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ZONAL URBANISM PLAN FOR THE ROSIA MONTANA INDUSTRIAL DEVELOPMENT AREA

VOLUME 2

LOCAL URBANISM REGULATION

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I. GENERAL PROVISIONS

Article 1. The role of Local Urbanism Regulation – RLU

1.1. Local urbanism regulation is a basic element of the zonal urbanism plan - an urban planning documentation of regulatory character. It includes and details provisions addressing the ways of land use, development and use of the buildings and facilities of the studied area addressed by the Zonal Urbanism Plan (PUZ).

1.2. Local urbanism regulation accompanies the Zonal Urbanism Plan (PUZ), and it describes and details the PUZ' provisions of regulatory character.

1.3. Local urbanism regulation is a legal authority deed issued by the local public administration, and it is endorsed - together with PUZ - by the Local Council.

1.4. The provisions of the documentation hereunder implement the general approach for the foundation of the Zonal Urbanism Plan while observing the approvals and endorsements issued as regards to PUZ.

1.5. Amendment of the endorsed Local Urbanism Regulation is made only in the spirit of the provisions of the General Urbanism Plan (PUG). Endorsement of any changes to the Zonal Urbanism Plan and to the Local Urbanism Regulation, implicitly, can be performed only by observing the approval - endorsement path that the initial documentation followed.

Article 2. Legal grounds for preparation

2.1. The legal grounds for preparing the Local urbanism regulation are as follows:

- Law no. 350 / 2001 on territory management and urban planning updated with subsequent modifications and completions;
- General Urbanism Regulation approved by Romanian Government Decision (H.G.) no. 525/1996, republished, and its Application Guidelines approved by Order of M.L.P.A.T. no. 21/N/10.04.2000;
- Guide on PUZ' preparation methodology and framework-content – prepared by the National Institute for Research and Development in Urban and Spatial Planning URBANPROIECT BUCHAREST, indicative GM 010-2000, approved by M.L.P.A.T. Order no. 176/N/16.08.2000;
- Government Ordinance no. 43/1997 on roads regime with subsequent amendments and completions;
- Law no. 422/2011 on historical monuments preservation with subsequent amendments and completions;
- Regulations contained in General urbanism plans (PUGs) of the territorial-administrative units within which the studied area is included, and local urbanism regulations afferent to endorsed general urbanism regulations as well as other related or complementary legal acts;
- The Civil Code.

2.2. The Local urban planning regulation describes in details the provisions of the General Urbanism Regulation according to the specific conditions of each area.

2.3. Within the Local Urbanism Regulation there are being taken over all the provisions contained in those city planning (urbanism) surveys or territory arrangement documentations approved by law (all documentations that previously grounded PUZ preparation).

Article 3. Scope

3.1. The Zonal Urbanism Plan together with the Local Urbanism Regulation include compulsory norms for the issuance of construction permit for all land categories within the PUZ studied area. The area within the built-up area of a city/commune consists of lands where buildings and facilities may be built, which are located within the same locality and within other localities, as the case might be.

3.2. The functional zoning of the studied area is established on the basis of the activity categories which it contains and on their share in the territory according to provisions of art. 14 of General Urbanism Regulation on ensuring the function compatibility, and is showed in the Plan no. 2 – URBANISM REGULATIONS - ZONIFICATION of Zonal Urbanism Plan. On the basis of this zoning both the buildings location and compliance conditions to be observed within each functional area are being established.

3.3. Division of the territory in reference territory units (“UTRs”) shall be done according to the blueprint containing the delimitation of Territory Reference Units (UTs) which is a constituent part of the Regulation hereunder. UTR is a conventional representation containing a territorial area with one predominant function, functional homogeneity and unitary characteristics.

3.4. UTR's perimeter is set by means of physical limits existing on the field (streets, property limits, waters, etc.) and could contain an entire functional area, more sub-areas within the same functional area, and it is also the graphical support for presenting the prescriptions correlated with drawings proposals.

II. BASIC REGULATIONS ON THE WAY IN WHICH LAND IS OCCUPIED

Article 4. Rules on preserving the integrity of environment and protecting the built-up and natural heritage

4.1. Permitting construction and building works on the farm lands located outside the built-up city/commune area is allowed for the functioning and conditions set by law. At issuing the building permit, the Local public administration bodies will follow the clustering of land surfaces for constructions purposes in order to prevent potential damages to agricultural activities.

4.2. Permitting construction and building works on the farm lands located within the built-up area of a city/commune is allowed for all types of buildings and facilities specific to localities by fully observing the conditions imposed under the law and regulation hereunder. Prior issuing the construction permit, the farm lands within the built-up area of a locality will be, on a temporary or permanent basis, decommissioned from agricultural circuit according to law. The destination of these lands is represented in the PUZ REGULATIONS Plan.

4.3. Permitting construction and building works on the lands for forestry purposes located outside and within the built-up area of the locality is allowed only with the approval of the specialized public administration bodies and while observing the Law no. 46/2008 – The Forestry Code of Romania. At the placement of these buildings a surface as small as possible from forestry culture it is to be decommissioned. The afforested lands are showed in the PUZ REGULATIONS Plan.

4.4. Permitting permanent constructions, other than industrial ones, required for developing and processing the resources in the areas - marked by law- containing identified resources of the subsoil, is forbidden. Approval for the industrial construction works, necessary to the developing and processing the identified subsoil resources shall be done by the county councils or local councils, as there might be the case, with the approval of public authorities' specialized bodies. In case of identifying resourceful areas within the built-up area of the locality, their development means will make the object of an impact study approved according to law. The lands with subsoil

resources will be marked on the ADMINISTRATIVE TERRITORY COMPLIANCE plans and/or the Zonal Urbanism Plan (PUZ) REGULATIONS plans.

4.5. Permitting permanent constructions of any kind inside the minor river beds and within the lakes basins, as well as within the meteorological platform protection areas is forbidden, except for the works for bridges, works necessary for railways and roads crossing over rivers beds, water courses, water management works and for those works stipulated in the Local Urbanism Plan. The performance of works as stipulated above is permitted only with approval of water management authorities and if the following measures are enforced: protection of buildings against floods, prevention against the deterioration of surface and underground waters quality, and protecting and observing the protection areas from the river banks, water management and intake works. These water resources are showed in the TERRITORY COMPLIANCE plan, and/or in the PUZ REGULATIONS plans.

4.6. Permitting construction and building works, which by their location, function, volumetric analysis, and architectural aspect depreciate the landscape value, is forbidden within the protected natural areas.

4.7. Permitting the constructions works within the areas containing values of built-up cultural heritage of local interest, declared as belonging to the Ministry of Culture and National Heritage, as well as to other public authorities and marked according to law, will be done with the permitting of the decentralized public services of the county and region according to law; depending on circumstances, permitting the construction works will be done only after the solicitor would have been acquired the archaeological site discharge permits, and after declassing the protected historical monument, respectively. Permitting those construction works that aim at researching, preserving, repairing and capitalizing the value of the historical monuments of national importance will be done with the approval of the Ministry of Culture and Denominations in terms established by law. The protected built areas are showed in the PUZ REGULATIONS Plan.

Article 5. Rules on buildings safety and protection of public interest

5.1. Permitting the constructions and building works within the areas exposed to natural hazards (land sliding, swampy land, torrent run - offs, erosions, broken stones, flooded areas, etc.) is forbidden, except for those works aiming at containing the afore mentioned hazards' effects and the ones stipulated in the PUZ hereunder. The areas exposed to natural hazards are highlighted in the PUZ REGULATIONS Plan.

5.2. Permitting the constructions works within the areas exposed to technological hazards, as well as within the servitude and protection areas of power supply, gas, water, sewerage pipes, communications, and other infrastructure works is forbidden, except for the construction and facilities works aimed at preventing the technological hazards or containing or, respectively, suppression the effects of the above mentioned hazards factors. The areas exposed to technological hazards are showed in the PUZ REGULATIONS Plan.

5.3. Permitting construction works which - by their nature and purpose - may cause technological hazards will be done only on the basis of an impact study prepared and approved according to legal provisions.

5.4. The legal constraints related to the public utilities' shortcomings or lacking of, as well as ensuring public utilities supply are showed in the PUZ public utilities plans.

Permitting construction works on lands that were previously reserved for public utility works is forbidden.

Article 6. Rules on placement and compulsory minimum setbacks

6.1. Orientation with respect to the cardinal points

Permitting construction works within the area targeted by PUZ will be done in order to ensure a good orientation of buildings towards sun, while the buildings will ensure those distances amongst them in order to reach this orientation.

6.2. The placement against the public roads

6.2.1. Within the public roads area, the followings can be permitted with the appropriate approval of public authorities' specialised bodies:

- Buildings and installations for the public roads, for service, maintenance and development purposes;
- Parking, garages and oil supply stations and power resources, including their complementary functions;
- Sewerage and water supply pipes, gas transport systems, heating and power networks, telecommunication networks, other installations or constructions of this kind.

6.2.2. For the purpose of this regulation, by public road area one shall understand the following: road take, safety and protection strips.

6.2.3. Permitting construction works for residential functions is allowed, only if the protection belts of roads are observed, belts that are marked in full compliance with law.

6.2.4. For the purpose of this regulation, by housing functions one shall understand the following: housing, holiday houses, permanent or temporary accommodation spaces for social, industrial or defence purposes.

6.3. The placement against the alignment

6.3.1. The buildings will be placed at the alignments limit or set back away from it by observing the provisions of General Urbanism Regulation (RGU).

6.3.2. For the purpose of this regulation, through alignment one shall understand the border between the private and public property.

6.4. The placement inside the plot

Construction works permitting is allowed only if the minimum compulsory distances - as against lateral and rear boundaries of the plot - are observed according to law as well as the norms for fire fighting and prevention.

Article 7. Rules for providing compulsory road accesses

7.1. Road access

7.1.1. Permitting construction works is allowed only if there are possibilities to access public roads, directly or by servitude, according to building's destination. The accesses' characteristics for public roads should allow the access of the fire fighting vehicles.

7.1.2. Any access to public roads will be done according to the special construction permit and approval, issued by their administrator.

7.2. Pedestrian accesses

7.2.1. Permitting construction and facilities works is allowed only if the pedestrian access will be provided according to building's class of importance and destination.

7.2.2. Pedestrian access will be configured in order to allow movement of persons with disabilities and of persons who need special means of transportation.

Article 8. Rules on public facilities

8.1. Connection to the existing public utilities

8.1.1. Permitting construction works is allowed only if there is the possibility to connect new consumers to the existing water and sewerage networks and electric power grids.

8.1.2. One can make derogations from the provisions of the previous paragraph, only with the local public administration approval and for individual houses purposes, according to the following terms:

- a) Development of personal endowment facilities solutions which observe the sanitary and environmental protection norms and regulations;
- b) Beneficiary undertakes him/herself branching the building to the public utility centralized network when the later will be developed, and according to the regulations enforced by Local County.

8.1.3. As for other building categories one can make derogations, with the approval of competent public administration bodies, if the Beneficiary undertakes him/herself to extend the existing network when this would have the required capacity, or she/he undertakes either to increase the capacity of the existing public networks, or to build new networks.

8.2. The development of public networks

Connecting and branching works to the public utilities network will be entirely in the burden of the Investor or Beneficiary.

8.3. Public property over the public networks

Water, sewerage, and public road networks as well as other utilities within the public service are public property of the commune, city or county unless the law stipulates otherwise.

Article 9. Rules on the shape and sizes of the land proposed for construction

9.1. Plotting

9.1.1. Plotting is the operation of dividing some land area in minimum 3 adjacent plots, in order to develop new buildings. For a number larger than 12 plots, the development of plotting and the execution of the buildings could be authorized given the condition of adopting collective facility solutions that observe the hygiene and environment protection legal norms.

9.1.2. Plotting permitting, on the basis of the Regulation hereunder, is allowed only if for each plot the following conditions are jointly observed:

- a) Street alignment of minimum 8 m for the aligned buildings and minimum 12 m for isolated or coupled buildings;
- b) A minimum plot area of 150 sq. m for aligned buildings and minimum 200 sq. m for isolated or coupled buildings;
- c) The depth larger than or at least equal to plot's width.

9.1.3. Plots for construction purposes are considered only the ones falling within the provisions of paragraph 9.1.2.

9.2. Height of buildings

9.2.1. Construction works will be permitted in accordance with the provisions of General Urbanism Regulation (RGU), while observing the functional character of the area.

9.3. Exterior aspect of the buildings

Construction work permitting is allowed only if the exterior aspect does not contravene with their function.

Article 10. Rules on the placement of green spaces and fencings

10.1 Parking

10.1.1. Permitting construction works on case of those objectives which - by their destination - need parking lots – plant, site management and so on and so forth - will be allowed only if there is a possibility of performing afferent parking construction outside the public property; auto-vehicles stationing is allowed only within these parcels, and thus outside public traffic;

10.1.2. The parking lots are sized according to specific norms and allocated in parking areas arranged on ground level, with at least one tree planted for every four auto-vehicles, and preferably surrounded by a 1.2 m height shelter belt.

10.1.3. In order to marking the perimeter of the parking spots areas, one should take into consideration the land surface required for domestic installations.

10.2 Green and planted spaces

10.2.1. The construction permit will include the obligation of maintaining or creating green and planted spaces depending on the project performing stages.

10.2.2. It is recommended that, depending on every particular case, the non-built accesses spaces remained unoccupied and the protecting sidewalks to be planted with grass and one tree for every **100** sq. m;

10.2.3. During construction work performing, one shall identify, preserve, and protect, as much as possible, the existing trees of at least **4.0** m height and **15.0** cm. branch diameter, and if this proves not possible, other trees shall be planted instead within the domestic perimeter or within the proximity dedicated public spaces;

10.2.4. In order to ameliorate the micro-climate conditions and to protect the buildings one should avoid the soil waterproofing beyond the minimum required for accesses, parking, pedestrian traffics and terraces.

10.3. Fencing

For the purposes of the Regulation hereunder, permitting of the following fencing categories is allowed:

- a) Opaque fences, necessary for the protection against intrusions, separation of some functional services, providing visual protection;
- b) Transparent, decorative fences, or living fence, necessary for the delimitation of plots afferent for buildings or /and buildings' integration into the streets characteristics or urban ensembles.

III. ZONING

Article 11. Functional Areas and Sub-areas

11.1. The functional zoning proposed through existing PUGs, performed depending on the class of activities the study area contains and their share within territory, was maintained and detailed through PUZ and showed in PUZ Regulation plan no. 2: URBANISM REGULATION – ZONING.

11.2. On the basis of this zoning, buildings' laying-out and conformity conditions were established and they will be observed within each functional area.

11.3. The functional sub-areas are subdivisions of the functional areas with specialized functions.

11.4. The destination set for the studied area through the city planning and territory management survey hereunder is as follows:

The building located within administrative territory of Roșia Montană commune, part of the surveyed area, falls within the following reference territorial units of reference:

➤ **REFERENCE TERRITORIAL UNIT - UTR 1 – Roșia Montană administrative - territorial unit**

BASIC FUNCTION - INDUSTRY WITH COMPLEMENTARY FUNCTIONS

Functional units and sub-units are as follows:

I INDUSTRIAL AREA

With the following sub-areas:

- **I1** – processing plant area
- **I2** – 2 operating pits area (mining pits)
- **D4** – aggregate quarries area

D STORAGE AREA

With the following sub-areas:

- **D1** – tailing dam system (TMF and ARD dam)
- **D2** – 2 waste dumps area
- **D3** – topsoil stockpiles area
- **D5** – explosives storage area
- **D6** – inert waste storage area
- **D7** – low grade ore storage area
- **D8** – excavated soil storage area

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

TR NATURAL HAZARDS AREA

With the following sub-areas:

- **Tra** – Land sliding
- **Trc** – Falling rocks

Trt TECHNOLOGICAL HAZARDS

ZPA ARCHEOLOGICAL SITES – AREA OF HERITAGE VALUE REQUIRING PROTECTION

ZPN PROTECTION AREA WITH LANDSCAPE VALUE

By means of the city planning survey hereunder one aims at extending UTR 1 by including a surface proposed to be contained within the commune built-up area through the current plan (namely, the “Șulei” aggregate quarry and the neighbouring topsoil stockpile surface), while observing the limit proposed for built-up area of the locality.

➤ **REFERENCE TERRITORIAL UNIT - UTR 2 – Roșia Montană administrative - territorial unit**

BASIC FUNCTION – PROTECTION AREA FOR INDUSTRIAL AREA WITH COMBATIBLE FUNCTIONS WITH INDUSTRIAL AREA

Functional units and sub-units are as follows:

I INDUSTRIAL AREA

With the following sub-areas:

- **I2** – 2 operating pits (mining pits)
- **D4** – aggregate quarry

D THE STORAGE AREA

With the following sub-areas:

- **D1** – "Cetate" dam and pond
- **D3** – topsoil (dumps) stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVER BY WATER

SPI INDUSTRY PROTECTION AREA

GC MANAGEMENT OF PUBLIC UTILITIES AREA

ZPI HISTORICAL MONUMENTS AREAS LOCATED OUTSIDE PROTECTED AREA

ZPA ARCHEOLOGICAL SITES – AREA OF HERITAGE VALUE REQUIRING PROTECTION

By means of the city planning survey hereunder one aims at extending UTR 2 by including a surface proposed to be contained within the commune area through the current plan (namely, the "Jig" pit), while observing the limit proposed for built-up area of the locality.

➤ **REFERENCE TERRITORIAL UNIT - UTR 3 – Roşia Montană administrative - territorial unit**

PROTECTED AREA WITH HERITAGE VALUE FROM ROŞIA MONTANĂ COMMUNE, WITH INTERVENTION MEANS FOR HERITAGE VALUES

It contains the following:

ZP – I URBANISM AND ARCHITECTURE RESERVATION

ZP – II PROTECTION AREA OF PROTECTED AREA WITH LANDSCAPE PLANNING MANAGEMENT

ZP – III AREAS WHERE THERE WILL BE RELOCATED THOSE VALUABLE BULDINGS IDENTIFIED THOROUGH PERFORMING THOSE REVIEWS ANALYSES FOR COMPLETING THE PUG's DOCUMENTATION; RELOCATIONS WILL BE ACCOMPAGNIED BY PUDs IN ORDER TO CREATE SIMILAR PLACEMENT AND NEIGHBOURING CONDITIONS AS ORIGINAL ONES.

Functional units and sub-units are as follows:

L - RESIDENTIAL AREA with buildings on one or two levels: Ground floor, Ground floor + 1st floor

IS - INSTITUTIONS AND SERVICES DEDICATED AREA

C - COMMUNICATION AND RELATED BULDINGS AREA

With the following sub-area:

- **Cr** - ROADS AREA

SPI - INDUSTRY PROTECTION AREA

SP - GREEN SPACES, LEISURE AREA, PROTECTION COURTAINS

With the following sub-area:

- **Spt** –Leisure and tourism area

GC - MANAGEMENT OF PUBLIC UTILITIES AREA

With the following sub-areas:

- **GC** – Cemeteries

TE - AREA OF PUBLIC UTILITY LANDS

TH - AREA PERMANENTLY COVERED WITH WATER

- **Real estate located outside the commune area for agricultural purposes, courtyards –buildings, cemeteries, roads, hayfield, forestry, water flows, unproductive land.**

The building located within administrative territory of Abrud city, part of the surveyed area, falls within the following reference territorial units of reference:

➤ **REFERENCE TERRITORIAL UNIT - UTR 2*1 – Abrud city administrative - territorial unit**

BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

Functional units and sub-units are as follows:

I INDUSTRIAL AREA

With the following sub-areas:

D STORAGE AREA

With the following sub-areas:

- **D1** – TMF and ARD dam

- **D3** – topsoil stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

GC MANAGEMENT OF PUBLIC UTILITIES AREA

Trt TECHNOLOGICAL HAZARDS

➤ **REFERENCE TERRITORIAL UNIT - UTR 2*2 – Abrud city administrative - territorial unit**

BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

Functional units and sub-units are as follows:

I INDUSTRIAL AREA

With the following sub-areas:

- **I1** – processing plant

D STORAGE AREA

With the following sub-areas:

- **D3** – topsoil stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

- **Land located outside the Abrud city built-up area with agricultural purposes, courtyards-buildings, hayfield, forestry.**

The building located within the administrative territory of Bucium commune, part of the studied area, falls within the following category: building located outside commune built-up area for agricultural, courtyards-constructions, roads, hayfield, forestry purposes;

Functional units and sub-units are as follows:

Cr ROADS AREA

SPI INDUSTRY PROTECTION AREA

11.5. Each area and sub-area will be detailed depending on the reference territorial unit to which it is part of, with the afferent topics and implications it raises on the existing and proposed areas.

IV. PROVISIONS AT THE LEVEL OF FUNCTIONAL UNITS AND SUB-UNITS

Regulation Contents

For each functional area, functional unit and sub-unit respectively, as described above (Art. 11), the provisions of the Regulation hereunder include specific regulations, per articles, grouped in three chapters:

1. Generalities
2. Functional use
3. Placement and conformity conditions related to buildings.

1. Background

1.1. Types of functional sub-areas

1.2. Main function of the area

1.3. Accepted complementary functions of the area

2. Functional use

2.1. Allowed use

2.2. Conditioned allowed use

These are established for the areas where it is necessary to obtain some endorsements and approvals, built-up protected areas of local interest, meteorological platforms protection area, public roads protection area, protection area around the river flows, lakes, dams, and other protected areas.

2.3. Temporary interdictions

The interdictions will be established until the preparation of city-planning (urbanism) documentation in order to set-up the construction rules applied for the respective area, and the necessity to developing some works in the area as follows: public utilities works, archaeological research, works for historical monuments preserving, protecting, restoring and highlighting, and area re-greening.

2.4. Permanent interdictions

They are established due to the following reasons: predictable calamities, serious technological hazards, high level of air, water or soil pollution when the protected area regulation establishes this. The permanent construction interdiction can be lifted together with the cessation of the cause which determined it.

3. Placement and compliance conditions for constructions

The areas and sub-areas where the stipulations of the Urbanism Regulation details and completes the stipulations of General Urbanism Regulation will be stated with respect to the following:

3.1. Regulations on placement and mandatory minimum setbacks

3.2. Regulations on providing mandatory accesses

3.3. Regulations on public utilities

3.4. Regulations on shape and sizes of the lands for buildings

3.5. Regulations on green spaces and fences.

V. REFERENCE TERRITORIAL UNITS (UTRs)

The plans containing the delimitation and distribution of reference territorial units within territory are part of the Local Urbanism Regulation of the PUZ hereunder.

Setting up the three UTRs on functional areas were made within PUGs. Within the PUZ hereunder, UTRs were taken over as such, extending proposals were made and detailed on functional units and sub-units. For the units and sub-units with similar characteristics, the same set of prescriptions as presented hereunder in the Local Urbanism Regulation was prepared and enforced, as follows:

On the administrative territory of Roşia Montană commune

- **UTR 1** – industrial area with complementary functions;
- **UTR 2** – protection area of industrial area;
- **UTR 3** – protected built-up area with heritage values;
- Land located outside commune built-up area for the following purposes: agriculture, courtyards – constructions, cemeteries, roads, hayfield, forestry, waters, unproductive.

On the administrative territory of Abrud city

- **UTR 2*1** – industry with complementary functions;
- **UTR 2*2** – industry with complementary functions;
- Land located outside city built-up area for the following purposes: agriculture, courtyards – constructions, roads, hayfield, forestry.

On the administrative territory of Bucium commune

- Land located outside commune built-up area for the following purposes: agriculture, courtyards – constructions, roads, hayfield, forestry.

PROVISIONS AT THE LEVEL OF FUNCTIONAL UNITS AND SUB-UNITS

REFERENCE TERRITORIAL UNIT - UTR1 – Roșia Montană administrative - territorial unit BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

1. Background

1.1. Types of functional sub-areas

I INDUSTRIAL AREA

With the following sub-areas:

- **I1** processing plant
- **I2** mining pits
- **D4** – aggregate quarry

D STORAGE AREA

With the following sub-areas:

- **D1** – TMF and ARD dam
- **D2** – 2 waste dumps
- **D3** – topsoil stockpiles
- **D5** – explosives storage area
- **D6** – inert waste storage area
- **D7** – low grade ore storage area

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

T R NATURAL HAZARDS AREA

With the following sub-areas:

- **Tra** – Land sliding
- **Trc** – Falling rocks

Trt TECHNOLOGICAL HAZARDS

ZPA ARCHEOLOGICAL SITES – AREA OF HERITAGE VALUE REQUIRING PROTECTION

ZPN PROTECTION AREA WITH LANDSCAPE VALUE

1.2. Main function of the area

THE BASIC FUNCTION IS INDUSTRY.

1.3. Allowed complementary functions of the area

COMPATIBLE WITH THE BASIC FUNCTION

2. Functional use

2.1. Allowed use

In the areas with subsoil resources one may build industrial buildings, roads and equipments required to development and processing of the identified subsoil resources. One may build constructions so they would serve and be compatible with the established dominant function, and which fulfil the conditions of execution and development according to the environmental agreement specifications.

2.2. Conditioned allowed use

Engineering works are allowed to be carried out, in order to protect the development perimeters, dams, water streams deviation, water shores consolidation, dams. For the next permitting and commissioning stages, an impact study would be completed, according to the legislation in force.

Authorization of the constructions which by their nature and destination could generate technological hazards can be done only on the basis of an impact study prepared and approved according to the legal provisions.

2.3. Temporary interdictions

As for the lands with identified archaeological heritage, the issuance of construction permit will be performed only after the respective lands are handed over again for current human activities.

2.4. Permanent interdictions

The buildings and facilities which do not fulfil the construction and operating criteria, according to the environmental agreement specifications, are forbidden.

3. Placement and compliance conditions of constructions

3.1. Placement regulations and mandatory minimum setbacks

Buildings will be placed according to the technological conditions, so as to ensure safety throughout their use.

3.2. Regulations on the mandatory access routes

Road access will be constructed according to the specific technical norms and standards.

Road regulation C, Cr

3.2.1. Through their location and operation, the buildings will not affect the optimum road traffic performed under optimum capacity, fluency and safety conditions.

3.2.2. It is recommended to place transport units within the area of production units.

3.2.3. It is forbidden to build any construction that through its placement, configuration and development would hinder the road traffic development, management and control, and would pose accident risks. These constructions will be forbidden in the safety and protection area of the road, with the exception of those buildings operating for the roads.

3.2.4. The ring road of DJ 742 County Road will be built by the investor.

3.2.5. Plant access and service roads will have a platform of at least 30m wide in order to allow safe two lane traffic for the 200 tones trucks.

3.2.6 Service roads will be characterized by the following:

- Road system dimensioned in such a manner so as to meet to the estimated traffic occurring during operations;
- Large circulation capacity and low speed;

- Intentional stopping and standing of vehicles will be forbidden on the operational traffic lanes;
- Special lanes for stopping.

3.2.7. The traffic of light vehicles on service roads will be restricted to the ones carrying-out activities directly related with the mining activities.

3.2.8. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of markings and signs;
- Periodic maintenance of roads, ditches and art works;
- The transversal profile of the roads will observe the provisions under Governmental Ordinance (OG) no. 43, of August 28th, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses, proper dimensioning of the roads, and protective areas along the roads.

3.3. Rules on public facilities endowment

Land regulation for public networks TE

3.3.1 Any constructions and facilities may be built if they can be connected to existing public utilities infrastructure that has an adequate capacity, or if the necessary funding exists for their expansion or construction as provided by interested investors or funding is secured in compliance with the law.

3.3.2. The protection areas of the networks located inside those areas included within the locality built-up area must be observed.

3.3.3. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and there are forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.3.4. In case of existing non drinking water networks (industrial), they will be visibly marked according to the standard so as to warn the population not to drink that water as if it were drinking water.

3.3.5. The wastewater will be discharged only through the wastewater network.

3.3.6. Open ditches can be used only for storm water discharge. These channels must be permanently maintained in proper operational condition.

3.3.7. According to legal provisions it is forbidden to build within the protection areas and corridors of the public utility works.

3.4. Regulations on the form and dimensions of the land for construction

3.4.1. All constructions and necessary facilities will be made within the territory perimeter, according to the PUZ proposals, with solving the legal status according to in force legal provisions.

3.4.2. Maximum percentage of land occupation **POT = 80% sq. m AC/sq. m land.**

3.4.3. Coefficient of maximum use of the land **CUT = 0.8 sq. m AD/sq. m land.**

3.5. Regulations on the green area and fences.

3.5.1. Where possible, all existing green areas shall be maintained.

3.5.2. All areas free of constructions and equipments will be planted when the project development stage and the use of land allow for this.

3.5.3. The re-greening process will take place simultaneously with the development, as scheduled.

3.5.4. Due to the activity specificity that requires guarding and protection, the entire industrial premises will be fenced in by an at least 1.80m high fence.

4. Regulations for the protected areas Zp

ZPAs - ARCHEOLOGICAL SITES OF HERITAGE VALUE REQUIRING PROTECTION

ARCHEOLOGICAL SITES included in the 2004 historical monuments list endorsed by Minister of Culture and Denominations Order no. 2314 of July 8th, 2004 on endorsement of List of historical monuments, up-dated, and of List of lost historical monuments (with subsequent amendments and completions), and by Minister of Culture and Denominations Order no. 2182 of July 1st 2005, on endorsement of 2004 List of historical monuments – amendments and completions – and 2004 List of historical monuments – lost monuments - amendments and completions, respectively.

4.1. As regards the “A3.” archaeological site – “Alburnus Maior” Roman vestige, “Carpeni” area, Roșia Montană village, Roșia Montană commune, Roman Age (code LMI 2004: Ab-l-m-A-00065.03) – building identified through Stereo 70 system of coordinates – the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is set according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.2. As regards the “A4.” archaeological site – Roman funeral premises located in “Hop – Găuri” area, Roșia Montană village, Roșia Montană commune, Roman Age (code LMI 2004: Ab-l-m-A-00065.04) – building identified through Stereo 70 system of coordinates – the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; it is set up the interdiction for construction, relocation or decommissioning until its protection area is set according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions: art. 23, and art. 59, respectively;

4.3. As regards the “A6.” archaeological site – Roman galleries from “Cârnic” Massif, “Piatra Craiului” spot, Roșia Montană village, Roșia Montană commune, Roman Age (code LMI 2004: Ab-l-s-A-20329; Law no. 5 of 2000 (PATN - National Territory Amendment Plan) – Section III, Annex III/II/II/I; PATJ – volume IV, Chapter 20/ volume IV, Chapter 19) – building identified through Stereo 70 system of coordinates – the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is set according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monument with subsequent amendments and completions;

ARCHEOLOGICAL SITES according to National Archaeological Record of Romania (<http://ran.cimec.ro/>)

4.4. As regards the archaeological site of Roșia Montană working of mines – “Cârnic” Massif (code RAN 6770.05) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.5. As regards the archaeological site “Alburnus Maior– Tăul Cornii Lake” Roman necropolis (code RAN 6770.12) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.6. As regards the archaeological site “Roșia Montană – La Hop” Roman incineration necropolis, located within the perimeter of Roșia Montană locality, Valea Roșiei River- a tributary stream of Abrud River, (code RAN 6770.01) The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.7. As regards the “Tăul Cornei Lake Necropolis” archaeological site, a plateau located at 100 m westward from “Tăul Cornei” Lake between the “Cârnic” Massif (“Piatra Corbului” natural monument) and “Ghergheleu” (code RAN 6832.01) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.8. As regards the “Valea Cornei Valley- Modern and contemporary housing” archaeological site (code RAN 6832.04) - the interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.9. As regards the “Tăul Găuri Lake Roman necropolis” archaeological site (Property of EM Roșia Montana) located on the right side of the road heading from Roșia Montană towards and “Cetate” (“Tăul Cornei” Lake) open–air excavation pit (code RAN 6832.04) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.10. As regards the “Corna – Tăul Găuri Lake Ritual arrangement” archaeological site, the area between “Hăbad” hill and “Tăul Găuri” Lake, southward from “Hop” spot Roman necropolis (code RAN 6832.03) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2), and (3).

4.11. As regards the “Alburnus Maior – Carpeni” archaeological site from Carpeni hill (code RAN 6770.10) - The interdiction for construction and/or decommissioning is set up until archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as areas of national interest (with subsequent amendments and completions).

4.12 The construction permit will be issued only after the archaeological discharge will be complete.

ZPN - PROTECTION AREA WITH LANDSCAPE VALUE

Class A areas – monuments of exceptional national value

- Within this category, and according to Law no. 5/2000 on endorsement of PATN (National Territory Amendment Plan) – Section III – Protected areas, two natural monuments will require interventions for protection purposes, namely:

“Piatra despicață” (*Splinted stone*) natural monument:

Location: on the ridge of land dividing “Roşia” and “Corna” valleys, at 1 km SW away from the historical centre of Roşia Montană locality

Administrative: Roşia Montană locality

Surface: 0.2 ha

Geological structure: The protected andesitic massif formed during the final stage of late subsequent magmatism within Superior Pannonian Age. There are three crystallisation cycles during the magmatism evolution. The second cycle is considered as the most and long term active, starting with Superior Badenian Age until in Pannonian Age. The basalt andesite from *Rotundu* belongs to third cycle Volcanism Age, while the *Piatra despicață* belongs to these effusions, currently forming an isolated and corrosion proof boulder stone (block). The andesite boulder stone is formed of feldspar phenocryst, home blend and a microcrystalline matrix of volcano glass and microlite.

Piatra Corbului (*Raven stone*):

Administrative: within Roşia Montană commune area

Surface: 5 ha

Relief: The protected perimeter is located at a 1,100 – 1,500 m altitude and it enclosed in “Metaliferi” Mountains. The area lacks vegetation.

Geological structure: form geological point of view, *Piatra Corbului* area belongs to volcanic structures formed during the second eruption cycles which started in Quaternary Age and ended in Pannonian Age. The name of *Piatra Corbului* (*Raven stone*) comes from the dark colour, resulted through alteration of pyroxene - andesite and due to its special shape.

By means of PUG one proposes a new placement for *Piatra Despicață* which will be relocated in the architectural monuments protection area within UTR3 of Roşia Montană locality, which will contain – besides the classified heritage values – the arrangement of recreation and tourism area where there will be included the tourist road connecting the protected area with the new museum galleries within “Cătălina Monuleşti” and “Tăul Mare” Lake area.

“*Piatra Corbului*” shall be preserved within the industrial area throughout the entire operating period; a protection area will be set up and the monument will be handed over back to touristic network at the end of mining works.

The works that could alter the natural environment of protected area will be performed according to the Government Emergency Ordinance no. 195/2005, up-dated, on environment protection, art. 49 (line 2 and 3) and Government Emergency Ordinance no. 57/2007 on the regime of natural protected areas and conservation of natural habitats, wild flora and fauna.

4.13. Allowed use

National or local interest public works, authorized in exceptional cases according to the terms of Law no. 18/1991, Law no. 46 – Forestry Code, and Government Emergency Ordinance no. 957/2007.

4.14. Conditioned allowed use

Within the natural protected areas of national interest outlined by expert studies and city planning (urbanism) surveys, prescriptions are established, depending on the protection regime and the types of activities traditionally allowed.

4.15. Forbidden use

The buildings and facilities that may have an impact on the sensitivity of geographical areas with a special protection regime and landscape areas of special value. The interdiction can be set subsequently to impact

assessment studies according to Government Emergency Ordinance no. 195/2005 on environment protection, with subsequent amendments and completions.

5. Regulation for areas with natural predictable hazards TR

With the following sub-areas:

- **Tra** – Land sliding
- **Trc** – Falling rocks

According to the provisions of the Law no. 481/2004 on civil protection, in enforcing the provisions of the Law no. 350/2011 on urbanism (city planning) and territory management, and according to the Urbanism General Regulations approved by Government Decision 525/1996 on the delimitation of areas exposed to natural hazards and the common order of M.L.P.T.L. no. 62/N/1998; Department for Local Public Administration 19.0/288/1998 and the order of the Ministry of Agriculture, Alimentation and Forests no. 1955/31.08.1998, within the Roşia Montană commune built-up area, namely within the UTR1 area, D2 sub-area – waste-dump, the following areas presenting natural hazards have been identified:

- Land slides;
- Falling rocks.

5.1 The storage will be made after all measures would have been taken to remove potential natural hazard.

6. Regulation on areas with technological hazards TRt

6.1. The main technological hazard is represented by the tailings dam.

6.2. The right to safely construct and use dams, as well as the obligations arising from the environmental protection regulations, must comply with the legal in force legal provisions, as well as the provisions of the international conventions to which Romania has become a legal part thereof.

6.3. In establishing the class of importance for the dams the following will be taken into account:

- Technical characteristics of the work;
- Necessity for the protection of the population;
- The level of potential damages or harm that an accident at the respective dam might cause;
- The social and economic impact in case of breaking of a dam;
- The way in which the dam is built, used and repaired;
- The ways the water and industrial or hydraulically deposited waste is accumulated in the basin of the storage reservoir.

6.4. In case of new dams, the owners must obtain a safe operation permit from the relevant institutions, according to legal provisions.

6.5. In order to prevent accidents or damage due to sabotage, vandalism or irresponsible actions, the owners of the elevated hazard dams must prepare and implement a security and guard system for the dams, which will have to be approved by the County Inspectorate for Civil Protection.

6.6. In order to ensure the safety and protection of the dams it is forbidden to build constructions, deposits, facilities or perform activities on the dam's strangleholds or in the protection areas established upon the approval of the project or according to legal provisions.

6.7. In the case of dams used for water supply, or dams supplying water for multiple uses, the dam owner, irrespective of its ownership title, will submit a report to the relevant institutions on the first accumulation performed for the respective dam. The lands for lacing and developing industry must guarantee the protection of the population against landslides and technological hazards.

7. Regulations for areas permanently covered with water TH

7.1. Water is part of the public heritage. The protection, use and sustainable development of water resources are of general interest.

7.2. The right to use, as well as the corresponding obligations emerging from the protection and conservation of water resources will be exercised according to Law no. 107/October 8th,1996.

7.3. The waters, shores and riverbeds, irrespective their administrator, natural or legal persons, are all subject to the Law no. 107/1996, as well as to the provisions of the international conventions to which Romania became a part thereof.

7.4. There are also subject to the law all the works carried out on the water, or connected to water and through which, temporary or final modifications of water quality or water flow regime emerge directly and indirectly.

7.5. It is recommended that the construction and facilities of any kind to be built so as to reduce/mitigate natural and technological hazards, and to meet of all conditions stipulated in the environment and water management permit.

8. Regulations for the industry protection area SPI

8.1. The houses in the protection area can remain or can be demolished. Through re-assignment of other function, they can be used for other economic activities, the housing function being converted into small industry or connected functions, compatible with the neighbouring area.

8.2. The minimum protection areas from the industrial area will be established through the environment in order to ensure protection of the population against noise, vibration, smell and pollution.

8.3. The surface of green areas and plantations will be established in correlation with the hygiene and environment protection norms.

8.4. In the vicinity of historical monuments and their protection areas, green spaces and plantations will be made in such manner so as to allow visibility and highlighting of protected facilities and objectives. Trees plantations are to be made at a safe distance so as to protect the construction from soil stability point of view.

9. Regulations for ensuring water, air and soil protection

9.1. The existence of a water management strategy that will serve to decrease the potential impact related to mining works and to include the following:

- Containment of drainages that will capture water which parameters were not significantly altered by mining activities within industrial area;
- Reuse and recycling of treated and untreated water on the site to reduce the need for fresh water and the discharge of treated water;
- Permanent maintaining the water balance containment on the site to help ensuring that the water required for Project development is available and in sufficient amounts while preventing excessive water storage level in the storage facilities;
- Solving the protection of residential areas in case of natural disasters, exceptional weather phenomena and protection against technological hazards.

9.2. in order to maintain air quality, a number of dust prevention and removal measures will be implemented, as follows:

- Maintaining roads in goods operation condition;
- Controlling haul vehicle speed;
- Selecting haul vehicles in order to avoiding downward pointing exhausts;
- Minimizing drop height during material handling;
- Using clay-materials to pack blast holes (not drilling dust).
- Haul road watering as appropriate to surface depending on surfaces characteristics and potential receptors;
- Dust removal system on blast holes drilling rigs and removal of dust resulted from blasting;
- Covering with topsoil and seeding of the stripped areas, as appropriate.

9.3. Mitigation measures against wind carried dust and subsequent dust mitigation measures for the dust resulted from the TMF will be achieved mainly via control of the moisture content of the tailings surface, by tailings delivery management (re-positioning delivery points), management of the decant pond area, and surface sprinkling using decant water, as required (e.g., during adverse weather conditions).

It is recommended:

- To conceive a modality of providing the water necessary for fire fighting;
- To develop constructions and facilities of any kind aiming at limiting the natural and technological hazards (water constructional works for flood diverting and diminishing, works for combating in-depth erosion), and any kind of constructions and facilities by observing the provisions of Law no. 10/1995 and the norms and specific provisions of the lands exposed to moisture, macro-porous, in the cold areas with an aggressive ground water.

REFERENCE TERRITORIAL UNIT - UTR2 – Roșia Montană administrative - territorial unit
BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

1. Background

1.1. Types of functional sub-areas

I INDUSTRIAL AREA

With the following sub-areas:

- **I2** – 2 mining pits (pits)
- **D4** – ripraps quarries

D THE STORAGE AREA

With the following sub-areas:

- **D1** – “Cetate” dam and pond
- **D3** – topsoil stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

GC MANAGEMENT OF PUBLIC UTILITIES AREA

ZPI AREA WITH HISTORICAL MONUMENTS LOCATED OUTSIDE PROTECTED AREA

ZPA ARCHEOLOGICAL SITES – AREA OF HERITAGE VALUE REQUIRING PROTECTION

1.2. Main function of the area

PROTECTION AREA OF INDUSTRIAL AREA WITH COMPATIBLE FUNCTIONS WITH INDUSTRIAL AREA

1.3. Allowed complementary functions of the area

COMPATIBLE WITH THE BASIC FUNCTION

2. Functional use

The houses in the protection area can remain or can be demolished. The existing houses can maintain their current housing function or, through their re-assignment of a new function, there will be the possibility to be used for other economic activities, the housing function being converted into small industry or connected functions, compatible with the neighbouring area, namely the serving area for UTR1 and UTR3.

2.1. Allowed use

Connected functions are allowed for the UTR1 industrial area, public utilities and infrastructure works, as well as compatible functions with the UTR3 protected area.

2.2. Conditioned allowed use

Engineering works are allowed to be carried out, in order to protect the development perimeters, dams, water streams deviation, water shores consolidation, dams. For the next permitting and commissioning stages, an impact study would be completed, according to law.

Permitting those constructions which by their nature and destination could generate technological hazards can be done only on the basis of an impact study prepared and approved according to legal provisions.

2.3. Temporary interdictions

In case of lands with identified archaeological heritage, the issuance of construction permit will be performed only after the respective lands are handed over again for current human activities.

2.4. Permanent interdictions

The buildings and facilities which do not fulfil the construction and operating criteria, according to the Environmental Permit requirements, those showing serious technological hazards as well as those which can have a large impact on environment conditions through polluting, exceeding the maximum values for environment parameters permitted by law are forbidden.

3. Placement and compliance conditions for constructions

3.1. Placement regulations and mandatory minimum setbacks

Buildings will be placed so as to ensure safety throughout their entire operational stage.

The minimum protection areas will be established through the environmental agreement so that to ensure protection of the population against noise, vibration, smell and pollution.

3.2. Regulations on the mandatory access routes

Access routes will be constructed according to the specific technical norms and standards.

Road regulation C, Cr

3.2.1. Through their placement and operating, the constructions will not affect the optimum road traffic in optimum capacity, fluency and safety.

3.2.2. It is recommended that the placement of transport units in the area of production units.

3.2.3. It is forbidden to build-up any construction that through its placement, configuration and development would hinder the road traffic development, management and control, and raise accident hazards. These constructions will be forbidden in the safety and protection area of the road, with the exception of those buildings serving the roads.

3.2.4. There will be observed the protection area of the county road according to the law.

3.2.5. New communication routes will be constructed for the areas introduced within commune built-up area, and, as a consequence, the following will be allowed:

- Roads;
- Units of regional public transportation companies;
- Public parking.

3.2.6. All constructions and facilities placed within the road protection areas will observe the technical prescriptions and urbanism regulations on functionality, constructive system, volumetric and aesthetic conformation.

3.2.7. By their placement and functioning, the constructions will not affect the proper development of road traffic in optimum capacity, fluency and safety.

3.2.8 It is forbidden to place independent advertising boards within the road area without the agreement of the road administrator.

3.2.9. Safety areas of the roads are the areas between the exterior limit of the road and up to 1.50m from the exterior margin of the ditches for roads located at the same level with the terrain, 2m from the base of the slope for the roads at the base of a slope, 3 m from the top of the slope for the roads built on top of slopes of up to 5m inclusively, and 5m from the top of the slope for slopes higher than 5m.

3.2.10 Public roads and other public utilities are public property of the commune if the law does not provide otherwise.

3.2.11. For the roads, the height of the adjacent constructions will be of maximum 10 m and of up to 15 m in the activity areas.

3.2.12. It is recommended that the premises management should take into account the image showed towards road traffic ways.

3.3. Regulations on urban facilities

Land regulation for public networks TE

3.3.1 Constructions and facilities that can be connected to the existing public utilities infrastructure with an adequate capacity may be built or for which expanding or building new ones there are financing resources provided by public administration budget, interested investors or they benefit from funding secured in full compliance with the law.

3.3.2. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and it is forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.3.3. In case of existing non drinking water networks (industrial) they will be visibly marked according to the standard in order to warn the population not to drink it as if it were drinking water

3.3.4. The good operation of the local water supply networks will be provided by the owners through placement of sanitary protection perimeters and hygienic arrangement as follows:

- Upstream placement as against any polluting source;

- Encountering with a 3 m radius fence;
- Bank-sloping of the encountering land (4-5 cm per 1 m) towards the exterior and waterproofing (through concreting);
- Walls waterproofing against lateral infiltration.

3.3.5. The owners of drinking water supply installations have the obligation to provide by means of their own resources the water quality monitoring and to supply it only if it fulfils the established quality conditions.

3.3.6. All the stages of the water treatment process will be observed according to the sanitary permitting conditions and any change or omission will be forbidden.

3.3.7. The waste water shall be discharged through sewerage network.

3.3.8. The open sewers will be used only for the evacuation of storm water. These sewers must be permanently maintained in a good operating condition.

Connection to existing public networks

3.3.9. Permitting construction works is allowed only if there is the possibility to connect new consumers to the water, sewerage and power existing networks.

The development of public networks

3.3.10. It will be performed only if out of the correlation with other basic rules it results that there are conditions for public facilities endowment.

Public property over the public networks

3.3.11. Water, sewage networks, public roads and other utilities of the public service are public property of the commune, unless the law provides otherwise.

3.3.12. Power supply and communication networks are the public property of the State, unless the law disposes otherwise.

3.4. Regulations on the form and dimensions of the land for construction

3.4.1. All constructions and necessary facilities will be made within the limit of the territory, according to the PUZ proposals, with solving of the legal status according to legal provisions.

3.4.2. Maximum percentage of land occupation (POT % sq. m AC/sq. m land)
- Maximum POT = 60%

3.4.3. Coefficient of maximum use of the land (CUT = sq. m AD/sq. m land)
- Maximum CUT = 0.6

3.5. Regulations on the green area and fences

3.5.1. Where possible, all existing green areas will be maintained.

3.5.2. All areas free of constructions and equipments will be planted when the industrial project development stage allows it.

3.5.3. The surface of green areas and plantations will be established in correlation with the health safety and environment protection norms.

3.5.4. In the vicinity of historical monuments and their protection areas, green spaces and plantations will be made in such manner to allow visibility and highlighting of protected facilities and objectives. Trees plantations are to be made at a safe distance so as to protect the construction from soil stability point of view.

4. Regulations for protected areas ZP

ZPI – RANKED MONUMENTS LOCATED OUTSIDE ROŞIA MONTANĂ HISTORICAL CENTRE AREA

4.1. As regards M1. – “Adormirea Maicii Domnului” Church, Roşia Montană village, Roşia Montană commune, 11741 (code LMI 2004: AB-II-m-B-00269; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is established according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.2. – As regards M2 – Orthodox Rectory 137, Roşia Montană village, Roşia Montană commune, 19th Century, (code LMI 2004: AB-II-m-B-00271; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is established according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.3. As regards M3 – At the begging a house for commercial purposes, today the city hall of the commune, 184, Roşia Montană village, Roşia Montană commune, 1935 (code LMI 2004: AB-II-m-B-00272; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is established according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.4. As regards M4 – House 185, Roşia Montană village, Roşia Montană commune, 1900-1918? (code LMI 2004: AB-II-m-B-00273; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is set according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.5. As regards M5 – House 186, Roşia Montană village, Roşia Montană commune, 1880-1915 (code LMI 2004: AB-II-m-B-00274; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is established according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.6. As regards M6 – House 191, Roşia Montană village, Roşia Montană commune, 1900-1940 (code LMI 2004: AB-II-m-B-00275; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - the

protection area is set according to art. 59 of Law no. 422/2001 on the protection of historical monuments with subsequent amendments and completions; the interdiction for construction, relocation or decommissioning is set up until its protection area is established according to the provisions of the art. 9, and art. 46 of Law no. 422/2001 on the protection of historical monuments, with subsequent amendments and completions;

4.7. Protection areas of PUZCP- protection areas type will be set up following the preparation and endorsement of some city planning documents, according to law.

ZPA – ARCHEOLOGICAL SITES

included in the 2004 historical monuments list endorsed by Minister of Culture and Denominations Order no. 2314 of July 8th, 2004 on endorsement of List of historical monuments, up-dated, and of List of lost historical monuments (with subsequent amendments and completions), and by Minister of Culture and Denominations Order no. 2182 of July 1st 2005, on endorsement of 2004 List of historical monuments – amendments and completions – and 2004 List of historical monuments – lost monuments - amendments and completions, respectively.

4.8. As regards the “A1.” “Alburnus Maior Roman settlement” archaeological site, “Orlea” area, Roșia Montană village, Roșia Montană commune, Roman Age (code LMI 2004: Ab-I-m-A-00065.01; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

4.9. As regards the “A2.” “Alburnus Maior mining works” archaeological site, “Orlea” massif, Roșia Montană village, Roșia Montană commune, Roman Age (code LMI 2004: Ab-I-m-A-00065.02; Law no. 5/2000 (PATN) – Section III, Annex III/I/1/m; PATJ – volume IV, Chapter 20) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

ARCHEOLOGICAL SITES identified according to National Archaeological Record of Romania (<http://ran.cimec.ro/>)

4.10. As regards the “Orlea – Gh. Marc field” (“Piciorag”) Roșia Montană archaeological site, located at NE from the Balmoșești Orthodox church at roughly 300 m SW away from “Tăul Secuilor” Lake, “Roșia” river valley’ right descent (code Ran 6770.03) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

4.11. As regards the “Alburnus Maior Roman mining works” archaeological site, “Orlea” massif – (code Ran 6770.08) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

4.12. As regards the “Roșia Montană Roman necropolis – Orlea – Tăul Secuilor Lake” archaeological site, located at North from the communal road, at East from “Porcului” stream, and SW from – “Tăul Secuilor” Lake (Code RAN 6770.02) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge

permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

4.13. As regards “Alburnus Maior- Jig” archaeological site (code RAN 6770.14) - The interdiction for construction and/or decommissioning is set up until the archaeological discharge permit is issued according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas (with subsequent amendments and completions), Chapter II – Protection of archaeological heritage, art. 5, line (2) and (3).

4.14. The issuance of construction permit will be performed only after the respective lands are handed over again for current human activities, according to Government Ordinance no. 43/2000 on the protection of archaeological heritage and declaration of some archaeological sites as national interest areas

5. Regulations for the areas permanently covered with water TH

5.1. Water is part of the public heritage. The protection, use and sustainable development of water resources are of general interest.

5.2. The right to use, as well as the corresponding obligations emerging from the protection and conservation of water resources will be exercised according to Law no. 107/October 8th, 1996.

5.3. The waters, shores and riverbeds, irrespective their administrator, natural or legal persons, are all subject to the Law no. 107/1996, as well as to the provisions of the international conventions to which Romania became a part thereof.

5.4. All the works carried out on the water, or connected to water and through which, temporary or final modifications of water quality or water flow regime emerge directly and indirectly are also subject to the law.

6. Regulations for the industry protection area SPI

6.1. The houses in the protection area can remain or can be demolished. The existing houses can maintain their current housing function or, through their re-assignment of a new function, there will be the possibility to be used for other economic activities, the housing function being converted into small industry or connected functions, compatible with the neighbouring area, namely the serving area for UTR1 and UTR3.

6.2. The minimum protection areas as against industrial area will be established through the Environmental Agreement so that to ensure protection of the population against noise, vibration, smell and pollution.

6.3. The surface of green areas and plantations will be established in correlation with the hygiene and environment protection norms.

6.4. In the vicinity of historical monuments and their protection areas, green spaces and plantations will be made in such manner to allow visibility and highlighting of protected facilities and objectives. Trees plantations are to be made at a safe distance so as to protect the construction from soil stability point of view.

7. Regulations for communal management

7.1. The decommissioning or relocation of a cemetery can be done only 30 years after the last burial and after all bones have been relocated. Any decommissioning sooner than the one afore mentioned, can be done only with the agreement of the County' I.P.S.M.P.

7.2. The minimum sanitary protection distance recommended between protected areas and the cemetery is of 50m.

7.3. Green areas and alleys with protection purposes will be provided for protection for the constructions of the communal management.

7.4. In the case of cemeteries, the green areas will be fenced in.

7.5. Green spaces will be created according to ecological principles, by means of perennial vegetation in order to ensure low maintenance costs and to favour local ecosystems in the future.

7.6. Necessary fencing to separate functional services, and for visual protection will be made.

7.7. The fences between real estate units are recommended to measuring 0.40m – 1.80 m high.

REFERENCE TERRITORIAL UNIT - UTR3 – Roșia Montană administrative - territorial unit

PROTECTED AREA OF HERITAGE VALUE LOCATED IN ROȘIA MONTANĂ COMMUNE WITH POSSIBILITIES FOR INTERVENTION AT THE LEVEL OF HERITAGE VALUES

ZP – I URBANISM AND ARCHITECTURAL RESERVATION

Area particularities: protection area of local and national heritage with low possibilities for intervention.

ZP – II PROTECTION AREA OF PROTECTED AREA WITH URBANISM LANDSCAPE MANAGEMENT

Area particularities: this area will play a visual protection role and protection against noise role, and will aim at ensuring a minimum 100 m safety distance from the protected area perimeter and for the areas where this distance cannot be ensured, special protection measures will make the object of specialty design projects.

ZP – III AREAS WHERE THERE WILL BE RELOCATED THOSE VALUABLE BUILDINGS IDENTIFIED THOROUGH PERFORMING THOSE REVIEWS ANALYSES FOR COMPLETING THE PUG'S DOCUMENTATION; RELOCATIONS WILL BE ACCOMPAGNIED BY PUDs IN ORDER TO CREATE SIMILAR PLACEMENT AND NEIGHBOURING CONDITIONS AS ORIGINAL ONES.

Area particularities: this area will have a special status as regards representation of local architecture specificity through performing the relocation of valuable identified buildings within neighbouring villages, a relocation which will be performed on large available plots.

Functional units and sub-units are as follows:

L - RESIDENTIAL AREA with buildings on one or two levels

IS - INSTITUTIONS AND SERVICES DEDICATED AREA

C - COMMUNICATION AND RELATED BULDINGS AREA

With the following sub-area:

- Cr - Roads area

SPI - INDUSTRY PROTECTION AREA

SP - GREEN SPACES, LEISURE AREA, PROTECTION COURTAINS

With the following sub-area:

- Spt –leisure and tourism area;

GC - MANAGEMENT OF PUBLIC UTILITIES AREA

With the following sub-area:

- GC – Cemeteries

TE AREA OF PUBLIC UTILITY LANDS

TH AREA PERMANENTLY COVERED WITH WATER

SPECIFIC PRESCRIPTIONS FOR EACH AREA, SUB-AREAS AND REFERENCE TERRITORIAL UNITS

ZP – I PROTECTED AREA WITH HERITAGE VALUES

1. BACKGROUND

The land between eastern side of Roșia Montană commune lies up to the northern, southern and eastern boundaries of locality, being structured around several secondary poles located throughout the roads' routes linking Roșia Montană with neighbouring villages.

Being officially attested for the first time in 1592 from documentary point of view, Roșia Montană locality (also known in Hungarian as Verespatak) was subordinated from administrative point of view to the City of Abrud and it was a mining area.

1.1. Types of functional sub-areas

Sub-areas contain both buildings clustered in closed and semi-closed alignments with high densities and buildings clustered in small nuclei encountered by vernacular public area or randomly spread buildings, lacking a certain type of grouping or alignment except for the public area. Relief conditions and obviously the "Roșia" stream flow set both the relation between the built-up area and free area, and the roads network making and construction placement ways as against the public and private non-built-up area.

The protected area perimeter follows the property line of buildings plots as follows:

At North: 343, 373, 378, 383, 384A, 384B, 405, 406, 407, 408, 409, 512, 507, 446, 441, 440, 438, 439;

At East: 439, 451;

At South: 451, 452, 504, 526, 528, Unitarian Church and cemetery, Roman-Catholic Church and cemetery;

At West: Roman-Catholic cemetery, 301, 302, 305, 307, 308, 333, 332, 334, 341, 342, 343.

Area characteristics: PROTECTION AREA OF LOCAL AND NATIONAL HERITAGE PROTECTION AREA WITH LOW POSSIBILITIES FOR INTERVENTION

1.2. Dominant function: local and regional interest endowments.

1.3. Complementary functions: housing, trade, public, food stuffs, services.

2. FUNCTIONAL USE

2.1. Allowed use

The following uses are allowed:

- General public interest endowments,
- Administration,
- Trade and food stuffs proper for protected central area of high interest for public (inhabitants and tourists),
- Professional services (small industry, services),
- Individual houses,
- Companies' headquarters, branches and offices,
- Parking,
- Green areas,
- Housing related endowments.

The current use of public buildings will be preferably maintained and especially the use that is preserving to date the initial destination of the buildings.

2.2. Conditioned allowed use

- Shelters for domestic animals and household additional buildings (maximum allowed capacity: 3 bovines, 2 horses, 10 sheep, 3 porcine and 30 birds).

It is recommended that the architectural treatment of spaces in order to prevent the development of activities performed within the central area of the commune.

2.3. Forbidden use:

- Any functions incompatible with the protected area statute,
- Multi-levels buildings,
- Temporary buildings of any kind,
- Production generating activities and polluting services,
- Waste storages,
- Pre-storage platforms,
- Recyclable materials storages,
- Improper urban signs and posts (and lacking local public administration approval),
- Improperly equipped shelters for animals

3. LAYING-OUT, ENDOWING AND CONFIGURATION CONDITIONS FOR BUILDINGS

3.1. Plots characteristics (surfaces, shapes, and dimensions)

- It is recommended that the existing plotting, merging or sub-division avoidance to be maintained;
- In case of individual housings, the street alignment should be of 12 m at minimum;
- 200 sq. m surface at (minimum) for aligned buildings;
- 400 sq. m surface at (minimum) for isolated buildings;
- 20 m at minimum for plot depth;
- Public facilities endowments will present the characteristics of plots stipulated through PUD designed for the respective objective with observing the endorsement and approval provisions.

3.2. Laying-out buildings against alignment

- The current alignment will be observed

3.3. Laying-out buildings against lateral and rear boundaries of plots

- The current situation is maintained; any amendments will make the object of a surveys which will be submitted for endorsement procedures required by law;
- Minimum setback against lateral and rear boundaries will be of 1.9 m and 3.0 m, respectively;
- Placement of isolated or coupled buildings will be made in such manner in order to ensuring the vehicle access within the respective plot;
- The distance between two neighbouring buildings will equal at least the height of the highest neighbouring building.

3.4. Buildings placement one against the other within the same plot

- The courtyards will be set free of unwanted, insanitary, and temporary buildings and accesses for firemen will be arranged (3.8 meters minim distance between them);
- The minimum distance between polluting annexes and public interest buildings will be of 15 meters of minimum.

3.5. Traffic and accesses

- Direct access from public road are to be performed in accordance with annex 4 to RGU;
- The access to public institutions will observe in force requirements for persons with disabilities;

3.6. Vehicles stopping (parking)

- Parking will be provided by PUD within the plots reserved for each objective while observing the provisions of Annex 5 to RGU.

3.7. Maximum height allowed for buildings

- Total height of buildings within the area is of 10.5 m
- Height at cornice level will be of 6.5 m at maximum
- Height regime for new buildings will be as follows: Ground Floor + 1st Floor + 1 Attic at maximum

3.8. Exterior aspect of buildings

- Any interventions on buildings require specialised surveys, endorsed by law; they will have to observe the restoration principles where the historical document must lay at the basis of the adopted solutions; preserving and observing the image and material authenticity must be the dominant factors in case of any intervention;
- It is recommended that the use specific materials of the area: stone, wood, ceramics.

3.9. Public utility conditions

- All buildings will be connected to public utility networks at the same moment with their construction
- Sewerage works will be performed simultaneously with the water supply works.

3.10. Free spaces and plantations

- The proper landscape aspect of courtyards will be preserved
- The constructions will observe the prescriptions in the annex 6 of RGU (15% green space at minimum within the premises of public utility and aligned plantations on the main street alignment, as well as disposed in perimeter as against public utility premises).

3.11. Fencing

- The works will make the object of a documentation which will be submitted to endorsement by law.

MAXIMUM POSSIBILITIES FOR LAND OCCUPATION AND USE

3.12. Maximum percentage of land occupation (POT – % sq. m AC/ sq. m land)

- POT maximum = 60 % (for real estate with market alignment)
- POT maximum = 30 % (for the remaining real estate)

3.13. Coefficient of maximum use of the land (CUT – sq. m AD / sq. m land)

- CUT maximum = 1 (for real estate with market alignment)
- CUT maximum = 0.6 (for the remaining real estate)

ZP – II – VISUAL PROTECTION AREA AND PROTECTION AREA AGAINST NOISE

1. BACKGROUND

1.1. Area characteristics: THIS AREA WILL PLAY A VISUAL PROTECTION ROLE AND A PROTECTION ROLE AGAINST NOISE AND WILL AIM AT ENSURING A DISTANCE OF 100 M AT MINIMUM FROM THE PROTECTED AREA PERIMETER, WHILE IN THE AREAS WHERE THIS DISTANCE CANNOT BE ENSURED SPECIAL PROTECTION MEASURES WILL MAKE THE OBJECT OF A SPECIALISED DESIGN PROJECT.

The city planning management will be a landscape arrangement type with vegetation variation and perimeter plantations while following the existing street network.

1.2. Dominant function: ZP II – green areas, recreation, agriculture (hayfield).

2. FUNCTIONAL USE

2.1. Allowed use

The following use is allowed:

- Plantations, pedestrian traffic
- Existing buildings

The current use of public buildings will be preferably maintained and especially that use which preserve so far the initial destination of the buildings.

2.2. Conditioned allowed use

- Temporary buildings for cultural and art events

2.3. Forbidden use:

- Major endowments,
- Economic activities,
- Vehicles traffic,
- Parking.

3. LAYING-OUT, ENDOWMENT AND CONFIGURATION CONDITIONS FOR BULDINGS

3.1. Maximum allowed height of buildings

- There is allowed the construction of buildings with one floor at maximum.

ZP – III PROTECTION AREA OF HERITAGE VALUES

1. Background

1.1. Area characteristics: THIS AREA WILL HAVE A SPECIAL REPRESENTATION STATUS FOR THE LOCAL ARCHITECTURAL CHARACTERISTICS THROUGH PERFORMING THE RELOCATION OF THOSE VALUABLE BUILDINGS IDENTIFIED WITHIN THE NEIGHBOURING VILLAGES, A RELOCATION WHICH WILL BE PERFORMED ON LARGE AVAILABLE PLOTS..

1.2. Dominant function: housing

1.3. Complementary functions: trade, public stuffs, services, denominations.

2. FUNCTIONAL USE

2.1. Allowed use:

There is allowed the following use:

- General interest public endowments;
- Administration;
- Trade and food stuffs proper for protected and central area, professional services (small industry, services);
- Individual housing;
- Companies' headquarters, branches and offices;
- Parking;
- Green areas;
- Housing related endowments.

2.2. Conditioned allowed use

- Household additional buildings;
- Housing related endowments;
- Food and agricultural products market

It is recommended that the architectural treatment of spaces in order to prevent jeopardising the activities developed in the central area of the commune.

2.3. Forbidden use:

- Any functions incompatible with the protected area statute,
- Multi-levels buildings,

- Temporary buildings of any kind,
- Production generating activities and polluting services,
- Waste storages,
- Pre-storage platforms,
- Recyclable materials storages,
- Improper urban signalling and posting (and lacking local public administration approval),
- Shelters for animals improperly equipped.

3. LAYING-OUT, ENDOWMENT AND CONFIGURATION CONDITIONS FOR BULDINGS

3.1. Plots characteristics (surfaces, shapes, and dimensions)

- It is recommended that the maintenance of existing plotting, while the plots division being possible on the basis of PUDs and with the prior condition to adopt those collective endowing solutions which observe the health protection and environment protection norms,
- In case of individual housings, the street alignment should be of 12 m at minimum,
- 500 sq. m surface at (minimum) for housing,
- 60 m at minimum for plot depth,
- There are considered as suitable for building only the plots with a surface of 300 sq. m at minimum;
- Public utilities endowment will present the characteristics of plots stipulated through PUD designed for the respective objective with observing the endorsement and approval provisions.

3.2. Laying-out buildings against alignment

- The current alignment will be observed (neighbouring plots).

3.3. Laying-out buildings against lateral and rear boundaries of plots

- The current situation is maintained intact; any amendments will make the object of a survey which will be submitted for legal endorsement procedures
- Minimum setback as against lateral and rear limit will be of 1.9 m and 3.0 m, respectively
- Placement of isolated or coupled buildings will be made in such manner in order to ensure the vehicle access within the respective plot
- The distance between two neighbouring buildings will equal at least the height of the highest neighbouring building

3.4. Buildings placement one against the other within the same plot

- The minimum distance between the polluting annexes and houses or public interest buildings will be of 15 m at minimum
- The courtyards will be set free of unwanted, insanitary, and temporary buildings and accesses for firemen will be set up (3.8 meters minim distance between them)
- The household additional buildings will be placed on the rear part of the parcel with the exception of the existing valuable households

3.5. Traffic and accesses

- Accesses from public road according to annex 4 to RGU will be provided
- The access to public institutions will observe in force requirements for persons with disabilities
- Blind alleys (roads) will be endowed with turning back means

3.6. Vehicles stopping (parking)

- Parking will be provided by PUD within plots reserved for each objective while observing the provisions of Annex 5 to RGU.

3.7. Maximum height allowed for buildings

- Height at cornice level will be of 8 m at maximum
- Height regime for new buildings will be as follows: Ground Floor + 1st floor + Attic, at maximum

3.8. Exterior aspect of buildings

- Any interventions on buildings require specialised documentations, endorsed by law; they will have to observe the restoration principles where the historical document must lay at the basis of the adopted solutions; preserving and observing the image and material authenticity must be the dominant factors in case of any intervention;
- It is recommended that to use specific materials of the area: stone, wood, ceramics

3.9. Public utility conditions

- All buildings will be connected to public utility networks at the same moment with their construction;
- Sewerage works will be performed simultaneously with the water supply works.

3.10. Free and green spaces

- The proper landscape aspect of courtyards will be preserved;
- The constructions will observe the prescriptions in the annex 6 of RGU (15% green space at minimum within the premises of public utility and aligned plantations on the main street alignment, as well as disposed in perimeter against public utility premises).

3.11. Fencing

- The works will make the object of a documentation which will be submitted to endorsement by law.

MAXIMUM POSSIBILITIES FOR LAND OCCUPATION AND USE

3.12. Maximum percentage of land occupation (POT – % sq. m AC/ sq. m land)

- POT maximum = 55 % (for endowments and public utility endowments)
- POT maximum = 25 % (for housing)

3.13. Coefficient of maximum use of the land (CUT – sq. m AD / sq. m land)

- CUT maximum = 2 (for endowments and public utility endowments)
- CUT maximum = 0.6 (for housing)

REGULATIONS FOR AREAS OF LANDSCAPE VALUE AND for PROTECTED NATURAL AREAS

1. BACKGROUND

"A" class areas - monuments of exceptional national value, representatively worldwide for Romanian civilization – contain, according to Law no. 5/2000 on endorsement of PATN (National Territory Amendment Plan) – Section III – Protected areas, the following:

- 2.8. "Piatra Despicață" (Splinted stone) 0.2 ha

According to the provisions of Roșia Montană General Urbanism Plan (PUG), this monument will be relocated within UTR3, after observing the full legal requirements related to this kind of procedure.

2. FUNCTIONAL USE

2.1. Allowed use:

Public utility works of national or local interest endorsed in exceptional cases in terms of Law no. 18/1991, Law no. 46/2008 – Romania's Forestry Code.

2.2 Conditioned allowed use

Within the national interest areas set by specialized surveys and city/commune planning surveys, the prescriptions are set depending on protection regime, and traditionally allowed type of activities.

2.3. Forbidden use

The constructions and facilities that may hinder the sensitivity of those geographical areas enjoying a special protection regime and landscape areas of special value. The interdiction may be set following impact assessment studies according to Government Emergency Ordinance no. 195/2005 on environment protection with subsequent modifications and completions.

Local public authorities bodies as well as legal and natural persons are liable for observing the special protection regime in care of tourism and recreation areas, protected areas, and natural monuments. It is forbidden to emplace objectives and perform activities with harmful effects within the monuments' perimeter at protection areas.

Local public administration bodies ensure that information is disseminated towards companies and tourists as regards the existence of protected area, and as regards the established rules and regulations, as well as the penalty enforcement methods in case of breaking the afore mentioned rules and regulations.

According to Roşia Montană PUG, a new relocation position is proposed for "Piatra Despicaţă" natural that will be within the architectural monuments protection area in Territorial Reference Unit 3, - UTR3 – in Roşia Montană locality and which will contain, besides the classified heritage values, the arrangement of an entertainment and tourism area within which a touristic road linking the protected area with the new museum galleries from Cătălina and "Tăul cel Mare" Lake area.

REGULATIONS FOR PROTECTED AREA AND RESIDENTIAL AREA WITH BUILDINGS ON ONE AND/OR TWO FLOORS (GROUND FLOOR, GROUND + FIRST FLOOR)

1. BACKGROUND

The protected area contains, besides architectural and historical monuments, a series of different buildings: cult buildings and traditional households. In case of all buildings, the overall urban restoring will be structured on several urbanism and architectural layers, thus highlighting the structure's main characteristics and taking into account the following:

- Plotting, streets network;
- Isolated architectural values;
- Architectural values clustered in clusters of same nature (traditional architecture).

1.1. Types of functional sub-areas

The existing area with its complementary functions will be completed by means of functions compatible with protected area which, from economic point of view, intervene in the restoring and repairing methods, depending on the envisaged use.

As going in parallel with preserving and reviving activities, one would aim to re-assign a new function of some existing spaces through preserving initial activities or introducing whole new functions.

One of the main and essential objectives as regards preserving the quality of the protected area consists in untouched preservation of street areas, narrow streets, market, while the increase of traffic fluency in these areas is being performed only by means of a better overall traffic management.

1.2. Dominant function: housing

1.3. Complementary functions: denominations, services, trade, food stuffs.

REGULATIONS FOR MANAGEMENT OF PUBLIC UTILITIES

The public utilities area contains Cemeteries.

The decommissioning or relocation of a cemetery can be done only 30 years after the last burial and after all bones have been relocated. Any sooner than this it can be done only with the agreement of the County's I.P.S.M.P.

The minimum sanitary protection distance recommended between protected areas and the cemetery is of 50m.

As regards cemeteries, green areas will be arranged within the fenced-in perimeter.

Green spaces will be created according to ecological principles, using perennial vegetation in order to ensure in the future low maintenance costs and to favour local ecosystems.

Fencing is necessary to separate functional services, and to secure visual protection.

ROADS REGULATION

There will be a protection area of the county road according to the law.

New communication routes will be built within "Piata" area.

It is recommended that the premises management should take into account the image showed towards road traffic ways.

Green areas and alignments with decorative and protection role will be provided for constructions placed within roads area.

REGULATIONS – LANDS FOR PUBLIC UTILITY NETWORKS

[There can be erected] any constructions and facilities that can be connected to the existing public utilities infrastructure with an adequate capacity, or for which expanding or building new ones there are financing resources provided by public administration budget, interested investors or beneficiate by funding attracted according to law.

The constructions will be erected after establishing by means of pre-agreement, the liability as regards performing the appropriate (full or partial) public utilities endowment works by interested investors.

The removal of the wastewater will be done only through the network of wastewater.

Open ditches can be used only for storm water removal. These channels must be maintained permanently in a good operational condition.

Permitting the construction performance is allowed if there is the possibility of connection new consumers to the water, sewerage and power existing networks;

Development of public networks will be performed only if, by means of correlation with other rules, it comes up that there are conditions for public utilities endowment.

Any investment in the protected area (according to its perimeter set through Zone Urbanism Plan hereunder) requires the proper endorsements and approvals of specialised bodies according to law.

The area is fully submitted to the historical monuments protection regime and any intervention may be performed only with the approval of National Committee of Historical Monuments or Regional Committee, as there

might be the case. According to in force legislative framework, the restoring documentations on buildings previously declared as historical monuments can be prepared only by specialists authorised for this kind of works; the works can be performed only by endorsed organisations with expertise and experience in the field of restoring.

In the case of archaeological sites, the site archaeological discharge is compulsory prior to construction works performing. Discovering throughout works of some ancient architecture fragments (i.e. vaults, sculptures, decorations, etc.) unknown in the permitting moment must be immediately declared to the permitting issuing body. The works cannot continue unless they do not jeopardise the discovered pieces of architecture and all appropriate measures will be taken in order to highlight the thus discovered vestiges.

In order to permit the construction works in the neighbouring of listed architectural monuments or proposed to be included in the historical monuments list, and for their protection and highlighting purposes, supplementary grounding (draws, photo-editing works, scale-models etc.) is necessary in order to sustain the placement, volumetric configuration and architectural aspect of intervention related to the historical monument.

As for UTR3, the provisions of this Local Urbanism Regulation will be corroborated and completed with the provisions of PUZCP drafted by S. C. BIROU DE PROIECTARE ASAR GRUP SRL DEVA, after its approval.

ADMINISTRATIVE TERRITORY OF ROȘIA MONTANĂ COMMUNE – OUTSIDE THE COMMUNE BUILT-UP AREA

The functional units and sub-units are as follows:

Cr	ROADS AREA
SPI	INDUSTRIAL PROTECTION AREA
TE	AREA OF PUBLIC UTILITY NETWORK

1. Regulations for roads C, Cr

1.1. Through their placement and operating, the constructions will not hinder the optimum road traffic in optimum capacity, fluency and safety.

1.2. It is forbidden to build any construction that through their placement, configuration and development would hinder the road traffic development, management and control, and may favour accident hazards. These constructions will be forbidden in the safety and protection area of the roads, with the exception of the buildings operating for the respective roads.

1.3. The ring road of County Road DJ 742 will be developed by investor.

1.4. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of marks and signs;
- Periodic maintenance of roads, ditches and art works;
- transversal profile of roads will observe the provisions under Government Ordinance (OG) no. 43, of August 28th, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses; proper dimensioning of the roads, and protective areas along the roads.

2. Regulations for the industrial protection area SPI

2.1. The houses in the protection area can remain or can be demolished. Through re-assignment of a new function, they can be used for other purposes, the housing function being converted into small industry or connected functions, compatible with the neighbouring area.

2.2. The minimum protection areas as against industrial area will be established through the Environmental Agreement so that to ensure protection of the population against noise, vibration, smell and pollution.

2.3. The surface of green areas and plantations will be established in correlation with the hygiene and environment protection norms.

3. Land regulation for public networks TE

3.1 Any constructions, decommissioning, deviations and facilities that can be connected to the existing urban infrastructure with an adequate capacity may be built or for which expanding or building there are financing resources provided by public administration bodies, interested investors or they benefit from funding attracted in compliance with law.

3.2. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and it is forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.4. In case of existing non potable water networks (industrial) they will be visibly marked according to the standards so as to warn the population not to drink it as if it were drinking water

3.5. The waste water shall be discharged through sewerage network.

3.6. The open sewers will be used only for the evacuation of storm water. These sewers must be permanently maintained in good operational condition.

3.7. According to legal provisions, it is forbidden to build within the works protection areas and corridors.

REFERENCE TERRITORIAL UNIT - UTR 2*1 – Abrud city administrative – territorial unit BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

1. Background

1.1. Types of functional and sub-functional areas

I INDUSTRIAL AREA

With the following sub-areas

D STORAGE AREA

With the following sub-areas

• **D1** – TMF and ARD dam

• **D3** – topsoil stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

GC MANAGEMENT OF PUBLIC UTILITIES AREA

T R NATURAL HAZARDS AREA

1.2. Main function of the area

THE BASIC FUNCTION IS INDUSTRY.

1.3. Allowed complementary functions of the area
COMPATIBLE WITH THE BASIC FUNCTION

2. Functional use

2.1. Allowed use

In the areas with subsoil resources one may build industrial buildings, roads and equipments required to development and processing of the identified subsoil resources. Service buildings compatible with the set dominant function can be emplaced if they observe the construction and operating criteria according to Environmental Permit.

2.2. Conditioned allowed use

Engineering works are allowed to be carried out, in order to protect the development perimeters, dams, water streams deviation, water shores consolidation, dams. For the next permitting and commissioning stages, an impact study would be completed, according to the legislation.

Permitting those constructions which by their nature and destination could generate technological hazards can be done only on the basis of an impact study prepared and approved according to legal provisions.

2.3. Temporary interdictions

As regards the lands with identified archaeological heritage, the issuance of construction permit will be performed only after the respective lands are handed over again for current human activities.

2.4. Permanent interdictions

The constructions and facilities which do not fulfil the construction and operation criteria, according to environmental agreement specifications, those who show serious technological hazards, as well as those that may jeopardise environment conditions through polluting by exceeding the maximum allowed parameters are forbidden.

3. Placement and compliance conditions for constructions

3.1. Placement rules and mandatory minimum setbacks

Buildings will be placed according to the technological conditions, so as to ensure safety throughout their use.

3.2. Regulations on the mandatory access routes

Road accesses shall be constructed according to the specific technical norms and standards.

Regulations for roads C, Cr

3.2.1. Through their placement and operating, the constructions will not hinder the optimum road traffic in optimum capacity, fluency and safety.

3.2.2. It is recommended that the placement of the transportation units within the units' production areas.

It is forbidden to build any construction that through their placement, configuration and development would hinder the road traffic development, management and control, and raise accident risks. These constructions will be forbidden in the safety and protection area of the roads, with the exception of the buildings operating for the respective roads.

3.2.3. The ring road of County Road DJ 742 will be developed by investor.

3.2.4. Plant access roads and the development roads will have a platform of at least 30m wide in order to allow safe two lanes traffic for 150 t dump trucks.

3.2.5 Service roads will be characterized by the following:

- Road system dimensioned in such a manner in order to meet to the estimated traffic occurring during operationse;
- Large traffic capacity and low speed;
- Intentional stopping and standing of vehicles will be forbidden on the operational traffic lanes;
- Special lanes for stationing.

3.2.6. Traffic of light vehicles on the service roads will be restricted to the ones carrying-out activities directly related with the mining activities.

3.2.7. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of marks and signs;
- Periodic maintenance of roads, ditches and art works;
- The transversal profile of the roads will observe the provisions under Governmental Ordinance (OG) no. 43, of August 28th, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses, proper dimensioning of the roads, and protective areas along the roads.

3.3. Regulations on public networks endowment

Land regulation for public networks TE

3.3.1. There can be erected any constructions and facilities that can be connected to the existing urban infrastructure with an adequate capacity, or for which expanding or building new ones there are financing resources provided by interested investors or beneficiate by funding attracted according to law.

3.3.2 One should observe the protection areas of those networks within the areas included within the city built-up up area.

3.3.3. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and it is forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.3.4. In case of existing non drinking water networks (industrial) they will be visibly marked according to the standards in order to warn the population not to drink it as if it were drinking water
The waste water shall be discharged through sewerage network.

3.3.5. The open sewers will be used only for the evacuation of storm water. These sewers must be permanently maintained in a good operating condition.

3.3.6. According to legal provisions it is forbidden to build in the works protection areas and corridors.

3.4. Regulations on the form and dimensions of the land for construction

3.4.1. All constructions and necessary facilities will be made within the limit of the territory, according to the PUZ proposals, with solving of the legal status according to in force legal provisions.

3.4.2. Maximum percentage of land occupation **POT = 80% sq. m AC/sq. m land.**

3.4.3. Coefficient of maximum use of the land **CUT = 0.8 sq. m AD/sq. m land.**

3.5. Regulations on the green area and fences

3.5.1. Where possible, all existing green areas shall be maintained.

3.5.2. All areas free of constructions and equipments will be planted when the industrial project development stage allows for this.

3.5.3. The rehabilitation process will take place simultaneously with the development, according to schedule

3.5.4. Due to the activity specificity that requires guarding and protection, the entire industrial premises will be fenced in by an at least 1.80m high fence.

4. Regulations for the areas permanently covered with water TH

4.1. Water is part of the public heritage. The protection, use and sustainable development of water resources are of general interest.

4.2. The right to use, as well as the corresponding obligations emerging from the protection and conservation of water resources will be exercised according to Law 107/October 8th, 1996.

4.3. The waters, shores and riverbeds, irrespective their administrator, natural or legal persons, are all subject to the Law no. 107/1996, as well as to the provisions of the international conventions to which Romania became a part thereof.

4.4. There are also subject to the law all the works carried out on the water, or connected to water and through which temporary or final modifications of water quality or water flow emerge, directly or indirectly.

4.5. It is recommended that the construction and facilities of any kind aiming at limiting natural and technological hazards, and fulfilment of all conditions stipulated in the environment and water management permit.

5. Regulations for the industry protection area SPI

5.1. The protection area of industrial area cannot permit the housing function any longer; through re-assignment of a new function, there will be allowed the use of existing buildings for other purposes, the housing function being converted into small industry or connected functions, compatible with the other functions of the area.

5.2. The minimum protection areas will be established through permits and approvals issued for mining project endorsement so that to ensure protection of the population against noise, vibration, smell and pollution.

5.3. The surface of green areas and plantations will be established in correlation with the health safety and environment protection norms.

6. Regulations for areas facing technological hazards TRt

6.1. The main technological hazard is represented by the tailings dam.

6.2. The right to safely construct and use dams, as well as the obligations arising from the environmental protection regulations, must comply with the legal in force provisions, as well as the provisions of the international conventions to which Romania has become a legal part of.

6.3. In establishing the class of importance for the dams the following will be taken into account:

- Technical characteristics of the work;
- Necessity for the protection of the population;
- The level of potential damages or harm that an accident at the dam might cause;
- The social and economic impact in case of breaking of a dam;
- The way in which the dam is built, used and repaired;
- The way the water and industrial waste or hydraulic deposited waste is accumulated in the basin of the storage reservoir.

6.4. In case of new dams, the owners must obtain a safe operation permit from the relevant institutions, according to legal provisions.

6.5. In order to prevent accidents or damage due to sabotage, vandalism or irresponsible actions, the owners of the dams posing elevated levels of hazard must prepare and implement a security and guard system for its dams, which will have to be approved by the County Inspectorate for Civil Protection.

6.6. In order to ensure the safety and protection of the dams it is forbidden to build constructions, deposits, facilities or perform activities on the dams' strangleholds or in the protection areas established at the approval of the project or according to legal provisions.

6.7. In the case of dams used for water supply, or dams supplying water for multiple use, the dam owner, irrespective its ownership title, will submit a report to the relevant institutions on the first accumulation performed at the respective dam. The lands used for placing and developing industry must guarantee the protection of the population against landslides and technological hazards.

7. Regulations for ensuring water, air and soil protection

7.1. The existence of a water management strategy that will serve to decrease the potential impact related to mining works and to include the following:

- Containment of drainages that will capture water which parameters were not significantly altered by mining activities;
- Reuse and recycling of treated and untreated site water on the site to reduce the need for fresh water and the discharge of treated water;
- Permanent maintaining water balance on the site to help ensuring that the water required for Project development is available and in sufficient amounts while preventing excessive water storage level in the storage facilities;
- Solving the protection of residential areas in case of natural disasters, exceptional weather phenomena and protection against technological hazards.

7.2 For maintaining the air quality, a number of dust prevention and removal measures will be implemented, as follows:

- Maintaining roads in good operation condition;
- Controlling haul vehicle speed;
- Designing haul vehicles so as not to have downward pointing exhausts;
- Minimizing drop height during material handling;
- Haul road watering as appropriate to surface conditions and potential receptors;
- Placing topsoil and seeding the stripped areas, as appropriate.

7.3. Mitigation measures against wind-carried dust and against dust resulted from TMF surface will be achieved mainly via control of the moisture content of the tailings surface, by tailings delivery management (re-positioning delivery points), management of the decant pond area, and surface sprinkling using decant water, as required (e.g., during adverse weather conditions).

It is recommended:

- To conceive a modality of providing the water necessary for fire fighting;
- To develop constructions and facilities of any kind aiming at limiting the natural and technological hazards (hydro-technical works for flood diverting and diminishing, works for combating in-depth erosion), and any kind of constructions and facilities by observing the provisions of Law no. 10/1995 and the norms and specific provisions of the lands exposed to moisture, macro-porous, in the cold areas with an aggressive surface water.

REFERENCE TERRITORIAL UNIT - UTR 2*2 – Abrud city administrative – territorial unit

BASIC FUNCTION – INDUSTRY WITH COMPLEMENTARY FUNCTIONS

1. Background

1.1. Types of functional and sub-functional areas

I INDUSTRIAL AREA

With the following sub-areas

- **L1 - processing plant**

D STORAGE AREA

With the following sub-areas

- **D3** – topsoil stockpiles

TE AREA OF PUBLIC UTILITY LANDS

Cr ROADS AREA

TH AREA PERMANENTLY COVERED WITH WATER

SPI INDUSTRY PROTECTION AREA

1.2. Main function of the area

THE BASIC FUNCTION IS INDUSTRY.

1.3. Allowed complementary functions of the area

COMPATIBLE WITH THE BASIC FUNCTION

2. Functional use

2.1. Allowed use

In the areas with subsoil resources one may build industrial buildings, roads and equipments required to development and processing of the identified subsoil resources. Service buildings compatible with the set dominant function can be emplaced if they observe the construction and operating criteria according to Environmental Permit.

2.2. Conditioned allowed use

Engineering works are allowed to be carried out, in order to protect the development perimeters, dams, water streams deviation, water shores consolidation, dams. For the next permitting and commissioning stages, an impact study would be completed, according to the legislation in force.

Authorization of the constructions which by their nature and destination could generate technological hazards can be done only on the basis of an impact study prepared and approved according to the legal provisions in force.

2.3. Temporary interdictions

As regards the lands with identified archaeological heritage, the issuance of construction permit will be performed only after the respective lands are handed back for human current activities

2.4. Permanent interdictions

The constructions and facilities that do not meet the construction and operation criteria, according to environmental permit specifications, those who exhibit serious technological hazards, as well as those that may expose environment conditions through polluting by exceeding the maximum allowed parameters are forbidden.

3. Placement and compliance conditions for constructions

3.1. Placement rules and mandatory minimum setbacks

Buildings will be placed according to the technological conditions, so as to ensure safety throughout their use.

3.2. Regulations on the mandatory access routes

Roads access routes will be constructed according to the specific technical norms and standards.

Regulations for roads C, Cr

3.2.1. Through their placement and use, the constructions will not hinder the optimum road traffic developed under optimum capacity, fluency and safety.

3.2.2. It is recommended that transportation units are to be placed within the units' production areas.

3.2.3. It is forbidden to build any construction that through their placement, configuration and development would hinder the road traffic development, management and control, and raise accident hazards. These constructions will be forbidden in the safety and protection area of the roads, with the exception of the buildings operating for the respective roads.

3.2.4. Plant Access roads and the development roads will have a platform of at least 30m wide in order to allow safe two lane traffic for 150 t dump trucks.

3.2.5 Service roads will be characterized by the following:

- Road system dimensioned in such a manner so as to meet the estimated traffic during operations;
- Large traffic capacity and low speed;
- Forced stopping and standing of vehicles will be forbidden on operational traffic lanes;
- Special lanes for stationing.

3.2.6. Traffic of light vehicles on the service roads will be restricted to the ones carrying-out activities directly related with the mining activities.

3.2.7. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of marks and signs;
- Periodic maintenance of roads, ditches and art works;
- The transversal profile of the roads will observe the provisions under Governmental Ordinance (OG) no. 43, of August 28, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses; proper dimensioning of the roads, and protective areas along the roads.

3.3. Rules on public utilities endowment

Land regulation for public networks TE

3.3.1. The constructions and facilities that can be connected to the existing public utilities infrastructure with an adequate capacity may be built or for which expanding or building new ones there are financing resources

provided by interested investors or they benefit from funding secured in compliance with law.

3.3.2 The protection areas of those networks within the areas included within the city built-up area must be observed.

3.3.3. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and it is forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.3.4. In case of existing non drinking water networks (industrial) they will be visibly marked according to the standard in order to warn the population not to drink it as if it were drinking water

3.3.5. The waste water shall be discharged through sewerage network.

3.3.6. The open sewers will be used only for the evacuation of storm water. These sewers must be permanently maintained in a good operational condition.

3.3.6. According to legal provisions it is forbidden to build in the works protection areas and corridors.

3.4. Rules on the form and dimensions of the lands for construction purposes

3.4.1. All constructions and necessary facilities will be made within the limit of the territory, according to the PUZ proposals, with solving of the legal status according to in force legal provisions.

3.4.2. Maximum percentage of land occupation **POT = 80% sq. m AC/sq. m land.**

3.4.3. Coefficient of maximum use of the land **CUT = 0.8 sq. m AD/sq. m land.**

3.5. Rules on the green area and fences

3.5.1. Where possible, all existing green areas shall be maintained.

3.5.2. All areas free of constructions and equipments will be planted.

3.5.3. The rehabilitation process will take place simultaneously with the development, according to schedule

3.5.4. Due to the activity specificity that requires guarding and protection, the entire industrial premises will be fenced in by an at least 1.80m high fence.

4. Regulations for the areas permanently covered with water TH

4.1. Water is part of the public heritage. The protection, use and sustainable development of water resources are of general interest.

4.2. The right to use, as well as the corresponding obligations emerging from the protection and conservation of water resources will be exercised according to Law no. 107/October 8th, 1996.

4.3. The waters, shores and riverbeds, irrespective their administrator, natural or legal persons, are all subject to the Law no. 107/1996, as well as to the provisions of the international conventions to which Romania became a part thereof.

4.4. There are also subject to the law all the works carried out on the water, or connected to water and through which temporary or final modifications of water quality or water flow emerge.

4.5. It is recommended that the construction and facilities of any kind aiming at limiting natural and technological hazards, and fulfilment of all conditions stipulated under the environment and water management permits.

5. Regulations for the industry protection area SPI

5.1. The protection area of industrial area cannot permit the housing function any longer; through re-assignment of a new function, the existing buildings will be able to be used for other purposes, the housing function being converted into small industry or connected functions, compatible with the other functions of the area.

4.2. The minimum protection areas as against industrial area will be established through the Environmental Agreement so that to ensure protection of the population against noise, vibration, smell and pollution.

5.3. The surface of green areas and plantations will be established in correlation with the health safety and environment protection norms.

6. Regulations for ensuring water, air and soil protection

6.1. The existence of a water management strategy that will serve to decrease the potential impact related to mining works and to include the following:

- Containment of drainages that will capture water which parameters were not significantly altered by mining activities;
- Reuse and recycling of treated and untreated site water on the site to reduce the need for fresh water and the discharge of treated water;
- Permanent maintaining water balance on the site to help ensuring that the water required for Project development is available and in sufficient amounts while preventing excessive water storage level in the storage facilities;
- Solving the protection of residential areas in case of natural disasters, exceptional weather phenomena and protection against technological hazards.

6.2 For maintaining the air quality, a number of dust prevention and removal measures will be implemented, as follows:

- Maintaining roads in good operation condition;
- Controlling haul vehicle speed;
- Designing haul vehicles so as not to have downward pointing exhausts;
- Minimizing drop height during material handling;
- Haul road watering as appropriate to surface conditions and potential receptors;
- Placing topsoil and seeding the stripped areas, as appropriate.

6.3. Mitigation measures against wind-carried dust and against dust resulted from TMF surface will be achieved mainly via control of the moisture content of the tailings surface, by tailings delivery management (re-positioning delivery points), management of the decant pond area, and surface sprinkling using decant water, as required (e.g., during adverse weather conditions).

It is recommended:

- To conceive a modality of providing the water necessary for fire fighting;
- To develop constructions and facilities of any kind aiming at limiting the natural and technological hazards (hydro-technical works for flood diverting and diminishing, works for combating in-depth erosion), and any kind of constructions and facilities by observing the provisions of Law no. 10/1995 and the norms and specific provisions of the lands exposed to moisture, macro-porous, in the cold areas with an aggressive ground water.

ABRUD CITY ADMINISTRATIVE TERRITORY – OUTSIDE THE CITY BUILT-UP AREA

The functional and sub-functional areas are as follows:

Cr	ROADS AREA
SPI	INDUSTRY PROTECTION AREA
TE	AREA OF PUBLIC UTILITY LANDS

1. Regulations for roads C, Cr

1.1. Through their placement and operation, the constructions will not hinder the optimum road traffic performed under optimum capacity, fluency and safety.

1.2. It is forbidden to build any construction that through their placement, configuration and development would hinder the road traffic development, management and control, and raise accident risks. These constructions will be forbidden in the safety and protection area of the roads, with the exception of the buildings operating for the respective roads.

1.3. The ring road of County Road DJ 742 will be developed by investor.

1.4. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of marks and signs;
- Periodic maintenance of roads, ditches and art works;
- The transversal profile of the roads will observe the provisions under Governmental Ordinance (OG) no. 43, of August 28th, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses; proper dimensioning of the roads, and protective areas along the roads.

2. Regulations for the industry protection area SPI

2.1. The dwellings existing within the protection area may be demolished or they may remain; through re-assignment of a new function, the existing buildings can be used for economic activities, the housing function being converted into small industry or connected functions, compatible with the neighbouring area.

2.2. The minimum protection areas as against industrial area will be established through the Environmental Permit so as to ensure protection of the population against noise, vibration, smell and pollution.

2.3. The surface of green areas and plantations will be established in correlation with the health, safety and environmental protection norms.

3. Land regulation for public networks TE

3.1. The constructions and facilities that can be connected to the existing public utilities infrastructure with an adequate capacity may be built or for which expanding or building new ones there are financing resources provided by interested investors or they benefit from funding secured in compliance with law.

3.2. It is recommended that the sources, buildings and central installations for drinking water supply, as well as the supply networks be protected through establishing the sanitary protection areas with strict regime and the restriction areas according to in force regulations, and it is forbidden the use for other purposes of the connections and communications of the drinking water network and the water network.

3.3. In case of existing non drinking water networks (industrial) they will be visibly marked according to the standard in order to warn the population not to drink it as if it were drinking water

3.4. The waste water shall be discharged through sewerage network.

3.5. The open sewers will be used only for the evacuation of storm water. These sewers must be permanently maintained in good operating condition.

3.6. According to legal provisions it is forbidden to build in the works protection areas and corridors works.

BUCIUM COMMUNE ADMINISTRATIVE TERRITORY – OUTSIDE THE COMMUNE BUILT-UP AREA

The functional and sub-functional areas are as follows:

Cr ROADS AREA

SPI INDUSTRY PROTECTION AREA

1. Regulations for roads C, Cr

1.1. Through their placement and operations, the constructions will not hinder the optimum road traffic in optimum capacity, fluency and safety.

1.2. It is forbidden to build any construction that through their placement, configuration and development would hinder the road traffic development, management and control, and raise accident risks. These constructions will be forbidden in the safety and protection area of the roads, with the exception of the buildings operating for the respective roads.

1.3. The ring road of County Road DJ 742 will be developed by investor.

1.4. For all types of roads the following general rules will also apply:

- Improvement of geometric elements on the existing routes;
- Proper placement of marks and signs;
- Periodic maintenance of roads, ditches and art works;
- The transversal profile of the roads will observe the provisions under Governmental Ordinance (OG) no. 43, of August 28th, 1997 on roads regime, republished, on the following: category of the Road route, functional area the road crosses; proper dimensioning of the roads, and protective areas along the roads.

2. Regulations for the industry protection area SPI

2.1. The protection area of industrial area cannot permit the housing function any longer; through re-assignment of a new function, the existing buildings will be used for other economic activities, the housing function being converted into small industry or connected functions, compatible with the other functions in the area.

2.2. The minimum protection distances will be set through the Environmental Permit so that to ensure protection of the population against noise, vibration, smell and pollution.

2.3. The surface of green areas and plantations will be established in correlation with the health, safety and environmental protection norms.