



**The complex development of the beaches in Mamaia resort,
Constanța county**

PUBLIC CONSULTATION MINUTES

23-24.05.2022

MR 01- 23.05 at 10:00 a.m.

local administration

On Monday, May 23, 2022, at 10:00 a.m., at the ABADL Constanța headquarters, the meeting with representatives of the local administration of Constanța took place as part of the public consultation process regarding the Competition Brief "The complex development of the beaches in Mamaia resort", organized by the Order of Romanian Architects, Contracting Authority Romanian Waters. Representatives of the following institutions were registered in the register of participants: ANAR, Prefect's Institution - Constanța, Constanța City Hall, ISC Constanța, ABADL, MMAP, SGA Constanța. Following a presentation by Arch Sorin Istudor of the foundation structure and of the intentions of the competition brief, the following aspects were discussed with the participants:

1. There was a discussion on the subject of the incidental legislation that applies to the beach area and in particular the one related to withdrawals from the water, the operation and status of beach bars, the definition of specific functions and the operating schedule. Following the consultations, it was proposed that the professional consultant of the OAR consult the specific articles of GEO 202/2002 and MDRT order 1204/2010
2. The approach and structure of the competition brief proposed by the professional consultant of the OAR was agreed by all the participants and the idea of longitudinal alleys/promenades on the beach area was debated.
3. The presence of organized and clearly defined spaces for the organization of cultural events was proposed for the studied beach area.
4. The presence of non-motorized water sports in the area of the beaches and the possibility of organizing floating pontoons in the coastal area were approved.
5. The need for a regulation regarding the materials and the standardization of the elements present on the beach was debated and agreed: accesses to the beach, signaling totems, display boards, beach bars, sanitary points, lifeguard pavilions, etc.
6. The operating schedule of activities on the beach and its coordination with the activities in the Mamaia area were debated. It was agreed that it should function complementary as



much as possible, so as to produce as diverse a range of activities as possible, distributed in time and space throughout the Mamaia area. This would be beneficial both for tourists and for operators in the area.

7. The topic of the existence of some public beach areas managed by the Constanța City Hall was raised.
8. The need for a new pontoon at the Casino was discussed, especially due to the fact that the historic one is now in the sanded area and the new metal walkway has been expertized and is not safe to operate, for this reason its closure has been ordered.
9. The provision of the necessary accesses to the beach area for specific equipment, protection areas, ISU accesses, Lifeguard and first aid points was discussed
10. Even under the conditions of the zoning proposed by the competition brief and the creation of the protection zone, the necessity of creating wind protection fences (study carried out by the Antipa Institute) and the way of managing the grassed beach strip remain to be studied.
11. Together with Constanța City Hall, the necessary perforations in the protective parapet will be made in order to achieve the continuity of the promenade spaces, wind protection and easy maintenance of the seafront. The success of the winning project lies in the integration, harmony and fluidity of the promenade and beach spaces created.



PUBLIC CONSULTATION MINUTES

MR 02 - 23.05 at 01:00 p.m.

NGO, Environmental Agency

On Monday, May 23, 2022, at 01:00 p.m., at the ABADL Constanța headquarters, the meeting with representatives of the local administration of Constanța took place as part of the public consultation process regarding the Competition Brief "The complex development of the beaches in Mamaia resort", organized by the Order of Romanian Architects, Contracting Authority Romanian Waters. Representatives of the following institutions were registered in the register of participants: ONG Mare Nostrum, ANANP Constanța, ANAR, ABADL, SGA Constanța

Following a presentation by Arch Sorin Istudor of the foundation structure and of the intentions of the competition brief, the following aspects were discussed with the participants:

1. The approach and structure of the competition brief proposed by the professional consultant of the OAR was agreed by all the participants.
2. The conditions for access to protected natural areas for boats with fossil fuel engines were discussed, this being prohibited on the studied coastal area.
3. Discussions were held on the management plans of the ROSPA Black Sea protected natural areas and the impact studies that must be carried out following the coordinating ZUP for the complex development of the beaches in Mamaia according to - GD 907
4. An important and topical subject is the delimitation of the coastal zone
5. Also, it was pointed out that the main problem from an environmental point of view that needs to be addressed is the management of waste on the coastal area
6. Incident legislation in the management of beaches and the coastal zone was discussed
7. The presence of specific fauna that can be integrated into seasonal activities, part of beach development and promoted as a local destination (e.g. 'bird-watching') was pointed out. Such activities could be developed and promoted in the future through joint activities and workshops with architects/urban planners/NGOs/locals/tourists.



PUBLIC CONSULTATION MINUTES

MR 03 - 24.05 at 01:00 p.m.

Employer associations

On Tuesday, May 24, 2022, at 01:00 p.m., at the ABADL Constanța headquarters, the meeting with representatives of the employers' associations from the Constanța-Mamaia coastal area took place as part of the public consultation process regarding the Competition Brief "The complex development of the beaches in Mamaia resort", organized by the Order of Romanian Architects, Contracting Authority Romanian Waters. Representatives of the following institutions were registered in the register of participants: Delta Hotel Mamaia, Resto Association, Marea - Mamaia Association, ANAR, ABADL, SGA Constanța

Following a presentation by Arch Sorin Istudor of the foundation structure and of the intentions of the competition brief, the following aspects were discussed with the participants:

1. The approach and structure of the competition brief proposed by the professional consultant of the OAR was agreed in principle and the relevant incident legislation was discussed - GEO 19/2006
2. The need to organize beach activities, especially beach bars, was agreed and discussed. Their urban, functional and building regulation being very important for all the economic operators present, thus the raised issues related to this function were:
 - ensuring the necessary utilities: technical connection issues, depths and distances for the sanitary installations
 - ensuring the storage of beach items, the storage defined by law of 9 square meters is insufficient for large beaches.
 - a clearer definition of the permitted functions and the operating schedule was proposed. Their surface should be related to the surface of the beach and the number of umbrellas served.
3. The rethinking of the division of the beach areas proposed for rent, their size, the permitted functions and the manner of their administration was discussed. It was proposed that some public beach areas be concessioned by Constanța City Hall.
4. The regulation of activities for children in water and on land was discussed.
5. The issue of beach clubs was raised, their presence being incompatible with certain beach areas but representing an important attraction factor for weekend tourists in Mamaia.
6. A similar point is organizing concerts/events on the beach. A clearer regulation thereof is desired, it was proposed to organize them in collaboration with Constanța City Hall on the public beach areas.
7. Complying with the European blue-flag accreditation legislation and implementing the requirements in the competition program.



8. Proposal for an integrated waste management project on the beach!
9. The issue of supply and easy access to the beach, standardization of entrances and access alleys, finding ecological and sustainable solutions for their completion, considering their dismantling or maintenance throughout the year, was raised.
10. There was a discussion on the assignment to the maintenance of the economic agents of the beach areas proposed by the theme or finding an effective way of managing them in the long term.



PUBLIC CONSULTATION MINUTES

MR 04 - 27.06 at 10:00 a.m.

DJPCC, DSPJC, CJC

On Monday, June 27, 2022, at 10:00 a.m., at the ABADL Constanța headquarters, the meeting with representatives of the local administration of Constanța took place as part of the public consultation process regarding the Competition Brief "The complex development of the beaches in Mamaia resort", organized by the Order of Romanian Architects, Contracting Authority Romanian Waters. Representatives of the following institutions were registered in the register of participants: Constanța County Directorate for Culture, Constanța Public Health Directorate, Constanța County Council, ANAR, ABADL, SGA Constanța, Ministry of Environment, Water and Forests. Following a presentation by Arch Sorin Istudor of the foundation structure and of the intentions of the competition brief, the following aspects were discussed with the participants:

1. The approach and structure of the competition brief proposed by the professional consultant of the OAR was agreed by all the participants.
2. The situation of the protected areas and the historical monuments in the study area or their proximity was discussed.
3. The existence of a recent historical study regarding the area of the Mamaia resort was brought to the attention of the professional consultant of the OAR. This document will be forwarded by the representatives of the County Directorate for Culture to the professional consultant of the OAR
4. An important topic was the presentation on the situation of the Casino building and the bridge with maritime bar, both classified as historical monuments and in a state of abandonment.
5. The need to highlight the architectural and historical elements present in the study area was also discussed.
6. The representatives of the Directorate for Culture wanted to point out the presence of a 100m archaeological protection zone along the coastline, along the entire length of the intervention area.
7. The representatives of the Constanța Health Directorate wanted to mention that along the entire length of Mamaia beach there are 48 bathing water quality monitoring points that are checked and sent to the authorities and to inform the population with the help of 35 information panels/points located on the beach.