



draft-
**MUNICIPAL DEVELOPMENT PLAN
OF JUNIK
2010 - 2023 +**



Komuna
e Junikut



MMPH

UN HABITAT
FOR A BETTER URBAN FUTURE
Municipal Spatial Planning Support Programme



Welcome to Kullas of Junik,
Get refreshed with water of Erenik,
Get rest in Moronica,
Climb in Gjeravica .



Junik 2010 - 2023+

Junik

A place of tradition, which preserves, develops and promotes its own human, cultural-historical and natural values;

Offering qualitative education and social welfare;

With developed tourism, agriculture (agro industry) and infrastructure in a safe, clean and sustainable environment for all

This document is prepared by Municipality of Junik, whose bearer is the Directorate of Urbanism, Geodesy, and Environment, in cooperation with Municipal Spatial Planning Support Programme which is implemented by UN-HABITAT and financed by Sida, Non-governmental Organisation “Culture Heritage without Borders” (CHwB) and supported also by the Ministry of Environment and Spatial Planning respectively the Institute for Spatial Planning.

Junik, September 2010

WHAT IS SPATIAL PLANNING?

The Spatial Planning is a multi-sectional discipline and process that refers to the space which surrounds us and in which we interact giving the geographical expression to the economic, social, cultural and ecological /environmental policies of the society.

WHAT IS MUNICIPAL DEVELOPMENT PLAN (MDP)?

Municipal Development Plan (MDP) is a document with strategic and multi-sectional character that aims to provide clear vision and goals for future spatial development of the municipality and determine the programs, development policies and actions to meet with the set objectives. The housing orientation, how will the preservation and development of natural resources and values of cultural heritage in favour of economic development and social welfare, facilitation of inhabitants movement, but also providing easy access for visitors, etc. are some of the issues for which MDP provides a solution.

Junik is a small municipality in terms of demographic and territorial aspect, but with opportunities and potentials for development, thanks to its boundary position and the natural potential it possesses, preservation of traditions and cultural heritage, and above all the young and enthusiastic population for progress of the municipality.

MDP aims to preserve this potential in a sustainable and rational manner and promote it in the interest of Junik inhabitants and also of national interest.

BACKGROUND

- Junik is a relatively small municipality but with good crosboundary position
- Has short linkages with neighbour municipalities Deçan, Peja and Gjakova
- Good geographical position is an opportunity for economic development and cross-border cooperation
- Natural and cultural features presents a potential for future developments
- A new municipality but with an old history and important historic events (e.g Kuvendi I Junikut)

Surface: 77.77 km²

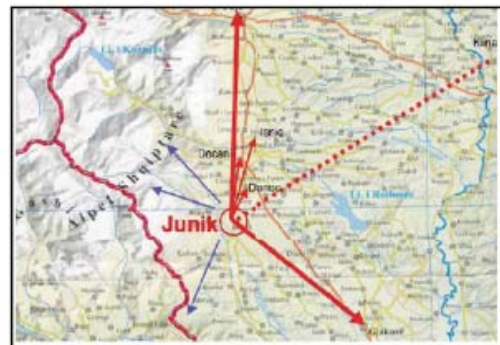
Elevation: 450-600 m (urban zone)

2656 m (culmen Gjeravica)

Continental climate with mediterrenian features



Figura 2: Pozita gjeografike





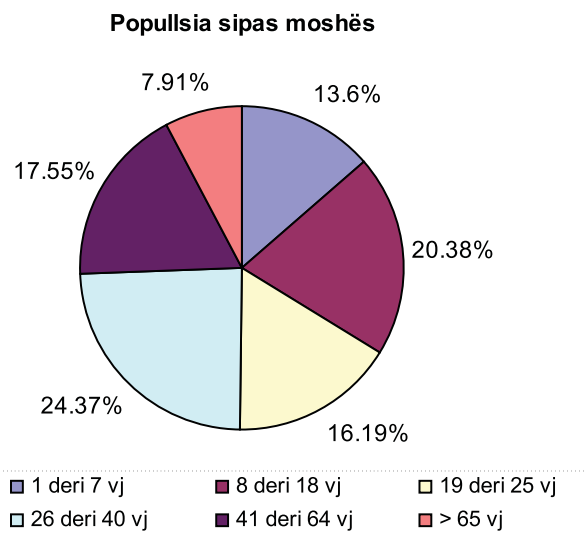
A. POPULATION, SOCIAL DEVELOPMENT AND SOCIAL INFRASTRUCTURE

CURRENT SITUATION:

The social situation in Junik in terms of poverty and housing is something better compared with the general trend in Kosovo. However, migration, employment of youth and high rates of unemployment and provision of social infrastructure and relevant services closer to the citizens present a special challenge for Junik municipality.

Population and social situation

- Number of population including diaspora : 9600 inhabitants (according MEF) or 7138 inhabitants (according survey data in the field)
- ~25% of population lives in diaspora
- 741 households (including diaspora- survey data)
- Young and active population (~50.17 % under age of 25 years old)
- High level of unemployment (77.24% of active population age 18-64)
- Employment gender related ratio is low. ~F:M=1:5
- Poverty rate not so high (in comparison to overall rate in Kosovo- 12.6% of residential population is receiving social assistance)
- There are no homeless families
- The interest for migration is high, especially for youth
- Civil society is still un-organised and not active enough



Social infrastructure and social services

- The capacities of health (the Main Family Health Care Centre) and education (primary and secondary school) facilities and their services fulfills the requirements of inhabitants to a certain extent
- The access to education and health buildings is relatively easy.
- There is lack of pre-school facilities that ensures the services of kindergarden and day-care-centres
- The lack of culture facilities and those for youth is obvious (there are no museums, theatres, libraries, youth centre) as well as places for sport and recreation (no public squares, play-grounds, sport fields et)
- Existing 12 religious buildings are sufficient enough for ritual needs of inhabitants. These buildings have also cultural-historical value.
- There is no radio or local TV, not even any daily newspaper correspondence.

THE CHALLENGES

Junik has young and vital population, which due to the lack of possibilities for employment and recreation, is aiming towards migration outside the country. The lack of public places and public institutions including those of recreational and sport facilities make the situation worst.

Challenge:

Junik population is very young and active for work; but on the other hand the unemployment rate is high.

How can the MDP contribute to the improvement of social situation and welfare and creation of new job opportunities?

Challenge:

Migration of the young people and loss of the brain capacities (intellectuals) presents a special challenge.

What conditions should be offered to this category so that they would stay and contribute in their home country?

Challenge:

Lack of public institutions and public areas, those for culture, sports and recreation is evident.

How can we fulfill the lack of these areas and what kind of institutions, areas we need

(library, theater/cinema, squares, playgrounds, sports fields ...).

GOALS

AG1: Improvement of social and economic situation

- O1: Reduce the rate of unemployment
- O2: Reduce the migration rate
- O3: Advancing professional capacities
- O4: Providing seasonal work

AG2: Improving life quality through advancing of public spaces and facilities

- O1: Providing better educational, cultural and sports conditions, as well as their spaces (library, youth center, theater, sports halls and spaces, etc.)
- O2: Increasing the quality of public spaces (squares, playgrounds, etc)

AG3: Development of informed and organized society (impact on organization)

- O1: Providing easier access to information
- O2: establishment of basic socio-economic data
- O3: Supporting the organization of society in the form of associations, nongovernmental organizations or community groups that promote development
- O4: promotion of the role of women to be contributing to economic development and employment
- O4: Avancimi i rolit te gruas per te gene kontribuese ne zhvillime te ardhshme

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY A1: IMPROVEMENT OF SOCIAL AND ECONOMIC SITUATION

A1.1 Development of employment programme including seasonal employment

A1.2 Increase human capacity building in the fields of agriculture, tourism and related areas such as marketing, promotion and service industry/hotel activities

A1.3 Holding professional trainings and courses

A1.4 Support to projects that generate income for women

STRATEGY A2: IMPROVEMENT OF LIFE QUALITY THROUGH INCREASE OF PUBLIC SPACES AND BUILDINGS

A2.1 Construction of a kinder garden (adaptation of one kulla)

A2.2 Construction of multiple-purpose building – library, culture house, youth center (all in one building)

A2.3 Construction of sports hall and outdoor / indoor sport fields (maximum use of existing fields including school sport fields)

A2.4 Construction of Ethnographic Museum (same project with F.1.10)

A2.5 Projects promoting-massively culture-sports activities

STRATEGY A3: DEVELOPMENT OF INFORMATION SOCIETY, MORE ORGANIZED AND PARTICIPANT IN DECISION-MAKING

A3.1 Opening of public information office and advices to citizens including employment of staff and increase of office working staff capacity-building

A3.2 Support to projects of associations, NGO's or communities which promote authentic values and development of society

A3.3 Regular publishing of Municipality Bulletin



B. ECONOMIC DEVELOPMENT

CURRENT SITUATION:

Economic development currently is at a low level. Natural resources (agricultural land, forests, meadows, pastures, rivers) and cultural heritage values (especially Kullat) are good opportunity for future economic development based on tourism, agriculture including farming, forestry and alternative energy.

Agriculture, farming and agro business:

- 57.08% agricultural land-sufficient potential but low level exploited
- Consideration for cultivation of intensive and industrial cultivation (glass-house) still in lower profile
- Development of agro-business has not managed to attracted greater importance from the private sector
- Arboriculture has shown a high trend of cultivation
- Access on their agriculture land is difficult
- Difficulty in Junik's product placement in Kosovar and regional open markets
- Watering system for agricultural land not fully completed
- Junik has had tradition in livestock development but this has been greatly damaged during the war
- At present there are 2 large specialised farms and 200 smaller ones. Central Government policies, based on the EU standards, stimulates development of medium size farms (20-50 stock) and large (50 stock)
- Large areas of forest, meadows and pastures presents favourable factors to the farming development followed by opportunities for food industry development
- In Junik there are no farmers and agrarians associations
- Lack of capacity of professional personnel in Municipality (at present this field is covered by one professional Municipality employee)
- Young people do not see agriculture as profitable profession.

Forestry:

- 38.95 % of total area is forestry
- Forestry potential as a opportunity for wood industry development and biomass is still under -investigated and studied

Industry and production:

- Is not developed. There is a potential for development of wood and food industry

Tourism and hotel-keeping:

- The natural and cultural truism appears as one of the most powerful potentials for economic development. Special attention should be paid to tourism infrastructure development and other relevant sectors such as hotel-keeping, handcrafts, culture, sports and recreation, etc. Currently this sector is not fully developed with most visited resorts such as: Gjeravica

Peak with two natural lakes, Erenik River, Moronica, Kulla, Masjid, Mosques.

Alternative energy:

- The water assets (Erenik River) present a great potential for future development of the renewable/alternative energy sector. Forestry assets are great potential for biomass production industry but needs to be studied.

CHALLENGES

Challenge:

Junik has a good geographical and cross-border position, with natural and cultural potentials, which are not being used. Economy in Junik is not developed sufficiently, despite the fact that tourism, agriculture including farming, forestry and hydro-energy present potential for economic development.

How to use this position, natural and cultural values in favor of the economic development and cooperation with municipalities and neighboring states? How can these potentials be used and gain profit from them?

GOALS:

Economic development is the first spatial planning priority areas for future development. Junik aims to increase economic development in all sectors, specifically with focus on tourism, agriculture including livestock, forestry and renewable energy (hydro-energy, biomass production).

BG1: sustainable economic development in all levels focusing more in agriculture, tourism, forestry and alternative energy

O1: Promotion of agriculture and agro-business sector

O2: Regulation and expansion of irrigation system in agricultural land

O3: Easier access to agricultural lands

O4: Promotion of agricultural products of Junik by providing access to local and regional markets

O5: Growth of the farming sector especially bee-keeping

O6: Full management of forests by the Municipality including organizational municipal capacity building on forest management

O7: Development of alternative energy (hydro-energy; bio-masses)

O8: Development of tourism sector and services

O9: Impact on organization and awareness rising

BG2: Increase intermunicipal and cross-border cooperation

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY B1: SUSTAINABLE ECONOMIC DEVELOPMENT IN ALL FIELDS - AGRICULTURE, FARMING AND AGROBUSINEES

AGRICULTURE AND AGROBUSINESS

B1.0 Drafting the programe on agriculture development and agrobusiness

B1.1 Drafting of Urban Regulatory Plan for the industrial zone based on development of agriculture and agribusiness

B1.2 Establishment of intensive orchard

B1.3 Project "Cherry-Blueberry of Junik"

EXTENSION AND IMPROVEMENT OF IRRIGATION SYSTEM OF AGRICULTURE LANDS

B1.4 Construction of irrigation dam in Prita e Katundit, as well as repairing of dams at Jaruha and Berisha neighbourhood

B1.5 Construction of primary irrigation tubes

EASIER ACCESS TO AGRICULTURE LANDS

B1.6 Gravel the road Junik-Lugu i Gjate

B1.7 Gravel the road Miroc Uleza

B1.8 Asphaltting the road Shafrane- Hybe

B1.9 Gravel the road Prita e Katundit

INCREASE OF LIVESTOCK SECTOR

B1.10 Project development supporting increasing the fund of stock raising

PROMOTION OF AGRICULTURAL -LIVESTOCK PRODUCTS PROVIDING ACCESS TO LOCAL AND REGIONAL MARKETS

B1.11 Setting up the market for the sale of agriculture-livestock products including storage and processing activities as a distribution center

B1.12 Development of programme/activities of marketing "Products of Junik"

IMPACT ON ORGANIZATION AND AWARENESS

B1.13 Establishment of associations of farmers, livestock breeders, processors and vendors of agriculture-livestock products

B1.14 Establishment of agriculture unit or department within the organizational structure of the municipality

B1.15 Awareness activities of population, particularly the youth on Agriculture advantages

B1.16 Organization of trainings in the field of agriculture and livestock

STRATEGY B1: SUSTAINABLE ECONOMIC DEVELOPMENT IN ALL FIELDS - FORESTRY AND RENEWABLE ENERGY

FORESTRY

B1.18 Increase municipal capacity building on forestry management

B1.19 Draft action plan on forest management

B1.20 Undertake a feasibility study of the use of forest for potential industrial development, final processing and further promotion

RENEWABLE ENERGY

B1.38 Project of Mali hydropower plant

B1.39 Project of Erenik hydropower plant

B1.40 Project of Jasiqi hydropower plant

B1.41 Support to feasibility surveys on use of renewable energy (same project with C.3.9)

STRATEGY B1: : SUSTAINABLE ECONOMIC DEVELOPMENT IN ALL FIELDS - TOURISM AND TOURIST SERVICES

PLANET RREGULLUESE URBANE PËR ZONAT TURISTIKE

B1.21 Drafting Urban Regulatory Plan for Junik with the surrounding area, including Moronica and Erenik Valley. The Plan should foresee not only regulation of area but also development of local tourist products, a zoo-park and the possibility of developing of water sports and recreation activities and other recreational activities.

B1.22 Drafting Urban Regulatory Plans for the area of Erenik Gorge, including sites as Gradina, Jedova, Erenik Spring, Gjeravica Lakes and Rrasa e Zogut, as areas for development of recreational tourism, eco-tourism, cross-border tourism, alpine tourism

B1.23 Drafting Urban Regulatory Plan for the area of Batusha Gorge, including sites Gjocaj, Jasiq, Rrasa e Koshares and Zharre with development possibilities of housing combined with eco-tourism, host-tourism, rural tourism, including herein the establishment of a recreation-rehabilitation center

PROMOTION/MARKETING

B1.24 Establishment of Tourism and Marketing Information center

B1.25 Support to projects stimulating development of handicraft activities

B1.26 Support to projects on cultivation of traditional gastronomy/kuzine

B1.27 Support to development of human resources in the tourism sector – designate a municipal official for tourism and heritage. This project implies his/her continuous upgrading through trainings and courses.

B1.28 Publication of maps and tourist guides

B1.29 Support to investments with public-private partnership in tourism

B1.30 Organization of different manifestation in relation to the promotion of tourist values in Junik

- Marking the Independence Day with the activity "Running for Independence"
- Marking Gjeravica Days combined with the project on tourist sign-boards
- Kulla's Day

STRATEGY B2: INTER-MUNICIPAL AND CROSS-BORDER COOPERATION

B2.1 Project "Peace Park" in the border states Albania-Kosovo-Montenegro

B2.2 Cooperation with the Agency for Regional Development (ARD) of Peja/Pec on drafting of projects with intermunicipal-crossborder character

B2.3 Cooperation with neighbouring municipalities in projects of joint interest:

- Construction of water plant for treatment of sewerage waters ,
- Regulation of regional waste treatment plant and management,
- Management of waters for irrigation,
- Heritage preservation-initiate proposal for drafting Spatial Plan for Dukagjini Kullas as an area with national interes as determined in the draft-Kosovo Spatial Plan
- Economic development with the focus on tourism, forestry, alternative energy, agriculture
- Tourism development



C. PHYSICAL INFRASTRUCTURE, TRANSPORT AND PUBLIC SERVICES

CURRENT SITUATION:

- Access to Junik through regional roads is fairly easy and traffic in general is not that busy
- There are no transit roads, all traffic including heavy vehicles for transportation of goods go through the Junik town centre
- Inner road network remains uncompleted (most of the roads in neighbourhoods are unpaved)
- Access to Mountains is rather difficult
- Since tourism is seen as potential for future development, provision for pedestrian infrastructure and street escapes for tourists should get special attention (alteration of routes for walking and climbing to the tourist zones and enhancement of camping sites)
- There is no border crossing with Albania or Montenegro
- Public transport is operative but there is no station/terminal or designated location for taxis which would enable this service to operate safely and provide information about timetables and signage for bus-stops etc.
- Water supply network is in reasonable condition; 97% of residents have access to drinking water. In Jasiq and Gjocaj water supply network is not set up; residents get their water supply from natural resources
- Waste Water and Sewage Network in urban areas is almost completed. Currently it's partly functional. In villages there is no sewage network; sewage is discharged in open nature.
- Junik has no communal/central heating network
- Waste collection service does not cover the whole Municipality boundary. Currently this service is undertaken by public waste collection company of Decan Municipality. Also, there is no adequate location for waste disposal.
- Electricity supply network is widespread throughout the Municipality boundary but this network is rather old in general therefore the supply it's not satisfactory. Water resources/ potential offers great potential/ opportunity for hydro-energy production.
- Radio- television network is functional but not in cable-TV. Telephone and internet network is functional

CHALLENGES:

Challenge:

The road network coverage is relatively good, but the road quality is poor and there are still many unpaved roads. There is no transit route for heavy transport and access to the Mountains.

Where should we intervene urgently in the completion/improvement of road to facilitate mobility to its inhabitants and visitors? How should the access to the Mountain be improved?

Challenge:

Public transport not organized properly; lack of follow-up infrastructure and pedestrians.

How to improve public transport and services so that citizens will be provided easy access and better services? How to improve pedestrian infrastructure especially the one for the tourism purposes?

Challenge:

Public services (water, sewage, telecommunications, power supply etc) do not cover entire territory of Junik municipality, in a sense that not all families have access to these services.

How to improve these services and where there is need for intervention?

GOALS:

Infrastructure network:

Given the fact that Junik municipality has relatively good road network coverage, but which needs to be completed and improved, and the creation of new road openings, in order to facilitate vehicle circulation and residents and visitors, MDP has defined the following goals and objectives:

CG1: Improvement and expansion of physical infrastructure according to modern standards in the whole territory of municipality and wider

O1: Easy access to Bjeshkët e Nemuna

O2: Establishment of relations with two neighboring countries

O3: Improvement of the traffic through the opening of the transit road "Bajraktar-Gaxhëri"

Public Transport:

Public transport is functioning in Junik, but not properly organized and also there is a lack of follow-up infrastructure. Although Urban Development Plan treats this section in details, within the drafting of MDP it has been envisaged as reasonable to reemphasize defined goals / objectives:

CG2: Improvement, respectively expansion of public and inter-urban transport with services and follow-up elements including infrastructure for pedestrians

O1: Better mobility by opening of the urban transport lines

O2: In the period of 10 years to open new interurban lines

O3: Improve public transport services and taxis by providing a suitable location for the bus station and bus stop for taxi in short term period

O4: Facilitation of movement for pedestrians and people with special needs through the increase of traffic safety (horizontal, vertical traffic signs, working of the sidewalks)

Public services:

Despite investments made on improvement of public services, more investments are needed for reaching better coverage in this area. Non-completion of drinking water and sewage system; the lack of offering waste collection service and its function in general; needed interventions to improve the energy supply network and the possibility for developing alternative energy; increase and develop the use of Information and Communication Technology as an important component for tourism development are challenges for future development, thus the goals and objectives of the MDP in relation to this aspect are:

CG3: Improvement and expansion of public services according to modern standards in the entire territory of Junik municipality

O1: Coverage of urban area with primary sewerage network in a short-term period

O2: Connection of the remaining 5% of households in water supply network in short term period

O3: Increase capacities with electricity with a power plant 10 kW in a short-term period

O4: Increase capacities with alternative energy with hydro plants in medium-term period

O5: Improvement on waste management by establishing a municipal company in a short-term period

O6: Reducing the charge in the existing power plants through the establishment of a new power plant in a short period

O7: Promotion of alternative energy usage for heating system and its expansion

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY C1: IMPROVEMENT AND EXPANSION OF PHYSICAL INFRASTRUCTURE ACCORDING TO TECHNICAL MODERN CONDITIONS THROUGHOUT THE TERRITORY OF MUNICIPALITY AND BEYOND

- C1.1 Construction of transit road to be used for heavy transport and industrial activities: axis "Bajraktar-Gaxherr"
- C1.2 Construction of one road segment facilitating opening of a new access to the regional road (road by "Red Track")
- C1.3 Asphaltting of Junik-Nivokaz road
- C1.4 Construction of Mountain road
- C1.5 Draft of feasibility survey on new road opening from Mountains to the triangle Albania-Kosovo-Montenegro
- C1.6 Construction of roads as defined by UDP in the urban area
- C1.7 Regular maintenance of municipal local roads

STRATEGY C2: IMPROVEMENT-EXPANSION OF URBAN AND INTER-URBAN PUBLIC TRANSPORT WITH SERVICES AND FOLLOW-UP ELEMENTS, AND ADEQUATE PEDESTRIAN INFRASTRUCTURE

- C2.1 Construction of bus station in the defined location by UDP
- C2.2 Draft a plan on movement of public transport and pedestrian infrastructure
- C2.3 Regulation of pedestrian paths in the urban area, as determined by UDP
- C2.4 Establishment of pedestrian infrastructure for walking, cycling and sport and recreation in the mountains:
 - Regulation of walking and hiking paths to the mountain,
 - Regulation of riding paths
 - Regulation of paths for carrying extreme sports for e..g: motor-biking
 - Marking watching/observation points and those of cultural values

STRATEGY C3: PROVIDING BETTER QUALITY SERVICES TO RESIDENTS WHICH CONTRIBUTE TO INCREASE LIFE QUALITY

C3.1 Completion of sewerage network

C3.2 Completion of water tank: Gaxherr-Bajraktar

C3.3 Construction of a new transformer substation that would reduce the load in the existing transformer substation

C3.4 Construction of 3 hydropower plants (same with projects B.1.31; B1.32; B1.33)

C3.5 Establishment of the waste management company (same with project E.1.1)

C3.6 Drafting of a local plan on waste management

C3.7 Drafting a programme on treatment of sewerage and atmospheric waters

C3.8 Feasibility study for extension of central heating system by examining the possibilities of using materials with low environmental impact on the environment (same project with B.1.40)



D. LAND USE, HOUSING AND SETTLEMENTS

CURRENT SITUATION:

Land use: From the total area of municipality, ~ 77 770 ha, there is approximately 3 029 ha (38.95%) of forests and 04 439 ha (57.08%) agricultural land, out from which meadows and pastures occupy a territory of around 2000 ha (45.05%) from the total surface of agriculture land. Junik has 0.46 ha of agricultural land per inhabitant, which indicates a low index compared with the average in Europe, estimated to be around 0.52 ha but in a better level with the average in Kosovo, ranging from 0.15-0.18 ha per inhabitant (critical limit is 0.17 ha). Kosovo level calculations indicate that every year there is a loss of about 5,000 ha of agricultural land; there is no accurate data about Junik municipality. Only visual evidence are evident indicating that agricultural land in the urban area is lost by the fragmentation of parcels (house yards), constructions, various pollutions, etc. In view of geographical aspect, the area of Junik municipality is comprised of several functional units with different characteristics.

1. The Unit on housing and administrative, economic, cultural functions and services
2. Field Unit
3. Forest Unit
4. Mountain Unit

Settlements:

- Municipality of Junik has three settlements: Junik town (520 ha) and villages Jasiq and Gjocaj (308 ha)
- Majority of population live in the urban area of Junik
- Villages Jasiq and Gjocaj offre good possibility for housing and development as touristic villages but they are almost depopulated with having only 7 households living there (source: SOK). The presence of mines still in these villages is a worrying fact.
- Agim Ramadani neighborhood has characteristics of an informal settlement because of property issues

Housing and constructions

- Situation related to housing is relatively good: there are no homeless families
- Housing zone occupies an area of 121.99 ha or 23% of the urban area (source UDP) and 36 ha in villages Jasiq and Gjocaj (source: SOK). Detailed information in relation to housing in the urban area is offered in the Urban Development Plan (UDP)
- There are 1427 housing buildings in the urban area and 38 in villages Jasiq e Gjocaj (source SOK, '09)
- There is possibility of densification of housing by filling empty areas in the existing built areas (as foreseen by UDP)
- Buildings having the characteristics of traditional housing typologies are still present, but there is risk from constructions with new architectural formations and modern material.

CHALLENGES:

GOALS:

Challenges:

Agricultural land is an important resource, subject to loss due to the current developments.

How to preserve agricultural land and prevent its loss from the current developments? How should housing be oriented in order not to affect the loss of agricultural land, but also to preserve the traditional typology of housing?

Challenges:

Jasiq and Gjoqaj settlements are almost depopulated. Its population is displaced in the Agim Ramadani settlement, which is considered as an informal settlement

How should these settlements be treated? Which conditions should be provided to the inhabitants of Jasiq and Gjoqaj in order to return them to their settlements?

Current developments in relation to land use are not so favourable for a proper spatial development in Junik. Junik has 0.46 ha of agricultural land per inhabitant which is satisfactory compared with the average in Kosovo, but not with the criteria of developed European countries (0.52 ha /per inhabitant). New constructions on agricultural land, fragmentation of parcels, on one hand and depopulation of the two settlements with displacement of population and usurpation of residential properties in Agim Ramadani neighbourhood, creating in this way informal settlements present a challenging aspect to treatment. In this context, the MDP defines these goals / objectives:

DG1: Protection and rational use of agricultural land

O1: Prevention of the agricultural land (particularly the categories I-IV) from current developments

O2: Increase the use of agriculture land

O3: Raise awareness about the protection of this resource and its development

DG2: Treatment of settlements

O1: Treatment of informal settlement Agim Ramadani

O2: Creating the conditions for return of populations in the settlements Jasiq and Gjoqaj

DG3: Treatment of housing and constructions

O1: Treatment of existing and new housing buildings and constructions

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY D1: PROTECTION AND RATIONAL USE OF AGRICULTURE LAND

D1.1 Establishment of cadastre (recording) of agriculture land in GIS

D1.2 Project on “regulation of agriculture land” with purpose to :

- establish bigger parcels;
- improvement of land through implementation of agro technical, agromelor and hydromelor measures;
- access to public infrastructure;
- establish parcels in regular geometric shape; settlement of ownership-judicial issues
- new land measurements;
- set up new cadastre

D1.3 Awareness activities on preservation, development of agriculture land (same project with B.1.16)

STRATEGY D2: TREATMENT OF SETTLEMENTS INCLUDING ALSO INFORMAL SETTLEMENS

D2.1 Drafting of Regulatory Plan for Gryka e Batushes area which includes settlements Jasiq and Gjocaj. URP should be based on the concept of development as residential areas, completed with physical and social infrastructure as well as settlements with the function of rural tourism development and agricultural activities (same project with B1.23)

D2.2 Draft a programme on regulation of informal settlement Agim Ramadani, focusing on regulation of ownership-judicial issues, and create possibilities for safe return of residents to the settlements Jasiq and Gjocaj by providing required preconditions for return (mine-clearing of the area, construction of destroyed houses during the war, providing physical and social infrastructure).

STRATEGY D3: HOUSING AND CONSTRUCTIONS

D3.1 Treatment of new housing and construction areas in the urban zone based on UDP recommendations

D3.2 Create property and housing data-base for entire municipality on GIS

D3.3 Drafting of programme and action plan on housing and construction

D3.4 Drafting of regulation on regulation of illegal construction issues



**E. ENVIRONMENT, NATURAL
RESOURCES AND AREAS
ENDANGERED FROM
POLLUTION, DEGRADATION
AND DISASTERS (NATURAL
AND OTHER DISASTERS)**

CURRENT SITUATION:

Environmental situation

- The environmental situation in Junik Municipality in reference to the pollution is relatively good. Water and soil pollution is worrying because of the waste being thrown to Erenik River and along its riverbank and sewage flowing.
- There are no big polluting industrial activities, with the exception of the functioning of a quarry and a concrete factory operating out of the urban zone.

Endangered zones by environmental degradation, natural and other disasters

- Risk from negative phenomena, natural and other disasters exist.
- Wood cutting. Wood cutting in the forests presents a risk of losing wooden mass, appear also as the ecosystem disorder, the landscape collapse and the presence of erosion in these areas.
- Erosion prone areas with higher intensity and which should have special treatment are those areas with illegal cutting of forest trees, land sliding and in the areas by the rivers shore.
- Floods: Extraction of gravel from the Erenik River causes river bed erosion. Fortunately, there are not so much constructions closer to river bed.
- Earthquakes: Junik takes place in the seismologic zone are of 6-7 Merkal scale, an indicator showing this matter should be treated seriously and protection measures on earthquakes should be taken
- Fires present a worrying phenomena having frequent occurrence in last decade and causing consequences on human beings also. Main affected areas are forests, fields, agricultural plots, waste disposal areas, housing constructions etc.
- Mines: The risk from mines is still present in villages Jasiq and Gjocaj. This had impact on the displacement of inhabitants from these settlements. Despite many mine-clearing activities undertaken in this area, it still remains a danger zone for the safe return of inhabitants.
- Climate changes: Although no studies and analysis have been conducted on this issue, the effects of climate change are visible.

Landscapes, natural resources and biodiversity

- Geographical position, relief, high mountains, gorges, rivers, landscapes and pastures with the flora and fauna developed in them, represent a good foundation of developing natural heritage, and in this way enable Junik municipality to become an attractive place to visit and be developed in the future.

- Hydrographical landscapes (rivers Erenik and Trava, brooks), field landscapes (Junik field) and those hilly or mountainous (Gjeravica, Moronica) and Bjeshkët e Junikut (which are part of Bjeshkët e Nemuna) presents important natural values and potential for tourism development
- According to the concept drafted by the Ministry of Trade and Industry, potential significant sites for tourism development based on natural heritage identified for Junik municipality are:
 - o Junik area and its surroundings with Moronica site: presents a good potential for rest and recreation. Rich fauna of this area provides opportunities to build a zoo.
 - o Erenik Gorge Area with sites: Gradinë, Lugu i Gatë, Rrasa e Zogut, Burimi i Erenikut and Gjeravica Lakes - potential for sport and recreation (water sports with canoe, kayak), fishing etc.
 - o Batusha Gorge Area with sites Gjocaj dhe Jasiq dhe Zharra
- Biodiversity: Junik has relict species of plants and native endemic species of herb plants with high scientific and pharmaceutical values.
- Protection, development and benefit from the natural heritage, particularly in tourism, are challenges that Junik Municipality will face in the future.

CHALLENGES

Challenges:

Relatively healthy environment, however, present water and soil pollution due to the flow of the sewage waters and waste throwing into the rivers and the river banks.

How to improve this situation? Where should we intervene urgently?

Challenges:

Degradation of the natural values (cutting of forests, quarries) and natural disasters (floods, earthquakes, erosion etc) can initiate risks and have catastrophic consequences.

How can we prevent these negative phenomena? In which of them should intervene urgently?

GOALS

Protection of the environment from pollution and preventing its degradation from natural disasters and those cause by human being are main environmental challenges, therefore defined goals / objectives by the MDP are:

EG1: Protection and sustainable environmental development

O1: Reduce water and soil pollution from waste and sewage

O2: Protection of forests from continuous degradation and illegal cutting

EG2: Protection from natural disasters and other disasters

O3: Protection from natural disasters (earthquakes) and those cause by human being especially fire , erosion and flood

O4: Rise up the issue of demining which is still accurate

O5: Use of renewable and alternative environmental resources for local development

O6: Protection from climate changes

EG3: Protection of landscapes and biodiversity

EG4: Strengthening intermunicipal and interstate cooperation

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY E1: PROTECTION AND SUSTAINABLE ENVIRONMENTAL DEVELOPMENT - PROTECTION OF THE ENVIRONMENT FROM POLLUTION; FOREST PROTECTION

E1.1 Establishment of waste management company (same project with C.3.5)

E1.2 Increase human and organizational capacity building in the field of environment and designate an official for environment

E1.3 Drafting of local action plan on protection of environment

E1.4 Cleaning activities and public awareness on environmental protection

E1.5 Supporting environmental NGO projects

E1.6 Drafting of local plan on waste management in line with the strategic plan (MESP) (same with project C.3.6)

E1.7 Drafting of an operational plan on forests management (same project with B1.19)

E1.8 Projects for reforestation of barren areas and new areas of forestation

E1.9 Undertake awareness campaigns on forest protection and development

STRATEGY E2: PROTECTION FROM NATURAL DISASTERS AND THOSE CAUSED BY HUMAN

E.2.1 Draft a protection and rescue plan for the entire municipality

E2.2 Awareness campaign (seminars, lectures at schools, publications (brochures, posters), TV debates on protection from fire and prevention

E2.3 Projects for reforestation of barren areas and new areas of forestation (same project with E.1.8)

E2.4 Setting up networks for protection from landslides (along the road location named Gurthi and ODA)

E2.5 Regulation of riverbed of Erenik and set priorities for most hazardous areas

E2.6 Analyses on handling the flood issues taken place at Tofaj neighbourhood and Prita e Katundit

E2.7 Repairing existing dam on the river Trava

E2.8 Applying microzoning and earthquake safety standards on constructions

E2.9 Mine-clearing activities

E2.10 Awareness campaign on mine risks and the means of information

E2.11 Projects with diverse climatic impact as mentioned above:

- Environment protection: E.1.8, E1.9, E2.1; E2.2, E.2.7;
- Renewable energy: B.1.31; B.1.32; B.1.33; B.1.34

E2.12 Support initiatives for the use of renewable energy and energy efficiency (for e.g: to improve the insulation in windows and doors in public institutions, homes, etc; use of solar energy resources, in addition to electricity, the use of lights with sensor in public lighting, etc)

STRATEGY E3: PROTECTION OF LANDSCAPES AND BIODIVERSITY

E3.1 Supporting Associations and NGO projects for the protection of flora and fauna (projects on fauna enrichment projects, especially of the dear species which is threatened of disappearing and their food during the winter; increase the fund of wild animals, protection from diseases;

E3.2 Conduct public awareness campaigns on protection of flora and fauna

E3.3 Analyses on the use and protection of forest products (blueberry, curative herbs, chestnut)

STRATEGY E4: STRENGTHENING INTER-MUNICIPAL AND CROSS-BORDER COOPERATION ON PROTECTION OF ENVIRONMENT

E4.1 Agreement on inter-municipal, governmental and cross-border cooperation for environmental protection:

- Common actions for protection from disasters
- Active participation on drafting Spatial Plan for National Park "Bjeshkët e Nemuna"
- Peace Park project (same with B2.1)



F: CULTURAL HERITAGE

CURRENT SITUATION:

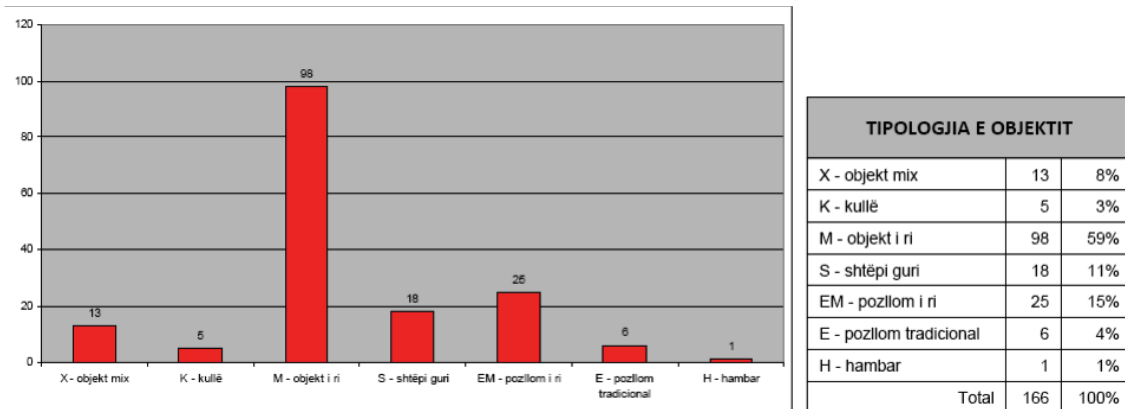
- Junik has special cultural heritage values especially architectural heritage (kullat, stone houses, mills), archeological (archeological location in Gradina) and spiritual (tradition and national costumes, rituals etc) presents excellent opportunity for culture tourism
- Inventory (listed buildings) of the cultural heritage in the urban zone has been prepared within Urban Development Plan (2007) where in total 193 buildings are of heritage value- see table 1.

Table 1: Cultural heritage buildings in urban zone (source: Urban Development Plan, 2007)

Number of build-ings	Stone house	Kullë	Traditional service building facilities	Mills, vajavica, water saw
In urban zone	91	32	63	7

- For the purpose of the Urban Development Plan, field study has been undertaken where current condition and level of damage of heritage buildings have been recorded (see diagram and table below). From the general inventory of the buildings/objects outside urban zone in total 166 buildings/objects have been recorded. Out these, 29 are with heritage value (kulla-5, stone houses-18, traditional cot/cattle houses -6).
 - o Three out of 5 kulla's are destroyed whereas two are badly damaged
 - o 14 stone houses out of 18 recorded are destroyed, 2 stone houses are badly damaged, one is partly damaged and one is in good condition
 - o 93% of these buildings/objects are not in use and the main use is for housing

Diagram 1: Number of cultural heritage building outside urban zone (source: field study for the needs of MDP 2010)



CHALLENGES

Junik's Cultural Heritage values are being lost and destroyed day by day. However, significant parts of this heritage still continue to resist the current developments. Protection of these values and prevention from degradation and ability to use this heritage in favor of economic development is real challenge for the Municipality

Challenges:

Junik has special values of cultural heritage but they are continuously being damaged and destroyed.

How to preserve these values and to use them in favor of economic development? Which natural and cultural values deserve special attention and urgent intervention?

GOALS

FG1: Protection and functioning of cultural heritage

O1: Vitalise/ functionalise culture heritage assets

O2: Data base and inventory of the entire cultural heritage assets of the municipality

O3: Protection and prevention of destruction of all objects of cultural heritage

O4: Awareness, promotion and marketing of cultural-historic values of Junik

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY F1: PROTECTION AND FUNCTIONING OF CULTURAL HERITAGE

FUNCTIONALISATION OF CULTURAL HERITAGE

F1.1 Municipal capacity building (with emphasis on inspection) for cooperation and coordination with the Institute for Protection of Monuments in Peja/Pec on monitoring the implementation of the Law on Cultural Heritage. This means that municipalities should have staff employed exclusively for this job

F1.2 Active participation of the municipality in the activities of central authorities on drafting policies for protection, management and increase conservation architecture areas (as per Law article 6.6

DATABASE AND INVENTORY

F1.3 Proposed list of cultural heritage inventory and database created by the municipality for the MDP needs to be coordinated with the inventory process with IPCM in Peja/Pec

F1.4 Granting the status of buildings under permanent and temporary protection (which buildings may have the status that can be defined following to the categorization along with IPM in Peja/Pec and after consultation with the Kosovo Council of Cultural Heritage)

F1.5 Finding forms of Public Private Partnership that will provide conservation opportunities, including the maintenance of buildings with cultural values (identical with B1.29)

PROMOTION AND MARKETING

F1.6 Functioning of the tourist information center (including employment and staff capacity building) and creation of mechanisms promoting propaganda and heritage of Junik (NGOs, associations, etc.) which will be included in local and international tourism networks. (B1.24)

F1.7 Traditional celebration of Kulla's Day of Junik (DATE), which would include a regular debate forums with kulla owners and other participants on the conservation and functioning of this heritage, etc. (B1.30)

F1.8 Various publications and organization of activities whether in the form of exhibitions, fairs, concerts, parties, or else where can be presented including spiritual heritage (habits, customs, rites, dances, music, songs and artistic expressions-handicrafts, crafts, etc.) (partly same with B1.28)

F1.9 Support to projects stimulating development of handicraft activities and cultivation of traditional gastronomy (B1.25; B1.26)

F1.10 Construction of Ethnological Museum (restoration of one kulla for this purpose) the same project with A.2.4

F1. 11 Restauration of a Kulla that would serve the services of a kindergarden (identical to A2.1)



G: HUMAN RESOURCE AND ORGANISATIONAL CAPACITIES IN SPATIAL PLANNING

ACTUAL SITUATION:

- As newly established municipality with a new staff, the need for continues capacity building of its human resources in the area of planning in Junik is high. Invesments in capacity building should be seen as necessity in order to achieve the goals of the development plans.
- The Directorate on Urbanism, Geodesy and Environment is responsible for the planning issues and spatial developments in the municipal territory, including environment, the cadastre services, urban and construction licence as well as supervision of the project implementation. The directorate has not enough staff to cover whole responsibilities. Due to this, the directorate has no proper organizational structure, too.
- Having the cadastre sector within the organizational structure of directorate is an advantage, and as such it should be supported on further development for creation of spatial planning database and harmonization with those at central level.
- The mechanisms for montoring and development control (inspection) are weak in Junik. These mechanisms should be strengthen and put in place in a way that they can have easy access on their daily work and decision making.

CHALLENGES:

Challenge:

Junik as a new municipality has not reached yet to consolidate a proper spatial planning system. It also lacks experience and new knowledge in this area.

How can we develop a functional municipal spatial planning system, understand the importance of it as well as increase the capacities of the municipality in this area?

GOALS:

GG1: Consolidation of spatial planning system in municipality

O1: Development of human resource and organisational capacities in the area of spatial planning and development control

O2: Development of municipal spatial planning database

O3: Awareness rising of population on spatial planning

O4: Develop methods that simplify the application procudures on urban and construction permit

ACTIONS/PROJECTS FOR IMPLEMENTATION

STRATEGY G1: CONSOLIDATION OF MUNICIPAL SPATIAL PLANNING SYSTEM

DEVELOPMENT OF MUNICIPAL HUMAN AND ORGANIZATIONAL CAPACITIES IN THE FIELD OF SPATIAL PLANNING AND DEVELOPMENT CONTROL

G.1.1 Support to advanced education and trainings of personnel in the field of spatial planning including inspection

G.1.2 Establishing the spatial planning unit apart from the sector for issuing permits

G.1.3 Support and strengthening of inspection mechanisms on monitoring and control of spatial development based on approved spatial and urban plans

CONDUCT A DATABASE ON SPATIAL PLANNING

G.1.4 entitle a GIS official

G.1.5 Advanced trainings in the field of use of Geographic Information System (GIS)

G.1.6 Set up a GIS database and match those with the Ministry data

G.1.7 Ensure relevant software and technical devices for GIS work

PUBLIC AWARENESS ON THE FIELD OF SPATIAL PLANNING

G.1.8 Organization of public debates with thematic subjects on dealing with issues of spatial development

G.1.9 Development and distribution of municipal bulletin (same project with A3.3)

G.1.10 Incorporation of citizens in development of issued projects

DEVELOPMENT OF METHODS SIMPLIFYING THE PROCEDURES TO OBTAIN URBAN AND CONSTRUCTION PERMISSION

G.1.11 Drafting of a brochure on procedures regarding obtaining of urban, construction and work permission

G.1.12 Development of software methods via electronic application for permission

Photo gallery from participation and different working meetings held during the process of drafting Municipal Development Plan



draft-Municipal Development Plan of Junik 2010 - 2023

Impressum

This document is a short version of draft Municipal Development Plan, whose purpose is to serve as a tool for easy communication with citizens and other stakeholders. It is a working version and has been prepared for the public use during the public review process aiming at offering necessary information in relation to the draft Municipal Development Plan of Junik and offer possibilities to citizens and all those interested to provide their views, comments and suggestions in the document.