

Municipality of Hani i Elezit  
Short Version  
Draft-Municipal Development Plan  
**2010-2025+**



Komuna Hani i Elezit

MUNICIPAL SPATIAL PLANNING SUPPORT PROGRAMME  
Making Better Cities Together



UN HABITAT  
FOR A BETTER URBAN FUTURE

## **VISION**

Hani i Elezi – the gate municipality, the bridge between two states, Kosovo and Macedonia, with a link between two borders Hani i Elezi-Gllloboqice with developed administration services; Advanced development from Industrial prosperities, trade, transport, agriculture, industrial cultural and transit tourism; balanced development with a greater attention to the environment protection; developed technical and social infrastructure and healthy life for all.

This document was prepared by the municipality of Hani i Elezi, Department of Urbanism, Cadastre and Environment, with the support of the Municipal Spatial Planning Support Programme (MuSPP), implemented by UN-HABITAT and funded by Sida. The plan was also supported by the Ministry of Environment and Spatial Planning (MESP) with the data and consultation.

**Hani i Elezit, December 2010**

## **Objective of Municipal development Plan (MDP)**

The Objective of Municipal Development Plan of Hani i Elezi is to guide future development in terms of land use, growth, development and conservation. This document provides an opportunity to the community to express the vision and values for a tangible representation of the expectations of the Hani i Elezi community. The MDP establishes municipality opportunities by guiding development, informing property owners, public officials and developers of the development process of reviewing, permitting and implementing projects. The MDP of Hani i Elezi aim to encourage the appropriate use and development of all lands of the territory of Hani i Elezi, to promote growth, health, safety, efficiency and economy, to protect and preserve the existing natural and culture heritage.

The MDP is strategic multi-sector plan which establishes the long term economic, social and spatial development goals of the Municipality. It is a guide that gives directions to local leaders, the business community and private citizens with the following aims:

- To control development in a sustainable way, by promoting the common interests of residents in fields of social development, environment and land use, economic development and infrastructure within Hani i Elezi.
- To identify a strategy for efficiently and effectively utilizing potential natural and social resources.
- To identify potential locations and resources for Municipal development.
- To support balanced development of urban and rural areas.
- To identify the role of main zones for socio and economic development.
- To identify priorities for project implementation.
- To protect and use items of natural and cultural heritage for tourism and economic development.
- To guide the preparation of Urban and Regulatory Plans.
- To facilitate the use and protection of industrial, business, housing and services uses, and natural and cultural heritage.
- To identify potential projects for cross border cooperation.

## PREFACE

Hani i Elezi is located in the south eastern part of Kosovo, which is near the border with Macedonia. It is situated in the middle of the Sharr Mountains and Karadaku Mountains.

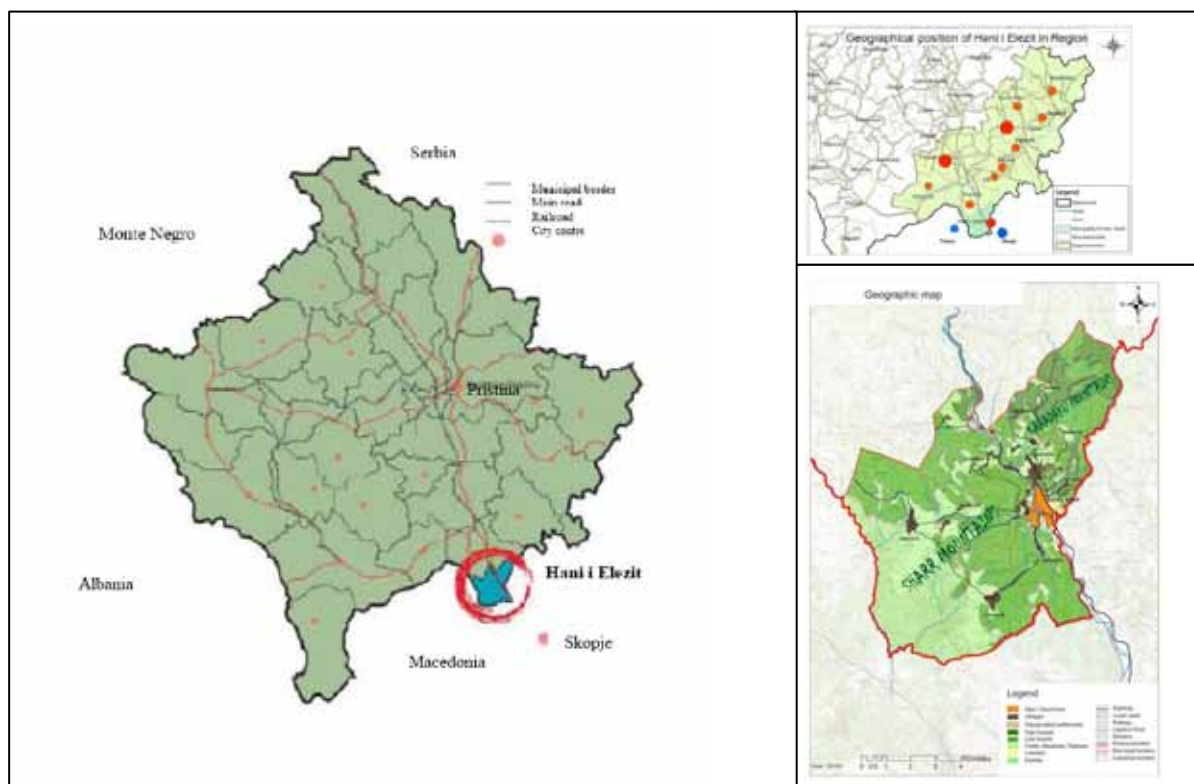
The Municipality contains ten villages and the Hani i Elezi town. Villages are spread across both sides of the town.

Hani i Elezi region is shaped in a northwest-southeast fashion, it is approximately 6.5km long and has an area of approximately 82.95km<sup>2</sup> or 829,437.53ha (0.77% of territory of Kosovo) including surrounding villages.

Hani i Elezi settlement is in an ideal geographical location as it is located close to the main road from Pristina to Skopje in Macedonia.

At the south part of Hani i Elezi there is a border point that divides Kosovo territory from Macedonia.

This is a key point for the region and Kosovo, as the most freight and public carried out through this border point.



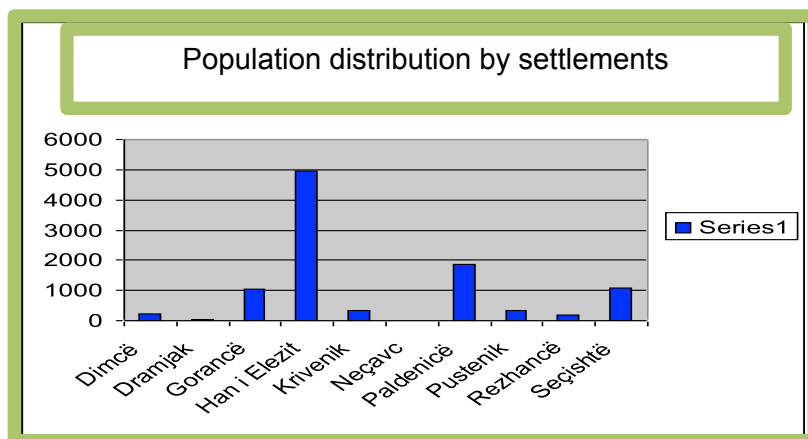




**SOCIAL DEVELOPMENT**  
Population, education, health,  
culture and sport

## POPULATION

The population (according to the data collected for planning needs) of Hani I Elezi is 10,065. 30% of the population is 0-14 years old, 65% are 15-64 years old and only 5% are over age 65 years old. The graphics below shows the settlement and growth years. Vërtomica and Neqafc are unpopulated. (in Neqafc recently there is one house. Hani i Elezi including the new neighborhood Seqishte has 4019 inhabitants, Paldenice 1876, Seqishte Gorance 1074 and 1026. After the 1999 war, Vërtomica and Necaqc are depopulated.



### Family structure and family size

Hani i Elezi has 1413 households; 11% households have more than 10 family members, and 22% have 5 members of a family. Average household size is 6.77 members.

Migration: Migration from rural to urban areas after 1999 has been increasing; 49% of the population live in urban areas and 51% live in rural areas. There is also a trend of migration going outside the state.

Population growth in Han Elezi is 1.1% or 0.11 %. Based on the natural growth of population, the prognosis for Hani Elezit is to be 11,860 residents (1795 residents more) by 2025.

Employment: according to the declaration from the survey, 67% of the population is unemployed or even not counting seasonal jobs.

Education: There are three primary schools and one secondary school.- space for students is not enough. In the urban area, schools operate in 2 shifts. All schools lack necessary facilities and space for sports activities.

Health: Primary family health care centre has been improved since the establishment; however, it still lacks space for emergency operation and numbers of staff members (pediatrician, gynecologist, etc.)

### Culture and sports

In the municipality, the culture and sports had not been developed until 1974, this was typical for small settlements as Hani I Elezi. In 1974 artistic cultural society "Sharri" was found; and this has been very active till today.

Sport is also a new activity in Hani i Elezi. The soccer team "Sharr" was established in 1973. Currently there is no stadium; however, there is an open playground which is surrounded by simple fence with no seats for audience. The team is in the first league of Kosovo. Wrestling

Club "Sharri" was established in 1989 and it has participated in many championship events in the country and also abroad.

## CHALLENGES

### Challenge 1

#### **Enhancement of health services and further education development**

How can the plan contribute to improve these services?

Offer training for education and health sector and improve the facilities

### Challenge 2

#### **Reduction of unemployment rate**

How can the development plan contribute to reduce the unemployment rate?

Promoting the improvement of industry and business community, attracting new businesses, attracting villagers to be engaged more in agriculture, tourism development, etc; is substantial in reducing the unemployment. Organize vocational trainings to improve unemployed person's skills for labour market

### Challenge 3

#### **Decrease the poverty rate**

The poverty rate is high, how can we guide the development in order to reduce the poverty rate?

Reducing the unemployment rate is directly related with poverty rate. Having social housing is also one of the components that will help improve the living standards for people with social needs.

### Challenge 4

#### **Prevent the migration**

How to improve social, economic and physical infrastructure and improve the life of inhabitants in rural area in order to prevent the migration?

As it is foreseen in this MDP, building and improving the road infrastructure, improving social infrastructure and services in the town centre and the secondary centre to be newly created, using the opportunities for rural development of agriculture and tourism will really challenge the citizens not to migrate to town centre or further away.



## GOALS

### Goal 1- Improved social services with access for all citizens

#### Objectives

- Increase the physical capacities in schools, increase the space in existing schools
- Increase the space in primary family health care centre and improve the quality of service, more staff and better service
- Ensure the space for sports and recreation activities
- Improve the space for cultural activities
- Increase the professional capacity development for health and education staff
- Establish the pre-education school system (kindergartens) and class for children with special needs

### Goal 2- Improve the infrastructure in all settlements to ease migration from rural to urban

#### Objectives

- Provide technical services (water, sewage)
- Rural development as an opportunity for job creation
- Provision of social services

### Goal 3 Increase employment opportunities

#### Objectives

- Self employment through new subsidies for the businesses based on agriculture
- Creating new businesses which uses cement as raw material (concrete elements)
- Training of youth for new job markets

## STRATEGIES AND ACTIONS/PROJECTS FOR SOCIAL DEVELOPMENT

### Education

#### Strategy 1 Enhance the quality in education sector

Improving the education quality requires institutional support in terms of enhancing physical and human capacities that is to be achieved through investment and training to various organizations. Strategy proposes following actions:

#### Actions

- Build the annex school in Seqishte
- Establish the pre-education school system (kindergartens)
- Establish the class for children with special needs
- Build the kindergarten in the town
- Build the sports hall in primary school "Iliaz Thaqi"
- Build/improve sports facilities in open area in all schools

### Health

#### Strategy 2 -Improve health care services

By increasing the physical and human capacity as well as providing the necessary technology and training for using the new technologies for achieving a better and efficient service for citizens. The strategy proposes the following actions:

#### Actions

- Build annex in Family Primary health care Centre
- Supply with necessary equipments for Family Primary Health care Centre
- Professional training for health care staff
- Enhance services in Goranca health care sub centre

### Culture and sports

#### Strategy 3 – Ensure social and Cultural and sports activities

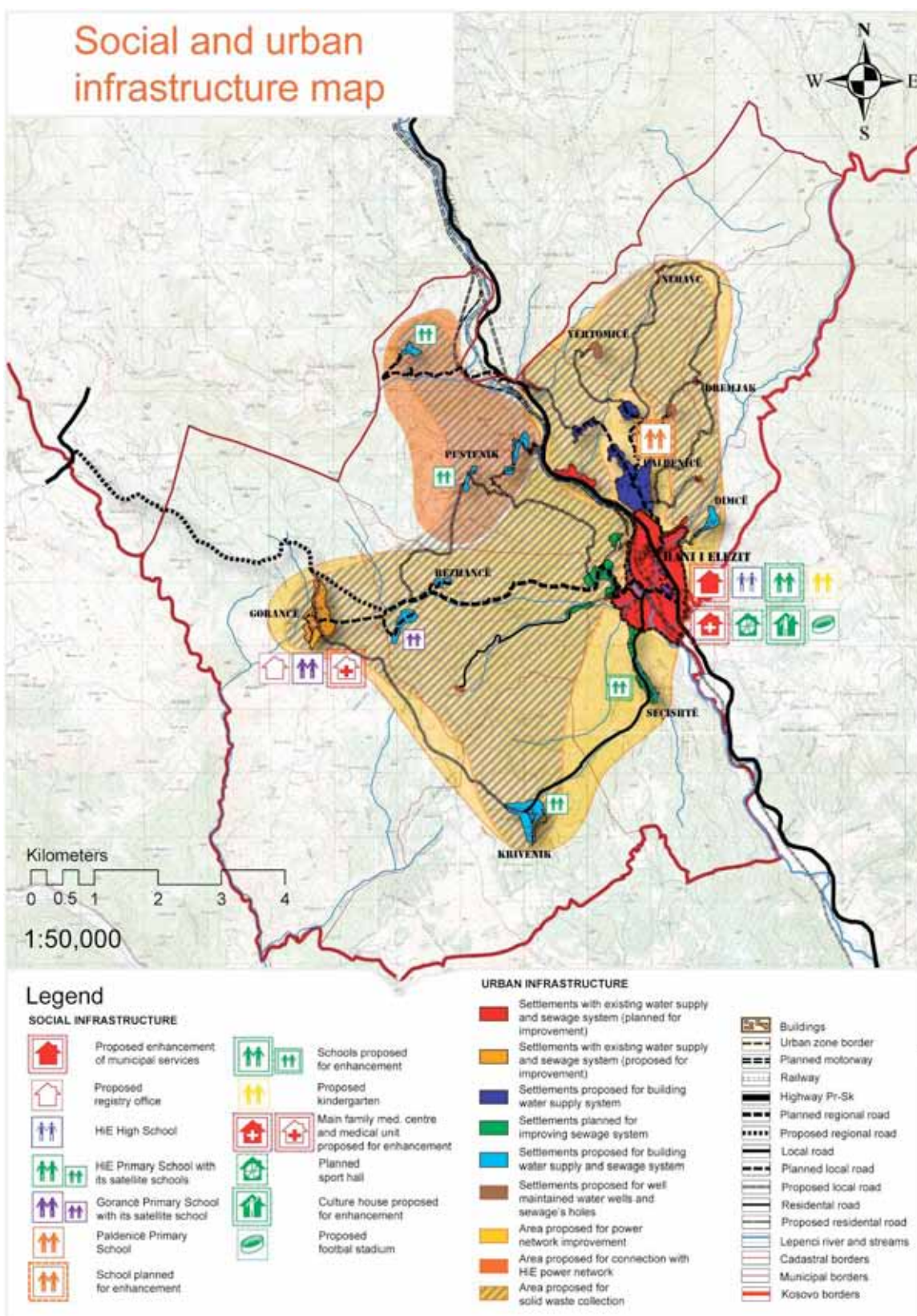
To provide the opportunity for social activities, cultural and sports the strategy proposes the following actions.

## Actions

- Create open space for social and cultural activities
- Establish the public library and build the building
- Create the spaces for sports and recreation activities
- Establish and build the town museum
- Build the stadium for football
- Build the town's sport's hall

## Assessment:

The goal is to further develop education sector, build safer and healthier community; provide improved social services to all citizens. To create and integrated accessible and well planned open spaces and parks system that maximises the opportunities presented by Hani i Elezi diverse natural features and sports a broad range of recreation and cultural opportunities for diverse age of groups, gender, income levels and skill levels.







# ECONOMIC DEVELOPMENT

## EXISTING CONDITION

Hani i Elezi is the municipality with a solid economical development, in particular in the area of manufacturing/industry, with both private and socially owned enterprises. The economy of Hani i Elezi is mainly based on three following companies/enterprises:

1. Sharr Holding Company for the cement production (to be privatised soon) ;
2. Kosovaplast private company for styrofoam production;
3. Sharr Sallonit- private company that use to produce asbestos cement articles but its premises currently are being used as a Custom Terminal;

These companies are the main pillar of the municipality's economic development and represent the main sources for generation of funds to satisfy the residents' needs. The economy of Hani I Elezi is currently based on the cement industry and transport.

Agriculture and livestock sector are not well developed.

Hani Elezi has natural and cultural heritage (mountains and traditional old stone houses, the old part of the factory) which need to be preserved and mobilized as opportunities to attract visitors, develop rural tourism.

Agriculture is not sufficiently developed

The development of other industries, like construction industry, should be taken into consideration due to the fact that Hani I Elezi has a tradition in the field of construction materials production.

## Business Structure in Han Elezi is shown below:

<b>Trade</b>	47
<b>Hotelier (hotels, catering, cafe bars, etc)</b>	22
<b>Manufacturing</b>	4
<b>Transport of goods</b>	55
<b>Construction</b>	5
<b>Spedition - Shipping</b>	58
<b>Services</b>	21
<b>Craftsman</b>	7



## CHALLENGES

### **Challenge 1. Economic development-Industrial development**

How can the plan help to develop the economy?

The municipality should support the establishment of the business association in Hani i Elezi. The municipality needs better cooperation with the central government in the process of privatisation of socially owned enterprises. It needs to improve the approach towards investors in order to attract potential future investors for the municipality. It needs to offer farmers with possible government support in terms of agriculture and livestock sector development and offer necessary trainings.

### **Challenge 2. Rural tourism development**

Improve the image of Hani i Elezi. Currently it is perceived by others as a polluted city. The municipality needs to improve the overall infrastructure including heritage sites.

### **Challenge 3. Identification and protection of Cultural and natural heritage and introduction of the industrial heritage as local value**

Identification and protection of Cultural and natural heritage and introduction of the industrial heritage as local value

How the plan can assess and protect the culture and natural heritage by using the development plan? Through the MDP heritage could be officially treated by local and central government in their identification and protection by the law.

## GOALS

**Goal 1 –Vibrant economic development -Increase industrial capacities (bring new industries linked to the existing cement industrial products);**

### Objectives

- Create the possibilities for attracting the businesses linked to the existing industry ( industries that can use the construction)
- Promote the possibilities for establishment of construction companies
- Further develop freight transportation companies and create parking space for them
- Promote the possibilities for development of trade
- Develop the businesses for transportation of goods and trade businesses (with construction materials)

**Goal 2- Ensure that there is sufficient industrial land available to attract and accommodate new industrial developments in the future**

### Objectives

- Maintain existing industrial land and provide adequate land for new industries
- Encourage existing industries to maintain and expand their operations
- Attract a broad range of new industrial development of the town
- Avoid conflict between industrial land uses and other land uses

**Goal 3 – Sustainable Rural development-development of the agriculture - livestock, honey bee, orchard, with qualitative agriculture products**

### Objectives

- Agriculture development (livestock, honey bee and orchard, fruit trees)
- Develop small industries for processing the agriculture products
- Develop the marketing and create brand for local products

**Goal 4 - Development and promotion of rural tourism**

### Objectives

- Protection of cultural and natural heritage and develop rural tourism
- Revitalisation of the cultural heritage sites and improvement of infrastructure
- Use the synergies between agriculture, tourism and businesses

## STRATEGIES AND ACTIONS FOR ECONOMIC DEVELOPMENT

### Industry

#### Strategy 1- Create conditions for new industrial development and support ongoing industries

In order to attract the new industry the institutional support is proposed in order to facilitate the construction of necessary of new infrastructure for new industries. Support (subvention) to motivate industries for processing agricultural products (green economy). The strategy proposes the following action:

#### Actions

- Build the infrastructure for attracting the new industries (linked to the existing cement industrial products).
- Allocation of land for new industries
- Promote the possibility for producing businesses which can use a cement as a raw material
- Support loans for manufacturing (agribusiness) and light industrial businesses.
- Allocate competitively priced, easily serviceable and developable land for industrial purposes; including providing opportunities for brown field redevelopment (ex Saloni factory).

### Trade and Transport of goods

#### Strategy 2 –Promote further development of trade and freight transport

Municipality will support the promotion of further development of trade and transport of goods through providing location for the parking for transport vehicles. The strategy proposes the following actions:

#### Actions

- Facilitate establishment of the organisation of businesses of freight transport.
- Allocate space for parking.
- Organise vocational trainings for trade and transport businesses.

### Agriculture (farming and livestock)

#### Strategy 3 – Protection of agricultural land and development of agriculture sector

The agricultural land will be protected. The zoning map will help the municipality in order to restrict the development in the agricultural land. The agriculture sector will be supported

through organization of farmers and cooperatives as well as the provided subsidies, which will stimulate new farmers' activities. In addition, there is a need for the support in order to create local brands with good quality in order to compete with the market. This strategy will be achieved through these activities.

## Actions

- Rehabilitation of agricultural land (land arrangement)
- Establish the agriculture cooperatives under the new process of organisation of cooperatives (organise training, seminars)
- Support for establishing the new farms (livestock, poultry , honey bees)
- Support the cultivation sector (orchards, vineyards, indoor vegetables etc)
- Subvention for processing agriculture products
- Provide trainings seminars for farmers , create a brand for local products,
- Creation of brand of local products

## Tourism

### Strategy 5 – Promote and develop tourism sector

To develop tourism in Hani i Elezi awareness raising programs should be developed for recognizing the heritage values for their preservation and conservation. Financial support for conservation of traditional buildings, industrial, natural values and promotes the product tour. To achieve this propose the following:

## Actions

- Identification and registration of all traditional houses
- Draft conservation plan for cultural and industrial heritage protection.
- Negotiation with Kosovo Privatisation Agency for protection and give the cement factory to municipality for industrial tourism
- Conservation of old traditional houses in rural area
- Build the road infrastructure (paths) in rural sites
- Support the hotelier services in order to attract people to stop in Hani i Elezi.
- Promotion and development of the tourism product (publications)
- Reconstruction of Han (Inn)

## Commercial development

### **Strategy 7- Institutional support for promotion of commercial development that generates opportunities for local employment**

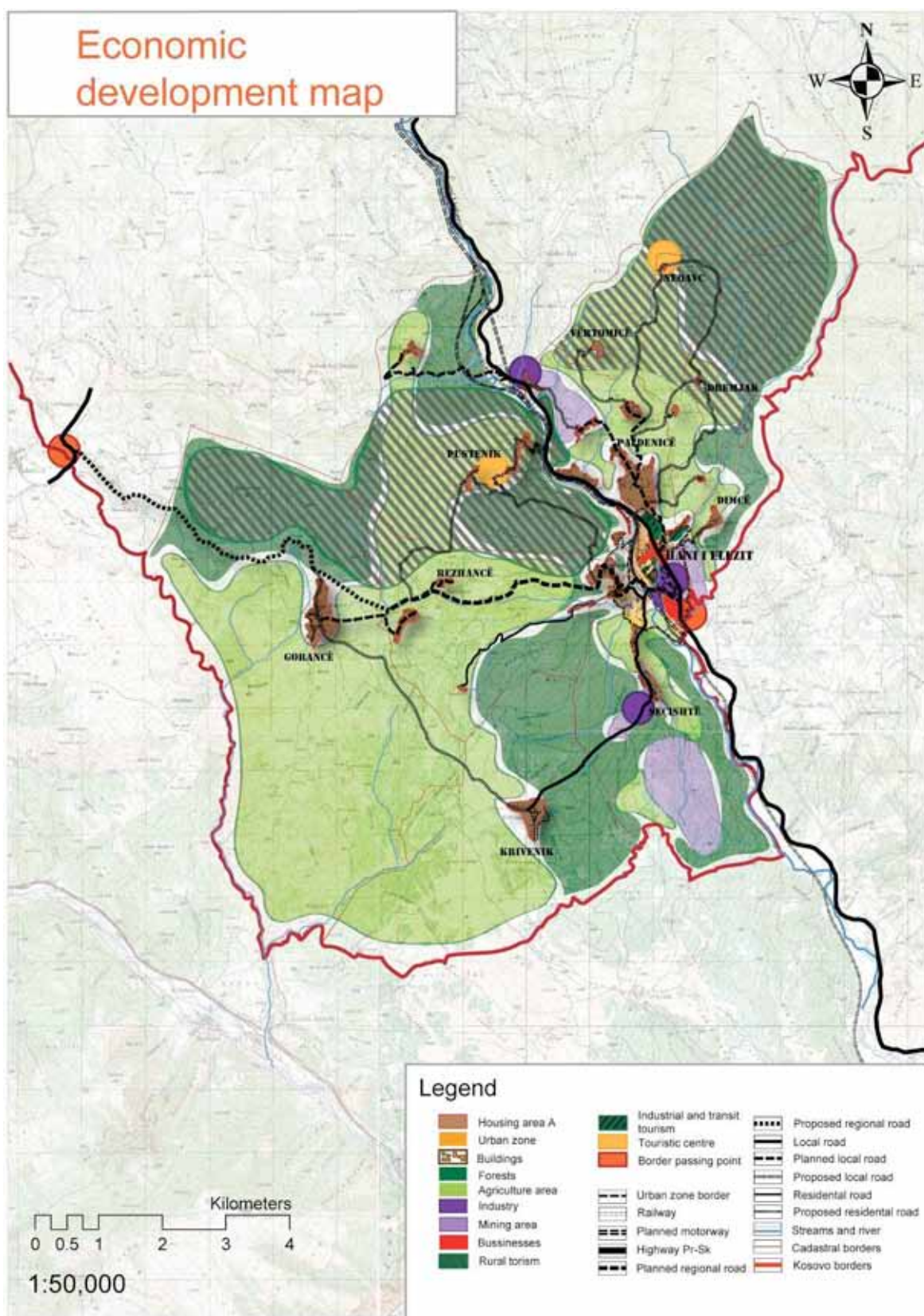
Commercial development as an opportunity to create jobs will be achieved by analyzing trends to determine appropriate commercial areas and creating a better service for customers. It should also improve the aesthetics to attract the people who pass along the Pristine-Skopje highway. The strategy proposes the following actions:

#### **Actions**

- Assess and recognise emerging trends in retailing and commercial land use where appropriate;
- Allocate appropriate locations of commercial business while drafting UDP and URP
- Improve the quality of aesthetics of development alongside the Pristine-Skopje Highway and the town centre of Hani i Elezi

#### **Assessment**

These strategies aim to build a competitive municipality that supports a vibrant, diverse and adaptable local economy; to maintain the current industries and encourage the development of new industries, rural development and tourism and commerce for generating employment opportunities for its citizens and contribute to poverty reduction.







# INFRASTRUCTURE, MOBILITY AND TRANSPORT

## CURRENT SITUATION

There are two important road line crossings in Hani i Elezi. The first and most significant one for Kosovo and especially for Hani i Elezi is the Pristine-Skopje highway (magisterial road). The other road is the Fushe Kosova-Skopje railroad. These two roads are of great importance and make Hani i Elezi a key place connecting Kosovo and Macedonia.

The regional road connecting Hani i Elezi and Glllobocice is also of great importance since it connects two main border crossings between Kosovo and Macedonia.

The main road that runs through Hani i Elezi is a magisterial road, with a length of 5.010 km within municipal territory.

There is also a road from Hani i Elezi to Gorance to Glllobocice that connects two border points with Macedonia. It is 13.490 km in length, but only 11.30 km are within Hani i Elezi territory.

In the Hani i Elezi Municipality there are total of 6.40 km asphalted roads. This includes the town centre and the Hani i Elezi- Krivenik road. All the other existing roads are unpaved. Pedestrian walkways that are paved from the border point to the centre and through the centre itself are 2.30 km long.

Rural unpaved roads are:

Hani i Elezit - Gorance-Gllloboqice (duke u asfaltuar deri ne Gorancë)	13,490 km
Lagja e Re – Pustenik	5,132 km
Hani i Elezit – Dimcë	1,300 km
Rruga magjistrale –Lac	2,870 km
Hani i Elezit - Paldenicë (duke u rregulluar)	4,364 km
Paldenicë –Dremjaku i ultë	0.870 km
Paldenicë - Dremjak	3,800 km
Rruga kryqëzore Necafo – Lagja Curri	0.540 km
Uji i thartë – Lagja Bushi	1,800 km
<b>Total:</b>	<b>34,168 km</b>

## Public Transport

The municipality of Hani i Elezi is well connected by roads. The regional transport passes through the center of town but the buses traveling from Pristina to Skopje, from Prizren to Skopje and vice versa, not all of these buses stop to get citizens and the morning schedule, it is problematic for students who commute everyday to school in Kacanik.

- Transportation by train is the best option for the public transport.
- There are also small busses that transport people from Hani i Elezi town to Gorance, Krivenik and vice versa
- Other villages have no public transport.
- The bike is rarely used because terrain and the roads are not suitable (no bike paths) for biking.

## CHALLENGES

### Challenge 1. Infrastructure improvement and transport

How can the plan help to improve the infrastructure?

By promoting compact development and planning the roads with higher standards will improve urban and physical infrastructure to all settlements.

### Goal 5-Functional and integrated infrastructure with attention to the planned motorway

#### Objectives

- Ensure the road infrastructure improvement in all settlements
- Ensure the access to planned motorway
- Create linkage between two border points (Hani i Elezit-Gllloboqice)

### Goal 6- Provide safe and efficient movements of people and goods within and through Hani i Elezi by coordinating the planning land use and transportation systems

## Objectives

- Encourage the use of non-motorised modes of transportation
- Ensure the coordination and construction of safe and efficient roads, cycling and pedestrian facilities
- Reduce travel demands and promote alternatives to private vehicle.
- Coordinate the planning and construction of transportation facilities within the Town with central government authorities responsible for connecting routes through the municipality (highway exit)

### Goal 7 -Integrated, multi-modal transportation system

## Objectives

- Develop an efficient transport system (bust station with direct linkage with train station) with better secure access for all citizens.
- Provide a safe, accessible, customer focused public transport
- Increase the attractiveness convenience and safety of all modes of transportation

## STRATEGIES AND ACTIONS FOR ROAD INFRASTRUCTURE MOBILITY AND TRANSPORT DEVELOPMENT

### Road infrastructure

#### Strategy 1 – Improve the physical road infrastructure

Municipality in cooperation with the Ministry of Transport and Communications as well as with citizen's financial participation will improve the infrastructure in entire municipality to provide better access for all citizens. This strategy proposes the following actions:

#### Actions

- Build (asphalt) local road infrastructure and roads inside the settlements
- Connection of two borders Hani i Elezi-Globoqice through Goranca
- Wide and improve with grits the roads to Dremjak, Vwrtomicw, Neqafc
- Improve the road with grits from Krivenik to Gorance
- Open new paths in touristic zone
- Improve junctions (alongside highway and "Ura seqishtes")
- Build pedestrian paths and bike lines in town and rural area

## Transport and Mobility

### Strategy 4- Establish a public transport system

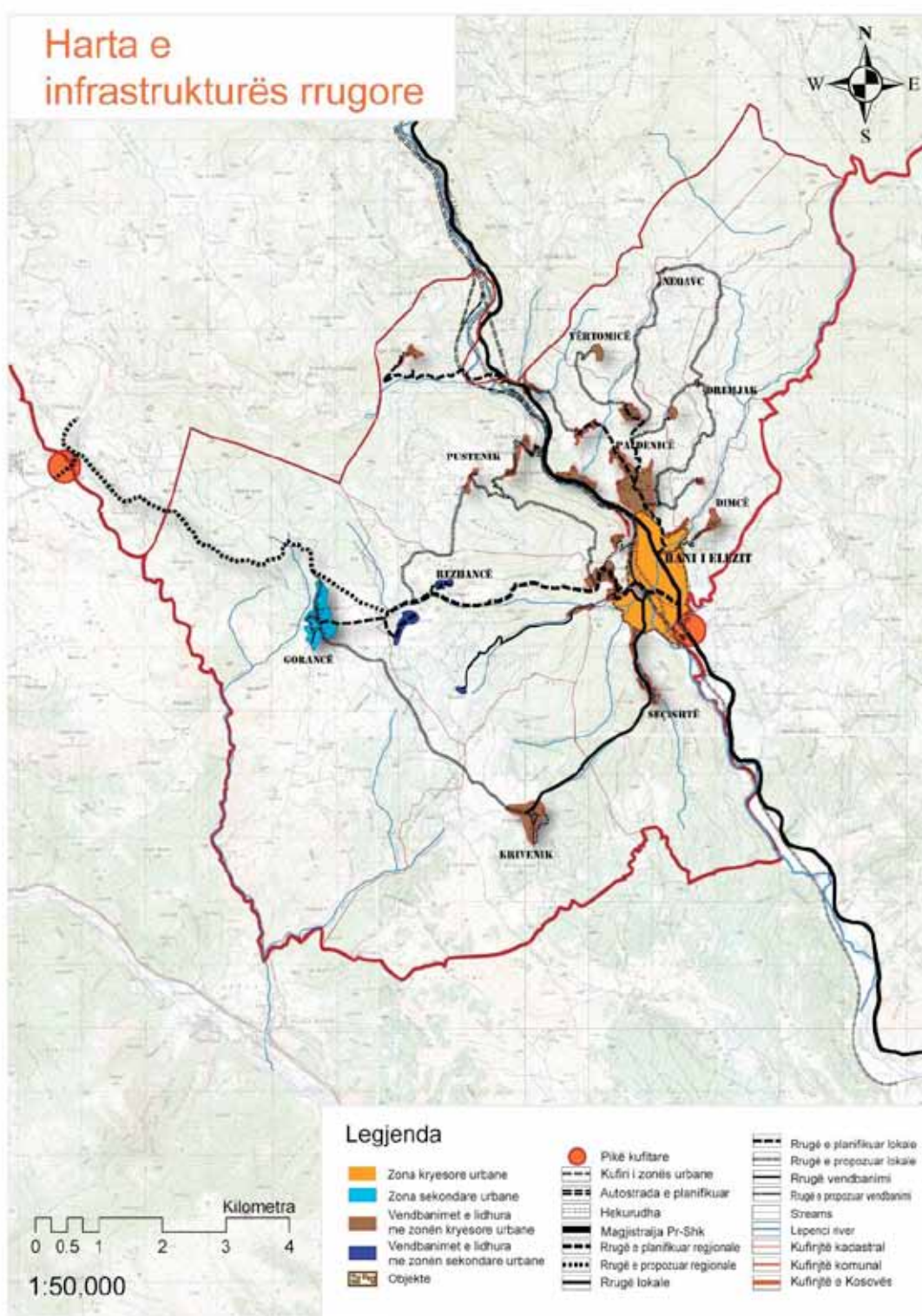
To establish a public transport system requires good planning of all types of transportation. The strategy proposes the following actions to be taken:

#### Actions

- Draft plan for an efficient transport system (bus station with direct linkage with train station) with better secure access for all citizens.
- Determine the place for bus stop and schedule in cooperation with Ministry of Transport, ensure that busses that run from Skopje to other Municipalities in Kosovo will stop in Hani i Elezi
- Encourage use of all modes of transport improve pathways, pedestrian and bike lines
- Build bus station

#### Assessment:

This strategy aims to enhance the access to all settlements and provide safe and efficient movement of people and goods and encourage the use of non motorised transportation.







# URBAN INFRASTRUCTURE AND PUBLIC SERVICES

## EXISTING SITUATION

The water resource of Hani i Elezi Municipality is rich; however, the lack of good studies, planning and funding have made the use of these sources minimal and has caused a serious shortfall in potable water supply for residents.

There is a collective sewage system for the Hani i Elezi town centre and adjoining neighbourhoods. The system is constructed piece by piece and it has not been studied properly. There is around 1800 meters of sewage system in Hani i Elezi and it is all disposed in the Lepenc River or proximate streams without any treatment.

The collection of solid waste is one of the biggest problems in the area. There are illegal dumpsites in some areas in the town and some of the villages are not in any better conditions. A local company collects waste, but their performance depends on the collection rate of payment by the citizens for this service. Hani i Elezi doesn't have a public company for waste and water management.

Hani i Elezi and its surrounds receives its electricity supply directly from Bibaj- Ferizaj through a 110/6 kW line. The Bush and Lac neighbourhoods of Pustenik are being supplied through a 110/10 kW line of Kacanik. The electricity distribution network is relatively old and is a big problem during the winter season. Land line phone doesn't cover all territory of the municipality the mobile telephone signals of both existing companies cover the territory of Hani i Elezi.

## CHALLENGES

### Challenge 1. Improvement of urban infrastructure and services

How the plan help to improve the urban and services?

By controlling the development by drafting the urban regulatory plans and planning the compact development it will help municipality to improve the urban infrastructure and technical services.

## Goal 1 -Public services in all settlements

### Objectives

- Provide access to drinking water for all settlements, (also in areas for potential tourism development)
- Establish waste management system-promote waste reduction programmes (recycling)
- Ensure the sewage access for all settlements, treatment of sewage waters (sewage plant), alternative for rural settlements (individual sewage treatment)
- Improve the capacities of electric power supply in all municipality area;
- Ensure the telecommunication network in all settlements

## **STRATEGIES AND ACTIONS FOR URBAN TECHNICAL INFRASTRUCTURE AND PUBLIC SERVICES DEVELOPMENT**

### **Water supply, sewage and storm water**

#### **Strategy 2- Ensure the water supply network and improve sewage storm water network**

Providing the water supply network, sewage wastewater and treatment and storm water collection is achieved by following actions:

##### **Actions**

- Build water supply network in Paldenica, Krivenik, Pustenik and Dimca
- Build sewage network all settlements, treatment of sewage waters (sewage plant)
- Build network for storm water in urban area and open storm water canals in rural area.
- Research (drilling) for drinking water in villages where is not network system
- Build sewage network in Paldenica and Seqishte
- Build sewage Plant

### **Electricity and telecommunication**

#### **Strategy 3 -Improve the Electricity and telecommunication infrastructure**

Energy electricity supply is estimated as a satisfactory; however it is required for improvement of distribution network and links all the settlements in network of Hani i Elezi. The strategy proposes the following actions:

##### **Actions**

- Improve the capacities of electric power supply in all municipality area; connect all settlements in Hani Elezit network
- Improve the electric power network (high voltage) Gorance ex TVP Antena
- Connect all settlements to the telecommunication network

### **Waste management**

#### **Strategy 5 Create a waste management system**

To create a waste management plan and financial support for programs for awareness raising and establishment public company is needed. The strategy proposes the following

## Actions

- Establish a public company for waste management campaigns
- In cooperation with community decrease the amount of waste (recycling)
- Support NGOs for organising awareness raising campaigns for recycling
- Bring waste containers in all settlements or neighbourhoods
- Create a system for collection of waste in rural area.
- Find a location for industrial waste
- Determine a location for construction waste

## Assessment:

The goal is to provide environmentally responsible, safe, efficient and reliable utility systems to serve the municipality of Hani i Elezi.



**ENVIRONMENT**

## CURRENT CONDITION

The territory of Hani i Elezi lies in the Mountains and Karadak. Lepenc river flow is as geographical dividing line between these two mountains. Valleys and forests on both sides are the result of specific conditions in the microclimate of Hani i Elezi. Rural part of Hani Elezi has good natural landscape. Hani I Elezi is a town with industrial development. Two factories set forth in this still operate: cement factory “Sharrcem” and polystyrene factories “Kosovaplast. In the past, there was the factory Sharr salinit, which produced asbestos cement materials.

The remaining (produced asbestos materials) has been yet a great concern even after the factory was closed down.

Existing industry and transportation in the border point to continuously polluting, ajërit, water, soil and noise pollution.

Despite the improvement of technology in the cement plant, pollution is still evident and seen in the environment but no accurate data on the degree of pollution.

## CHALLENGES

### Challenge 1. Protection of environment and biodiversity

How can MDP protect the environment by using the development plan?

Establish mechanisms in order to deal with environment in particular with air pollution and waste management. Implement the environment law.

## Environment protection

### Goal 1 –Conservation and Protection and Restoration of natural environment and biodiversity

#### Objectives

- Reduction of negative impact of industry in environment (ensure that polluters will respect the law)
- Define and protect natural zones with interest for the municipality (protect those zones from uncontrolled development)
- Protection of natural landscape diversity and biodiversity, integrating and connecting ecological networks throughout municipality
- Protection of forest from deforestation caused by human actions, establishing forestation programme



- Connection of green infrastructure throughout the urban fabric
- Protect, conserve and enhance water quality and quantity by creating a land use and transportation framework that protects the watershed.
- Minimize the amount of land that is taken from undeveloped areas and placed in permanent use for residential, commercial, industrial transportation or utility corridors.
- Regeneration of contaminated areas in the municipality.
- Improve the green areas in town centre (green belt alongside the cement factory)

## STRATEGIES AND ACTIONS FOR ENVIRONMENT PROTECTION AND IMPROVEMENT

### Strategy 1 - Protection of Environment and Biodiversity

Environmental protection and biodiversity is a challenge for Hani Elezit which requires a particular attention given to industrial development. The strategy proposes the following activities:

#### Actions

- Establish the air monitoring system
- Regeneration (forestation) of deforested areas
- Improvement of the riverbed of Lepenc river
- Improvement of Dimca riverbed
- Creation of green belt between Cement factory and housing area
- Define and protect natural zones with interest for the municipality (protect those zones from uncontrolled development)
- Protection from illegal wood cutting (awareness raising)
- Protect the wild animals awareness raising programmes for hunters

## Strategy 2 – Decontamination and redevelopment of contaminated areas

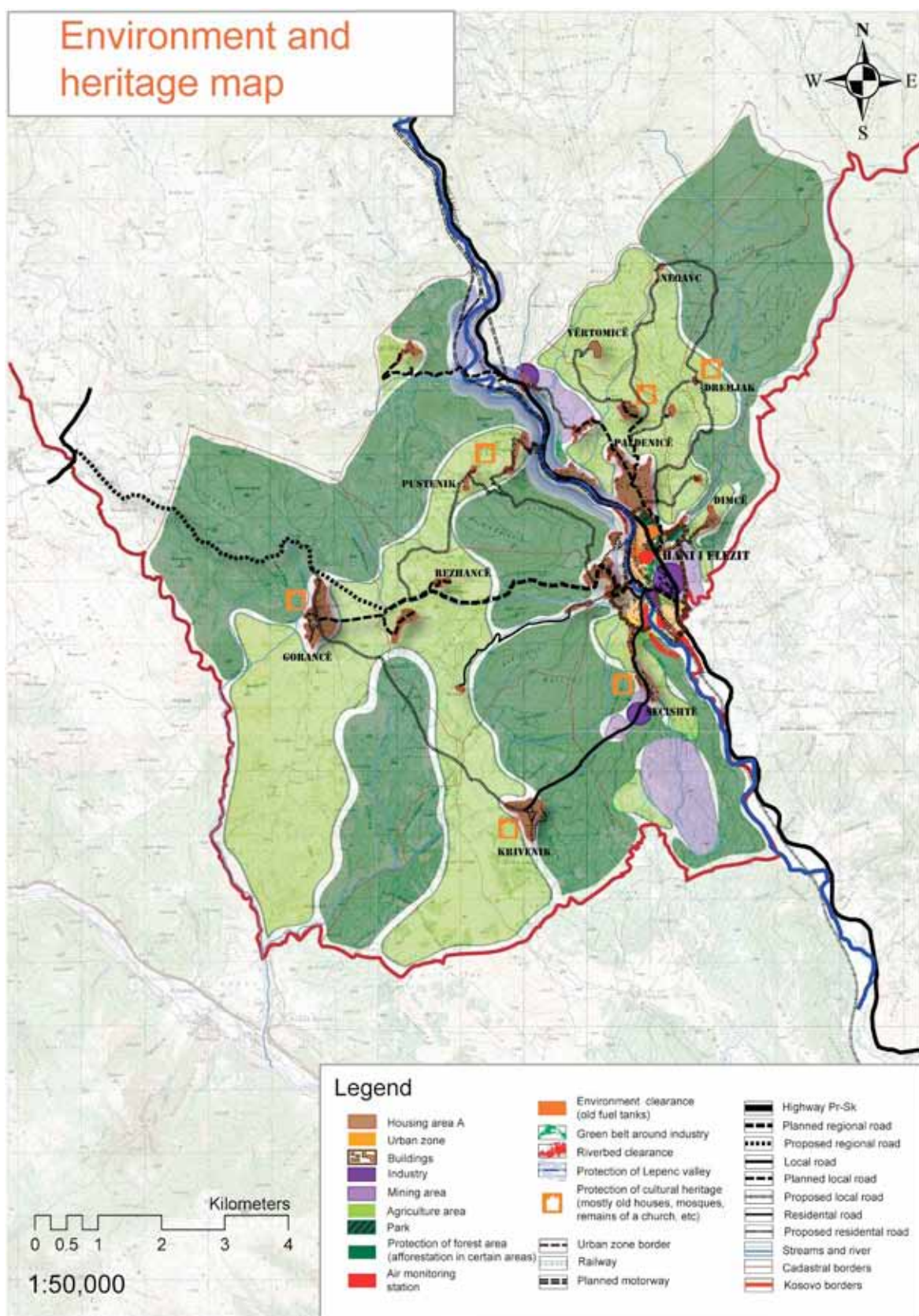
To decontaminate the contaminated and reuse those areas the strategy proposes the following actions:

### Actions

- Asses the areas which are considered to be contaminated
- Decontamination of identified problematic areas( asbestos)
- Regeneration of degraded areas of Meliq alongside the river Lepenc.
- Elimination of cisterns in ex army base

### Assessment:

These strategies aim is to preserve significant natural areas and create and maintain attractive, clean ecologically responsible natural and build environment







# DISASTER RISK ASSESSMENT MANAGEMENT

## CURRENT CONDITION

In Hani Elezi there are identified areas affected by disasters. According to the field survey, there is information that there was a flooding in 1979 in the neighbourhood of “Lagja e Ranave”. There is also an annual flooding in Seqishte new neighbourhood. These annual flooding is caused as a result of melting snow and heavy rain during the seasons. The capacity of the underground canal (pipes) is very low in order to cope with the amount of the water during melting snow and rainy seasons.

Landslides occur along the main road Pristine - Skopje and in the neighborhood Bravet and Dimca, close to the mine area.

The old buildings were built before the building code came into effect the these facilities may be vulnerable to earthquakes;

About 55% of the area of Hani Elezi is forest it is a potential from fires during the hot seasons. About 10% of territory has very high rate.

## CHALLENGES

### Challenge 1. Disaster Risk Assessment Management (DRAM)

How can the development plan contribute to deal with DRAM issues?

Build capacities with the municipality how to deal with DRAM issues, training for emergency department and ensure the application of building code.

## GOALS

**Goal 1-Reduced risks and management of negative impacts in environment caused by the nature or driven by human**

### Objectives

- Reduction of the landslide alongside the magisterial road
- Ensure that ex military land is safe for redevelopment (assessment of risk)
- Enhance physical and human capacities in fire department
- Ensure that Municipality, Customs and Industry will draft joint contingency plan for reaction in case of risk from dangerous materials

## STRATEGIES AND ACTIONS FOR DISASTER REDUCTION AND MITIGATION

### Strategy 1- Reduction of risks and management of negative impacts in environment caused by the nature or driven by human

Reducing risks and management requires interventions by different actions and capacity building. The strategy proposes the following:

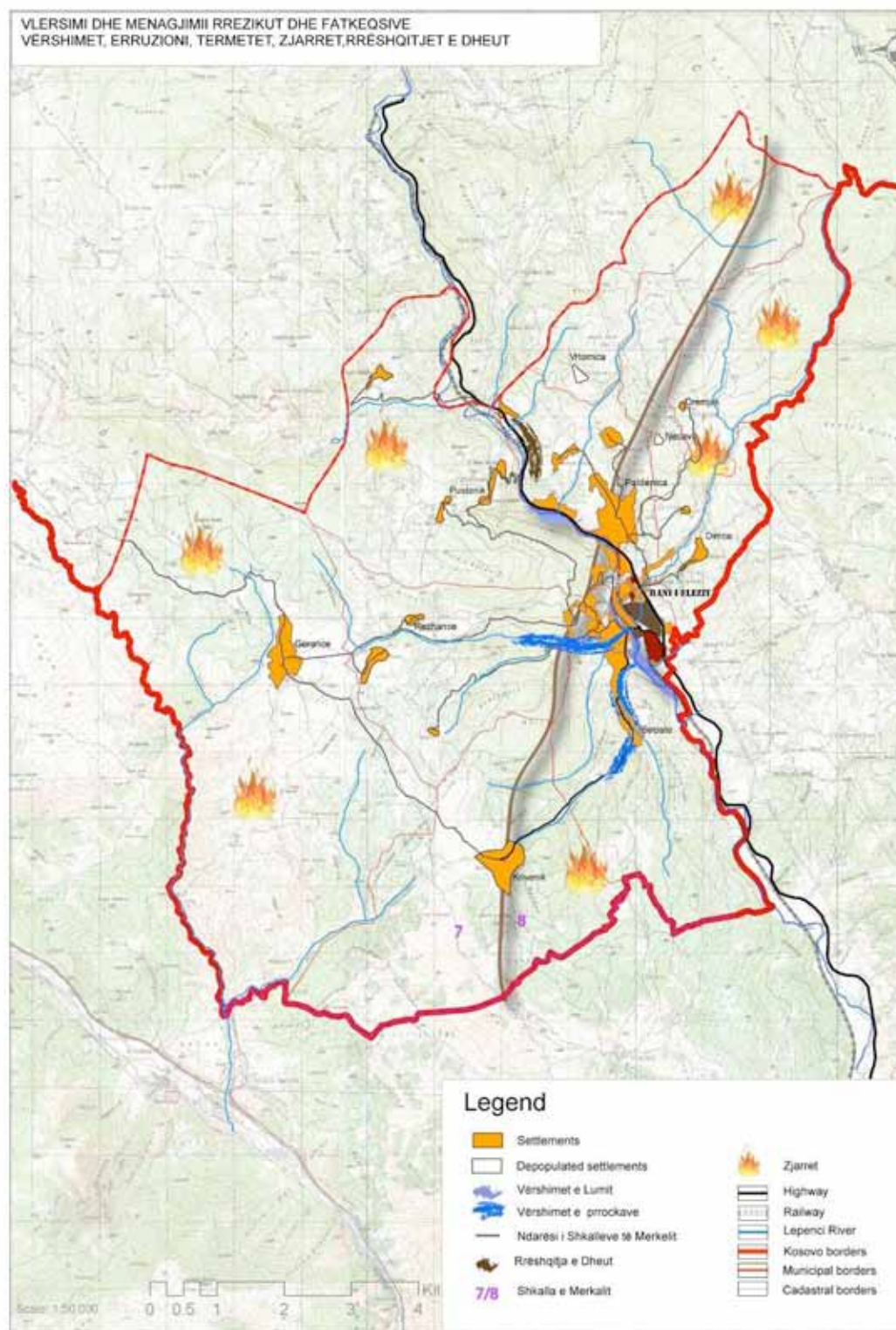
#### Actions

- Build the retaining wall in the area where is risk of landslide alongside the highway
- Reforestation on high erosion rate areas
- Risk assessment on areas of previous army bases (eliminate the risk)
- Improve the capacities in fire department provide trainings and equipments
- Draft joint contingency plan with Municipality, Customs and Industry
- Build capacities to react in case of risk from dangerous materials

#### Assessment:

The goal of this strategy is to reduce to undertake measures for Risk Disaster Reduction and Mitigation. By taking necessary measures the citizen's of Hani i Elezi will have safer living



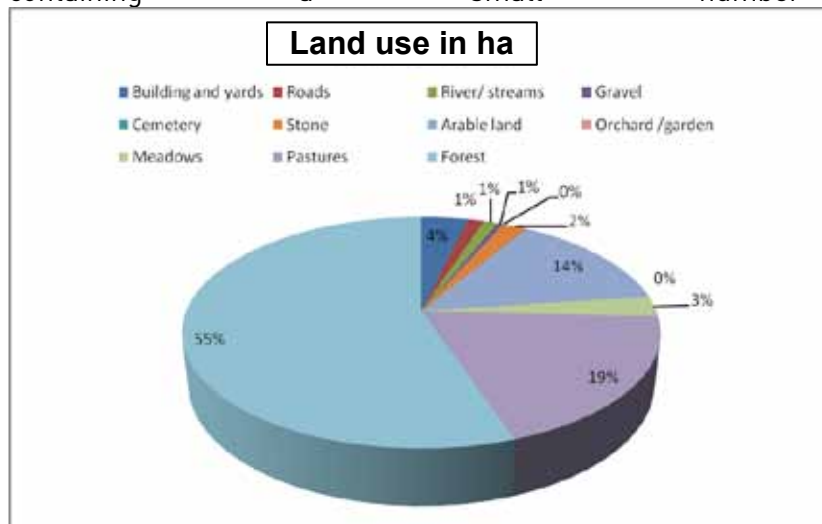




# LAND USE HOUSING AND SETTLEMENTS

## CURRENT SITUATION

The entire Hani i Elezi territory is hilly-highland and forested areas, with the exception of the town centre and part of the Secishte village. Most of the villages have been consolidated except Pustenik and Rezhanca, which are isolated neighbourhoods. Villages are organized like group of houses with the necessary roads, school, mosque, cemeteries, etc. Despite the trend of decreasing population residents still engage in traditional minimal agriculture for their household needs only. For this reason there are still small fields, meadows, forests, groves, etc containing a small number of cattle.



There are more land use activities in the two villages (Secishte and Paldenica) and the Lagja e Re neighbourhood. As oppose to depopulation, these three settlements are in a trend of increased population. Residents of Vertomice, Necafo, Dremjak, Lac (Pustenik neighbourhood) are moving to Paldenica and residents from Krivenik, Rezhanca and Pustenik are moving to Secishte and Secishte field (Lagja e Re). This is mainly due to the lack of infrastructure, forcing people to move closer to their working place (industry). This is continually leading to improper land use and degradation and loss of agricultural land.

## HOUSING

In Hani i Elezi, there are 1,923 buildings; 950 buildings are located in rural areas and 973 buildings are located in urban zone. Most of the inhabited areas are located in the town, plain areas and valleys alongside the town.

In rural areas, the typology of settlements is compact because of the territorial consequence (most of the settlements are located in valleys). Individual houses dominate even in urban area; 99% are individual houses only 1 % collective houses. The number of family members in municipal level is, in average 6.77 members per a family.

In general, 97% of the buildings are built with strong materials (combination of reinforce concrete and bricks); however, there is no any strict building regulation applied since buildings

were built not based on building permissions. The newly constructed building conditions are more or less the same between rural and urban areas. Considerable numbers of houses are being built without any permission for construction

## CHALLENGES

### Challenge 1. Undefined property of ex military zones

How to solve the property issue?

In cooperation with KPA municipality shall negotiate in order to bring these land to municipal land for public use

### Challenge 2. Informal settlement

How to formalise the informal settlement bravet in order to solve the issue of property?

There is a need to find the ways of formalisation by respecting the law and in close cooperation with MESP.

### Challenge 3. Provide social housing

How to solve the problem of housing for citizens under social assistance?

The Municipality will work in cooperation with relevent central institutions in order to provide the housing for all.

## GOALS

### Goal 12- Improved, quality of life and housing for all citizens

## Objectives

- Ensure housing for vulnerable groups (elderly, people with social assistance)
- Rational use of urban land (promotion densification)
- Modest use of rural land (harmonised with nature); reduction of construction negative impact to the nature (develop control mechanisms)

## STRATEGIES AND ACTIONS HOUSING AND SETTLEMENT DEVELOPMENT

### Strategy 1-Increase opportunities for affordable and social housing

To have an affordable housing, the development control is required. For different groups of society should be provided social support. Also the security of tenure will be resolved for informal settlement. This strategy proposes the following:

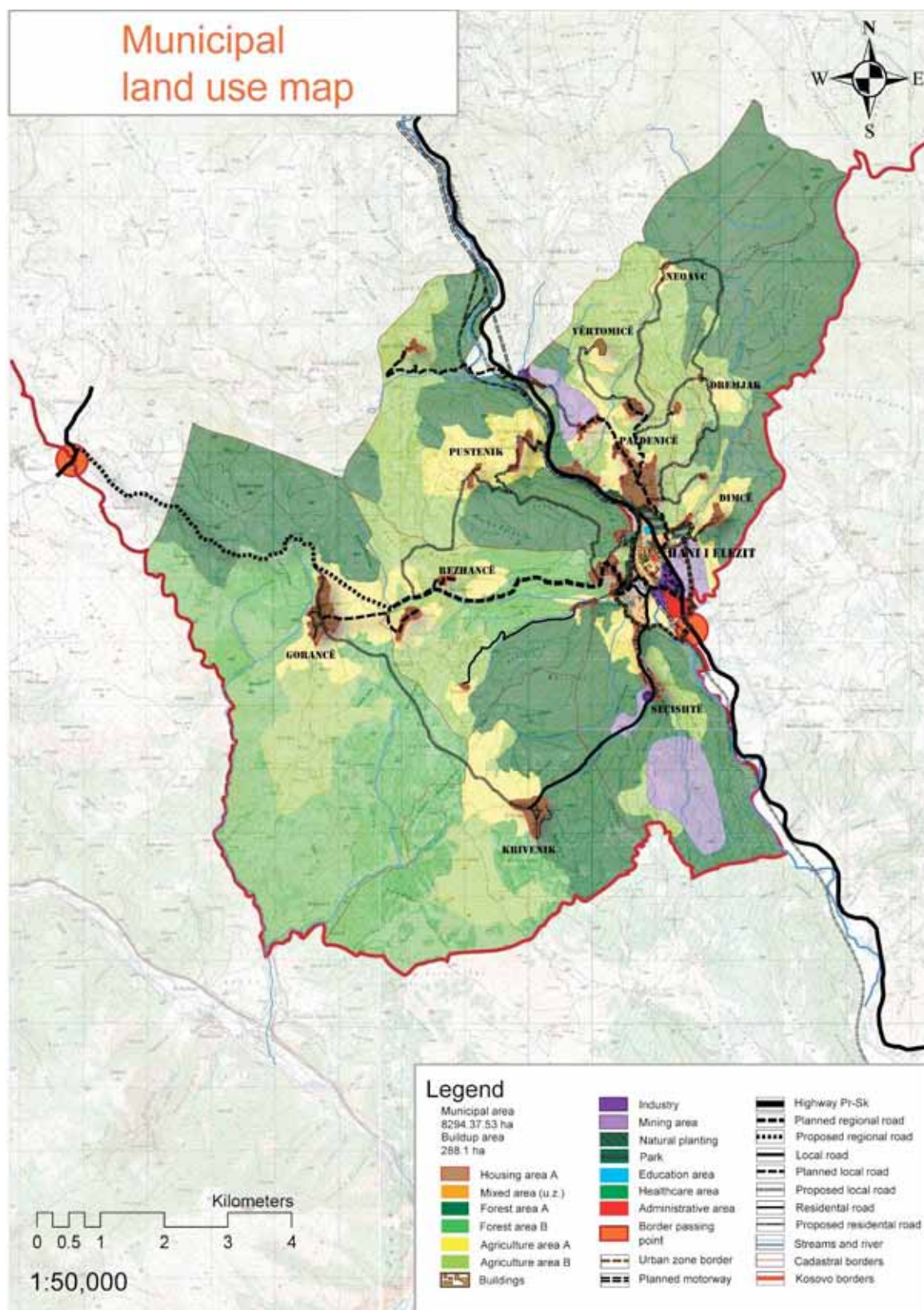
#### Actions

- Draft Urban Regulatory Plans/ control the development
- Build social housing in cooperation with relevant institutions
- Treat the building without permits based on the laws and regulations in power
- Legalisation of Informal settlement Bravet

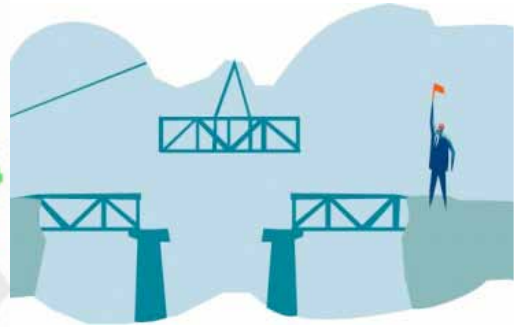
#### Assessment:

This strategy intends to create and an inclusive settlements which contain a range of housing opportunities and related compatible uses supporting the needs and preferences of the residents of Hani i Elezi









# INTER-MUNICIPAL AND CROSS BORDER COOPERATION

## CURRENT SITUATION

Hani i Elezi is in the border with municipalities of Skopje and Tetova- Macedonia. Before 1990 there was no border between Kosovo and Macedonia. Most of social activities were developed between two sides. Many of families are closely connected. After 1990s the border division slows down all activities however still the pupils from Bardh neighbourhood, village of Bllace, Macedonia come to school in Hani i Elezi because it is the nearest school for them. There is no other institutional cooperation so far. It will be very important for Hani i Elezi to participate in Cross-border programmes since it will have direct impact to the developments in Hani i Elezi Municipality.

## CHALLENGES

### **Challenge 1. Inter-municipal and cross border cooperation**

How to initiate the cooperation and make sure to be part of drafting the cross border programmes? Municipality should work in close cooperation with the Ministry of Local Government Administration and Ministry of EU Integration to prepare the cross border program/projects.

## GOALS

**Goal 1- Enhanced inter- municipal a cross-border cooperation to achieve mutual objectives that benefit residents and businesses in Hani i Elezi and help to secure municipality's long term growth**

### **Objectives**

- Establish cooperation with Kacanik to ensure orderly development practices, issue decisions and appropriate management and control of future growth areas; environment and forest management in the areas adjacent to the boundary of Hani i Elezi.
- Ensure close cooperation with the central government and other municipalities in the region in the provision of programmes and services that benefit residents and businesses in the region.
- Ensure that municipality of Hani i Elezi will cooperate with central level in order to initiate and be part of planning process while drafting the future cross-border programme with Macedonia.

## STRATEGIES AND ACTIONS FOR INTER MUNICIPAL AND CROSS-BORDER COOPERATION

### Strategy 1- Develop the cross- border cooperation

To achieve an inter-municipal and cross-border municipality must co-operate with relevant central and regional institutions. The strategy proposes the following actions

#### Actions

- Initiate cross-border cooperation between border municipalities (Macedonia)
- Initiate cross-border and inter-municipal projects in environment protection, hunting association for wild animal protection; establish cooperation with fire department with municipalities in Macedonia in case of forest fire.
- Cooperation in social fields (education, health, culture, sports etc)

#### Assessment:

The aim of this strategy is to enhance inter-municipal cooperation and cross-border cooperation to achieve mutual objectives that benefits both parties.

## Photos from different public participation events during the workshops of drafting the Municipal Development Plan



## **Draft Municipal Development Plan 2010-2025 Hani i Elezit**

### **Impressum**

This document is the abbreviated version of the draft Municipal Development Plan of Hani i Elezi, and is intended to serve as a means of easier communication with citizens and other participants. The document is a working version and is prepared for the use in the public review process. It is intended to provide sufficient information about the content of the draft Municipal Development Plan Hani Elezi and enable citizens of all concerned to give remarks, comments, and suggestions in this document.

**Draft Municipal Development Plan of Hani Elezit  
2010 - 2025**