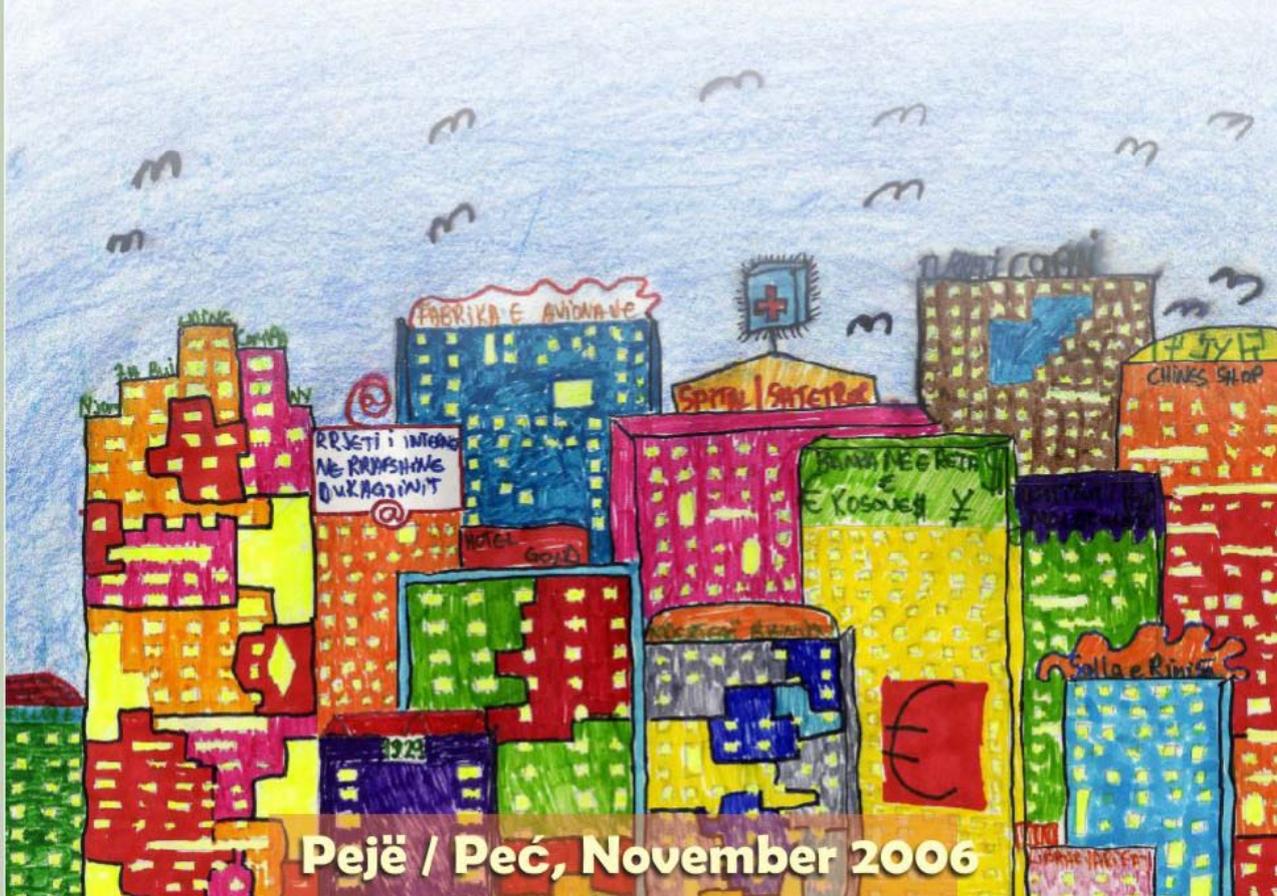
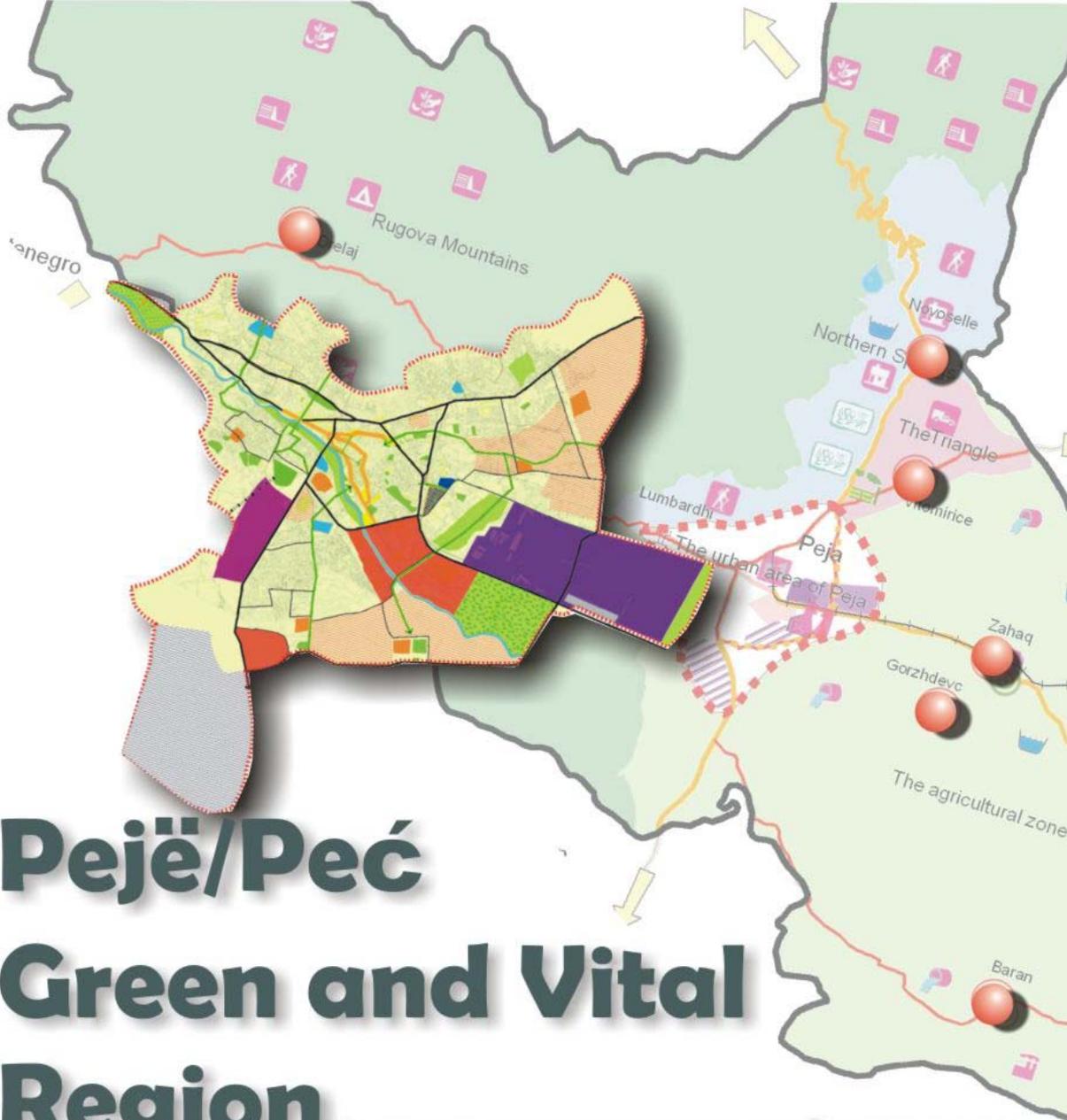


Municipal Development Plan

Pejë / Peć 2006 - 2025

Pejë/Peć Green and Vital Region



Pejë / Peć, November 2006



**Municipality of
Pejë/Peć**

With the support of:



DHV B.V.



UN-HABITAT



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Introduction

Planning in Pejë/Peć

The Municipality of Pejë/Peć, despite a long tradition in development planning in different periods in the past, faces significant spatial and urban problems.

Due to non-inclusion of the local population and experts in the process of drafting and approval of the plans, especially during the period of imposed administration in Kosovo (1989-1999), professional capacity building and performance of activities in spatial and urban planning stagnated almost completely. Plans in this period were an instrument to accomplish aims to totally uproot the identity of Pejë/Peć town and deprive it from fundamental rights in terms of providing sufficient space for dwelling and services in general.

Destructions from the 1999 War resulted in a rapid rebuilding and that was reflected in two directions, people of Pejë/Peć were interested for a controlled spatial and urban development, although reconstruction activities postponed this for a certain period.

In the post war period, urban development was based on General Urban Plan, revision II, dated 1983, based on UNMIK Regulations on applicable laws and other legal acts in Kosovo. Speculations on the General Urban Plan of 1996, which was prepared by the former Pejë/Peć Institute of Urbanism still circulate in the absence of any copy of this document.

With the establishment of central authority for spatial planning, the Ministry of Environment and Spatial Planning (MESP), after the first national elections, the demand for new plans significantly grew. The MESP started the reform of the system of spatial and urban planning in Kosovo by adoption of the Law on Spatial Planning 2003/14 by the Assembly of Kosovo, dated 3 July 2003, promulgated on 10 September 2003 by the SRSG (Special Representative of the Secretary General).

The importance of this act consisted in the obligation that municipalities should adopt their spatial and urban plans within the timeframe of 18 months, applying international principles of good governance among which participation, transparency, and ownership of the plan are more important elements.

The Process of Drafting MDP and UDP in Pejë/Peć

Faced with daily requests for reconstruction, budgetary limitations, lack of familiarity with current situation of spatial and urban development, and lastly lack of expertise in the field of spatial and urban planning it was impossible to respect the proposed timeframe.

However, the Kosovo Standards Implementation Plan re-emphasized once more the need for drafting and approval of the plans on the municipal level, while the demand for regularization of constructions, for new zones for development and for establishment of control of the territory and urban management have caused that the Municipal Assembly (MA) of Pejë/Peć creates a minimum of conditions for drafting MDP and UDP.

On the 31st December 2004, the MA-Pejë/Peć took the decision for drafting of MDP and UDP, charging the Department for Urban, Rural and Environmental Planning and Development (DURPDE) of the MA-Pejë/Peć. Further on, in compliance with the respective legal provisions, the MA-Pejë/Peć took the decision to establish the Committee of Planning Experts as an advisory professional independent organ in the field of spatial and urban planning (decision nr. 01-112-374, dated 3 December 2004).

Initially, activities were focused in mobilizing departments of the MA-Pejë/Peć, which resulted in the formation of Thematic Working Groups (TWG), whereas mobilization on the political level was finalized by the formation of the Steering Committee (SC) for Spatial and Urban Plans, comprised of Pejë/Peć Municipal Assembly members. Increased inclusion for this period resulted in the formation of the stakeholders group (SG), representing civil society, private sector, public sector, and international entities such are: UNMIK, OSCE and USAID. The Municipality of Pejë/Peć has been involved in training activities organized by UN-HABITAT in the

last four years, while actually it is supported by UN-HABITAT through a new capacity building programme for Municipal Spatial Planning Support until October of 2007.

After preparatory work it is stated that DURDPE, with the limited staff, can not implement the foreseen activities of planning for MDP and UDP, therefore it was requested from the MA-Pejë/Peć to provide technical-professional support during the drafting of plans. Thus the MA-Pejë/Peć decided to announce the tender for contracting of professional works to draft plans (decision no. 350-4/2005 dt. 31/12/2004).

Among the 12 competitive companies, the MA-Pejë/Peć was determined for company "DHV Consult" from Holland, the company with which, after the regular procurement procedure and selection of winner, was signed a contract for cooperation (decision no. 2020/05/001/418).

With the proposed plan of activities it was foreseen that the first quarter of the year 2006 would be the period of delivery of the working versions of MDP and UDP, the MA-Pejë/Peć has motivated advanced mobilization of subjects involved in the process of drafting of plans in this period of time, and its objective was to approve its plans through procedures foreseen by law by the end of the year 2006.

On the 6th April 2006, after the discussion on the achieved progress on the drafting process of MDP and UDP, the MA, in accordance with dispositions of the Law on Spatial Planning (2003/14) and the according administrative instruction for the implementation of the Law on Spatial Planning regarding the public review procedure for spatial and urban plans (no. 54/2005), has decided (decision nr. 350-85/2006) to organize a Public Review for both plans. The Public Review was held in a period of time of 60 days, from 18 April till 19 June 2006.

Participation in the Public Review was of big importance since during this period citizens' support could be provided for the vision on the development of the municipality and the city, and for strategic goals which offer better chances and opportunities for the implementation of the MDP and UDP. The Public Review presents the performance of transparency of the MA-Pejë/Peć towards citizens and creates space for the whole population to give suggestions, remarks, and advices towards both plans within the framework of the Law on Spatial Planning.

For the organization of the Public Review and activities during this period of time the inhabitants of Pejë/Peć municipality were informed through the media, while also a documentation folder on the Public Review (8 pages) was drafted which included important parts of the plans and information related to Public Review activities.

Taking into consideration the financial limitations of the MA-Pejë/Peć and the lack of timely budget planning for this activity, we can state that the organization of the Public Review was a successful activity with a solid participation. Therefore we can even consider the addressed recommendations and objectives as being of a higher value.

Immediately after the Public Review for both development plans, the Board of Directors of the MA-Pejë/Peć has decided to reestablish the body of the Municipal Planning Team (MPT). The decision determined tasks and responsibilities of the MPT which is in the future expected to become an important body to prepare decisions for the Board of Directors. On the other hand, after the first three meetings, the MPT has made a great progress in defining the priority fields in further planning activities and a number of pilot projects which could be implemented in the near future. Supported by the MuSPP programme of UN-HABITAT, Mobility, Spatial Agricultural Policy, raising awareness on effects of plans, centralization of spatial data and drafting of priority Regulatory Plans are priorities which will be supported by respective action plans. For each of these fields the pilot projects have been determined, among which the establishment of a line of urban public transport is the first.

Finally, according to the recommended concept for finalizing the both development plans, on 30th and 31th October 2006, the MA-Pejë/Peć has organized a workshop which was conducted by professional staff of DURDPE and supported by UN-HABITAT and has later on es-

established working group for consolidation of the final document. This working group, chaired by the CEO of MA, has delivered this final version on 24th November 2006.

The document as such will be submitted, according to the regular procedure, in order to receive the consent from the MESP. Further on, the MA-Pejë/Peć will apply the procedure for formal approval of MDP and UDP in Municipal Assembly of Pejë/Peć.



I.

Profile
of Spatial Development of Pejë/Peć
and assessment of
the existing situation



The role and nature of the Plan

The Municipal Development Plan of Peja is a document which is intended to promote common interests of the Peja residents for an accelerated economic development, with the aim of improving the living quality, but simultaneously preserving the resources, natural and cultural heritage.

The Municipal Development Plan, through an inclusive and transparent process, must provide the conditions for allocation of locations for capital investments of economic development, improve infrastructure services, and protect natural and cultural heritage.

The role of the Profile of the Municipality of Peja as a document

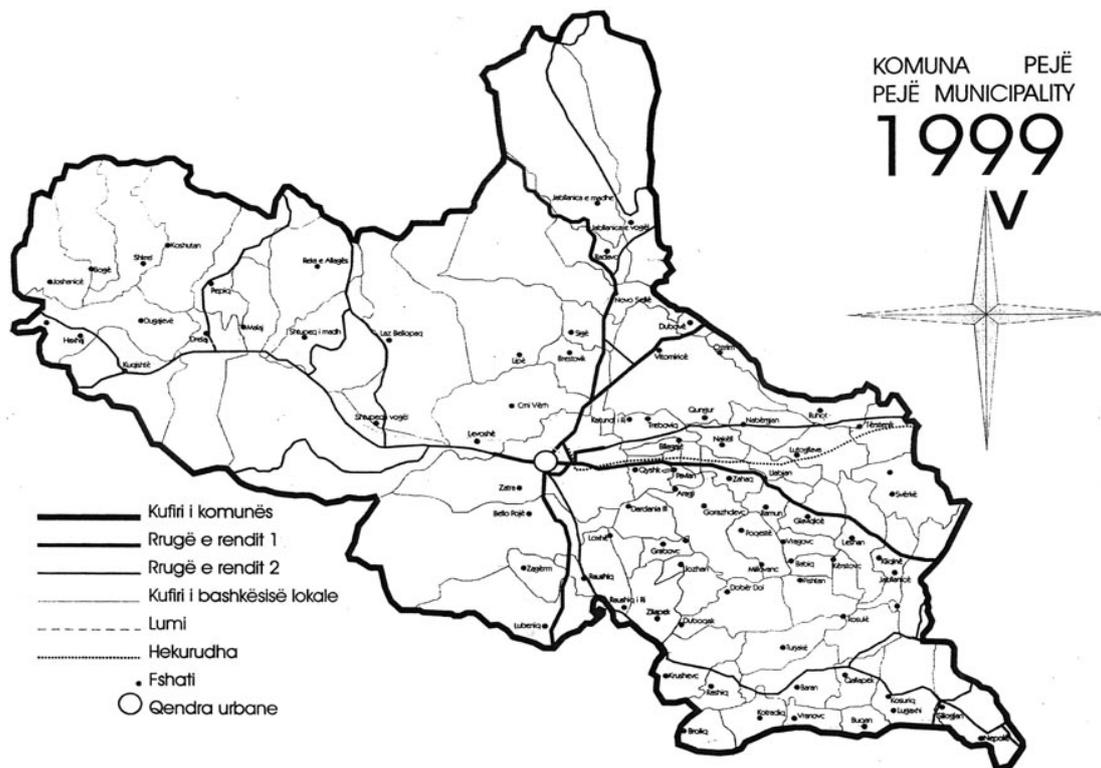
The Municipal Development Plan Profile Document is an assessment of the existing situation in the Municipality of Peja, assessment of investment resources and capacities, identified challenges and a register of issues raised during public consultations by participants, which is intended to determine the orientation for a future development of the City.

The Profile of the Municipality of Peja, as a document, has records and analysis in its content, which in cooperation with various sectors, are reflected in the form of research summarized into a report.

The Profile of the Municipality of Peja

The Municipal Profile is a document, which contains information, which ensures a systematic overview, which can and has to be improved constantly.

The Profile of the Municipality of Peja, as a document, has records and analysis in its content, which in cooperation with various sectors, are reflected in the form of research summarized into a report.



The Municipality of Peja – a short historical overview

Peja – basic data

The Municipality of Peja covers an area of 603 km², while the Peja City alone has a surface area of 20 km².

The Peja town is located in the Dukagjini Plain, and in the western part of Kosovo, between 42 and 40 degrees of northern geographical width, and 20 and 18 degrees of northern geo-

graphical length, at the sea level of 498 m. The sea level height in the city is 450-520 m, while the highest point is the Yellow Stone (Guri I verdhe), 2522 m. The sea level height in the city centre is 511 m.

The municipal boundaries of Peja are:

In the southern part, it is bounded by Deçani and villages: Lubeniq, Zllapek, Krushec, Broliç Kotradiq, Vranoc, Buçan, Gillogjan, Nepole. In the eastern part, including the road area Peja-Prishtina, it is bounded by villages: Jabllanica e Leshanit, Sverka, Tërsteniku.

In the north-eastern part, it is bounded by villages: Ruhot, Osoje. In the part of the road connecting Peja with Mitrovica, it is bounded by villages: Ozdrim, Dubovë.

In the northern part, it is bounded by villages: Jabllanica e vogël and Jabllanica e madhe.

In the north-western side, it is bounded with Montenegro, as in the western part.

Peja is close to the place where the Rivers Drini i Bardhë and Lumi i Bardhë join, with the length of 63 km, and an flow area of 514 km², and flow volume of more than 300m³/s.

The Lumi i Bardhë River springs on the verge of the Old Man's hill (Kodra e Plakut), one of the hilltops of Albanian Alps, at the sea level height of 1.900m, and joins with the Drini I Bardhe River close to the Zajm Village, at a sea level height of 378 m.

The landscape of the Peja town and its surroundings is one of the paradise angles of Europe.

In Peja, one can feel all four seasons at the same time. For example, in August in Peja and its plains, there is a hot summer, while only 7 km west, towards the Rugova hills, it's only spring. Little higher, in the Rugova gorge and mountains, autumn can be felt. In the meantime, the higher hilltops of Rugova do maintain snow, namely winter.

The attributes of all four seasons at the same time are seen, felt and lived by Peja people.

Fresh winds come from Rugova, and Lumbardh comes from Rugova. This river is created by springs of Rugova Mountains, and fed by snow melting.

Rugova is made of 13 villages. All Rugova residents are pure Albanian, from the ancient times, and up to our day.¹

As a settlement, Peja dates from the earliest Illyrian times, and was the most important town of Ancient Dardania.

In this location, a number of archeological objects have been found which further persuades that this must have been a municipal administrative center for the whole Dukagjini plain...

In ancient and medieval ages, until the 15th century, Peja used to extend itself on the plain, from the land called "gradina", right where the old ruins of the ancient Peja are, which means from the Turbe of "Sari Saltek", where nowadays is the Battery Factory, in the east, and up to the Railway Station, or better said, the fortress, in the West. Even the Peja Fortress, which was built in the entrance of Peja, was built on the plain, and up to the 16th century, today's neighborhoods in the northern part, such as Kapeshnica, Zalli, Puhovci, were forests, and not settlements.

The name Peja itself, in the ancient Illyrian-Roman epoch, was Siparantum, while in medieval ages used to be called Pech (Pekë, P(j)ekë), Peka, Pentza and Forno, which means that there is no connection at all with the Slavic name Pec – since the former Ipek was called Pecharia, and only because later philologists, deforming and wrongly spelling the name Pech, which is read and spelled Pek, was spelled in Slavic as Pec, since the consonant "k" is often turned into "q" (tch) by palatalization, which further gave it a Slavic meaning, fully forgetting that Peja, as a settlement, was established by autochthonous inhabitants: Illyrians – Albanians. In their language, it meant Peke (pjek – bakes), with the meaning of baking, or an oven of bricks, for the city buildings, fortresses, etc.²

Peja, which in Latin documents figures in the form of Pechi (1202), which is known as the oldest document preserved from that time, mentions Peja to have a developed trade. There, the Colony of Dubrovnik's used to exist.

¹ Dr.Skender Rizaj: Kosova gjatë shek.XV-XVII,"Rilindja" Prishtina, 1982, page 230

² Idriz Ajeti: Gjuha Shqipe, 1/1987- The Albanological Institute of Prishtina, no. 5.

Peja, as the Dardanian Siparant, is mentioned at the map "Geography" of Ptholomeus, of the 3-4 Century (under the Roman Rule), the civilization of which had attained the highest stage of development, and it had the status of Municipium, and Peja at that particular point in history used to be one of the main cities of Dardania, after Ulpiana...

Following the Seres occupation, Stefan Dusan, who was Illyrian-Albanian-tribal, separated the church from the Constantople Patriarchy, and established the Peja Patriarchy.

Peja and its surroundings, after the Kosovo battle (1389) and until 1462 were administered once by Balshaj family (1378) and after by Dukagjini family...

The Peja history is closely linked with the Dukagjini family. Leke and Pal Dukagjini used to govern the place jointly.

In the time of Gjergj Kastrioti wars against the Otoman Empire, until 1462 when the Peja town was definitely ruled, this city was ruled by Lekë Dukagjini III..

This is the basis for the valley of the Drini I Bardhe River has been called the Dukagjini Plain up to date.³

On the other hand, Peja used to be a part of the Shkodra Sanjak for several decades, up to the 16th Century.

The historical monuments mentioned are the oldest surviving objects in Peja. Hence, these have to be fanatically preserved, also by the future generations, because they prove the Albanian authenticity.

The fast islamization of the Catholic population is also proven by the 1582 Defter (notebook), according to which, Peja was divided into 18 neighborhoods: 13 muslim, and 5 catholic...

Peja in centuries was an economic-cultural center, while in the verge of the 19th century, made itself a center of National Renaissance, headed by **Haxhi Zeka**, against the Turkish occupator, with the intent of obtaining independence.

On October 29th, 1912, Peja was liberated from Turkish occupiers, and on the same date, it was occupied by Montenegrin ones. On October 1915, it was liberated from Montenegrins, and felt under the foot of Austria-Hungary. By 1919, it felt under the occupation of the Serbian-Croatian-Slovenian Kingdom, until 1941, when it again felt under the Italian occupation, and was put under administration of German faschism in 1943. In 1945, again it was occupied by the former communist Yugoslavia, in 1992 under the Serbian occupation, and finally, after resistance and permanent battles, on June 16th, 1999, the Kosovar armed forces named the KLA (UÇK), helped and supported by the Kosovo people, and the United States of America, achieved the real liberation, and full freedom of its territory and people ...

Setting from the earlier historical periods, apart from other creative activities, Peja and its surroundings had developed a high degree of culture and arts, concretely in architectural constuction.

When one mentions the cultural-historical monuments of Peja, there are historical and archeological evidence of Illyrian settlements.

Siparantum, according to various sources, had the status of "Municipium".

Archeological findings in the Peja territory show that this area had an organized urban life process since the ancient times. Thus, all cultural and popular Albanian values, such as the architecture, sculpture, Dardanian customs – inherited from ancient times, Rome, Byzantium, Otomans, and new constructions, preserve a particular continuity.⁴

³ Dr.Skender Rizaj: Dukagjini(1202-1462), Sanxhaku i Dukagjinit (1462-1846) dhe Sanxhaku i Pejës(1881-1912), Prishtina 2002, page 231\

⁴ Aleksandër Stipçeviç: Illyrians – History, life, culture, cult symbols, Tirana 2002

Construction, or material culture in these areas talk about a number of constructions. Ancient roots of Peja citizens' houses reflect the popular civic Kosovo architecture.⁵

In this view, one must mention the ancient Illyrian city – Siparantum, the towers of 12-19th century, such as the Jashar Pasha Tower (19th century), Watch tower of Broqi family (Puhoc) – built in 1871, the Citizens tower of Gockaj (19th century), the Sheremeti Tower, the Albanian City Tower in the Kahreman Aga Inn (18th century), the Zenel Bey Tower (19th century), Tower of Zhuj Selmani, Tower of Haxhi Zeka in Leshan village, etc.

The style of towerhouse building, as it was called, "Selamluk" – stone buildings and decorations and dedicated mainly for males, and the known style of "Haremluk", mainly for females, and decors, "hamamjik", shelves, etc.⁶

One must also mention the Peja Castles, churches, mosques, the tekke's, mesjides, turbes, inns, bridges, fountains, public springs, houses, hamams, the Haxhi Zeka mill Complex, medresse homes, etc.

The Peja Marketplace – used to be the economic city center, and the oldest part, where handicrafts and sale of agricultural products were the main activities.

Even here, the handicraft guilds' organization of medieval production has an impact in the composition of the structural urbarchitectural complex of the marketplace.

This market comprises four basic units as an integral part of the whole urbanistic ensemble:

1. The Great Carshi (marketplace)
2. The Long Carshi
3. The Little Carshi - Okoli
4. The Fountain Carshi

Apart from these units, the Marketplace had also the Lama – open squares, where the market took place in certain days, and was named after the goods traded there.⁷

Bajrakli Mosque (Carshi) is one of the most important sacral architectural monuments of the Otoman period. From the second half of the 15th century, the mosque itself is located within the complex of the old Peja Marketplace.

The Tahir Bej House – represents the most beautiful type of older city houses of an assymetrical type in Peja.

The Jashar Pasha House – represents the most characteristic type of residential construction in the last century.

Setting from the earlier historical periods, apart from other creative activities, as we have seen, Peja used to have a high degree of art and culture development, a great number of historical and archeological monuments.

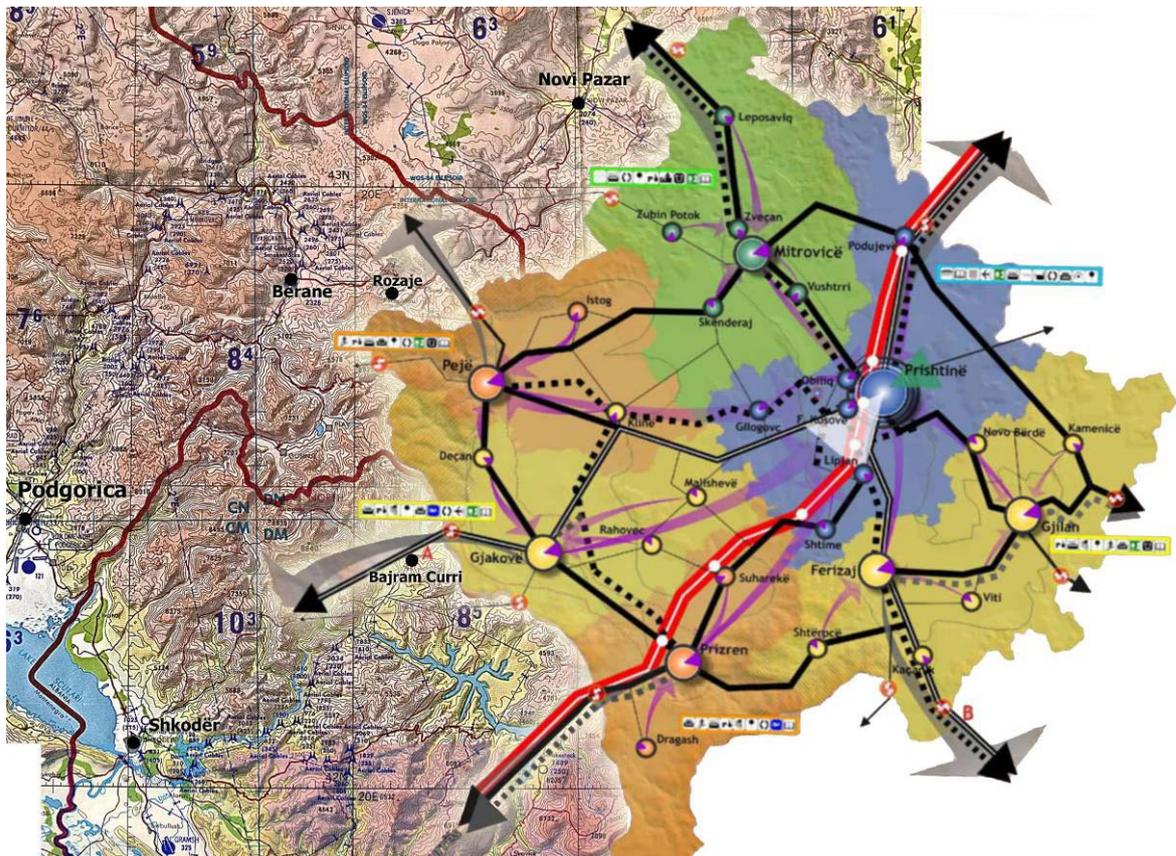
Today, these cultural monuments are increasingly being exposed to actions which endanger their substantial values, reflected into their partial or full devastation, building on top, change of designation, environmental damages, and other degrading interventions.

The historical monuments mentioned are the oldest surviving objects in Peja. Hence, these have to be fanatically preserved, also by the future generations, because they prove the Albanian authenticity.

⁵ ASHA. The Archeological Institute: Luan Përzhita, Gëzim Hoxha - Fortifikime të shek.IV-VI në Dardanië përëndimore, Tirana 2003, page 74

⁶ Dr.Fejaz Drançolli: Albanian "Kullas" (Kullat Shqiptare), Prishtina 2001, page 191

⁷ Mr.Flamur Doli: Tradicional Popular Architecture of Kosovo (Arkitektura tradicionale popullore e Kosovës), Pristina 2001, p.119-131



Demographics and social development

Demographics

The Municipality of Peja covers a surface area of **603km²**, according to "Municipality of Peja – Overview", prepared by the UNMIK Team, Peja has **122.000** inhabitants, according to an informal census made by the MA Peja, it would have around 140.000-160.000 inhabitants, of which 51% male (58% living in urban areas).

The density of the population is high, with around 300 inhabitants per 1km².

According to the Statistical Office, neither figure is accurate before the Population Census takes place.

The number of Peja population has varied based on historical circumstances this ancient Illyrian town has gone through!

According to some historical records: Peja, under Roman rule, in the 3-4th century, had 4.760 inhabitants; in 1485 it had 174 homes, in 1582 according to Otoman books, it had 153 homes, in 1690 it had 600 homes, in the 19th century it had 7000 inhabitants, and 320 stores, in 1838 it had 2.400 homes, with a total of 12.000 residents...

Based on records by the last census in 1981, Peja had **111.071** inhabitants.⁸

The ethnic composition at that time was:

Albanian	79.695 ose	71.9 %
Serb	7.995 ose	7.2 %
Montenegrin	9.796 ose	8.9 %
Muslim	8.739 ose	7.8 %
Others	4.576 ose	4.2 %

⁸ The Spatial Plan of MA Peja, Study - Demographics - p.16 (Prishtina-1987)

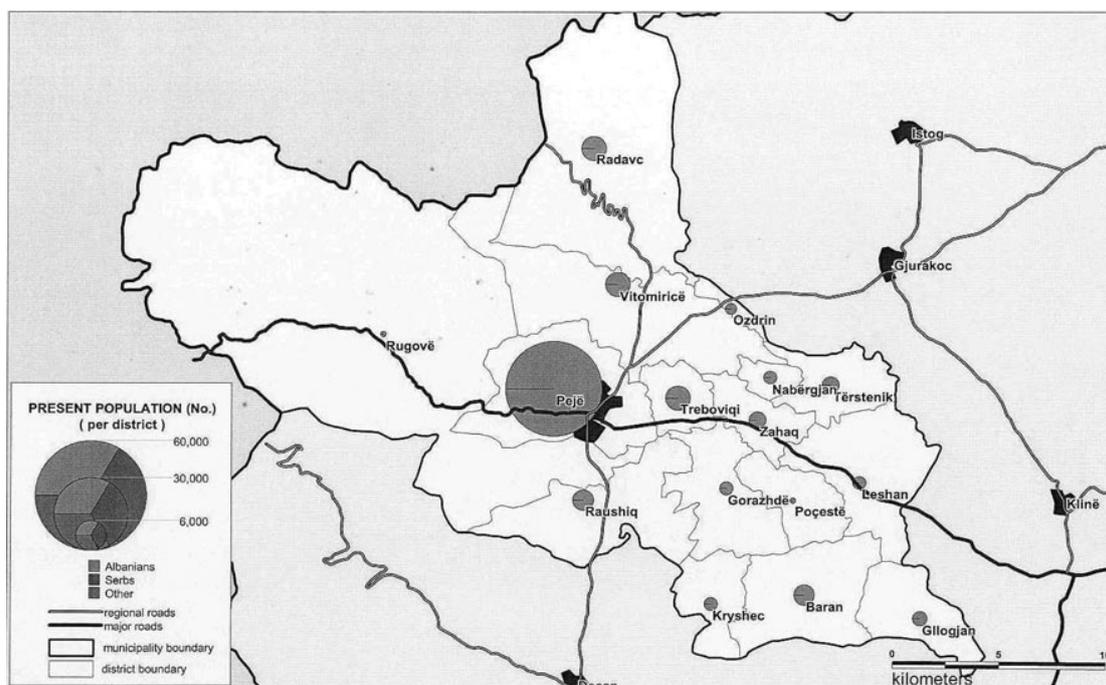
There were 54.497 inhabitants in the town, or around 48%, while there were 56.574 inhabitants in other settlements of the municipality, namely 52%.

After the war, the City now has around 70% of the total inhabitant number. The number of inhabitants per km used to be 184. The number of households in the city was 9.885, while out of the city it had 7.082.

According to **UNMIK** records (1999), Peja had around **125.000** inhabitants, and from them:

Albanian	117.031 ose	95,92%
Bosnian	4.060 ose	3.32%
Egyptian	1905 ose	1.56%
Roma	1064 ose	0.87%
Serb	900 ose	0.73%
Gorani	40 ose	0.03%

In the post-war years, the lack of infrastructure, the distance from education, health care, cultural and other centers have induced the great migration of population from rural to urban areas, and the population density was also affected by the last conflict, since the devastation of homes in villages has made the families seek for shelter in the city, due to their inability for reconstructing their homes.



9

Minorities

We do not want Kosovo to be ethnically pure, because this would contradict our own principles and principles of a global civilization...

Peja shall be an open and free town for everyone, without considering their national, religious or economic background.

Life in this town must be built on the will and please of a citizen to live in this wonderful city.

Social Development and Poverty Eradication – the consequences of war in the city of Peja were great. Peja is the most devastated city in Kosovo, due to material and economic

⁹ Population map – taken from "Municipal Profile" – OSCE (August - 2002)- European Commission for War-Inflicted damages in Kosovo

and infrastructural demolition in all fields of life that were made by the occupying regime of Serbia.

Because of this difficult situation inherited from the war, the poverty level has increased to a large extent, although many things have improved in the recent years. There is much to be done in helping the poor and the devastated, in the manner of them being a contributor to the economic growth.

Until the end of year 2005, there were 25237 registered as unemployed, from which 14170 were women.

But, the number of unemployed is greater, since it is assumed that only 1/3 of the working ability persons have registered officially.

The average salary of employees is around 120 euros.

Since 2002, the pensions have begun disbursing – but at a very small amount.

There are many families on social assistance. Their number is 2871 (2002).

Gender equality – the mandate of the Gender Equality Office is determined by the UNMIK Regulation No. 2004/8 dated June 7, 2004, on the Promulgation of the Law on Gender Equality, approved by the Kosovo Assembly and the Government Regulation No. 2/2005 on Establishment and Internal Organization of the Gender Equality Offices. Based on the Regulation, the GEO is competent for the activities below.

On January 23, 2003 the Gender Equality Office was established by the Municipal Assembly of Peja, by recommendation of the General Secretary of United Nations. The Gender Equality Office, under auspices of the Chief Executive Officer, undertakes these duties and responsibilities:

1. Coordinates and observes all activities in promotion of gender equality in the Municipality.
2. Contributes in formulating plans and policies within the Municipality in relation to gender equality.
3. Takes part in the panel for recruiting civil servants in the Municipality, to ensure observation of gender rights.
4. Maintains statistics – databases and analyses them on a gender view.
5. Initiates programs and projects to improve gender representation in the civil service of the Municipality, including the advancement of the woman's position in decision-making structures of the Municipal Civil Service.
6. Takes part in drafting acts issued by the Municipality, ensuring that these acts are in accordance with the basic principles of human, namely women's rights.
7. Cooperates with all local level structures to promote, enhance and protect women's rights.
8. Assists and supports trainings organized with the purpose of awareness raising on the enhancement of gender equality in the Municipality.
9. Advice and guides Municipal entities in relation to gender issues and observation of women's rights.
10. Represents the Municipality in meetings related to gender issues.
11. Cooperates in coordination of local and international NGO-s, works to develop and enhance gender issues.
12. As needed, undertakes other activities related to gender issues, within the authority of the Municipality.

It will integrate gender perspectives in developing policies, programs and projects, it will guide gender-based research to orientate and adapt to women's needs, to built competencies and qualifications to orientate gender issues, to enhance men and women equality, to encourage advanced and strengthened women in Kosovo.

The office shall serve as a liaison with the UNMIK organizations and agencies, international and local NGO-s, civil society, private and public employed women, parliamentarian women, rural women, to encourage their participation in post-conflict reconstruction and peace-building, to add-up their contribution to culture which supports peace and tolerance, and to ensure active participation in sustainable development.

It will support the Government in creating central mechanisms and institutions to advance women in preparing and implementing the women's strategy or plan of Kosovo.

Security

The security degree is at a satisfactory level, though there are numerous cases of theft, murders, rapes, larcenies, physical assaults, illegal possession of weapons, as in any other municipality..

As for the safety, we have KFOR, KPC and the KPS.

Social integration

Support for vulnerable groups – social integration must include: children without parent supervision, disabled, civil and uniformed victims of war (especially raped women, the elderly, alcoholists, drug addicts, returnees, long-time unemployed, etc.)

These years, the number of poor families has increased. There are households with disabled people in home, and without any incomes, many women as heads of homes (268 women are single-income mothers), and there are also pensionists with minimum existence incomes.

These are vulnerable groups which need special programs and funds for their implementation.

Culture-Youth-Sports

Based on what we are surrounded with, and on the field, there is a great deficiency of cultural and sports institutions and objects.

The municipality bears a rich cultural heritage. With the assistance of the international community, there has been already a considerable reconstruction, in the Radio Peja, the Musical School, the Museum, the Main City Library, the Community Center in Vitimirica, the Cultural Professional Center in Novosella, the Cinema Theatre "Jusuf Gervalla", the "Mahmut Begolli" Tower, the "Haxhi Zeka" Mill, etc.

The Directorate for Culture, Youth and Sports is one of the most influential directorates in social development. This Directorate has engaged for the renovation of the Culture Palace. Considerable investment has been made by different international organizations, the relevant Ministry, but also by the Municipal Budget. The most capital investment was the construction of a Multi-Professional Center in Fierzë, by a donation of the "Bergamo per il Kosova" association and the Italian Caritas.

Housing (shelter)

Housing is a vital issue for social stability, health and development of living quality.

Overview – a difficult post-war period in Kosovo brought challenges of various types, apart from killings, maltreatment, evictions, destruction, there was a large number of residential buildings and important objects which were looted and burnt to the ground.

Maps and charts on the general overview have placed the municipality at the highest degree of destruction, with 66-100% of houses with the highest categories of destruction.

According to the UNC and an Assessment Commission, the number of looted houses after the war was 8147, from which 3763 at the Category V and 4384 at the Category IV.

Reconstruction in years, by different implementing agencies, was made as follows:

In 1999 – 546 houses of category III and IV

In 2000 – 955 houses of category V, and 1347 of Category III and IV

In 2001 – 323 houses of category V, and 425 houses of category III and IV

The people themselves reconstructed 746 houses

A total of 3805 remain to be included in the Reconstruction Program (2002), from which 2387 of Category V, and 1418 of categories III and IV.

These are some data on house reconstruction made in 2001 by several NGO-s.

CARE INTER/ EAR-3	built 67 houses of Category IV and 183 Category V
THW/German Gov	built 5 houses of Category IV
THW/UNDP	built 20 houses of Category IV and 31 category V
THW	built 9 houses of Category IV and 1 Category V

UNOPS/UNDP	built 131 houses of Category IV and 53 category V
DRC/DANIDA	built 216 houses of category IV and 5 category V
THW/BMI	built 1 house of category IV and 10 category V
SRC/RC	built 1 house of category IV and 7 category V
SDC/SWISS GOV.	built 2 houses of category IV and 6 category V
UFORK (Bukoshi Gov)	built 65 houses
CORDAID	built 120 houses (2002) – 30 for minorities
CARE	built 47 houses in Rugova

The Provisional Collective "Social Housing" Centers are:

1. the Former Student Dormitory "B.T. Karagaç",
2. Lumëbardhi "B.T. Karagaç",
3. Krivo Glava "B.T. Xh.Kada",
4. Asllan Qesme- "B.T. 2 Koriku",
5. The Culture Palace – "B.T. H.Zeka"

Despite our desire and efforts made by international organizations, we have not been able to achieve all our goals in the field of reconstruction.

According to data, there is an assumption that the number of socially owned apartments is around 1590. The floor space of social apartments is 75.000 m². the number of family members is 5-6.

There is a number of private households, rented flats, but there is also a great number of occupied apartments – as a result of lack of shelter, and war losses.

Security of tenure – private property was and is protected by law, before and after the war. The property rights are guaranteed.

The right to housing – is not prevented by law. The problem is attaining the rights in conditions of a poor economic development level.

The price per acre is around 20.000-40000 euros. Based on the price per housing unit, in a ratio of incomes, Peja might be one of the most expensive cities in Europe.

Access to land – The law provides access to land without any gender, ethnic etc. discrimination.

Access to loans – The Law does not prevent loan opportunities, if the beneficiary has adequate financial basis. The problems arise with the very high interest rates.

Access to basic services – Basic services (water, electricity, telephone) are offered to all Peja inhabitants. There is no discrimination, in connecting the water or electricity or telephone lines – even not in buildings without permit.

Education

The key principle of the education policy is "**inclusive education**", according to which all children and youth must have a possibility of attending education. Learning is possible in Albanian, Bosnian and Serbian languages.

In special needs education, there is a great deficiency in qualified staff, which could provide a suitable environment of education for these children.

Illiteracy is still present and more expressed in female gender.

Illiteracy is found largely in rural, rather than urban areas.

The male/female ratio in education levels proves that the percentage of women in education is smaller. This is distinct in all education levels.

The non-attendance of education is also affected by distance of education premises and lack of safety.

There are 38 schools, 29 elementary schools with the total pupil number of 15.000, 6 secondary schools with a total of 5283 students.

Pre-elementary 6 schools, 510 pupils.

2 kindergartens with 365 children,

Elementary musical school, special school for the blind, and the Management Faculty.

The special education is provided to 69 children with special needs.

The elementary musical school has a total of 175 pupils.

The total student number is 22.853, from which 11.973 (52.37%) male and 10.880 female (47.63%).

There are around 1.200 teachers and professors, without counting the support staff.

At the University Branch of Business, there are three specialist departments:

1. Business Administration
2. Business Application Informatics and
3. Tourism and Hotelier Management.

Investment made in education in our municipality have largely been foreign, but also the Ministry of Education, Science and Technology, and the Municipal budget have invested considerably.

In the post-war period, a four-grade elementary school was built in Broliq with the help of USAID investment, a four-grade school in Kotradiq with the help of Danish DRC, another one in Leshan by the Spanish Red Cross, schools in Rugova, Boge and Koshutan by investment of Care-International, then another new eight-grade school in Reka e Allages, and the refurbishment of schools in Haxhaj and Drelaj. In capital objects, another 8-grade school is being built in the Kristal neighborhood, donation by the Islamic Bank.

The majority of school premises have been refurbished with the help of NGO-s.

Now efforts are ongoing to supply them with education means.

Specific regional funds have enabled conditions for education of disabled children, and equipment for sports centers and halls in schools.

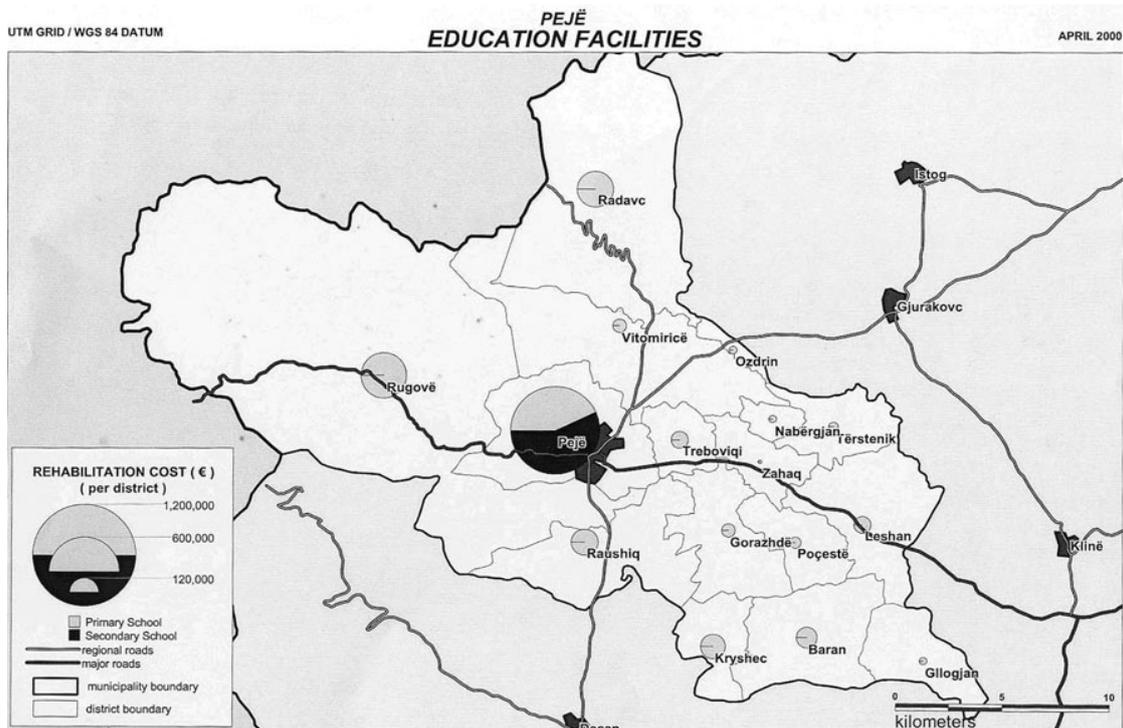
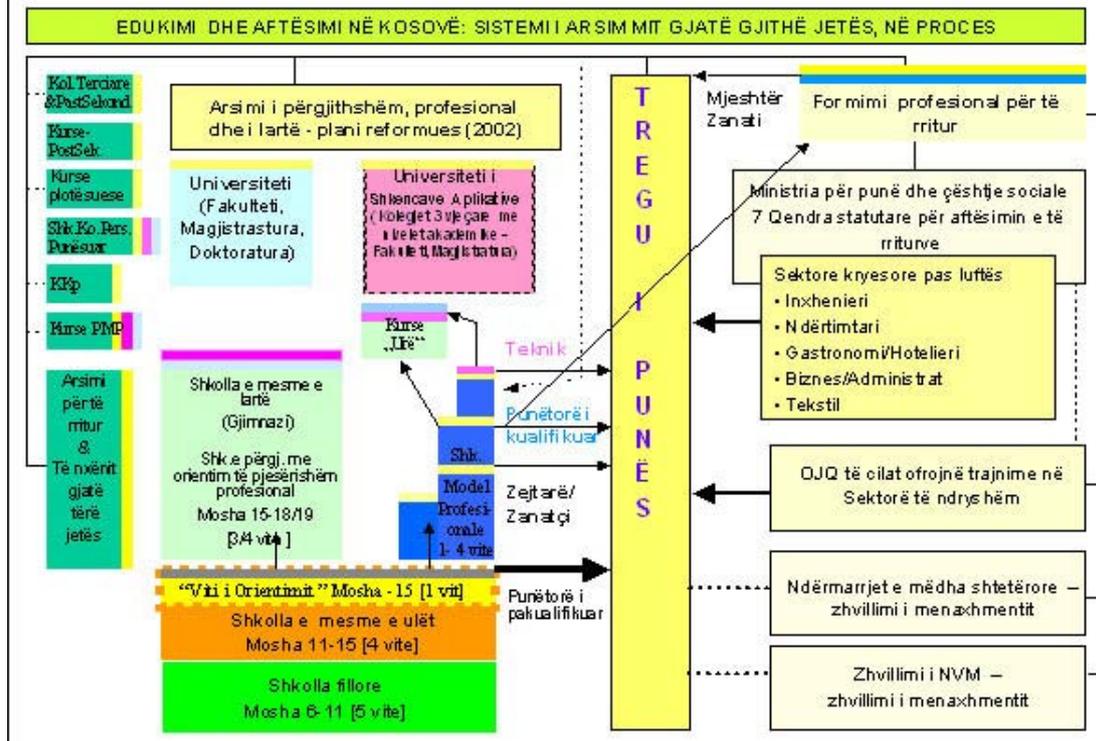
There is a need for further reforms in curricula and teaching methods. There is also a great deal of attention demanded for further enhancement of the current University staff, and education of new teaching cadres for the University.

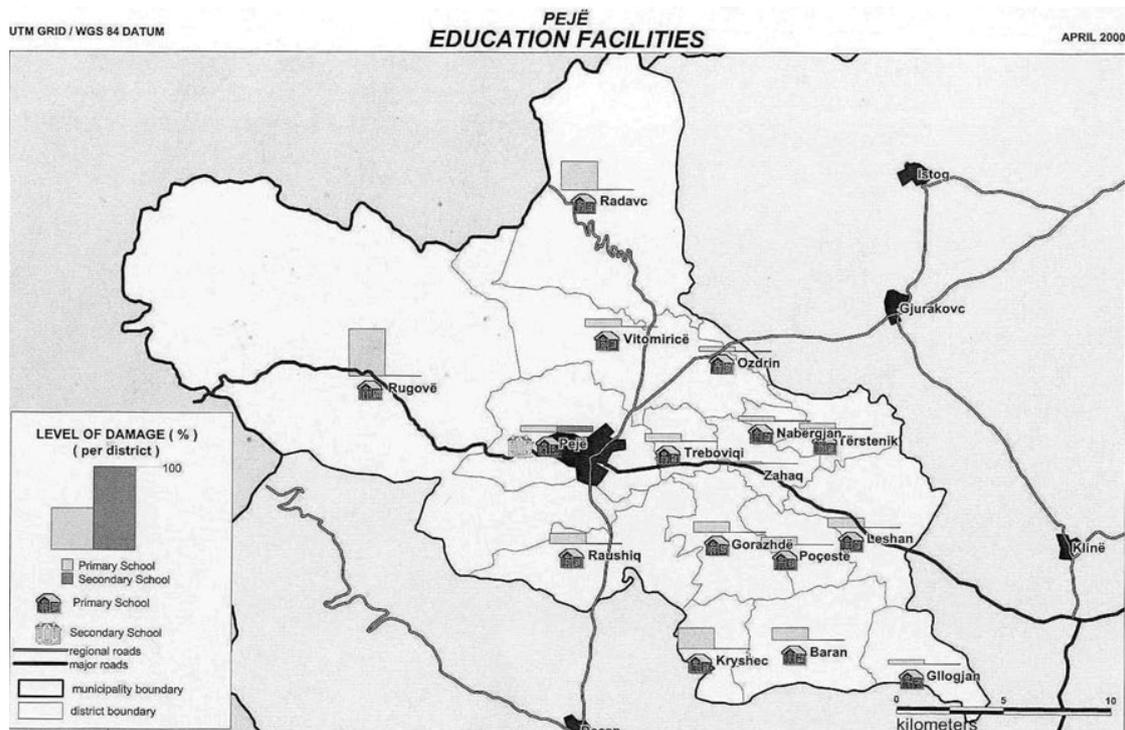
Identified issues and challenges

Challenges which are faced now, and will be faced by education in the Peja municipality even in the future, are:

- Incomplete legal infrastructure,
- Lack of sufficient education premises per student,
- Teachers insufficiently qualified for teaching by new methodologies
- Parallel functioning of education structures in Serbian-inhabited areas,
- An unsatisfactory degree of attendance by all education levels,
- Lack of texts and other learning tools,
- A limited budget, which does not provide for a successful implementation of education reforms,
- Abandonment of education by students mainly during the transfer to higher secondary education,
- Gender equality in secondary education (15-18 years), a specific concern, considering the male/female ratio in education levels,
- Lack of qualified staff in special needs education is large

The education system structure in Kosovo (2003)





Health care

Health care directly determines the ability of society to take part in all life activities – social, political and economic.

The health care system institutions in the Municipality of Peja are:

- | | |
|--|---------------|
| • Regional Hospital | 1 |
| • Institute of Public Health | 1 |
| • Mental Health Center | 1 |
| • Main Family Health Center | 1 |
| • Family Health Center | 5 |
| • Former Labor Medicine Dispenser | 1 |
| • Former Mother and Child Protection Dispenser, and former Dental Polyclinic | 1 |
| • Health points | 17 |
| Primary health care | 91 physicians |

Number of doctors:

Secondary health care	100 physicians
-----------------------	----------------

In 2002, refurbishment was made to the Dispenser 1 Ro-cabinet by the Handicap International. The renovation of the Dental Department by the Cooperazione Italiana. The vaccination center was renovated from the incomes of participation. The Family Health Point No. V was refurbished by the Swiss Red Cross. A family health point in Peja was built, together with equipment and satellite ambulance in Logja, by the Japanese AMDA, and a satellite ambulance in Drelaj and Haxhaj by Care International, and Parsons Agency has constructed three skeptical holes in Radac, Lugmir and Leshan.

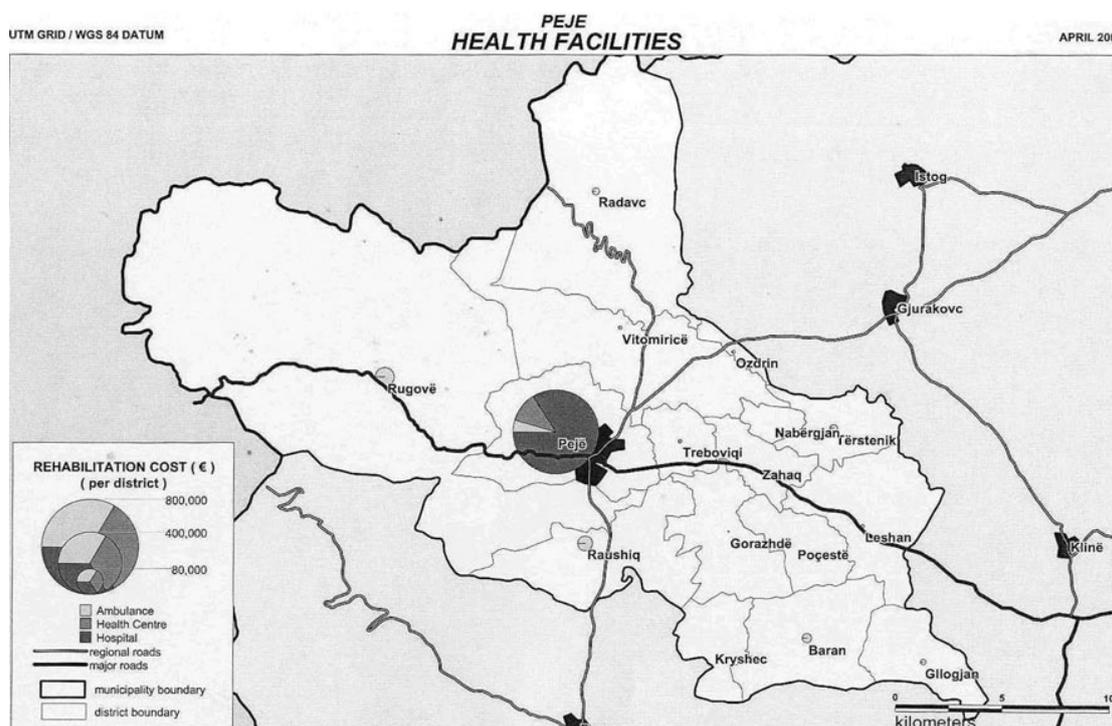
The ratio doctor/inhabitant is very poor, as is the bed/inhabitant ratio.

Suggestions:

- A Family Health Care Center must be planned for each 10.000 inhabitants (based on the population density in the town)
- A health point should be provided each 5 km (in villages)
- Private health care institutions must be in a balance with public health institutions and the urban development plan.

Challenges

- Restructuring of health care service provision system:
Condition of existing objects, lack of equipment
- Creation of capacities for development, communication and implementation of health care policies and management issues.
- Improvement of public funding for health care:
Great movement of rural population towards urban centers has overburdened the health care institutions in urban environments. As a result, some health care professionals were employed in urban centers, meanwhile affecting access to health care services in rural areas.
Nowadays, many rural residents must travel long distances to access health care.



Environment and land use

The deficient environmental protection for many years, and the conflict in Kosovo represent a source of giant problems in relation to the environmental situation in Peja.

Population and geographical balance – According to the second revision of the General Plan (1983) the overall gross residential area covers 747 ha, aggregated by population density as follows.

- Housing density 60 - 100 inh/ha covering an area of 247.97 ha –33.19%
- Housing density 150 inh/ha covering an area of 288.38 ha –38.60%
- Housing density 220 inh/ha covering an area of 138.58 ha –18.55%
- Housing density 320 inh/ha covering an area of 53.17 ha –7.12%
- Housing density 420 inh/ha covering an area of 18.90 ha –2.53%

The overall surface area of the Municipality of Peja is 603 km², city area 20km², sea level height in the city 400- 520 m, sea level height in the city center 511 m,

Climatic characteristics of Peja are almost identical with the whole Dukagjini Plain Territory. Peja has a continental climate, with an impact of Mediterranean climate.

In a year in Peja there are 1.975 sunny hours. Within the city, the Lumbardh river flows in between, with the length of 63 km. low plain areas of Peja are characterized by:

Relatively high temperatures, with an average annual value of more than 11 Celsius degrees, with August and July as the hottest months (21,7 and 21,68°C) and January the coldest month (-0,5°C).

The average air humidity in a year is 70,2%, in which the largest growth is seen during the period from summer towards winter (17,5%), and a smaller one coming from winter towards summer.

In this region, the average annual cloudiness is around 58%, in which the frequency of clear sky days is 60,5 (16,6%) a year, and the cloudy days are 119,3 (32,6%). The average sun heating value, due to orographic effects, is smaller than Kosovo average, 1.972 hours, from which 293,6 hours in July or 72,1% annual sun radiation.

Precipitation amounts in this region are amid the highest in Kosovo. The values are: 724,6 lit/m² in lower plains, in mountaneous areas of Albanian Alps the precipitation average is more than 1.300 lit/m².

Wind. The largest frequency is taken by silence / 398 0/00/, while from winds, the most frequent ones are western /W/ and South-Western /SW/ with 122 0/00/ and 113 0/00/, and the rarest ones are the eastern ones /E/ with 55 0/00/.

Environment – pollution and degradation

The current environmental situation in Peja is affected by rapid reconstruction and economic revitalization.

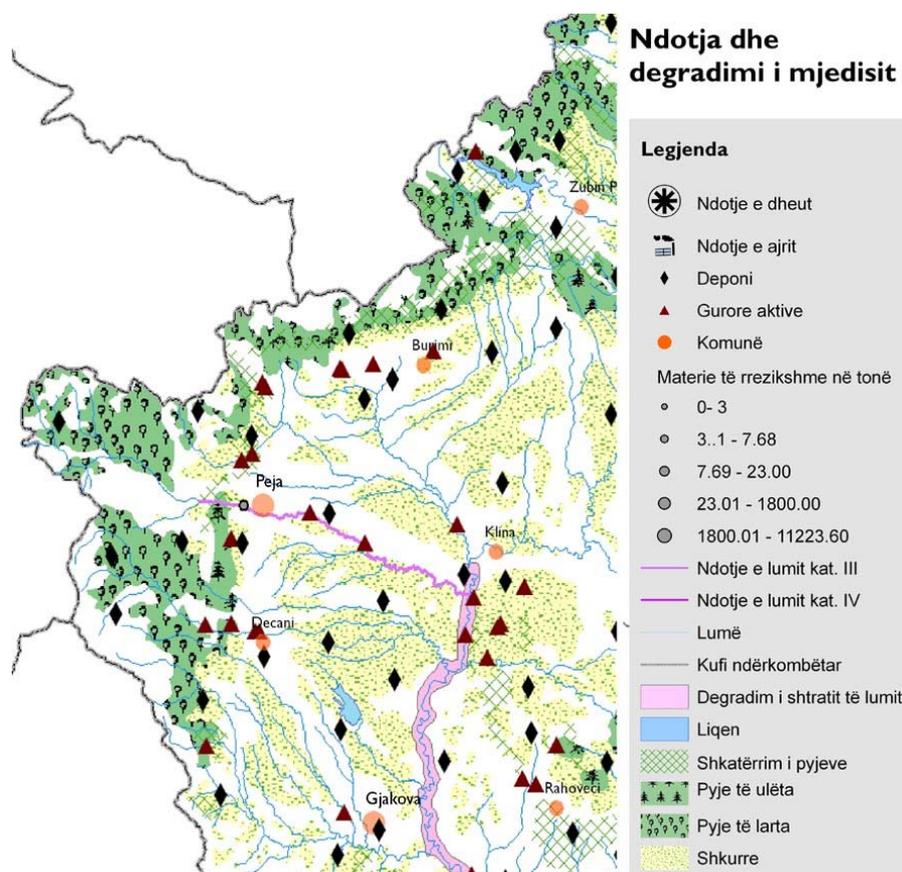
This places us before the responsibility of acting rationally towards the nature, and be responsible for environmental protection.

The lack of environmental protection in many years, and the conflict in Kosovo, represent a source of great problems related to the environmental situation in Peja.

The superficial pollution in waters is largely added by waste water discharge, waste discharge into rivers, sand and gravel exploitation, and land erosion.

There are no urban waste water treatment plants.

Another permanent risk is precipitation, which causes increased amount and level of water in rivers, which lacking protection risk to flood large areas of quality agricultural land.



Water supply and needs – Water in Peja is supplied from the sources of Drini I Bardhe and Guri I zi (Lumbardh).

At the Drini I Bardhe river area, which flows through the entire Dukagjini region, there are irrigation systems for 56.831ha.

Water is used for drinking, industrial supply, irrigation, recreation, etc.

The high population and settlement density, water utilization by economic sectors, natural growth of population, do condition the necessity of special management of water resources.

In the Bjeshkët e Nemuna Mountains, there are natural lakes. They are characterized by low temperatures, clean water and beautiful natural landscapes, which may be used for tourism.

There are also springs of mineral and thermal-mineral waters, such as Ilixha.

Currently, healing and production capacities are small, while the potential of these springs is rather high. Based on research made, there are several diseases which can be treated in these sources.

Urban pollution - (air, waste, water)- The endangered environment in the Municipality of Peja is a result of uncontrolled construction, inadequate urban planning, inadequate infrastructure, an increased number of vehicles, pollution of streams (due to lack of waste water treatment), uncontrolled forest cutting, etc.

This situation threatens environment, by pollution of water, underground waters, air and soil. Industrial waters are discharged without any treatment into the Lumbardh and Drini I Bardhe Rivers.

There are illegal constructions, in natural protection areas, and abroad.

Urban centers in this area are overburdened in waste, and much has to be done in the field of waste collection and transport.

In rural areas there is none, or very few ways of organized waste collection and transport.

Another problem polluting the environment in Peja and its surroundings is degradation made to environment through open mining and waste discharge in biologically active areas.

This pollution has also increased the number of diseases of the Peja population. The most affected by these diseases are children younger than 5 and the rural population.

One of the general characteristics is that the urban areas continue to be overburdened by urban waste, especially after the war.

To protect and enhance the human environment, workers and citizens must ensure the conditions for protection and advancement of natural environment, which are of great interest for a sound and safe life, secure and creative for the work of current and future generations.

Air – Air pollution is caused by a mix of substances which penetrate through natural ways or antropogenous ways (man-made), and these ways make for the main cause of its quality degradation.

Currently, the largest air polluters are: traffic-transport (old motor vehicles, and mainly without any exhaust-cleaning) and partially light industry, then the open waste landfills (methane and CO2).

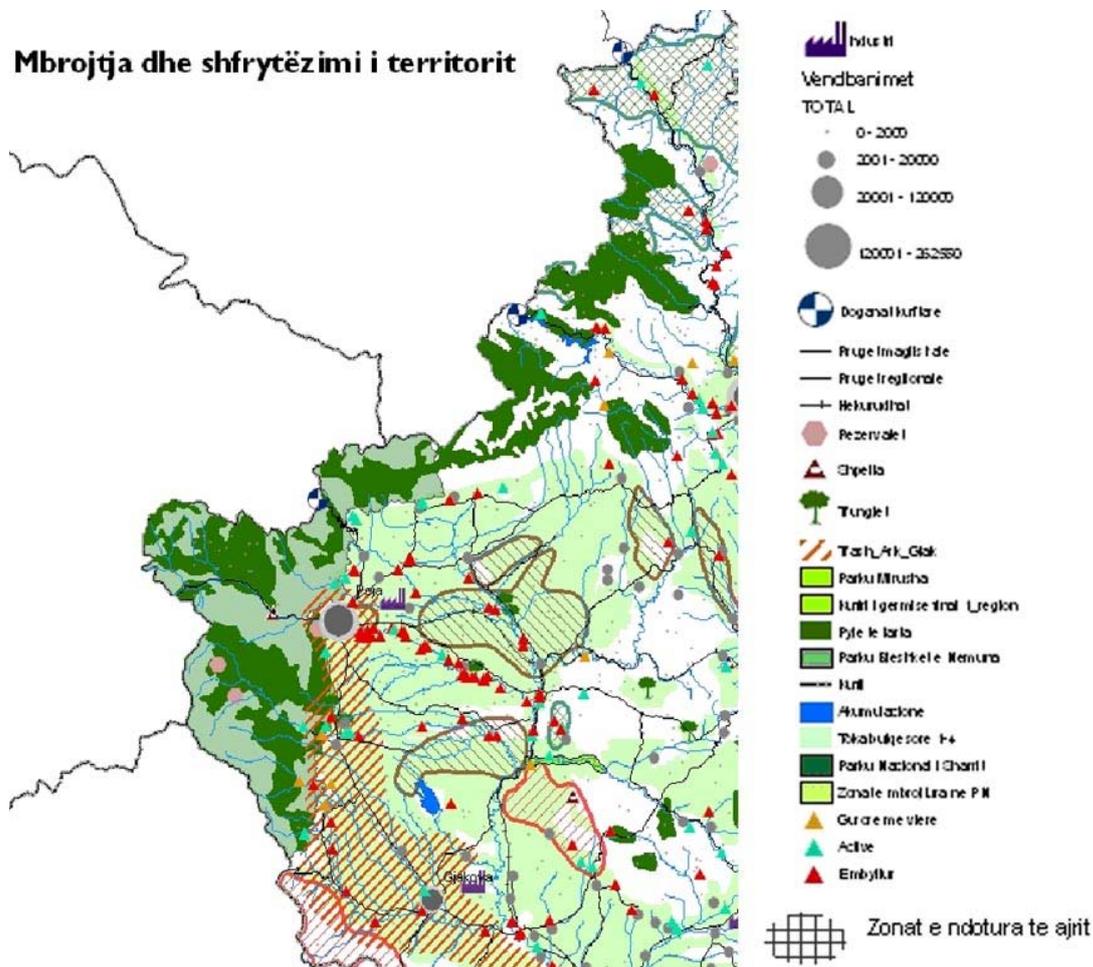
Currently, legislation and standards are deficient in relation to air emissions and quality.

Traffic - transport

In 2005, there were 30.000 registered vehicles in Peja, without counting the KFOR, UNMIK vehicles, which release gases which also add up to the air pollution, since these vehicles are technically outworn.

Land

Mbrojtja dhe shfrytëzimi i territorit



Agricultural land

Peja has 31.252.33 ha of agricultural land, or 51.83%.

Peja has 9700 hectares of agricultural land under irrigation systems, and 2700 hectares irrigated.

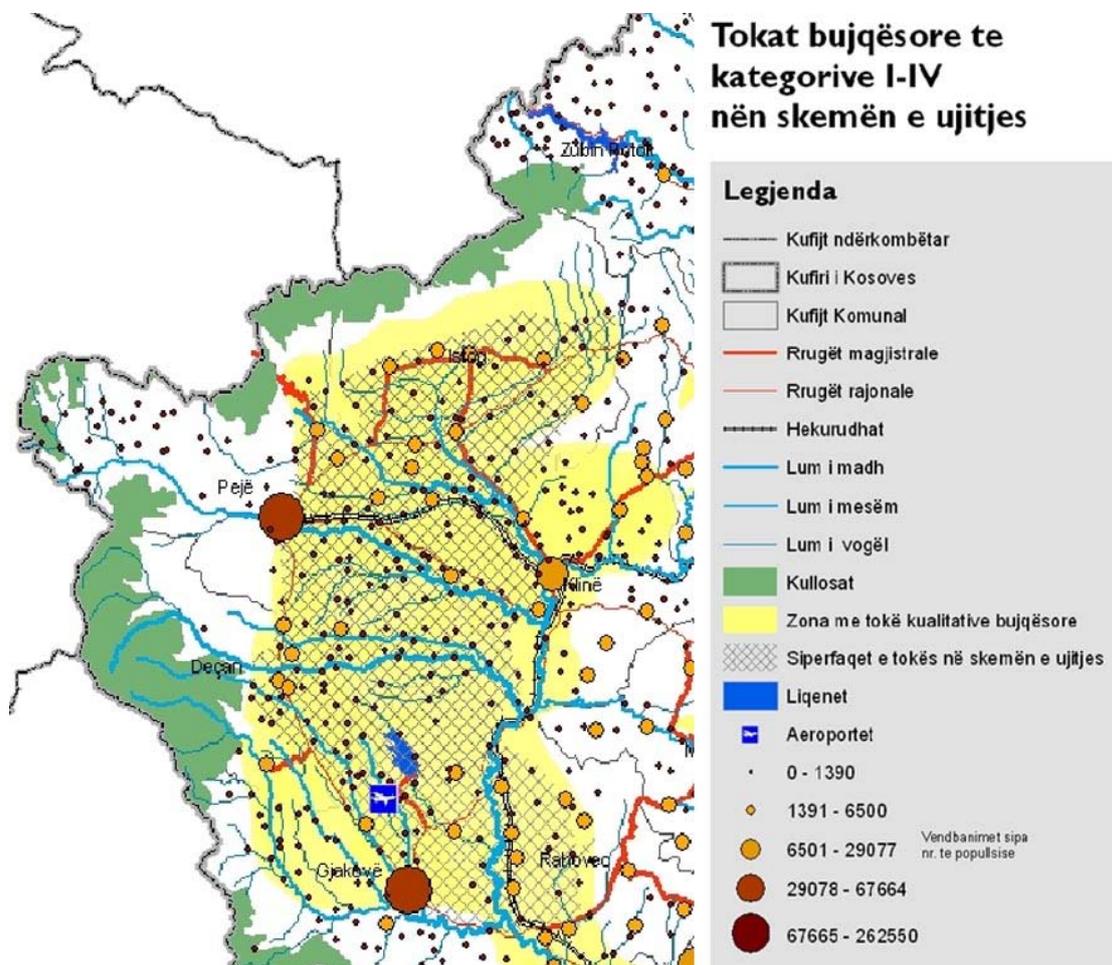
There are no accurate data on annual losses of agricultural land.

Lacking institutional protection, loss of agricultural land is manifested in different forms.

Permanent loss of agricultural land:
Settlements, commercial activities, various businesses, etc.

Temporary loss of agricultural land:
Open mining, sand, gravel and argyle exploitation, vehicle graveyards, erosion, degradation, river erosion, etc.

The lands of Class I,II,III and IV are lands protected by the Law on Agricultural Land.



Forest lands

Peja has around 25.709.72 ha of forest, or 42.64%.
Forest lands cover around 26 cadastre zones.

Degradation

Landfills – In Peja, there are 0.54 kg of waste produced daily per inhabitant. This amount also includes household waste, aluminium, glass, plastic, etc.

The Peja landfill is located in Sverka.

The waste management has considerably improved thanks to the COOPI donations, which by its programs has had a great impact on improving municipal financial conditions.

One of the most important fields in environmental protection is prevention of uncontrolled forest cutting.

Forest degradation is causing degradation of areas which have the protection role, through which the increased volumes of rivers by precipitation can now spill over the riverbeds, which in turn results in flooding.

Illegal (unpermitted) construction – the object, which in an arbitrary way occupies soil with the purpose of construction, which does not possess and does not observe the technical-

urban conditions, and does not possess technical documentation issued by the competent municipal body is considered an illegal object (building without permit).

The total number of illegal buildings in the Municipality of Peja is around 1230.

Un-permitted buildings in private property attain the number of 1200, while in socially owned property, there are around 30.

This is a consequence of rural-to-urban population migration, the demand for shelter and business; lack of development and urban plans, and their implementation.

THE MINISTRY OF ENVIRONMENT AND SPATIAL PLANNING

Transformation of agricultural land into construction land – there are no accurate data on transformation of agricultural land into construction land. One of the problems is the lack of zoning of agricultural and other areas.

Natural heritage – Peja possesses natural resources which fulfill the conditions for protection according to international criteria. In this aspect, there are parks, monuments, landscapes, etc.

The Bjeshkët e Nemuna Territory – for a National Park – represents one of the most important areas of natural resources, which fulfills all conditions and criteria to fall under protection as a National Park.

The protected area of the Park is 38000 ha (Kosovo Official Gazette 11/86). By proclamation of this Park, Peja would benefit both economic, and tourism-recreational aspects.

The part of the territory of Bjeshkët e Nemuna proposed for the National Park is specific in its characteristics and natural values, and as such, it must benefit the specific social care and protection.

Distinct natural beauty and values of this territory, especially at the Rugova Gorge, take an important place in comparative assessments of landscape values, attraction of specific natural areas. This marks this territory with outstanding esthetic value and landscape more than any other territory in the country.

In fact, such values of this territory, including the Rugova Gorge, Canions of Lumbardh, with conditions of a National Park, and other conditions, would provide exceptional opportunities for massive visits to the Park, especially for the transit tourists, and numerous excursions and visits by pupils and students.

Biodiversity

Bjeshkët e Nemuna are an important area of Balkans biodiversity, with a total of 750 floral species, from which 18 are local, and 100 others are species grown only in Balkans.

Cultural heritage

Peja represents a rich wealth of cultural-historical heritage, material and spiritual heritage of different periods, which are characteristic for their value, quality, attributes, historical importance, etc.

Archeological findings in the Peja areal prove that this area had an organized urban life process since the ancient times.

Urbanization achieved its highest degree in the time of Diocletian. It is interesting to follow on different ethno-cultural influences in Peja settlements, from the Dardanian and to Roman, Byzantine, Slavic and Turkish-Oriental buildings.

In this way, all Albanian popular cultural values (architecture, sculpture, Dardanian customs) inherited from the Ancient times, Byzantium, and even from Medieval ages, were only enriched by Ottomans by newer constructions.

The Turkish rule brought a strong influence of Ottoman-Islamic culture within the spiritual life and material culture in these areas. In this aspect, characteristic objects are: the old Peja town (Siparantum), roads which connect Peja with other places such as Peklena road, and the Old Marketplace Complex, the Peja Fort (Gradina), the Peja Patriarchy complex, bridges over the Lumbardh River, houses and towers of centuries 10-19, Mesjides, cemeteries, Turbes, mills, and especially the "Haxhi Zeka" Mill, hamams (public baths such as the Haji Bey), Inns, Watch Towers, Fountains, public springs, houses, etc.

All these represent historical, religious, educational, ethno-cultural development of Peja, starting from the pre-historical ages and up to the 21st century.

These cultural-historical monuments are located in Peja:

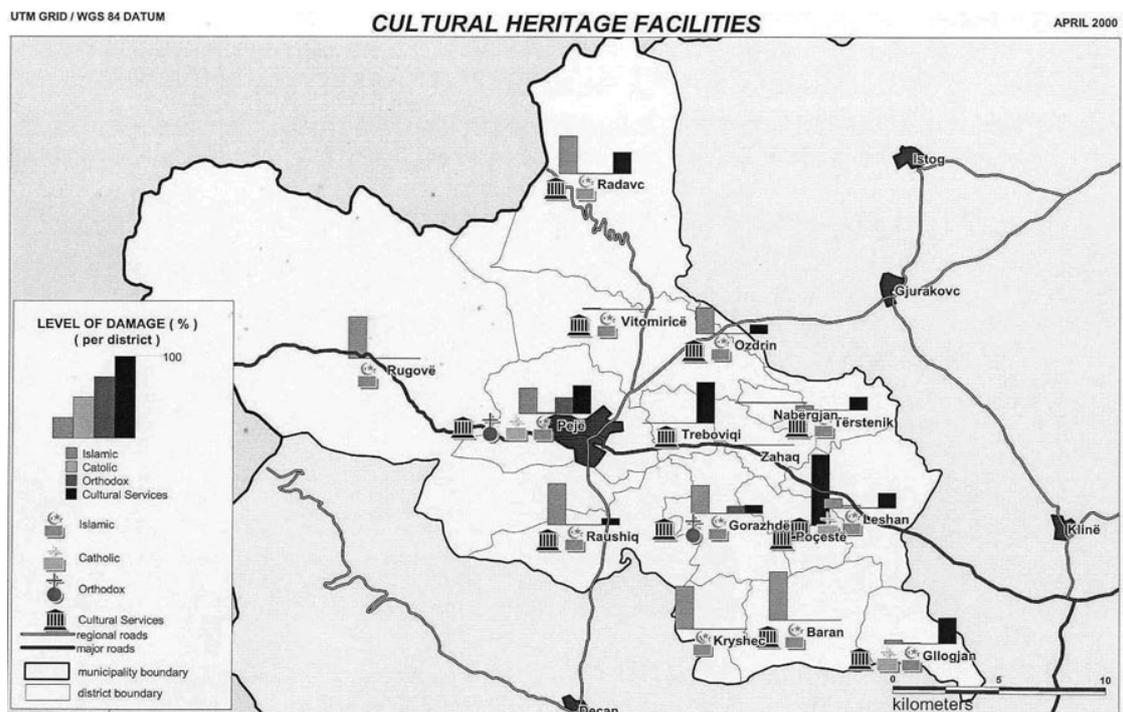
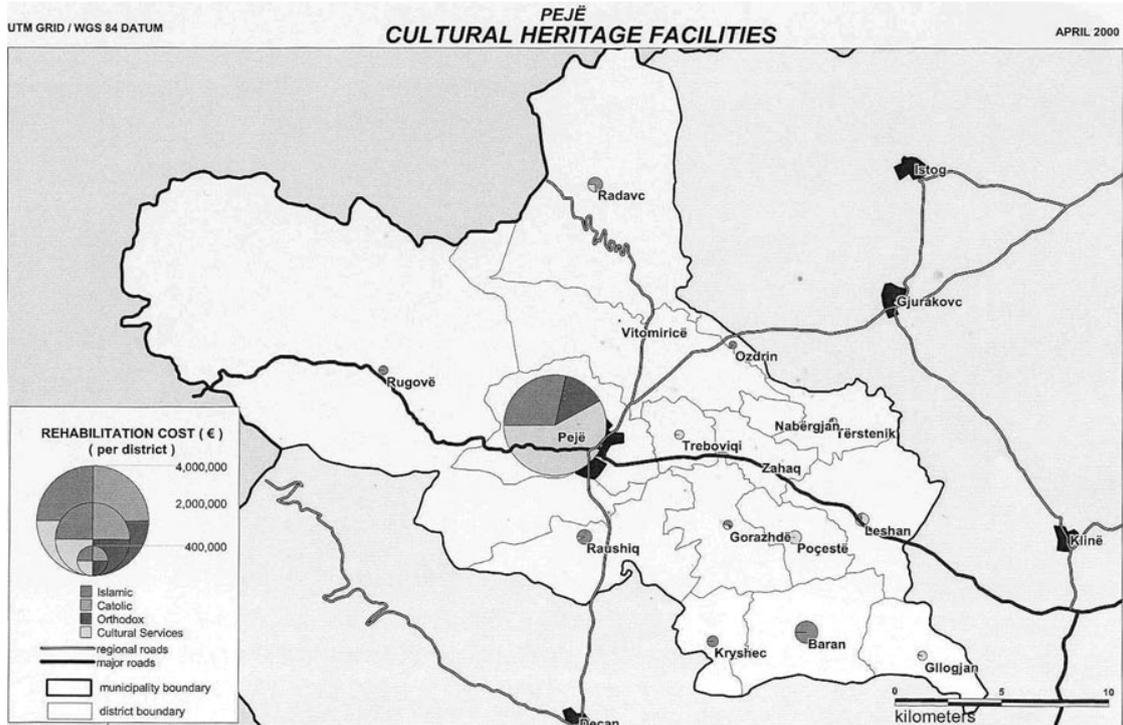
• Archeological localities	10
• Sacral Christian Monuments	12
• Muslim Sacral Monuments	23
• Towers	102
• Houses	50
• Cultural Palace	3
• Train stations	2
• Cinema and theatre	2
• Fountains	6
• Bridges	3
• Oaks	2
• Castle	2
• Hotel	1
• Artisan centers	1
• Carsi (urban ensemble)	1
• Turbe	1
• Garners and panniers	10
• Storage	1
• Cemetary	9
• Mills	9
• Meytep (muslim school)	2
• Tekke	1
• Watchtower	1

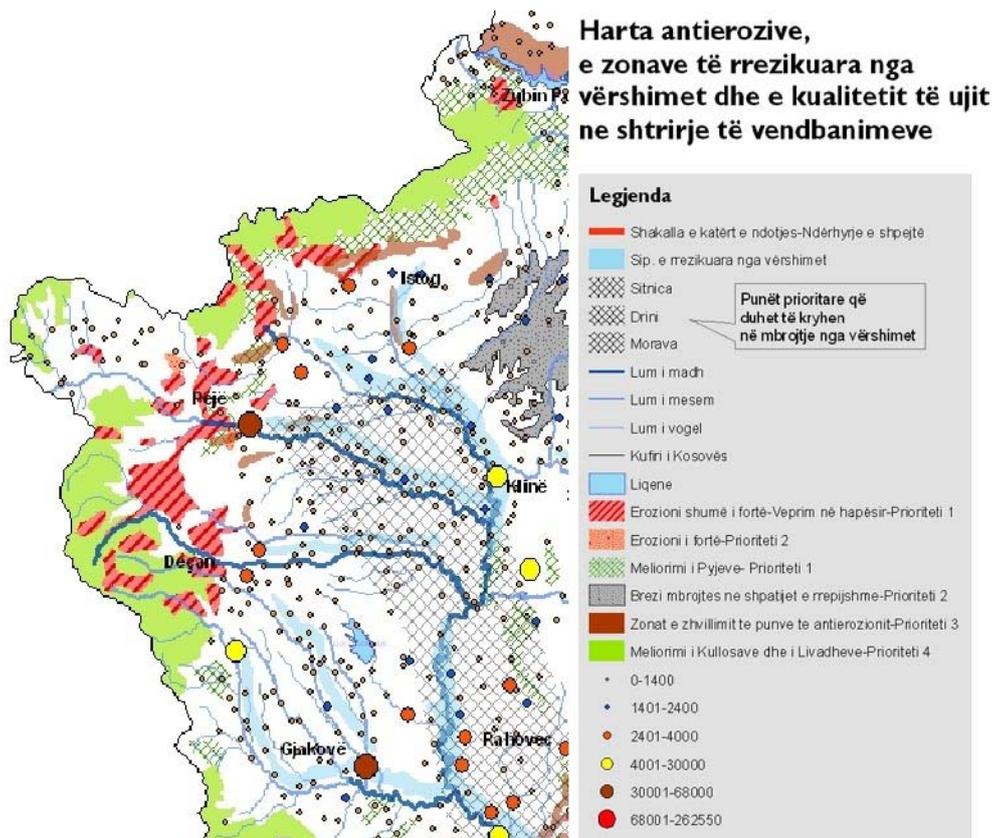
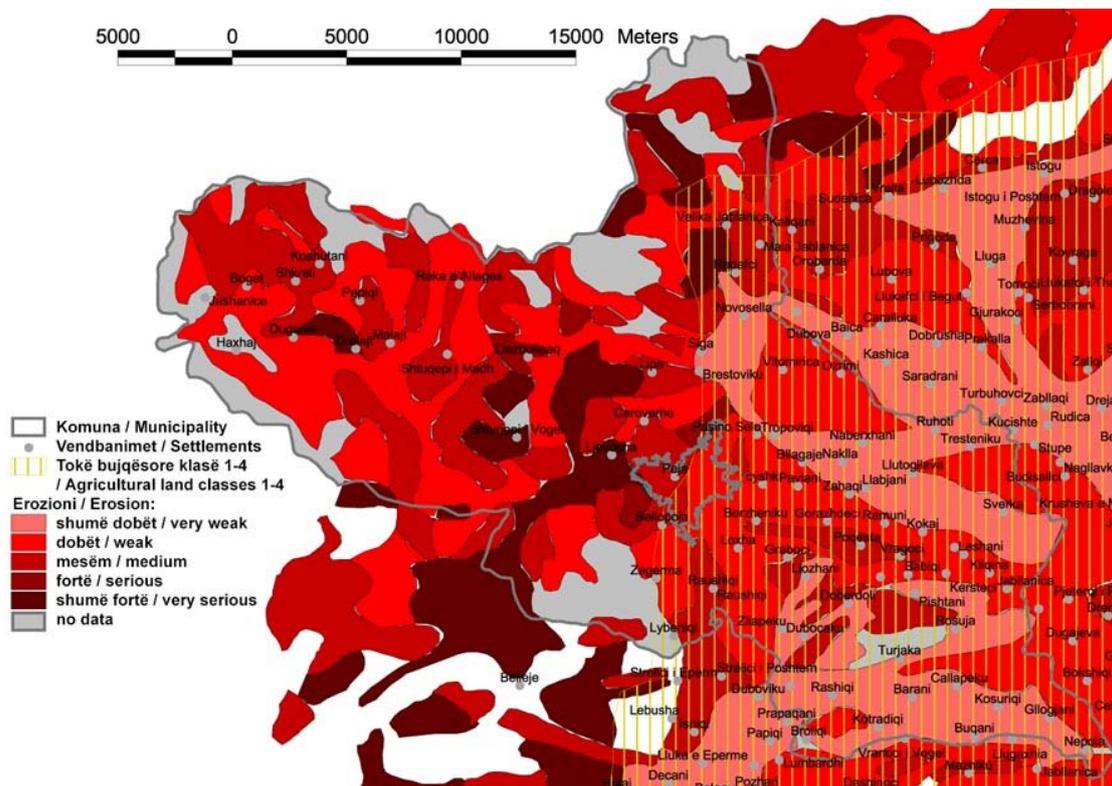
Total	254

Apart from archeological locations of a great area, there are cultural heritage complexes (ensembles) such as: the old Peja Marketplace, the Haxhi Zeka Mill Complex, the Jashar Pasha Inn Complex, the Haxhi Bey Hamam Complex, the Tower Complex.

The Municipality of Peja hosts these institutions for heritage protection:

- The Institute for Protection of Cultural Monuments
- Ethnographical Museum
- An Inter-Municipal Archive





The human factor has had a great impact on the increased erosive degree, as a result of damaged green areas (forest cutting, quarries, sand and gravel exploitation, etc).

The most erosion and flood endangered areas in the Municipality of Peja are:

1. the Rugova Area – endangered by snow avalanches and land slides
2. territorial unit of Kapeshnica – Zatra Area – erosion endangered
3. Territorial Unit “Xhemajl Kada” and “2 Korriku” (Jarina –Tabjet), endangered by erosion and ground waters.

4. Territorial Unit Center – Seravi Channel, in which channels from the northern part of the city discharge – there is a risk of flooding towards the central city parts.
5. Territorial Units Dardania I and II – Dardania Channel, the Southern Channel and other streams from the southern part permanently threaten these territorial units with flooding.



Economic Development

A short overview

The artisanship in Peja found its roots from the ancient times, and it transformed with the degree of economic-social development.

Based on archeological findings in the Peja area, this area is very important for the artisan studies.

Based on archeological materials found in Peja, such as fibules, rings, bracelets, saltalones and bronze helmets etc., it may be concluded that developed economic life has its roots in that period, and the roots of first handicrafts.

The handicraft presence is proven by the fact that it represents one of the important economic activities of a pre-historic Dardanian population.

Based on Ragusan sources, it may be concluded that in the medieval ages, handicrafts were an important and intensive economic activity.

In the last war, almost all handicrafts were destruct, but the artisans have restarted their activities in various ways.

With the compulsory measures of the nineties and Barbarian destruction during the war, the situation of socially owned economic entities is very poor and vulnerable.

Economic entities of the Municipality of Peja used to have their own structure of economic capacities in different fields, such as metal processing, wood industry, leather, agriculture, construction, tourism and hotelier services, and handicrafts.

The key capacities which in the past have been the main carriers of economic activities are not functional, apart from a few.

After the war in Kosovo, economic development was oriented towards the free market economy. Until October 2005, 3499 economic operators were registered, from which 95% have sole owners. 51% of economic entities are oriented towards trade, 13% production, and over 20% services.

After the war, considering the circumstances and demand, the fastest ways of making incomes were chosen, which meant that the majority of population dealt with trade.

Until October 2005, 3499 economic operators were registered, from which 95% have sole owners. 51% of economic entities are oriented towards trade, 13% production, and over 20% services.

This is the categorization of enterprises in Peja Municipality:

Classification	Number of enterprises
Micro-enterprises	3.398
small enterprises	96
medium enterprises	5
Large enterprises	0
Total	3.499

Number of enterprises by type of ownership (percentage):

No.	type of ownership	%
1	Individual business	95.4
2	General partnership	3.5
3	Limited partnership	0.1
4	Limited Liability Company	1
5	Joint Stock Company	0
6	Foreign company	0
	total	100

Number of employees by private business sectors

Agriculture, hunting, forestry, fishing	39	123
Construction	115	339
Extractive industry, production and energy supply	367	1215
Trade	1804	2819
hotels and restaurants, financial mediation and rents	439	799
Transport, storage, traffic	353	536
Other (public administration, social protection and assistance, education, health and social care)	382	744
Total	3499	6575

These numbers are employed by public enterprises: Health care - 996, PTK -133, KEK – 237, Hidrodrini – 112, Drini i Bardhë -24, Ambijenti (Higjena Publike) – 157

There are 1617 employees in education.

The number of socially owned enterprises' employees is not included, since privatization is ongoing, and there is no access to accurate data.

Registered private businesses by economic activity:

Agriculture, hunting, forestry	38	1.1
Fishing	1	0.03
extractive industry	19	0.5

processing industry	140	4.0
production	207	5.9
electricity, gas and hot water supply	1	0.03
construction	115	3.3
trade	1804	51.5
hotels and restaurants	375	10.8
transport, storage and communication	353	10.1
financial mediation	2	0.05
real estate business, renting and business support services	62	1.7
public administration and compulsory social protection	5	0.2
education	32	0.9
health and social care	75	2.1
other social activities, services and persona	270	7.7
Total	3499	100 %

An important role in economic revitalization and development is assumed to be assigned to the privatization process, during which a considerable number of socially owned enterprises has been privatized, from which there is an expectation for a sustainable employment generation and creating of an attractive environment for an integration into free market economy. Until the end of 2005, these SOE-s have been privatized:

1. The Wood Combine
2. Hotel "Metohija-Rugova"
3. "17 Nentori" (Shopping Mall)
4. Agricultural land "Zahaqi"
5. "Ringov" (Brick Factory)
6. "Unis"- Storage (Bicycle Factory)
7. "UTVA"- (Metal Processing Facility)
8. "Produkt" Bread Factory
 - Storage close to the Bus station
 - Storage close to the Train Station
9. TE "Rugova" (close to the railway)
10. Agricultural land (Vitimirica Unit)
11. Restorant Peja (next to Nositi Restaurant)
12. Leather-Shoe Combine
13. Factory "Ramiz Sadiku"
14. Ironmongery (next to railway)

It has been widely ascertained that the majority of new employment opportunities in the economy has been generated by small and medium enterprises.

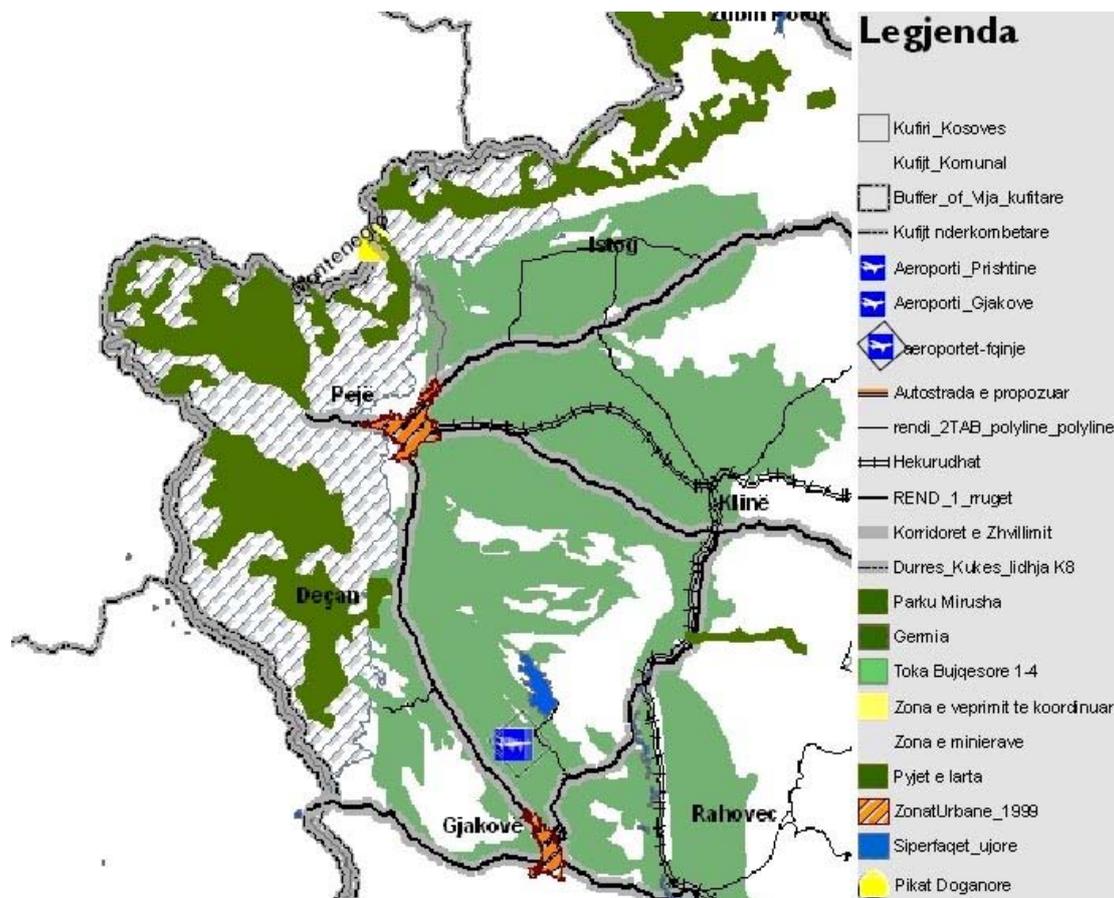
It is widely known that micro-enterprises generate immediate incomes. In the manner of keeping pace with progress, technology, globalization, the SME-s must invest and support their continuous refreshment of activities.

There are several things that are still needed to be used in this aspect. These actions must be focussed in creating a political environment, to stimulate research and development activities on small and medium enterprises for a productive presentation is an interest for the whole Municipality.

Today, the society is confronted with new **challenges**, including **globalization, trade liberalization and technological changes**. These changes in the global economy stress the need to support and assist investment in research and development on SME-s. A number of enterprises has invested in rehabilitation of war destruction, and the other enterprises have invested in expanding existing capacities.

In the process of economic development of the Peja Municipality, specific attention is assigned to its tourism development based on natural values and assets, flora and fauna, the Rugova Gorge, the caves, rivers, and rare mountains with heights up to 2530 m.

These are values which create the environment and opportunities for a sustainable economic development.



Existing situation – a strong urban network of economic development

Agriculture and the Economic Development Plan

The Municipality of Peja, from the geographical aspect and agricultural development is distinct by low plains and hills, and the mountainous parts.

In the low plains, these territories are:

- The Barani Plain, the Loxha Territory, the Leshani Plain,
- The Terstenik Plain, and the areas of Vitimirica and Radac.

While, the mountainous-hilly part include 13 smaller settlements – Rugova villages.

Agriculture, as an important branch of economy, bears great importance to the Municipality of Peja. One of the primary tasks of agriculture is the production of sufficient and quality food for the whole population, and ensuring the raw matter for the processing industry.

A considerable number of the Peja Municipality population works in agriculture (around 60%), and from agriculture it obtains its existence.

Based on agricultural-ecological conditions in the Peja region, satisfactory and quality rudiments may be achieved, in various cultures and stockbreeding products. Although there are favorable natural conditions, and existing qualified human resources, development and production of domestic food products is poor, which in turn results into an insufficient supply of food articles necessary for the population, and for this reason, many of these products, and the reproductive materials come mainly from import (40% of the total goods' import in Kosovo is food), such as: flour, milk, fruits, vegetables, oil, meat, seeds, etc.

The Municipality of Peja has great opportunities for agricultural development, starting from;

- Very favorable agro-ecological conditions,
- Natural resources, land, water resources (rivers), etc.
- Labor force, qualified and experienced,
- Sale of products for the domestic market and export possibilities (former markets of Montenegro and Bosnia)

Despite advantages, there are also difficulties in agricultural development.

- The land area is rather limited (average 2.3 ha per family), with the tendency of further reduction, caused by uncontrolled construction on agricultural land.
- Farmer-owned areas are fragmented into small plots, which disables rational land use and agricultural mechanism use.
- Farmers are mainly poor and have no circulating capital.
- The marketing of agricultural products is not organized (there is no intermediate market – collection of products, storage, cold storage, processing, etc.)
- There are no subsidies for agricultural production,
- Old technology is still applied in agricultural production,
- High prices of reproductive materials and poor quality, etc.

The land area in the Municipality of Peja

Total area/ha.	60.290.24 ha	%
agricultural land	31.252.33 ha	51.83 %
forests	25.709.72 ha	42.64 %
wasteland	3.328.19 ha	5.52 %

By ownership

	Private	%	socially owned	%	total
agricultural and wasteland	31512.61	52.26	2990	4.95	34502.61
Forests	5867	9.73	19.842.72	32.91	25709.72

The utilization of agricultural land (31 252.33 ha) is classified as the following:

13 145.90 ha (42 %) are arable lands (field, grove, arbour), etc.)

10 248 ha. (33 %) are meadows,

7 849.71 ha.(25 %) are paddock,

According to classification of crops, it may be said that wheats cover the largest area (approximate), with this structure:

Corn	5300 ha	or	25.28 %
Wheat	1550 ha	or	7.39 %
Barley	120 ha.	or	0.6 %
Oat	150 ha.	or	0.7 %
Rye	70 ha.	or	0.3 %
Total:	7190 ha.	or	34.29 %

Meanwhile, industrial cultures are decreasing further, or not cultivated at all (tobacco, beet, sunflower, soy) etc.

Vegetables in the municipality of Peja cover a considerable area of around **4300 ha or 20.5%**.

Groves used to cover around **1470 ha or 7 %** of the total arable land area, while today, fruit plantations are calculated at only 5 % of the former plantation areas.

Meadows cover the land in this structure:

- Natural meadow 2943.06 ha. or 14.0 %
 - Artificial meadow 2546.19 ha. or 12.1 %
 - alfalfa 2369.37 ha. or 11.3 %
- Gjithsejtë: 7858.62 ha. or 37.4 %**

Recommendations for the future of agriculture in the Municipality of Peja:

- protection of agricultural lands from uncontrolled construction (city expansion must be rational through tall buildings – collective housing), space must be rationally used in different city and rural areas)
- land consolidation must be undertaken, considering that consolidation is an agricultural-technical measure by which the gathering (joining) of scant parcels of a property is made, possibly in a single complex, and eventually in 2-3 complexes, by giving a geometrical form to any parcel, and ensuring the same land quality, namely similar areas and roads to any new parcels.
- Small and scant parcels of a single property are the most limiting factors to an organized agricultural production, application of modern agro-technical measures for a rational utilization of machines, application of plant circulation, application of irrigation systems, and consolidation is a modern requirement.
- Further land fragmentation should be prevented by law
- Opening of land areas covered with bushes – deforestation of low bush areas (plains and hills), removal of boundary lines with the aim of increasing arable areas,
- Renovation of the existing irrigation system, expansion of irrigation network, construction of concrete dams along the river to be used for irrigation, prevention of floods, and utilization of space for smaller water accumulations, which shall contribute firstly to the micro-climate of respective areas, development of fishery, use of water for irrigation, erection of small hydro-power plants, and recreation (such opportunities exist in the Rugova Gorge, and the Gervalla Stream, and also close to the Llozhan village – to be studied by experts).
- Opening of a University branch for graduate degrees in pomology and viticulture, in the premises of the Kosovo Agriculture Institute, while the Institute shall move to Vitomirica, to its own land areas for scientific research.
- Organization of farmers by their activity (stockbreeding, fruits, vegetables, etc.) into agricultural cooperatives, farmers' associations, farmers' syndicates, etc.
- Marketing of agricultural products, collection, storage, agricultural product processing and sale (intermediate market)
- Professional enhancement of farmers (organization of courses, trainings on relevant agricultural fields).
- Application of new agricultural production technologies,
- Use of quality seeds and saplings for a higher production potential,
- Growth of stockbreeding, and improvement of animal breeds with higher potential breeds,
- Use of existing pastures in hilly-mountaneous areas and application of ecological production in stockbreeding in Rugova,
- Establishment of seed-plots and groves with different fruits,
- Erection of vegetable cultivation green-houses (elimination of seasonal character of vegetable production) and flower breeding.
- Improvement of the condition of agricultural mechanisms.
- Protection of forests against illegal cutting, and aforestation,
- Pine forests in Pishtan should be proclaimed a protected area, where wild animals can be cultivated, hunting developed, and recreation developed
- Protection of curative plants and review of potential cultivation,
- It is demanded from the KTA to enable local farmers to buy lands in privatization by creating parcels of 20 ha surface area, in the manner of farmers expanding their property.
- It is also demanded from the KTA to not privatize the former agricultural cooperatives' premises. These objects for the moment must remain a property of the Municipal Assembly, so that the MA could lease them to farmers with the designation of agricultural development (storage, cold storage, collection points, small processing or conservation units for agricultural products).
- Infrastructure improvement in these rural areas would contribute to agricultural development, would prevent rural-to-urban population migration, etc.

Since the land area is limited, and is continuously being occupied by uncontrolled construction, the Municipality of Peja must give a **priority to:**

- **Development of stockbreeding, vegetable production, and cultivation of various fruits, etc.,**

Vegetable production

The Municipality of Peja is known to be a region of vegetable cultivation, thanks to agro-ecological conditions and tradition and experience of farmers in cultivation.

In our country, the vegetable cultivation has a seasonal nature, and for that reason, consumption has almost the same character. The nutritionists prefer use of at least 400 grams of vegetables daily. For this consumption, and elimination of the seasonal character of production, vegetable-cultivated areas must be expanded, and vegetable cultivation greenhouses be erected, which could enable up to two or three harvests within a year. Greenhouses are specifically important in the perimeve në të cilat mundë të arrihen dy deri tri vjelje apo kultura brenda vitit. Ngritja e serrave ka rëndësi të dyfishtë, së pari bënë furnizimin e tregut me perime të freskëta gjatë tërë vitit dhe rëndësia e dytë është ana ekonomike, sepse çmimi i prodhimeve të freskëta gjatë stinës së vjeshtës së vonë, dimrit dhe pranverës është 4-5 herë më i lartë se sa i perimeve të kultivuara në fushë të hapët. Për këtë qëllim sipërfaqet në periferi të qytetit-fusha e Pejës duhet të destinohet për ngritjen e serrave duke pasqyruar kushtet e favorshme që krijon rrjedha e lumëbardhit, toka cilësore dhe afërsia me tregun-konsumatorin.

Në prodhimtarin e perimeve duhet marrë masa për të zgjeruar asortimentin e llojeve dhe kultivarëve të ndryshëm të perimeve të cilat kërkojnë fuqi punëtore më shumë dhe sjellin përfitime më të mëdha ekonomike, duhet të zgjerohet sipërfaqja me kultivimin e perimeve në përgjithësi, e veçanërisht aty ku ka mundësi të ujitjes, të zgjidhen farat cilësore me potencial të lartë të prodhimit. Të hapen kapacitetet për konservimin dhe përpunimin e perimeve në afërsi të qendrave prodhuese, të hapen minitregje nëpër zonat rurale në afërsi të vendeve ku prodhohen perimet, (nëqendrat e ardhshme me të mëdha të banimit si ne Baran, Zahaq, Trestenik, dhe Novoselle) të ngritën objekte (frigorifer) për ruajtjen e perimeve për një periudhë më të gjatë dhe minireparte për përpunimin e tyre.

Hapësira adekuate për kultivimin e perimeve ekzistojnë në rrafshinën e Baranit për kultivimin e specave, territori i Logjës dhe Raushiqit për kultivimin e Domates, Lakrës, dhe perimeve tjera, kurse rrafshina e Trestenikut për kultivimin e patates, specave dhe pemëve të imta - Dredhëzave etj.

Zhvillimi i pemëtarisë

Zhvillimi i pemëtarisë ka një rëndësi të madhe në aspektin ekonomik dhe social nga se frutat e pemëve qoftë në gjendje të freskët apo të përpunuara janë një komponent i rëndësishëm për ushqimin e popullatës. Nutricionistët Botërorë rekomandojnë që të shpenzohen rreth 115 kg fruta të pemëve në vit për kokë të banorit, kurse të ne në Kosovë sipas disa shënimeve statistikore harxhohen diku rreth 45 kg frute të pemëve në vit. Nga këtu shihet edhe kërkesa për kultivimin e pemëve. qoftë atyre faroreve (molla, dardha, ftoni, etj) bërthamorëve (kumbulla, vishnja, pjeshka, etj), arroreve (arra, lajthia, etj), pemëve të imta (dredhëza, mjedra, manaferra) të cilat janë shumë të kërkuara si në tregun e brendshëm ashtu edhe në tregun ndërkombëtar.

Hapësira adekuate për ngritjen e plantacioneve ekzistojnë në pjesën bregore që shtrihet nga fshati Zlopek në drejtim të fshatit Kryshec, Turjak e tutje në drejtim të fushave të Ndërmarrjes shoqërore të Bujqësisë, mandej për rreth fshatrave Qyshk dhe Bllagaj dhe në drejtim të trekëndëshit Vitomirice, Dubove, dhe Novoselle.

Për tu realizua ky plan i mbjelljes së pemishteve duhet ndërmarrë këto masa:

- stimulimi i fermerëve për ngritjen e pemishteve,
- sigurimi i fidaneve cilësore, var. me potencial të lartë prodhues dhe të qëndrueshëm ndaj sëmundjeve dhe dëmtuesve,
- të organizohen trajnime të fermerëve për ngritjen dhe menaxhimin e pemishteve,
- të ngritën fidanishte bashkëkohore për prodhimin e fidaneve,
- sigurimi i kredive me kushte të volitshme,

- zgjerimi i sistemit të ujitjes (përfshirja e të gjitha sipërfaqeve të mundshme të tokës me ujitje,
- ngritja e depove bashkëkohore për ruajtjen e pemëve dhe përpunimit të tyre etj.

Sa i përket ngritjes së vreshtave po thuajse vlejné të njëjtat kritere duke filluar nga punimi themelor, sigurimi i fidaneve cilësore, var. me potencial të lartë biologjik dhe të qëndrueshëm ndaj sëmundjeve dhe dëmtuesve etj.

Hapësira adekuate për ngritjen e pemishteve ekzistojnë në hapësirat e ish Ndërmarrjes së Bujqësisë në Zahaq dhe në fshatrat Radac dhe Jabllanic.

Blegtoria

Blegtoria është dege shume e rëndësishme e bujqësisë për Komunën e Pejës.

Nevojat e mëdha për prodhimet ushqimore-blegtorale për njerëz (mish, qumësht dhe prodhimet e tyre) si dhe mundësit për sigurimin e ushqimit të mjaftueshëm dhe cilësor për kafshe, imponon nevojën që kësaj lamie ti ipet një rendësi shume ma te madhe.

Në bazë të disa shënimeve llogaritet se në Komunën e Pejës ekziston ky numër i kafshëve:

Gjedhe	15880 krerë
Dele	4185 krerë
Dhi	330 krerë
Derra	1226 krerë
Pula	14928 krerë
Bletë	2430 shoqëri

Në baze të kushteve agroekologjike të rrafshit të dukagjinit me sukses munde te rriten racat fisnike me prodhimtari të larte të qumështit dhe mishit si të gjedheve, deleve, pulave vojse dhe për mish etj.

Zhvillimi i blegtorisë munde te shtrihet në pjesën e rrafshultës të Pejës dhe në pjesën kodrinore malore (Rugove) duke shfrytëzuar sipërfaqet e konsiderueshme te kullosave dhe livadheve për prodhimtarin biologjike të prodhimeve blegtorale

Masat qëduhet ndër marr për përparimin e blegtorisë:

- përmirësimin e racave të kafshëve,
- prodhimi dhe përpunimi i ushqimit të kafshëve, përdorimi i mekanizmit bashkëkohor për përgatitjen e ushqimit voluminoz dhe ati te koncentruar (kombaji për përgatitjen e sillazhes, makinat për çveshjen e misrit, rrotoballert për konservimin e ushqimit, aparatura për përgatitjen e ushqimit te koncentruar.
- Grumbullimi dhe përpunimi i prodhimeve blegtorale (pika grumbulluese të qumështit)
- Ofrimi i shërbimeve profesionale neper fshatra (stacionet për përparimin e blegtorisë dhe shërbimet veterinare)
- Mënyra e sigurimit te mjeteve (financimit) për zhvillimin e blegtorisë.

Projekte prioritare për zonat rurale të Komunës së Pejës kishin më qenë:

- Ferma të lopëve qumështore,
- Ferma të deleve
- Prodhimtaria biologjike
- Ferma për majmëri – mish (gjedheve, deleve, pulave)
- Përpunimi i prodhimeve blegtorale-miniqumështore, përpunimi i mishit,
- Përpunimi i ushqimit të kafshëve,
- Kultivimi i bletëve dhe përpunimi i mjaltit,
- Kultivimi i peshkut,
- Minithertore për therjen e kafshëve,
- Grumbullimi i fryteve malore,
- Kultivimi i bimëve mjekuese dhe përpunimi i tyre- çajit,
- Ngritja e pemishteve me pemë të ndryshme (mollë, dardhë, kumbull, vishnjë, arrë, lajthi, dredhëz, manaferrë, mjedër) etj.
- Përpunimi i pemëve (marmelatë, reçelra) etj,
- Ngritja e serrave për kultivimin e perimeve dhe luleve,

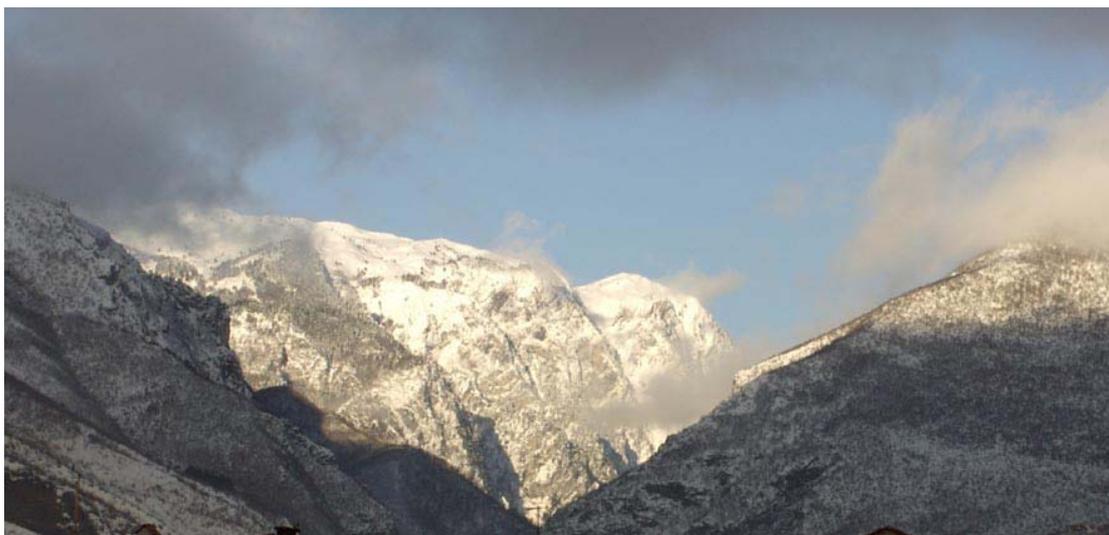
- Konservimi, ruajtja dhe përpunimi i perimeve,
- Kujdesi për kafshë të egra,
- Kultivimi i kuajve të racës,
- Turizmi rural etj.

Trade

Trade is a primary branch of economy of Peja. The goods are mainly imported. Trade continues to be one of the most frequent manner of concentration of private capital. Internal trade is largely represented, as per comparison with foreign trade.

Artisanship

Handicrafts are present with traditional crafts, such as: woodwork, blacksmith, saddlers, etc. artisanship with its products and services represents a special segment of SME development.



Tourism

Tourism development during 2000-2005 in Peja and Development Objectives

The situation of tourism is not at the desirable degree of development. Before the war, the tourism economy of Peja marked a decline in its development. Accommodation capacities have not recorded any growth in tourism demand, in the contrary, hotelier objects have been occupied by police forces and other members of state administrations, which in turn fully disables the possibilities of tourism development.

The war consequences have left even deeper marks by destruction of cultural objects of a historical, cultural, religious, economic and tourism character.

After the war, there was a tendency of consolidation of concrete efforts of responsible entities in undertaking preliminary program measures in tourism development.

As a first step, the Municipal Assembly took the initiative to proclaim the Bjeshkët e Nemura Mountains a "National Park", with the aim of imposing rigorous protection on the Albanian Alps (and considering that the national Park in the Municipality of Peja covers 32.492.92 hectares) in the aspect of preventing further degradation of forests, uncontrolled construction occupying these spaces, and now the procedure is pending to the Ministry of Environment and Spatial Planning.

The main purpose is to preserve this natural asset, and to use it in an organized and rational manner, establishing a tourist physiognomy of the country, with the establishment of a material basis for tourist circulation, such as the roads to touristic destinations and longer term accommodation premises for tourists.

Based on the fact that Peja and its surroundings is one of the centers with the greatest opportunities of tourism development, based on tourism development potentials it has, such as: the Bjeshkët e Nemura Mountains – Albanian Alps, with their natural beauties and ecological

values, geomorphology, rich flora and fauna, outstanding landscape of area, rivers and lakes (eyes of the mountains), which represent a rare natural beauty in Europe, and the large number of cultural and historical monuments locate in the Municipality of Peja, from the ancient times, the Municipality has drafted its Economic Development Strategy, within which the first priority is assigned to tourism development, which shall be a promotor of other economic activities.

In this aspect, based on the current development situation, and very limited own budgetary resources, the Municipality has oriented its development policy towards stimulation of foreign capital investments. For this reason, the Municipality has drafted a few project designs for tourism development:

- The project of the Tourism, Sports and Recreational Center "Peja";
- Tourism Development Promotion Project;
- The Speleological Research Project for the Rugova Gorge and Radac;

The project of establishment of a Municipal office for tourism development promotion Viewed from the tourist aspect, Kosovo, including Peja, is a country in development. After a decade of stalling in development and isolation during the period of 1989-1999, war destruction during 1997-1999, after the war, the country had complex problems to resolve: its offer had to follow on international development, define its own position, to increase incomes, to preserve potentials and resources. At the same time, it must go through the difficult process of transformation of all economic and life aspects. This task is further complicated with the rapid change of markets. All destinations in the region face a tougher competition and battle for their own market share. Markets diversify and renew, building on cultural and historical heritage.

The Peja position is poor: financial means are lacking, products suitable for the market, and a professionally qualified staff.

Offers are oriented almost only towards the low-budget market.

Further on, this remains the main market, since there is much to be done for quality products to be generated. Weaknesses of this monostructure are further aggravated by the fact that hotels used to be built by personal function criteria. Currently, the tourist demand in Peja is created by local and foreign guests.

Neighboring countries, and the regional countries in transformation, may become important in the future. The greatest group of low-income tourists in these countries may not be considered, due to a poor road infrastructure and long vehicle trips. Charter packages can surely be unaffordable for them.

Those with better payment possibility demand more exclusive destinations.

There are no ex-Yugoslav markets anymore. Demand is connected only to visitors officially visiting or leaving Kosovo.

Low incomes, poor response and a situation inadequate to guests of higher demand, are a characteristic of hotels. Only around 326 hotel beds are suitable for offering to the external market. On this basis, there cannot be any progressive tourism economy, especially not in modern tourism.

Employment and welfare of a considerable part of the population, and progressive economic growth of the country depends on attraction and competitive position of tourism.

Nowadays, the Peja Tourism economy is in a very difficult position, since:

- The socially owned hotels (now privatized) have almost 70% of their beds in Peja in a poor, old and ill-equipped condition,
- These hotels used to be, and continue to be oriented towards transit and business tourism which is based on prices,
- The number of guests in existing hotels is small (spare time facilities, gastronomic alternatives, etc.),
- Efficient domestic sale is less or non-existent as a marketing instrument or KNOW-HOW,
- Hotel management is not competition nor market economy and there are no communication and information systems.

This may be aggravated by these problems:

- Poor organization and management of tourism policy at the national level,
- A poor connectivity in tourism offer (lack of an attractive tourism product),
- Lack of a long term social-economic development strategy,
- Lack of a Kosovo Spatial Plan,
- Poor qualifications of the management staff and poor development of management in tourism and hotelier enterprises in Peja,
- Problems with energy, water and waste waters, and waste,
- Natural and urban center degradation by illegal constructions,
- Lack of offer channels and cooperation of suppliers,
- "the Black Market"
- Poor interest of investors due to complex land property, investment benefits and categorization.

Tourism is also characterized by factors which affect market suitability:

- The image of the place has deteriorated, due to the war damages and the level of services,
- Not only are the hotels planned as "uniform industrial products", they are neither adapted to market development, and they were constructed 30-70 years earlier. A number of them have not been functioning, since they were occupied by KFOR and UNMIK,
- The rentability of these hotels is endangered. Only a few hotels are able to invest their own means,
- Private investment of a generation were only allowed in small numbers. There is a lack of experience and tradition in official tourism activities. The qualified labor force is not there anymore,
- The former Yugoslav markets do not exist anymore. The domestic market is small. The Albanian and Macedonian are not strong in the financial aspect.
- Although these hotels may be clean internally, the external view on these hotels is impaired by wild waste discharges, and damaged waste water sewage systems, and uncontrolled construction.

Strategic objectives and measures to be undertaken are:

Kosovo does not have a social-economic development strategy, nor a tourism development strategy. As a result, tourism development springs in a chaotic and individual manner.

The main objectives of tourism development in Peja are:

- Renovation, full re-assessment, protection of tourism potentials and creation of a new tourism image,
- Restructuring and modernization of the overall tourism offer,
- Selection and promotion of tourism development in accordance with the criteria of available space, and their attributes as important natural resources
- Establishment of ecological standards which would enable an efficient protection of natural resources,
- Promotion of tourist region development with the best opportunities of expanding the tourism season, and expansion of the tourist offer capacities,
- Refurbishment of hotels and improvement of their standards,
- Objects of minor values in outstanding locations must be replaced with objects of a higher quality,
- Facilitation of necessary infrastructure (recreational contents),
- Facilitation of construction potentials (parcels).

In a shorter term, these measures are suggested:

- Establishment of image by help of international companies,
- Facilitation of border passages (road network through borders, green cards),
- Prevention of land speculations and the "black markets",
- Prevention of uncontrolled construction
- Permits for new objects only through promotion of new types of demand or offer,
- Consolidation of municipal development within a single Master Plan,
- Establishment of an information system, sale manners

- Agreements on management of global hotelier chains,
- Education of hotel managers and introduction of international hotel management methods (financial management, Uniformsystem),
- Cooperation with tour-operators.

Tourism potentials and the basic concept of Offer Hierarchy

Strategic resources of Peja tourism must remain spaces of important value, protected so far, which in a longer term will gain importance.

The physiomy of attractive elements in Peja clearly take the direction of mountaneous areas, transit tourism, cultural and natural heritage complexes and resources, hunting areas and village tourism. Based on the actual trends and projected trends of international tourism offers, real possibilities in placing the tourism offer may be foreseen in the regional center of Peja in higher mountains, international transits, complexes of natural and cultural heritage values, and the most important hunting areas. The domestic demand shall continue to be supplied in the major cities of Kosovo and spas, but an increase is foreseen in demand for mountain and village tourism, and tourism in the regions of natural and cultural heritage.

In the first stage of tourism development, specific accent shall be assigned to concentrating a well-established offer for the main part of tourism demand, which means that the key capacities shall be very close to those wanting to be in the nature, and engage in alpinism, hunting and winter tourism.

Based on this, it may be concluded that the first capacities of winter tourism must be organized in mountaneous regions and levelled spacing of ski areas in highest tops must be provided, in the manner of establishing larger winter tourism centers and complexes.

In this way, this offer may satisfy multiple clients in the frame of popular tourism, and after affirmation, activity would expand further towards more exclusive and sensitive markets, but with less investment risks.

Since the spatial opportunities of Peja are several times greater than the capacities of the tourist and social-economic market and valorization, in this period of the plan, natural values have been reserved to be presented to the market later.

1. The culminant tourist offer of Peja, which includes a major part of the local, regional, national and international demand:

- The massive mountaneous landscapes of Bjeshket e Nemuna Mountains, which possess a great accomodation capacities, preserved nature, especially the flora and fauna of the forests,
- Mountain heights of over 2500 m, with favorable climatic conditions for development of summer tourism, and especially winter tourism;
- A network of settlements, with an organized offer of services, with the main corridors of circulation in a system
- Spatial development of a dynamic circulation

2. the important tourist offer and a narrow international range, regional areas of Albanian, Serbia, Montenegro and Macedonia.

- Thermal mineral springs: Ilixha (Peja Spa),
- A system of natural attraction, outstanding beauty, such as the Rugova Gorge, the source of Drini I Bardhe River, the Radac Cave and Rugova Cave, etc.
- Ethnic and cultural resources and diversity, and protected cultural-historical complexes, and specific monuments, amid which there is unique attraction for a specific client.

3. Tourist offer of daily and weekly excursions, based on existing natural elements, with the purpose of recreation and continuous recreation of residents.

4. Specific accent of development is placed on an important pace of transit and business tourism, based on the traffic system, important monuments of cultural heritage and attraction of a developed city center, providing services of the highest level.

The Tourist Region of Bjeshket e Nemuna is a capital area of tourism. The most important center is Peja.

Bjeshket e Nemuna (Albanian Alps) are potentially the most important tourist region of Peja and Kosovo. High quality natural areas, great accommodation capacities, and cultural-historical monuments provide outstanding opportunities of tourist development. Within important values, one must mention the mountaneous massive of Bjeshket e Nemuna and Mokna (as a unique area), fields and canions of the Drini I Bardhe and Lumbardh rivers, mountain lakes (Rugova) and a good road network. The tourist region of Bjeshket e Nemuna has a polycentric character, and future development will be adherent to that.

Peja is the most distinct center of the region, but also for Kosovo, and it must keep that title. The region of Bjeshkët e Nemuna must be used to organize an important tourism offer, with all-year activities (especially in summer and winter). Apart from development of all winter sports at heights of more than 1.000 m, there are ideal opportunities for summer tourism (hiking, alpinism) and development of health tourism.

The tourism region of Bjeshkët e Nemuna is a larger tourism region than the one of Sharri. Hence, there are conditions for allocation of several areas (the current Peja area), which would join the mountain centers of Kopraniq in the south, and up to Mokna, Rusolia and Hajla in the north.

By their shape, Bjeshkët e Nemuna may be classified into potential natural tourism areas which offer opportunities for establishment of a complete tourism offer, supported by outstanding attractive potentials of this mountaneous ensemble.

With its natural specifics and uniqueness, relief attributes, bio-geographical diversity, right water resources, landscapes and environment, the Bjeshkët e Nemuna Mountains are surely a unique mountain massive in the Western Balkans.

Bjeshkët e Nemuna best values are:

- Diversity, frequency, wealth and geomorphological attributes of objects (mountains, gorges, caves and their attractive attributes),
- Morphological conditions for development of winter sports, alpinism and speleo-tourism,
- Depressions and potential capacities of ski paths, with spaces and other conditions for development of winter sports tourism.

Unique geomorphological and impressive phenomenons, with obvious esthetical attributes, and curiosity bearing objects:

The Rugova Gorge, the Drini I Bardhe source, Radac Cave, rock crests, Kopraniq Hilltop. The Bjeshkët e Nemuna area represents a special tourist value, but it is also a factor of valorization of the overall tourism nature of Bjeshkët e Nemuna.

Division in climatic area mainly continental, sub-alpic and mountaneous supports the possibility of bi-seasonal tourism development (summer and winter), and enables climateric treatments (aero-therapy and hilo-therapy), in different sea levels.

Bjeshkët e Nemuna are a potential air bath, with outstanding possibilities for curative tourism development.

There are suitable climatic conditions, but also physical-geographical (wide complexes of forests and meadows, hydro-graphical network, natural beauties, etc), which may be used for construction of sanatoria, medical centers, recreational and sports centers for sports of heights.

Mountains with such a great and diverse and interesting fauna like Bjeshkët e Nemuna are rare. This fauna (grey bear, wild boar, chamois, ...) has a great trophy value.

Hunting areas in Bjeshkët e Nemuna are rather attractive, but they must technically be prepared and preserved, in the manner of being included successfully within the development of tourism.

The Peja Region is rich in important fish species, which in combination with landscape, provide outstanding conditions for development of **fishing tourism**.

From the **antropogenous tourism attractions and values**, which make for the most attractive components of tourism offer of Bjeshkët e Nemuna, one may underline:

- Rich and diverse monument heritage (pre-historical findings, medieval Serbian churches, Islamic architecture monuments, mosques, hamams, bridges and inns),

- Ethnographical and folklore heritage (Rugova clothing, folk dances and songs, traditional customs, etc.),
- Interesting environment and landscape motifs (the Great Carshi of Peja, rural settlements, towers, mountain hostels etc.),
- Other cultural historical features.

Important components for the valorization of Bjeshkët e Nemuna are:

- Preserved natural monuments (current and possible), ecologically sound and non-urbanized living environment, distance from noise, less dense population, and presence of wide areas of natural recreation. Hence, future constructions must not damage natural and landscape values, environmental values, nor the autochthonous attributes of this region.
- Natural values, environmental, landscape and esthetical values of Bjeshkët e Nemuna Mountains, with their attributes, uniqueness, diversity and rarity, deserve a status of specially protected resources, so that these values would be protected for the generations to come in the form of a National Park.
- The need for the earliest proclamation of Bjeshkët e Nemuna a National Park, which derives from the fact that these mountains have been endangered gravely in the last decades
- Considering the structure of tourist products, and tourism trends and demands, Bjeshkët e Nemuna Mountains may develop different and numerous fields of tourism, such as: Winter-sports, health, recreative, curative, hunting, fishing, village, alpinist, speleal, etc. in accordance with the ecological requirements, a priority must be assigned to development of selective tourism branches, such as: ecological tourism, village, hunting and fishing tourism, health, recreative and alpinist tourism, etc.

Priorities:

Considering that for establishment of a modern tourism center, with active summer and winter seasons, a long time and considerable investment means, and also governmental support is required, development is foreseen in stages.

Initially, investment must be oriented towards development of locations which have better access to road networks and rich potential resources, where the concentration principles of tourism development and marketing concepts must be observed.

In the process of development and organization of mountain tourism contents, specific care must be taken to preservation and advancement of the existing ecological system of the Bjeshkët e Nemuna Mountains. Any disruption of the balance would adversely affect the possibilities of tourist valorization. **Hence, proclamation of the National Park of Bjeshkët e Nemuna is an important step in organizing an optimal utilization of potentials of this region.**

Designation and function of Bjeshkët e Nemuna Mountains must be determined in a Kosovo-wide level, but also locally, sectors and locations should be classified in which tourism shall be the most important or one of the most important development designations. This way, primary and secondary tourism uses must be divided.

It is widely known that tourism, thanks to its economic function, appears as an important catalyst of economic activities, and one of the rare factors of **regional integration**.

Bjeshkët e Nemuna Mountains is a rather disintegrated and heterogeneous territory. In a manner of realizing the tourism role on this territory, it is necessary to harmonize economic, environmental, urban and tourist development plans between administrative units covered by Bjeshkët e Nemuna.

In a close future, these plans must be harmonized with the tourism development plans for Bjeshkët e Nemuna Mountains pertaining to Albania and Montenegro.

In a procedure of area and tourist location classification, certain conditions and criteria must be taken into account:

- Morphological characteristics,
- Position, frequency and order of tourism resources,
- Possibility of a bi-seasonal tourism development,
- Road links,
- Possibilities of water and electricity supply

- Esthetical elements
- Ecological requirements
- Additional attractions

Tourist areas and locations, and primary and secondary tourism designated areas have been classified by resources, conditions they have and criteria above. In classifying tourist centers and locations, a decisive factor was the presence of a distinct value, or at least three to four complementary tourist values.

Within Bjeshkët e Nemuna Complex, by wealth and diversity of potential resources, these tourist zones may be mentioned:

The Peja Part of Bjeshkët e Nemuna which can be identified in existing locations: Koprniku, Rusolia, Zhlebi, Maja e Leqinës, Radavci etc.

Since Peja is the nearest, activation of Koprnik may be foreseen immediately with the first stage of development of winter sports tourism in Peja. With its proximity to Peja, the skiing opportunities in Koprnik have been subject of detailed studies.

All these locations are part of the priority tourism designation area, but their activation may only be made in order (from the easiest access locations to the hardest).

Locations such as Koprnik, Rusolia, Shtedimi with their positions, relief depressions, and potentials for skiing fields (paths), possess all elements which qualify an area for a main center of winter sports tourism in Bjeshkët e Nemuna.

It is a fact that the tourist accomodation possibility is larger than the real foreseen offers, and this means that planning should be a constant process, with stages, the realization of which shall depend on the degree of social-economic development.

The planned tourist offer is based on the need to cover for different segments of tourism demand during the whole year (especially in summer and winter seasons), by these activities: Winter sports, alpinism, hunting, fishing, health tourism.

Additional areas are foreseen for a later expansion of tourism development, for the needs of local population, with a specific offer of tourism-excursionist capacities.

Planned tourist centers shall be organized as independent units of a tourist offer, to cover all requirements of accomodation, entertainment, recreation and other activities.

The key advantages of such a construction shall be:

- The only means of preservation of natural and social values in the region,
- Establishment of a desirable degree of social life, facilitating the recreation opportunities, and it is the most suitable organization manner for all elements of a touristic offer,
- Achievement of satisfactory economic results in further development and business,
- An easier solution to the acute problem of labor force qualifications.

Transit tourism

Transit tourism destinations are specific items of the tourist offer along the important corridors of domestic and international roads, within the tourist regions, and as a distinct offer. By importance, there are tourist road destinations of first and second degree. For the development of transit tourism, these roads are specifically important:

- Peja-Prizren-Kukës-Durrës,
- Peja-Mitrovica-Belgrade,
- Peja-Prishtina-Skoplje,
- Peja-Rozhaje,
- Peja-Çakorr-Podgorica

Railway transport

Peja has a comprehensive road network. There are railway lines operational with Fushe-Kosova, although the infrastructure and services are only symbolic.

Air Transport

Airports bear a central importance for tourism development. Within Mediterranean opportunities, charter flights from Western Europe to Kosovo can be made only after development of new tourist centers and after development of a quality tourism offer.

With the enablement of the Gjakova Airport as a regional civil airport, as an alternative to the Prishtina Airport, optimal conditions would be created for an accelerated quality development of tourism.

City Tourism Center

Priority types of tourism products by tourism areas

Tourism Region of the Bjeshkët e Nemuna Mountains

- Mountain tourism
- Winter-recreational tourism
- Rural tourism
- Hunting and fishing
- Health tourism
- Transit tourism
- Health-curative tourism
- Excursionist – recreational tourism
- Alpinist tourism
- Speleo-tourism

Measures in the field of spatial planning

Quality spatial planning is one of the important prerequisites for a longer term sustainable tourism development.

Space, in a general and narrow sense, is the basic pre-condition for the visitors coming and staying, at the same time being the factor of destination development, and an active factor which conditions its development. Development of tourism infrastructure has a long-term character, hence integral spatial development planning is the key condition of a successful functioning of a tourist destination. Spatial plans are the basic documents of tourism development, because they orientate and determine planning principles of all fields and economic activities which have an active role in developing the tourist offer.

Objective:

- Optimization of tourism development, within the frame of Peja Spatial Development and Kosovo development,
- The task of spatial planning is the balance of hotelier services, circulation, traffic and other services, simultaneously preserving attractive resources on which tourism development is built,
- Tourism development shall be in accordance with the sustainable development criteria.

Activities:

- Determination of land use for tourism at the national level,
- Tourism development in Peja must be built on spatial plans as key legal documents which provide the development basis to tourism, and a guideline to overall economic development, guaranteeing an accountable and efficient administration of tourism-related resources,
- Based on specific natural and cultural attributes of regions and locations, the type of tourism shall be assigned, in the manner of utilizing existing resources and condition only potential and acceptable constructions, depending on key spatial attributes.
- In construction of new objects, namely the design of construction styles and material selection, autochthonous tradition and styles of the surrounding environment must be preserved, in the way of preserving the visual harmony and identity of respective areas.

Key steps for a rational space use

- Drafting the Tourism Development Strategy 2004-2014,
- At the shortest time possible, a Kosovo Tourism Development Plan must be approved. This plan should take into consideration the physical aspects, but also the quality and logistic attributes of development in respective destinations;
- Drafting Master Plans – strategic documents for all tourist areas of the Municipality of Peja and Kosovo, which shall be in accordance with the Development Strategy.

A Master Plan must contain:

- Identification and assessment of existing tourism resources,
- Description of local themes and characteristics of tourism products to be developed (such as mountain, winter-sports, village tourism, etc.),
- Description of necessary tourism, hotelier, logistics, distribution infrastructure, and key principles for setting prices for strategic marketing,
- An Action Plan for the Implementation of the Master Plans, including sources for program funding, necessary local organizational structures, processes and activists.

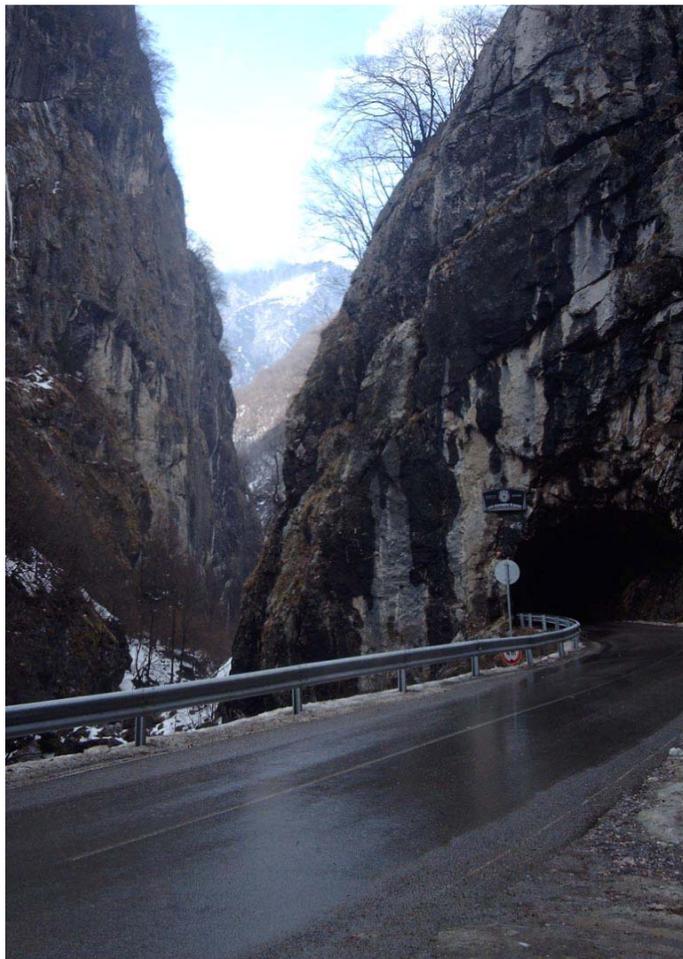
Drafting detailed Urban Plans for:

- The Winter-Recreational Center "Kopranik" and
- The Winter-Recreational Center "Bogaj".

Priorities of tourism development, in the field of spatial regularization, are:

- Priority must be assigned to reconstruction of existing socially owned (privatized) hotels to the level of European demand,
- Priority must be assigned to internal and external infrastructure improvement, and environmental protection,
- If there is a need for new objects, priority shall be given to construction in spaces where there is a need for a multiple improvement of soil, and not the most active locations. Objects shall adhere to the local environment attributes,
- Within an analysis of tourism construction in Peja, there shall be an immediate drafting process for a full study and program basis for selective tourism types (hunting, rural, ecological, cultural, congress, recreational tourism, etc.),
- Hostel capacities' construction for the needs of a National Park shall be oriented towards lateral parts, abroad the protection boundaries.





Infrastructure

There is a long time required to stabilize the infrastructure for: drinking water, waste waters, precipitation sewage, roads and sidewalks, traffic, green areas and environmental maintenance in the Municipality of Peja.

There is a total length of roads of 100.3km within the city, from which 67.8km are graveled roads, 30km asphalted, and 2.5km concrete block roads.

The total length of local roads in rural areas is 120.7 km, from which 86.5 km are graveled roads, and 34.2km asphalted roads.

The road network in the city center, city neighborhoods, roads connected to regional roads, and marketplaces, require rehabilitation with asphalt-concrete layers, since there is a dense traffic in them, and many graveled roads demand asphaltting.

Transport

Transport represents a very important human activity. It is an necessary economic activity, and has an important role in the spatial relations between locations.

Transport in Peja is mainly made through motorways, and railway transport which is very modest, almost symbolic.

Automobile transport – Through regional motorways, Peja is connected to Gjakova, Prizren, Mitrovica and Prishtina. By the Adriatic Motorway, Kosovo has a link through the M9 motorway (Prishtina – Peja). This means that these roads must be assigned specific attention in strategic planning.

Regional roads are:

Peja-Radavc-Kulla

Peja-Mitrovica

Peja-Baran

Peja-Deçan-Gjakova
Motorway Peja-Prishtina and
Road Peja-Kuqishtë, 21km.
There are around 30.000 registered vehicles
The phenomenon of illegal constructions on the road reserves is alarming.

Rail transport – the railway line in the relation Fushe-Kosova-Peja is 81.2 km long, constructed in 1936. the service quality is rather poor, not to say inexistent, for passenger transport. Inconsiderate of this, the railway line is an important development opportunity.

Telecommunications

PTK provides services for the municipality of Peja, there are 8146 subscribers of fixed telephony.

Internet services

Internet services are offered by Dardanet and IPKO- net. GJAKOVA

Water use

The potable water supply in the Peja municipality is made from two sources, the Black Spring Water - 500l/s and the Drini I Bardhe Spring - 500l/s.

Due to its geographical position, Peja has sufficient sources of water. But as it is widely known, the water supply network is rather old, and the losses in this water network are large. During the post-war period, thanks to the donations by the European Agency for Reconstruction, the Municipal Assembly and the Water Supply Utility, improvements have been made in the water network, for water supply for several lines (several parts of the city), while in the future we expect to repair the network in other parts of the city. As about the rural areas of the Municipality of Peja, the situation in drinking water supply is rather poor.

There are installed water supply systems, but the rural population mainly uses the shallow and impure wells for water, and only 18 villages have access to the water supply network, which means 10%, while the city has 100% access.

In the investment plan, it is foreseen that in both sides of Peja, two main collectors be built, for water supply to rural areas of the municipality, which would cover the majority of rural areas.

Water regime regularization

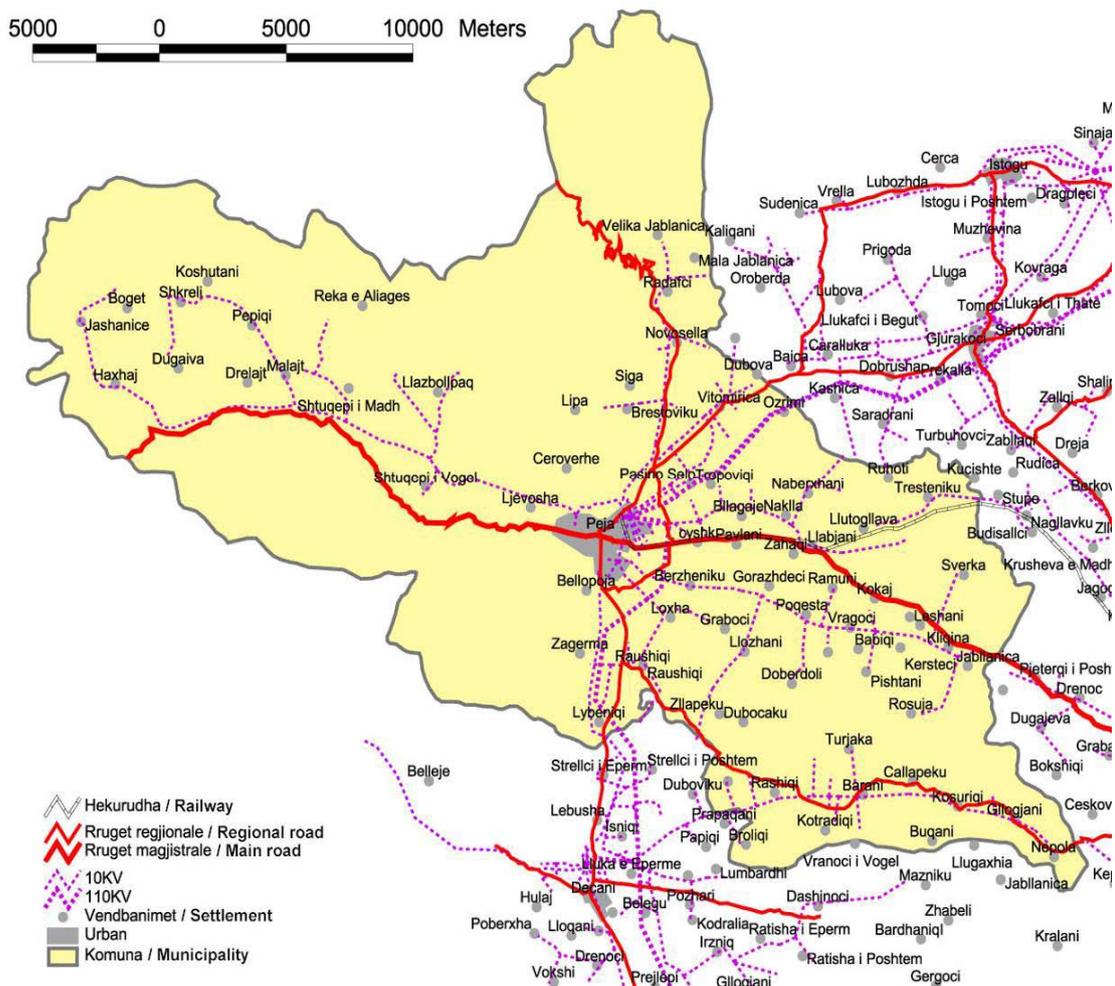
In a general overview, the situation of stream and water regularization and flood-protection is unfavorable.

River protection against pollution

Around 60% of the city has access to sewage, while only 10% of the villages have access. None of the upper areas of the city have access to sewage, including Fidanishte and Kristali. There is no waste water treatment plant for the city nor villages. For the moment, all fecal waters are discharged into the Lumbardhi River. Waste waters are one of the greatest river and underground waters' polluter. In rural areas, only one village has built its waste water sewage, and all other villages discharge their waste waters in streets, streams, thus endangering the environment, inhabitants and plant species.

Energy

The public lighting situation is not satisfactory, since only 10% of the system is active. All these consumers are supplied with the network 276 ST10/04Kv.



The number of transformer stations adds up every year for 26, depending from investment activities of the Peja Distribution Center and the financial ability for participation by consumers and donations. The transformer stations for consumption in Peja are supplied by three 35/10kv objects, namely:

ST35/10kv Peja-I- location at the Institute Neighborhood, Installed Load $3 \times 8 = 24$ MVA

ST35/10kv Peja-II- near the Secondary School "Bedri Pejani"- Installed Load $2 \times 8 = 16$ MVA and

ST35/10kv Peja -III- location in front of the Shoe-Leather Combine, Installed Load $4 + 4 + 8 = 16$ MVA.

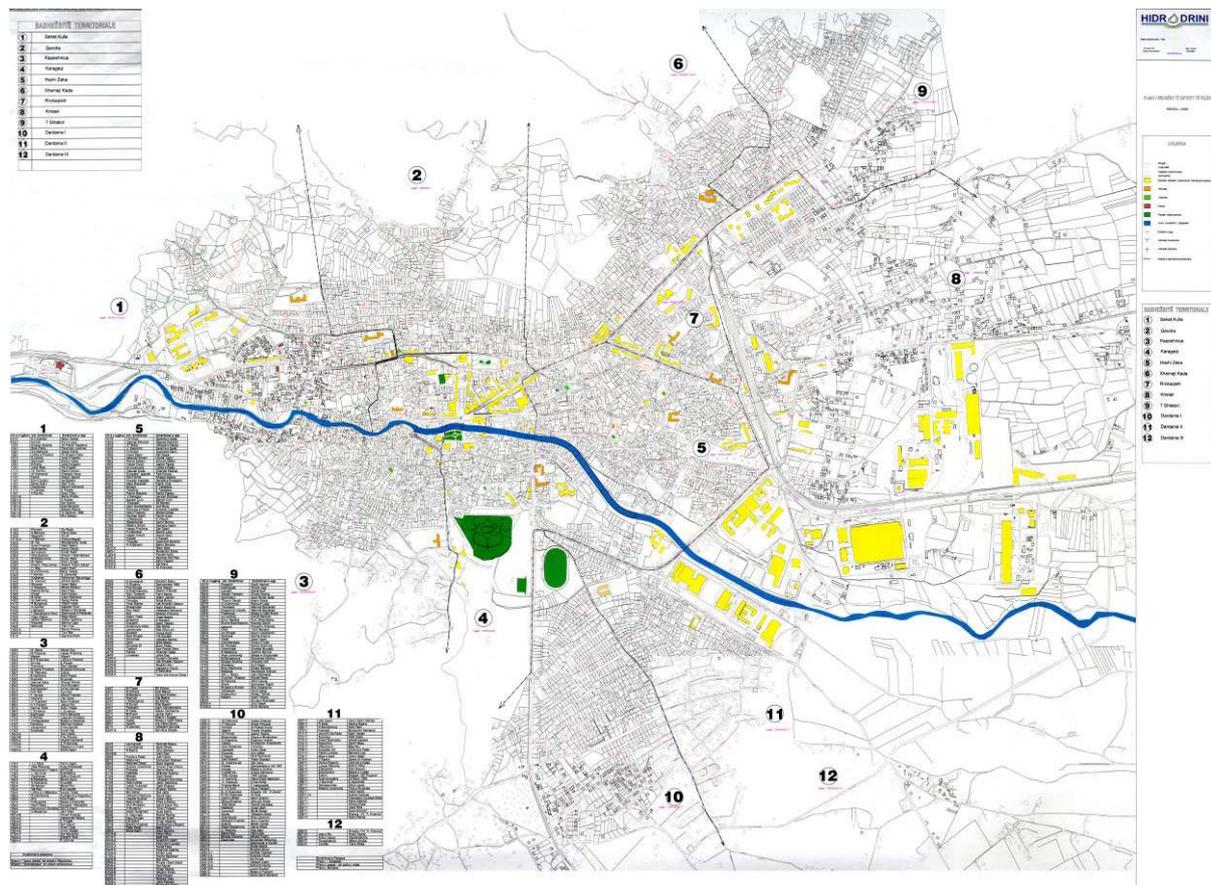
Based on the actual situation on the field, and data available, the transformer stations 35/10kv are supplied by the central station ST110/35Kv, at the Institute Area, with the installed load of $2 \times 31.5 = 63$ mva.

Waste landfills

The process of collection and transfer of waste from the base up to the landfill is carried by public utilities. There is only one such utility in the Municipality – the POE "Higjiena Publike", which collects, gathers and transports waste to the city landfill in Thartin Village (former Sverka). This company is hired by the Municipality of Peja for cleaning (clean-up and washing streets) in the city, park maintenance and city cemetery, etc. this company is also hired in maintaining green areas and sidewalks.

The solid waste removal is made in an organized manner to regional landfills.

There is a regional solid waste landfill in Sverka, but there is no recycling possibility for them.



Legal Basis and Sustainability

New laws have been drafted

Law on Spatial Planning No.2003/14 (03.07.2003)

Law on Environmental protection No.2002/8 (16.01.2003)

Law on Construction No.2004/15 No.2004/15 (27.05.2004)

And other applicable laws.

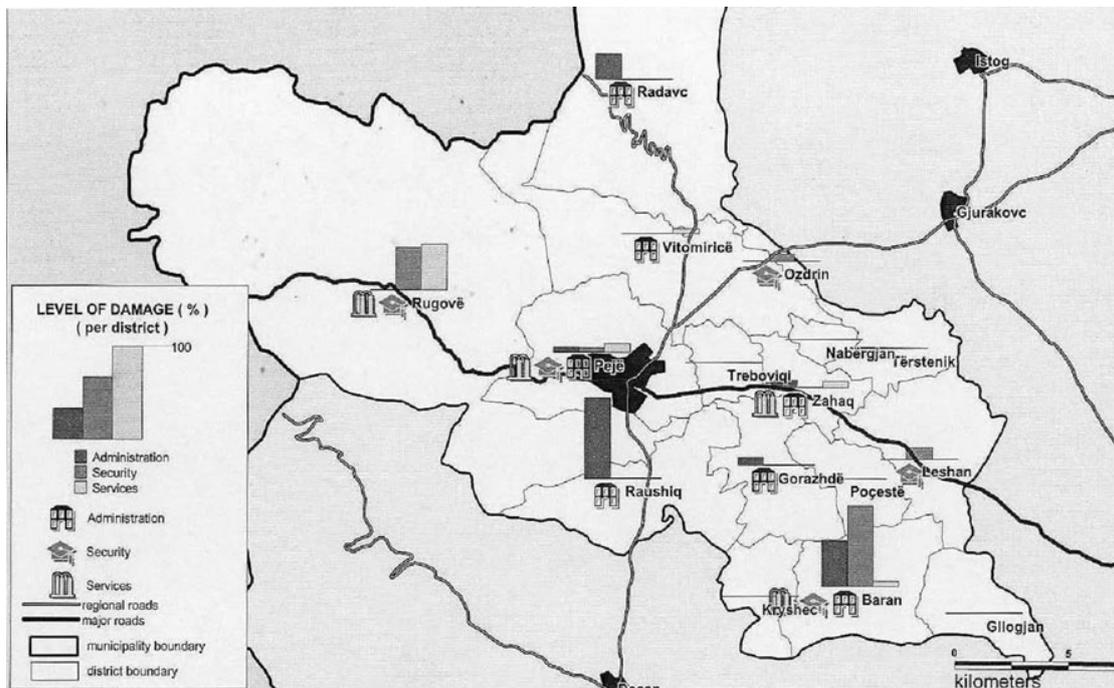
Local Government

A very important element for Peja government is the liberation from the Yugoslav and Serbian regimes, and obviously soon the independence.

In 2000 Kosovo went through the first plural democratic elections. The first democratic Assembly in the history of Peja was established. Peja has completed the administration, with 13 directorates with all necessary services and sectors. A city Logo has been approved as well.

The establishment of municipal institutions takes birth at the UNMIK Regulation 2000/45 on Municipal Self-Government, and the Municipal Statute approved by the Municipal Assembly.

Peja has so far been taken as a good example of joint governance, and without any distinct inter-partisan problem. Good cooperation relations have been established between **UNMIK, Administration** and **KFOR**.



Data

The material above is based on data obtained from the Directorates of MA Peja: Economy, Agriculture, Health Care, Education, Institute for Monument Protection, Emergency, Municipal Works, etc., and from the field and other sectors – water supply, PTT, Employment Office, hygiene, Municipal Profile – OSCE (2002), Municipal Profile – UNMIK – Urban Situation Profile MA Peja (2002), Spatial Plan of the MA Peja – Demographics – Study (Prishtina 1987), Economic Development Strategy 2005-2007 (February 2005), etc., the group which dealt with topic elaboration, etc.



Municipal planning provisions and policy manuals

These provisions are not comprehensive for urban and spatial planning. They are not limited but they have a support role in municipal planning activities.

Those manuals treat the main issues of central level development related to municipal spatial development, or represent a sort of foundation for the MDP.

PROVISION LIST (Policy provisions related to planning)

1. Housing
2. Informal settlements
3. Strategic locations and economical development ports
4. Areas with a high agricultural value
5. National Parks
6. Preservation and development of heritage
7. Mines and energy areas
8. Dumpsites and garbage treatment
9. Transport key points
10. Transport passageways
11. Waste water and industrial water treatment plants
12. Outdoor-sport and recreation

Assessment of the existing situation

SWOT – Strengths, Weaknesses, Opportunities and Threats

This analysis explores the internal strengths and weaknesses, and the external opportunities and threats, representing the main factors affecting the future spatial development of Pejë/Peć.

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Geographical position as a border area and regional centre • Young age of population • Natural and cultural resources • Professional and qualified human resources • Entrepreneurship • Positive effects from privatization • Leadership and will to achieve desired development • New legal framework • International institutional presence of UNMIK, EU, KFOR and liaison offices • Firm cooperation with countries in region • Orientation towards integration in EU • Business faculty • Good agro-ecological conditions 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited municipal and regional budget • Limited opportunities for utilization of the potential of natural resources • Irregular electricity supply • Unbalanced migrations from countryside to city • Qualified people leaving towards Prishtina/Priština and foreign countries • Kosovo's undefined status • Weak national strategy for development • Weak application of laws • Weakness in central and sectional information system • Low level of cooperation between institutions • Technical and financial limitations • Weakness in infrastructure • Weak subsidizing of agriculture • Loss of agriculture land • Weak strategy in Kosovo level for economical development • Old fashioned and insufficient water-supply system • Weak stimulation provisions for professional staff • Insufficient coordination of public entities in executing development plans • Unfair competition with imported agricultural products
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Geographical position as a border area and interregional link • The biggest city in the Dukagjini region • Experience and tradition in trade and manufacturing enterprises • Active companies with strong private capital • Functional consortium between local government, civil society and business community • Fulfilment of Standards for Kosovo • EU is committed to improve the situation • Support from developed countries • Cooperation programs in the region • The diaspora is a potential source for development • Joining the regional infrastructure corridors • Reactivation of craftsmanships • Opportunities for tourist development 	<p>THREATS</p> <ul style="list-style-type: none"> • Kosovo's undefined status • Unregistered population • Limitations in movement of people and goods • Discriminating bank policies regarding economic development • Unfavourable fiscal and custom policies • Forbidden access for local products in European market • Status agreement takes time • Perception of Kosovo as unstable • Lack of transfer of competences from UNMIK to locals • International infrastructure corridors bypass Kosovo • Neighbouring countries are more attractive for investments • Illegal wood cutting

<ul style="list-style-type: none"> • Agro industry development • Development opportunity by trading within region • Opportunity in constructing mini-electrical power stations • Opportunity to establish a gas network • Opportunities in processing of agricultural products and ecological farming • Forest fruit gathering 	<ul style="list-style-type: none"> • Uncontrolled construction • Uncontrolled exploitation of natural resources • Pollution and environment degradation
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Conflicts and synergies

Conflicts

- Expansion of settlements vs. agriculture land
- Expansion of settlements in a horizontal way, conflicting with rational use of the area and irrigation channels
- Further degradation of cultural-historical heritage conflicting with tourism development
- Uncontrolled construction of building and infrastructure in Rugova Valley conflicting with rational use of natural resources

Synergies

- By drafting development plans, use of the area is more rational
- Promoting Pejë/Peć will contribute to create conditions for preservation and use of cultural and natural heritage for local economic development, by stimulating, maintaining, and cultivating traditional artisan craft.
- Protection of natural and cultural heritage in synergy with tourism development
- Investments in Rugova in synergy with tourism development
- Construction of ring-roads will release urban traffic, decrease air pollution in town, decrease the transportation time from sub-urban area, while it influences the establishment of a urban public transport system
- With planned steps for urban development and densification policies we will contribute to the agriculture land preservation. This is very important in social aspect because it influences rural development and further more agriculture as an activity, as a means to decrease the very negative trend of migration.
- Planning of road corridors in synergy with protection of agricultural land
- Construction of mini-hydropower plants vs. local economic development
- By declaring "Bjeshkët e Nemuna" - National Park, a Spatial plan for this area will be drafted that is in synergy with the protection of the environment, natural resources and tourism development.

Investment Capacity Assessment

This is an assessment on potentials and opportunities in order to implement the Development Plans, and to guide Public Capital Investments from the public and private sector. This Investment Capacity Assessment has to include potential financial contributions from existing capacities and opportunities.

Existing capacities include:

- Municipal budget, private sector, public sector, natural resources, physical infrastructural capacities (constructions), human capacity (youth)

While potential capacities are:

- Foreign investments, international funds, Stability Pact, EU and other donations, loans and grants, possible investments from government.

Investment Capacity Assessment - This should be used as a data base that can be used later, after identifying the types and estimating budgets that are necessary in order to implement specific projects and programs. The initial assessment must be fulfilled, and must be improved permanently during the planning process.

- Pejë/Peć municipality has a relatively difficult economical situation. After the war it was one of the most destroyed towns. Few years after the war Pejë/Peć has achieved, partly on own force but also with a lot of help by donators, to reconstruct the ruins and reactivate some of the economical capacities, for those that could be reactivated. But there is a long way to go for an economical reactivation.
- The partly destroyed infrastructure and manufacturing capacities and the inability to reconstruct them due to objective reasons, are a big concern of municipal management and the inhabitants of the municipality.
- Apart from the Central Government funds which cover salaries and services, the self generated municipal revenues do not cover even a part of the investments of scheduled projects such as improvement of infrastructure (roads, water supply, sewerage etc.) and improving economic capacities in order to provide more employment, which is a big challenge for now and the future. Therefore it is necessary to identify potential donors that can assist already started processes.
- However the reconstruction ended two years ago, there are still many houses that need reconstruction (category 4 and 5).
- The business community is mainly composed by small and medium enterprises, family businesses, mainly in trade and retail, hotel services, constructions and other crafts. A serious number of these business faced the problem of the lack of financial means, resulting in closure or stopping of their activities.
- Socially Owned Enterprises that are privatized and those that are in the process of privatization, are representing the most valuable potential in the area of Investment Capacities, both in increase of the employment rate, improvement of urban infrastructure and welfare in general. These enterprises were "titans" in the area of employment (such as the Leather and shoe factory, Wood factory, R. Sadiku factory, "17 Nëntori", Beer Factory, Bike Factory, Factory for Steel Construction, and many others) that can contribute to the investment capacity of the municipality by activating only 30% of their potential from the past.
- These businesses employ on average 3-5 workers. The income and of those that work in public sector is very low.
- Public Enterprises that are under the mandate of Municipality, due to damage from the war, face insufficient mechanization to accomplish their activity, but have been assisted and funded by donors in order to be supplied with the mostly needed means to help them in the process of normalizing their activity.
- Besides the difficulties that the Municipality is facing, many companies are ready to work on a faster reconstruction of the city by contributing to the improvement of infrastructure, by increasing investment capacity that will be reflect in an increase of employment, directly affecting the welfare of the citizens of Pejë/Peć.

- A considerable number of enterprises have committed their cooperation with local authorities in the field of reconstruction. Such declarations have been made by companies such as Ingjinjering, Filips, Energo Trade, Auremont, Regional Public Company Hidrodrini, N.Sh. Drini I Bardhë, Dukagjini corporation, Devolli corporation, Qallaku Petroll company, NTP Limi Commerce, NTP Molika, Association of Artisans and many others. They all declare to give financial support, in mechanisation and equipment and by their staff as well.
- The support is offered by a number of citizens that can contribute on their own in improvement of environmental situation in their surroundings, by constructing their private houses and by increasing their capacities to run a private business.



Development challenges

Based on research made within four thematic areas, there have been identified 7(seven) key development challenges, that have a direct impact on the spatial development. Challenges are based on data, research on key issues, and indicators that raise an issue as a problem.

Identified challenges

I. Economy and employment

- The economy in Pejë/Peć is blocked, while unemployment is too high.
- How can the development plans contribute to the economic revival?

II. Heritage and sustainable development.

- Our natural and cultural heritage is in degradation.
- How can we plan the development by using these values and by protecting the future for our children?

III. Irrational use of space / territory:

- With unplanned development, agricultural land is used for construction while corridors of main roads are getting narrow / shrinking.
- How can we achieve better development?
- What should we do with existing illegal constructions?

IV. Living environment

- Quality (level) of living environment in towns and villages is poor.
- Unplanned development also increases expenditures for services.
- How can we improve settlements/neighbourhoods and develop them in a better way in the future?

V. Low level of health and education services

- In general the education and health service level in Pejë/Peć is very low, it is even lower in few areas.
- How and where should these services improve in a way to serve closer the citizen?

VI. High level of poverty and in continuous increase

- In few areas of this region the poverty rate is very high
- How can we be sure that the way we steer the development of Pejë/Peć will address this issue?

VII. Standards, norms and principles

- How can we plan the development in the way to achieve international standards, transparency and participation in decision-making?

II.

Vision Goals and Principles of Spatial Development for Pejë/Peć

Vision

Pejë/Peć, green and vital region

Pejë/Peć: modern centre of tourism, agro industry, education and health, with a pro European attitude, strengthened with a good road connection with the region, friendly environment for private business, with a rapid economic development through industrial zones and business parks influencing an increase of employment and quality of life for all citizens, where the city is characterized by clean and grateful environment, by protecting and maintaining cultural and historical monuments and tradition of ancient civilization.

Goals

- G1** Creation of favourable conditions for implementation of Municipal Development Plan (MDP)
- G2** Promotion and development of overall economic development and tourism in particular by transforming Pejë/Peć into an attractive place for investments and foreign tourists
- G3** Improvement and provision of infrastructure for needs of business community and citizens
- G4** Protection, preservation and rehabilitation of monuments of cultural and historical heritage and natural resources
- G5** Increase of attractiveness for local and foreign investors through provision of a local development offer
- G6** Improvement of education, health and sport services
- G7** Strengthening cross border cooperation on common areas of interest

Objectives

1. Decrease of the scale of unemployment and poverty, with special attention for rural areas
2. Balanced spatial development and distribution of functions
3. Procurement of access on infrastructure for all and improvement of the network of interior infrastructure by offering qualitative public services, diversity and quality of telecommunications.
 - a. Offering of public services and infrastructure closer to the citizens
 - b. Qualitative and continuous education for all
 - c. Enhancement of specialized health services
4. MDP and UDP aims that every citizen should have access to an appropriate dwelling unit
5. Applying of policies promoting development of rural area
6. Regularization and formalization of informal settlements and illegal constructions
7. Improvement of conditions and increase of living standards (specific for the six village centres mentioned in MDP) in areas where a steadily abandonment by population occurs
8. Protection of qualitative agriculture land, out of urban area
9. Decrease of the high scale of pollution and further degradation of environment and protection of natural resources
10. Protection and rehabilitation of cultural heritage

11. More rational use of all resources in a way which keeps them sufficient for use by future generations
12. Control and management of areas which are endangered or affected by flooding and erosion

General principles for development

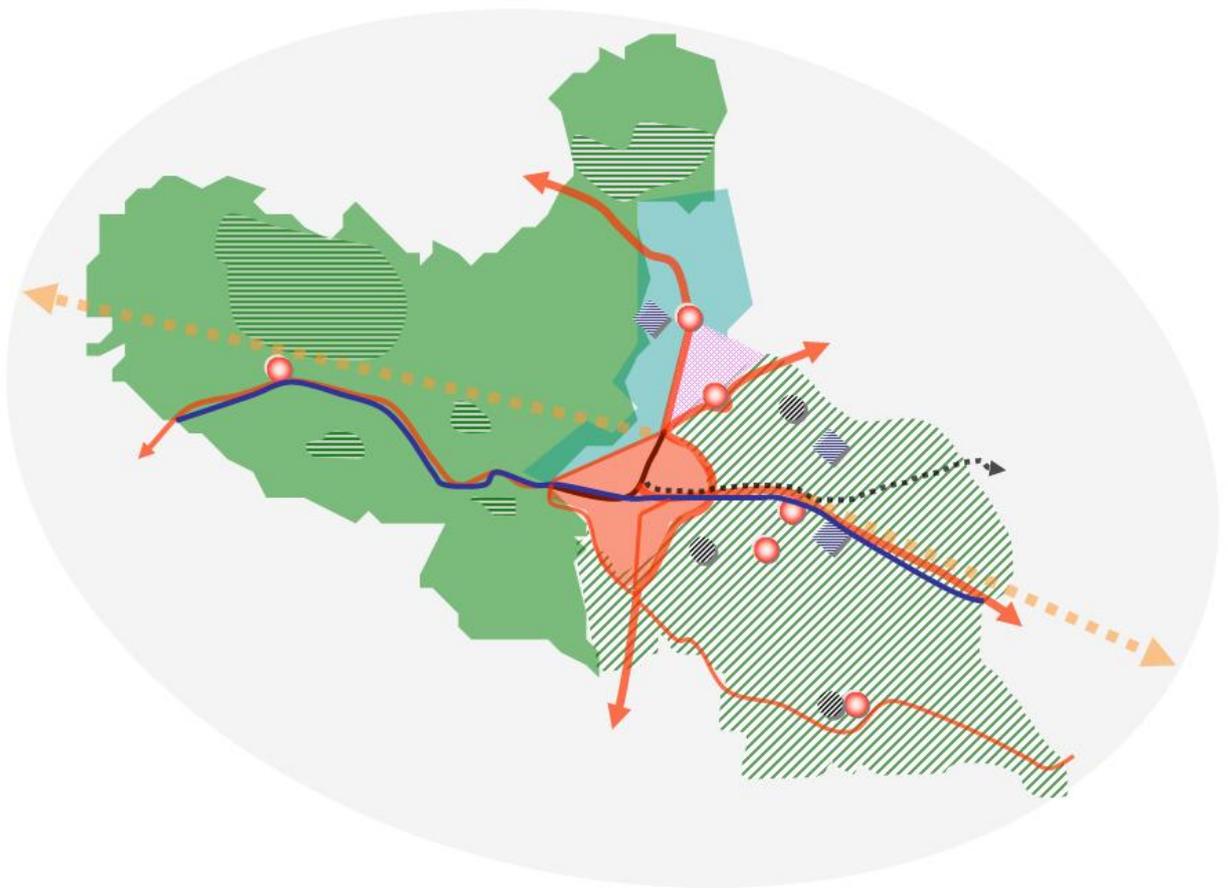
Planned spatial development	Every future development should be planned and based on appropriate decisions
Balanced development	As much as possible, the territory of the Municipality of Pejë/Peć should be developed in a balanced way
Compact development	For the purpose of more rational use of the territory and resource protection, we should aim compact development of the territory as much as possible, more focused and higher density of land occupation
Sustainable development	Aims a better balance between social, economic and environmental development
Stimulating synergies and avoiding of potential conflicts	A principle that serves a better use of development tendencies of different sectors and authorities (such as neighbouring municipalities and central level)
Subsidiarity	The Municipality, while implementing the MDP, will take every responsibility or undertake action in any case it can better be realized on a local level
European integration	Every development guided by the plan should contribute as much as possible in the process of accession and integration of Kosovo towards EU
Complementary development	A basic function of one settlement or centre complements with functions of the other settlements or centres

Strategic priorities

1. Drafting of Urban Regulatory Plans
2. Enhancement of the road link with Montenegro through Çakorr/Čakor
3. Offering of basic infrastructure to create conditions for investments in economic development with special attention for tourism
4. Drafting a program for regularization and formalization of informal settlements
5. Setting up and making operational an urban and sub-urban public transport system
6. Connection of all settlements on public services and infrastructure
7. Improvement of road infrastructure with special attention to study and implementation of the extension of the city ring road or bypass
8. Improvement of education and health services, specifically in the urban area, by means of fulfilment of physical requirements and capacity building

III.

Framework and Strategy for Spatial Development of Pejë/Peć Municipality



It was a tiresome day...

The eyes could rest from the greenness, beautiful notes of water gurgling, creating a pleasant melody. I couldn't see streets cleaner, because they looked like a crystal that awakes your spirit. There weren't many people around because they were busy at work; there were mostly homeless people who had to wander hungry in this winter cold. I was going to the youth centre, one of the best in the country.

When I arrived at the centre I heard people talking about how they spent the weekend, some of them in holiday resorts in the "Albanian Alps" saying that skiing conditions were exceptional, especially those who stayed there a couple of days, but one thing that all of them were mentioning was the ride in the ski lift, which was wonderful amusement for all. Those who stayed at home also had things they could do, these two days, because they already have fields in their neighbourhoods where they can play sports. But one friend was saying that she visited her grandmother in a nursing home which to our grandparents is something magical.

We had a great time; the class finished, and it was late, but we were not afraid of the intense darkness of the night because now we had street lights. On the way back I saw an advertisement for a show that will be held tomorrow in the theatre and couldn't wait to see it. I felt gladness watching our town like this, and arrived home happier than ever.

I heard a bell. It sounded like a door bell, but no, it turned out to be an clock alarm that woke me up to go to school, and I thought to myself why I can not have such a beautiful dream with my eyes open?

Kaltrina Idrizi (IX-2)

Primary School 'Vaso Pash Shkodrani' - Pejë/Peć



1 PEJË/PEĆ PLANNING THE FUTURE

1.1 The post-war situation in Pejë/Peć

. Political changes caused disinvestments in the economy, and subsequently a collapse of it. During the war in the 1990s, most of the economic infrastructure and many houses were destroyed. Many families were torn apart, minority groups were driven off. After the war, Serbian rule was ended. Due to the absence of an effective state infrastructure and the fragile relationship between the different ethnic groups living in Kosovo, the United Nations installed an interim management to administer Kosovo's territory and rebuild its government. Armed forces are still present to maintain peace and security. Discussions are still ongoing regarding the independence of Kosovo.

In Pejë/Peć, a fierce battle took place in which about seventy percent of the city was destroyed. Immediately after the war ended, reconstruction of the city began. Today, that is late 2005, the city is starting to show signs of recovery. The number of population of the Municipality of Pejë/Peć can be estimated 140 000 to 160000. The exact number is unknown, though the last census was made in 1981.

Most of the reconstruction of Pejë/Peć has been undertaken by external donor agencies. Citizens of all ethnic communities have played an important part in this reconstruction process. The bombings did not cause any changes to the city's layout. The people who returned rebuilt their new homes on the foundations of their old ones. In the outskirts of the city, imploded constructions are a common feature in the landscape.

In the period from 1993 to 1996, a new General Urban Plan for Pejë/Peć was prepared, but because of the war the plan never got formally approved and no written copies now remain. Therefore, the plan from 1983 is the only legally binding plan for the city of Pejë/Peć (chapter 3). No zoning or such plan exists for the municipal area of Pejë/Peć.

1.2 Law on spatial planning

In many parts of Kosovo construction takes place in random places and is not directed or planned in any way. This causes sprawl, which makes it inefficient and unaffordable to deliver proper services and public facilities. A lack of facilities leads to pollution of the environment.

To end this process a new law for spatial planning has been developed. Its aim is rational spatial planning, to achieve a balance between development and preservation of open space and protection of the environment, and to achieve compliance of the spatial planning regime of Kosovo with European standards. This law concerns the whole of Kosovo.

Spatial planning should create conditions for the creation of locations for capital investments for economic development, improving infrastructure services, and protecting Kosovo's natural and cultural heritage. This new law obliges every municipality of Kosovo to draft a Municipal Development Plan for the entire territory of the municipality, an Urban Development Plan for the urban areas in the municipality, followed by a more detailed Urban Regulatory Plan.

1.3 A Municipal Development Plan for Pejë/Peć

The municipal borders of Pejë/Peć are:

On the south side the municipality of Pejë/Peć is adjacent to Deçan/Dečani and villages: Lubeniq/Ljubenić, Zllapek/Zlopek, Krushec/Kruševac, Broliq/Brolić, Kotradiq/Kotradić, Vranoc/Vranovac, Buqan/Bučane, Glllogjan/Glodjane, and Nepole/Nepolje.

On the east side, including the road Pejë/Peć-Prishtinë/Priština, the municipality is adjacent to the villages: Jabllanica e Leshanit/Jablanica od Lješane, Sverkë/Svrke, Tërsteniku/Trstenik.

On the north-east side the municipality is adjacent to the villages: Ruhot/Ruhot, Osoje/Osoje. On the road from Pejë/Peć to Mitrovicë/Mitrovica is adjacent with villages Ozrim/Ozrim, Dubovë/Dubovo.

On the north and west side the municipality is adjacent to Montenegro.

The Municipal Development Plan (MDP) determines the use of space and plans developments of the land for the coming two decades. It allocates functions, actions, and restrictions to the land within the municipality and so it allows certain activities to take place (or bans them from taking place). In this way the MDP affects the citizens, businesses and the environment of Pejë/Peć. The MDP has a legal status. The enforcement and maintenance of the plan is in the hands of the local authorities. The MDP applies to all inhabitants of the municipality of Pejë/Peć, regardless of ethnicity or gender. Ethnicity did not play a role in the realization of this MDP.

The process leading to the drafting of an MDP is as important as its content. To meet demands, to protect environment, to deliver services and to preserve scarce land, the MDP requires a comprehensive and transparent process involving many interest groups. In many group discussions all across the region of Pejë/Peć, the voices of different interest groups, stakeholders and civilians are heard. Inventories are made of their current situation and their future needs. This information is required to be able to make decisions on estimating the developments and their spatial claims on the land.

Obviously not every individual desire can be formalized in the MDP. The main focus of the MDP is on creating spatial quality given the general demand. However, the MDP does take into account ongoing developments and local circumstances. According to the Law on Spatial Planning, article 13.2, the MDP covers a period of at least five years.

A plan that won't be implemented is useless. In the MDP the goals are written down. Those goals won't ever be achieved without corresponding regulations and policy, without the right information or without matching behaviour of the municipal officials. Figure 1 makes this important relation clear.

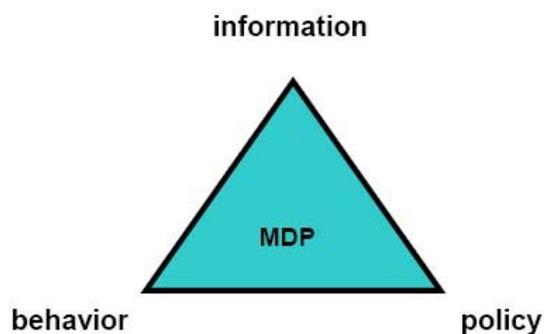


Figure 1. The MDP only succeeds when all three corners are related

1.4 An Urban Development Plan and an Urban Regulatory Plan following the MDP

The MDP allocates the functions for the entire territory of the municipality of Pejë/Peć. However, the urban areas within the municipality -the city and its direct surroundings- are too diverse to plan on the large scale that the MDP requires. A separate plan is needed to steer developments in the city in the desired direction. At a later stage the details of the UDP will be further developed in an Urban Regulatory Plan (URP), which defines the functions of, and restrictions applying to, urban plots.

2 CURRENT SITUATION IN PEJË/PEĆ

2.1 Spatial development

The city of Pejë/Peć is the centre of Kosovo's most western region (figure 2), at the foothills of the 'Cursed Mountains', better known as Rugova Mountains, which rise above Rugova Gorge. Pejë/Peć measures an area of 602 km² and is divided into 28 territorial communities, comprising a total of 95 villages. The number of population of the Municipality of Pejë/Peć can be estimated 140 000 to 160000. More precise figures are currently not available, since the last census dates from 1981.

As mentioned above, many homes and businesses were built in an unplanned way across the land, causing pollution and a loss of agricultural land. Likewise, in the city itself, many illegal and informal settlements were erected. As a consequence, no adequate services and facilities exist for these settlements. Services in rural areas, such as medical aid, are difficult to establish on a permanent basis, since the sprawl causes a very low population density. Rural village's therefore have weekly mobile services.

2.2 Regional economy

For many centuries now, agriculture has been the largest sector of the local economy in this region. During the war, most of the cattle was killed and irrigation systems were destroyed or got polluted. Unplanned and illegal rebuilding of homes and businesses led to a further loss of arable land. For many farmers, this meant the end of a sustainable source of income. The sector needs a serious improvement to make it profitable again.

Building on the local agricultural efforts, Pejë/Peć developed a number of viable industries in the pre-war period. Among the bigger industries were the fruit-processing industry, a plant for the production of leather and shoes, a wood-processing plant, furniture factories and a brewery. After the war, most industries either closed down or suffered a significant loss in employment.

As a result, Pejë/Peć currently has an unemployment rate of sixty percent. An important aspect for the local economy is that many unemployed people receive money from relatives who work abroad. Some new sectors are emerging, such as construction and banking. But this is not enough to combat unemployment on a meaningful scale. The Kosovo Trust Agency (KTA) is looking for ways to expand private enterprise through the privatization of former socialized enterprises.

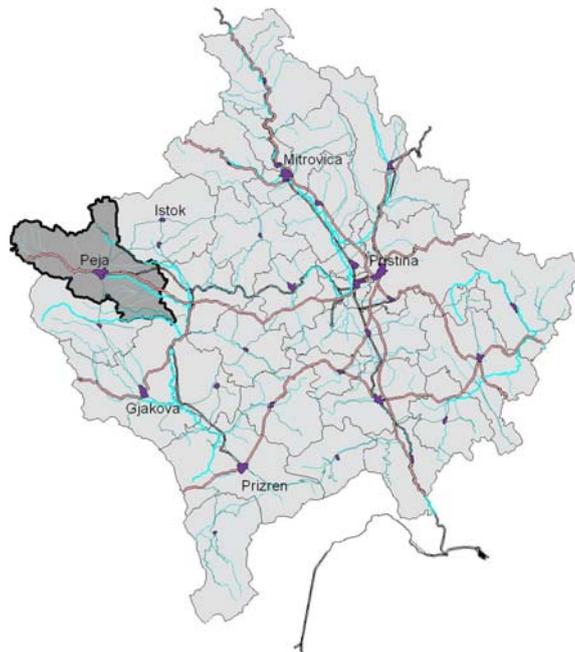


Figure 2. Kosovo and the location of the municipality of Pejë/Peć

2.3 Environment and water

Pejë/Peć is adversely affected by the fast and unregulated construction of homes and businesses. An inadequate system of garbage collection, waste management, and sewer treatment causes severe pollution of the soil, groundwater, and the river. The main reason for this is a lack of financial resources. The number of cars is expanding rapidly. Roads in the city are jammed and air-quality is worsening. The latter problem is made worse by the numerous diesel generators operating during the frequent power outages.

Another threat to the environment is the deforestation in Rugova. No effective regulations exist to control this ongoing process, or to promote the replanting of trees.

Although Pejë/Peć 's environment is facing serious threats today, the municipality does not yet have its own Environmental Department. As a result, different departments now deal with environmental issues, even though coordination of the various measures taken is desirable.

2.4 Minorities

Different ethnic groups have always inhabited Kosovo. There were many displacements of ethnic groups during and after the war, but as peace returned to the area, Albanians, Bosnians, Serbs, Roma, Egyptians and some smaller ethnic groups (re)settled there. The majority of the inhabitants of Pejë/Peć are Albanians (93.5%). Bosnians (3.3%) live close to each other, in the village of Vitomiricë/Vitomirica. Serbs are mostly concentrated around the village of Goraždevac/Gorazhdevc and Belo Polje. Egyptians (1.6%) and Roma (0.7%) mostly live in specific neighbourhoods within the city, such as Kristali. All ethnic groups are represented in the Municipal Assembly. Every citizen of Pejë/Peć has the same rights, regardless of ethnicity (source: regional offices OSCE and UNMIK).

A number of the inhabitants of the Municipality are still displaced. Processes on sustainable returns are facilitating the return of at least part of these displaced persons.

2.5 Local government

In 2000, the first democratic elections were organized. The elections brought into being the first chosen Municipal Assembly. Nowadays, Pejë/Peć has a complete administration, with 13 different directorates. This administration is based on legislation of UNMIK called 'self-government of municipalities'. Pejë/Peć 's local government is seen as solid, lacking in major

political conflicts, with good co-operation between the municipal administration, UNMIK and KFOR, the temporary army.

The municipal maintenance service is not operating properly. This is one of the main reasons why the drafting and implementation of new plans, including the maintenance of it, is necessary.

3 CURRENT SPATIAL PLANS

3.1 The 1983 General Urban Plan

The 1983 General Urban Plan is the most recent spatial plan that has been approved by the Municipal Assembly. Core issues of the plan were the expansion of possibilities for transport, and migration from the rural areas to the town. Consequently, growth of the population in Pejë/Peć city was predicted, as well as growth of industries. Services for inhabitants, such as parks and open spaces, schools and hospitals were also important elements of the plan. The plan embodied the value of cultural heritage to a lesser extent. The plan is half finished. Currently it is out of date and significant demographic changes in the last 20 years require revision of the plan.

3.2 Other plans

In the period from 1993 to 1996, a new General Urban Plan for Pejë/Peć was prepared. It was never approved by the Assembly and was lost during the war. For territorial unit no. 3, 'Kapeshnica I', the Municipal Assembly approved an emergency regulatory plan in the year 2000 (containing construction guidelines). Furthermore a plan was drawn up for territorial unit no. 8, Kristali, which has been approved by the Municipal Assembly in 2003. Work on this plan has not yet started.

4 THE PROCESS OF DRAFTING THE PLAN

In the process of developing this MDP, several planning methods have been used, one of these being 'the layered approach' (par. 4.1) which was used for developing two scenarios for planning Pejë/Peć (par. 4.2). The scenarios were intensively discussed with many stakeholders, citizens and villagers to create support (par. 4.3).

4.1 The layered approach

The Pejë/Peć region is a very diverse region. The landscape itself largely defines the location of functions as well as the spatial networks. For planning the development of the Pejë/Peć region, use was made of the 'layered-approach' method. The layered-approach method is based on the idea that, in first instance, the physical foundations, and subsequently the networks define spatial occupation.

The physical foundations represent the natural condition in which environmental changes can take place. In Pejë/Peć, the physical foundations are mainly characterized by altitude, water and vegetation.

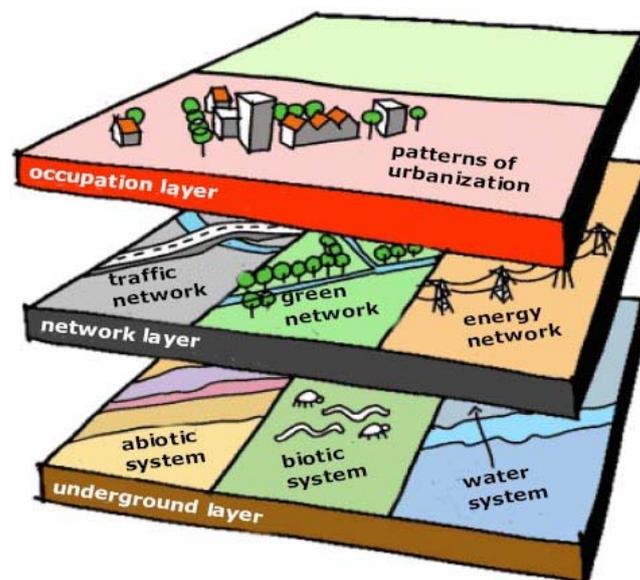


Figure 3. The three layers in the layered approach

The layer of networks refers to the lines and points, which together form the infrastructure: the roads, railroads and waterways. The layer of 'spatial occupation' includes the physical pattern resulting from use of space by the population. Housing, work and recreation demonstrate how and where people occupy space. Differences between urban and rural areas, as well as between occupied and unoccupied spaces became a clearly visible part of the occupation pattern.

This method is used to analyze the situation and to develop several scenarios for the planning of Pejë/Peć.

4.2 Scenarios make strategic options visible

Scenarios are used as an aid to determine the desired direction of development. Scenarios represent the maximum range of possibilities. Based on the analysis of the local situation, and in close co-operation with the Pejë/Peć government and other interest groups, different scenarios are outlined for the development of the region.

Each scenario is quantitatively and qualitatively described.

A quantitative analysis offers a program of the functions to be realized, such as housing, industry, infrastructure, nature, recreation, agriculture and tourism. Figure 4 shows that for the

different functions that claim space, several scenarios are possible. To determine such needs for Pejë/Peć, the input of experts, stakeholders and civilians is used. However, very few hard data were available. Because of this the scenarios are mainly qualitatively described. The figures used are estimates.

A qualitative analysis offers a picture of the future environment; a schematic map, representing each function and its location. For this, the geography, the existing networks and the occupation of the land are important factors.

We worked with scenarios because it makes clear the possible options and allows a more focused discussion. To get an idea of the future direction of development, the various options are compared and evaluated on aspects such as financial feasibility, expected level of public support, and level of environmental quality.

We developed two different scenarios for Pejë/Peć. Both are described below. The coloured areas on the maps do not reflect the exact size of desired developments. They are 'study areas' within which a proper location for the function needs to be defined.

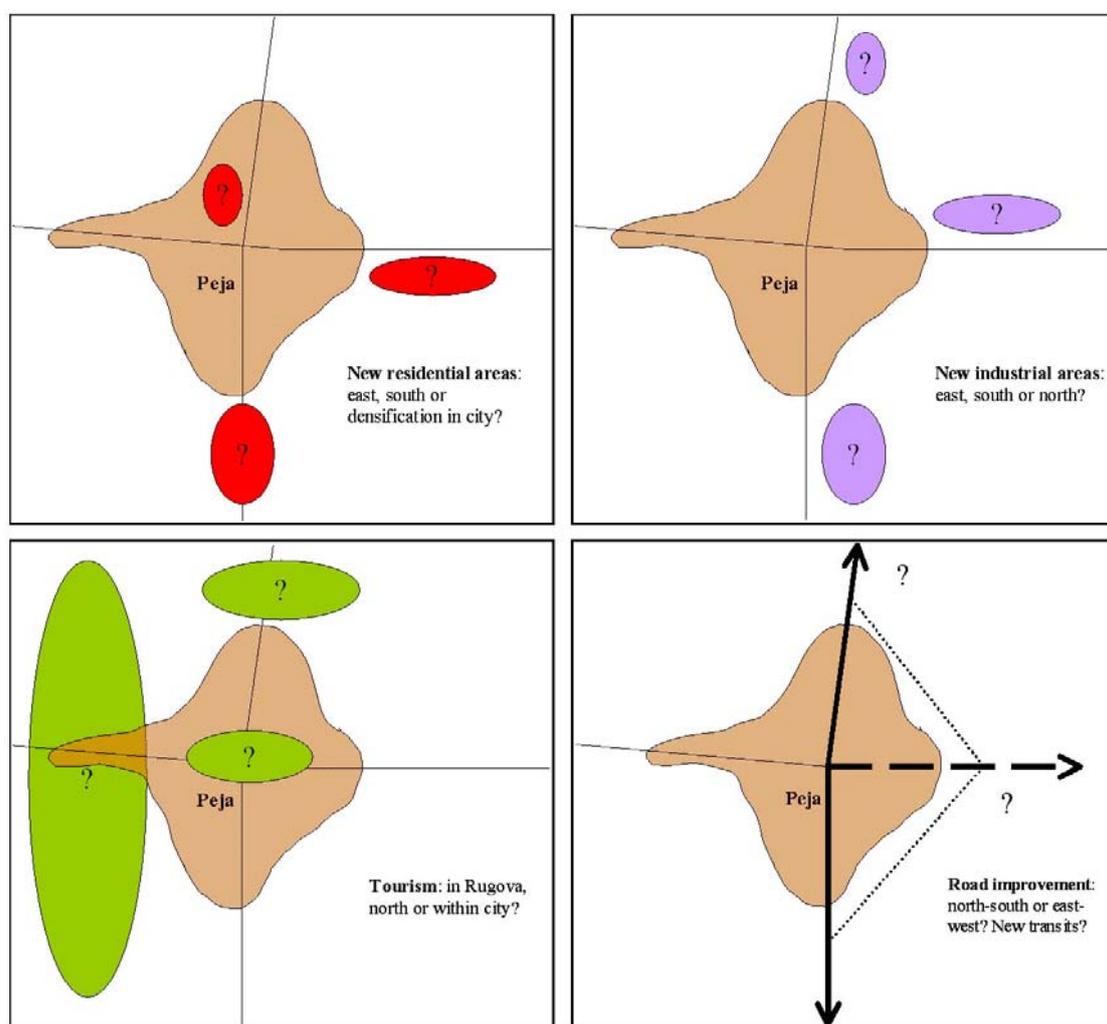


Figure 4. In scenarios the several options to lay out functions need to be explored

4.2.1 Scenario I: Pejë/Peć, the Garden of Kosovo

Pejë/Peć as the Garden of Kosovo (figure 5): born from nature, built by men and safe for everybody. The image of a garden illustrates the green character of the municipality, the possibilities for making a good living and a nice and lively community. In this scenario, agricul-

ture, tourism and small-scale businesses form the backbone of the Pejë/Peć economy, and thus the main investments should support these sectors.

In the Garden of Kosovo scenario, the city will be less densely populated. The height of the buildings in the city is limited and a fabulous view on the Rugova Mountains is present anywhere in the city. New residential neighbourhoods bordering the current city are needed to meet the housing demand.

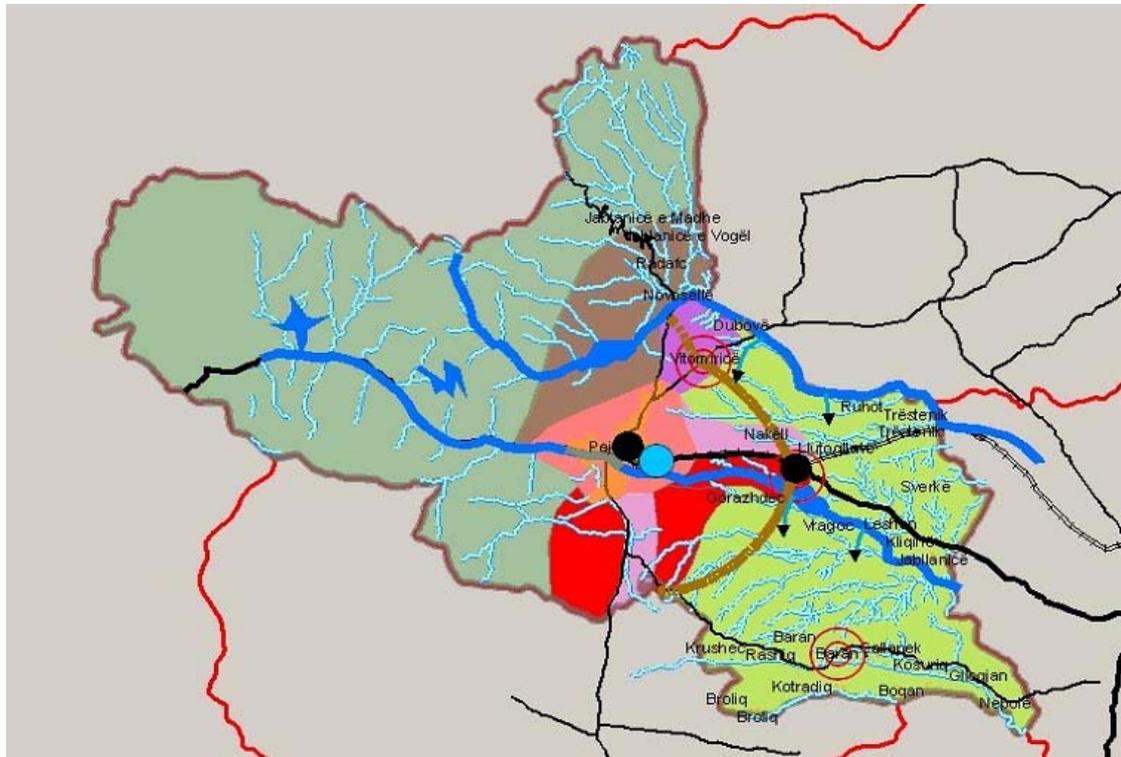


Figure 5. Scenario I: Pejë/Peć , the garden of Kosovo

The population of the villages in the countryside will remain stable or show a small natural growth. Tourism and agribusiness offer enough work for the local people. There are possibilities for hotels, pensions, campsites and other small-scale tourism. Fertile agricultural grounds, especially along the river, will no longer be used for residential or industrial purposes, except for agribusiness activities. The water system in the region is of great importance. The river supplies the irrigation system for the rural region and therefore it needs to transport clean water. A clean river in the city also counts as an asset to create an idyllic atmosphere attracting tourism.

For increased accessibility of Pejë/Peć, investments in infrastructure are essential. The main roads from and to Prishtinë/Priština should be upgraded. Also the accessibility of the villages has to be improved. The primary focus is on several villages where tourism could flourish. The railroad should be re-established for passenger transportation, to relieve the roads and to transport tourists and commuters. Serious consideration needs to be given to the option of extending the railroad to the west. Opportunities for tourism exist in both the countryside and Pejë/Peć city. Skiing, hunting, hiking and relaxing, but also culture and archaeology are typical tourist attractions of Pejë/Peć. Rugova will be an area of precious nature having national importance in which very few economical activities will be allowed, other than the construction of hiking trails or small cottages for tourists.

Specific investments in education will take place in two main directions. The University of Prishtinë/Priština expands its presence in Pejë/Peć with faculties where degrees in tourism and agriculture could be obtained.

Primary schools will be built in some villages, replacing the mobile schools.

4.2.2 Scenario II: Pejë/Peć, the economic centre of Western Kosovo

As the economic center of Western Kosovo, Pejë/Peć (figure 6) will be a lively city experiencing a significant employment growth, especially from midsize companies. It reflects the work skills of the community. A steady flow of companies have relocated from Prishtinë/Priština to Pejë/Peć, because of Pejë/Peć's strategic location between Albania and Montenegro. The city will continue to pull in people from the countryside working in and near town. As a result the density in Pejë/Peć will increase and taller buildings will appear.

The countryside, on the other hand, will face an intensified depopulation. About three villages, though, will grow into small towns, where services can be more easily delivered. Overall, the municipality will notice a steady growth of the population, which consequently leads to a large housing demand.

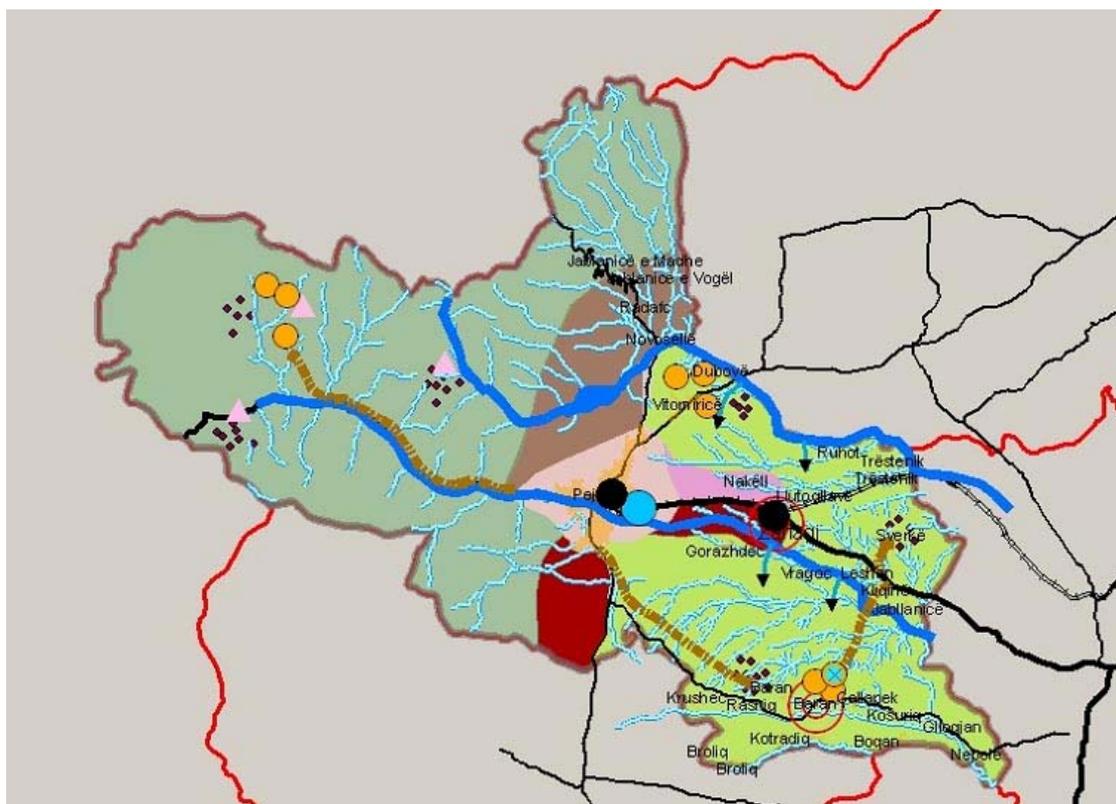


Figure 6. Scenario II: Pejë/Peć, the economic centre of Western Kosovo

The role of water in this scenario is focused on sewage, processing water, agribusiness-related needs, electricity and safety. Technical solutions, including dams, are needed to support this.

Investments in infrastructure will be done in the road that connects Pejë/Peć and Prishtinë/Priština, and in the north-south connection as the main transportation route between Montenegro and Albania. To relieve the city from congestion, a north-south ring road around the city is constructed. In Zahaq/Zahać, where the roads connect, a strategic location for logistics companies is created. Also the railroad shall be re-established, for commuters from Prishtinë/Priština but also for cargo.

There will undoubtedly be recreational possibilities in the surrounding area. But the main focus will be the regional citizens. Since this scenario focuses on job creation and economic growth, tourist potential is present but of sub importance. This will leave more possibilities for development in Rugova and for instance lead to less investment in the excavation of archaeological sites. Pejë/Peć will be promoted as a good place to live in a nice city with lots of qualities (sports, skiing, hiking, fishing, etc.).

As the depopulation of the countryside intensifies, schools are only to be found in Pejë/Peć city and the three larger villages. The annex of the University of Prishtinë/Priština in Pejë/Peć will offer more degrees in business-related studies.

4.2.3 Support for the plan

We have discussed the scenarios with many groups and individuals. In various groups consisting of company owners, architects, historians, etc, the contents of the scenarios have been discussed. Also, the municipality made several visits to villages to hear about the current situation and the future needs in the villages. Ethnic minorities, such as Serbian, Bosnian and Roman communities, were visited. Baran/Barane, Zahaq/Zahać, Novosellë/Novo Selo, Vitomiricë/Vitomirica, 7th September, Kristali, Goraždevac/Gorazhdec and Rugova were visited. In a public debate in Pejë/Peć the scenarios were discussed with the general public.

Most of the comments coincided with the elements of the scenarios. Neither of the scenarios was turned down, but a slight preference was given to the economic scenario. The clear message was to draft a plan that combines the best parts of both scenarios and offer a solution to the current problem of the 60% unemployment rate.

5 A GREEN AND VITAL FUTURE FOR PEJË/PEĆ

Based on the responses to the two scenarios, we drafted the final plan. In par. 5.1 the atmosphere of the plan is described. It is followed by a description of the impact of the plan on all its separate elements (par. 5.2 – 5.12).

5.1 Pejë/Peć, green and vital

In the MDP (figure 7) Pejë/Peć is an economically vital municipality, but still breathing its beautiful atmosphere. The unique qualities of the region will be used to offer tourists an attractive place to spend time. The quiet nature of Rugova Mountains in the west is a perfect area for recreation, such as hiking. The adjacent green fields near Radavc/Radavac Springs are a place to relax. Between fruit yards and cattle farms, facilities for extensive tourism will be able to be developed in the area. The city has a pleasant atmosphere as it offers space, green areas, a river and a unique view of the mountains. It offers locals and visitors a variety of shops and restaurants.

The significance of the agricultural sector in the municipality has decreased somewhat in the last few years, but it has plenty of potential for recovery. Investments shall be made solve the problems of this sector. The majority of the eastern part of the region is still agricultural.

However, tourism and agriculture alone cannot create enough jobs to tackle the unemployment rate. A vital self-sustaining economy must be developed. Making use of the strategic location of Pejë/Peć, appointed areas will be made more attractive for relocating businesses. As this will attract people to the city more residential areas are required. Partially this is solved within the city itself by creating higher densities in certain parts of the city. But also south of the city residential areas for expansion are planned.

Appropriate locations east of the town along the main infrastructure will be reserved for industrial and business activities. The road from Pejë/Peć to Prishtinë/Priština will be upgraded, as well as the north-south connection. The current ring roads are sufficient to relieve the city from heavy traffic but they need some improvement. The railroad will be re-established, speeding up the commuting time between Pejë/Peć and Prishtinë/Priština.

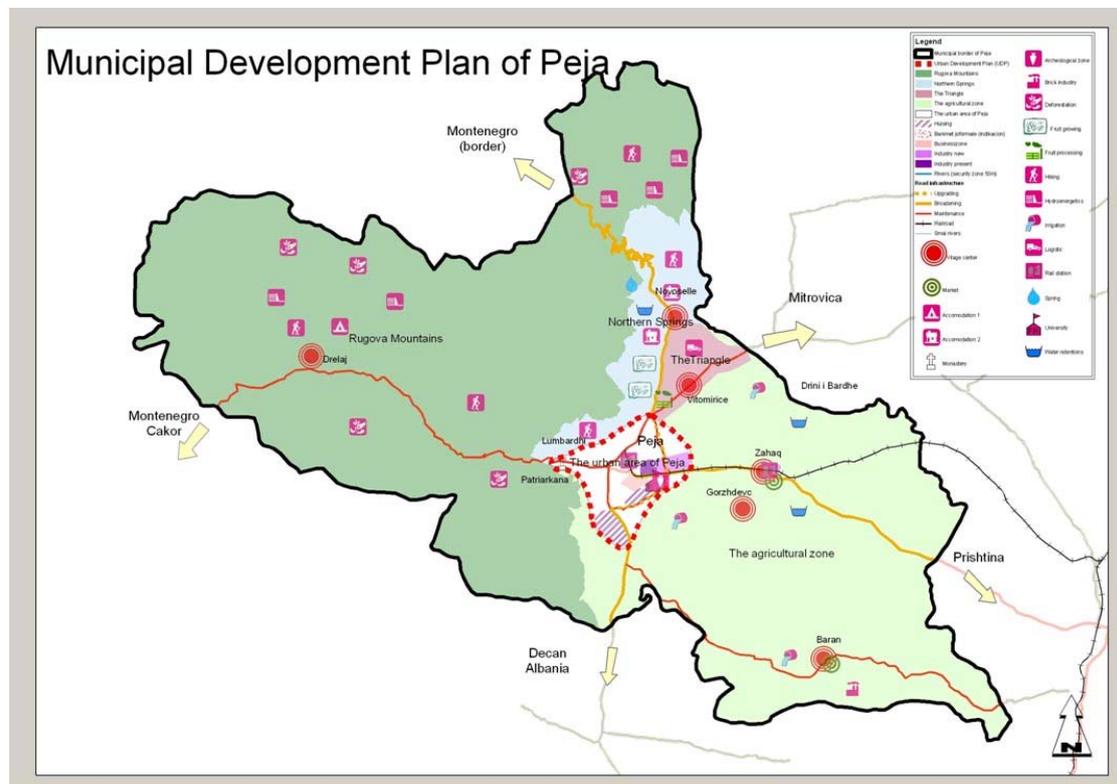


Figure 7. The Municipal Development Plan of Pejë/Peć

The economic activities create an environment where skilled labour is needed. Vice versa, a skilled labour force attracts certain businesses. For a sound economic future the youth has opportunities to seek higher education in Pejë/Peć. Therefore, the University of Prishtinë/Priština opens additional faculties in Pejë/Peć, teaching agriculture and business-related courses.

In the Rugova Mountains, limited development is allowed. Small tourism-related developments are possible, but also small-scale hydroelectric power plants for the energy supply. Further damage to the environment (other than naturally occurring or agricultural damage) will be stopped. Concentration of services for the people of Rugova is foreseen in Drelaj/Drelje.

In the rural areas growth is foreseen in five villages, Baran/Barane, Vitomiricë/Vitomirica, Novosellë/Novo Selo, Goraždevac/Gorazhdevc, Zahaq/Zahać and partially in Drelaj/Drelje. To make it affordable to deliver services such as schools and nursing, and facilities such as sewage, water and electricity, concentration of buildings is essential. For this reason most investments in the rural areas are directed to those villages.

5.2 Population and housing

The recent war had an enormous effect on the size and composition of the population and the need for housing. The last census was completed many years before the war started. This means that there are very few reliable data about the distribution and size of the population. Neither are there any data about its predicted growth. Since many Pejë/Peć ns suffer from the deprived economic situation little can be said about the expected housing demand. At this moment it is difficult to foresee the pace at which this situation will improve.

For this reason this MDP does not mention estimated numbers for population, housing or employment growth. It opts instead for a qualitative description of the desired situation and for the allocation of reserved areas on the map for housing construction and industrial development, both being developed faster or slower in the future, depending on the demand at the time.

At the present time, Pejë/Peć has an extremely young population. This is typical of post-war countries. In the coming years we expect the birth rate to drop and stabilize. A high birth rate and lack of housing causes many houses to be occupied by as many as seven people. As the economy improves many of those people will be seeking for their own house. This will attract yet more people to the city, creating a high demand for housing.

The predicted housing need in the city will not only be solved by expansion of the city. A predicted ten percent of the need for housing will be met within the urban framework by densification. The southeast of the city, inside the ring road, seems a very suitable location for residential purposes within the city boundaries. For additional residential space a location southwest of the city will be appointed, further specified in the UDP.

5.3 Informal settlements

No further informal settlement will be tolerated anywhere, since developments shall take place according to the MDP and UDP.

Since there is a large housing need most of the informal settlements will not be removed. In some occasions removal is necessary, for instance along the riverbanks, to prevent pollution of the river, and in the city itself, to bring back the visibility of the river as an important feature of the city. Also, informal settlements must be removed on dangerous locations, such as on steep slopes where erosion is active. Other places where removal of housing is a serious option is in the designated industrial zones. The exact location where the informal settlements will be legalized and where they are to be removed will be discussed in the UDP.

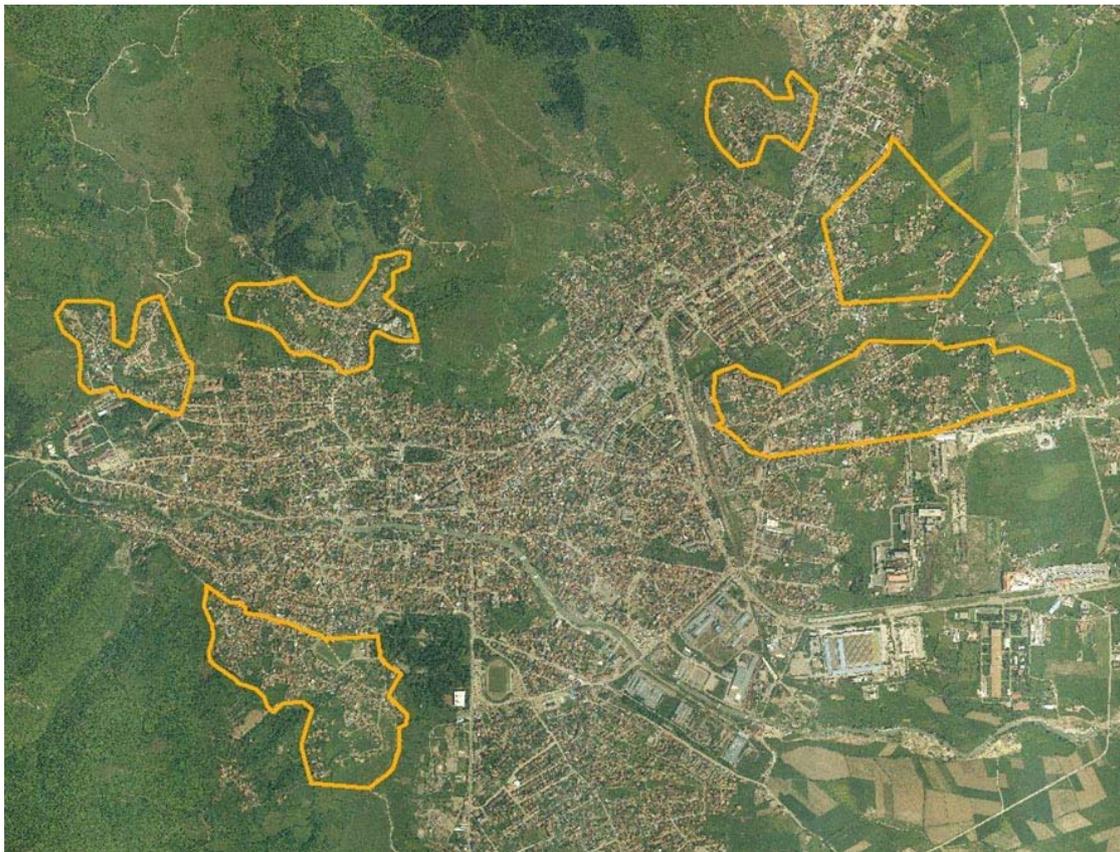


Figure 8. Indication of informal settlements in the city of Pejë/Peć

If informal settlements are built on safe locations there are several situations that require a different approach in legalizing them:

- In cases where the informal settlement is built illegally on private property, legalization will be pursued.
- In cases where the informal settlement is built illegally on municipal property, there are two options:
 - If the construction fits in the MDP and UDP the property will be sold to the people.
 - If it does not fit the MDP and UDP the municipality will offer an alternative location for sale, and the illegal construction will be removed.

All fore mentioned options can only be elaborated with the consent and cooperation of the KTA, when dealing with areas under the mandate of the KTA (Publicly and Socially Owned Enterprises).

The Kosovo Implementation Plan for European Partnership, the Vienna Declaration on regularization of informal settlements and the Guidelines for Spatial Planning of Informal Settlements (Ministry of Environment and Spatial Planning) will be used as a content framework for the drafting of a program for regularization and formalization of informal settlements.

Definition:

Informal settlement is the term used to describe housing that has been built illegally, without the consent of the proper planning authorities. Informal settlement is frequently substandard housing, however informal settlements can be conventional buildings that have no official occupation permit because they have not been approved or even inspected by the local authority.

5.4 Industry and business

The working population of Pejë/Peć is likely to grow in the next 20 years. Some of these new people will find work in the improved agriculture sector. Others will find a job in the tourist industry. Most jobs, however, are to be created by new businesses. Small and medium-sized businesses are expected to account for a considerable growth in employment. The MDP offers the following opportunities to facilitate this process of job creation:

- A new industrial zone will be developed in the eastern part of the town. There are several reasons for opting for this location close to town. First, it is desired that the location leads to a minimum of traffic movements by commuting employees. Choosing a location close to the city will make many employees go to work on foot or by public transport. Second, the current economic and industrial zone needs a degree of concentration to make it profitable to deliver services, and for businesses to share services with each other. The appointed location is a logical expansion of the current zone. Third, location of an industrial zone far from the city leads to other undesired developments and construction. This would contribute to further loss of agricultural land.
- The aim is to stimulate industry to make use of the local agricultural sector. But it is also going to be a place for companies collaborating and competing with the Industry in Prishtinë/Priština, where land is more expensive and there is less labour available.
- Space is created for smaller businesses and offices in a business centre, which is located on the existing industrial zone just south of the railway. The existing industries in the zone are allowed to expand here. In the city there are opportunities for small businesses as well.
- In an area between the roads to Vitomiricë/Vitomirica and Montenegro, small-scale businesses can be established. Since this area has an interesting agricultural and road infrastructure, development of agricultural businesses, such as greenhouse development, cattle and dairy farming or processing of agricultural products, will be stressed and stimulated. Considering the strategically interesting location, another important aim will be to attract logistics companies. And since this area is dominated by agriculture, businesses processing agricultural products could also be established here.
- The industrial zones are strictly limited, so conflicts between industry and housing will be minimized.

5.5 Agriculture

Originally, Pejë/Peć was an agricultural community, where farming was an important source of income. Because of the recent war many farmers lost a significant part of their cattle and properties, and irrigation systems were destroyed or got polluted. In addition, because of the unplanned and illegal rebuilding of homes and businesses, lots of agricultural land was lost. Nonetheless, we see great potential for the revival of this sector, as listed in the actions listed below:

- The large plains in the eastern part of the municipality offer many opportunities for farming and cattle breeding. The irrigation system in the entire area must be improved.
- For the sales of products, an improved organization is required, to make arrangements between farmers, companies processing the products, traders and investors.
- In the area just north of the city of Pejë/Peć there are opportunities for the return of fruit growing, once flourishing in this region. This also offers opportunities for small local companies processing the fruit. Besides organizing this process, creating space and the required physical infrastructure for transport is necessary.
- In the area north of the city, where it borders on the Rugova Mountains, we have to make use of the opportunities of the area for growing biological products, herbs, and bee-keeping.
- In the same area and in Rugova Mountains there are many opportunities for forestry. Of great importance for forestry is to set up regulations to make this sector more professional to protect the area against deforestation and to prevent erosion.
- The financial future of the farming population in the rural areas could be enhanced by combining farming with small-scale tourism, such as lodging on the farm.

- The KTA needs to assist local farmers in the enlargement of their properties. First of all by reorganizing the land in a way that creates larger continuous plots. Second, by making it possible to sell state-owned property to the farmers e.g. through offering them parcels with a size up to 20 ha, which are actually property of former Socially Owned Enterprises.
- In executing the process mentioned above, KTA should not be limited to the municipal borders.
- Cooperation with neighbouring municipalities should lead to an optimal division of the land.
- Also, this cooperation with neighbouring municipalities is needed to make agreements about the joint improvement of the irrigation system, which does not end at the municipal border.

5.6 Infrastructure

The area for industrial and business activities is reserved on appropriate locations east of the town along the main road to Prishtinë/Priština. The road from Pejë/Peć to Prishtinë/Priština will be upgraded (figure 9). According to the Law On Roads, a distance of at least 20 meters will be reserved on each side of the main roads.

The current ring roads are sufficient to prevent the flow of heavy traffic into the city. The winding character of the ring roads needs to be optimized, however, for a faster flow of traffic. Also along the circular roads a belt will be kept free of construction. Individual or unorganized accesses to the circular roads will not be allowed.

However, the character of the transit roads need to be optimized for a faster and easy flowing traffic with remarkable entrances and exits. The road Pejë/Peć - Çakorr/Čakor - Podgorica will have specific importance to connect Pejë/Peć with the villages on the other side of the border, and making a connection with the Adriatic Corridor and exit to the sea possible. This road will be connected with the motorway Pejë/Peć - Prishtinë/Priština with very limited number of interceptions by transit roads.

In the next two decades Municipality should develop a regular and sustainable municipal public transport system, that will serve all areas within municipal boundaries

The railroad will be re-established. This is intended, firstly, to relieve the traffic pressure on the road, which is heavily used by commuters between Pejë/Peć and Prishtinë/Priština, secondly to stimulate tourists from the east of Kosovo to visit Pejë/Peć, and thirdly to facilitate the use of the railroad for freight transport to and from the industrial and business district near the city. The main train station is the central station in Pejë/Peć. There is a substation in Zahaq/Zahać, where limited growth in industry is foreseen. In order to prevent the potential disruption that transport of goods for the industrial zone could cause, the central station will only be used as a passenger terminal. Transfer of goods will be done on a parallel sidetrack bordering the industrial zone.

Pejë/Peć is logistically an interesting location, at the junction from the roads from Albania in the south and Montenegro in the north, with a direct connection to Prishtinë/Priština. The Pejë/Peć economy could benefit from this if more is done to stimulate the start-up of new businesses. Therefore (smaller) investments are also made in the north-south connection from Montenegro to Deçan/Dečani. By means of this plan, the Municipality of Pejë/Peć is addressing a request to the Ministry of Transport to examine and consider the possibility to improve the road connection between Pejë/Peć and Montenegro (direction of Podgorica) through Çakorr/Čakor.

Concerning the villages, the priority for investments in roads is the connection of the five regional centres to the main infrastructure, and from there to Pejë/Peć.

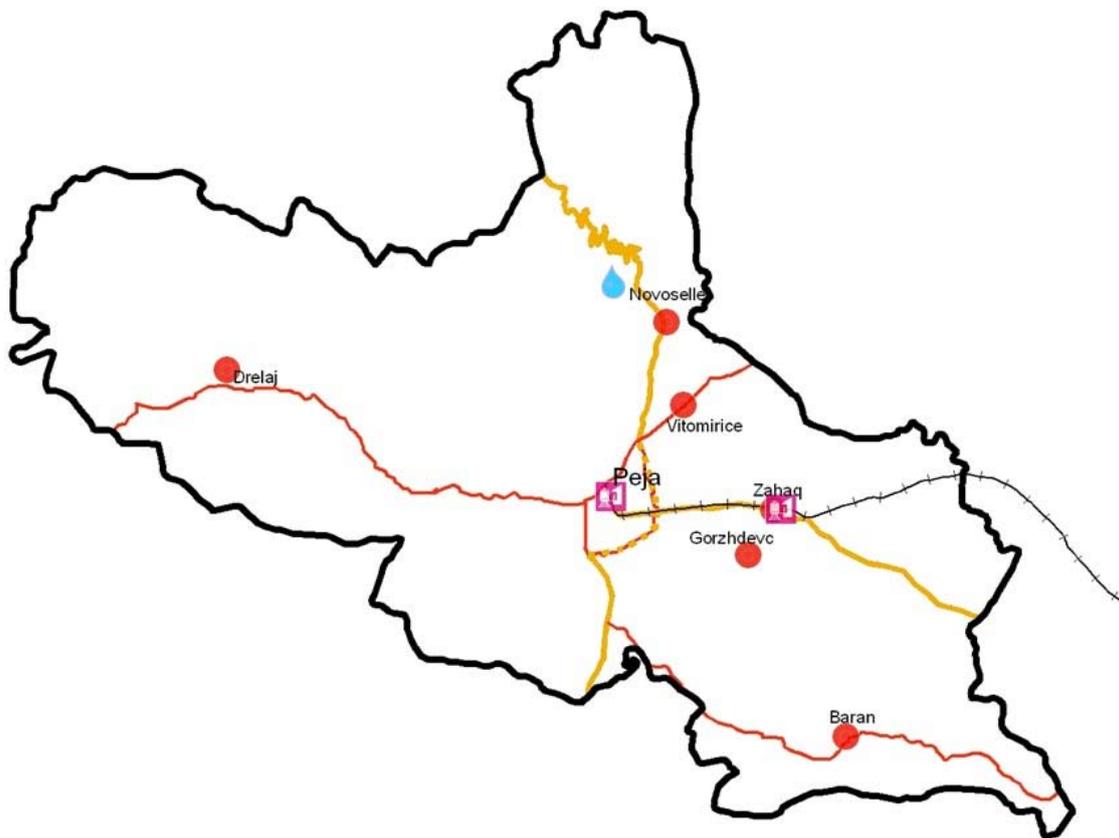


Figure 9. Main infrastructure in Pejë/Peć municipality. Roads requiring improvement are orange. The railroad is marked in black, with stations in Zahaq/Zahać and Pejë/Peć .

5.7 Water

Water is a very important element in this region. Pejë/Peć is privileged to have springs in the north, delivering clean drinking water to the city as well as processing water for industries such as the brewery. In other parts of Kosovo there is an urgent need for fresh drinking water. Pejë/Peć could think about selling and distributing their water to other regions in Kosovo.

The river transports the clean water to the rural areas, where it is used for irrigation. Because of this, the quality of the water needs to be high and pollution of the river needs to be prevented. This means that no dumping of waste or wastewater in the river shall be allowed. To avoid pollution, construction on the riverbanks is not allowed and a proper distance (50 m) from the river shall be observed with all new construction projects.

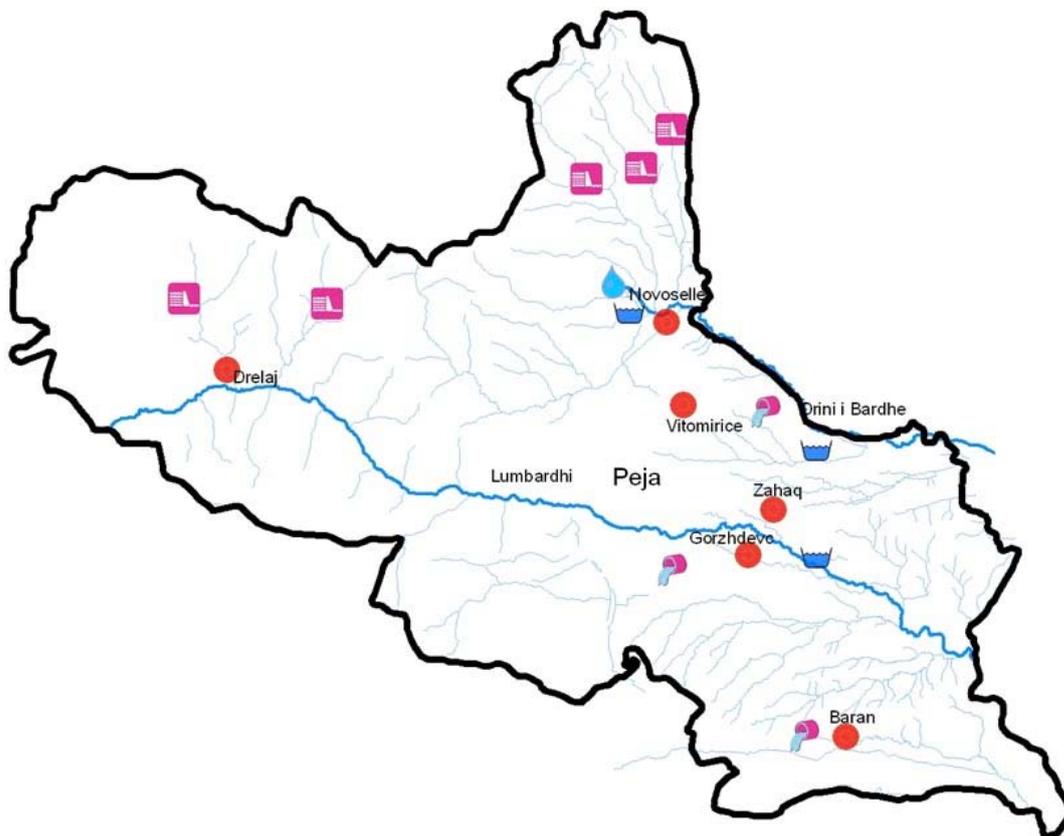


Figure 10. The rivers in Pejë/Peć, with indication of opportunities for hydro-electric power plants in Rugova (pink symbol), water bodies for retention (blue symbol) and irrigation (pink-blue symbol) - Remark: Place marks for hydro power stations, water supply and retention bodies that are near to these locations

Neighbouring municipalities will be consulted about the joint digging of irrigation canals and about the quality of the water flowing from Pejë/Peć into other municipalities.

Investments will be made in sewage and water purification plants. Cooperation with neighbouring municipalities to find an optimal location for such plants is necessary.

In case of flooding of the river, several water bodies are created to retain the abundant water (figure 10). Such bodies might be used for recreational purposes as well. Further studies are required to find the appropriate locations and determine the most effective measures to control the water flows.

5.8 Tourism

The location at the foot of the Rugova Mountains and the long distance from the industrial environment of Prishtinë/Priština offers Pejë/Peć ample opportunities to develop a tourist industry (figure 11). The mountains offer visitors perfect possibilities for hiking, camping or fishing. Small accommodations in the mountain villages could offer shelter for tourists.

North of the city, the mountains change into a slanting landscape. In this fertile area the natural springs of Radavc/Radavac rise. The road leading to this important tourist site will be upgraded. Furthermore this area has caves to visit, and there are opportunities for health related tourism. To maintain those conditions, the springs and the clean air will have to be better protected.

In the south-western part of Rugova there might be opportunities for winter sports that could be used in combination with plans of the municipality of Deçan/Dečani for the development of a skiing area. Further research needs to be done whether these costly developments should

take place, and if so, how this could best be executed. Considering the urgent actions to be taken by the municipality in various areas, it is unlikely the municipality will invest in this in the nearby future. Respect for the environment and protection of the habitat of indigenous species comes first and limits the expansion of tourism in this region.

Apart from the natural beauty of the countryside, the city of Pejë/Peć itself is also worth a visit. One can experience the archaeological finds close to the existing industrial zone, the monastery in the gorge on the road to Rugova or the lively nightlife with lots of bars and restaurants. Private investments are very important to boost the tourist sector in Pejë/Peć. The municipality will stimulate this.

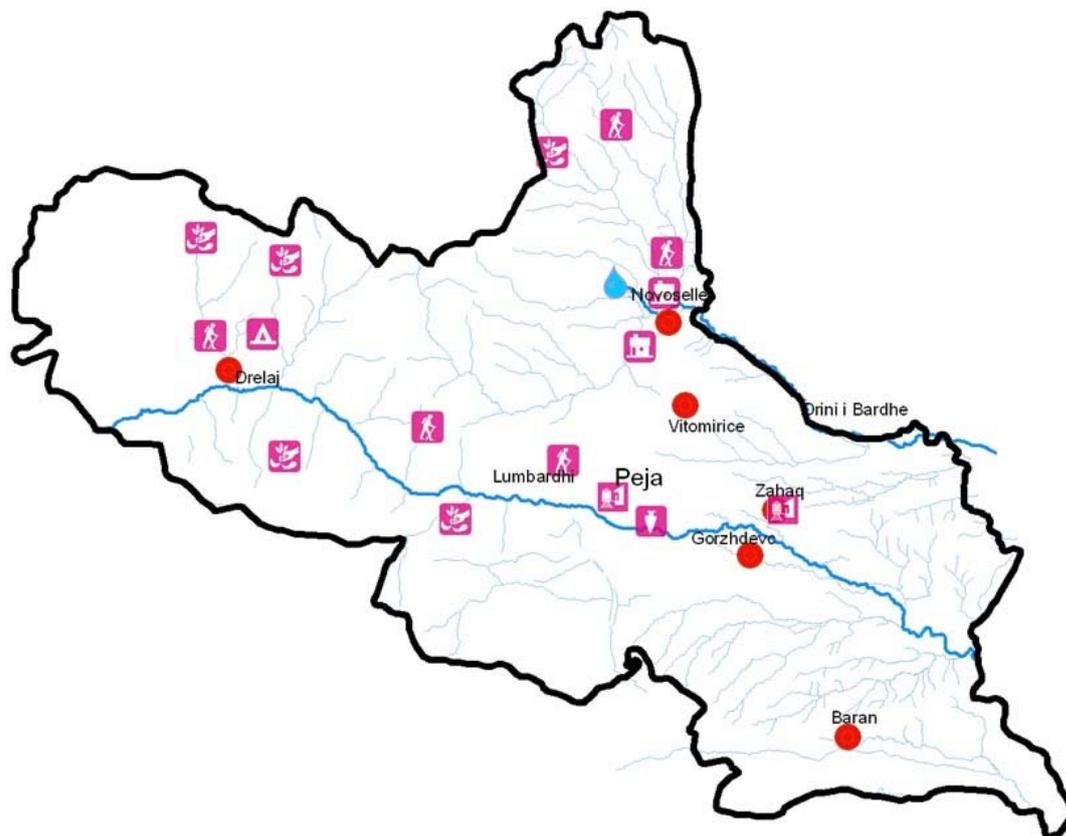


Figure 11. Tourist facilities. The symbols indicate hiking trails in Rugova and accommodation in the Radavc/Radavac area.

5.9 Cultural heritage

The cultural heritage reflects the city's history. It contributes to its identity and produces an atmosphere unique to the city. Monumental buildings and other elements are an important asset for attracting tourists. But they can also be of great religious importance. In this Kosovo society where a lot of cultural heritage has been lost during times of war, the protection of what has remained is of great importance. The most valuable elements to be protected are the old city and the Patriarchate monastery at the entrance of Rugova gorge, which is recognized by UNESCO. Other monumental buildings that must be protected, will be integrated in the GIS database.

5.10 Environment

Pejë/Peć's green spaces are very valuable. They have many different functions. They are home to many species of flora and fauna (figure 12), offer recreation for locals and attract tourists to support the local economy. Protection of the environment is therefore very important. In order to ensure a protected environment regulations have to be set.

To prevent deforestation, cutting trees is only permitted when they are replaced by new, young trees. In specific areas where there is danger of erosion, cutting trees is prohibited.

To prevent ongoing pollution of the rivers, the soil and the groundwater, it is very important to start connecting the houses to a sewage system, in both the city and the villages. For separate remote houses in the rural areas connection to the sewage system will be unaffordable, so here use must be made of septic tanks. Discharging wastewater in the rivers is prohibited. In the urban area, a sewerage system will be developed according to the Waste Water Treatment Strategy for Kosovo (2004). For the urban area of Pejë/Peć and neighbouring municipalities, a regionally centralized water treatment plant will be planned northwest from Zahaq/Zahać. For smaller settlements decentralized waste water plants (one for each settlement) will be planned.

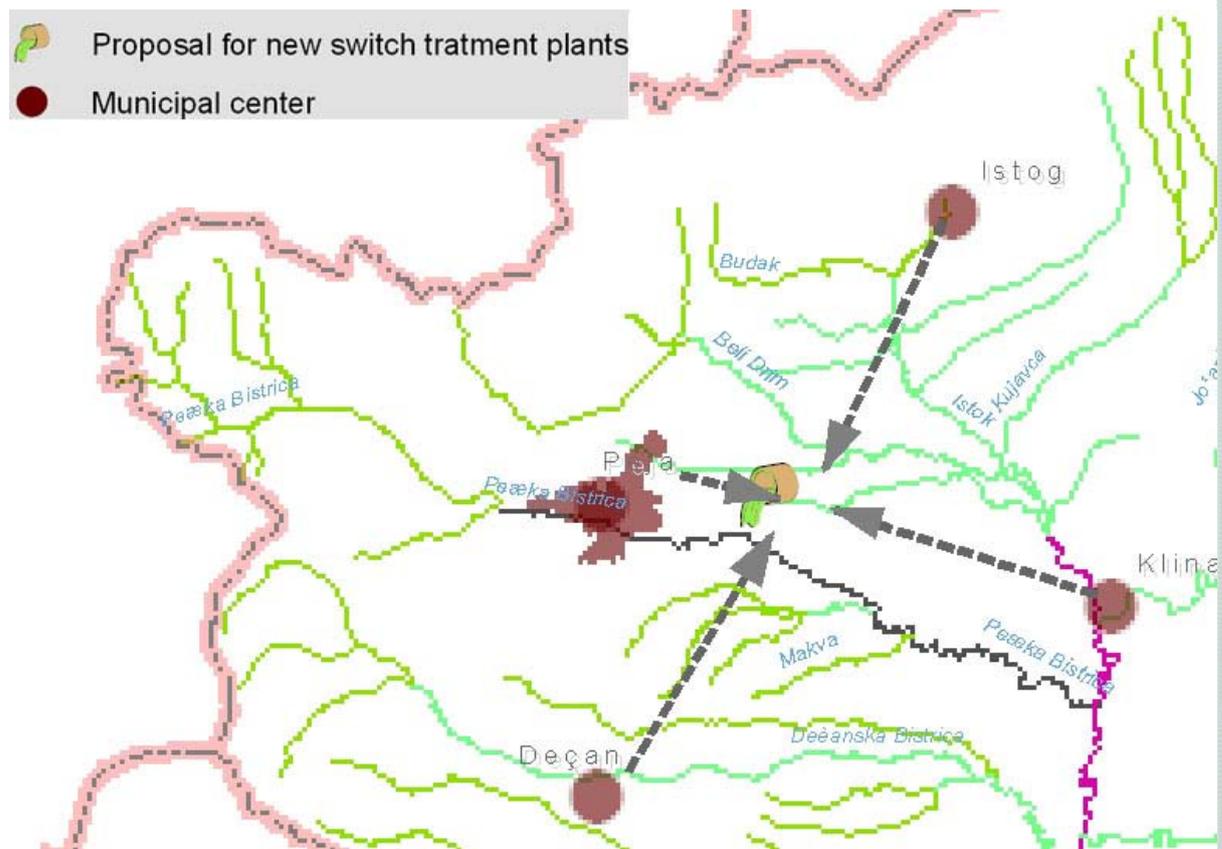


Figure 12. Detailed map of Waste Water Treatment Strategy for Kosovo (2004)

There is a garbage dump near the village of Sverkë/Svrke, in the east of the municipality. This site will be appointed as the main garbage dump in the municipality. It will be upgraded, as will the road leading to it from the main road.

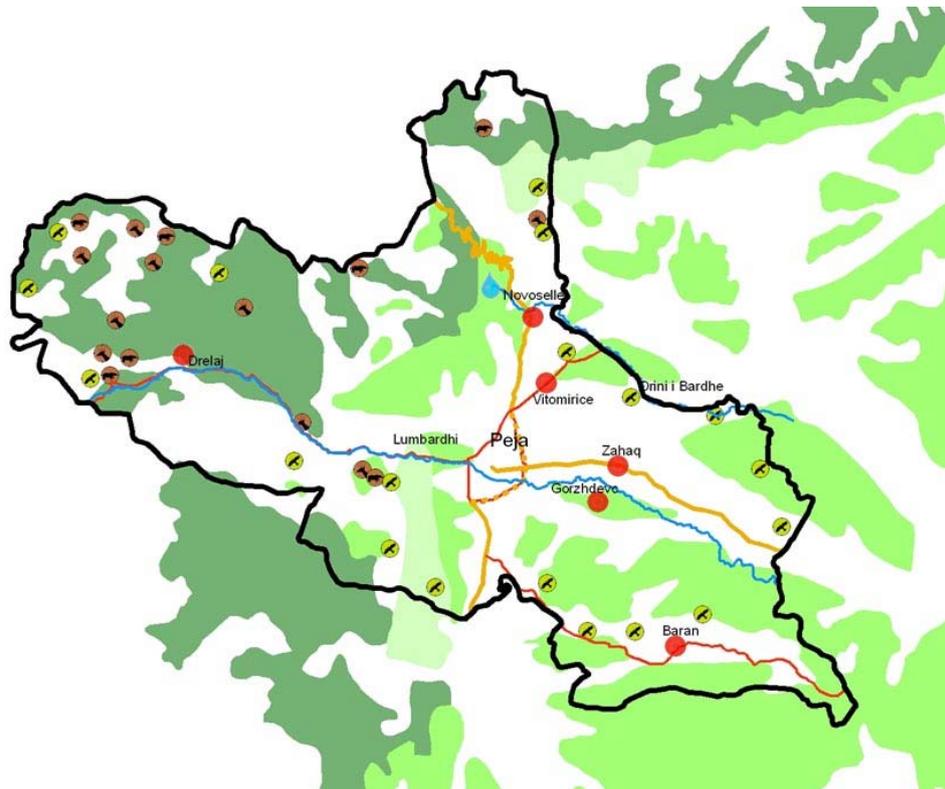


Figure 13. Biodiversity in Pejë/Peć . The dark-green areas are the mountains, the light-green areas the low lands. The red and yellow symbols represent respectively mammals and birds.

5.11 Energy

At this moment the power in Pejë/Peć is being cut off several times a day. A well-functioning power supply is of great importance for the local economy. The water flowing off the mountains can be used for generating energy. Research is required to determine the best locations for building small power plants. In case of oversupply, the energy could also be sold to other regions in Kosovo.

The northern part of the municipality is known by strong winds. Further researches will determine possible sites (e.g. Peklen, Tabje) for construction of wind power generators.

5.12 Position of the rural villages

Pejë/Peć has many settlements and villages ranging from a couple of houses to small towns. The delivery of services such as schools and nursing and of facilities such as roads, sewage, water and electricity is very inefficient and therefore expensive if buildings are spread out over the region. To be able to ensure these services and facilities in the future, concentration is essential.

Another reason for concentration is the ongoing migration to the city. The population of villages declines, which means that some facilities are no longer viable. By concentrating development in a few villages, small regional centres might be formed, offering basic services to a larger population. This might also draw people from smaller remote villages to these centres. Rural concentration and growth is expected in five villages, Baran/Barane, Vitomiricë/Vitomirica, Novosellë/Novo Selo, Gorazhdëvac/Gorazhdëvc and Zahaq/Zahać. Most of the investments in the rural areas are directed to those villages.

Because of the above mentioned facts, and to stop the land from being polluted by a sprawl of separate houses, further development of housing in the settlements is not permitted. In

small villages housing construction is allowed, in the five appointed concentration-villages, development is stimulated.

Rugova is an exceptional situation. Housing construction in Rugova other than mentioned in paragraph 6.1 is not allowed. However, to make services available in Rugova, concentration of services will be stimulated in Drelaj/Drelje.

6 THE REGIONS OF PEJË/PEĆ

This chapter will elaborate on the MDP. We split up the Pejë/Peć regions in the west, north, northeast, east and the urban centre. The function of the regions will be described, next the actions to take and subsequently the restrictions applying to the area.

6.1 The western region: Rugova Mountains

Functions

The Rugova Mountains (figure 13) are a valuable asset of this Kosovo region. The unspoiled countryside forms the habitat of several species of wild animals and offers a great variety of trees and plants. It is important that their living space is ensured well into the future. In order to guarantee this, the landscape needs protection against deforestation and development. Besides, a beautiful landscape will attract tourists, who are good for the local economy. Thus investments are made in hiking trails. Construction of small accommodations for tourists in the existing villages will be allowed, provided they are in keeping with the environment. In several locations that need to be further investigated, the flow of water from the mountains can be used for constructing small power plants.

The road Pejë/Peć - Çakorr/Čakor will influent a better linkage of Pejë/Peć with the mountainous areas of Rugova and will serve to the tourism development.

The people living in the villages cannot survive on tourism only. Therefore agriculture such as cattle farming or herb growing, and forestry – only when complying to the regulations requiring the replacement of any cut trees - are allowed.

For the southern part of Rugova towards Deçan/Dečani municipality, there are possibilities for skiing. Further research is required on this subject.

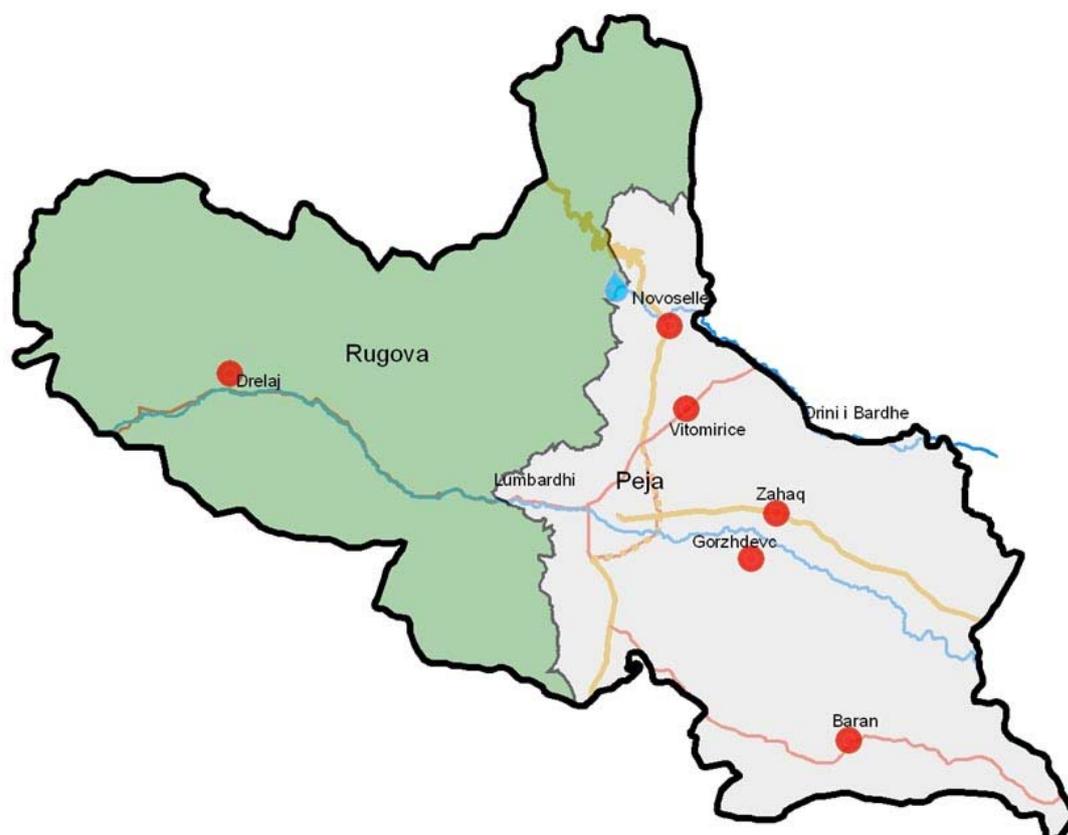


Figure 14. Nature area Rugova

Actions:

- Regulations on deforestation (requirement of replacement of cut trees)
- Small-scale development for tourist accommodation, max. 10 beds per accommodation
- Hiking trails, sanitary buildings, info centre, building for park ranger
- Research on possibilities for small power plants
- Road improvement: main road from Pejë/Peć to Montenegro and small roads connecting villages to main road.
- Concentration of services in Drelaj/Drelje.

Building and land use restrictions

- No housing construction outside the villages
- No housing construction in the villages for reasons other than natural growth
- No buildings higher than three floors (P+2)
- No large-scale development for mass tourism
- No industrial activities
- No large-scale agricultural land use

6.2 The northern region: Northern Springs

Functions

In northern Radavc/Radavac there is a spring, from where water flows south and eastward along the gentle slopes. The area is green, attractive and faces a low density of buildings. A thermal spring is nearby. There are also caves in this region (figure 14). Combined with the fact that it borders on quiet Rugova it makes this a perfect place for relaxation for tourists or for the undertaking of activities such as hiking, horseback riding or biking. Bed & breakfasts, and farms combining cattle breeding with lodging are typical developments to establish in this area.

Also, this is a perfect environment for medical functions, such as sanatoria, a rehabilitation centre or a health resort.

Regarding agriculture, growing of fruit or organic vegetables is most suitable here to combine with extensive tourism. This would also contribute to the scenic environment. Beekeeping is a common profession in this part of Kosovo. Cattle breeding also fit in with this concept. Large-scale cultivation is less desired in this area.

Along the road small shops can exist. Businesses larger than 500 m² are prohibited in this area. Industries cannot exist here. This will be westward of the road to Montenegro.

Actions:

- Attracting fruit-growing farms
- Development of tourist accommodation
- Create hiking trails
- Stimulate development of health-related facilities

Building and Land use restrictions

- No housing construction outside the villages
- No housing construction in the villages for reasons other than natural growth, except in Novosellë/Novo Selo
- No buildings higher than three stories (P+2)
- No large-scale development for mass tourism
- No industrial activities and businesses, except in Novosellë/Novo Selo and to a maximum of 500 m²
- No large-scale agricultural land use (< 5 ha)
- No establishment of services (schools, medical centres, etc) except in Novosellë/Novo Selo

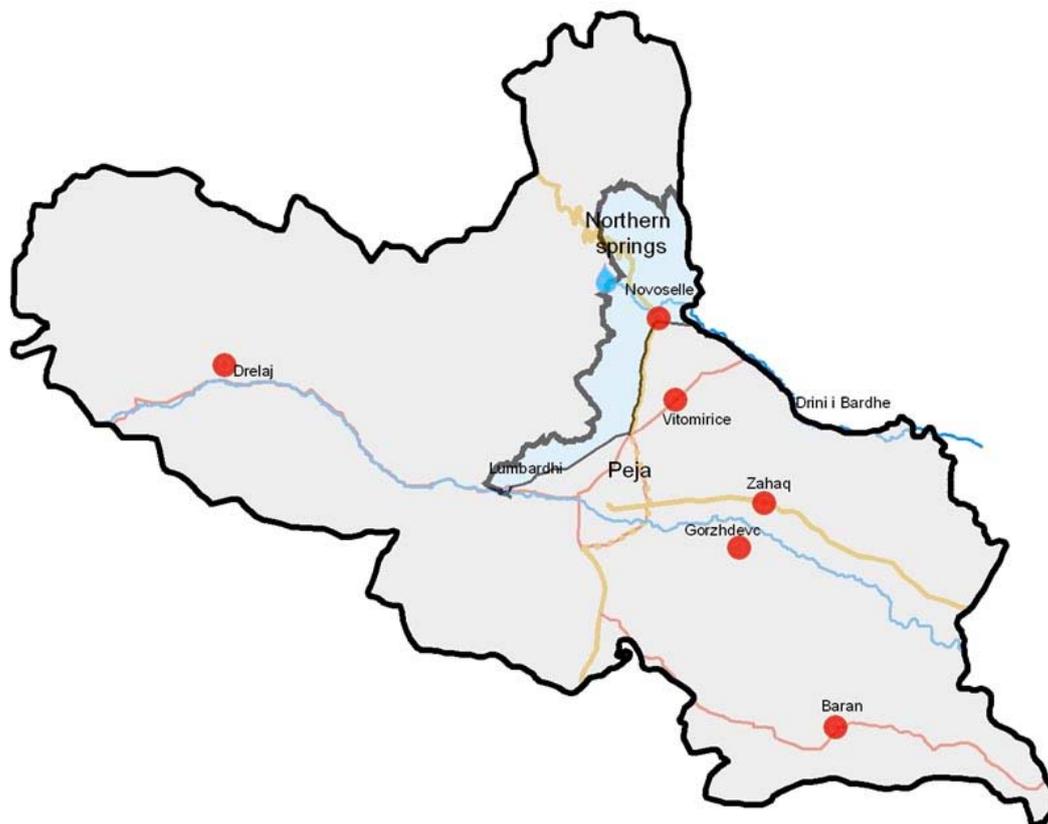


Figure 15. The northern springs area: a tourist belt

6.3 The north-eastern region: The Triangle

Functions

East of the road to Novosellë/Novo Selo the landscape becomes less scenic. Most of it is used for agricultural purposes. Businesses and small industries that want to establish in the north must locate here, not to intervene with neighbouring tourist activities. The area (figure 15) is not going to be developed as an industrial zone, but developments up to 1.000 m² are accepted. Larger developments must take place in the designated industrial zone east of the city.

Since the eastbound river Drini i Bardhë transports clean water from the spring and is of great importance for the neighbouring municipality, pollution of the river has to be prevented at all costs. Building up to the riverbanks is therefore not allowed. No building activities can take place between the road and the river. Wastewater cannot be drained off in the river but is required to be collected in septic tanks, until a sewage system is present.

Housing construction is only accepted for the natural growth of the villages. Services will be concentrated in Vitomiricë/Vitomirica and Novosellë/Novo Selo, which stimulates establishment in these towns.

Actions:

- Attracting fruit processing business/industry
- Attracting small businesses in logistics

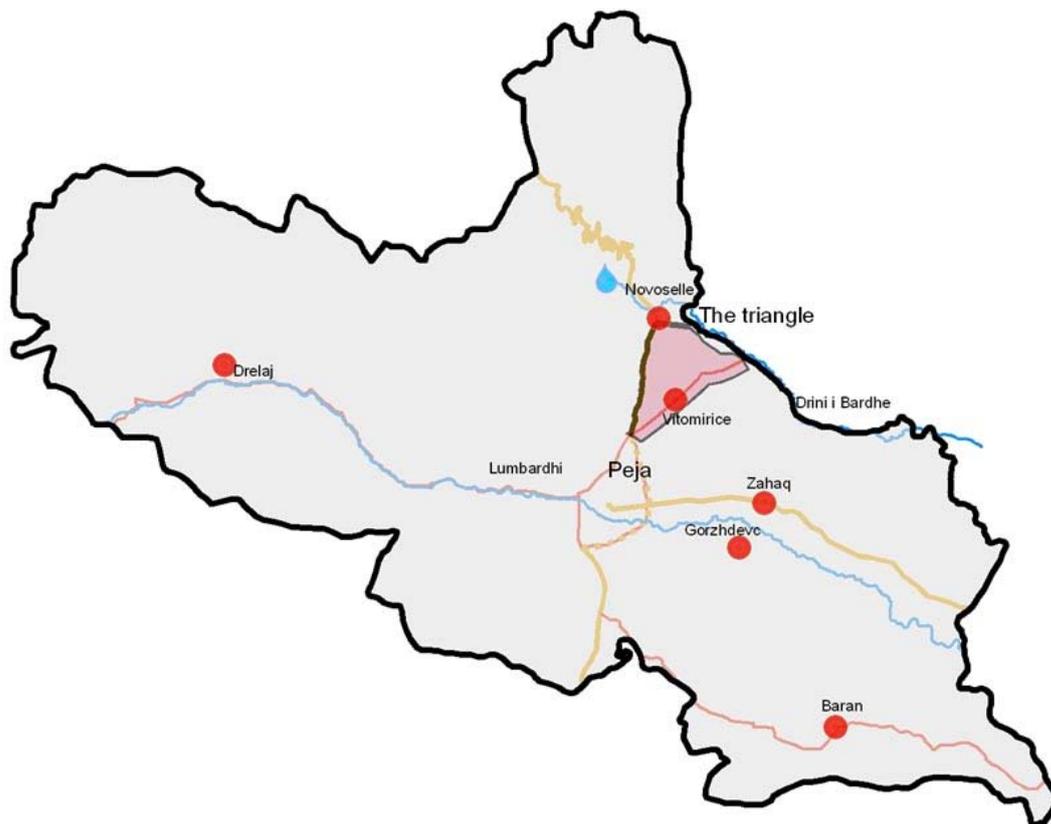


Figure 16. Small businesses and industries are accepted in the northeast

Building and land use restrictions

- No housing construction outside the villages
- No housing construction in the villages for reasons other than natural growth, except in Vitomiricë/Vitomirica
- No buildings higher than four stories (P+3)
- No large-scale development for mass tourism
- No industrial activities and businesses larger than 1.000 m² of ground floor space
- No large-scale agricultural land use
- No services (schools, medical centres, etc) except in Vitomiricë/Vitomirica
- No construction between eastward river Drini I Bardhë and parallel road

6.4 The agricultural zone

Functions

The whole eastern region is mainly used for agricultural purposes (figure 16). It is fertile land fed by the river Lumbardhi. In the future it will be important to have enough agricultural grounds, to ensure the inhabitants of the rural regions can continue to generate an income. Investments will be made to improve the irrigation of the lands. The agricultural structure of the area needs to be improved here and expansion of the now small-scaled farms is desirable.

To be able to deliver services and facilities concentration in several villages is foreseen. In the southeast this is in Baran/Barane. Baran/Barane could be home to a small regional market for agricultural products. The road from Baran/Barane to Pejë/Peć is already of good quality. Investments will be made in a good road connecting to the main road to Prishtinë/Priština.

Southeast of Baran/Barane the clay is of very good quality. Research should be done to investigate the possibility of re-establishing a former brick factory in this area.

Concentration is also anticipated in the village of Goraždevac/Gorazhdevc, a mainly Serb community, just southeast of Pejë/Peć.

Another village where some growth is predicted is in Zahaq/Zahać. This village has a strategic location just outside Pejë/Peć along the main road and railroad to Prishtinë/Priština. The ring roads towards the north and south are close by. This could be an interesting place to establish, especially for enterprises in the logistical sector. In Zahaq/Zahać a small zone is reserved for such businesses. The railway station in Zahaq/Zahać will be reopened. Since this attracts people to work here and to stimulate concentration in this village, some land is reserved for residential purposes.

Actions:

- Renewal of irrigation system
- Auction for agricultural products in regional centres
- Main function is agriculture
- Abolish restrictions for land expansion and negotiate with KTA for possibilities to enlarge properties of farmers.

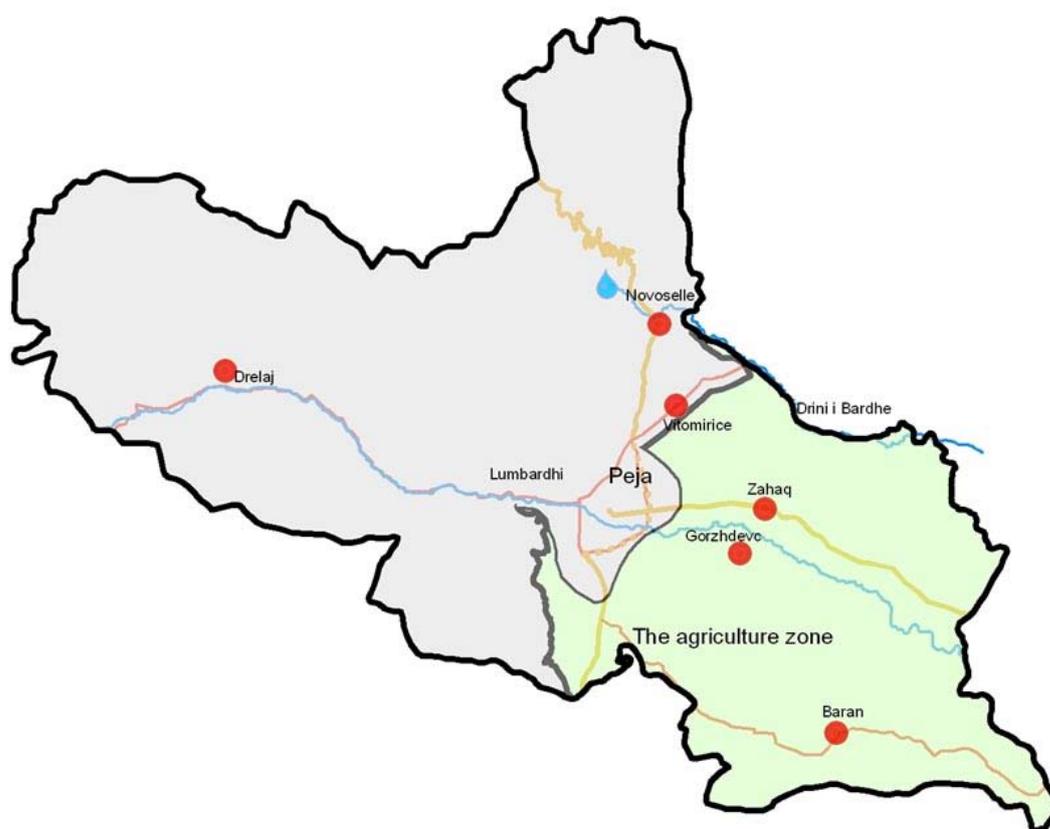


Figure 17. The agricultural zone

Building and land use restrictions

- No housing construction outside the villages
- No housing construction in the villages for reasons other than natural growth, except in Baran/Barane, Zahaq/Zahać and Goraždevac/Gorazhdevc.
- No buildings higher than three stories (P+2)
- No large-scale development for mass tourism
- No industrial activities and businesses except in Baran/Barane and to a maximum of 500 m²
- No industrial activities with more than 500 m² ground floor space except in the appointed zone in Zahaq/Zahać

- No establishment of services (schools, medical centres, etc) except in Baran/Barane, Zahaq/Zahać and Goraždevac/Gorazhdevc.

6.5 The urban area of Pejë/Peć

Functions

The location of Pejë/Peć directly at the foot of the mountains is what makes Pejë/Peć so unique (figure 18). It makes Pejë/Peć naturally more attractive to tourists than other places in the region. The visible relation between Pejë/Peć and the mountains is therefore one that needs to be protected. This means that the view from the city towards the mountains has to be preserved. As a consequence most of the city will be low-rise buildings.

The informal settlements are not going to be removed unless they are built on dangerous places where erosion takes place, or along the riverbanks. By proper planning the space in the city is going to be used more efficiently. In some parts of the city this leads to higher population density. In specific areas further specified in the Urban Development Plan, taller buildings will be allowed.

The most obvious location for planning a new residential area is the area inward of the south-eastern ring road. It is close to the city and has easy access to the main roads. It should offer space for approximately 600 dwellings.

The rest of the housing need is answered by planning a new residential area south of the city, between the road to Deçan/Dečani and the slopes of the mountains. Development along this road has already taken place, along with some infrastructure. This makes this place a logical location for new housing. The area measures 200 hectares. This would be enough for approximately five thousand houses, not exceeding a density of 25 houses per hectare. Obviously expansion takes place in phases, and not at once.

The city will offer open spaces where people can hang out or children can play. Features of the town, such as the river, are used to create special places. The Patriarchate monastery at the entrance of Rugova gorge will remain a protected area and haven of peace in the city. The conditions are ideal for an economically healthy development of the town. Downtown shops, businesses, and restaurants can flourish to offer both citizens and visitors a vital centre. Small offices can be established in the city. Large businesses (of more than 100 people) are directed to the new business centre on the former industrial zone. In the city, no industries that cause pollution of air or noise are allowed. For industries an area east of the city is reserved.

On the southern part of the existing industrial zone, no further industrial development will be permitted. Since this area is close to the city and edges the Lumbardhi River, polluting industries at this site are undesirable. The area closest to the city will be developed as a business district. Another reason not to use the rest of the existing zone is the archaeological finds in this area. Excavations could make this place interesting to visit and give tourists another reason to spend time in Pejë/Peć.

In exchange for stopping the current function in this area, the existing industrial zone will be expanded eastward, to create a total of 160 ha. This development will also take place in phases.

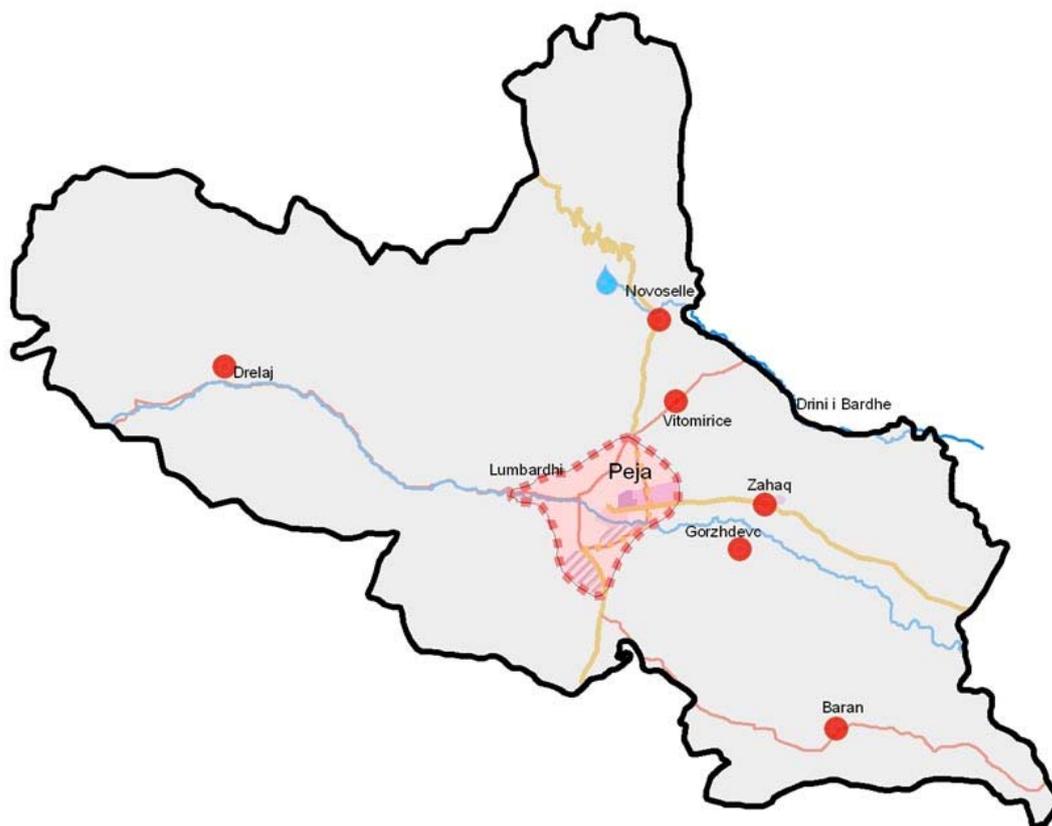


Figure 18. The urban area of Pejë/Peć

The economic activities create a demand for skilled labour. Vice versa, a skilled labour force attracts certain businesses. For a sound economic future young people need opportunities to seek higher education in Pejë/Peć. Therefore, the University of Prishtinë/Priština is opening a new school in Pejë/Peć, teaching business-related courses. It might also offer degrees in agricultural studies, to prepare a new generation in making the agricultural land in Pejë/Peć more productive. The university would be located in the abovementioned business district.

Actions:

- Removal of informal settlements at highly undesired locations
- Legalization of all other informal settlements
- Development of new residential, business and industrial areas
- Preservation of green areas in the city

Building and land use restrictions

- Maximum density of existing residential areas is 40 houses/ ha
- Maximum density of new residential areas is 25 houses / ha
- No buildings higher than three stores (P+2) except in appointed areas in the UDP
- Offices with more than 100 working persons will preferably be appointed to the business centre in the UDP
- No industrial activities and businesses with more than 1000 m² except in the appointed business centre and new industrial zone (see UDP)
- No industry with air/noise pollution except in the appointed industrial zone (see UDP)
- No building on preserved green areas (see UDP)

7 IMPLEMENTATION OF THE MDP

To fully implement the MDP, changes in policies have to be made. These changes are discussed in par. 7.1. But it's not just policies that need adjustment. The organization itself also needs to adapt to the new working situation. This is further discussed in par. 7.2.

7.1 Implications of the MDP for existing policies

To execute the strategy of the MDP, policies need to be adjusted. As discussed below, it requires not only new spatial policies, but also social and economic policy adjustment.

7.1.1 Implications for spatial policies

In order to make developments go in the desired direction of the MDP, the following local spatial policies need to be propagated.

- Limit the urbanization outside the city boundaries of Pejë/Peć
- Improve the accessibility of the city and the periphery
- Limit the unplanned densification of the city to prevent loss of quality of life
- Indicate locations where the municipality will start new developments for housing, recreation, business and industry
- Protect the water, nature and agricultural grounds against urban functions
- Boost the quality of life in the city by launching programs for cleaning up the river and streets, and organize maintenance
- Protection and preservation of natural and cultural heritage
- Further informal settlement is not tolerated. Policies as listed in paragraph 5.3 will be followed.

7.1.2 Implications for economic policies

To make Pejë/Peć a vibrant local economy, local economic policymakers have to promote Pejë/Peć's various attractive features. This means emphasizing the unique selling points of Pejë/Peć as mentioned in the MDP, to attract businesses, and so create employment.

- Promote Pejë/Peć as the ideal environment for businesses related to the agrarian (biological and fruit growing) and tourist (winter, summer, health, etc.) sectors.
- Promote Pejë/Peć as a perfect location for small and midsize service industries, because of the lower prices in this region and the attractive environment.
- Promote Pejë/Peć as a logistical centre, located on the axis of Pejë/Peć towards Albania and Montenegro.
- Set up an active Chamber of Commerce.
- Set up an active Tourist Board that markets the region. This should be done at a local level, at a regional level and at a national level. A possible co-operation with the university's tourism department is recommended. The municipality will stimulate private investors to participate in tourism-related activities.
- Improve the skill levels of the working population by offering professional education.
- Improve the organization of producers in the agrarian sector: strive for a better co-operation between farmers, enterprises, transporters, traders and investors in this field.

7.1.3 Implications for social policies

In order to improve the socio-economic situation of the inhabitants of Pejë/Peć, several steps need to be taken regarding education, health, etc. The following measures are required:

- Expansion of the public services in the centres of the rural areas, such as schools, health care, etc.
- Strengthen the position of the rural areas by decentralization of authorities to the village councils. This could include:
 - Defining the locations for construction.
 - Distribution of building permits for the area of the village.

- Other services like birth registration, marriages and driving licenses.
- A further degree of decentralization should be considered in anticipation of the pilots of decentralization that are taking place elsewhere in Kosovo. The results of these pilots could be used for implementation in the municipality of Pejë/Peć.
- Enhancement of the social infrastructure in communities within both the city and the villages, through the careful planning of schools, playgrounds, cultural area, community buildings, etc.
- Improvement of the unemployment situation by offering better education and pilot projects to gain work experience. This could partially be used for the execution of some aspects of the plan as stated in this MDP (road construction, development residential areas, river clean-up, education in the villages, organizing social cohesion, etc).
- The formalization of informal settlements of Roma and other vulnerable groups, including those still in displacement, as stated by the Regional Working Roundtable in October 2003, unless the constructions are built in very undesirable locations. In these cases a better solution will be looked for on the basis of mutual consultation.

7.1.4 Implications for local governance

The MDP can only function with good local governance of the municipality. The municipality itself has to initiate programs, initiate developments, and put itself on the map nationally to create the desired image. A number of recommended actions are listed below.

- Manage the private developments by improving regulations.
- Manage developments (small –such as school or park- and large –such as a new residential area-) through the municipality's own initiatives.
- Lobby the national government on a regular basis for additional investments in Pejë/Peć.
- Cooperate with neighbouring municipalities to determine shared interests and possible areas of cooperation, for example stimulating tourism, reorganizing agricultural land, digging of irrigation systems or construction of water purification plants.
- Adopt regulations that require the discussions on and the implementation of local policies to be open to the public in order to create support for these policies and to tackle corruption (see 7.2).

7.2 Organization of the implementation

The new policies require new methods of handling situations. Before the municipality is able to respond to actual situations in the new desired way, those methods have to be developed and implemented. Below we list how the new methods will be organized.

- A detailed list of actions for the implementation of the MDP will be drawn up. This will be put in a definitive long-term action plan, and complemented by financial calculations. Municipal investments will be included in the long term planning.
- All requests for building activities, for co-operation, or for financial support from the municipality or the KTA, will be checked for compliance with the MDP. Activities that are not in compliance with the MDP and activities lacking official permission will be stopped.
- In order to improve transparency, a third authority should check decisions concerning building permits and deal with related complaints of citizens and enterprises. Appropriate institutional measures will be discussed at a later stage.
- A new Municipal Development Agency will be set up. This organization buys land, constructs roads and installs facilities (sewage, water, etc.) on it, and sells the land to private individuals or real estate developers. By doing so, value is added to the land. The price difference between the acquisition and the sale of the land should be big enough to cover the municipal expenses for the public space and facilities. The first big projects to start with are the development of a new residential area and a new industrial zone.
- In the rural areas, farmers have very small plots of land, making profitable cultivation difficult to achieve. KTA will be asked to make it possible to enlarge the plots available for the farmers through reorganizing and through the sale of state-owned prop-

erty to the farmers. This may also require cooperation with neighbouring municipalities.

- However, since the environment of Pejë/Peć is facing serious threats today, the municipality will be expanded with a new environmental service, that deals with environmental issues in an integrated way.
- The official data collection for further elaboration of the MDP and its future revisions will be improved.
- This will be supported by the introduction of a GIS-system. All municipal departments as well as some semi-governmental organizations, such as the land registry, KTA, the water and electricity company, the tourism board and forestry organizations, will be invited to exchange information with the municipality within this system.
- The GIS database should be filled with up-to-date aerial photos of the region to make an inventory of the current situation. This makes it easier to detect illegal construction sites.
- The execution of the MDP is evaluated every two years. All interest groups and the general public will be involved to participate in this process.
- The municipal authorities will negotiate with the national government about:
 - Road improvement.
 - Reestablishment of the railroad from Prishtinë/Priština to Pejë/Peć.
 - A study for the possibilities of hydro power-plants in the Rugova Mountains.
- Removal of the legal restrictions for the founding of a Municipal Development Agency (MDC). This requires a different approach from KTA to make the MDC productive. In particular, the MDC should be able to acquire land directly instead of swapping land via KTA.
- The municipal authorities must be involved in setting the exact boundaries for areas with special interest. Kosovo's spatial areas with special interest are:
 - Border passage zone (Kulla, Çakorr/Čakor)
 - National park (Bjeshkët e Nemuna)
 - Cultural-historical heritage protection (Pejë/Peć Patriarchate monastery, Albanian Kullas)
 - Water protection (Drini I Bardhë, Pejë/Peć Lumbardh) and thermal water.

IV.

Provisions for implementation

of Municipal Development Plan

1 Guidelines on issues of interpretation of the Urban Development Plan, during the drafting of regulating plans, and other plans

Urban Regulatory Plans

Although the municipality can start implementing the plan immediately after its conclusion, a number of elements included in the plan will need to be translated into further Urban Regulatory Plans (URP). The UDP does not define alignments, building regulations and so on and many aspects comprised in the plan need to be specified. For the areas in the city that need active development an URP will be drafted and will examine which functional programmes are feasible within the individual areas. Furthermore, all the required research will be performed (e.g. studies into archaeological sites, environmental studies and traffic regulation studies).

Urban regulatory plans can not deviate from the guidelines and objectives set by the approved UDP.

Spatial Plans for Special Areas

Spatial plans for special areas will be required for areas which are of a higher level importance. However they are drafted by the central government, Spatial Plans for Special Areas should be as much as possible in accordance with the guidelines and objectives set by the approved UDP.

2 Conditions determined by the local government on issues that are significant for land use and development in the urban area

2.1 Conditions for determining and delineating the destination of public areas as well as those that have other destinations;

The river banks in the city centre are meant to be a public space. At least the northern embankment between Rashit Gorani and E Tabakëve (next to the public hygiene building site and the green market) will be restored.

The possibility to clear all the construction on the southern embankment in order to make room for green spaces and footpaths will be further assessed.

In each existing neighbourhood, with the stress on the informal settlements, the need and possibility to establish public facilities such as playgrounds, green areas and space for car parks will be assessed. In those neighbourhood where drafting of a URP or an Urban Design is a priority, this assessment will be included in the process of drafting these plans.

In newly planned residential development areas in Kristali and New Dardania, the reservation of public spaces will be a main guideline in planning.

2.2 Conditions for space regulation for buildings of importance for Kosovo and the municipality;

Landmark buildings

On the entrance locations to the city, which are part of what is now a transitional zone (on the main roads from Prishtinë/Priština, Deçan/Dečani and Mitrovicë/Mitrovica), landmark buildings which can help to define the boundary of the urban area are allowed.

High rise buildings

In areas where there is no valid URP, the construction of new high rise buildings will be restricted according the regulations in the UDP. In the other areas, the URP should be drafted according to the guidelines and objectives set by the approved UDP.

In case higher buildings will be permitted, special attention should be given to playgrounds and other open spaces, parking provisions, accessibility and landscaping.

2.3 Conditions for establishing economic activities;

Municipal Development Agency

An other precondition for the successful roll-out of this plan is an active municipal council that takes the lead in a number of development projects: they can do this by purchasing land, by constructing roads and other infrastructure and by creating good conditions for selling plots

to private individuals and to businesses. For this purpose a Municipal Development Agency will be established. Central government in Prishtinë/Priština will be asked to lift any legal or financial impediments.

Economic activities in industrial and business area

Further expansion of industrial activities will be allowed and stimulated on the industrial zone. An expansion of the industrial zone is foreseen north of the main road to Prishtinë/Priština and east of the circular road to Vitomiricë/Vitomirica.

The new industrial area will be developed and issued in stages; the new area outside the circular road will be kept free of construction unless the planned industrial area within the circular road around the city has been fully developed.

New large scale retail activities will not be allowed in the industrial area or outside the urban area. This kind of activities has to be located in the business area or in for this purpose designated areas in the city centre.

Economic activities in urban and residential area

New construction or renovations of shops exceeding 40m² will not be allowed outside of the (sub) centre(s) which are selected by the UDP.

Economic activities in rural area

Establishment of small scale businesses up to 1000 m² of ground floor space will be allowed in the fragmented area of Vitomiricë/Vitomirica. However, in this area development of agricultural businesses, such as greenhouse development, cattle and dairy farming or processing of agricultural products, will be stressed and stimulated.

Also in the therefore appointed zone in Zahaq/Zahać, industrial and business activities will be allowed.

In the villages of Baran/Barane, Novosellë/Novo Selo and Zahaq/Zahać (outside the industrial zone), establishment of small scale businesses up to 500 m² of ground floor space will be allowed.

In the rest of the rural area, only those new small scale businesses will be allowed which are clearly related to local agriculture (farming and small scale processing of local farming products).

2.4 Conditions for establishing public activities;

Establishment of new and improvement of existing public services for the city of Pejë/Peć will be concentrated in the urban area.

In the rural area, these public services will be concentrated in the villages of Baran/Barane, Vitomiricë/Vitomirica, Novosellë/Novo Selo, Gorazhdëç/Goraždevac and Zahaq/Zahać, and to a certain extent in Drelaj/Drelje. In the other rural settlements, no growth will be facilitated.

2.5 Conditions and means of constructing buildings for housing;

Densification in existing residential neighbourhoods, after designating room for playgrounds, public and parking spaces, will be stimulated. In those neighbourhoods where drafting of a URP is a priority, an assessment of densification opportunities will be included in the process of drafting these plans.

2.6 Conditions for determining the network of areas for corridors or telecommunication track ways, as well as the municipal infrastructure network;

Integration with an urban mobility policy

A profoundly worked out mobility policy plan was not meant to be included in this UDP. A mobility plan should be drafted in addition to this UDP. The main challenges on which this mobility policy should be stated are:

- Improving accessibility of central places
- Improving of accessibility of the transport system
- Improving traffic safety
- Improving traffic liveability
- Reducing the environmental impacts of the traffic system

The mobility plan should include solutions for, among others, following issues:

- Road categorization, traffic circulation and design of junctions, considering also growing car traffic flows, new spatial developments and plans from central government related to improve main road connections.
- Public transport (bus lines, shelters, pricing, infrastructure, bus lanes, railway).
- Parking policy
- Pedestrian and cyclist policy (access roads into and out of the city must be improved by creating extra paths for cyclists and extra footpaths)
- Traffic safety

Higher level responsibilities

By means of these recommendations, the Municipality of Pejë/Peć is addressing several requests to the Ministry of Transport:

- To examine and consider the possibility to improve the road connection between Pejë/Peć and Montenegro (direction of Podgorica).
- The upgrading of the main roads and circular roads and the railway.
- The enforcement of the Law On Roads, regarding the distance (20 or 60 meters from main roads) which should be kept free of construction, and regarding unorganized or illegal accesses to main roads.
- To define the status of the new circular roads. The Municipality recommends to classify these as Main Roads.

2.7 Conditions for regulating areas and entireties of special importance;

Spatial Plans for Special Areas

Spatial plans for special areas will be required for areas which are of a higher level importance. By means of these recommendations, the Municipality of Pejë/Peć is addressing a request to the Ministry of Environment and Spatial Planning to initiate drafting of spatial plans for special areas for:

- Protection and partial use for tourism and forestry of Bjeshkët e Nemuna
- Protection discharge of the riverbed
- the Patriarchate area

2.8 Measures for protecting landscapes, natural values and cultural-historical entireties;

- A selection will be made of those elements of cultural heritage which should be protected, and proper regulations will be issued.
- No construction will be allowed in spaces which are in the UDP selected as green area.
- Outside the urban area, no construction on the riverbanks is allowed and a proper distance (50 m) shall be taken from the river.
- Cutting trees will not be permitted unless new young trees replace them. In specific areas where danger because of erosion exists, cutting trees will be prohibited.
- Construction of small accommodations for tourists in the existing villages in the Rugova valley will be allowed, if respectful to the environment and with a maximum of 10 beds per accommodation.
- Following developments will not be allowed in the Rugova valley:
 - housing construction outside the villages
 - housing construction in the villages for other reasons than natural growth
 - buildings higher than three stores (P+2)
 - large scale development for mass tourism
 - industrial activities
 - large scale agricultural land use

2.9 Means of dealing with waste (processing, filling and transport);

The existing regional landfill site near the village of Sverkë/Svrk will be appointed as the main dumpsite in the municipality. It will be upgraded, as will the road leading to it from the main road. A vision on future waste processing will be worked out in an environmental policy plan. In the urban area, a sewerage system will be developed according to the Waste Water Treatment Strategy for Kosovo (2004). For the urban area of Pejë/Peć and neighbouring municipalities, a regionally centralized water treatment plant will be planned northwest from Za-

haq/Zahać. For smaller settlements decentralized waste water plants (one for each settlement) will be planned.

2.10 Measures for preventing damaging environmental impacts;

Several measures related to environmental protection (landscape preservation, solid waste and waste water processing, forestry policy,...) have been mentioned earlier. However, an environmental policy will be worked out more profoundly in an environmental policy paper. A new environmental service will be established within the municipal administration.

2.11 Measures for preventing negative social impact;

Assessing and solving problems in informal settlements

In those neighbourhoods where drafting of a URP is a priority, specific problems regarding informal settlements will be assessed and solutions will be proposed in the process of drafting these plans.

Assessing and solving problems regarding illegal constructions

The Municipality will implement a strategy to assess illegal constructions. For this purpose a database will be created which contains for each plot the required information related to issued permits.

For each construction considered being illegal, the municipality will define whether it can be legalized whether it cannot. In case of legalization, a fee to be paid by the owner will be defined to obtain a valid construction permit.

Integrating return projects for internally displaced persons in urban planning

Facilitating projects for the return of refugees will be integrated in a broader vision on the development of the neighbourhood where the project will be implemented. In those neighbourhoods where drafting of a URP is a priority, specific problems regarding return projects will be addressed and solutions will be proposed in the process of drafting these plans.

2.12 Measures for implementing the Plan:

2.12.a Obligation for drafting detailed regulating plans;

Regulatory Plans

Although drafting of URP's covering the whole urban area and rural built-up areas is formally required, it is clear that priority should be given to some areas where spatial problems appear to be addressed urgently.

Especially those areas:

- where the city is growing in a rather unorganized or even uncontrolled way;
- which can be considered as informal settlements, containing constructions with an unclear status;
- containing constructions which are not according to the designation of the General Urban Plan of 1983 (which is in force, but only partly applicable), but which are not in conflict with the UDP;
- where a redesign and reconstruction of the public space is required need a priority approach.

These priority areas for which the process of drafting a URP should start immediately will be defined as:

- Kapeshtica and Zatra
- Kristali
- Asllan Çeshme
- Shtatë Shtatori
- Dardania
- Smaller land parts along the river banks in the city centre, including Haxhi Zeka square

The second package of URP's to be drafted will mainly contain the new development areas, such as the combined education and sports zone, and the planned extensions for Kristali, Dardania and the industrial zone. Nevertheless, it is also important not to delay the drafting of URP's for these new development areas to avoid the development of new informal settle-

ments. The drafting of URP's from the second package can be done partly parallel with these of the first package.

The area west of the road to Dečan/Dečani will be reserved as an optional extension which will be kept free of construction unless the two newly planned large-scale residential areas in Kristali and New Dardania have been fully developed within the circular road around the city.

As mentioned before, for special areas such as the Patriarchate, Rugova Mountains and main infrastructure, the Municipality of Pejë/Peć is addressing central government in order to draft the necessary Spatial Plans for Special Areas.

Urban Design

For those areas in the city which need a more profoundly visioning process or for which an active development is foreseen, an Urban Design will be drawn up prior to the URPs.

Unlike an URP, an Urban Design has no regulating power for citizens, but it will act as a more profoundly worked out vision on the development of an area and will be used as a basis to draft a legal URP.

In the process of drafting of an Urban Design, investigation will be done and proposals for solutions will be made on:

- property structure and private investment opportunities
- housing
- infrastructure (roads, electricity, water supply, sewerage, public heating,...)
- public services
- economic activities
- environmental aspects
- open space, landscape and natural value
- heritage and archaeology
- participation by future users
- ...

2.12.b Measures for land regulation and protection;

Protection of agricultural land

For the agricultural land that is surrounding the boundaries of the urban area, there is no need to draft an URP. Nevertheless, these agricultural and also natural areas should be protected against improper constructions.

According to article 22.4 from the Law On Spatial Planning, the municipality will prepare a decision on the protection of valuable agricultural land. This protected area will serve as a complement to the URP's which will be drafted for the urban area, and will help steering new developments in the designated urban areas.

In general, development of housing will not be permitted outside the villages and the urban area. Residential development will only be stimulated in the urban area and in the selected villages of Baran/Barane, Vitomiricë/Vitomirica, Novosellë/Novo Selo, Gorazhdëç/Goraždevac and Zahaq/Zahać. Exceptions will be made only for housing related to farming activities.

Organizing property repartition according to the spatial objectives

Drafting of regulatory plans, in case it is necessary or useful, will be performed together with a process of repartitioning of cadastral plots. To conduct this process of repartitioning, expropriation can be necessary.

In the agricultural area, land expansion in order to improve the structure of farming activities will be facilitated.

2.12.c Reconstruction of buildings the destinations of which are in opposition with the destinations planned.

Demolition of constructions can be considered in case an illegal construction can not be legalized because of severe contradictions with the spatial plans. In this case a location for the construction of a new house will be offered to people who have to leave their houses in case of demolition.

In some cases even legal constructions can be removed after expropriation or negotiation with the owner. In this case the municipality will offer a proper compensation.

In case the existing of a legal or illegal construction poses contradictions with the spatial plans which are less severe, restrictions can be imposed on further development (such as extension of the building, repartitioning of plots,...).

3 Provisions regarding consultation, cooperation and participation;

Improving involvement, participation and awareness

Implementation and enforcement of the development plans and regulatory plans will only be successful when the municipality can create enough support and confidence among her citizens for these activities.

A media campaign will be organized in order to strengthen the awareness of the citizens and grow their support for planning activities.

Centralisation of spatial information

Available spatial information will be centralized and integrated in a GIS system which has to be accessible by at least all directorates of the municipal administration.

Building permits

The process of granting or refusing building permits, including guarantees for transparent roles of all stakeholders (applicants, residents, other stakeholders and the administration) will be improved by clear arrangements.

A proper database and GIS system has to support the process of issuing permits. This has to be done in cooperation with the cadastral directorate.

Evaluation and monitoring

The MDP as well as the UDP will be evaluated on a regular basis, i.e. once every two years. Also, current developments and better demographic data, data concerning the need for housing and further economic factors will be considered. In the evaluations it will be determined which elements of the plan are to be implemented yet.

After five years, both plans should be reviewed as a whole.

Relation with mandate of KTA

The Kosovo Trust Agency (KTA) was established under UNMIK Regulation 2002/12 (amended by UNMIK Regulation 2005/18). Section 5.1 of Regulation 2005/18 states that "the Agency shall have the authority to administer Publicly-owned and Socially owned Enterprises that were registered in Kosovo as at December 1988 or any subsequent date (whether or not such Enterprise was the subject of a Transformation)". According to this Regulation, numerous properties in the Pejë/Peć Municipality fall under the KTA's mandate. Urban and agricultural real estate of Public and Social nature under the KTA's mandate is likely to represent a very significant percentage of the Pejë/Peć Municipality.

Between the Ministry of Local Government Administration and the KTA a so called "land swap procedure" was agreed, regarding the municipal requests to obtain social property for "public good" projects. This policy requires an assessment on a case-by-case basis, where Socially Owned Enterprises will be properly compensated for any of their properties being transferred to a municipality.

4 Provisions on the chronological order or phases of implementation;

Budgeting of the municipal expenses according to the UDP and MDP

The municipal investment planning, especially regarding those investments with a spatial component (including planning activities, public works, distribution of public services, housing and other construction), will be made according to the actions which are put forward in both draft Municipal (MDP) and Urban (UDP) Development Plans.

Within three months after the final approval of both MDP and UDP, the Municipal Assembly will approve an additional budget plan in which it is clearly stated how the implementation of both plans will be financed for the next three years. This additional budget plan will define among other things how the drafting of URP's, executing of surveys and the drafting of additionally required policy papers will be funded.

Ensuring accordance with existing policy papers

Within three months after the final approval of both MDP and UDP, the Municipality will review its sector policies in order to have them harmonized with the provisions of both MDP and UDP.

5 Elements and guidelines for further research;

- Research to be carried out and additional policy plans to be drafted:
 - mobility policy plan
 - environmental policy plan (with special attention for water pollution, sewerage and water purification plants; forestry policy; waste management)
 - waste management plan
 - assessment for heating and power production, including a feasibility study for small scale development of hydro electric power (not on the Lumbardhi itself) and wind energy
 - feasibility study for ski lift with departure from the city centre
 - feasibility study for additional irrigation networks near Baran/Barane and Gorazhdec/Goraždevac
 - further investigation feasibility archaeological site
 - research for the possible extension of the city in the north

Implementation strategies and actions

The implementation strategy and implementation actions will be classified under five main categories. These categories are related to planning and development activities in the urban and rural area, mobility and infrastructure, communication, information management and further research.

Regulatory planning

The municipality is missing realistic and contemporary regulatory plans which implement the vision of the development plans and provide transparency to the owners of land and buildings. Therefore it is important to start the drafting of several URP's, which address among others the issue of the informal settlements, new development areas and the historic town centre.

The priority areas for which the process of drafting a URP should start immediately will be defined as:

- Kapeshnica and Zatra
- Kristali
- Asllan Çeshme
- Shtatë Shtatori
- Dardania
- Smaller land parts along the river banks in the city centre, including Haxhi Zeka square

The second package of URP's to be drafted will mainly contain the new development areas, such as the combined education and sports zone, and the planned extensions for Kristali, Dardania and the industrial zone. Nevertheless, it is also important not to delay the drafting of URP's for these new development areas to avoid the development of new informal settlements. The drafting of URP's from the second package can be done partly parallel with these of the first package.

In the process of drafting URP's, special attention is required for following issues:

- systematic approach to informal settlements
- building regulations
- sites for concentration of services
- extra open space for green and playgrounds

During the phase when URP's are devised, no private buying and selling of properties and no building activities will be permitted in these areas. All the main decisions and investments will be deferred until the Municipal Assembly has decided on the final plan and until the interests of the Municipal Development Agency have been guaranteed. In the reserve zone for future expansion of the city in the south-west area such activities will be prohibited as well.

Working out of a mobility policy

As mentioned higher, a profoundly worked out mobility policy plan should be drafted in addition to this UDP. The main challenges on which this mobility policy should be stated are:

- Improving accessibility of central places
- Improving of accessibility of the transport system
- Improving traffic safety
- Improving traffic liveability
- Reducing the environmental impacts of the traffic system

Among other issues, the following very concrete actions should be worked out or organized as a part of the municipal mobility policy:

- address the Ministry of Transport to examine and consider the possibility to improve the road connection between Pejë/Peć and Montenegro (direction of Podgorica)
- reconsidering traffic circulation and parking regime

- implementation of routes for slow traffic
- transfer of the bus station
- transfer the freight yard to the industrial zone
- upgrading of shopping routes
- improving the "city gates"
- reconstruction of the main roads
- new bridges over the river
- reopening railway station
- start city bus line
- changing traffic lights and road crossings
- improving signposts

Working on spatial agricultural policy

For the agricultural land that is surrounding the boundaries of the urban area, there is no need to draft an URP. Nevertheless, these agricultural and also natural areas should be protected against improper constructions.

According to article 22.4 from the Law On Spatial Planning, the municipality will prepare a decision on the protection of valuable agricultural land. This protected area will serve as a complement to the URPs which will be drafted for the urban area, and will help steering new developments in the designated urban areas.

In general, development of housing will not be permitted outside the villages and the urban area. Residential development will only be stimulated in the urban area and in the selected villages of Baran/Barane, Vitomiricë/Vitomirica, Novosellë/Novo Selo, Gorazhdec/Goraždevac and Zahaq/Zahać. Exceptions will be made only for housing related to farming activities.

Improving involvement, participation and awareness

The communication and participation track of the planning process is an integral part of the implementation. If citizens are not aware of the implications and advantages of spatial planning, it will be very difficult to enforce the implementation of the new regulations.

Following measures will contribute to the awareness:

- a permanent communication strategy to citizens will be set up
- participation will be set as a basic precondition in further planning activities

Centralisation of spatial information

Providing access to existing spatial information is a main condition for a proper functioning of municipal administrations, regarding both planning and issuing of building permits.

Some examples of existing information are: aerial pictures, road maps, topographical maps, water supply map, map of cadastral plots, map with protected areas, urban plans, map with ecological important areas, map with important agricultural land, map with flooding areas...

Because a lot of this kind of information exists, it should become available for daily use in the municipalities. To be used in an efficient way, this spatial information will be collected and as much as possible integrated in a GIS system, which can be managed by the municipal officers.

Further research

Research to be carried out and additional policy plans to be drafted:

- mobility policy plan
- environmental policy plan (with special attention for water pollution, sewerage and water purification plants; forestry policy; waste management)
- waste management plan
- assessment for heating and power production, including a feasibility study for small scale development of hydro electric power (not on the Lumbardhi itself) and wind energy
- feasibility study for ski lift with departure from the city centre

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- feasibility study for additional irrigation networks near Baran/Barane and Gorazhdec/Goraždevac
 - further investigation feasibility archaeological site
 - research for the possible extension of the city in the north

Appendix

Index of terms

Spatial Plan

Implies the Plan for Regularization and Use of Territory, such as the Municipality, area, National park and the territory of Kosovo; this Plan describes timelines and includes real investment projections.

Urban Regulatory Plan

A type of Plan described by Article 15 of the Law on Spatial Planning.

Settlement

Means an area of urban character, agricultural land, city and other settlements proclaimed by the Municipal Assembly as housing area.

City

Implies the settlement which is set as such by the Municipal Assembly, building on the construction scale, activities and other characteristics of an urban character.

Land use

Implies the existing or the proposed designation of the use of the land parcel.

Urban Area

Is the land with set boundaries, within which urban construction is planned.

Location

Is the place where construction works are undertaken in accordance with a certain plan, or another act issued based on this Law.

Cadastral Parcel

Are areas of agricultural, forest, pasture, graze land registered in cadastre registers.

Regulatory lines

Imply the boundary point between the construction plot and the use right to the public road.

Construction lines

Imply the boundary point which defines territory on which construction is allowed within the construction plot.

Urban Norm

Is norm of spatial planning, conditions and rules abided in drafting planning documentation.

Urbanism-technical normative

Are spatial or technical conditions which define position, mutual relations of building infrastructure and safety of buildings.

Village

Is a settlement in which the population vastly deals with agricultural activities.

Agricultural land

Is land designated for cultivating agricultural cultures.

Construction Land

Is land on which objects are build in accordance with the Regulatory Plan, respectively the urban plan, or another act issued in accordance with this Law and provides for object construction.

Protected area

Is area of protected natural and environmental resources, and agricultural areas, immovable cultural and archaeological heritage.

Protected Area

Is the spatial part which is designated with the aim of preserving natural, cultural-historical and archaeological resources, protection of environment against pollution or provision of spatial conditions for unhampered exertion of activities, and safety of inhabitants and space around it.

Profile

Is a document which describes the existing situation of municipal spatial development.

Investment Capacity Assessment

An analysis which describes existing investment capacities for the future, including all aspects and opportunities of investment, starting from existing natural resources, human resources, local budgets. The private sector, international financial organizations.

SWOT analysis (Strengths, Weaknesses, Opportunities and Threats)

The Strength, Weakness, Opportunity and Threat (SWOT) analysis facilitates the classification of identified issues within one of these four groups, and facilitates management in the planning process.

GIS

The Geographical Information System - an information system which aims to provide all data with a geographical-spatial reference. Important because it provides location for the monitored phenomenon.

The Vision

A statement on the future desired based on the existing situation.

Targets / Goals

Parts of the Vision, identifying the focus of tendencies for a medium or long term.

Objectives

Parts of the stated goal, more a manner of realization of the goal.

Priority

The primary objective in the process, assessed as important and very urgent.

Strategic Planning

Planning oriented towards solving key problems, concentrated planning of a limited number of issues, promoting pro-active processes in relation to development, etc.

Concepts

A way of thinking towards achievement of a desired condition. The concept of the idea helps in searching for the solution to the problem. Concepts may be topics or appropriated phrases which may secure more focused investigation.

Scenarios

Are an assumption of potential situations in future development. The key principle in working with scenarios is the question - What If?

Policies

- A way, accepted by decision-makers, for achieving one or more goals
- An appropriated orientation followed by one or a group of actors in addressing a problem or issue of interest
- An effort to define and amend a rational basis for action or non-action
- A decision or a set of decisions which implies selection of one of a series of alternatives

Strategy

A sorting of actions in achieving an objective.

Quality agricultural land

Agricultural land classified in categories of 1-4 of the quality of land.

Challenges of Spatial Development

Unsolved issues which seek for urgent attention.

Monitoring and evaluation

A process of observing and evaluation of the realization of a task – specifically the SPK in this case.

Action Plan

A flow of activities, describing actions, responsible authorities on actions, outcomes expected, temporal, organizational and financial implications.

Informal settlements

Are settlements categorized by evaluation, based on four main criteria – given at the KSIP

Standard VI of the KSIP

Ownership rights.

Environmental degradation

Negative impact on environment, with a tendency for destruction of its values.

Sustainable development

Social, economic and environmental development, which considers resource utilization as an asset which needs to be preserved for the future generations.

Balanced development

A principle which aims equal development of different regions within a territory, or specifically the Kosovo territory with regional countries.

Polycentric development

Development which consists in development of more than only one strong centre in a territory, and insists at equal/complementary distribution of key functions of development.

Monocentric development

Development which aims monopoly of administrative, social, economic and other functions in a single city - usually a capital city.

Compact, concentrated development

Development which aims for a rational space utilization, through densification of construction and development within a limited space.

Territorial cohesion

A principle by which it is aimed to have better spatial links, without considering administrative borders, but realized through an improved social, economic and environmental cooperation.

Principles

Usually values proposed and continuously agreed upon to be respected in the future. In our case, values to be respected are the ones during and after the approval of the plan, namely its implementation.

Green areas - belts

Areas which under strict control of development. The purpose of green belts is to control unlimited expansion of construction areas, halt joining of adjacent cities, prevent encroachment into landscape, protect environment and the specific character of historical cities and assist urban regeneration, encouraging reclamation of poorly used land and other types of land.

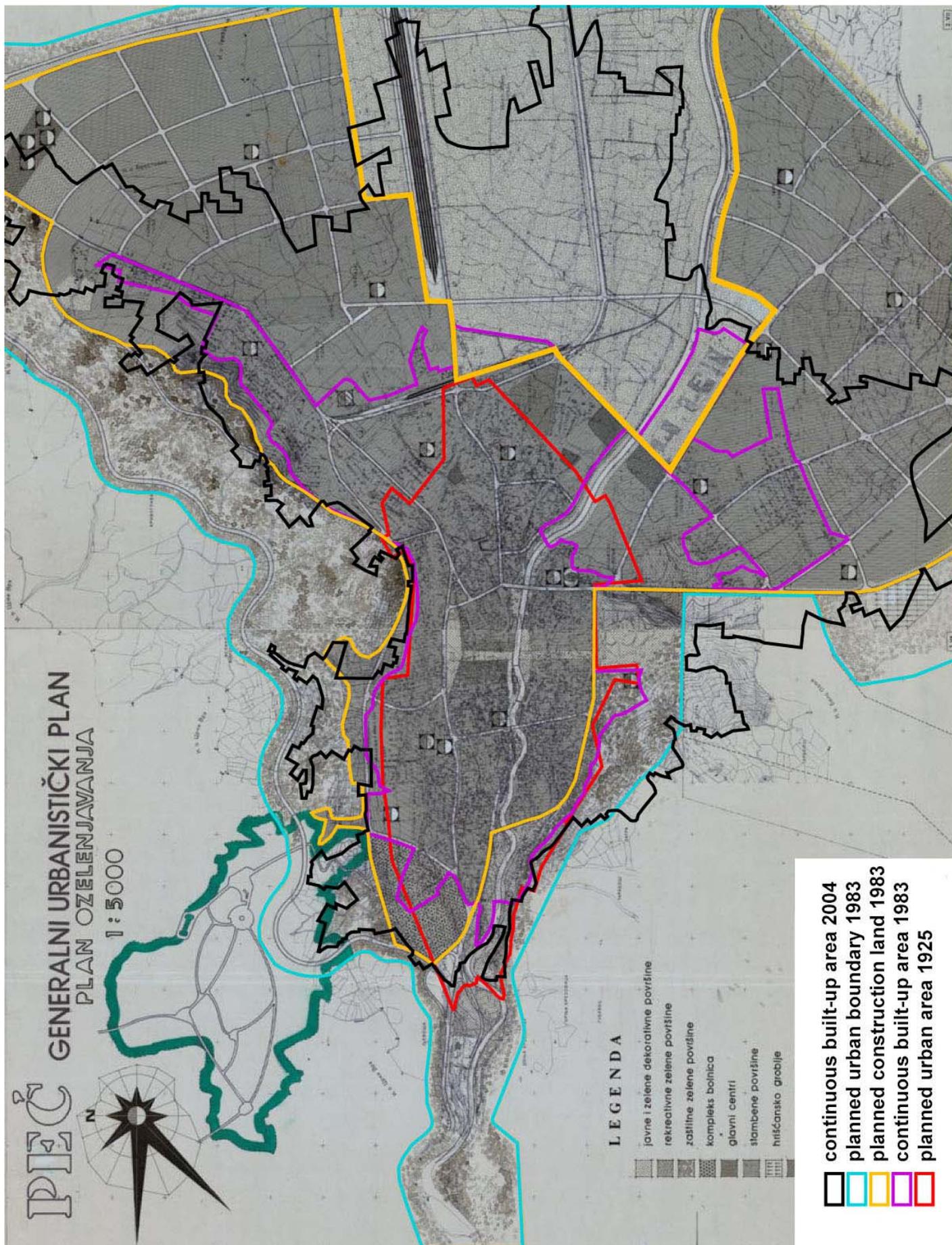
List of used materials

- The Kosovo Spatial Plan
- The Strategy for Local Economic Development
- Draft MDP drafted by DHV
- Draft UDP drafted by DHV
- The report of the Public Review
- Recommendations made by Working Groups
- Regional recommendations derived from the Consultation process on Kosovo Development Strategy and Plan

Maps

Following maps are provided in annex:

1. Analysis of the urban growth of city of Pejë/Peć
2. General map of the Municipal Development Plan



Municipal Development Plan of Pejë/Peć

