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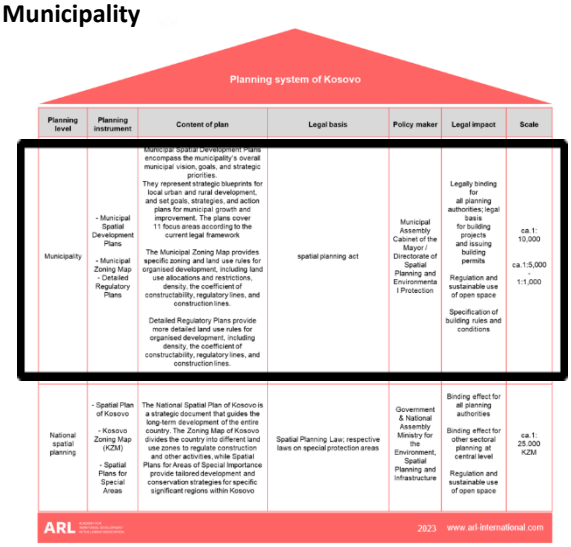
Fact sheet for planning levels

Planning level	Type of plan
Municipality	**Municipal Spatial Development Plan for Peja**



Planning system of Kosovo

Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
Municipality	- Municipal Spatial Development Plans - Municipal Zoning Map - Detailed Regulatory Plans	Municipal Spatial Development Plans encompass the municipality's overall municipal vision, goals, and strategic priorities. They represent strategic blueprints for local urban and rural development, and set goals, strategies, and action plans for municipal growth and improvement. The plans cover 11 focus areas according to the current legal framework The Municipal Zoning Map provides specific zoning and land use rules for organised development, including land use allocations and restrictions, density, the coefficient of constructability, regulatory lines, and construction lines. Detailed Regulatory Plans provide more detailed land use rules for organised development, including density, the coefficient of constructability, regulatory lines, and construction lines.	spatial planning act	Municipal Assembly Cabinet of the Mayor / Directorate of Spatial Planing and Environmental Protection	Legally binding for all planning authorities; legal basis for building projects and issuing building permits Regulation and sustainable use of open space Specification of building rules and conditions	ca.1: 10,000 ca.1:5,000 1:1,000
National spatial planning	- Spatial Plan of Kosovo - Kosovo Zoning Map (KZM) - Spatial Plans for Special Areas	The National Spatial Plan of Kosovo is a strategic document that guides the long-term development of the entire country. The Zoning Map of Kosovo divides the country into different land use zones to regulate construction and other activities, while Spatial Plans for Areas of Special Importance provide tailored development and conservation strategies for specific significant regions within Kosovo	Spatial Planning Law; respective laws on special protection areas	Government & National Assembly Ministry for the Environment, Spatial Planing and Infrastructure	Binding effect for all planning authorities Binding effect for other sectoral planning at central level Regulation and sustainable use of open space	ca.1: 25.000 KZM

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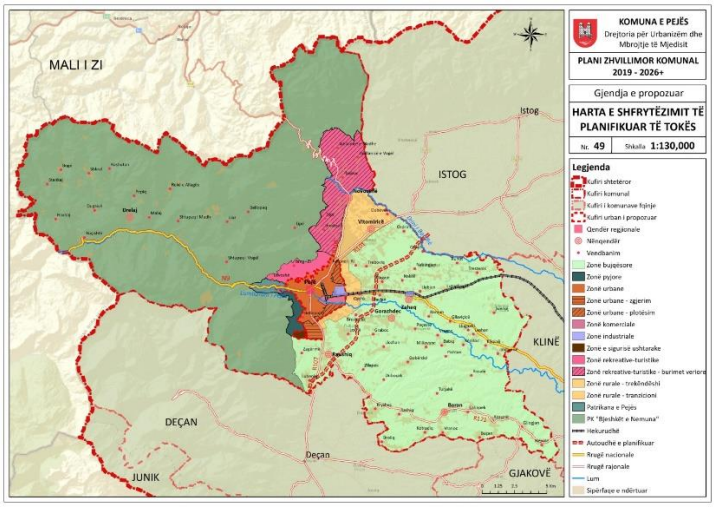

Facts: Pristina Municipal Spatial Development Plan 2012-2022

Legal basis:

The Municipal Spatial Development Plan (MDP) is based on the following legal framework:

- Law No. 04/L-174 on Spatial Planning (2013);
- MESP Administrative Instruction – No. 11/2015 on Sections and Basic Requirements for Designing, Implementing and Monitoring Municipal Development Plans;
- MESP Administrative Instruction – No. 08/2017 on Spatial Planning Technical Norms;
- The relevant legal frameworks of all involved sectors.

Competences:

The Municipal Spatial Development Plan is drawn up by the municipality of Peja and approved by the Municipal Assembly following approval by the Ministry of Spatial Planning.

Binding force:

The Municipal Spatial Development Plan of Peja is legally binding and steers the overall municipal vision, goals, and strategic priorities. The contents of the plan should not contradict the National Spatial Plan of Kosovo. The plan is the most important document for the future of the city, thus all future development plans should be aligned with it. The Municipal Zoning Map, all detailed Regulatory Plans, and all sectoral plans designed by other directorates should be in line with the MSDP.

Tasks and content:

The Municipal Spatial Development Plan of Peja aims to promote the common interests of the residents of Peja for faster economic development, a better quality of life, and a healthy social and natural environment. It furthermore aims to protect resources, natural and cultural heritage, and, most importantly, preserve and cultivate its urban identity. The plan defines the following vision: 'Green and vital Peja: Tourist-friendly with good regional and cross-border connections. Home to competitive, innovative entrepreneurship, with developed agriculture and agricultural industry. A regional hub for education, culture, sports, and health, with a quality environment, sustainable transport, and efficient services.'

The main objectives of the development and spatial regulation of the municipality are oriented towards:

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- Productive and competitive economic development;
- Development of human resources and improvement of the quality of life;
- Protection and sustainable use of natural, cultural and landscape heritage.

After detailed analyses of all 11 focus areas as required by the relevant Administrative Instruction for Drafting Municipal Spatial Development Plans, the preparation process also analysed three possible development scenarios, with the first named Scenario 0 and proposing the 'continuation of current development trends'; the second proposal named Scenario 1 and proposing the 'coordination of key transformative assets'; and the third proposal named Scenario 2 and proposing 'inclusive and integrated spatial development: a sustainable municipality'. After detailed analysis of the three scenarios, including detailed SWOT analyses for each, the stakeholders participating in the planning process decided to continue with the third proposal, named Scenario 2.

The plan sets concrete goals and objectives for the following sectors and focus areas: social infrastructure (culture, sports, public spaces, cemeteries); public infrastructure (education, health, welfare, public administration); health and social welfare; public administration; cultural and natural heritage, the environment and natural disasters; the economy (SMEs, agriculture and tourism); settlements; housing; transport infrastructure; and technical infrastructure (water supply, waste water network, electricity, telecommunications, waste management).
Sectoral and integrated maps are prepared for each sector and focus area, along with a comprehensive spatial development orientation map.
Twenty-one different maps are drawn up to illustrate the future spatial development process of Peja Municipality. These maps include, but are not limited to: future economic development; the water supply network, waste water treatment network and waste management services; the road network, transport services and mobility; public services; open space and green areas; planned land use; construction area boundaries; densification areas; protected areas of environmental and cultural importance; areas for the drafting of Detailed Regulatory Plans for further urban development.

Process, duration, participation:

The planning process started in January 2018 and the plan was approved in December 2019. Public participation measures and events were undertaken during each phase of the preparation of the plan. When the draft was finalised, the public had opportunities to express their opinions and raise objections before the plan was granted final approval by the Ministry and subsequently by the Municipal Assembly in December 2019.

Duration of validity:

The plan was prepared for the period of 2020-2028, however, it will remain in force until after 2028, when a new plan is due to be approved.

Details of the plan

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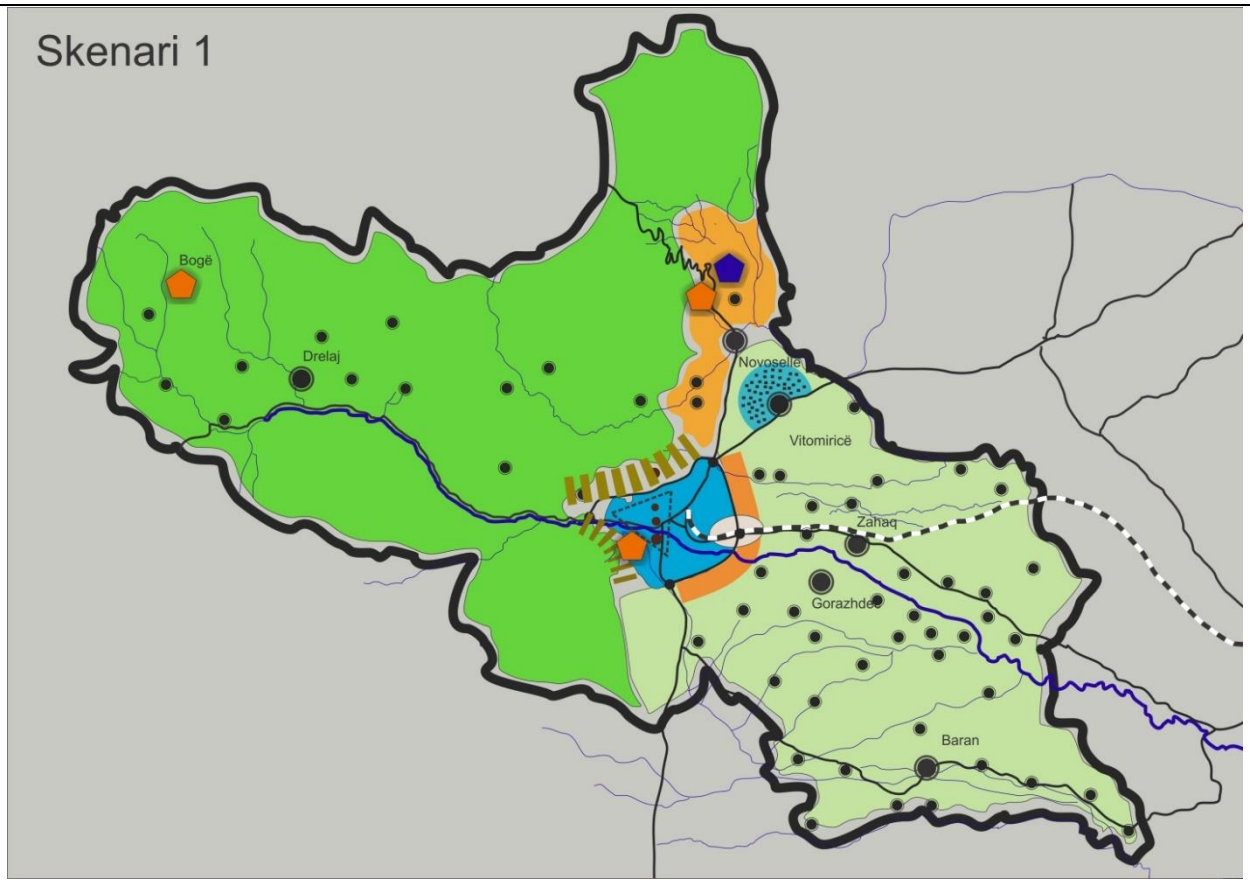

Figure 5. Scenario 1: Coordination of key transformative assets (proposed)

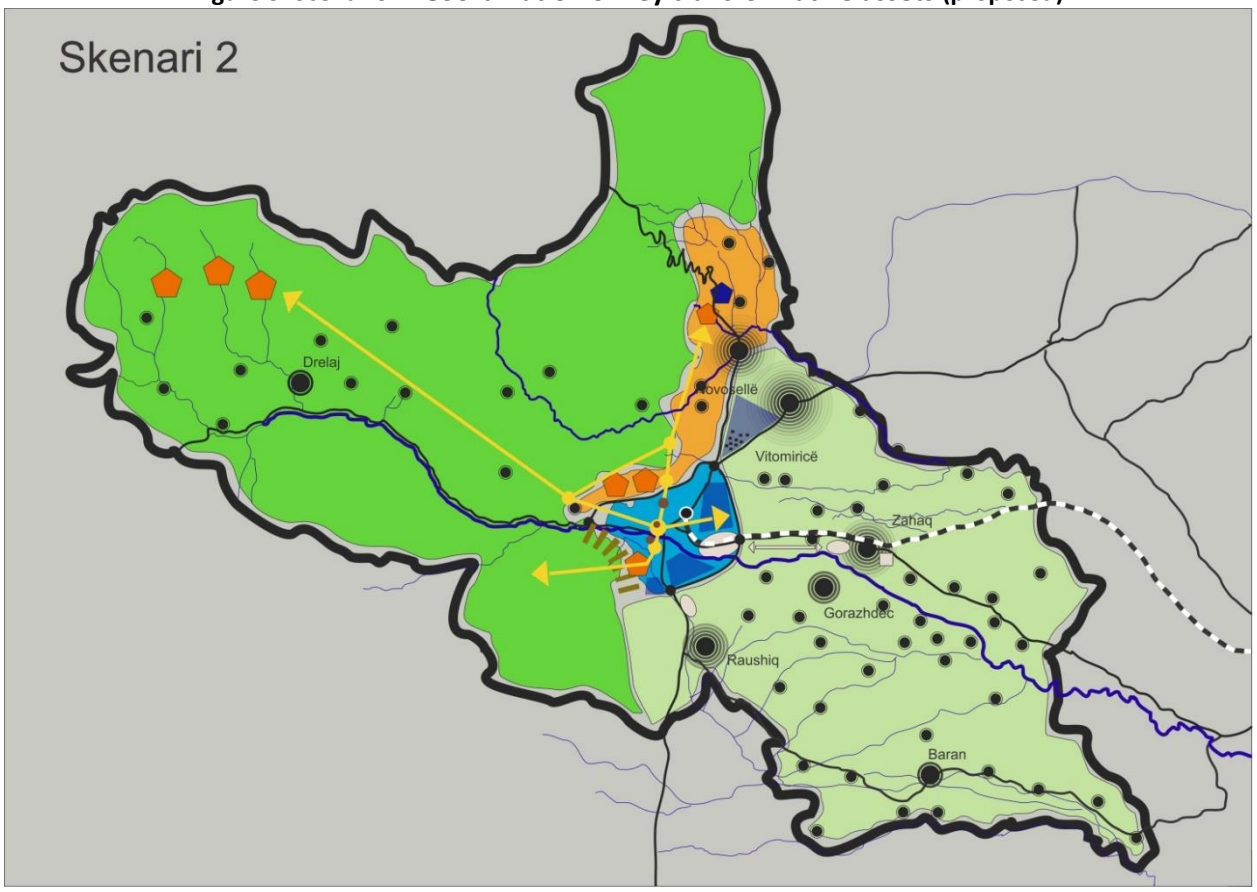

Figure 6. Scenario 2: Inclusive, integrated spatial development: A sustainable municipality (approved)

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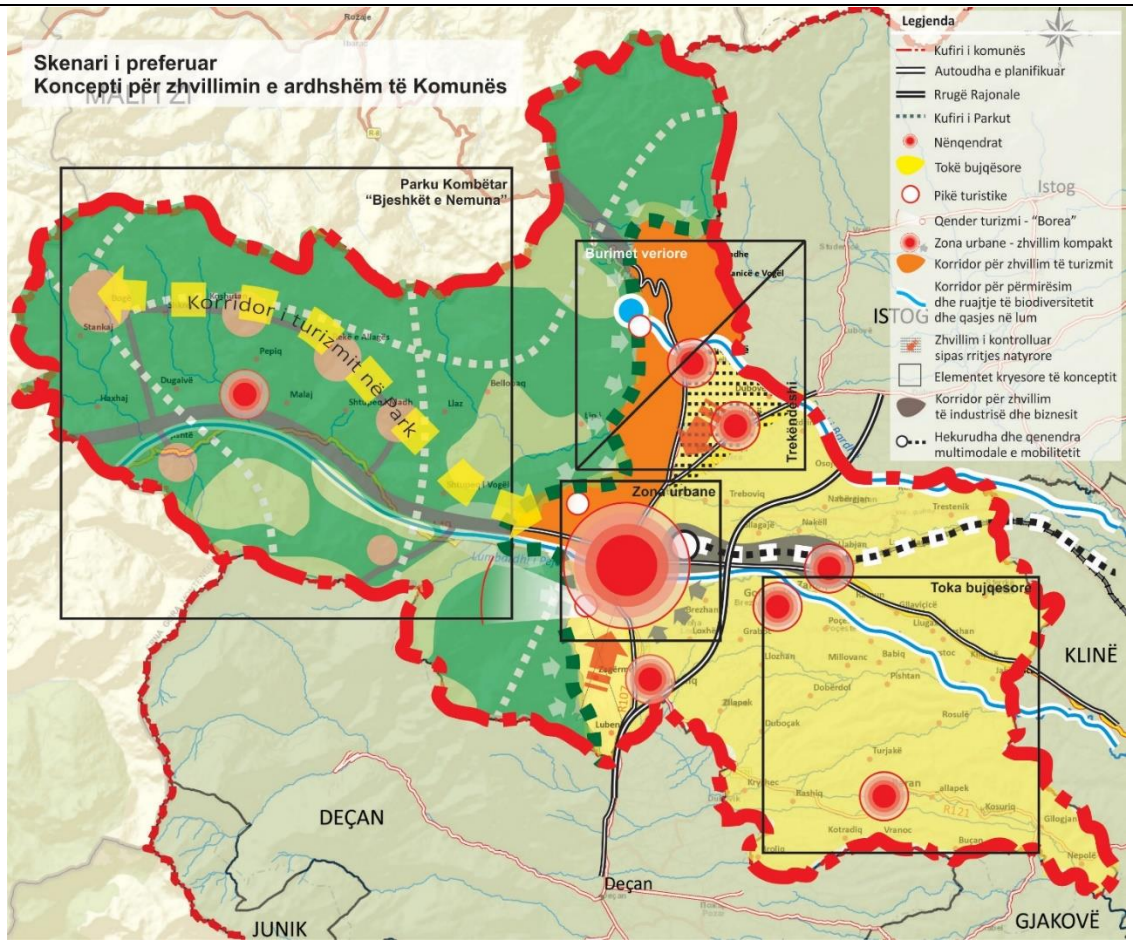
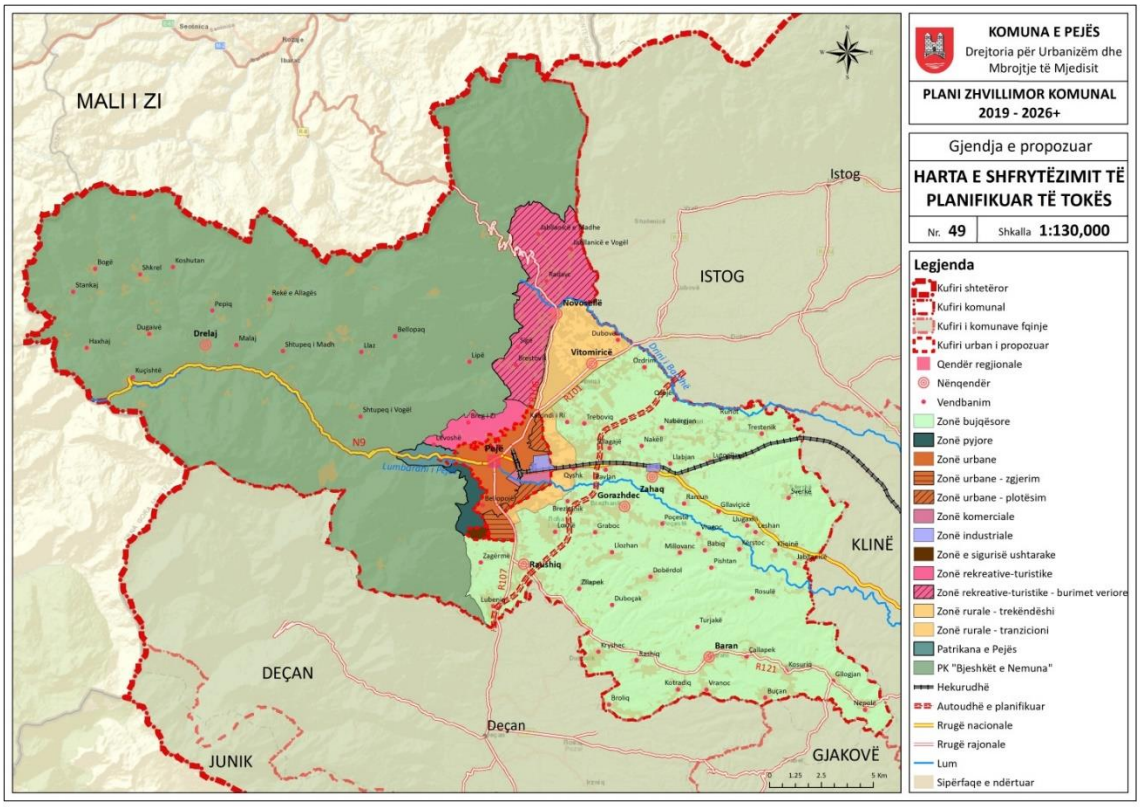


Figure 7. Spatial development concept adopted by the plan



Map 1. Map of land use determination

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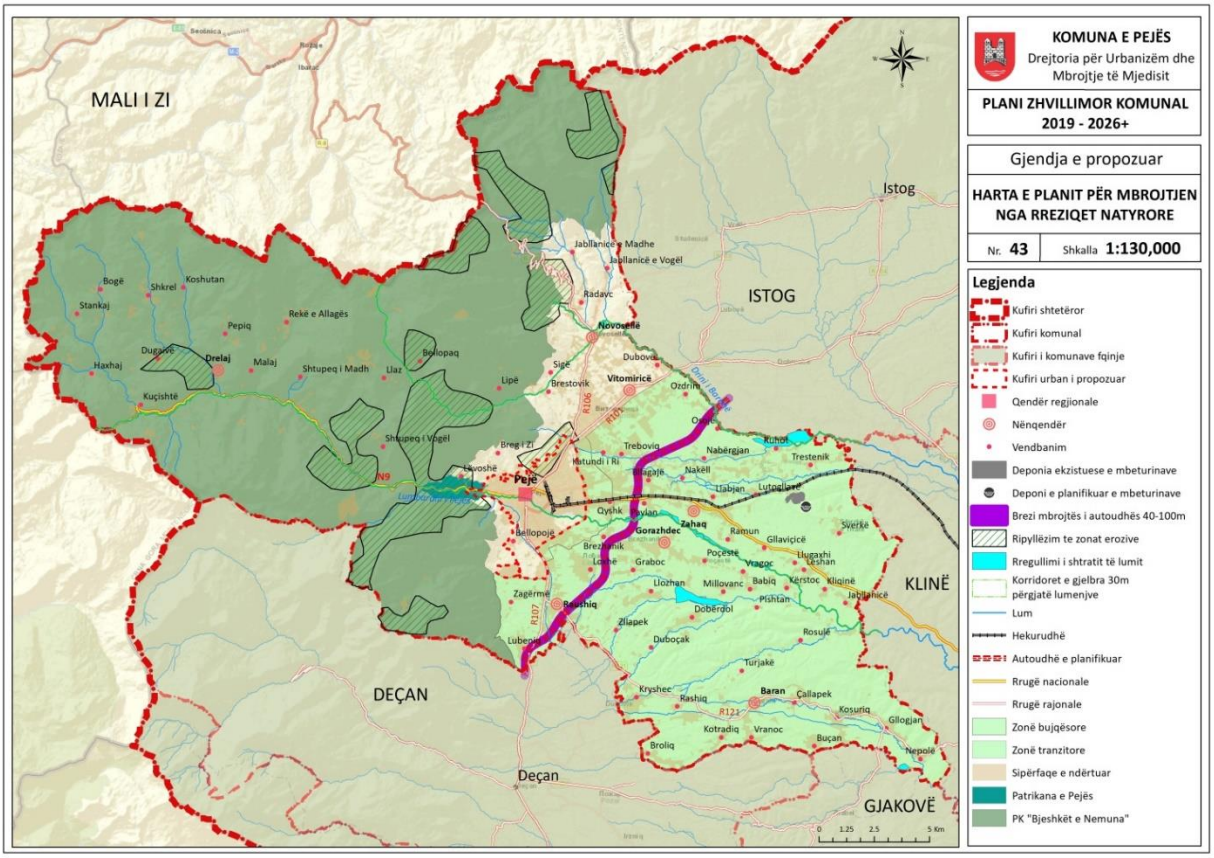
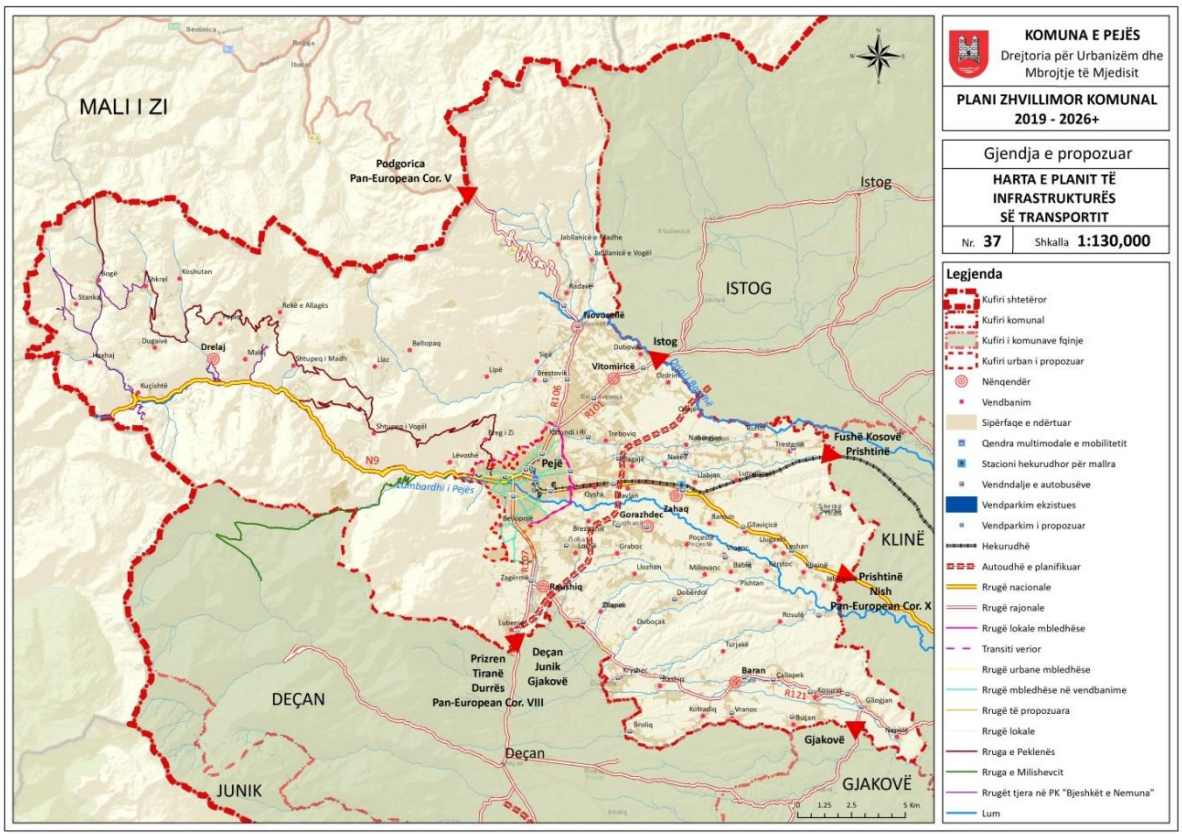


Map 2. Environmental protection and risks from natural and other disasters



Map 3. Map of the road network, transport services and mobility

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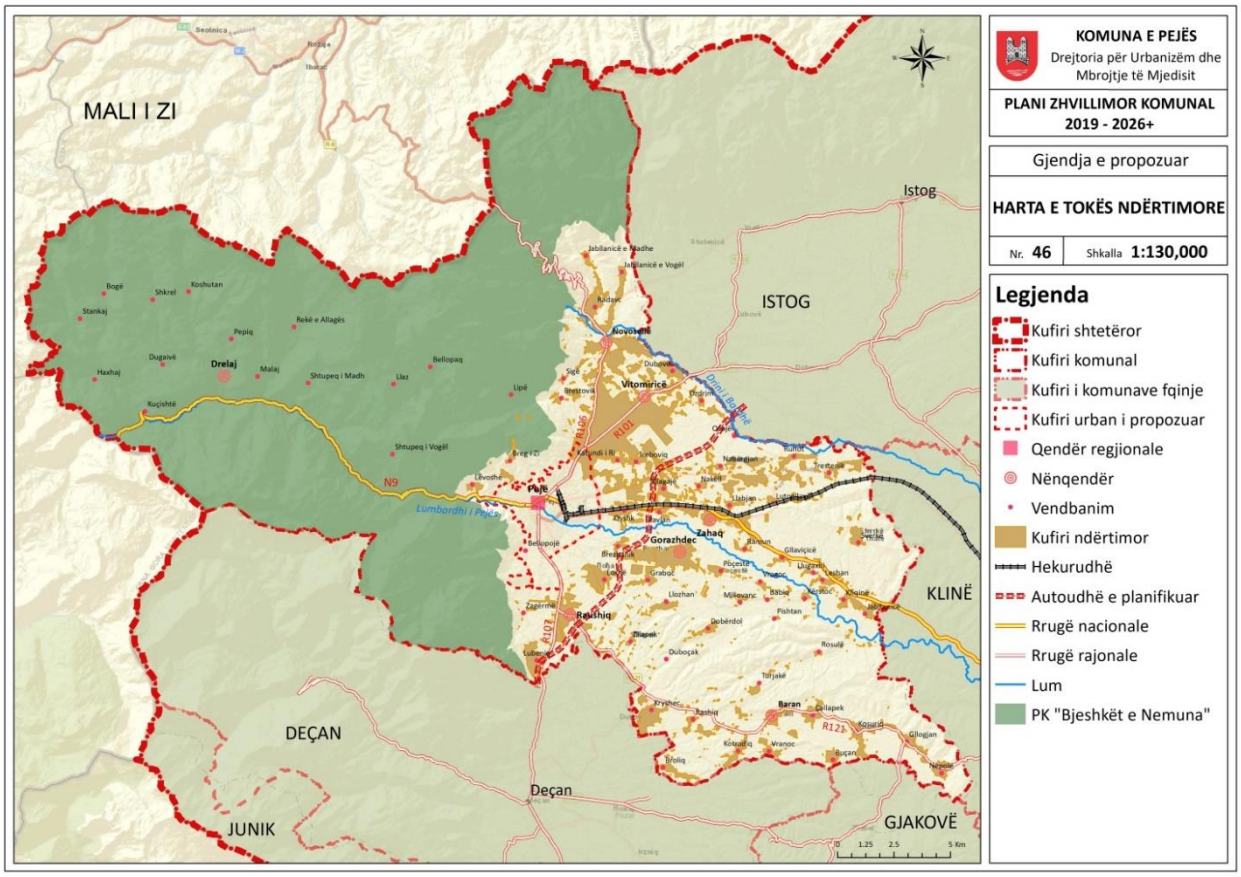
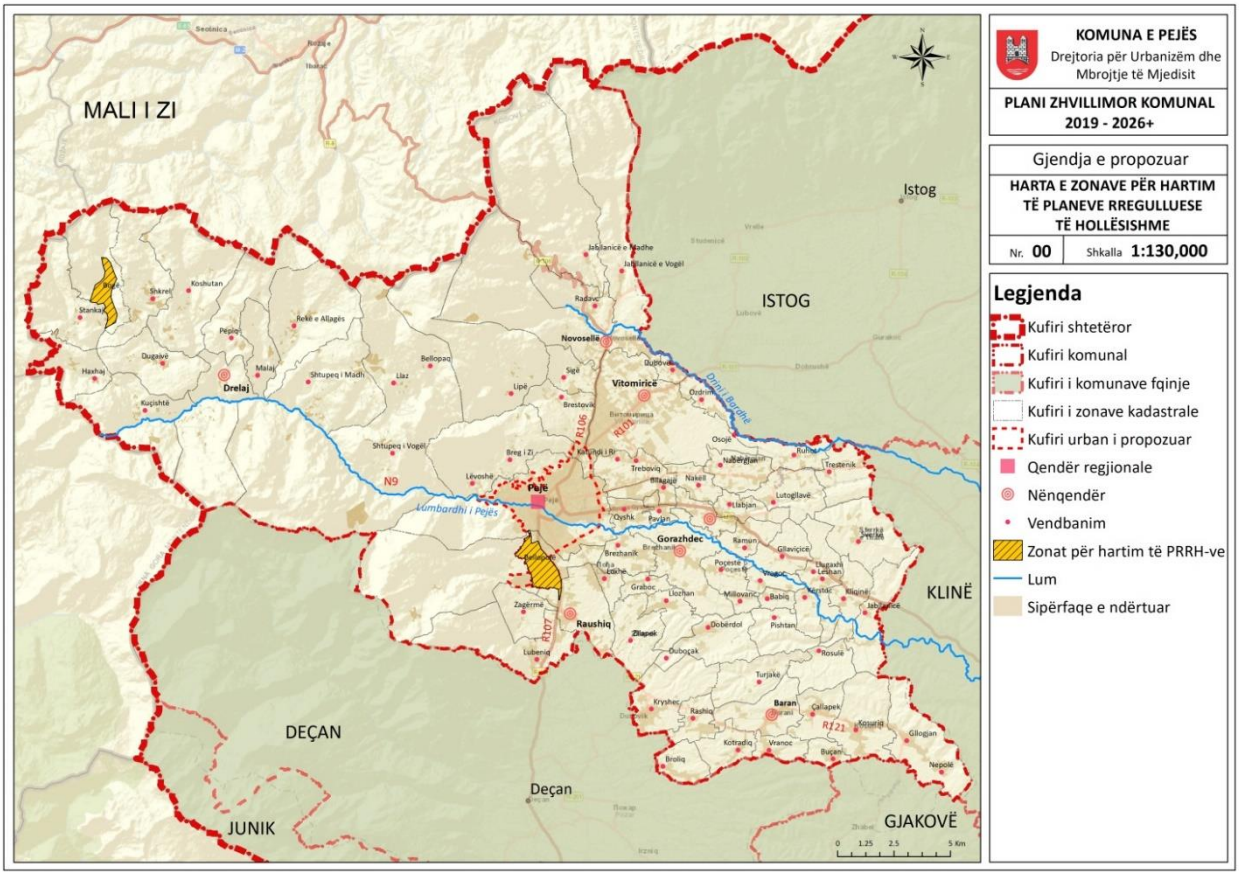


Map 4. Map of construction area boundaries



Map 5. Map of identified areas for the drafting of detailed regulatory plans

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Characteristics

Location of the area

The municipality of Peja is located in the western part of Kosovo, between geographical coordinates 42°39′00″N and 20°18′00″E, 86 km west of Pristina, at an altitude of 505-520 m above sea level. The total area of the municipality is 603 km², which makes it the third largest municipality in Kosovo in terms of area. The city of Peja has a central position in the municipality and is located on the western edge of the Dukagjini Plain, at the foot of the Bjeshket Nemuna National Park, both of which are part of the Albanian Alps. The city lies on the alluvial plain of Lumëbardhi i Pejës, at the entrance of the Rugova gorge. The municipality of Peja has 79 settlements in total, with the City of Peja as the most densified urban area and 78 rural areas. The plan has projected a total population of 108,000 inhabitants to be living in Peja by 2028.

Particularities of the procedure and/or content

The process of drafting the Municipal Spatial Development Plan was exceptional as far as such processes go in that it was finalised in about 18 months. The plan drafting processes of other cities and municipalities take over 24 months on average.

Notes and links

https://gzk.rks-gov.net/ActDetail.aspx?ActID=8865

https://gzk.rks-gov.net/ActDetail.aspx?ActID=14822

https://gzk.rks-gov.net/ActDetail.aspx?ActID=11671

https://kk.rks-gov.net/peje/wp-content/uploads/sites/24/2020/02/PZHK_Peja_2019_DS_09012021.docx

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