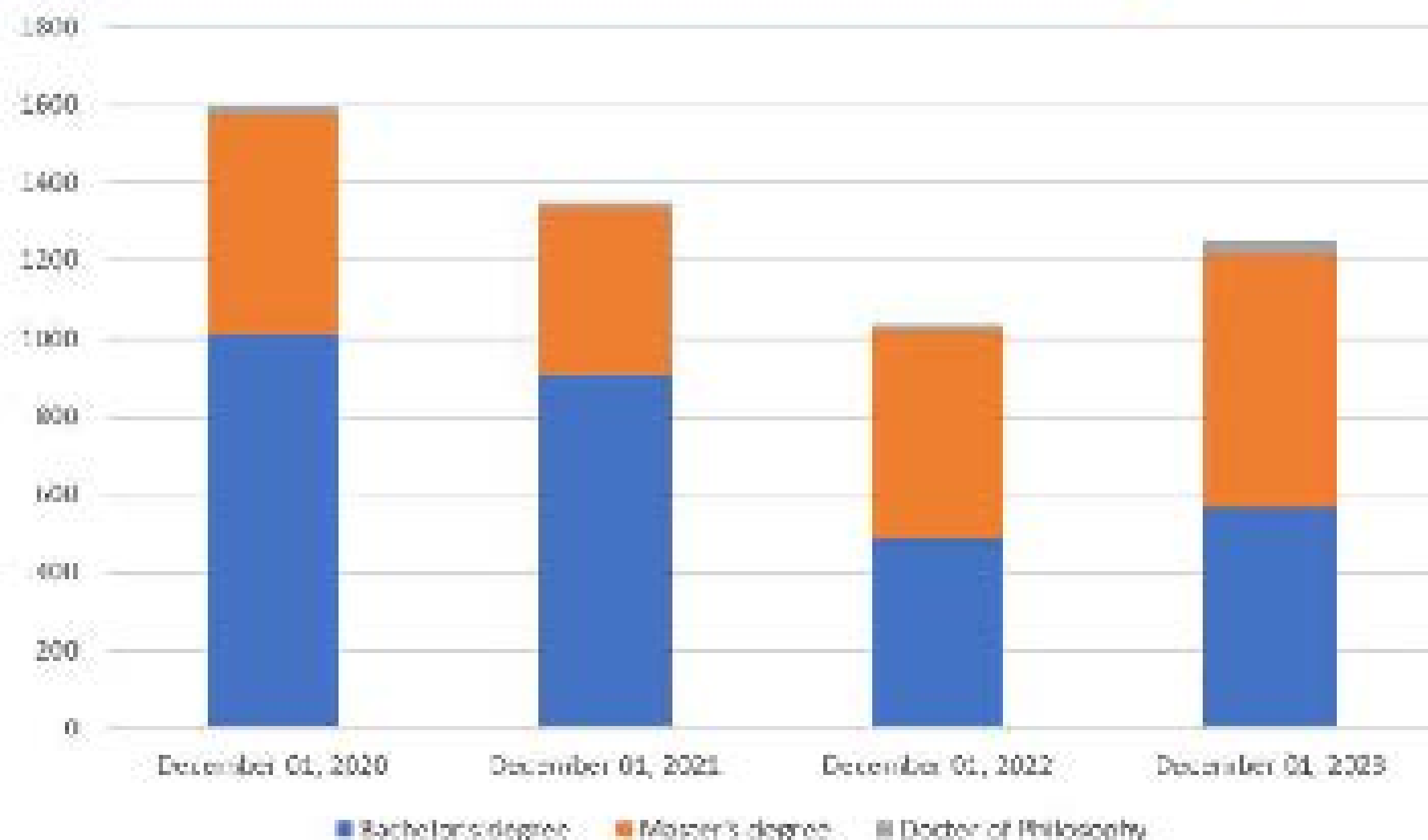
ЗАТВЕРДЖЕНО
Назва: Херсонського державного університету
№2 від квітня 2023 року №154-В

Голова вченої ради
Володимир КРАСОВИЧ

Голова кафедри
Юрій БОГДАНО

Виктор
Юрій ІВАНОВИЧ

СТРАТЕГІЯ РОЗВИТКУ ХЕРСОНСЬКОГО ДЕРЖАВНОГО УНІВЕРСИТЕТУ на 2023-2027 рр.



KSU24

Цифрове серце університету

Інноваційна освітня платформа для студентів, викладачів та адміністрації Херсонського державного університету.

[Зареєструватися](#) [Увійти](#)





The war continues, we suffer losses and overcome new challenges, but we remain resilient and move ahead

Navigating Ukraine's Spatial Planning Framework: Where are we now?

Presentation aims to:

- ✓ Assess the strengths and weaknesses of existing legislation;
- ✓ Identify key challenges and gaps in implementation;
- ✓ Outline strategic directions for reform that align with Ukraine's evolving needs, particularly in the context of post-war recovery and European integration.

This analysis supports informed dialogue on how spatial planning can enhance Ukraine's national resilience, sustainable development, and territorial cohesion

The current structure of regulatory and legal documents governing spatial planning, architecture and construction in Ukraine

Spatial hierarchy

- Reflects the spatial level of action of documents, which corresponds to the levels of the administrative-territorial structure of Ukraine
- Instruments for implementing strategic visions

Regulatory hierarchy

- Determines the legal enforceability and mandatory character of documents
- Tools for monitoring and evaluating

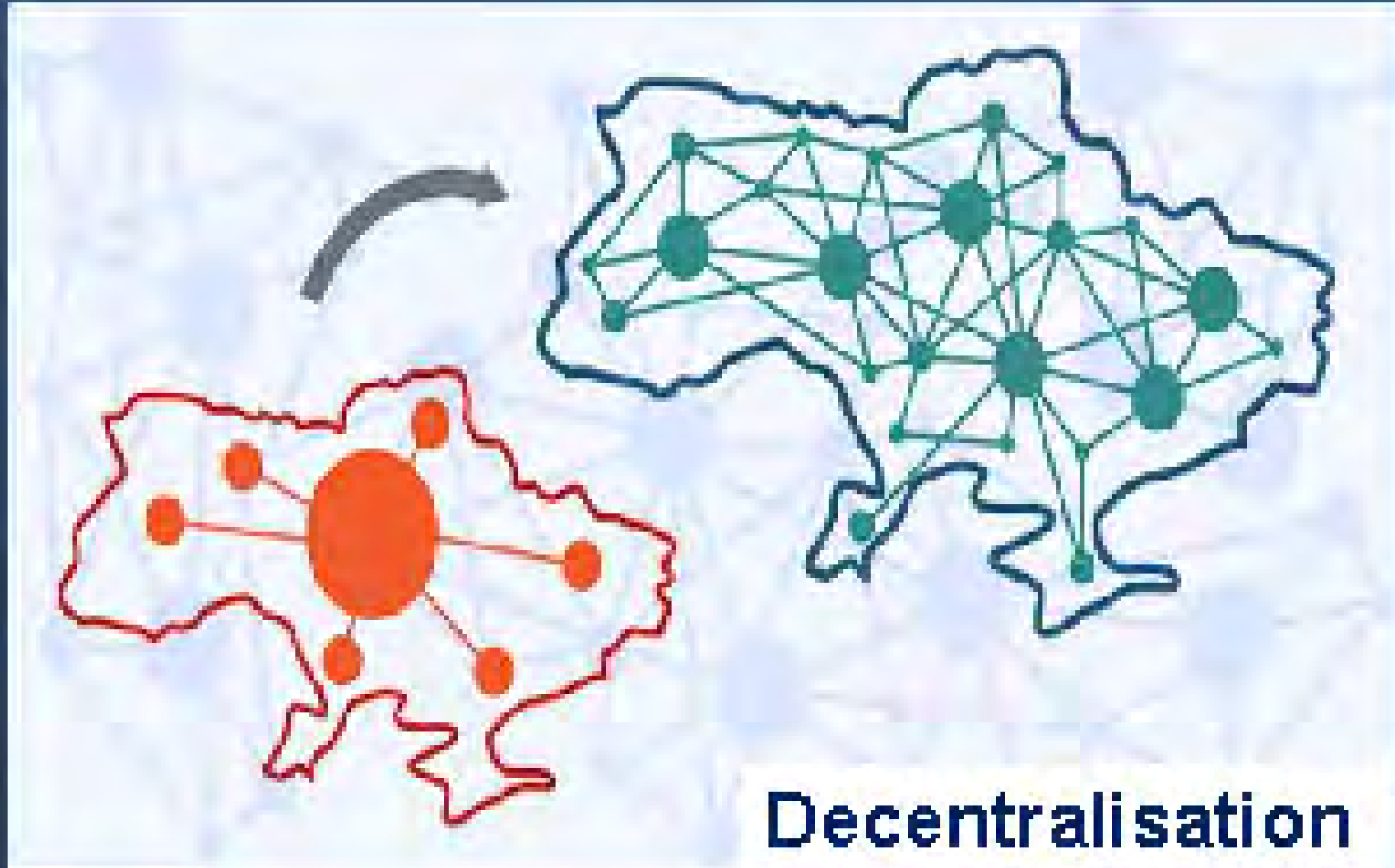
Top-down vs. bottom-up



Spatial hierarchy level	Documents
State	General Scheme for Planning the Ukrainian Territory, State Regional Development Strategy
Regional	Regional planning schemes, regional development strategies
Local (communities)	General Plan of the Settlement, Comprehensive plan for the spatial development of the territory of the territorial community, Detailed plans of territories, etc.

Regulatory hierarchy level	Documents
Constitutional/legislative	Constitution of Ukraine, laws (On the Fundamentals of Urban Planning, On the Regulation of Urban Planning Activities)
Subordinate	Resolutions of the Cabinet of Ministers of Ukraine, orders of ministries (e.g., Ministry for Development of Communities and Territories of Ukraine)
Regulatory and technical	State Building Codes of Ukraine (DBN), standards
Methodological/recommendatory	Methodological recommendations, instructions, local regulations

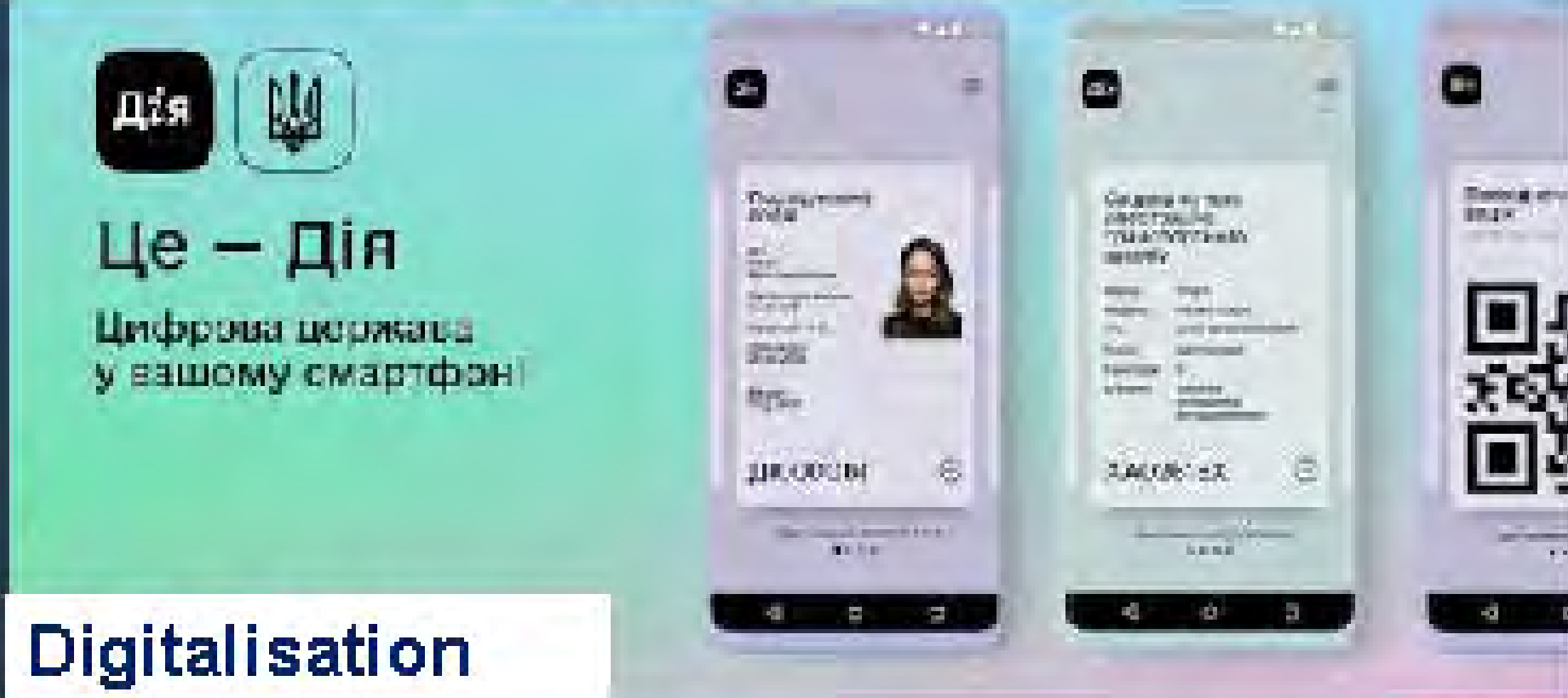
Evolution of the Framework - over the past 30 years in response to:



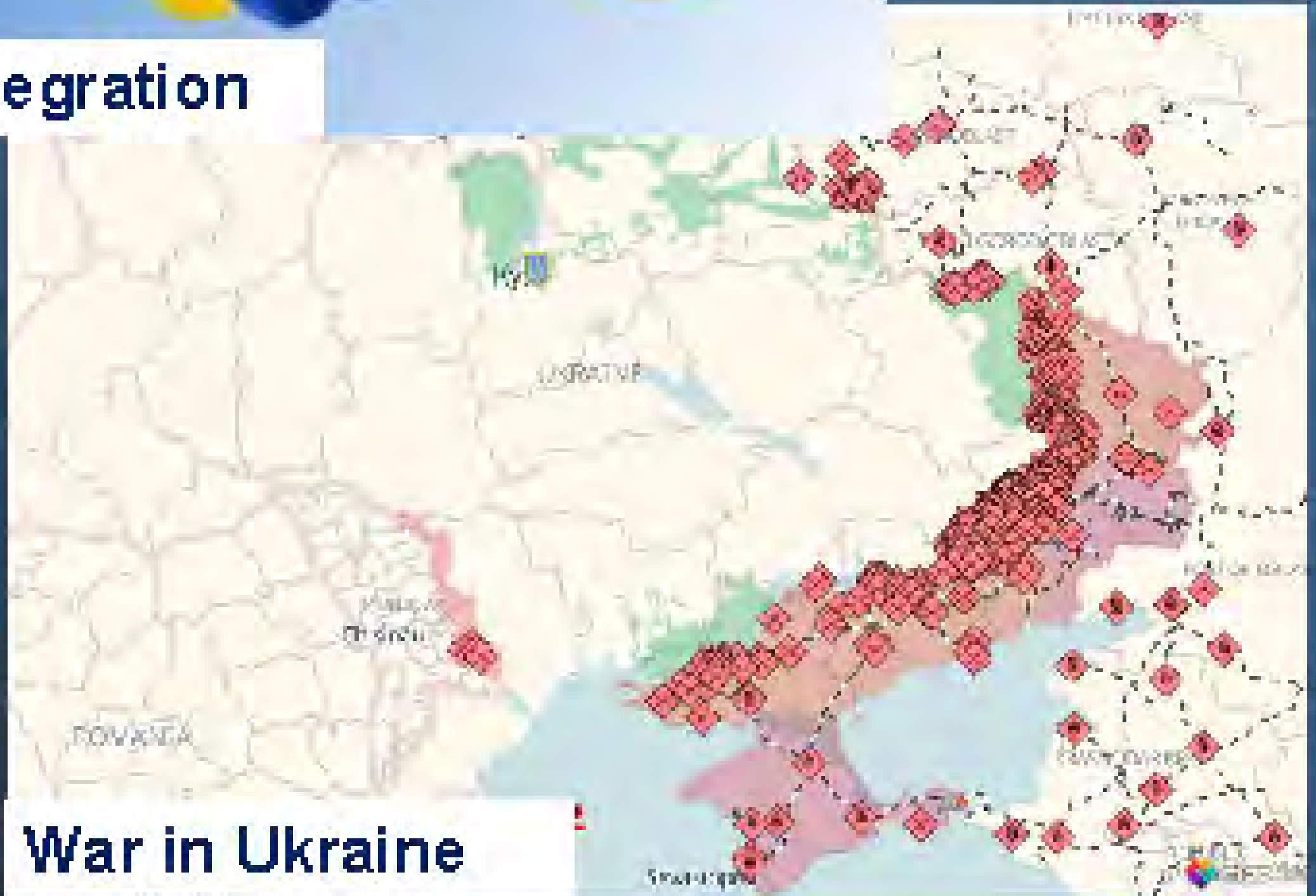
Decentralisation



European integration



Digitalisation



War in Ukraine

Historical Milestones in Ukraine's Spatial Planning Legislation:

1992 – Law of Ukraine “On the Fundamentals of Urban Planning”

Initiated the shift from a **centralised Soviet model** to a **flexible territorial development system**.

Laid the foundation for **decentralisation** and **local autonomy** in planning.

Public participation remained **formal and limited**



U A I N E

On Regulation of City Planning Activity

(Official Bulletin of the Verkh Rada of Ukraine (BUUR), 1992, No. 33, Art. 242)

(As amended by laws of Ukraine)

[No. 2000-III of 20.06.2012](#), BUUR, 2012, No. 26, Art. 129

[No. 450-III of 11.06.2012](#), BUUR, 2012, No. 24, Art. 114

[No. 490-III of 24.11.2012](#), BUUR, 2012, No. 29, Art. 140

[No. 457-III of 09.09.2012](#), BUUR, 2012, No. 31, Art. 128

[No. 1018-III of 21.05.2013](#), BUUR, 2013, No. 17, Art. 111

[No. 1022-III of 25.06.2013](#), BUUR, 2013, No. 25, Art. 114

[No. 1049-III of 09.09.2013](#), BUUR, 2013, No. 37, Art. 125

Code

[No. 109-III of 24.03.2013](#), BUUR, 2013, No. 11, Art. 49

with a link

[No. 1420-III of 20.10.2012](#), BUUR, 2012, No. 46, Art. 180

[No. 149-III of 20.11.2012](#), BUUR, 2012, No. 47, Art. 181

[No. 600-III of 08.03.2013](#), BUUR, 2013, No. 10, Art. 44

[No. 171-III of 07.02.2013](#), BUUR, 2013, No. 7, Art. 34

[No. 1011-III of 05.05.2013](#), BUUR, 2013, No. 19, Art. 100

[No. 1201-III of 10.06.2013](#), BUUR, 2013, No. 23, Art. 107

[No. 1000-III of 20.06.2013](#), BUUR, 2013, No. 26, Art. 122

[No. 150-III of 11.01.2013](#), BUUR, 2013, No. 3, Art. 15

[No. 1010-III of 14.03.2013](#), BUUR, 2013, No. 14, Art. 72

[No. 1410-III of 17.09.2013](#), BUUR, 2013, No. 39, Art. 133

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1024-III of 01.02.2013](#), BUUR, 2013, No. 10, Art. 40

[No. 190-III of 12.01.2013](#), BUUR, 2013, No. 5, Art. 18

[No. 1000-III of 17.04.2013](#), BUUR, 2013, No. 22, Art. 107

[No. 1049-III of 09.09.2013](#), BUUR, 2013, No. 37, Art. 125

[No. 1018-III of 21.05.2013](#), BUUR, 2013, No. 17, Art. 111

[No. 1114-III of 22.06.2013](#), BUUR, 2013, No. 24, Art. 121

[No. 1014-III of 06.06.2013](#), BUUR, 2013, No. 24, Art. 121

[No. 1049-III of 09.09.2013](#), BUUR, 2013, No. 37, Art. 125

[No. 149-III of 20.11.2012](#), BUUR, 2012, No. 47, Art. 181

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

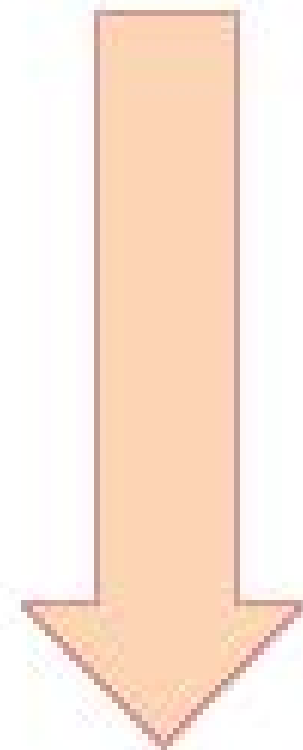
[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16

[No. 1011-III of 11.01.2013](#), BUUR, 2013, No. 4, Art. 16



Transparency in procedures

Public participation

Environmental standards

Rational resource use

Marked the beginning of **public management** in urban development

Revisions and Updates (2011–2025)

Over **40 amendments** reflecting evolving challenges:

2011–2015: Terminology, approval procedures, control mechanisms.

2016–2020: Integration with land and environmental laws, decentralisation.

2021–2025: Martial law, digitalisation, creation of new inspection bodies, unified electronic system in construction.

2020 Land Use Planning Reform: Law of Ukraine “On Amendments to Certain Legislative Acts of Ukraine Regarding Land Use Planning” (2020)

- ❑ **Comprehensive Plan:** Unified document combining urban planning and land management at the local level.
- ❑ **Functional Purpose:** Disappearance of outdated “types of land use”.
- ❑ **Landowner Autonomy:** No need for land management project to define intended use.
- ❑ **Digital Access:** Citizens apply for land via the Public Cadastral Map.
- ❑ **Land Use Restrictions:** Can be imposed for up to 10 years and include forced alienation.

Major Innovations



Key Reform Drivers in Spatial Planning Legislation

Decentralisation Reform

Strengthening local self-government
Transfer of planning powers to communities

Martial Law & Post-War Recovery

Urgent need for coordinated reconstruction
Addressing chaotic urban development

European Integration

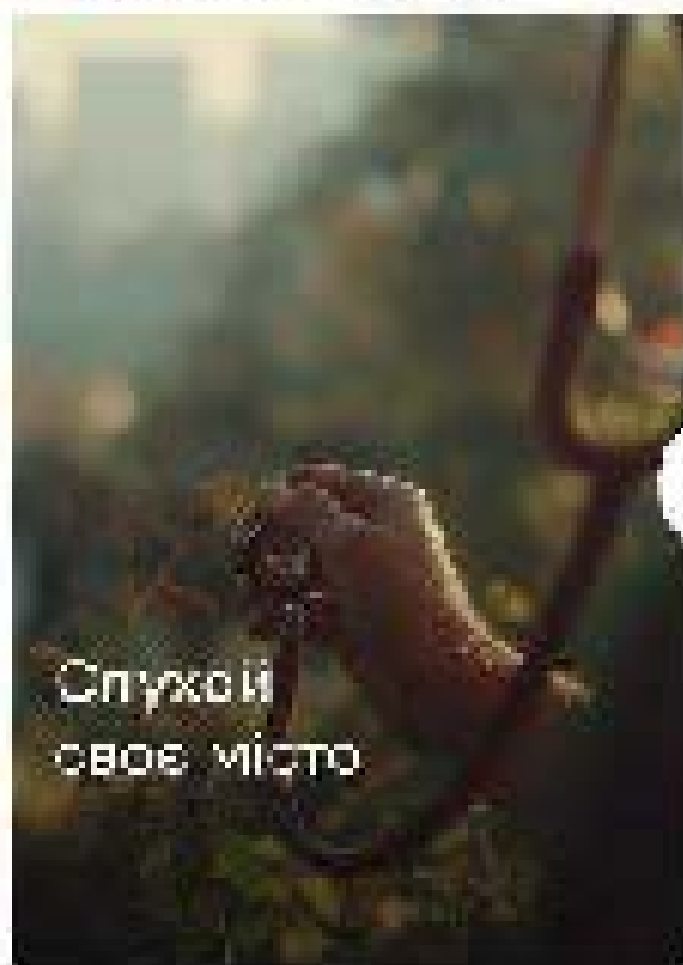
Adoption of EU norms and practices
Emphasis on transparency, sustainability, and public participation

SWOT analysis of Ukraine's legislative framework in the field of planning and construction in the context of modern challenges:

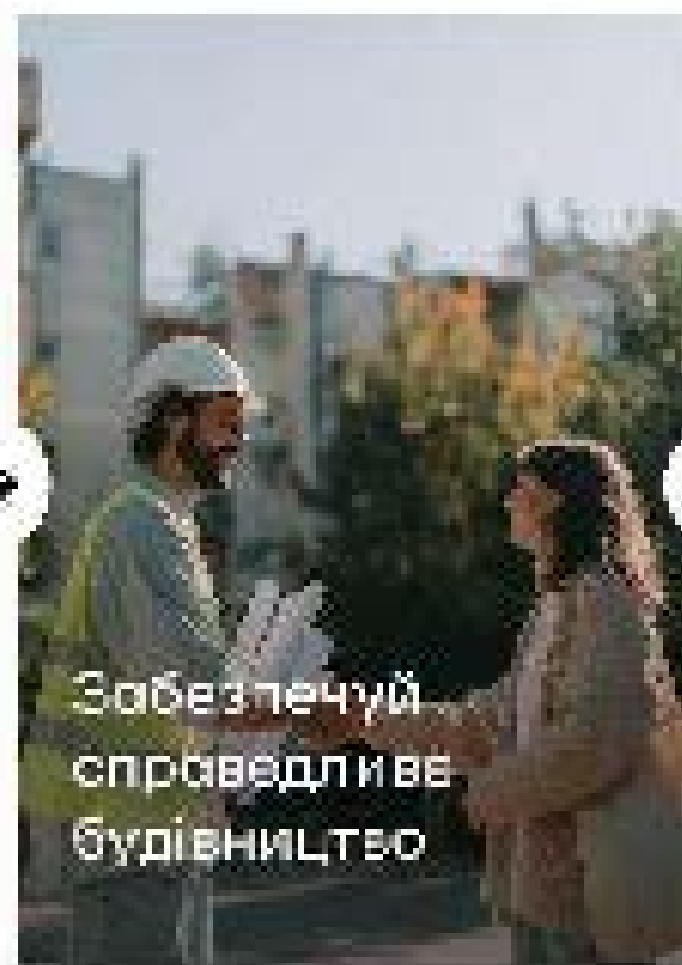
Strengths	Weaknesses
Adaptability to wartime conditions	Fragmented legislation.
Institutional reform	Temporary nature of decisions and dependence on detailed territorial plans
Digitisation	Risks to property rights
Flexibility of planning tools	Insufficient community participation
Opportunities	Threats
Reconstruction of de-occupied territories	Delays in reforms
European integration	Legal uncertainty
New Urban Development Code	Military risks
Investment attractiveness	Uneven digitalisation and lack of technical capacity



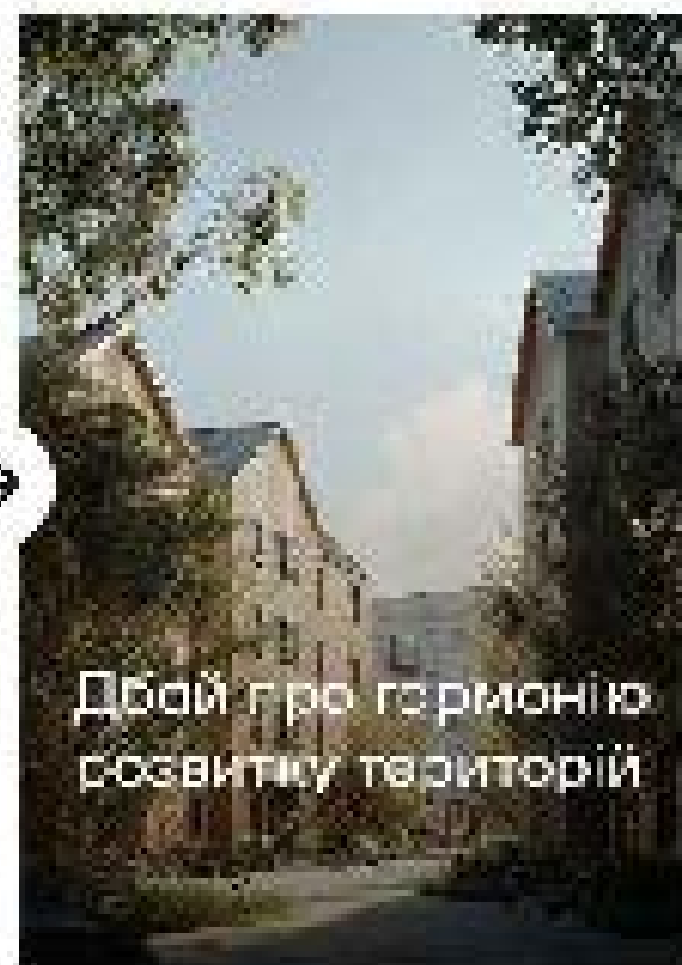
Містобудівний кодекс України



Слухай своє місто



Забезпечуй справедливе будівництво



Дбай про гармонію розвитку територій

"Listen to your city - Ensure fair construction - Take care of the harmony of the territorial development"

WHY A NEW CODE

- Fragmented legislation, frequent amendments, and regulatory gap
- Need for harmonisation with EU standards
- Need for post-war recovery



CONCEPT PUBLISHED:

- September 2025: "Concept of the Code of Spatial Planning and Development of Territories"

Developed transparently and inclusively, based on **bottom-up policy formation**

CORE PRINCIPLES:

- Human-centred approach
- "Build Back Better": planning "better than before"
- Balance of interests: public, private, and state actors
- Legal certainty: rule of law, equality, transparency



KEY INNOVATIONS:



- Unified life cycle of property: from planning to recycling
- Flexible documentation tailored to community needs



- Public space as a democratic value
- Architectural restoration for cultural heritage



Digitalisation in Urban Planning: Unified State Electronic System for the Construction (USESFC) - a national digital platform for managing all construction processes

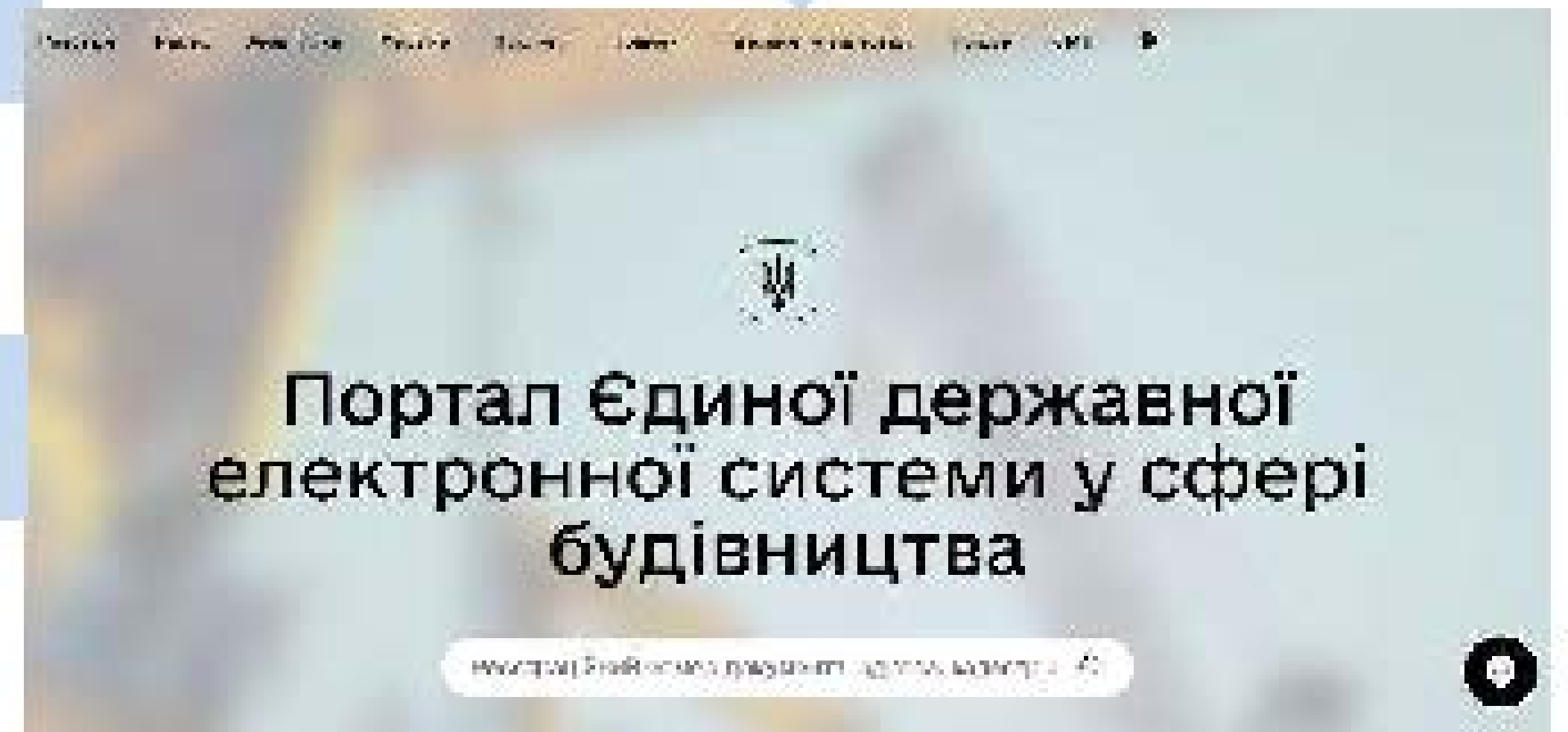
Key Achievements (2020–2025):

- 📄 7+ million documents registered
- 👥 140,000+ users
- 🏗️ 160,000 construction passports
- 📄 713,000 permits
- 📍 80,000+ urban planning conditions

Three Core Components:

- 📁 **Register of Construction Activities**
- 🌐 **Public Portal** (search, analytics, interactive map)
- 👤 **Electronic Office** (document submission, tracking)

Online Services via Diya (13 total)



To Sum Up: How can Ukraine modernise its spatial planning legislation to meet post-war, housing, and geospatial integration challenges?

- ❑ Spatial planning legislation in Ukraine remains complex and fragmented, facing challenges not only from martial law and war-related destruction, but also from insufficient coordination with other public sectors.
- ❑ Housing policy reform is urgently needed, especially to protect the rights of forcibly displaced persons through restoration, compensation, legal revision, and strategic investment.
- ❑ Post-war spatial development requires a new conceptual approach, focused on structuring territorial entities for efficient resource use and overcoming economic instability, inspired by European models.
- ❑ Integration with geospatial infrastructure is a strategic priority, demanding harmonisation of data standards, technical interoperability, and alignment with comprehensive community-level planning.

Thank you for your attention!

CONTACT DETAILS

Daria Malchykova darina1378@gmail.com

Kherson State University,
Kherson, Ukraine
www.kspu.edu