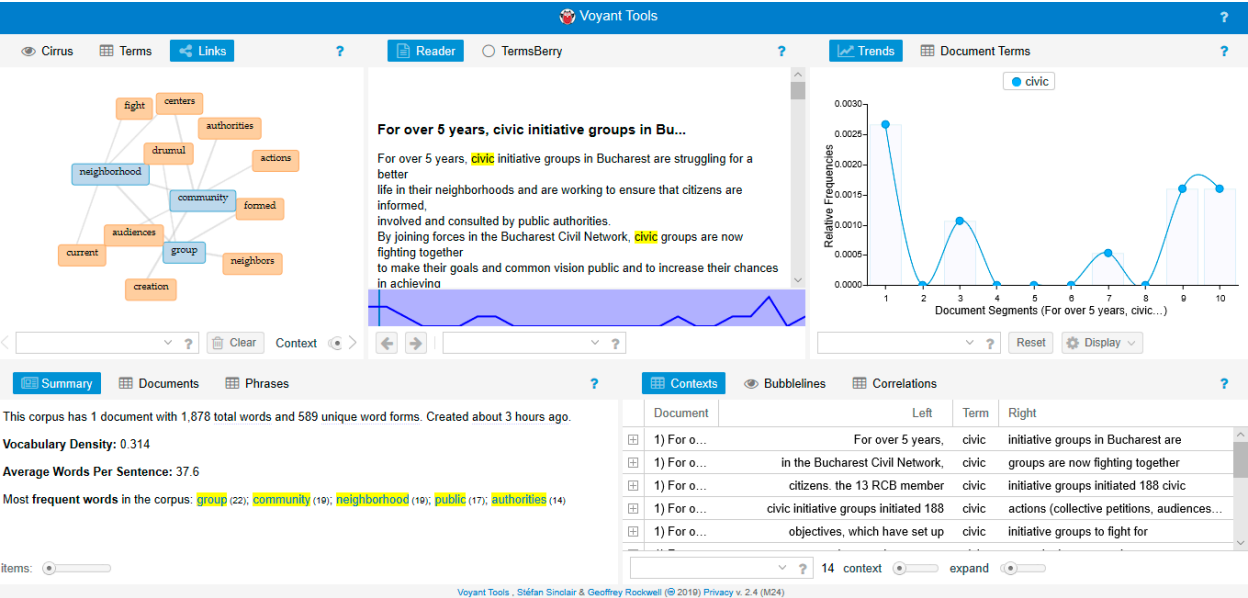


Supplementary file

1. KWIC with voyant tools. Results



2. Quotes and excerpts text from interviews (experts and NGOs representatives)

'The urban chaos' translates into a worse functioning of the city, an altered urban image, most of the times, having a significant negative impact on the quality of housing in the areas where the respective investment projects are carried out' [I2].

'Insufficient control exercised by the public authorities empowered in this regard (State Inspectorate for Construction); many projects end up being modified by the beneficiary (for example, they no longer perform parking or green spaces as are originally planned in the draft)' [I12].

'Planning commission serves in a strictly advisory role. The political factor can ignore their recommendations; thus, mayors and the local councils can endorse the urban planning documents without the approval of the technical commissions'[I1].

'An unsustainable densification due mainly to the constructions developed at the edge of the plot (0.6 m, according to the civil code) and, subsequently, at the level of occupancy of the land' [I1].

'The most common (and visible) effect is the construction of high -rise buildings (most often collective housing) in residential neighbourhoods with low height limits, reducing access to light and sun of existing dwellings' [I10].

'Bucharest City Hall should allocate funds for the conservation of these small green spaces in dispute (by acquiring the respective lands)' [I12].

'Here comes the problem of the lack of intervention of the City Hall in the conservation of lands initially belonging to public domain, which end up being relegated despite their importance for the local communities' [I8].

'The case of Bucurestii Noi, residential neighbourhood with low heights individual houses: blocks of flats invaded the area, and even the basement spaces (approved, according to the law as garages) converted into studios. The neighbourhood changed, from an area of low density in a high density one, where, the cars of the new residents filled the streets!' [I16].

'I believe that a dialogue with the specialists in the field is fundamental, as they can help, with their expertise, the Civic Initiative Groups, including in completing points of view, to be used, if necessary, in Court' [I15].

'When we contested the Berzei-Buzesti project, the small craftsmen hated us, thinking that after the project they would prosper, but they disappeared. When putting a traffic lane in the middle of a commercial district, it is over!' [I16].

'Even if the General Urban Plan established a well-balanced expansion of new urban developments, in many cases, (e.g. Căţelu), excessive building permits were granted, and the result is a sort of development that has no public facilities, green spaces, kindergartens. Therefore, it is not a community, proximity, a neighbourhood!' [I16].

'One can point situations where planning documents approved by local councils did not comply with the provisions of the methodologies for elaborating this type of documentation, even though the law states that non-respecting the methodology represents an offence' [I16].

'There is an increasing demand to rise by 20% the urban indicators for new buildings; as well, changing the way that development happens by turning urban land destination; areas designated by GUP 2000 to develop as 'urban poles' became residential areas (e.g. the Obor area, planned to be an urban pole turns into an area with housing and mall), the location of public functions in these areas being impossible today as it would lead to overcrowding; also, in the outskirts, on areas designated mostly for the development of services and industrial activities, new other functions exaggeratedly expanded; large office spaces are far from residential areas' [I16].

'The Zoning Urban Plans, instead of serving principally as coherent development tools, in 90% of the cases operate illegally, on a plot, granting special privileges to the initiator, the property owner, at the expense of others; these developers are threatening their neighbours, affecting their property, burdening the quality of their lives and even health. Moreover, all these initiatives are a source of conflict!' [I16].