

D.T.P. (Detailed Town Planning) - Mamaia 2001 D.T.P. Improvement

Mamaia Resort – Constanta County

Beneficiary: Constanta City Hall



Vacation Resort Division

The vacation resort was subdivided into four areas, as follows :

- **A area:** an area of 100,147 ha , bordered by the connection channel between Tabacarie Lake and the sea, the Black Sea, the National Tourism Office/Prinzipal Office Building and Mamaia Avenue;
- **B area:** an area of 37,847 ha, bordered by Perla Bridge, Mamaia Avenue, the National Tourism Office/Principal Office Building and Siutghiol Lake;
- **C area:** an area of 115,573 ha, demarcated by the National Tourism Office /Principal Office Building, Mamaia Avenue, administrative territory limits and the Black Sea;
- **D area:** an area of 28,631 ha, between National Tourism Office/Principal Office Building, Mamaia Avenue, Siutghiol Lake and administrative territory limits.

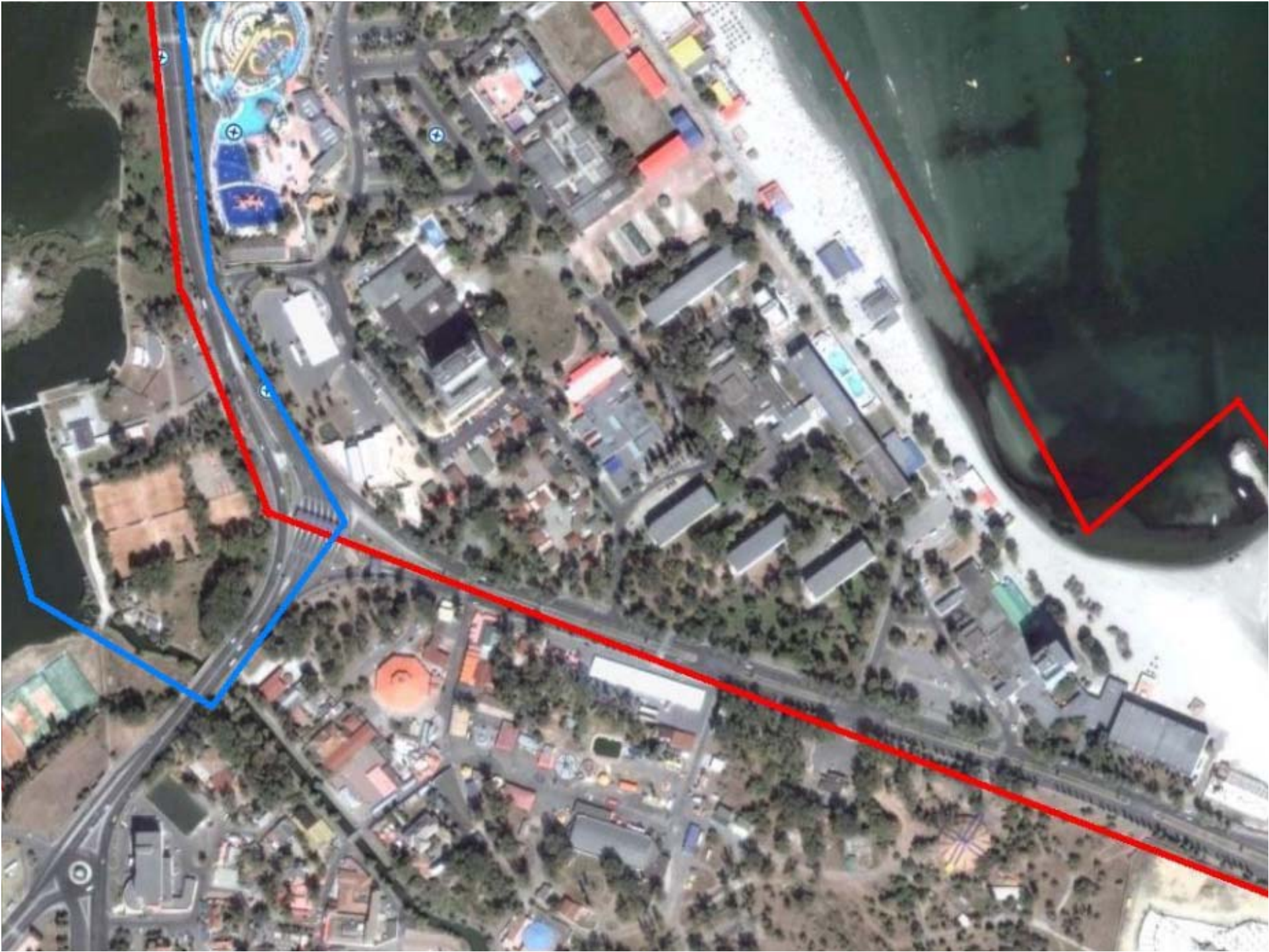
Current situation – delimitations - (satellite photos)

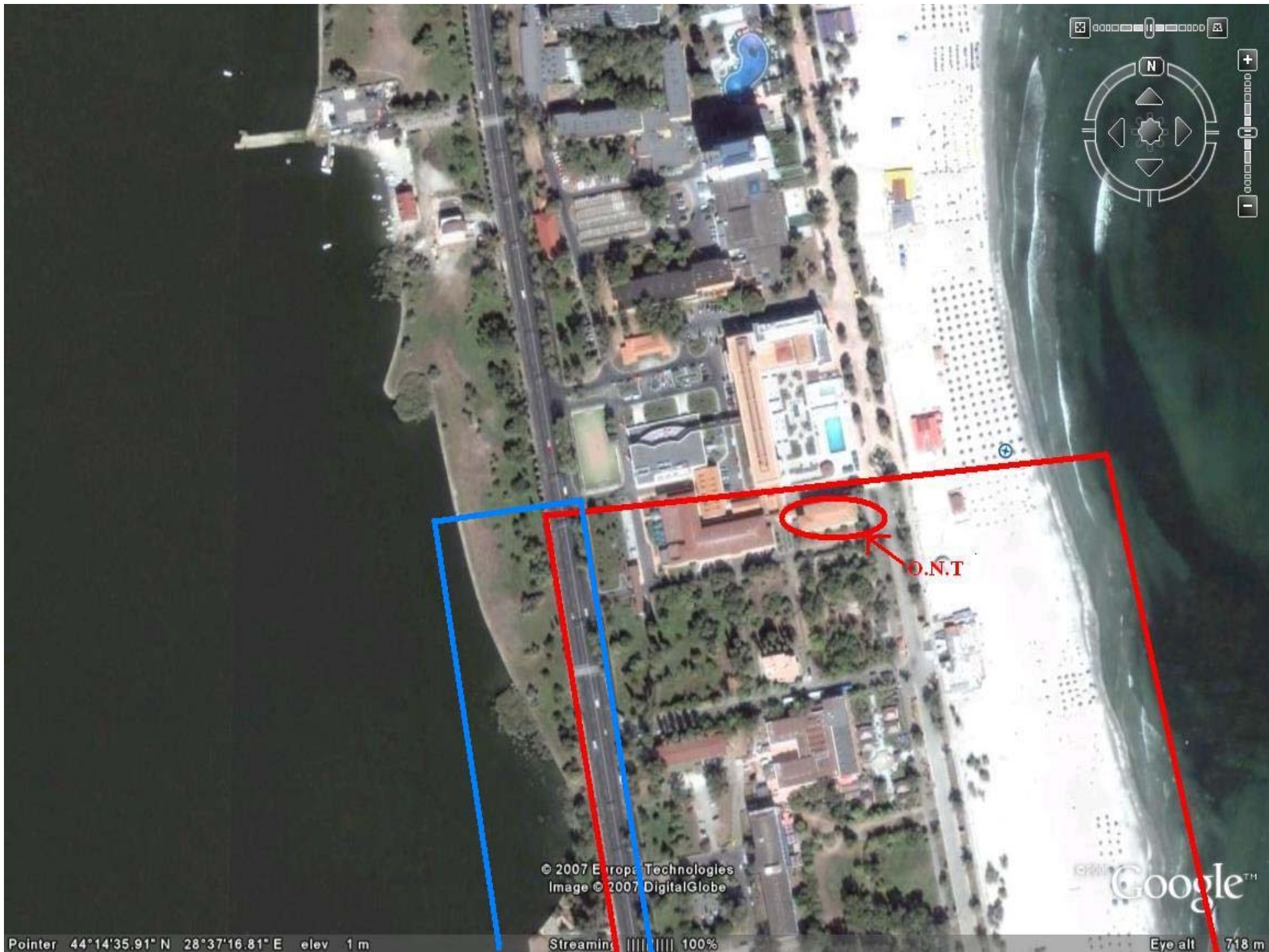
○ – A area delimitation

○ – C area delimitation

○ – B area delimitations

○ – D area delimitations





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Pointer 44°14'35.91" N 28°37'16.81" E elev 1 m

Streaming 100%

Eye alt 718 m

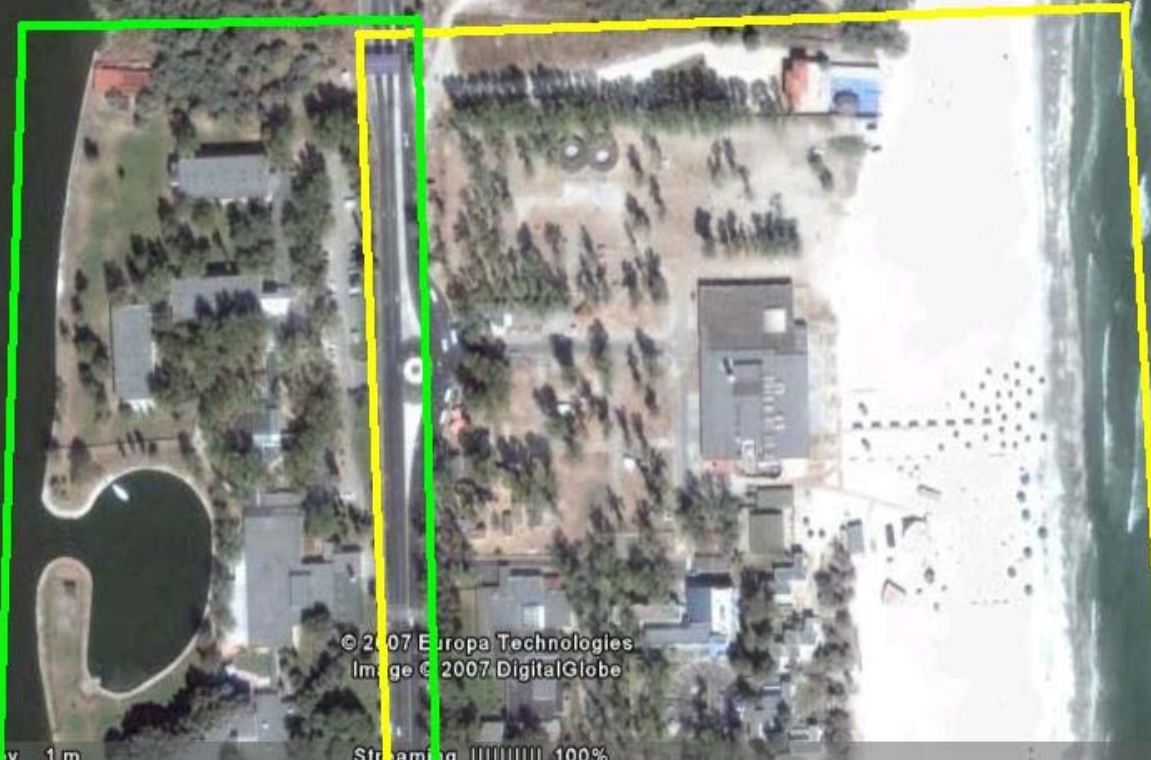


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Pointer 44°14'35.91" N 28°37'16.81" E elev 1 m

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Functional / aesthetic relation **with the vicinity**

The new DTP regulations practically apply to the entire Mamaia holiday resort. The main objectives which are in the close vicinity of the analyzed surfaces through DTP and whose relationships with the studied plan should be analyzed, are:

- South : Water Purification Station Constanta North, connection channel between Tabacarie Lake and Black Sea, unloading pipes for residual waters from Purification Station Constanta North in the Black Sea, tourist complex Mamaia Beach;
- West: exhibition pavilion, Holiday Village Mamaia, Mamaia Avenue, Siutghiol lake;

- North: Residential Area Mamaia North – Blue Beach, which occupies a surface of approximately 107.000 m², on both sides of Mamaia Avenue.

- East: public area of national interest administrated by National Agency Apele Romane, according to the protocol signed in 2001. Through this protocol the area which is administrated by Constanta City Hall was practically delimited from the part administrated by the N.A. Apele Romane – DADL. This part fits in the unimproved area in conformity with OUG 202/2002 approved with changes and additions through Law 280/2003.

Changes in the Detailed Town Planning Mamaia 2001

The analyzed study, which proposed the changing of Mamaia's Detailed Town Planning, approved through HCLM 129/2001, considers the following aspects:

- **After 2001 a series of investments in the Mamaia Holiday Resort have been realized, approved by Local Council Decisions, based on some paperwork elaborated at DTP-s , which came to fulfill the MAMAIA DTP 2001. There are also decisions of the Local City Council through which investments at DTP paper works level have been approved up to the complete MAMAIA DTP 2001;**

- Typology of the studied piece of land located near the Siutghiol border and regulations approved through DTP-MAMAIA 2001 imposing the change of structural view with urbanity details according to the land survey;
- Necessity to assure the development conditions of Romanian tourism, imposed by actual requests concerning the domain standards and alignment to the European norm. Requests of economical agents with activities in Mamaia holiday resort could also be considered , whose contracts with their European Union counterparts among others, imposed the mentioned standards ;
- Necessity to create developed town planning on the horizontal and vertical level, through realization of some volumetric accents and careful distribution of parking places, green areas and others layouts. (e.g. pedestrian and recreation areas, swimming-pools, etc.).

CONCLUSION

Accomplishing the planned provisions does not have an major negative impact on the environmental agents. Potential risks can be minimized or even eliminated through adequate measures.

Considering the global polluting value with the value $IPG = 1.64$, the conclusion is: In the settlement area, the environment governs the admissible limits to the human activity.