

Summary of Zonal Urban Plan "Wind Farm – 48 (46) Wind Power Plants approx. 316.8MW (303,6MW), Transformer stations, electrical connection networks, construction and modernization of communication and access roads, Cerchezu Commune, Constanța County"

1. Zonal Urban Plan Description

1.1 Plan name

Zonal Urban Plan "Wind Farm – 48 (46) Wind Power Plants approx. 316.8MW (303,6MW), Transformer stations, electrical connection networks, construction and modernization of communication and access roads" is located outside outside the built-up areas, Cerchezu Commune, Constanța County. The plan is subject of art. 28, of GEO 57/2007 regarding the regime of natural protected areas, conservation of natural habitats, flora and fauna, approved by Law no. 49/2011. Thus, for the continuation of the environmental procedure, the Presentation Memorandum was developed according to the requirements of Annex 3A, respectively Annex 6C to Order no. 1682/2023 for the approval of the Methodological Guide regarding the adequate assessment of the potential effects of plans or projects on natural areas protected by community interest .

1.2 Plan Owner

The owner of the "Zonal Urban Plan Wind Farm - 48 46) wind power plants approx. 316.8MW(303,6MW), Transformer stations, electrical connection networks, construction and modernization of communication and access roads" is SC South Wind SRL.

The wind farm will have an important role in the decarbonization of the national energy system, will contribute to the replacement of polluting capacities and the achievement of the target of Renewable Energy Sources in the Electric Energy sector (SRE-E).

1.3 Objectives of the zonal urban plan

The Zonal Urban Plan was initiated in order to establish the conditions of location, dimensioning, technological compliance and urban regulation for the "Wind Farm – 48(46) wind power stations approx. 316.8MW (303,6MW), Transformer stations, electrical connection networks, construction and modernization of communication and access roads".

The studied land is located in an area favorable for the development of the function of electricity production through the use of wind energy, both from the point of view of the presence of wind potential, the topography and the presence of infrastructure - electricity networks, as well as from the point of view of availability of the local community and investors.

The only development potential with significant economic impact for the area is determined by the almost permanent presence of winds. Along with this potential, the area can be used for agriculture.

1.4 Geographical and administrative location of the zonal urban plan

The wind farm will be located outside the commune, in the western and eastern part of the administrative territory of the Cerchezu commune, at the border of Chirnogeni, Independenta, Dumbrăveni and Oraşul Negru Vodă communes.

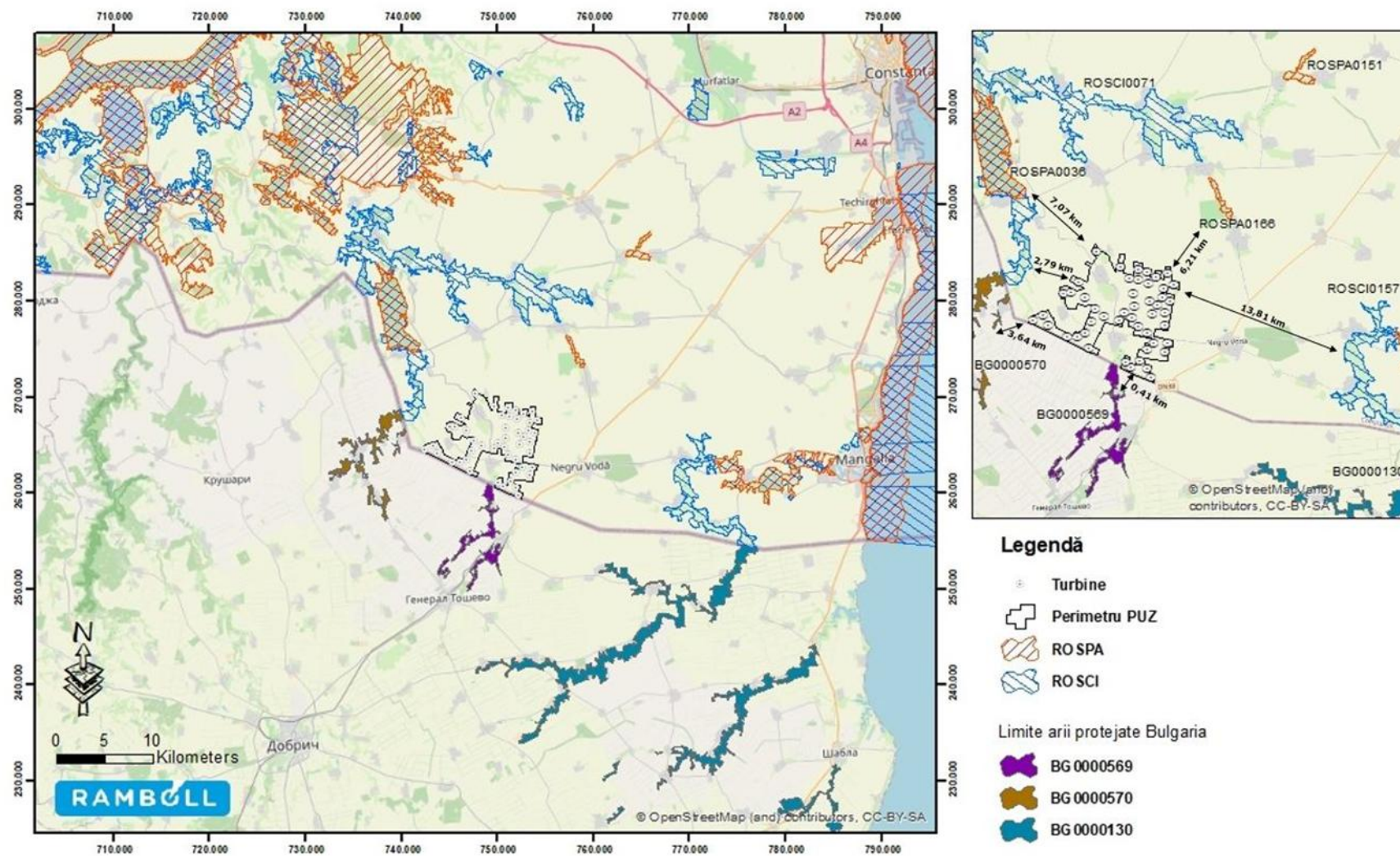
The location of the energy park is in the immediate vicinity of the border line with Bulgaria.

A number of 3 natural areas of community interest have been identified in the vicinity of the PUZ at a distance of less than 5 km (see figure 1):

- 1 area located on the territory of Romania ROSAC0071(ROSCI0071) Dumbrăveni - Valea Urluia - Lake Vederoasa at a distance of about 2.79 km from the plan limits
- 2 areas located on the territory of Bulgaria - BG0000569 Kardam (Bulgaria) located at a distance of approx. 410 m from the boundary of the PUZ and BG0000570 Izvorovo – Kraishte located at a distance of approx. 3.64 km from the plan limits

The coordinates of the plan perimeter can be found in the annex.

Figure 1: Location of the project in relation to the limits of the protected natural areas



1.5 Land use requirements

The lands on which the wind farm will be located are the private property of natural/legal persons with whom the beneficiary of the investment SOUTH WIND SRL concluded assignment and surface contracts.

The surface of the plots that generated the plan is 280.00 ha and the total studied area is 3,027.77 ha.

The area studied for the implementation of the objective includes agricultural land with the destination of arable land and land with a special purpose - exploitation roads located in the public domain of the territorial administrative unit of Cerchezu commune, administered by the Local Council of Cerchezu commune and the public domain of county interest.

For each plot on which wind power plants will be installed, it will be requested during the construction stage, the definitive removal from the agricultural circuit of the areas occupied by the base of the pole, the access roads to the power plants and the maintenance platforms. For the surfaces occupied by the storage platforms for component parts and crane assembly, temporary removal from the agricultural circuit will be requested.

1.6 Functional zoning of the studied area

The functional zoning of the studied land determined the following regulations:

- respecting the limits of the parcels according to the parcel plans approved by National Agency for Cadastre and Land Registration;
- the location of the wind power plants in compliance with the provisions of the Local Urban Planning Regulation related to plan;
- strict compliance with the routes of the existing exploitation roads and the modernization of the access roads on the site

Based on the proposals made through plan, the functional unit resulted.

Under the Functional Areas, they were established taking into account the following criteria:

- dominant function;
- the cadastral limits of the related land.

The resulting functional subunits are:

- subzone related to wind power plants + complementary constructions;
- subzone related to agricultural land - arable;
- subzone related to the transformation station;
- subzone related to the irrigation channel;
- subzone related to pastures;
- subzone related to non-reductive land
- subzone related to developed exploitation roads;
- major circulation subzone;
- subzone related to exploitation roads.

The main function of the studied area is agriculture, the agricultural land with the current arable function has an area of **2,908.24 ha**, representing **96.05%** of the total area studied. The land use categories are shown in the following table and figure.

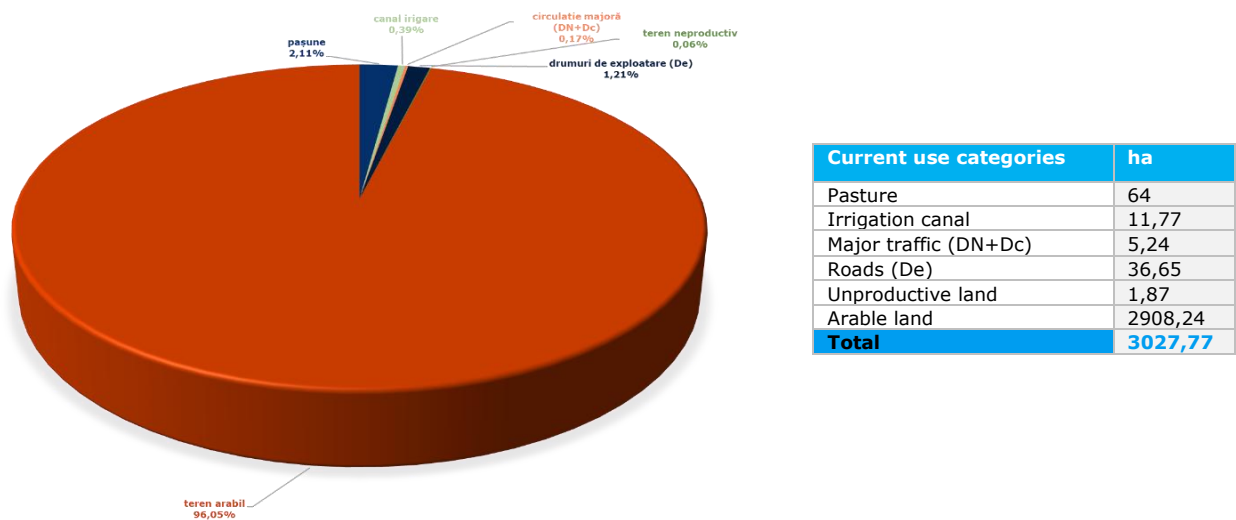


Figure 0- Map of available renewable resources by region

1.7 The physical changes resulting from the implementation of the zonal urban plan

The wind energy park includes the following constructive elements:

- 48 (46) wind power plants of 6.6 MW each, with a total power of approx. 316.8 MW (303,6MW), which will occupy an area of approx. 3000-5000 sq m each.
- 3 transformer stations, which will occupy a total area of approx. 3000 sqm each
- existing access roads to the turbines that will be developed existing access roads to the turbines that will be arranged to meet the technical conditions

For each plot on which wind power plants will be installed, it will be requested at the construction stage, the definitive set-aside from the agricultural circuit of the areas occupied by the base of the pole, the access roads to the power plants and the maintenance platforms. For the surfaces occupied by the storage platforms for component parts and crane assembly, temporary set-aside from the agricultural circuit will be required.