

Proposed structure of the District Spatial Plan

Stage I-A. Analysis of the current situation of social, economic, environment and biodiversity, cultural and area development: Activities

1.1. Current data up to dating: the Consulting Firm will undertake activities of collecting data and information from current researches to be accessed. The beneficiary will offer to the Consulting Firm all approved researches or in process for approval.

1.2. – 1.3. Identification of territorial problems/ /disparities:

The Consulting Firm will identify and will study the aspects (problems and disparities) related to the stage of the district development, related to the following aspects:

- Demography
- Territorial cooperation, urban-rural disparities
- Built and agricultural areas
- Housing
- Social economic development
- Natural and built patrimony
- Environment and Biodiversity

1.4. Trends of development: the Consulting Firm will analyze the trends of localities development following the list of sections presented in par. 1.2.

1.5. SWOT Analysis: the Consulting Firm will carry out SWOT analysis at the level of each territorial administrative unity and at the level of the district as a whole. In this context 2 political debates will be organized.

Results

At the end of the audit stage the local administration will get documents with technical, indicative and descriptive content on the current situation of each territorial administrative unity and at the level of the district. The results obtained through analysis the trends of development will determine on long term new relations of institutional and territorial interest in the region of the target districts.

A. Evaluation of current situation of social, economic, environment and biodiversity, cultural and area development: List of narrative and graphical documentation

1.1. Territorial cooperation

1.1. Territorial cooperation / A: Relation with the National Plan for Territorial Development

- Section I: Methods of communication
- Section II: Water
- Section III: Protected areas
- Section IV: Net of localities
- Section V: Regions with natural risk
- Section VI: Energy

1.1. Territorial cooperation / D: Relations with special plans (if necessary)

- Strategical principles and priorities

1.2. Demography

- 1.2. Demography / A: Population density
- 1.2. Demography / B: Population dynamics

1.3. Land/Area

- 1.3. Area / A: Functional zoning
- 1.3. Area / B: Value of the area
- 1.3. Area/ C: tax on area (proposal)
- 1.3. Area / D: Geomorphologic structure
- 1.3. Area / E: Area solvability
- 1.3. Area / F: Hydro morphology
- 1.3 Area / G: Agriculture and farming

1.4. Housing

- 1.4. Housing / A: Current Portfolio of housing
- 1.4. Housing / B: Dynamics of estate market

1.5. Social-economic development

- 1.5. Social-economic development / A: factors of development

1.6. Public utilities

- 1.6. Public utilities / A: Supply with water
- 1.6. Public utilities / B: Sewerage
- 1.6. Public utilities / C: heating
- 1.6. Public utilities / D: Natural Gas
- 1.6. Public utilities / E: Electricity

1.7. Public services

- 1.7. Public services / A: Transportation
- 1.7. Public services / B: Education
- 1.7. Public services / C: Healthcare
- 1.7. Public services / D: Salubrity
- 1.7. Public services / F: Mayoralty

1.8. Environment

- 1.8. Environment / A: Pollution, water, air, soil, and phonics.
- 1.8. Environment / B: Protected areas with ecology and landscape value
- 1.8. Environment / C: Forest type and distribution. Vegetation description
- 1.8. Environment / C: Red list species and biodiversity important habitats
- 1.8. Environment / D: regions with historic, archeological and patrimony regions

The Consulting Firm will achieve all these documents in detail in conformity with the following recommendations:

A. Evaluation of the current stage of social, economic, environment and biodiversity, cultural and area development: Analysis in detail of the graphical and narrative documentation

1. AUDIT- NARRATIVE DOCUMENTS- 1.1. TERRITORIAL COOPERATION

1.1.1. The context of analysis

(There will be taken over the conditions stipulated within the plans for territorial development at national and district level as well as the stage of implementing the programs stipulated by these plans).

1.1.2. Chapters of analysis

(The analysis of the stipulations of plans of statutory type, national and district plan will be carried out based on the sections presented in the boxes from the pics"1.AUDIT-DRAWINGS/MAPS –TERITORIAL COOPERATION/1.1.A, and 1.1.B").

1.1.3. Indicators

(There will be mentioned in percentage, the degree for achieving the stipulations comprised in the plans of national and district territory development, for each from the calendar sections enumerated in the pics mentioned above.).

1.1.4. Special conditions

(In the case of existent of special plans, there will mentioned the stage of implementing the recommendations from the plan following the stricture from the planchet"1.AUDIT-DRAWINGS/MAPS -TERITORIAL COOPERATION/ 1.1.C").

1.1.5. Local policies on territorial cooperation

(There will be mentioned the initiatives and the actions undertaken by the district council on the issue of territorial cooperation and in the field of cooperation, utilities, services, etc. There will be mentioned as well the national programs and/or international programs, or in process of development.).

1.1.6. Trends of development

(there will be mentioned the method of territorial development of the district, types of functions/ zoning mentioning the characteristics of development: suburban type, corridor type, concentrated type, no concentrated type).

1.1.7. Conclusions

(There will be established a final text on the evaluations of the current situation at the level of spatial cooperation of urban functions of the district and their relations and the surrounding territory).

1. AUDIT- DRAWINGS/MAPS - 1.2. DEMOGRAPHY

1.2.1. The context of analysis

(There will be described the current demographical situation related to the pyramid of population age that lives in the district and information on the dynamics of the residential population.).

1.2.2. Chapters of analysis

(The demographical analysis will be structured on age, on sex, density of housing and dynamics of changes with respect to rise, decrease or population ageing).

1.2.3. Indicators

(there will be collected indicators on the number of inhabitants/hectare as indicator of density as well as stating in percentage the structure of the population up to 19, between 19-25 and over 62, as indicator used in the section Economic development-labor force and in section Public Services-education and healthcare. The collected data will be coordinated with the pic "1.AUDIT-DRAWINGS/MAPS -1.2.DEMOGRAPHY". there will be stated in the demographic section the report between the active and non-active population and the degree of dependence average/family).

1.2.4. Special policies

(There will be mentioned the initiatives and the actions undertaken by the local council on the demographic issue, insisting on the balance between the incomes obtained from the active population and the costs with the school and inactive population).

1.2.5. Trends of development

(there will be mentioned the trends of change in the structure and dynamics of the population from the district).

1.2.6. Conclusions

(there will be worked out a final report on the demographic issues with notes to the sectoral housing, sectoral economic, environment and biodiversity, public utilities and public services with respect to know the structure and the amplitude of the demand for these utilities and services).

1. AUDIT- DRAWINGS/MAPS - 1.3. AREA

1.3.1 The context of analysis

(There will be described the current situation related to the areas under the city built area **and administrative boundaries** of the district, pinpointing to the issues this field faces with).

1.3.2. Chapters for analysis

(Based on the groups of issues identified in par 1.3.1. there will be listed the questions for solving the upper mentioned issued by the local council).

1.3.3. Functional zoning of the area

(There will be described in conformity with the elements comprises in the district plans, of the functions, of surfaces in hectares and the weight in percentage of each functions from the total surface of the district. There will be made reference to the map "1.AUDIT-DRAWINGS/MAPS -1.3. T/A, 1.3. T/D, 1.3. T/E and 1.3.T/F").

1.3.4. Property on the area

(There will be described the types of property from the district joined by surfaces in hectares. There will be made references to map"1. AUDIT-DRAWINGS/MAPS - 1.3. T/F").

1.3.5. Market value of the area

(There will be described the value of urban and rural value according to types of functions. There will be mentioned the information on the areas in lei/mp or euro/mp of lands based on the current transactions/renting at the moment of research elaboration. The information will comprise separately values on the offer of lands, demand for areas and the number of transactions. There will be made references to the map "1.AUDIT-DRAWINGS/MAPS -1.3. T/B".

There will be stated, in conformity with the statements of the table Nb. 1.3.T/B3: Indicator for multiplying the area development, its value in each from studied localities.

There will be presented the organizational frame of this process with references to the way of involving the mayoralties in this process, of the way of publishing, collecting and organization of information related to the market of lands).

1.3.6. Tax on area (proposal)

(There will be presented the situation of the fiscal zoning of the lands from the district and the annual values of the tax on the fiscal are/region. There will be stated the weight of this tax in the local budget, at the chapter of own incomes, and will be mentioned the degree, in percentage for collection this local tax. There will be made references to the map “1.AUDIT-DRAWINGS/MAPS -1.3. T/C”).

1.3.7. Purchase capacity of the population

(There will be presented in comparison the data on the value of one square meter of land to the average income. There will be mentioned the indicator “Degree of dependence” possibilities of access to banking credits, the annual level of savings carried out by the population. The average income will be stated in chapter”1. AUDIT-DRAWINGS/MAPS S-1.5.”).

1.3.8. Current local policies related to land

(there will be mentioned the initiatives and actions undertaken by the local council on the issue of the lands placed incity built area and administrative boundaries of the district. There will be mentioned as well the programs of investments in the filed of utilities and public services rendered, or in process of development or preparations in order to assess the rise of the area value through achieving these public investments).

1.3.9. Trends of development

(There will be mentioned the demand of lands established on types of functions/ zoning).

1.3.10. Conclusions

(There will be established a final report, based on SWOT structure, on the issues, economic, social, environmental and biodiversity factors of these issues and the role of the local administration in solving these issues).

1. AUDIT- NARRATIVE DOCUMENTS- 1.4. HOUSING

1.4.1. The context of analysis

(There will be described the current situation of the fund of housing from the district, pinpointing to the aspects of the demand for housing on categories per incomes of the populations and the problems this fields faces with from the viewpoint of area, town equipment and costs).

1.4.2. Chapters for analysis

(Based on the groups of issues identified in par. 1.4.1. there will be listed all questions of the local council for solving the mentioned issues, following quantity and quality aspects of the housing, dynamics of the estate market).

1.4.3. Indicators

(There will be described the situation of the housing through presenting the quantity housing indicators- number of unities for housing, the total built surface, the total inhabited surface, the inhabited/person surface, number of persons/rooms, and quality indicators- age of the built fund, level of supply with water, sewerage, heating, electricity, telephony, radio, TV. There will be mentioned with priority the indicators related to the form of income per property housing).

1.4.4. Property

(There will be described the methods for having a housing in the district, stating in percentage how much represents each type of property/renting from the total fund of housing).

1.4.5. The estate market

(There will be presented the dynamics of the estate market and the reasons influencing on this situations.).

1.4.8. Local policies related to housing

(There will be mentioned the initiatives and the actions undertaken by each local council on the issue of housing classified by groups of income of the population. There will be mentioned as well the national and/or international programs achieved, or in process of development or preparation).

1.4.9. Trends for development

(There will be mentioned the demand of housing organized on types of **functions/ zoning**).

1.4.10. Conclusions

(There will be made a final report, based on SWOT structure, related to the issues of housing, economic, social, environmental and biodiversity impact of these issues and the role of the local administration in solving these problems).

1. AUDIT- NARRATIVE DOCUMENTS- 1.5.SOCIAL ECONOMIC DEVELOPMENT

1.5.1. The context of analysis

(There will be described the economic situation of the District as a result of the geographical position, demographic structure, level of territory equipment and of costs of occupy /mp/month/type of activity. There will be pinpointed to the economic issues and on the elements provoking these issues).

1.5.2. Chapters for analysis

(Based on the groups of problems identified in par 1.5.1.there will be listed all questions the local council faces with for solving the problems mentioned following the evolution of the factors of economic development from partner localities. The map "1 will guide the analysis. Audit 1.5. Social-economic development / A ".

1.5.3. Elements of analysis

There will be assessed the data/ elements of analysis in conformity with the following list:

Possibilities of access

- Airport (distance km; volume of traffic)
- Railway (capacities of traffic, persons and goods)
- National road (capacities of traffic, persons and goods)

Economic activities

- Structure of economic units on types of activities
- Structure of economic activities per number of employees
- Structure of economic units per the type of capital/ business figures
- Structure of economic units per experience of functioning

Labor force

- The distribution of labor force per branches of activity
- The labor force in the informal sectoral
- Unemployment

Means of information in the field

- Existence of the local mass media

1.5.4. Current local policies on economic development

(there will be mentioned the initiatives and the actions undertaken by each local council on identification of the option of solving the issues of development and actions undertaken in the process of attracting new economic activities in the district. There will be mentioned as well the national programs and/or international achieved programs, or in process of developing, or preparations in the field of investments or formation human resources).

1.5.5. Trends of development

(There will be mentioned the economic and social impact of the initiatives of the private sectoral on the decisions of placing economic activities in the region and of the public sectoral on rising the attractiveness and competitiveness of the localities).

1.5.6. Conclusions

(there will be made up a final report, based on SWOT structure, related to the social economic issues of economic activities and the roles of the local administration in solving these issues).

1. AUDIT- NARRATIVE DOCUMENTS- 1.6. PUBLIC UTILITIES

1.6.1. The context of analysis

(there will be described the current situation related to the conditions of water supply, sewerage and heating of the fund of housing and of the economic units from the district pinpointing to the critical aspects of development/problems the originations administrating these utilities face with).

1.6.2. Chapters of analysis

(the analysis is carried out on 3 chapters, water, sewerage, heating and supply with natural gas. There will be described the elements on the oldness of the nets, capacity of production, distributions and combining out of used water. The analysis will comprise quantity elements of interest for the

management of the net of utilities from the viewpoint of distribution and consumption. The elements of analysis will be coordinated with the boxes from the pics “1.AUDIT-DRAWINGS/MAPS -1.6. PUBLIC UTILITIES/WATER-1.6.A, SEWERAGE-1.6.B and HEATING-1.6.C, NATURAL GAZ -1.6.E, ELECTRICITY-1.6.F.).

1.6.3. Indicators

(there will be described the situational of supplies with public utilities based on the quantity and financial indicators “costs of productions/unity of measure” “price of sales// unity of measure” “total annual incomes to the budget of the originations that supplies “degree of cassation/year”).

1.6.4. Local policies on the public utilities

(There will be mentioned the initiatives an f the actions undertaken by the local council on the distribution of public utilities. There will be mentioned as well the national programs and/or the internationally achieved programs, in process of development or preparation.

1.6.5. Trends of development

(There will be mentioned the demand of public utilities organized on type of utility with demographic and economic dynamic of the district. There will be stated if a rise in the demand can affect the biodiversity and environment in general from the viewpoint of resources (sections water, natural gas, electricity), of water pollution (section of sewerage) and of water (section heating).

1.6.6. Conclusion

(There will be made up a final report, based on the SWOT structure, related to the issues of administration of public system of utilities, the economic, social and environmental impact of these issues and the role of the local administration in solving these issues).

1. AUDIT- NARRATIVE DOCUMENTS- 1.7. PUBLIC SERVICES

1.7.1. The context of analysis

(There will be described the current situation on the demand and offer of public services, transportation, education, healthcare, salubrity, mayoralty in organizing the offer of these services. There will be pinpointed the current issues/type of service).

1.7.2. Chapters for analysis

(the chapters for analysis refer to elements related to the mobility of the populations, section of trafficking, increase in the competition on labor market, section education, increase in labor productivity through reducing the absenteeism, sections healthcare, , and the reduction of land and underground water pollutions, section salubrity. As well there ill be offered information on the structure of the district administration and of local budgets mentioning annual budget of expenditures for each type of services reported to the number of inhabitants).

1.7.3. Characteristic elements

(Information that will stay at basis of the frame of public services will be structured in conformity to the boxes from the pics 1. AUDIT-DRAWINGS/MAPS -1.7.A, 1.7.B+C, 1.7.D).

1.7.4. Local polices related to public services

(there will be mentioned the initiatives and the actions undertaken by the municipal council related to the issue of public services organized for each type of service. there will be mentioned the national programs and/or the international programs achieved, in process of development or preparation).

1.7.5. Trends of development

(there will be mentioned the directions of development from the territorial, quantity and quality viewpoint of services analyzed and coordinated with the stipulations from the programs presented within the plan of national and district territory development. There will be pinpointed to the demand of such services following the coordinating of demographic data, population dynamics, with the level of budgetary stipulations for rendering these services).

1.7.6. Conclusions

(There will be made a final report based on SWOT structure, related to the issues of local public services, the economic social and environmental and biodiversity impact of these issues and the role of the local public administration in solving these issues).

1. AUDIT- NARRATIVE DOCUMENTS- 1.8. ENVIRONEMNT

1.8.1. The context of analysis

(there will be described the relevant environment and biodiversity issues from the district, pinpointing to the classification of these issues and describing in detail the impact on the life quality and on its attractiveness). Under this chapter the results of the Red lists species and their habitats, forest and pasture inventory and management planning should be taken into account.

1.8.2. Chapters of analysis

(Based on the groups of issues identified in par. 1.8.1. there will be described the biodiversity and environment aspect joined by data and indicators describing conditions of pollution, water, area, air from industrial sources, car trafficking, the use of public utilities and stocking if industrial and household residues. A separate chapter is related to the biodiversity (Red list species and their habitats) and protected areas/regions **from city/community built area din administrative boundaries** of each locality. A special chapter will be dedicated to the current status of the forests and pasturelands. There will be identified and described elements related to the built patrimony of the district).

1.8.3. Indicators

(There will be presented the situation of the environment based on the environment indicators classified on sources of pollution, intensity of pollution and the surface of pollution of the polluting factor. the information that will constitute the basis of the frame of environment will be structured in conformity with the boxes from the pics 1. AUDIT-DRAWINGS/MAPS - 1.8.ENVIRONMENT/A, 1.8./B, 1.8./C and 1.8/D).

1.8.4. Local polices on environment

(There will be mentioned the initiatives and actions undertaken by the district council on the issue of the environment classified in groups of intervention: (1). Protections of the values of natural and built environment and (2). Environment and biodiversity monitoring, (3) Promotional programs in the

field of education, population information, etc. There will be mentioned the national and/or international achieved programs, or in process of development or preparation).

1.8.5. Trends of development

(There will be mentioned the dynamics of the environment and biodiversity indicators and an evaluation of the impact of the environment issues on the life quality and attractiveness of the localities from the viewpoint of the decisions of housing zoning, economic activities, inclusively tourism).

1.8.6. Conclusions

(there will be made up a final report based on the SWOT structure, related to the issues of natural and built environment and biodiversity and role of the local administration, NGO's and of the citizens in solving these issues).

FOREWORD DRAWINGS/MAPS STAGE 1A

1.1. Territorial cooperation

1. AUDIT-DRAWINGS/MAPS -1.1. Territorial cooperation / 1.1.A: CONDITIONS NATIONAL I PLAN

1. AUDIT-DRAWINGS/MAPS -1.1. Territorial cooperation / 1.1.B: CONDITIONS DISTRICT PLAN

1.2. Demography

1. AUDIT-DRAWINGS/MAPS -1.2. DEMOGRAPHY: AREA DISTRIBUTION OF POPULATION DENSITY

1.3. Area

1. AUDIT-DRAWINGS/MAPS -1.3. Area / A: FUNCTIONAL ZONING

1. AUDIT-DRAWINGS/MAPS -1.3. Area / B: VALUE OF THE LAND

1. AUDIT- DRAWINGS/MAPS -1.3. Area /C: TAX ON LAND (proposal)

1. AUDIT-DRWAN UNITS-1.3. Area / D: GEOMORPHOLOGICAL UNITIES

1. AUDIT-DRAWINGS/MAPS -1.3. Area/ E: LAND SOLVABILITY

1. AUDIT-DRAWINGS/MAPS -1.3. Area / F: HYDROGEOLOGY

1.4. Housing

1. AUDIT-DRAWINGS/MAPS -1.4. Housing / A: CURRENT PORTFOLIO OF HOUSING

1. AUDIT-DRAWINGS/MAPS -1.4. Housing / B: CHARACTERISTICS OF THE ESTATE MARKET

1.5. Social-economic development

1. AUDIT-DRAWINGS/MAPS -1.5. Social –economic development / A: FACTORS OF DEVELOPMENT

1.6. Public utilities

1. AUDIT- DRAWINGS/MAPS -1.6. Public utilities / A: WATER

1. AUDIT DRAWINGS/MAPS - -1.6. Public utilities / B: SEWERAGE

1. AUDIT- DRAWINGS/MAPS -1.6. Public utilities / C: HEATING

1. AUDIT- DRAWINGS/MAPS -1.6. Public utilities / E: NATURAL GAZ

1. AUDIT- DRAWINGS/MAPS .6. Public utilities / F: ELECTRICITY /

1.7. Public services

1. AUDIT- DRAWINGS/MAPS -1.7. Public services / A: TRANSPORTATION

- 1. AUDIT- DRAWINGS/MAPS -1.7. Public services / B-C: EDUCATION-HEALTH
- 1. AUDIT- DRAWINGS/MAPS -1.7. Public services / D: SALUBRITY
- 1. AUDIT- DRAWINGS/MAPS -1.7. Public services / F: MAYORALTY

1.8. Environment

- 1. AUDIT DRAWINGS/MAPS - -1.8. Environment / A: POLLUTED REGIONS
- 1. AUDIT- DRAWINGS/MAPS -1.8. Environment / B: PROTECTED NATURAL AREAS
- 1. AUDIT- DRAWINGS/MAPS -1.8. Environment / C: PROTECTED BUILT PATRIMONY
- 1. AUDIT- DRAWINGS/MAPS -1.8. Environment / D: FOREST AND VEGETATION
- 1. AUDIT- DRAWINGS/MAPS -1.8. Environment / E: RED LIST SPECIES AND BIODIVERSITY IMPORTANT HABITATS

NOTE: Each map mentioned from par. 1.2 up to 1.8. comprises the administrative limit and of **the communities and cities built area** approved by the local council. These maps will be completed with elements as following:

1.2.: There will be indicated via colors using light yellow, showing the regions less inhabited, using data collected from the national census.

1.3. Area/A: There will be indicated the standard colors accepted by the legislation in force for each of the urban functions admitted to be carried out in the interior of the **city built area and in administrative boundaries** of the District.

1.3. Area/B: There will be stated per limits of property the public field, the private field of the state, of the mayoralty, of legal and natural persons from the district showing on the same map or on separated map, the market value of these areas organized by regions.

1.3. Area/C: there will be indicated on limits of property stated in map 1.3. Area/B the regions of taxing depending on the value of the tax paid by legal and natural persons for the land they have in their property.

1.3. Area/ D: there will be indicated elements related to geomorphologic conditions of the area comprised in the limit of the administrative territory of the district depending on the results of the geotechnical drilling, results presented graphically via morphological unities.

1.3. Area / E: There will be indicated based on pedological studies the quality of the agricultural area **out community and city built area** organized on categories according to the law.

1.3. Area/ F: there will be indicated the level of the underground water on the administrative territory of the district.

1.4. Housing / A: there will be indicated on specialized maps from A1 to A3, regions destined functions of housing classified on basis of densities (number of units for housing) of property (public, private), of technical situation (very good-very bad situation).

1.4. Housing / B: There will be indicated using colors different residential regions.

1.5. Social-economic development/ A: There will be indicated on the map of the district the main economic units and the methods of access to them.

- 1.6. Public utilities / A: WATER
 - 1.6. Public utilities / B: SEWERAGE
 - 1.6. Public utilities / C: HEATING
 - 1.6. Public utilities / D: NATURAL GAS
 - 1.6. Public utilities / F: ELECTRICITY
- 1

For all these maps there will be taken pics of all routes of public utilities mentioned in the title of the map as well as specific elements as for example stations for water collecting, of water processing, of residual water combining out, thermal plants on types of fuel, plants for reducing the pressure of the natural gas, electric transformer.

- 1.7. Public services / A: TRANSPORTATION
- 1.7. Public services / B-C: EDUCATION-HEALTHCARE
- 1.7. Public services / D: SALUBRITY

For All these maps there will be mentioned the routes of the public transportation classified on different ways, buildings with functions of education-healthcare, stations of salubrity and rubbish holes.

1.8. Environment / A: POLLUTED REGIONS: There will be indicated on the map the polluted regions from different sources of pollutions classified in order: air pollution by indicating the source of pollution and of the substance that pollutes, water pollutions by indicating the source of pollution and of the substance that pollutes (inclusively the stations of combining out if necessary), the land pollution by stating the source of pollution and of the polluting substance

1.8. Environment / B: There will be stated on the map based on some codes or different colors the state protected areas and also will have mentioned the limits of the districts and build frame of the communities/cities..

1.8. Environment / C: idem for the built frame in the interior and exterior of the community/**city built area** of the district.

Stage II-B. The elaboration of the strategy for development: Vision: Activities

Objective

In this stage the Consulting Firm formulates the vision of development via involving the decision makers, and the population from urban/rural localities, aimed to establish a consensus related to the future of the upper mentioned community aiming also biodiversity conservation and sustainable development. The vision of the development represents a shared type of development on which basis thee can be formulated strategical objectives of development.

Content

The participative process is materialized in a document that contains a short, clear and formulation distinct of what the community regards as relevant, important credible and valuable for own development. Being a participative process, the method of work comprises questionnaires and/or interviews, with the formulations of

some questions related to the values and the future of the community and there will be organized round tables/workshops, for different groups of the population.

The content of the stage is related to activities structured as following:

2.1. The formulation of the vision of development: the Consulting Firm issues the initial document of the vision and participates in the debates organized by the beneficiary.

Stage II-B. Elaboration of the strategy of development: Vision: List of documentation

Narrative documents:

Section 2.A.1: Report on the method they reached the content of the visions as a result of public debates;

Section 2.A.2.: The Text defining the visions of development in final stage.

DRAWINGS/MAPS :

are not necessary

Stage II-B. Elaborations of the strategy of development: Strategically objectives: Activities

Purpose

In this stage the Consulting Firm formulates and later on debates in public the sectoral directions of the District development.

Content

This participative process is materialized in a document comprising in a concise formulation the sectoral directions, including social economic aspects, utilities and public, cultural-historic, territorial, environment and human resources services.

The content of the stage is related to activities structured as following:

2.2. Set up of strategical objectives: Consulting Firm creates in first variant the objectives of development of the District mentioning, urban, rural and of protected areas aspects. The first variant, accepted by specialists, will be tackled in public for including the aspects submitted by citizens.

Stage II-B. Elaboration of the strategy of development: Strategical objectives: List of documentation

From the view pint of the documentation, the following sections are needed:

Narrative documents:

Section 2.B.1.: Report on the way they reached the objectives formulation;

Section 2.B.2.: The Text wherein are presented the objectives of the development.

DRAWINGS/MAPS :

are not necessary

Stage II-B. Elaboration of the strategy of development: Policies, Programs and projects of development: Activities

Purpose:

Within this stage the Consulting Firm prepares the policies of development aimed to improve the current situations, liquidations of the current nonfunctioning, balanced future territorial development, consolidation of some future directions off development.

Further on the Consulting Firm formulates the list of program/projects aimed at assuring with adequate services and public utilities, preservation of the quality of the biodiversity and environment, consolidation of relation between the method of utilization of land and the changes from the conditions of traffic, maintenance of the local economy and consolidation of the institutional performances and human resources development.

Content:

In conformity with the vision and the objectives of development and based on the information collected within the audit, the Consulting Firm formulates policies of development and/or revitalization, programs and projects based on the following chapters:

- Territorial cooperation
- Built and agricultural areas
- Housing (commercial, social)
- Public field
- Cultural and of cults field
- Local social economic development
- Public utilities
- Public services
- Public areas
- Biodiversity and environment

The Consulting Firm will present to the beneficiary (1). Package of local policies, with statements on the impact of each policy on the general development and the hierarchisation of these polices from the viewpoint of importance, (2). List of programs/projects proposed for each policy.

The content of the stage is related to activities structured as follows:

2.3.-2.4. Set up of sectoral policies: The Consulting Firm will formulate the package of sectoral and territorial policies, described above within the content; the final document will be submitted to public debates.

2.5. Control of the sectoral programs: the Consulting Firm will make the list of programs specific to each policy issued within the activity 2.3., taking into consideration the results of the public inquiry. The programs will include the fields described in the frame content:

- Territorial cooperation
- Built and agricultural areas
- Housing (commercial, social)
- Public field
- Cultural and of cults field
- Local social economic development
- Public utilities
- Public services
- Public areas

Biodiversity and environment **2.6. Control of the sectoral projects:** Consulting Firm will make the list of projects specific to each program issued within the activity 2.5.

2.7.-2.8. Indication of the types of implementation, monitoring and control: Consulting Firm will state the types via which the organizer will organize him aimed to control the correct and on time implementation of the projects proposed for implementation.

Stage II-B. Elaboration of the strategy of development: Policies, Programs and projects of development: List of documentation

The polices of development, programs and projects, from the viewpoint of documentation, DRAWINGS/MAPS , are organized using the following sections:
Narrative documents: (text, diagrams, table)

For each section of audit presented in stage IA, there are issued policies, programs and projects aimed to solve the issues the auditing sectoral faces with.

3.1: Policy of territorial cooperation – comprises the main directions and spatial methods of the District development by stating the administrative border and of thecity built areaunder the jurisdiction of the local council;

3.2: Policy of lands: comprises activities for improving the fields related to types for owning the area, types of using the land, of stressing the value of the lands, of taxing the land properties, types of establishing some institutionalized types related to the land management via correlating the resources of urban area with the trends of evolution of the population, local/ regional economic development and biodiversity conservation;

3.3: Policy of housing: comprises types of solving the issues related to the fund of housing, through stating the zoning of the main housing regions that will constitute the purpose of some programs for improving the living conditions, programs for revitalizing some housing, or zoning of new programs of social housing and/or other regions of housing achieved from the funds from natural and/corporate private persons;

3.4: Policy of public utilities: comprises the integrated package of activities related to the way for solving the offer of urban public utilities and of future regions for rehabilitations of the routes of town nets and of the future regions for enlarging the capacities of delivery and distribution of public utilities.

3.5: Policy of public services: comprises activities related to the types for improving the public services comprising investments with public character and statement of the zoning/ zonings for these investments;

3.6: Social economic policy: comprises activities related to types of stimulation and consolidation of the local economy, mentioning the zonings and/or corridors of sustainable economic development and taking into account the economical valuation of biodiversity and ecosystem services;

3.7: Cultural policy: comprises activities leading to improving the cultural activities as well as the list of investments with cultural character and statement of the zoning/ zonings for these investments;

3.8: Policy of public areas: comprises activities aimed to value the public field and statement of new investments related to the size of the surface of this field;

3.9: The environment policy: Comprises the activities that will pinpoint to the biodiversity and Red list species conservation, building ecological corridors and of measures of protection of the natural frame and current built environment.

DRAWINGS/MAPS (Maps)

Map 3.1.: Spatial methods of development and delimitations of the administrative territory and of **the city/community built area**;

Map 3.2.: Future methods for using the land through the correlations of current resources of land and of their peculiarities with the trends of sustainable development;

Map 3.3.: Zoning of future zones of development /rehabilitation of the housing space;

Map 3.4.: Zoning of the future investments comprising public utilities described in previous stage: Stage 1-Audit-1.6;

Map 3.5.: Zoning of future functions comprising public services described in previous stage. Stage 1-Audit-1.7;

Map 3.6.: The zonings of the future investments and of the future corridors of economic development;

Map 3.7.: Pinpointing to the ecological corridors and potential biodiversity important areas taken from the previous stage. Stage 1-Audit-1.7.

Stage III-B. Plan or priorities in investments: Activities

Purpose:

In this stage the Consulting Firm analyses the budget of each mayoralty, of own incomes, with the purpose (1). To compare the values of the projects proposed within the stage IIB, with current local resources and (2). Establishing regions of placing the projects within the district.

Content:

In conformity with the information collected, the Consulting Firm formulates list of priorities, organize debates with decision factors and backs it public debates. In detail the activities are as following:

3.1. Analysis of the budgets of mayoralties: The Consulting Firm collects data on the incomes and expenditures of the mayoralties.

3.2. The set up of the plan of priorities: the Consulting Firm, based in achieved analysis, propose a plan of investment on short, average and long term joined by maps that represent the zonings of the projects with territorial character.

Stage III-B. Plan of priorities in investments: List of documentation

From the viewpoint of documentation, the following sections are needed:

Narrative documents:

Section 3.B.1.: Report on the financial situation of each territorial administrative unity, level of own incomes and degree of collection.

DRAWINGS/MAPS :

Section 3.B.1: Map with the presentation of prior investment on the territory of the district.

General Note: The drawings/maps developed under this assignment should be delivered to both UNDP and beneficiary institution (district and community council) in GIS format. The GIS maps should be complemented with the complementary database (inclusive metadata).