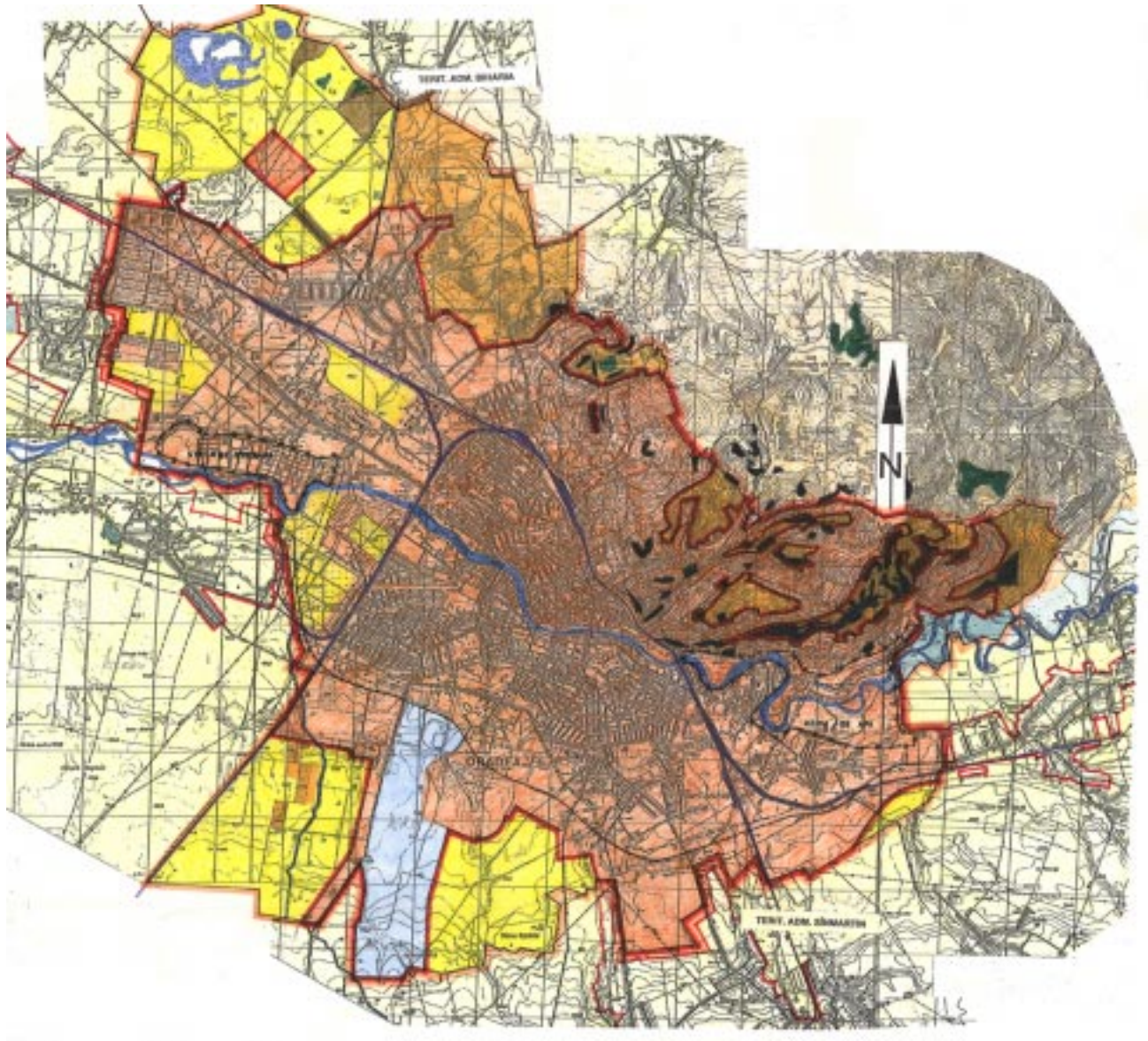


# **CONCEPTS, POLICIES AND DEVELOPMENT STRATEGIES FOR THE MUNICIPALITY OF ORADEA**



*Map of Oradea*

## 1. Introduction – Facts and Figures

### Geographical situation

- Situated at the western edge of the county
- Bisected by the Crisul Repede (Fast Cris) River from the southeast to northwest
- Surrounded by
  - Miergisului Plain to the south
  - Padurea Craiului Hills to the north-east
  - Crisurilor Plain to the west
- The city closest to the Romania's western border

### Demographic Make-Up:

|                     |         |                 |     |
|---------------------|---------|-----------------|-----|
| Total Population    | 221,703 | Orthodox        | 55% |
| Romanians           | 64.75%  | Greek-Catholics | 3%  |
| Magyars             | 33.30%  | Roman-Catholics | 13% |
| Germans             | 0.40%   | Reformed        | 20% |
| Rroma nationals     | 0.95%   | Baptists        | 3%  |
| Slovaks             | 0.23%   | Pentecostals    | 4%  |
| Other nationalities | 0.33%   | Other religions | 2%  |

### Administrative Land Area:

|  |           |
|--|-----------|
|  | 11,556 Ha |
| Municipal area (1995)                      | 7,252 Ha  |
| Municipal area (2000)                      | 7,719 Ha  |
| Housing and complementary services         | 2,170 Ha  |
| Industrial units and warehouses            | 668 Ha    |
| Agro- zootechnical units                   | 424 Ha    |
| Institutions and public services           | 364 Ha    |
| Ways of communication and transportation   | 999 Ha    |
| Road                                       | 372 Ha    |
| Railway                                    | 237 Ha    |
| Air  | 390 Ha    |
| Green areas, recreation, sport, protection | 147 Ha    |
| Utilities constructions                    | 388 Ha    |
| Public utilities, cemeteries               | 121 Ha    |
| Special use lands                          | 270 Ha    |
| Waste lands                                | 1,205 Ha  |
| Waters                                     | 177 Ha    |
| Non-productive lands                       | 319 Ha    |

### Structure of Existing Business (1998):

|                                |                    |
|--------------------------------|--------------------|
| Active businesses              | 16,225             |
| Manufacturing                  | 1,494              |
| Services                       | 3,818              |
| Agriculture                    | 188                |
| Trade/retailers                | 9,755              |
| Banks                          | 34                 |
| Insurance Companies            | 13                 |
| Others                         | 923                |
| Equity of registered companies |                    |
| Domestic capital               | 3.11 billion lei   |
| Foreign capital                | \$42.4 million     |
| Mixed capital                  | 867.27 billion lei |
| Local public utilities regias  | 16                 |
| Private entrepreneurs          | 3,200              |
| Family associations            | 166                |
| Natural persons                | 3,034              |
| Tourism                        |                    |
| Hotels                         | 7                  |
| Capacity                       | 463 rooms          |
| Average use degree             | 42%                |

### Main Issues:

#### Social issues:

- Declining incomes
- Emergence of a social and economic segregation

#### The image of the city affected by

- Poorly maintained housing stock
- Pollution of industrial areas, lands and buildings
- Poor maintenance of recreation areas, the Fast Cris River' banks and the Citadel.

#### Environmental issues:

- Lack of an integrated system for waste collection, recycling and storage
- Noise and air pollution due to heavy truck and automobile traffic from border crossing and the lack of a ring road

#### Lack of sustained private sector investments due in part to:

- Macro-economic issues, depreciation of the national currency, economic stagnation.
- Inefficient real estate market
- Excessive legal framework and bureaucracy
- Little interest from foreign investors for Romania

Limited quantity of land with utilities.

- Limited budget for urban capital investments

International issues:

- Lack of coordination between the national programs and the European development corridors in all levels
- Lack of regional strategies
- Lack of bilateral trans-border development strategy
- Divergence between the Romanian and the European legislation
- Increased differences between Romanian and European Community incomes
- Increased danger of emigration
- Increased danger of unemployment

## **2. Policy Objectives**

### **2.1 Strategic objectives for sustainable and well-balanced development**

- Social and economic cohesion
- Preservation of the cultural heritage and natural patrimony
- Increasing competitiveness with other national and European territories

### **2.2 Projects and programs for territorial development:**

- Development of well-balanced and attractive urban network
- Creation of new cooperative relations between urban and rural areas
- Assurance of equal access to informational and infrastructure networks
- Sustainable development
- Well managed administration
- Preservation of cultural and natural heritage

### **2.3 Gradual connection to the spatial development features and economic trends in the European Union:**

- Well-balanced development of a network of territories and cities
- Trans-border, zone, regional and local co-operation
- Oradea's connection to European and national transportation corridors (Creta and Helsinki)

## **3. Basic Concepts for Oradea Regarding Sustainable Development**

- Encouragement of the idea of land use planning - as a benefit to future generations, not merely for the benefit of the individual promoters or the present generation.
- Accepting the idea of competitiveness between cities, zones and regions. Identification of Oradea's maximum potential to be exploited for its inhabitants' interests.
- Identification and integration into the European development corridors favourable to Oradea City, its neighbour areas.

- Building ties with neighbouring cities through programs with benefits for all partners involved.
- Creating a comprehensive framework for improving city's attraction.
- Creating public-private partnerships not only for current projects but in the promotion of future projects and studies as well.
- Publication of all pertinent information regarding land use planning to help attract potential investors.
- Humanizing the built environment framework, by specific means.
- Promotion of quality of life, valorisation assets, sustainability and quality of the environment in land use planning.
- Understanding the complexity of land use planning, not only as an economic phenomenon, but as a cultural and social one as well.

