MINISTRY OF ENVIRONMENT AND SPATIAL PLANNING
KOSOVO ENVIRONMENTAL PROTECTION AGENCY
Directorate for Managing “Bjeshkët e Nemuna” National Park

REGULATORY PLAN “GROPA E ERENIKUT”

INSI
Pristina 2018
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Introduction

This document is prepared under the component "C3-A3, Improving the management of cross-border nature areas" described in the Kosovo Environmental Program (KEP) within the framework of the Ministry of Environment and Spatial Planning (MESP), Government of Kosovo. It is one of the eight technical components of a program for environmental, climate and water resources management, proposed by MESP and funded by the Swedish International Development Agency (SIDA).

The document is consistent with the mentioned component, which focuses on two main activities:

- Development of the Management Plan for the National Park “Bjeshkët e Nemuna” and Regulatory Plans for the 3rd Areas for 2 National Parks;
- Strengthening the capacities of the National Park Directorates for Natural Resources Management.

This plan is drafted according to the projecting task requirement of date: 00.00.0000, announced by the contracting authority. In the projection task it was not required to draft a Detailed Regulatory Plan under AI no. 01/2018. During the consultative process with the contracting authority and the parties involved in the process, it was agreed that this plan will be harmonized, as far as possible with AI no. 01/2018. We as a drafting company have made maximum efforts to prepare this planning document according to the requirements of the aforementioned AI, while at the same time having a basis for the projecting task and contractual obligations of contract no. .....
Methodology

The methodology of this Regulatory Plan is based on international experience and best practices (see "Draft Report on Best Practices on Regulatory Plans in National Parks" submitted in March 2018) as well as in some documents from Kosovo:

- Law on Spatial Planning No. 04/L-174 (2013);
- Law on Nature Protection No. 03/L-233 (2010);
- Law on “Bjeshkët e Nemuna” National Park No. 04/L-086 (2013);
- Law on “Sharri” National Park No. 04/L-087 (2013);
- Draft Spatial Plan for “Bjeshket e Nemuna” National Park
- Administrative Instruction for SRP;
- Municipality of Junik Development Plan (MDP)

According to the Kosovo Law on Nature Protection 2010 and the Law on Spatial Planning of Kosovo, 2013 (Articles 3, 14 and 17), competent authorities may develop "detailed regulatory plans" (DRP) for areas where spatial development and control is necessary, especially for areas in the National Parks. SRPs are a special tool for local spatial planning. According to the administrative instruction, a SRP contains 3 parts:

- Reasoning Report (see Chapter 2.3 Reasoning)
- Textual report (this document)
- Cartographic chapter (map attached to this document)

The main principles (related to 4 pilot areas) for DRP design are:

- SRPs are drafted only if there is a specific need for more detailed spatial development conditions for a given area than is provided in the relevant zoning map;
- SRPs can be drafted only if the Planning Authority gives a clear justification why detailed space regulation is needed;
- Detailed Plans are detailed plans for residential areas or other areas where construction will be permitted;
- Promotion of social and economic development of the planned area;
- Preservation of the nature and historical and cultural character and environmental resources of the planning area;
- Providing facilities for road and transport infrastructure efficiently and effectively;
- Promotion of open space and recreational facilities suitable for anticipating development needs.

The process and teams involved in the drafting of the Regulatory Plan

Within the KEPA, this process of drafting regulatory plans is pursuing a capacity building approach; the DRP drafting process was led through a series of workshops, also designed as a training program. Several stakeholders are involved in the planning process during a series of seminars / trainings; Stakeholders were from the Ministry of Environment and Spatial Planning, National Park Directorates, Municipalities and NGOs. The basis for this process is
described in a local spatial planning training program and a report on best practices in local spatial planning. Both documents were submitted in February 2018 to KEPA and MESP.

The main steps through the capacity building process were:

- Selecting 4 pilot areas for SRP
- Registering current situation in 4 pilot areas;
- Best case law for local spatial planning;
- Analysis + assessment of current status;
- Defining objectives for spatial development;
- Scenarios and development framework;
- Presentation and discussion of the first draft of SRPs;

Seminars and meetings with interested parties were held at:

- 13 September 2017 (Sharri Hotel, PRizren / Prevalle): Establishing the working group and defining the framework of the process;
- 8 November 2017 + 9 November 2017 (Hotel Magra, Boge): defining the criteria for pilot action and selection of pilot areas with the working group;
- 14 February 2018: Meeting with the Municipality of Peja and DPNP BeN
- 21 February 2018: registration, analysis + assessment of the current status at NP BeN, expanding the working group; best case laws from EU countries;
- 13 April 2018: Meeting with the Municipality of Prizren and DPNP Sharri
- 17 April 2018: Meeting with the Municipality of Dragash and DPNP Sharri
- 19 April 2018 (Sharri Hotel, Prizren / Prevalle): registration, analysis + assessment of the current situation at NP Sharri, expanding the working group; best case laws of the EU countries;
- 8 May 2018: Visit in the field in Zaplluxhe. In PK Sharri
- 26 June 2018: Meetings with local interested parties
- 12. September: Workshop on objectives and scenarios

Purpose of the Detailed Regulatory Plan (DRP)

The aim is to prepare Regulatory Plans as an example for the future and other areas in the Sharri National Park. According to the AI, a DRP is:

- Creating conditions for space regulation in specific parts of areas or planned areas, including construction conditions. The conditions for space regulation are more detailed than the conditions set out in the Municipal Zoning Map and higher level spatial planning documents.
- Creating a framework for capital investments and complex projects, including the integration of development with technical, road, public and social infrastructure.

Liaison with the Municipal Zonal Map

The Municipality of Junik has not yet begun the process of drafting the Zonal Municipal Map, consequently the only link in this process was done based on the MDP and the draft of Spatial Plan for "Bjeshkët e Nemuna".
General Review of the Preliminary Regulatory Plans applicable to the area covered by the current Plan

This plan is the first regulatory plan for this area. The preliminary or even current spatial plan that covered this area is only the MDP of the Municipality of Junik and the draft Spatial Plan for "Bjeshkët e Nemuna".

Possible amendments and supplements of the zonal map of the Municipality

The Municipality of Junik does not possess the Municipal Zonal Map and has not yet started the process of drafting this document. Therefore, this topic is not relevant to this document.
Planned Area

The area of "Gropa e Erenikut", according to the zoning of the draft Spatial Plan for "Bjeshkët e Nemuna", is defined as the third zone. The zoning categories within the National Parks are regulated according to the relevant law for the respective Park, wherein the third zone are defined as a sustainable use area where construction and reconstruction is allowed. More accurately, the Park Protection regimes are defined in Article 3 of Law no. 04 / L-086 for the National Park "Bjeshket e Nemuna", namely point 1.3. The third zone defines the following:

The third zone - sustainable exploitation includes parts of the territory of the National Park "Bjeshkët e Nemuna", where the following can be done: construction, reconstruction, protection of traditional facilities and recreation, tourism and residents' needs in the territory of the National Park and use of pastures and economic use of natural goods according to the Law on Nature Protection and in accordance with the respective laws and the National Park Spatial Plan.

The boundaries of the planned area

The third area "Gropa e Erenikut" lies in the western part of Kosovo and the Municipality of Junik and Deçan, respectively in the southern part of the "Bjeshkët e Nemuna" National Park. The "Gropa e Erenikut" area consists of three subsections and has a total area of 117.36ha. Sub-zones which compose the “Gropa e Erenikut” zone are as following:

1. “Gropa e Erenikut” with a surface of 98.6ha;
2. Smail Ibraj's mountains huts with a surface of 9.12ha, and
3. Goçajve's mountains huts with a surface of 9.64ha.

Part of the study or treatment area within this planning document is also buffer zone 100m away from the border of the three subzones, which as a whole has a surface of 90.87ha, where together with three subsections reach the surface of 208.23ha.
Map no. 1. Area and borders of the zone “Gropa e Erenikut”

Cadastral parcels within the planned area with private and public ownership

The third zone “Gropa e Erenikut” expands in the territory of two municipalities of Kosovo, namely in the territory of the Municipality of Junik (86%) and Deçan (14%).

The territory of the Municipality of Junik lies in Cadastral Zone Junik, with complete and partial extension to 11 cadastral parcels according to the following numbers: 46-0; 5067-0; 51-0; 52-0; 53-0; 5065-0; 5068-0; 16-0; 64-0; 63-0; 5066-0. The ownership of all the above parcels in ZK Junik is public.

The territory of the Municipality of Deçan lies in the Poberxhe Cadastral Zone, with complete and partial extension to 11 cadastral parcels according to the following numbers: 1-0; 2-0; 9-0; 8-0; 6-0; 7-0; 22-0; 23-0; 5-0; 21-0; 28-0; 1630-0; 3-0. The ownership of all the above parcels in ZK Poberexhe is public.
Assessment of the condition of the planned area

Physical aspect

The area is located on a very rough terrain, which in the dimension of hypsometry has an extension of 1610m of MASL to 1900m of MASL, with a total equivalent of 290m. One of the main roads leading to the highest mountain of Kosovo, at the top of Gjeravice (2656m), passes exactly through the area.

Hydrographically, the largest river is the Erenik River which is a vital part of the Dri River basin, the largest river in Kosovo. The source of the Erenik River is above the "Gropa e Erenikut" area, which makes the initial shaping exactly in this area, where there are a total of 9 waterways on the left, and the ground is more reversed, while on the right side, the area has an aquatic flow.
Map no. 3 Hypsometry of the terrain in the “Gropa e Erenikut” terrain

Photograph 1. Erenik River basin
The area of the "Gropa e Erenikut" lies on a high mountainous terrain and is known for its severity, where over 55% of the territory of the area has a high and very high incline, while about 30% has an average slope and about 14% has a soft and weak slope. From the results of the above analysis it is understood that in the area of Erenik, in terms of the slope dimension, about 45% of the area is suitable for development, respectively for the establishment of construction structures.

<table>
<thead>
<tr>
<th>no.</th>
<th>Slope</th>
<th>Class</th>
<th>Hectares</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 - 5%</td>
<td>Weak</td>
<td>4.25</td>
<td>3.62</td>
</tr>
<tr>
<td>2</td>
<td>5 - 10%</td>
<td>Soft</td>
<td>12.03</td>
<td>10.25</td>
</tr>
<tr>
<td>3</td>
<td>10 - 18%</td>
<td>Average</td>
<td>35.34</td>
<td>30.11</td>
</tr>
<tr>
<td>4</td>
<td>18 - 30%</td>
<td>High</td>
<td>53.84</td>
<td>45.87</td>
</tr>
<tr>
<td>5</td>
<td>&gt;30%</td>
<td>Very high</td>
<td>11.90</td>
<td>10.14</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>117.37</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Tab. 1. Slopes of the terrain in “hectares and “%”
Map no. 4 Slope of the terrain in the zone “Gropa e Erenikut”

Photograph 3. Eroded area where the erosion is very active

Over 55% of the area of the "Gropa e Erenikut" area has northern orientation (N, NE-NW), while 35% have southern orientation (S, SE -SW), while only 9.78% of the surface area has eastern exposure (8.39%) and western (1.39%). See the table and the map below.
<table>
<thead>
<tr>
<th>Serial no.</th>
<th>Exposure</th>
<th>Area/hectares</th>
<th>Area/%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>North</td>
<td>27.46</td>
<td>23.39</td>
</tr>
<tr>
<td>3</td>
<td>North-East</td>
<td>26.06</td>
<td>22.20</td>
</tr>
<tr>
<td>4</td>
<td>East</td>
<td>9.85</td>
<td>8.39</td>
</tr>
<tr>
<td>5</td>
<td>South-East</td>
<td>17.09</td>
<td>14.56</td>
</tr>
<tr>
<td>6</td>
<td>South</td>
<td>20.26</td>
<td>17.26</td>
</tr>
<tr>
<td>7</td>
<td>South-West</td>
<td>3.72</td>
<td>3.17</td>
</tr>
<tr>
<td>8</td>
<td>West</td>
<td>1.63</td>
<td>1.39</td>
</tr>
<tr>
<td>9</td>
<td>North-West</td>
<td>11.30</td>
<td>9.62</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>117.37</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Tab. 2. Exposure to 'ha' and '%'

Map no. 4. Exposure of the terrain in the “Gropa e Erenikut” zone
Photograph 4. Some of the types of architecture of buildings constructed in the zone of high slopes

In the aspect of tectonic construction, in general, "Bjeshkët e Nemuna" including the "Gropa e Erenikut" area are new mountains, while in the seismic aspect this area extends to the maximum intensity of Ritter’s VI scale.

In the aspect of geological construction, the "Gropa e Erenikut" area consists mainly of glacial sediments (more at) created from the glaciers' period and in the small stretch mainly towards the tip of Gjeravica there are also methodical bases.

This area is dominated by land types like rendezines in compact limestone rocks, shallow brown lands on shale, rocks and bare rocks.
Map no. 5 Petrology composition in the “Gropa e Erenikut” zone.

<table>
<thead>
<tr>
<th>Physical aspect</th>
<th>Useful \n(... have positive influence)</th>
<th>Damaging \n(... have negative influence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal</td>
<td>Advantages</td>
<td>Possibilities</td>
</tr>
<tr>
<td></td>
<td>– relatively well conserved</td>
<td>– Natural conditions offer</td>
</tr>
<tr>
<td></td>
<td>environment;</td>
<td>opportunities for development</td>
</tr>
<tr>
<td></td>
<td>– Numerous sources of water in</td>
<td>of various forms of tourism.</td>
</tr>
<tr>
<td></td>
<td>the area and near its sled;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Exposure and slope relatively</td>
<td></td>
</tr>
<tr>
<td></td>
<td>suitable for development;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Gjeravic peak 2656m.</td>
<td></td>
</tr>
<tr>
<td>External</td>
<td>Weaknesses</td>
<td>Risks</td>
</tr>
<tr>
<td></td>
<td>– Lack of managing plan for the</td>
<td>– The geological composition of</td>
</tr>
<tr>
<td></td>
<td>Park;</td>
<td>glacial sediments is not a very</td>
</tr>
<tr>
<td></td>
<td>– Lack of regulatory plan;</td>
<td>stable basis for development;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Certain parts have marked</td>
</tr>
<tr>
<td></td>
<td></td>
<td>slopes, which hinder the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>development of construction in</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the area;</td>
</tr>
</tbody>
</table>
Social aspects

The area does not have social content in terms of municipal services, but there are constructions, mostly of mountain hut type for residence and other livestock housing facilities. In the area are registered about 200 construction facilities, all without building permits. Since all constructions are on public land, it is a typical case of these sides, where for centuries the farmers of these areas have built their mountain huts in this form. After the last war there is a higher trend of constructions and mainly of solid type of urban buildings in permanent settlements, where we also have the creation and the fragmentation of non-formal divisions of public lands for exploitation. This type of land fragmentation within public property is usually surrounded by a wire fence, predominantly with barbed wire, which also poses a permanent risk to winter skiers. The size of these informal divisions ranges from 1.5 ares to 25 ares, but there are rare cases when they are even bigger.

Photograph 5. The activity of constructions without permits (illegal) in the zone

Photograph 6. Type of the house, fence and the construction manner of toilets and discharge of waste water in the river
Photograph 7. Type of the mountain hut and barn within the same area of use (keeping cattle)

Photograph 8. Type of the barn constructed with wooden material and the roof covered by nylon.
Map no. 6. “Used parcels” at “Gropa e Erenikut” zone

Photograph 9. Type of mountain huts in the subzone “Smajl Ibraj”, where besides wooden roofs we can also see that concrete is a frequent construction material.
Photograph 9. Type of mountain huts with combined material (stones – wood)

The area is quite dynamic both in terms of tourism due to the tourist potential that these mountains have, ranging from mountain tourism, mountain climbers and other types of health tourism. One of the main paths leading to the top of Gjeravica (2656m), which is the highest point in Kosovo, passes exactly through this area.

No municipal services such as water supply, waste collection, telephone and internet are provided in the area. Moreover, electricity is absent in the area. The solution for drinking water is on an individual basis, each at the nearest source of natural water, there is also a lack of wastewater removal and treatment infrastructure.

Roads in the area are mostly gravel and stone. Roads are generally narrow and without drainage system, there is also no signalling or elementary marking. The total number of roads in the area is 35, where the road with minimum length is 17m, the maximum is 3,332m, and the total road length within the treatment area is 14,212m.

Photograph 10. Roads in the sloped terrain of the subzone “Gropa e Erenikut”
Unlike the Bogë area, in the National Park Gropa e Erenikut we have a smaller construction area where most of these constructions are of a mountain house character, similar phenomenon is that even in this area most of the buildings do not possess construction...
permits and are rudely constructed in the concept of spatial alignment and adaptability in the landscape context.

Based on information from the existing situation in "Gropa e Erenikut" we have about 190 buildings, where apart from a hotel building, other buildings are mountain houses built by citizens, all of which are privately owned, but there are also cases where constructions are built on municipal land. Regarding the materials of the majority of buildings, we are dealing with red brick, concrete, wood, tile roofing and corrugated iron with different colours.

Facades also consist of some materials mainly dealing with Wood, but we also have facades ranging from white, dark brown, grey, stones, different colored bricks etc. Windows are made of wood but we also have cases when the windows are made of materials like plastics, aluminium etc., which besides wood as organic material and suitable for the area, other materials mentioned above do not fit the organic materials used on the façade as well as in the aspect interconnection between Architecture and Environment, where mainly in these cases, constructions are recommended to be constructed from circumstantial materials that create a harmony between architecture and the environment. In addition to mountain houses, we also have a building which, thanks to its capacity, does not meet the requirements of visitors. All types of buildings have different styles of architectural form, ranging from houses of mountain character, style of modernity and combination of these two.

<table>
<thead>
<tr>
<th>Social aspect</th>
<th>Useful (... have positive effect)</th>
<th>Damaging (... have negative effect)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Advantages:</td>
<td>Possibilities:</td>
</tr>
<tr>
<td>Internal</td>
<td>– Tradition in Livestock;;</td>
<td>– Development of mountain and hiking tourism;</td>
</tr>
<tr>
<td></td>
<td>– Tradition in Tourism;</td>
<td>– Developing winter sports;</td>
</tr>
<tr>
<td></td>
<td>– Large ares of grassland;</td>
<td>–</td>
</tr>
<tr>
<td>External</td>
<td>Weaknesses</td>
<td>Risks</td>
</tr>
<tr>
<td></td>
<td>– The phenomenon of property non-formalities;</td>
<td>– Increasing and developing property non-formalities;</td>
</tr>
<tr>
<td></td>
<td>– Usurpation of public property;</td>
<td>– Increasing the number of unauthorized constructions;</td>
</tr>
<tr>
<td></td>
<td>– Unauthorized construction;</td>
<td>–</td>
</tr>
<tr>
<td></td>
<td>– Lack of a Park Management Plan;</td>
<td>–</td>
</tr>
<tr>
<td></td>
<td>– Lack of Regulatory Plan;</td>
<td>–</td>
</tr>
</tbody>
</table>

**Economic aspects**

In addition to the livestock that this area has due to large grazing areas, this area is also known for the mountain fruits, especially because of blueberries, where during the summer in this area and near it presents considerable amount of blueberry which is mainly distributed in local and national market.

The area is also known because of its wood, namely coniferous forests, pine.
Map no. 8. Use of land in “Gropa e Erenikut” zone

<table>
<thead>
<tr>
<th>No.</th>
<th>Use</th>
<th>Frequency</th>
<th>Hectares</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Mountain huts</td>
<td>122</td>
<td>10.05</td>
<td>8.57</td>
</tr>
<tr>
<td>3</td>
<td>Road</td>
<td>5</td>
<td>4.76</td>
<td>4.06</td>
</tr>
<tr>
<td>1</td>
<td>Grazing pasture</td>
<td>52</td>
<td>63.76</td>
<td>54.33</td>
</tr>
<tr>
<td>4</td>
<td>Bushes</td>
<td>11</td>
<td>8.11</td>
<td>6.91</td>
</tr>
<tr>
<td>2</td>
<td>Forests</td>
<td>38</td>
<td>30.67</td>
<td>26.14</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>228</strong></td>
<td><strong>117.36</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

Tab. 3. Use of land in “Gropa e Erenikut” pursuant to participation in hectares

The largest percentage belongs to the grazing pastures, forests and bushes with 33.05 %, mountain huts 8.57 % and roads with 4.06 %.
Tourism capacities

Even the "Gropa e Erenikut" is developing more and more as a tourist village - even as there is still no organized village structure with concentration of tourism resources classified according to the approved standards for development of tourism and enjoys certain privileges, but within the "Gropa e Erenikut" there are accommodation units - hotel entities that provide accommodation and accommodation services as well as food and beverage services.

In the "Gropa e Erenikut" we have a hotel called "Grand Gjiravica" which has two buildings, the first facility has the capacity of 12 bedrooms, restaurant and other contents, and in the new building there are 5 bedrooms on the ground floor and ground floor has dayroom, kitchen bathroom.

A particular importance has been paid to the room equipment, the harmoniously used colours in this Hotel and creation of a relaxing and aesthetic atmosphere.

Hotel owners organize activities such as: as walking, sports and other mountain activities.
Photograph 14. Space with potential for healing, rehabilitation and recreational center

<table>
<thead>
<tr>
<th>Economic aspect</th>
<th>Useful (... have positive effect)</th>
<th>Damaging (... have negative effect)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advantages:</td>
<td></td>
<td>Possibilities</td>
</tr>
<tr>
<td>Internal</td>
<td>– Livestock development;</td>
<td>– Development of mountain tourism</td>
</tr>
<tr>
<td></td>
<td>– Development of the forestry</td>
<td>and alpine tourism;</td>
</tr>
<tr>
<td></td>
<td>harvesting economy;</td>
<td>– Development of a ski centre</td>
</tr>
<tr>
<td></td>
<td>– A large amount of mountain</td>
<td>– Increase and development of</td>
</tr>
<tr>
<td></td>
<td>fruits, especially blueberry;</td>
<td>ownership and economic insecurity;</td>
</tr>
<tr>
<td></td>
<td>– Large zones of grazing areas;</td>
<td>– Increasing the number of illegal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>buildings and the possibility of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>their collapse;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>– Production of livestock eco-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>products and its by-products</td>
</tr>
<tr>
<td>External</td>
<td>– Development of informal</td>
<td>– Growth and development of</td>
</tr>
<tr>
<td></td>
<td>agricultural activities;</td>
<td>property and economic insecurity;</td>
</tr>
<tr>
<td></td>
<td>– Lack of mountain fruit</td>
<td>– Increasing the number of illegal</td>
</tr>
<tr>
<td></td>
<td>collection center;</td>
<td>constructions and the possibility</td>
</tr>
<tr>
<td></td>
<td>– Lack of a Park Management</td>
<td>of their demolition;</td>
</tr>
<tr>
<td></td>
<td>Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>– Lack of Regulatory Plan</td>
<td></td>
</tr>
</tbody>
</table>

**Environmental aspects**

This area is considered one of the most ecological areas of Kosovo, because water, air and land have minimal pollution rates or are not polluted at all. Also snow sustainability in this area is among the highest in Kosovo, where avalanches are present and should be considered
as one of the potential threats in the area. The central part of the "Gropa e Erenikut" subzone due to the Morea sand sediments is also classified as underground deposits of water.

Since the forests look pretty well preserved in the area, continuous illegal constructions, respectively the excavations during the summer season represent one of the potential pollutants and the number one degrader in the area. It is also worth noting that uncontrolled harvest of mountain fruits and aromatic and medicinal herbs in the area presents a risk and destabilizing factor of the area on the environmental plain.

**Biodiversity, Flora and Fauna**

"Gropa e Erenikut" as the area where the Comprehensive Regulatory Plan is drafted belongs to the Albanian Alps, respectively the third zone of the "Bjeshket e Nemuna". Most of the area is administered by the Municipality of Junik. Junik area contains relict species of fauna and flora including endemic native herbaceous species of high scientific and pharmaceutical value. Due to the developed fauna, especially the many species of birds present, the Albanian Alps, including the Junik Mountains, are listed in international lists such as

During our field outflows we have encountered many bare spaces and under high erosion influence, especially from erosion that comes as a result of the water coming from the sloped terrains. Another cause is also the removal of forests as a result of crops and other degradations that come from the human factor as well as carelessness when performing the works when it is known that the area has a high sensitivity.
Types of Flora

Studies in this area have identified these types of flora that are and/or should be included in the international lists for protection. It is worth pointing out:

➢ autochthonous species of forest trees:
  • beech and fir forests (which grow at the altitude of 1300-1500 m)
  • Fir, White Arneni that is endemic and relict (grows in Gjeravica)
  • *Pinotum Mugo* (mountain pine) playing an important role in preserving soil from erosion grows at an altitude up to 2000 m
  • in oak forests at 300-900 m altitude dominate: Qarri, Hungarian oak, Bunguta, oak, Chestnut. Also present are *Acer Intermedium* (Hirkania's paft), *Acer Tataricum* (Uleza), *Ostrya Carpinifolia* (Melleza) and other species such as Mountain Maple, Wild Pear, Cherry, Hazelnut, Thana, one-core Hawthorn and many herbaceous plants.
Part of the features of “Gropa e Erenikut” are also the associations of juniper with blueberries (cherry).

In control of the exploitation: In general, all the flora and vegetation of the Albanian Alps is at risk of destruction and disappearance, therefore the municipality should take measures to prevent the negative occurrences caused by the anthropogenic factor. Stopping illegal logging of forests, preventing accidental burns, are some measures. The municipality should have control over the use of the vegetation within its competencies.

The Balkan endemic herbaceous species of scientific and pharmaceutical value found in Gjeravica are Draba Karabenis (*Draba of Korab*) / at risk of disappearance; Cerastinum Dinarcicum (*Dinaric Cerast*) / at risk of complete disappearance /; Sempervivum Macedonicum (*Macedonian Burgulli*); Lilium Albanicum (*Albanian Lily*), Rumex Balcanicus (*Balkan Sorrel*), Gentiana Lutea (*Sanza*) etc. The Macedonian Burgulli is on the European Red List, UNESCO (1991) / because of the risk of disappearance.

Types of Fauna

Characteristic for the Albanian Alps including the Junik Mountains are: types of amphibians, Reptiles, Poultry, and Mammals. Registered in the Red Book is the Western capercaillie (Tetrao Urogallus), which is endangered as it is very sensitive to the noise and presence of man and lives in Gjeravica. Then Bonasa Nonasia present in the Junik Mountains; The Accipitridae family is predatory with some species but distinct from the Eagle Mountain (*Aquila chrysetos*) which has a powerful body and elegant flight and a size of 76-89 cm, living in high mountains and steep cliffs in the Junik Mountains. Mammals also live in the territory of the Albanian Alps, the Dark Bear whose existence is threatened (it is vulnerable to the noise of the sawmills, human presence, cutting of forests etc.). The risk of extinction also threatens the Lynx (*Lynx*) because it is sensitive to human loudness and presence. Deer, wild goat, wild cat and etc. are decreasing in numbers.
Unfortunately, poor management of this natural resource causes major problems to its entire habitat and endangers further degradation. The announcement of the Albanian Alps as National Park will create conditions for the preservation and protection of the rich variety of fauna of this area.

<table>
<thead>
<tr>
<th>Environmental aspect</th>
<th>Useful (...have positive impact)</th>
<th>Damaging (...have negative impact)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal</strong></td>
<td>Advantages</td>
<td>Possibilities</td>
</tr>
<tr>
<td>− Tradition in farming;</td>
<td>− Development of eco-tourism.</td>
<td></td>
</tr>
<tr>
<td>− Tradition in tourism;</td>
<td>− Development and promotion of eco-products;</td>
<td></td>
</tr>
<tr>
<td>− Large areas of grazing pastures;</td>
<td>− Controlling the use of resources;</td>
<td></td>
</tr>
<tr>
<td>− Relatively protected environmental zone;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>− Clean air and water;</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>External</strong></td>
<td>Weaknesses</td>
<td>Risks</td>
</tr>
<tr>
<td>− Lack of a Park Management Plan;</td>
<td>− Failure to approve SP for KP &quot;Bjeshkët e Nemuna&quot;;</td>
<td></td>
</tr>
<tr>
<td>− Lack of Regulatory Plan;</td>
<td>− Failure to draft a Park Management Plan.</td>
<td></td>
</tr>
</tbody>
</table>

Other supporting studies based on the existing situation that are relevant to the thematic field

In the course of addressing various issues within this project we have also analysed the reasoning report of the declaration of "Bjeshkët e Nemuna" as "National Park", the draft Spatial Plan for "Bjeshkët e Nemuna", the Bjeshkët e Nemuna Zoning Report and the Municipal Development Plan of the Municipality of Junik.

Also vital parts of this plan are the topographic metering in the area, reports of meetings with the municipal staff, as well as study visits in the area.

**Identifying problems and matters that should be improved**

During various analysis for the “Gropa e Erenikut” zone, a series of problems of various natures, big and small ones, have been identified, which are listed based on their importance as following:

1. Unsolved property-legal status of mountains huts owners;
2. Usurpation of public property;
3. Unplanned construction without construction permit;
4. The growing trend of illegal constructions;
5. Destabilization of the terrain by numerous excavations, without any environmental consent or construction permit;
6. Total lack of municipal services;
7. Lack of roads and their accompanying infrastructure according to standards for such areas;
8. Lack of electricity;
9. Lack of organized and supervised drinking water system;
10. Lack of sewage system and removal and treatment of waste waters;
11. Lack of waste collection and treatment system;
12. Absence of the Managing Plan for the Park of Bjeshkët e Nemuna;
13. Lack of Regulatory Plan, etc.

Typical natural, economic and social features

Among the typical natural features that characterize the zone are:

- Natural landscape consisting of valleys, mountain ridges, glacial lakes and the highest peak of Kosovo - Gjeravica 2656m. The area has a stunning landscape almost throughout the year, where in different times of the annual time span variety of seasons are presented within a day from a single point of view.
- Large fund of pastures, petty plants, especially blueberries and small livestock products such as sheep, composes a typical feature of the area's economic landscape. Another important element is the wood, which represents the construction base in this area for the construction of mountain huts and other buildings.
- In the social aspect, the feature of the area is the division of the area into three neighbourhoods, where the use of all the goods of this area is done according to traditionally defined terrains over centuries. Each part of land in this area is publicly owned, thus representing a form of ownership in some way unclear to the Law on Immovable Property in Kosovo.

Photograph 16. Mountain huts at the entrance of Gropa e Erenikut
During the site visit it is concluded that there is an enormous trend of new constructions, which will pose a challenge in itself.
Some of the existing homes are constructed of tile material, concrete and other solid materials as well as facades that are not very friendly to the character of the area and should be careful about the proposals for the materials they should and can use, as well as facades, facilities and roofs.
Photograph 21. Blueberry (INSI)

Road Infrastructure

The road infrastructure from Junik to "Gropa e Erenikut" is quite complicated, and is now accessible only with special vehicles, and the road is being built. The configuration of the terrain is such that it will be difficult to reach the area even during the summer and especially during the winter season, within the "Gropa e Erenikut" the road is even more complicated.

Photograph 22. Mountain huts

It should be noted that the team should be careful when planning new routes and expanding existing roads regarding the challenges that will be faced due to the terrain configuration.

Transportation from the area to the "Gropa e Erenikut"
Transportation from Junik to "Gropa e Erenikut" is difficult and is only done with jeeps. While from the area to the mountains is more limited and there are recreational forms of transport like the one with this kind of vehicle, which ensures the transfer of 12 persons to the highest peaks in the area.

Photograph 24. Teams skiing in difficult terrains
We noted that there should be a special treatment for transport from the area and outside the area to attractive points, during summer and winter.

Photograph 25. Winter landscape

**Water supply and sewerage**

In the zone of “Gropa e Erenikut, Smail Ibraj’s mountain huts and Goçaj’s mountain huts there was no treatment of the zone until now regarding the system of water supply, sewerage of waste water, atmospheric sewerage or the facility (implant) for the treatment of waste waters.

Water supply is mainly made from individual springs from nearby mountains, where, through pipes, the water is sent to the mountain huts that are built in the area. Also, the discharge of waste water is done in an uncontrolled way and without any prior treatment.

The pipes that are located by the residents individually are not of good quality, even the pipes that are placed are small, the piping is not made according to the technical norms, and also the water used by the residents for drinking does not have systematic treatment on the content of drinking water quality and other needs.
We note that water supply needs to be done in an organized manner, as well as sewage disposal and their treatment.
Energy infrastructure

Electricity supply in the area of “Gropa e Erenikut” is not done, nor is there any infrastructure for power supply and we can conclude that the electricity network should be considered as important, and all stakeholders shall cooperate to supply the power grid.

Degradations in the area

Degradations in the area are the result of influences from the natural and human factor.
And it can be freely ascertained that such degradations should be treated in a proper manner with this plan and should be prioritized for the area with concrete measures that will be planned.

In the area there are two canyons of different sizes, where the smaller canyon is located in the western part of the area, while the larger one is located near the area, in the same river bed. There is also a Waterfall.
It should be noted that these potentials should be seriously addressed in the Plan.

Extreme Sports

The zone has many potentials for extreme sports. All extreme sports should be treated as an opportunity and planning a space for Helicopters that was discussed over the past year should be treated.

Photograph 32. Possible extreme sports in the area
Scenarios and Development Framework

Challenges, possibilities and conclusions

Challenges:

- Legal definition of the right of property use and transforming this phenomenon in legal and admissible resolution by all the parties;
- Stable management of all resources of the zone;
- Offering municipal services in the area by including the regulation of the road infrastructure, water supply, sewage system of waste waters, and the collection of garbage;
- Terminating illegal activities, especially terminating all forms of construction in the zone until the finalization of this plan;
- Invoking all the stakeholders in the process of compiling this plan;
- Finding investors and investment in joint public-private projects;
- Implementing the resolutions deriving from this plan;
- Etc.

Possibilities:

- Ecological tourism based on maximum utilization of the potentials of the area, enabling tourism activities 12 months a year, as various attractions including:
  - Gjervica Peak 2656m;
  - Gjeravica Lakes
  - Amazing landscape;
- The large areas of grazing pastures and the Livestock Tradition;
  - Eco-milk products and all its by-products;
  - Terrain suitable for various summer and winter sports, ;
  - Exploiting aerial attractions during the summer, such as parachuting, various zip lines, skiing, horseback riding and mountain biking, alpinism and many other forms of sports;

Conclusions:

As noted above, the property in the area for which the Regulatory Plan is being prepared is mainly public, even though it has a tradition of exploitation from the three large neighbourhoods for years with the mountain huts located in this mountain, bearing in mind that legacy while handling the plan, the team should take care of scenarios and other content.

The shape of the parcels used and fenced by the existing fence is very irregular and the extension of the Villas and mountain huts is mostly in the area of the "Gropa e Erenikut" area, we can conclude that the division of parcels will be done based on the existing facilities and the minimum placement areas for a weekend house will be set, taking care of the agreement from MESP, the Municipality of Junik and the park authorities regarding the maximum number of facilities that will be allowed to be built in the area, but also the extent of the buildings should be carefully taken care of.
### SWOT Summary

<table>
<thead>
<tr>
<th>Useful (... have positive impact)</th>
<th>Damaging (... have negative impact)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal</strong></td>
<td><strong>Possibilities</strong></td>
</tr>
<tr>
<td>− Agricultural development;</td>
<td>− Development of mountain tourism and alpine tourism;</td>
</tr>
<tr>
<td>− Development of the forestry harvesting economy;</td>
<td>− Developing winter sports;</td>
</tr>
<tr>
<td>− A large amount of mountain fruits, especially blueberry;</td>
<td>− Development of a regional ski center;</td>
</tr>
<tr>
<td>− Large area of grazing pastures;</td>
<td>− Production of agricultural eco-products and its by-products;</td>
</tr>
<tr>
<td>− Agricultural development;</td>
<td>− Development of eco-tourism.</td>
</tr>
<tr>
<td><strong>External</strong></td>
<td><strong>Risks</strong></td>
</tr>
<tr>
<td>− The phenomenon of property non-formalities;</td>
<td>− Growth and development of property and economic insecurity;</td>
</tr>
<tr>
<td>− Usurpation of public property;</td>
<td>− Increasing number of illegal constructions and the possibility of their demolition;</td>
</tr>
<tr>
<td>− Unauthorized construction;</td>
<td>− Failure to approve SP for &quot;Bjeshkët e Nemuna&quot; NP;</td>
</tr>
<tr>
<td>− Lack of a Park Management Plan;</td>
<td>− The failure to draft a Park Management Plan.</td>
</tr>
<tr>
<td>− Lack of Regulatory Plan;</td>
<td></td>
</tr>
<tr>
<td>− Development of informal agricultural activities;</td>
<td></td>
</tr>
<tr>
<td>− Lack of mountain fruit collection center;</td>
<td></td>
</tr>
<tr>
<td>− Development of informal agricultural activities;</td>
<td></td>
</tr>
</tbody>
</table>

### Scenarios

Scenarios represent the desired developmental directions, defining the maximum degree of development opportunities. The following scenarios have been developed based on the analysis of the existing situation, development opportunities and desired claims that may materialize in the local reality and present realistic opportunities for development.

Each scenario is described qualitatively and quantitatively. The quantitative description offers a range of functions programs that can be implemented such as: residential, catering, infrastructure, hydrography, landscape, recreation, agriculture and tourism in general. Setting and defining the needs for each scenario is done in cooperation with the contribution of experts, stakeholders and the local population.

In the framework of the qualitative description, a future vision is provided, namely a map, even a schematic map, which presents each function and its location. For this, important factors are the extent or geographic position, the existing networks of technical and natural infrastructure and the land use surfaces. The developed, continuously presented scenarios
enable the creation of an opinion and idea of direction of future development by comparing different options developed in different aspects, such as:

- Financial viability;
- Availability of local capacity for administration and implementation;
- Public support rate and
- Level of environmental quality.

In this project three various scenarios for the third zone “Gropa e Erenikut” have been developed.

**Scenario 1**

This scenario is based on the findings and recommendations for future developments made in the study visit report conducted in May 2018 by the KEPA-SIDA project team.

This scenario has divided the three subzones of the "Gropa e Erenikut" into the areas that will serve for the future planning of the zone.

<table>
<thead>
<tr>
<th>Serial no.</th>
<th>Destination</th>
<th>hectares</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residence / road</td>
<td>82.6013</td>
<td>70.40</td>
</tr>
<tr>
<td>2</td>
<td>Information center</td>
<td>0.0967</td>
<td>0.08</td>
</tr>
<tr>
<td>3</td>
<td>Parking</td>
<td>1.3981</td>
<td>1.19</td>
</tr>
<tr>
<td>4</td>
<td>Hotels</td>
<td>0.3655</td>
<td>0.31</td>
</tr>
<tr>
<td>5</td>
<td>Water</td>
<td>7.0783</td>
<td>6.03</td>
</tr>
<tr>
<td>6</td>
<td>Skiing / sports</td>
<td>2.6320</td>
<td>2.24</td>
</tr>
<tr>
<td>7</td>
<td>Farming</td>
<td>2.9165</td>
<td>2.49</td>
</tr>
<tr>
<td>8</td>
<td>Grazing pastures</td>
<td>11.0618</td>
<td>9.43</td>
</tr>
<tr>
<td>9</td>
<td>Forest / park</td>
<td>9.1865</td>
<td>7.83</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>117.3367</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

Tab. 4. Land use in “Gropa e Erenikut” pursuant to Scenario 1

Through this scenario, the area "Gropa e Erenikut" is developed in the form of a tourist village, where about 70% of the area is destined for temporary housing, namely mountain huts and communication infrastructure. This scenario enables you to develop content such as accommodation, roads, information content, hotel and skiing space within the area. Moreover, there is also room for development of farming-agriculture, namely keeping sheep and horses. All contents within the area are in function of ecological tourism.

Since the area is very fragile, the construction area within it has been carefully selected, avoiding unstable areas, areas under the influence of avalanches, inappropriate exposures, etc.
Within this scenario, it is possible to develop up to 500 camping units (including existing ones), expansion and advancement of the vast majority of existing roads, creation of a ski area at a suitable terrain in the south of the area, in the center of the area, respectively at the entrance of the main road; this scenario has also created a parking space of about 1,000 vehicles, then space for information and reception for visitors, as well as area for the establishment of hotel facilities with a surface of about 3,656m².

The main road that sends you to that zone from Junik has a 10m profile with pavement and bicycle track. Other roads have profiles from 8m to 9.5m and all have both sidewalk and two-way bicycle paths that enable communication with all forms of transportation within the area. The walking paths are all linked to each other and the roads enable circulation throughout the area. The toughest bicycle paths are near the walking paths and provide maximum experiences and recreation in the area. Along the river bed we have two walking paths 3m wide each on both sides of the river, which are connected with sidewalks and other paths in the area.

In addition to walking paths, we also have horseback riding trails, where the start is made from the western area, and it is possible to move in the mountains above, including reaching the lakes and Gjeravica peak.

Since the area has a very attractive landscape in the form of a valley, this scenario allows both sides to develop parachuting tracks that can be disembarked in the parking lot area and in the pastures area, even close to the area where horse houses will be located.

This scenario also enables the creation of a ski area, where it begins almost from the mountainous slopes near the border with Albania and reaches the ski resort area, in the center of the "Gropa e Erenikut" area. Convenient terrain including exposure, as well as snow sustainability for almost half a year, creates realistic conditions for this content of this scenario to be one of the vital and substantial elements for the development of this area.
Map no. 9. Scenario 1 for the development of “Gropës së Erenikut”

Scenario 2

This scenario has been developed to maximally maintain the development and current functioning of the area. Through this scenario, the built-up areas are maintained maximally and create opportunities to expand their surface by up to 50%, while the agricultural activity of the area is maximally preserved. This scenario enables the area in one way or another to develop in semi-chaotic way, where the roads are the same for the content and the profiles, the forest areas are preserved as they are, as well as the pastures, while the river bed remains in its natural state, without the necessary improvements. Further on, the path to Gjeravica's peak remains the same, while the area will lack the necessary facilities for tourist accommodation and motor parts. Also, the area will be reached mainly through roads using special motor vehicles due to harsh terrain conditions and roads.

Agriculture will be developed as it has been developing for centuries without having the conditions of a new market or placement with more suitable options.

This scenario also enables the state of public property to continue with the same trend, increasing cases of non-formalities, whether of the number of constructions in public property but also of the use of property.
Map no. 10. Scenario 2 for the development of “Gropa e Erenikut”

**Scenario 3**

This scenario relies on the maximum potentials of the area for development. Any strategy or other form of development introduced within this scenario, both quantitatively and qualitatively, is an opportunity to enrich the values of this area, as well as to add or build new values on the basis of real potential that the area has.

Same as Scenario 1, this scenario has divided the three subzones of the "Gropa e Erenikut" into several destination areas for development that will serve for the maximal development of the area in the future.

<table>
<thead>
<tr>
<th>Nr</th>
<th>Destination</th>
<th>ha</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Construction / Mountain huts - Road</td>
<td>73.49</td>
<td>62.63</td>
</tr>
<tr>
<td>2</td>
<td>Hotel services</td>
<td>2.69</td>
<td>2.29</td>
</tr>
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<td>3</td>
<td>Skiing zone / skiing terrain</td>
<td>2.63</td>
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<td>4</td>
<td>Parking space</td>
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<tr>
<td>5</td>
<td>Information zone / multi-functional center</td>
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<td>0.08</td>
</tr>
<tr>
<td>6</td>
<td>Rehabilitation, recreational and health center</td>
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<td>1.84</td>
</tr>
<tr>
<td></td>
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<td>----</td>
<td>----</td>
</tr>
<tr>
<td>7</td>
<td>Collection of forest fruits</td>
<td>0.37</td>
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<tr>
<td>8</td>
<td>Camping</td>
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</tr>
<tr>
<td>9</td>
<td>River bed regulation</td>
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<tr>
<td>10</td>
<td>Artificial lake / dam</td>
<td>2.29</td>
<td>1.95</td>
</tr>
<tr>
<td>11</td>
<td>Barn for sheep and horses</td>
<td>2.92</td>
<td>2.49</td>
</tr>
<tr>
<td>12</td>
<td>Grazing pasture</td>
<td>10.81</td>
<td>9.22</td>
</tr>
<tr>
<td>13</td>
<td>Forest</td>
<td>10.13</td>
<td>8.63</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>117.34</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Tab. 4. Land use in "Gropa e Erenikut" pursuant to Scenario 3

Through this scenario, the area "Gropa e Erenikut" is developed in the form of a tourist village, where about 50% of the area is destined for temporary housing, respectively the mountain huts and communication infrastructure. This scenario enables the area to develop content such as residential, roads, multifunctional center for hotel services, parking lot, mountain fruit collection and agricultural products, and space for sports or skiing, including the cable car, and the lake (artificial accumulation) with a capacity of about 70,000 m$^3$ of water. The framework of this scenario foresees the construction of the mountain railway that enables going to Gjeravica peak from "Gropa e Erenikut". This railroad, and this model of rail transport should rely on the use of renewable energy rather than fossil fuel burning. There is also room for development of agriculture-farming, namely keeping sheep and horses. All contents within the area are in function of ecological tourism.

The construction area has been carefully selected because the area is very fragile, avoiding unstable areas, areas under the influence of avalanches, inappropriate exposures, etc.

Within this scenario, it is possible to develop about 400 units camping houses/mountain huts (including existing ones), expansion and advancement of the vast majority of existing roads, creation of a ski area or a suitable field in the southern part of the area. The ski center in its contents has ski slopes and cable car. In the centre of the area, namely at the entrance of the main road, this scenario creates a parking space with a surface of 14,000m$^2$ creating potential for a park of about 1,1-00 cars, then space for an information and reception space for visitors, as well as space for the establishment of hotel facilities with a surface of about 2,690m$^2$.

The main road leading to the area from Junik has a 10m profile with sidewalk and bicycle track. Other roads have profiles from 8m to 9.5m and all have both sidewalk and two-way bicycle paths that enable communication with all forms of transportation within the area. The walking paths are all interconnected by creating a full mesh in the area and around it. Near the walking paths are the toughest bicycle paths and provide maximum experience and recreation in the area. Along the river bed we have two walking paths 3m wide each on both sides of the river, which are connected with sidewalks and other paths in the area.

In addition to walking paths, we also have horseback riding trails, where the launch is made from the western part of the area, and it is possible to move in the mountains above, including the road towards the lakes and Gjeravica Peak.
Since the area has a very attractive landscape in the form of a valley, this scenario allows both sides to develop parachuting tracks that can disembark in the parking lot of the area and in the pastures area, even close to the area where the horse houses will be located.

This scenario also enables the establishment of a ski centre, where the ski paths begin almost from the mountainous backbones at the border with Albania and reach the parking lot in the centre of the area. Ski areas have trails in length up to 1,100m. The appropriate terrain including the exposure, the durability of the snow for almost half a year, creating realistic conditions for the content of this scenario to be one of the vital and substantive elements for the development of this area.

Ecotourism and activities with many attractions throughout the year make this scenario one of the most up-to-date scenarios, although it seems futuristic in the first place.

Map no. 11. Scenario 3 for the development of “Gropa e Erenikut”

Development Framework

Aims

Development of ecotourism and other tourist activities in the Area

The development of tourism and the economic growth of the park is one of the most important goals for "Gropa e Erenikut" but also for the Park in general. Drafting and approval of SP for the Park, MDPs for the Municipalities of Junik and Deçan, as well as other strategies with a local development character, will enable the full potential of the area's tourism potential to emerge and address their strategic focus. To achieve the full effectiveness of this goal, the need for adverse impacts on the environment to be minimized must be minimized.
so that the economic benefits that tourism brings must contribute to the development of protective activities, awareness and sustainable use of natural resources.

The utilization of the natural resources of the area by local residents is an interdependence in centuries and represents the only economic base in this area for all residents who develop their activity in this area. Since the area is part of the National Park, it also possesses unique natural, scientific, educational, landscape, cultural and conglomerate values as the largest asset that has the area, value and tourism potential.

Sustainable development of tourism and in particular the development of ecotourism in the area will be achieved by laying the conditions for sustainable use by promoting that all developments in the Area are in harmony with the environment and nature in particular. The foreseen developments in the tourism and agriculture sector will be the main revenue generation for the residents of the area, but also for the Park and the respective municipalities in general. To achieve all the developments in harmony with the principles of sustainable development and eco-tourism is a condition for raising the level of community awareness for the values of the Zone and the Park, thus enabling the increase and supplementation of the tourist offer for the area. Maintaining and strengthening the traditional tradition of cultivating agriculture, livestock and the organization of farmers in an association as well as placing products on the common market, which will significantly increase the opportunities for economic benefits.

The tourist offer will determine the conditions for the settlement and accommodation of visitors providing hotel services, including the number of hostels and beds. In the framework of the offer it will be foreseen that the hotel-tourist facilities, services, infrastructure and other facilities will be planned to be a driving force of tourist circulation and potentially minimal in nature, while respecting the autochthonous architecture of the Zone. It is important that the NP "Bjeshkët e Nemuna" as a tourist destination is recognized and accepted in the international tourist network, as a result of this will be the economic growth for the area around the park, as well as for Kosovo.

Objectives:

- Development of traditional agriculture, livestock and beekeeping with the aim of economic benefit and in particular ecotourism development by year 2020;
- Development of "Gropa e Erenikut" tourist resort by 2022;
- Development of "Gropa e Erenikut" rehabilitation centre by 2025;
- Sustainable use of natural resources by 2019;
- Planning of developments under the protection regime for inland and park areas by 2020;
- Establishment of human capacities for tourism industry and opportunities for economic benefits for the local community by 2020;

**Development and strengthening of technical infrastructure**

The development of technical infrastructure should be based on the sustainable management of road infrastructure, electricity, water supply and sewage system, telecommunications, and the infrastructure of litter collection and its management in the area. Infrastructure projects should be implemented in the dynamics that will contribute at speeding up the economic regeneration process. Responsible for public organization and development of public
infrastructure within the Zone are respective municipalities and MESP. The municipality has a decisive role in the development of infrastructure in general in the area, in particular road infrastructure, water supply, sewerage, wastewater treatment and atmospheric waters, quality of community standards in the area and socio-economic development in general. So, this highlights the municipality's interest and responsibility for providing the most quality services to the community living in the area and should contribute to the sustainable development of the Zone, enabling its urbanization. The main and long-term purpose and objectives of the development of the Zone aim at achieving a sustainable development of technical infrastructure, in a timely manner, space and cost as favourable as possible, to be elaborated in detail during the drafting of the Regulatory Plan for the Zone and should also reflect in the zoning maps of the respective municipalities.

Objectives:

- Complete construction of road infrastructure, by 2022;
- Expansion and installation of new electricity capacity by 2025;
- Construction of the drinking water supply system throughout the Zone by stages up to 2027;
- Construction of the faecal and atmospheric sewerage system for the entire area by phases until 2027;
- Construction of sewage treatment plant by 2020;
- Installation of infrastructure for collection, transfer and treatment of litter by 2020;
- Start of providing 3G telecommunications services, 4-5G starting from 2019;
- 100% coverage of new fibre optic cable networks FTTH (Fibre To The Home) by 2025;

**Effective administration and management of the Zone**

In order for the area to develop normally it should be under the administration of a management body, the main primacy should be carried by the Municipality, but always in cooperation with NP "Bjeshkët e Nemuna" and the MESP. The municipality will have the primacy of implementing the Plan, while the Ministry will be direct supervisor. With the area and all administration and service provision procedures, such as construction and infrastructure permits and permits, as well as land use rights, the municipality transfers it through its specialized bodies under the supervision of the Ministry.

Objectives:

- Implementation of legality in the area and accurate division of competences and detailing of technical procedures in decision-making between management actors in the area by 2019;
- Legitimizing the right to use public land and the regulation of this issue by 2020;
- Legalization of illegal buildings in the Zone by 2020;

**The Concept of Spatial Development**

The Spatial Development Concept for the Area has taken into account and reflected the current situation and planned developments. In this regard, important information and
developments for the Zone were treated from the profile and analysis of the situation in the area, and municipal and central level planning documents and strategies were addressed too. This Concept of Spatial Development has been proven to be well structured and contain enough data to be understood as one alone. In this regard, the team engaged by the Ministry, the Municipality and the SIDA Project as well as the company "INSI" and other teams engaged outside the municipality have worked based on the requirements provided by law, administrative instructions and the structure is also fully based also content such as links, corridors, and other content that make this concept easy to understand.

This Concept of Spatial Development has undoubtedly created the basis of land development and utilization during the decision-making process and can be used during the design of construction conditions, but also for development conditions of the respective Zoning Map of the respective Municipality. The concept of spatial development of the area is dealt with three scenarios of development such as scenario I, II and scenario III. During the analysis and discussion with the relevant acts, the third scenario has been able to provide maximum support, and therefore a general decision is made that this scenario is elaborated and detailed for the following phases.
Conditions for Spatial Regulation

Conditions for space regulation include land use, development conditions, construction conditions, and safeguards set for each cadastral parcel. These are additional conditions and measures that are not already specified with any higher-level spatial planning document.

The definition of areas has been developed within a process that has been transparent and inclusive. Areas and conditions are a continuation of scenarios development and in particular the final scenario, which has been selected by the Ministry as a suitable scenario in the course of the process. In addition, legal, social, economic, environmental and financial analyses have been done in the definition of areas and conditions, always based on the principles of spatial planning, AI for SRP, AI for NTPH and the Law on Spatial Planning no. 04 / L-174 and other related laws.

During the planning process several uses have been defined within the area of “Gropa e Erenikut”. Facilities are as follows:

<table>
<thead>
<tr>
<th>Use/Destination</th>
<th>ISHPKZH</th>
<th>ISN</th>
<th>Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Residence</td>
<td>10%</td>
<td>0.2</td>
<td>P+1</td>
</tr>
<tr>
<td>2 Hotel services</td>
<td>40%</td>
<td>0.4</td>
<td>P+2</td>
</tr>
<tr>
<td>3 Health and rehabilitation</td>
<td>30%</td>
<td>0.9</td>
<td>P+2</td>
</tr>
<tr>
<td>4 Information and accompanying services</td>
<td>50%</td>
<td>0.3</td>
<td>P+2</td>
</tr>
<tr>
<td>5 Agriculture and related activities</td>
<td>50%</td>
<td>0.5</td>
<td>P+0</td>
</tr>
<tr>
<td>6 Transport and parking</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>7 Sports and recreation</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>8 Water and fishing</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>9 Other uses</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Tab. 5. General Conditions

The uses are strict and defined in the cartographic part. Within the area of residence, which in the parcels that extend to the borders of the area, in the direction of the pastures may be allowed within the same parcel also have agricultural uses (barns).

Within one residential unit, permitted utilization are the following functions and activities: One-unit residential buildings - individual residing facilities, such as separate homes, twin houses and houses in the range, as well as religious services, hostels, road transport infrastructure, distribution infrastructure of electricity, thermal energy, gas energy, water supply, faecal sewage and atmospheric sewerage, post-telecom and internet infrastructure, and other infrastructures in service.

Within one-unit residential areas, permitted secondary utilizations are the functions and activities that are subject to permitted utilisations and may be part of the same parcel with permitted utilisations. Allowed secondary utilisations are as follows: Permitted recreational spaces, cultural services, public administration, social security and protection, retail trade, personal and domestic goods, financial and insurance services, professional and scientific
technical services, information and communication services, administrative and support services and educational services.

Functions and activities that are compatible with allowed utilizations within one-unit residential areas but subject to additional conditions and the requirement for a special permit for use are: entertainment services, recreational open spaces, auto-servicing, etc.

Functions and activities temporarily allowed within the residential areas with one unit, after which they are completely removed are: agricultural products for personal production, natural products collection, surface mining extraction, fishing, etc.

Functions and activities that are specifically prohibited within residential areas because they are not in compliance with the applicable conditions within this area are: all industrial, mining activities.

The general conditions of the regulation, defined as development regulations and standards applicable to all cadastral parcels within the borders of the planned area

Minimum requirements for parking lots

- Minimum requirements for parking lots are two parking lots per 100 m² or 2 PL / 100 m², but not less than the number of residential units for the residential part of the building, while hotel buildings up to 3 * - 0.2 PL / one bed, hotel buildings with 4 * - 0.5 PL / one bed, hotel buildings with 5 * - 0. PL / one bed.
- Buildings of restaurants, cafés and other similar contents 4 PL / 100 m²
- In residential designated areas parking lots are planned along the roads which allow possibilities for parking lots according to the condition on the ground.
- In the areas for the purpose of catering, surface or underground parking lots must be provided within the parcel.
- In the areas designated for sport, surface or underground parking lots must be provided within the parcel.

Providing natural lighting for existing windows

Natural lighting for windows represents the imaginary plain rule at a 45° angle to provide natural lighting and sunlight for existing structures. The imaginary plain is designed to provide light and air to the lower window level of proposed and existing buildings. This constructional condition is figuratively depicted in the figure.

Example of calculating the altitude for lighting based on the 45 ° angle
Materials that are allowed to be used on the outer surfaces of new constructions

For buildings in the residential area (Mountain Huts), these materials are permitted:

The facade should be mainly of organic materials such as Wood, Stone, Red Brick, Green or Red Tiles.

It is worth noting that the main purpose that these materials are used in this area, is the interconnection of the building with the environment, adapting to the character of the area and not harming the natural landscape.

The facade should be 20% Wood without counting the window surface, in cases when the building system goes through the Wood construction, then the use of Wood material is allowed 100%, with the exception of roof covering which should be with green or red tiles.

It is possible to use red bricks from the facade with a surface of 60% and, and windows framed by wooden or PVC-covered wood, roof tiles should be red.

It is possible to use Stone on the facade with a surface of 20%, preferably used on the part of the base of the foundation, a material that creates the interconnection of the building with the earth.

In balconies, lodges and terraces, the hedge must be wooden material or any other material used should be wood-framed.

In existing buildings, in case of renovation of facades, it is worth mentioning that the same conditions for the use of materials are due to the integration of these buildings into the planned part.

It is recommended that responsible institutions find an opportunity for renovation of these facades in order to create an appropriate landscape for the area of “Gropa e Erenikut”.

For buildings in the area which are destined for Catering, these materials are allowed:

The facade should be mainly of organic materials such as Wood, Stone, Red Brick, Green or Red Tiles.

It is worth noting that the main purpose that these materials are used in this area, is the interconnection of the building with the environment, adapting to the character of the area and not harming the natural landscape.

The facade should be 20% Wood without counting the window surface, in cases when the building system goes through the Wood construction, then the use of Wood material is allowed 100%, with the exception of roof covering which should be with green or red tiles.

It is possible to use red bricks from the facade with a surface of 60% and, and windows framed by wooden or PVC-covered wood, roof tiles should be red.

It is possible to use Stone on the facade with a surface of 20%, preferably used on the part of the base of the foundation, a material that creates the interconnection of the building with the earth.

In balconies, lodge and terraces, the hedge must be wooden material or any other material used should be wood-framed.
Neighbouring balconies, lodge and terraces, must have a distance from each other, taking into consideration 5% of the facade area in which it will be built.

In existing buildings, in case of renovation of facades, it is worth mentioning that the same conditions for the use of materials are due to the integration of these buildings into the planned part.

It is recommended that responsible institutions find an opportunity for renovation of these facades in order to create an appropriate landscape for the area of “Gropa e Erenikut”.

**These materials are allowed, for buildings in the Campus area**

In these areas in terms of materials it is easier to define the reason that any material used for the construction of the campsite is temporary and should be removed immediately after the closing of the campsite season in these areas.

In these areas it is recommended to build seasonal and adequate tents for this area, they are tents which can be made of metal, while their cover is made of a cotton cloth which is confused with a plastic layer (PVC).

**Adequate access to cadastral parcel on public streets and technical infrastructure**

Each building should have access to the technical and public infrastructure, without obstructing the neighbours, or the existing technical infrastructure.

As part of the documentation for application for the Conditions and Construction Permit, the situation of the existing technical infrastructure should be brought.

All residential facilities should be designed and constructed according to standards that meet the needs of people with disabilities.

**Design specification for landscaping, artificial lighting and urban furniture development**

Landscape development is closely interlinked with other areas which, with their development, directly affect the landscape.

The main areas for landscape development are road infrastructure, management and conservation of forests and pastures, areas which, besides directly affecting the shape and division of area functions, have a direct impact on landscape as well.

It is worth pointing out that the Road Infrastructure should contain materials that do not create rudeness in the landscape or non-adaptability of materials to the environment.

As to Roads, Sidewalks, Pedestrian Walkways, but also to other key functions of the area, special attention should be paid to the use of organic or circumstantial materials in the area.

Road Specifications: Collecting / Distributing Routes which are of particular importance in the area due to the fact that these roads must withstand the highest intensity of movements within the area and must be asphalted according to the construction standards for these roads.

Service roads: These roads have their own importance within the area that should be asphalted.

Residential roads: are intended to be made of stone tablets with a thickness of min. 10cm as the final layer.
Stone tablets are installed in the sand layer of 5-8cm then comes the gravel layer which is compressed because of the terrain. We have filling and excavation of the terrain usually filled parts will be broken stones - in detail you will look at the cross cuts of residential streets where the parameters of excavation and filling are set.

Two-way roads: Even on these roads we use the same material as Stone tablets.

One-way roads: they are also made of stone material as well as two-way roads with the same layers and parameters, but the difference is only the width of the road (here is 3.5m ') and the other difference is that these roads follow relatively the terrain where they are laid.

Artificial illumination: artificial lighting should be constructed on all roads mentioned above, through street lights according to the detailed specifications of the technical infrastructure.

According to Law no. 2003/3 on Forests in Kosovo, a forest is defined as a national resource and should be managed in a regular manner to ensure sustainable development in quantity and quality. In Kosovo, forestry has been and is an important sector in economic, social and ecological terms. In addition to the forest protection functions, the following should be considered: contribution to Kosovo’s economy, employment, trade, recreation, cultural and traditional values, etc. In order for the forest and forestry sector to ensure optimal contribution to socio-economic development, the following objectives are formulated:

- Establishment of sustainable management of forests and forest resources;
- Protection and preservation of the integrity of forests and forest resources;
- Recognition of all forms of ownership;
- Resolution of property-legal conflicts;
- Transition from a centralized economy to a market economy;
- Ensuring that the basic principles for environmental protection will be implemented;
- Respecting conventions and international agreements;
- Expansion and development of protected areas;
- Improvement of the forest structure;
- Reducing wood burning needs through alternative solutions;
- Protection against erosion;
- Fire protection
- Protection of relic and endemic species of flora and fauna;
- Raising awareness and care for biodiversity conservation;
- Natural values; development of cooperation with institutions;
- International and local organisms and
- Improving the professional structure of the sector.

Pastures represent a significant part of the area in “Gropa e Erenikut” area and as a result we must consider the way of protection and exploitation of pastures. For the purpose of exploitation and for most rational protection of pastures is drafted administrative instruction no. 09/2007 on the use of pastures which has issued some recommendations on the use and protection of pastures such as:

- Make rational use of pastures;
- To enable other users to pass, approach and sending livestock to pastures and fields, as well as to designate the land for livestock delivery;
- Conduct on-going melioration and maintenance in order to improve quality and increase pasture capacity and
- To implement pasture protection measures from excessive and non-destructive use.

Land use and spatial regulatory conditions for individual or grouped cadastre and location specifications, such as:

| Spatial Regulatory Conditions for buildings in areas that are destined for residence: |
|---------------------------------------------------------------------------------|--------------------------------------------------|
| Construction Line                                   | Defined in cartographic part for each block      |
| Regulatory Line                                     | Defined in cartographic part for each block      |
| Floors                                              | P+1+NK                                           |
| H allowed / distance from the border of the cadastral parcel along the public road | 1H/0.5L                                          |
| H allowed / distance of the side border of cadastral parcel | 1H/0.3L                                          |
| H allowed / distance of back border of cadastral parcel | 1H/0.3L                                         |
| SHPKZh                                              | 40%                                              |
| % of greenery                                       | 60%                                              |
| SNP                                                 | 40%                                              |
| SN                                                  | 0.5                                              |
| Maximum residential density                         | Special buildings: 20 residential units / acre    |
|                                                     | Double buildings and chain buildings: 50 residential units / acre |
| Maximum size of cadastral parcel                    | Special buildings: 5 ares                        |
|                                                     | Double buildings and chain buildings: 2 ares      |
| Front length of the parcel                          | Special buildings: 20m                           |
|                                                     | Double buildings and chain buildings: 10m         |
| Maximum hight of buildings                          | Residential buildings: 9 m                        |

Tab. 6. Spatial Regulatory Conditions for Residing

<p>| Spatial Regulatory Conditions for buildings in areas that are destined for catering: |
|---------------------------------------------------------------------------------|--------------------------------------------------|
| Construction Line                                   | Defined in cartographic part for each block      |
| Regulatory Line                                     | Defined in cartographic part for each block      |
| Floors                                              | P+4+NK                                           |
| H allowed / distance from the border of the cadastral parcel along the public road | 1H/0.5L                                          |
| H allowed / distance of the side border of cadastral parcel | 1H/0.3L                                         |</p>
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>H allowed / distance of back border of cadastral parcel</td>
<td>1H/0.3L</td>
</tr>
<tr>
<td>ISHPKZh</td>
<td>50%</td>
</tr>
<tr>
<td>% of greenery</td>
<td>50%</td>
</tr>
<tr>
<td>SNP</td>
<td>50%</td>
</tr>
<tr>
<td>ISN</td>
<td>0.25</td>
</tr>
<tr>
<td>Maximum residential density</td>
<td>Special buildings: 6 units</td>
</tr>
<tr>
<td></td>
<td>Double buildings and chain buildings: 12 units</td>
</tr>
<tr>
<td>Maximum size of cadastral parcel</td>
<td>Special buildings: 15 ares</td>
</tr>
<tr>
<td></td>
<td>Double buildings and chain buildings: 8 ares</td>
</tr>
<tr>
<td>Front length of the parcel</td>
<td>Special buildings: 20m</td>
</tr>
<tr>
<td></td>
<td>Double buildings and chain buildings: 10m</td>
</tr>
<tr>
<td>Maximum height of buildings</td>
<td>19 m</td>
</tr>
</tbody>
</table>

**Construction Conditions**

**Design standards or technical standards**

For each technical standard mentioned in the following conditions, consideration is also given to the dimensions for people with disabilities.

Up to the building should be provided the expectation from the public space arranged through the main entrance to the building, through the application of the waiting solutions at different height levels.

Garage space should be planned within the building, a parking lot and an external parking space within the cadastral parcel.

In addition to other specifications, the apartment must also meet these conditions:

- Entrance door with wood material and light space not less than 110 cm;
- Other doors with wood material and openings of not less than 80 cm;
- Windows with wood material and with sufficient light space not less than 85% of the opening.
- Corridors with a width not less than 120 cm;
- Doorsteps in engraved angles and not more than 2 cm;
- The shape of the object is preferably square geometric.
- The roof form should be two waterways, the roof shelves should be up to one meter, due to the protection of windows from the sun, during the summer and protecting the side walls from humidity during the atmospheric cold.

Due to the character of the area that is a mountainous tourist area, it is worth mentioning the slope of the roof in the low-rise buildings which should be at 45 ° angle in order to eliminate the great snow load during the winter season.

In the roofs it is allowed the extraction of skylights in order to obtain the lighting in the attic areas, not more than 20% of the roof surface.

Balconies, lodges and terraces for the purpose of avoiding sunlight in the interior areas during the summer should be built over the windows located on the south, south-eastern, and south-west end of the floor, creating shelter that hinders the direct rays during the hot summer days.
In buildings used for catering, balconies, lodges and neighbouring terraces, there should be a distance of 5% of the surface of the facade in which they are built.

**Details of planned development phases;**

- The Detailed Regulatory Plan of the area of “Gropa e Erenikut” as a planning document has been developed in accordance with the foreseen phases of the Administrative Instruction for the Detailed Regulatory Plan, starting from the Digital Profile and a Geo-database created by different institutional sources, and the recordings in the field, the analysis of the situation was again based on the concepts created in the process of MESP, the international project and the work of some actors, the selection of the Scenario from three scenarios, and this scenario is detailed in all the contents.
- Content based on the Spatial Plan for the Special Area of "Bjeshkët e Nemuna" but detailed and supplemented in a process supported by the international project, and with the contribution of the municipalities, Park Agencies etc.
- With the support, suggestions and comments of the competent planning authority and other competent organs.
- Based on the above, the construction conditions for all uses are proposed, trying to maintain the concept of the resort village, the national park and supplemented with content within the framework of the stakeholders’ agreements in the process and the project.
- As other details of phases of the planned development is the development of the implementation plan as well as indicators for monitoring of implementation.
- As a detail of planned developments according to the road infrastructure phases in “Groja e Erenikut”, within the first phase is the identification, consultation and approval of the profile and the tracks, conditions and measures, then in the other phases of the planned development it is considered the possibility in which segment can it be with zoning bonuses or other forms so the filling of the road can happen, such as pavements and strips for parking, field work as recordings, etc., the concept project is drafted, the prosecution procedures are opened, the operator is selected and the planned developments are started.

As details of the planned developments according to the phases of the infrastructure of the water supply and sewage system and the water implant at “Gropa e Erenikut”.

**Details in residential areas with one-unit buildings:**

These areas include several types of constructions that need to be implemented according to development stages.

Regarding the other construction conditions for these areas that are mentioned above and at this stage the development of these buildings is made by applying the conditions mentioned above.

These buildings belong to the type of cottages with lower standards than permanent residences. Their own seasonal use or during annual holidays as well as weekends shows that these buildings have a different and more specific development from residential buildings with one unit, with permanent residence.

In these areas there are currently no suitable conditions for planned developments under PRRUH, so we must first focus on the development of these phases:
• Technical Infrastructure, including Roads under PRRUH, with all secondary / accompanying functions.
• Social Infrastructure: Including all developments allowed under PRRUH.
• Public Infrastructure: including all developments allowed under PRRUH.
• Transport Infrastructure: including all developments allowed under PRRUH.
And all other accompanying and characteristic phases for this area.

For each building in these areas, project phases as both conceptual and main implementing should be included.

Conceptual Project:
• Field Analysis (area situation)
• Functional Analysis (Building Functional Analysis with all spaces)
• Material Analysis (Materials to be used in the building)
• Efficient Analysis (Each building should have this analysis which has calculated the loss of energy and the passive benefits from renewable energy).
• Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
• Project compilation (Including plan meter as well as 3D necessary visualization)

Implementing Project:
• Phase of Architecture (With all necessary drawing plans)
• Stage of Static (Project with all necessary technical specifications)
• Hydro technical Phase (Project Including Water Supply and Sewerage system)
• Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
• Machinery phase (According to the project needs, the machinery project should be drafted, always analysing the possibilities of renewable energy sources).

Details in areas designated for catering:
These areas include several types of constructions that need to be implemented according to development stages.

Regarding the other construction conditions for these areas that are mentioned above and at this stage there is the development of these buildings by applying the conditions mentioned above.

These buildings belong to the type of hotels where their main activity will be seasonal and during the weekend period.

In these areas, the investments may mainly be from the private sector, but it is not excluded the possibility of PPP (Private-Public Partnership) between private investors and the competent institution for the area.

In these areas are currently not suitable conditions for planned developments under the PRRUH, so we must first focus on the development of these phases:
• Technical Infrastructure, including Roads under PRRUH, with all secondary / accompanying functions.
• Social Infrastructure: Including all developments allowed under PRRUH.
• Public Infrastructure: including all developments allowed under PRRUH.
• Transport Infrastructure: including all developments allowed under PRRUH.

And all other accompanying and characteristic phases for this area.

For each building in these areas, project phases as both conceptual and main implementing should be included.

**Conceptual Project:**

• Field Analysis (the situation of the area, the adaptability of the building with the area)
• Functional Analysis (Building Functional Analysis with all spaces)
• Material Analysis (Materials to be used in the building)
• Efficient Analysis (Each building should have this analysis which has calculated the loss of energy and the passive benefits from renewable energy).
• Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
• Project compilation (Including plan meter as well as a 3D necessary visualization)

**Implementing Project:**

• Phase of Architecture (With all necessary drawing plans)
• Stage of Static (Project with all necessary technical specifications)
• Hydro technical Phase (Project Including Water Supply and Sewerage system)
• Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
• Machinery phase (According to the project needs, the machinery project should be drafted, always analysing the possibilities of renewable energy sources).

**Details about areas designated for sports.**

These areas include several types of constructions that need to be implemented according to development stages.

In these areas it should be foreseen the analysis of the terrain of the construction of the ski slopes and ski lifts, the possibility of eliminating the risks that the rough terrain can bring us.

In these areas it should be foreseen the construction of the facility for rapid medical interventions - Ambulance including first aid.
Construction of facilities for positioning Heliodrones as a good opportunity for quick intervention in the ambulance service and other accompanying services.

In these areas should be viewed the investment opportunities of private investors in cooperation with the competent institutions for this area.

In these areas, the following should be included:

**Conceptual Project:**
- Field Analysis (the situation of the area)
- Functional Analysis (How will the area work after completion)
- Material Analysis (Materials to be used in the building)
- Efficient Analysis (Possibility of using renewable energy).
- Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
- Architectural project compilation (Including plan meter as well as a 3D necessary visualization)

**Implementing Project:**
- Phase of Architecture (With all necessary drawing plans)
- Stage of Static (Project with all necessary technical specifications)
- Hydro technical Phase (Project Including Water Supply and Sewerage system)
- Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
- Machinery phase (According to the project needs, the machinery project should be drafted, always analysing the possibilities of renewable energy sources)

**Details about areas designated for Camping.**

These areas include several types of temporary constructions which should be implemented according to the development phases.

In this area should be seen the possibility of investments through Public Private Partnership (PPP), where this is accomplished by agreement between private investors and the competent institution for the area.

In these areas it should be anticipated the construction of the facility for rapid medical interventions - Ambulance including first aid.

Characteristic of this area is that the works in this area should be foreseen in seasonal terms because the constructions are mainly Tents that are used only during the camping season and after the end of this season they leave completely.

In these areas, these stages should be included in advance for development:

**Conceptual Project:**
- Field Analysis (the situation of the area)
• Functional Analysis (How will the area work after completion)
• Material Analysis (Materials to be used in the building)
• Efficient Analysis (Possibility of using renewable energy).
• Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
• Architectural project compilation (Including plan meter as well as a 3D necessary visualization)
• In this project should be correctly presented the way how tents are mounted and placed by adding details for each type of Tents.

**Details on areas designated as Rehabilitation Center**

This area includes characteristic and very specific developments both in functional and construction. Special attention should be paid to all phases of details. In these areas, most investments come from the competent authority for the area.

The main stages as in all other areas should be provided with infrastructure, including:

- Technical Infrastructure, including Roads under PRRUH, with all secondary / accompanying functions.
- Social Infrastructure: Including all developments allowed under PRRUH.
- Public Infrastructure: including all developments allowed under PRRUH.
- Transport Infrastructure: including all developments allowed under PRRUH.
- Transport Infrastructure: Including all opportunities for public and private transport developments in these areas.

And all other accompanying and characteristic phases for this area.

These areas should include in advance:

**Conceptual Project:**

- Field Analysis (the situation of the area)
- Functional Analysis (How will the area work after completion)
- Material Analysis (Materials to be used in the building)
- Efficient Analysis (Possibility of using renewable energy).
- Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
- Architectural project compilation (Including plan meter as well as a 3D necessary visualization)
Implementing Project:

- Phase of Architecture (With all necessary drawing plans)
- Stage of Static (Project with all necessary technical specifications)
- Hydro technical Phase (Project Including Water Supply and Sewerage system)
- Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
- Machinery phase (According to the project needs, the machinery project should be drafted, always analysing the possibilities of renewable energy sources)

Details on areas designated as Lakes

This area is destined for a distinctive and very attractive project.

This project requires special care during its development through stages by analysing every detail in continuity.

This project can be supported by the competent body for the area, but it is not excluded the possibility for a cooperation through PPP.

Particularly important in this area is the design of the project in details according to the following phases:

Conceptual Project:

- Field Analysis (the situation of the area)
- Functional Analysis (How will the area work after completion)
- Material Analysis (Materials to be used in the building)
- Efficient Analysis (Possibility of using renewable energy).
- Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
- Architectural project compilation (Including plan meter as well as a 3D necessary visualization)

Implementing Project:

- Phase of Architecture (With all necessary drawing plans)
- Stage of Static (Project with all necessary technical specifications)
- Hydro technical Phase (Project Including Water Supply and Sewerage system)
- Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
- Machinery phase (According to the needs and developments that are expected, it is predicted that this phase should be included in this area).

Details on areas designated as Barns

These construction sites belong to the field of agriculture, for these layers, above are given the conditions and standards of project design.
These major buildings are from the private sector. For these constructions, these project development phases should be included in detail:

**Conceptual Project:**
- Field Analysis (the situation of the area)
- Functional Analysis (How will the area work after completion)
- Material Analysis (Materials to be used in the building)
- Efficient Analysis (Possibility of using renewable energy).
- Form Analysis (The interconnection of this area with the terrain as well as with the existing natural forms, always bearing in mind the interconnection with the environment)
- Architectural project compilation (Including plan meter as well as a 3D necessary visualization)

**Implementing Project:**
- Phase of Architecture (With all necessary drawing plans)
- Stage of Static (Project with all necessary technical specifications)
- Hydro technical Phase (Project Including Water Supply and Sewerage system)
- Electro technical Phase (Detailed Project with all technical specifications, renewable energy source)
- Machinery phase (According to the needs and developments that are expected, it is predicted that this phase should be included in this area).

**Land regulation rules, including parcelling and re-parcelling of cadastral parcels:**

As “Gropa e Erenikut” is one of the most tourist areas of Junik Municipality, it has a wider importance, and is handled with the Spatial Plan for the Special Zone, such as the Bjeshkët e Nemuna National Park, estimating that most of the large property in the area covered by the Detailed Regulatory Plan is public property, there are not some serious problems within the area such as: irregular parcel forms, narrow and problematic roads, lack of parking space for landlords but also tourists and shortages of other contents for public and social infrastructure.

Land regulation in this case does not become necessary with the purpose of grouping parcels for more rational and economic use, creating regular geometric parcels, improving infrastructure including access to public infrastructure, expanding roads, creating parking lots and other content, but specific for the area is the use of mountain huts throughout the years from three neighbourhoods of Junik, and some forms of functional parcels in the field are known to be used for hundreds of years so we did not want to cause any misunderstanding from current users, we have proposed a parcel that significantly preserves the forms of parcels and existing facilities.

1. A parcel is proposed, and in this parcel is secured access to all cadastral parcels, this parcel is in this case a very obligatory version in all areas, this professional proposal may not be
obligatory only in certain parcels where it may not reflect the most rational parcel from the point of view of the competent planning authority and users, but even if it does not meet all other factual contents and as such it can be considered guiding and usable to the extent that it meets all the requirements. Especially for parcels where it is justified either by the competent planning authority or parcel owners that there are other versions that offer more rational and economical use in those parcels, ensuring qualitative access to the parcels, possibility of extending the roads, providing parking spaces and other contents.

2. Another situation needs to be considered, it is known that a parcel proposal has been made and the minimum size of the parcel is proposed, the competent planning authority reserves the right to the interest of providing public infrastructure, spaces of subscription and contents other to change by re-parcelling the parcel by creating more parcels for the purpose of creating spaces for road infrastructure, technical infrastructure and other infrastructures.

Protection of natural, historical and cultural values

Challenging for the area of “Gropa e Erenikut” is how to protect the park from anthropogenic and natural degradation, ecosystem pollution, in other words, the possibility of using park assets for today's development, while retaining responsibility for the future of the park for future generations. In terms of protection, conservation and development of a rich natural heritage, authorities should work to raise awareness of its values.

The Law on Spatial Planning contains the principle of sustainable development and it is time for all the principles contained in this law, including different standards, conventions and agendas to be translated into concrete actions and reflected in management.

The application of law in force and international conventions will contribute to the reduction of environmental and cultural heritage problems in this area. Laws relevant to the challenge in question that need to be implemented are:

- Law on Environmental Protection;
- Law on Nature Protection;
- Law on the National Park "Bjeshkët e Nemuna":
- Law on Forests;
- Law on Protection of Agricultural Land:
- Law on Water Protection;
- Law on Air Protection from Pollution;
- Law on Waste;
- Law on chemicals;
- Law on Integrated Pollution Prevention and Control;
- Law on Strategic Environmental Assessment;
- Law on Protection against Non-Ionizing Radiation, Ionization and Nuclear Safety;
- Law on Protection against Natural and other Disasters;
- Law on Fire Protection;
- Law on Cultural Heritage;
- Law on Special Protected Areas.

With the drafting from PRRUH of the area of “Gropa e Erenikut”, the purpose of use of this land was made, which has helped us to define the borders of forest areas, parks, pastures, water surfaces, camping sites which should be protected from illegal construction and their natural degradation.

The proposal for interventions in the river bed at the altitude of the area for the creation of waterfalls.

In the area of “Gropa e Erenikut” we have many natural landscapes with river flows. At these flows in this altitude it is possible to intervene to provide some waterfalls which will be very attractive for the visitors to the area.

Even in the current state these flows are attractive but with little interference these parts of the “Gropa e Erenikut” area will be turned into a real attraction. The concept is to put some water barriers in these flows, which can be rocky, with round origin that would hinder the flow of the river and will automatically create an attractive waterfall.

![Fig. 01](image)

**Architectural and historical preservation**

In “Gropa e Erenikut” there are not much ancient buildings of architectural or historical values of time. However, it is recommended to maintain the constructions that have a similar character to the construction conditions that we have mentioned above.

**Protection against environmental pollution**

The issue of environment is one of the main issues of our society. It is very important to be engaged in discovering the mysteries of life, soil, water, and air around us. Also, the impact of humanity on the environment should become clearer when many individual or collective
activities that are happening in our habitation are known to be uncontrolled and incompatible with European environmental norms and standards. This phenomenon, among other things, in our country is also due to the lack of spatial and management plans for certain areas of central and local level.

The area of “Gropa e Erenikut” has a very convenient geographic position with rich relief, high mountains, mountain gorges, rivers, diverse landscapes and rich pastures, flora and fauna that together represent an attractive place to be developed and visited in the future.

Our challenge is how can we use this position and the natural and cultural potential in the favour of cooperation and development of the park.

**Protection from noise and protection measures for fire, floods, earthquakes and other natural disasters**

Recently there has been a worldwide increase in natural disaster cases by increasing the number of victims and the scale of damages. The risk of disasters is expected to increase even further in the future as there is growing evidence of links between climate change and disaster risk. Global warming is expected to increase levels of variability and extreme events by raising the vulnerability of the population from natural and other kind of disasters. They stop or aggravate the development of a country, and at the same time, the low level of development increases the chances for disasters to take even larger proportions. This results from success in addressing legislative deficiencies in identifying risk causes, namely risk assessment, awareness rising, controlled development and disaster management. The reasons for this are usually related to the small scale of the country’s development and in particular the limited budget that is shared by the central level for the municipalities in addition in the major priorities they have.

<table>
<thead>
<tr>
<th>Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Atmospheric</strong></td>
<td>Atmospheric Rainfall / Snowfall, high / low temperatures, strong winds, drought, etc.</td>
</tr>
<tr>
<td><strong>Hydrological</strong></td>
<td>Floods, Glaciers</td>
</tr>
<tr>
<td><strong>Geological</strong></td>
<td>Geological Earthquakes, Landslides, Avalanches</td>
</tr>
<tr>
<td><strong>Biological</strong></td>
<td>Biological Epidemic Diseases</td>
</tr>
<tr>
<td><strong>Technological</strong></td>
<td>Technological Traffic incidents, fires, industrial explosions, leakage of dangerous substances.</td>
</tr>
</tbody>
</table>

Tab. 8. Types of natural disasters

**Protective Measures for Concerns and Damage from Noise**

Every citizen has the right to protect and obtain protection from state organs from harmful effects of environmental noise. The protection applies to the noise to which people are exposed in the environment where they live, in residential areas, in public facilities, public parks and other areas, quiet, relaxing areas, in children’s facilities, health, educational, cultural, religious and other similar institutions.
By noise protection measures we will understand the interventions and actions taken against the noise source as well as within the place where it has a negative impact, bringing it to a permitted level.

The main measures of noise protection are:

- Selection of machinery or equipment that does not make too much noise;
- Selecting where to install and start working noise-emitting devices to ensure a permissible noise level in the environment around them.

Any construction and reconstruction of buildings, for residing or other economic and social activities shall be designed and executed in such a way that noise inside or close to it, is within the permissible limits.

Particular importance should be given to the materials used in buildings.

Windows should provide maximum protection in terms of acoustic isolation, the same applies to other openings such as doors.

In buildings that are a source of noise with larger capacities such as industrial facilities, importance should be given to noise avoidance as much as pollutants.

**Disasters** - that present an event or part of events caused by major forces of nature or other uncontrolled forces, endangering the lives of humans, animals and property, cause damage to cultural heritage and to environment, to the extent of taking measures and dislocating special forces and resources.

Disasters can be:

- **Natural disasters** - catastrophes, floods, landslides, avalanches, strong winds, hailstone, sleet, frost, droughts, field fires, outbreaks of infectious diseases affecting people, animals or plants and other disasters caused by natural forces.
- **Other disasters** - accidents involving road, rail and air traffic accidents, fires, mine disasters, dam disasters, nuclear accidents and other ecological and industrial accidents caused by human actions and activities, war and emergency, use of weapons and measures of mass destruction, terrorist attacks with classical tools and other forms of mass violence; and
- **The crisis** - represents the security situation in the regional space and beyond which cannot be controlled by resources and common measures that threaten basic values of the Republic of Kosovo for economic, social, military and other reasons that can go beyond the borders and pose an imminent threat to other relevant countries.

**Ecological Accidents** - an environmental accident, as defined in the legal provisions for environmental protection, caused by an unexpected or uncontrolled event due to the intervention in the environment, which consequently could threaten the life and health of humans or the quality of the environment;

**Industrial accident** - an event that has been out of control during the conduct of activities or operations with harmful or dangerous machinery and substances where such an event results in the threat of life or health of humans, animals, property, cultural heritage and the environment;

**Risk of Hazardous Substances** - Substances of any solid, gas or liquid substance which, with uncontrolled leakage into the environment, presents an inevitable risk to the life or health of
humans and animals or causes property disturbance or damage and affects badly the environment;

Among the challenges (while the challenge needs to be understood as a particular state, development or activity that provokes you) are the damages that come as a result of human actions, from the violation, damage to the destruction of natural resources (natural surroundings, air, soil, water, flora, fauna and other underground and surface property, harm, damage to the destruction of cultural-historical resources (architectural, archaeological, historical), pollution (Types of pollution: Soil Pollution, Air Pollution, Water Pollution, Global Warming), from physical and biological contamination, chemical agents, damage to the destruction of protected areas and special protected areas, etc. and to all these challenges defence measures should be addressed as part of the general development conditions for providing a sustainable protection, exploitation and development.

Protective measures against the dangers or potentials that should be protected, or potentials that need to be maintained so that they can later be developed, are mandatory parts deriving from the Constitution, laws, bylaws, international conventions and a wide range of obligations and responsibilities executed at governmental and local levels, and a number of institutions, to take care of the quality of life, rich flora and fauna and social, economic and environmental sustainability, which for common denominators have all areas - in this case the territory of the municipality.

Transport Infrastructure

Currently, the area is not covered by public transport services. All forms of transport in the area are private and individual or family transports. This plan foresees a line of transport, twice a day, to cover basic needs.

Categorization of roads by service level and speed limitation

All the streets in the area are local and urban roads that have a primary function connecting the area with Junik municipal center and other roads in Kosovo, as well as access to residential areas and other areas with local roads.

Since the only category of roads in the area is local and urban roads, then according to AI for NTPH, the road protection belt is 1m, and this rate should be a calculating element for each major project implemented in the area which adopts the relevant road category.

Road profiles in the area are from 4.0m to 8m. The local road in the area or the main road linking the area to Junik has 8m profile, while parcel access routes are variable profiles, and depending on the terrain conditions the profiles range from 3.5m to 5m, while the road and connecting paths in the area are profiles with width 5.5-6.0m.

All roads in their content have the motor and non-motorized sidewalks, as well as in certain segments the parking lane.

Through the main project, the possibilities of creating linear parking along the roads should be precisely located.

The design of the roads should be done according to the road design standards and all the objects and elements of the road such as bridges, galleries, protective walls, pedestrian and bicycle lanes, atmospheric water removal facilities, parking lots and temporary places for vehicles, horizontal and vertical lighting and signalling of the road must be approved by the competent authority.
Road protector does not apply to urban roads within residential area. During design, the designer should consider the crossroads with high voltage line, the telephone network, the water supply network and other installations that go through the road, the road band and the roadside and the connection of the roadside objects. For all underground and surface installations, the designer must provide technical solutions for eventual deployment as well as pre-forecasts. When signalling the roads, the type of vehicle that are allowed to move along the planned routes should be determined, as well as determined by the marking of the weight of vehicles allowed for road traffic.

<table>
<thead>
<tr>
<th>Category</th>
<th>Length</th>
<th>Width</th>
<th>Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local roads</td>
<td>2,202.00m</td>
<td>8.00m</td>
<td>60 km/h</td>
</tr>
<tr>
<td>Comprehensive route</td>
<td>6,485.00m</td>
<td>6.00m – 7.00m</td>
<td>40 km/h</td>
</tr>
<tr>
<td>Residential road</td>
<td>3,540.00m</td>
<td>5.50m – 6.00m</td>
<td>40 km/h</td>
</tr>
<tr>
<td>Access road</td>
<td>2,678.00m</td>
<td>4.00m – 5.50m</td>
<td>20 km/h</td>
</tr>
<tr>
<td>Total</td>
<td>14,905.00m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tab. 9. Categories of streets in the area

![Fig. 2. Transversal profile of local road](image-url)
Fig. 3. Transversal profile of comprehensive road

Fig. 4. Transversal profile of residential road
Criteria for setting surface crossroads and crossroads disparity

In the initial stages of improving the geometric elements of roads and intersections, safety, capacity and access problems need to be identified. Depending on the road’s character and the traffic load at the intersections, it is necessary to design the crossroads. In addition to the general parameters, the technical criteria for selecting and deploying surface crossings should be respected in order to improve safety, increase the capacity and control the access on the road.
The measures for the safety of pedestrians, are foreseen within this plan, in order to improve the conditions of pedestrian safety in the existing network, these criteria should be respected:

- **Pedestrian path** means the regulated surface for pedestrian movement and must be separated from the motor lane;
- The **minimum one way (range) footpath width** for pedestrians should be min. 0.80m;
- The **minimum footpath width for two-way movement** must be min. 1.60m;
- To ensure the unobstructed movement of people with disabilities, the width of the pedestrian paths should be at least 1.80 m, exceptionally 1.50 m, and the width of the crossing between the fixed obstacles should be at least 0.90 m.
- Helping **tools for access of people with disabilities in space** are interconnected and adapted for orientation, and slopes that cannot be larger than 5%, exceptionally 8%.

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**Fig. 6. Criteria for setting surface crossroads and crossroads disparity**
During the design, the roads should also undergo the following procedures and studies:

**Elaboration of Geotechnical review (Geo-mechanical)**

Geotechnical reviews should be carried out for the main road project and structural project (protection walls and bridges, slopes).

Geotechnical reviews include the work of adequate digging and probes, for the purpose of defining the longitudinal geotechnical profile and the carrying capacity of soil. The Geotechnical Elaboration should be performed based on laboratory probe extraction and laboratory examinations.

The number of drillings will be determined by the designer, so that the level of examinations will be sufficient number of data to determine the stability of the excavation, filling, the design of the road construction and the completion of the objects.

The report with the necessary data submitted within the elaboration after geophysical reviews.

Elaboration of environmental protection and protection at work, the designer must work on the environmental protection process. During the design, materials that have internationally accepted tests should be used so the environment and workers must be protected. The deposition of the overstocked material should be provided according to the litter disposal regulation. In locations where the noise level is projected to be 5 dB higher than allowed, noise barriers should be foreseen, according to the type and standards adopted in EU countries. For
the prevention of harmful erosion, instead of cutting trees foresee planting of new seedlings and grass in the fillings and excavation slopes. Deployment of atmospheric water flows can only be done in the case of indispensable cases. We do not have to deal with very low fillings on the roadside parts of the flat terrain. During designing we have to leave deep excavations. Groundwater protection should be done through adequate drainage.

**Signalling and street equipment project**

Based on the data from the construction project (situation-plan), the designer must design the signalling project and road equipment in accordance with the legal regulation in force on the design of horizontal and vertical signalling (Administrative Instruction No. MI / XX / 2017 for signalling and road traffic regulations).

Project of structures (bridges, underpasses, overpasses and protective walls).

The designer must work on the main project of bridges, overpasses, underpasses for pedestrians and vehicles, protective walls and other structures. The position, length and shape of the protective walls and structures will be determined by the designer.

**Elaboration of Expropriation**

Laws and Standards for the Drafting of the Elaboration of Expropriation, during the work of "Drafting the Elaboration of Expropriation", the compiler of these Elaborations should comply with the Laws and their additions:

- Law on Cadastre.
- Framework for cadastral surveys in the Republic of Kosovo.
- Law on RRIP.
- Law on Expropriation of Immovable Property.
- Law on Roads of the Republic of Kosovo.
- Laws and Regulations on Environmental Protection and Protection at Work.

**Public transport**

Public bus transport to “Gropa e Erenikut” will be provided by the responsible authority. In the area, public transport lines will also be determined based on the season and the activities to be carried out in the area.

The minimum required for a regular public transport line in the area is two lines a day or twice a day. The first line must be arranged to reach the area at the 08:00 - 10:00 round trip, and the second line should be between 16:00 and 18:00 round trip. The means of transport must bear all the requirements required by the applicable local legislation.

Bus and public transport stations are spread and located at the main points that enable the entire area to be included within the range of public transport services.

Public transport can also be organized with other means of transport.

In the area, or close to the public parking area, or even inside, a heliport location will be provided so that helicopter transport is possible, for tourist, for emergencies or any other purpose.

With main projects, roads should be provided in certain segments with parking lots for vehicles.
Technical Infrastructure

Water supply

The water supply system in the area of “Gropa e Erenikut” is aimed at supplying drinking water to residents and all services and businesses in the area. The drinking water system planning has been conceived to satisfy all the requirements of the residents and, on the other hand, enables adaptation for implementation in the area based on its development.

Resource Capacity and Expenditure Analysis: Within the planning of the area of “Gropa e Erenikut”, it is been conducted a research of resources and the analysis of the consumption of drinking water for drinking, sanitation and tourism:

- 400-500 cottage-houses;
- Maximum 1,500-2,000 b permanent;
- Usage rate $q = 150l / s$;
- $Ko = 1.5$ -dimensional equivalent coefficient;
- $Kd = 1.8$-daily uneven coefficient; and
- The need for drinking water, sanitation needs and tourism development needs is $Q = 8.0 l / s$.

Network and connection tracks in the water supply network: The water supply network is branched and mainly extended along road infrastructure, while respecting easier technical maintenance rules. The water supply system is planned with gravitation, which uses the water of natural water resources, whereby the water is first deposited in the reservoir and then distributed throughout the area. There are two reservoirs in total with capacity (volume) of $V = 70m3$ and $V = 30m3$. The object for the collection of water that will bring the water with pipes to the reservoir space (transporting pipe), will be constructed within the resource. From the reservoir, the water should go through of the main pipe in the water supply network across unit users.

The largest compression in the water supply network is determined by hydraulic calculations formed by the maximum water level in the reservoir.

Planning the dimensioning of pipes is based on the modelling of the plumbing taking into consideration a modelling adapted to the topography of the area of “Gropa e Erenikut”. Following the hydraulic calculations, the required capacity of the pipes for the planned area was obtained and we have diameters ranging from $\varnothing 32$ to $\varnothing 110mm$, with network length of $L = 9,500m$.

Since it is not possible to cover the whole area with sufficient pressure, from the main gate (1830m altitude), then another source is supposed to be used, which will cover the part of the area that is not covered from the main source.

With the construction of the planned lake in the area, the lake waters can be used or even have complete supply by this lake.

Materials to be used are PE-100-RC PAS 1075 Type 2 or similar and according to standards, EN 12201-2: 2011, DIN 8074: 2011-12, DIN 8075: 2011-12, PAS 1075: 2009-03- TYPE 2.

During the design of the main project, all details of the hydraulic parameters will be determined, including network dimensioning and general project execution conditions (construction).
Accompanying facilities: Accompanying buildings contain: a) Reservoirs; b) pumping stations; c) chlorination stations; d) water treatment plants and e) water collector.

Reservoir Location: When selecting the location of the reservoir, attention should be paid to the following conditions:

1. The reservoir is to be found below the water collector to enable the gravitational flow of water;

2. The water collector and the reservoir should, as far as possible, should be connected by the short pipe;

3. In the customer’s report, the reservoir must be built sufficiently high enough to allow water flow to the highest customer locations;

4. In order to economize, the pipeline between the reservoir and the customer should be as short as possible;

5. Depending on the terrain configuration and the location of the water source position in relation to the site of consumption, the reservoir may be located in different positions. Under the above conditions, the reservoir will be constructed before the residential area and should be at a small distance and sufficiently high to provide water for all users in the area of "Gropa e Erenikut". In this way, it is ensured that the longitudinal losses in the main pipe are minimal. Water in the reservoir should flow steadily, enabling the permanent supply with fresh water to all residents of the area.

The accompanying equipment includes: pumps, hydrants, zoned water meters and fastener parts.

Pumps: The pump location facility should be designed in the most appropriate locations and according to the norms and standards for such equipment. The allowed norms according to DIN, ISO, EC and legal provisions in force should be used for calculations.

Hydrants: Within the distribution of pipes, the installation of fire hydrants should be planned. Hydrants must be placed in sections where pipe diameters are > Ø90mm and in the most convenient parts where the accessibility of water transporting cars is easier. Hydrants will be placed at distances of 330m in the most sensitive parts and up to 1,000m in the easiest parts.

Zonal Water Meters: During the main project, careful consideration must be given to details of water meter pond and to observe the conditions for the non-return valves to be placed in front of the water meter in order to prevent the return of water in case of a network interruption. Also, the placement of fastener elements (FF with 5D without the matrix and 3D) after the water meter and before the water meter should be done according to the normative. In order for this system to be hydraulic in it, extreme ventilation valves and discharge valves will be installed at the extreme quotes, positions of which will be exactly displayed on the longitudinal profile of the main project.

Fastener parts: All fastener parts play an important role in water supply systems, each of them having their own role and specification, so during design, the project drafter should pay particular attention to and must be also cautious in their specification in the project.

Conclusion

The project proposed by this Plan (see maps) will enable drinking water supply to all residents of the area of "Gropa e Erenikut", where residents of this area will not need to use water from individual sources which may not meet the standards of the NIPHK. Likewise, Hidrodrini RWCS
will be facilitated to easily manage water losses, and new opportunities for investments in terms of digitalisation of the system as a whole.

**Sewage System**

The main objective of sewage system for wastewaters and atmospheric water (less polluted) in the area of "Gropa e Erenikut" is the protection and promotion of human health by providing a clean environment. The planning of the sewage system is treated as a whole, and aims at meeting all the requirements of the residents (and visitors) and, on the other hand, enables adaptation for implementation based on additional developments in the area.

**Analysis of wastewater sewage disposal**: The sewage from households is approximately equal to the amount of water that has been used. This means that the current rate for sewerage is almost equal to the specific daily water consumption of 1 inhabitant. As water consumption is changed during hours and days, during the year the flow is variable too. For this reason there are introduced coefficients of non-uniformity, daily \( kd \) and hours \( kh \). The production of these coefficients gives the general coefficient of non-uniformity \( k \), which depends on the average daily cost of \( Qs \) water.

Water Consumption Analysis for the needs of the inhabitants is done on a tabular basis, using adequate formulas based on the use of the number of inhabitants for this Plan. Consumption norms are calculated on the basis of technical spatial planning norms for rural areas:

- \( Nb = 1,500-2,000 \) b;
- Usage rate \( Q = 150 \) l/s;
- \( Ko = 1.5 \) - timing non-uniformity coefficient;
- \( Kd = 1.8 \) - daytime non-uniformity coefficient.

\[
q_{specific_{l/s}} = \frac{Q_{norma}}{86400} \quad \text{Formula for flow calculations}
\]

**Sewage network**: Network distribution has been made using geodetic measurements (landfall and flow direction) and flow direction of Erenik River. Based on these parameters we have oriented the flow direction and the discharge points, where during the planning process is only one area (sewage basins) of water removal.

Pipeline distribution should be done on the roads planned according to the Plan, while the track will be realized mainly on road axis, considering that the whole area has a appropriate topography. The direction of the discharge flow should follow the flow of the river and in the 1.600m quota is planned the construction of the plant in which all the contaminated waters will be collected, treated and deposited into the recipient (river).

**The wells and the depth of the canal**: in the sewage systems is of special importance, they should be placed at appropriate distances, so that the house connections are easier, the flow and control of the system is easier, the distance between them is planned from 30 to 60m, the elements of the manholes can be made of concrete or even plastic but always pursuant to the standards and regulations of construction and math attests, after assembling the manholes, special attention should be paid to the end of the manholes, they should be precise, so that the water flow is easier and as it is calculated. The design of the manhole form will be defined in the main project.

The initial depth covered by this project will start at 1.5 m and will continue in the parts of the main collector cores based on the falling slope.
Extreme terrain quotes on the basis of geodetic measurements are: 1645 and 1865, which means that the decline of the pipes correspond to the surface area declinee and is 5-15%.

Dimensioning of the pipes is done based on the hydraulic modeling of the sewage systems, based on the customized modeling of the topography of the terrain and according to the planned condition of the area and after calculations we have taken the following dimensions: **ID 250mm, ID 315 mm** (ID - The Inner Diameter of the Tube).

The total pipe length for the whole area is $L = 9,845.75m$.

Piping materials that will be used for sewage disposal will be in accordance with EN 13476-3 / ISO 9969 standards.

During the main project, all hydraulic parameters will be defined in more detail, including the dimensioning of the sewerage network for the area and the general conditions for the realization of the works will be determined.

The construction of the sewerage network will be done in accordance with the technical execution conditions according to the details given in the main project.

**Atmospheric water drainage systems**

According to the existing situation in Gropa e Erenikut there is no planned drainage system, after the rain all the water flows naturally and through the natural lines where a part of them infiltrate the underground surfaces while the other part flows into the Erenik River and streams near the pond.

Based on the existing situation and new planning and taking into account the technical conditions of the spatial planning for drainage of the rain-atmospheric water, the drainage system of atmospheric waters is planned with this Plan.

**Atmospheric water capacity**: in the Gropa e Erenikut was made based on technical norms of spatial planning, development conditions and technical design conditions.

**Atmospheric Water Analysis**: Within the dimensioning calculations, the surfaces that are precipitated in the area are calculated. Calculation flow is calculated using the formula:

- $Q = \Psi \times q \times F$
- $q$ - rain intensity l / sec per hectare
- $F$ - Area in hectare from which the water flows into the given section of the sewerage pipes
- $\Psi t$ – The flow coefficient the value of which is obtained from the tables based on the type of layer on which the rain falls.

The diameter of the pipes will be determined using the same formulas used for fecal sewers but in the present case by accepting full filling of the pipes and the speed $V = 0.5-3.0m / s$.

During the main project, all hydraulic parameters will be defined in more detail, including the dimensioning of the sewerage network for the area and the general conditions for the realization of the works will be determined.

The construction of the sewerage network will be done in accordance with the technical execution conditions according to the details given in the main project.

**Atmospheric water trajectory**: The atmospheric water trajectory should be done according to the planned state of the roads. In all planned routes, open canals should be provided on
the side road sections that enable the rapid drainage of rainwater from the road and the surface of the basin, as well as collector with metallic shutters, underground collectors and cumulative reservoirs shall be foreseen.

The planned reservoir will be in the most suitable area that can collect the water from as many zones of the area as possible where the accumulated water can be used for the needs of land irrigation for growing trees and vegetables, it can also be used for the needs of animals and wild birds living in that area.

Conclusion

According to the results of the hydraulic calculation of the sewerage network, the main conclusions are as follows:

- Regardless of the future sewerage extensions, the sewerage network in the Gropa e Erenikut area has sufficient capacity for the planning horizon for the 30-year period.
- In addition, the design and construction development norms and conditions specified in the following pages of the document should be applied to the flow and trajectories designation, which can be used as a basis for future project design and their implementation for the Gropa e Erenikut area.

Electric Energy

"Gropa e Erenikut" area currently is not covered with the power grid, and finding opportunities for supplying the area with electricity should be a priority issue for the competent bodies.

Identifying the needs for the construction of the 10 (20) kV medium voltage network and the capacities for the supply of residential, hotel, recreational and other facilities, the responsible persons should apply for a 10 (20) kV line at the KEDS - electricity distribution enterprise.

Based on the position of the zone and nearest point, or the most suitable point for the connection to the existing network, the following points as possibilities for network connection have been identified:

- Peja / Deçan / Junik / Jasiq / Gjocaj District where this point is about 6.2 km in ariline distance (the road that leads to the area).

Based on the current situation it is necessary:

- Construction of LC (large conductors) 10 (20) kV in 12m electricity concrete pillars with 3x50mm2 conductors, as well as for telecommunication purposes instead of protective conductor to opt optic OPGW conductor.

The construction of this large-scale power pole provides a solution for the area's power supply by defining the main power line and the distribution of secondary lines, as well as it determines the capacity and location of the electric transformer and other accompanying power supply equipment.

The transmission line linking the Gropa e Erenikut area and Junik area should be sufficient to connect up to 500 residential units, a hospital and an ambulance, a ski center with a capacity of up to 1000 visitors a day, public lighting in the streets, barns and other businesses in the area.
Taking into account this content, the main line that will connect the area of Gropa e Erenikut from Junik should be 10 (20) kV up to the area, which will carry the capacity of 1660 kVA (according to Table 2). The power transformers distribute the local network with a capacity of 0.4kV, which supplies the whole area. Local power supply lines and pillars are placed along the road in linear form, enabling access to each building plot and access to electricity areas.

**The needs for energy capacity building**

Based on the three scenarios proposed for the development of this area where the characteristics and destinations of the objects within the planned area are defined, but in the energy aspect scenario 1 probably needs to be analyzed, are foreseen:

**Requirements for Electricity**

In the absence of a complete character of all consumer profiles, the parameters of electricity consumption (installed average power, simultaneous power, peak loads, average household electricity etc.), the calculation will be based on the case of a four-member household (representative case). Based on the data released, the average monthly household expenditure of the 5-member household with average standard ranges from 500 to 600 kWh.

This case is related to electricity supply that is not used for heating.

The average daily expenditure of electricity for the average family of four is:

- Emm=600 kWh
- Emd = 600kWh/ 30 ditw= 20 kWh/day.
- Based on the fact that essential human actions happen half of the daytime
- Pnj = Emd tm = 20kWh/12h = 2.44 kW
- Pb = Enj n = 2.44kW/4 = 0.61 kW/resident
- Pins=11.4 kW (according to table 1)
- knj=Pnj/Pins=0.21 to 0.43

Where:

- Emm- Monthly Energy Consumption,
- Emd –Daily energy consumption.
- Pnj - Simultaneous power consumed for a family of five members
- Pb - Simultaneous power consumed per inhabitant
- Knj- Simultaneity coefficient

<table>
<thead>
<tr>
<th>Consumed by:</th>
<th>Installed power</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>1200</td>
</tr>
<tr>
<td>Kitchener</td>
<td>9000</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>300</td>
</tr>
<tr>
<td>Boiler</td>
<td>2000</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>3200</td>
</tr>
<tr>
<td>Washing mach.</td>
<td>3500</td>
</tr>
<tr>
<td>Kitchen boiler</td>
<td>1500</td>
</tr>
<tr>
<td>---------------</td>
<td>------</td>
</tr>
<tr>
<td>Tv + Radio</td>
<td>800</td>
</tr>
<tr>
<td>Vacuum cleaner</td>
<td>600</td>
</tr>
<tr>
<td>Iron</td>
<td>1000</td>
</tr>
<tr>
<td>Other equipment</td>
<td>3000</td>
</tr>
<tr>
<td>$P_{\text{ins}}$</td>
<td>26100</td>
</tr>
<tr>
<td>$f_{nj}$</td>
<td>0.437</td>
</tr>
<tr>
<td>$P_{mnj}(\text{kW})$</td>
<td>11.4</td>
</tr>
</tbody>
</table>

Tab. 10. Electricity expense from household appliances

<table>
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<tr>
<th>No.</th>
<th>Destination</th>
<th>ha</th>
<th>(%)</th>
<th>Units</th>
<th>Pnj</th>
<th>P(500)</th>
<th>P_{mnj}(\text{kW})</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing/</td>
<td>82.6013</td>
<td>70.4</td>
<td>500</td>
<td>11.4</td>
<td>64.98</td>
<td>1365</td>
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<tr>
<td>2</td>
<td>Rehabilitation, recreation and health center</td>
<td>2.16</td>
<td>1.84</td>
<td>1</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Hotels</td>
<td>0.3655</td>
<td>0.31</td>
<td>1</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Skiing / sport</td>
<td>2.632</td>
<td>2.24</td>
<td>1</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Information center</td>
<td>0.0967</td>
<td>0.08</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Parking / Public lighting (10% of the total energy)</td>
<td>1.3981</td>
<td>1.19</td>
<td>1</td>
<td></td>
<td>151</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>117.337</strong></td>
<td><strong>100</strong></td>
<td><strong>506</strong></td>
<td></td>
<td><strong>1661</strong></td>
<td></td>
</tr>
</tbody>
</table>

Tab. 11. Energy needs in the area

<table>
<thead>
<tr>
<th>No.</th>
<th>Dynamic development of the area</th>
<th>New Substations</th>
<th>SS capacity (kVA)</th>
<th>Consumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>I</td>
<td>1x160 2x250</td>
<td>660</td>
<td>Residential / Rehabilitation / Sports / lighting</td>
</tr>
<tr>
<td>2</td>
<td>Stage II</td>
<td>1x400</td>
<td>400</td>
<td>Housing / Rehabilitation / Sports</td>
</tr>
<tr>
<td>3</td>
<td>Stage III</td>
<td>2x250</td>
<td>500</td>
<td>Housing/</td>
</tr>
<tr>
<td>4</td>
<td>In total 6 SS will be built</td>
<td></td>
<td>1560</td>
<td></td>
</tr>
</tbody>
</table>

Tab. 12. Building a new SS according to the dynamics of the development of the area

**General**
The following conditions are the basis for the construction of power plants at each stage, and above all, the entire energy infrastructure that will be built must, without exception, meet the following basic criteria:

- None of the existing or new energy facilities should be in the group of objects that cause pollution and active environmental impacts.
- The design of new facilities should also include appropriate architectural and aesthetic forms so as to fit the environment and not to cause negative effects such as (electromagnetic radiation, noise, heat, fires, vibrations, etc.).
- All metal constructive parts of these facilities located inside and outside the premises in public and other spaces must be grounded so as not to pose a risk to humans, animals, property and others if the latter ever or occasionally live in the vicinity of these facilities.
- Ensure that existing and new equipment provides a safe and orderly supply of sufficient power to supply all customers with 230/400 V voltage (5 ± 10%).

**Energy substations**

The 10 (20) / 0.4 kV new substations planned to be built should be:

- All consents, construction permits and other acts issued by relevant municipal authorities must be in full compliance with municipal spatial plans, technical conditions and requirements as well as other acts specified by the laws in application.
- To be built in external spaces where easy and unobstructed access is to be provided in special cabins that can be substations made of NS MB concrete or NS KM metal cabins or even metal pillars-stations NS TSH.
- The construction of NS 10 (20) / 04 kV can be foreseen and allowed in the green spaces and around the streets although this is not foreseen with plans but considering the same being accommodated in the environment without degrading the appearance (landscape) of the area.
- Ensure that all safety, fire and environmental protection measures are implemented in all cases of energy infrastructure construction.

**Voltage network 10 (20) kV and 400 / 220V- Air power lines**

Implementation of the plan foreseen for this area, it is necessary to have complete construction of the network. This network should be constructed as a radial air network with adequate conductor capacity that meets the needs for supplying this area.

For the construction of energy lines, they must be in accordance with the technical recommendations and regulations, fire protection and protection against atmospheric pressure (lightning bolt).

The investor is obliged to provide the necessary documentation for obtaining the building permit and to ensure the professional supervision of the works and the submission of the request for use of the facility.

The largest length of the electricity distribution grid is 400/220 V and the grid is distributed to each customer.
Depending on the number and distribution of customers, these networks are constructed as air network, cable (underground) or even combination of these two forms.

The low voltage network is built considering the following conditions:

- The LV network built with braided air cables is placed on reinforced concrete pylons, but this should be done by approving projects according to a strategic plan and not as an ad-hock network because it causes degradation of spaces and prevents the implementation of this plan, as well as the installation of equipment should be implemented by considering the aesthetic aspects and impacts in the area's environment.
- The supply is made directly from the NS to the frame of the flats with an air outlet, it is necessary to extract the cable exit from NS to the first pillar, then proceed as the air network.
- Overload and short-circuit protection is ensured by setting the circuit breaker at the beginning of the network in accordance with the technical requirements.
- Dangerous touch voltage protection should be done according to the TN-C system to the location of the LV (low voltage) cable connection to the object.
- Caution should be paid to fire protection during the assembly of the grid, especially in areas of special and public spaces.
- 400/220 V voltage line with braided cable 4x50 mm² 4x35 mm² 4x25 mm² or 4x16 mm² for supply of public lighting and individual housing.

**Constructing public lighting**

The construction of public lighting network of roads and other areas around the planned area should meet the photometric parameters given according to European norm EN 13201.

When constructing street lighting, consider these factors that define the quality of lighting:

- The level of the roadside light
- Uniform distribution of longitudinal and general luminosity.
- Limitation of current blindness due to non-comfort lighting, (psychological reduction of blinking).
- Visual traffic movement.
- Aesthetic aspects and accommodation of the equipment in the respective spaces
- Choice of lighting type according to European standard EN 13201.

Two and three-part poles intended for mounting on the foundations of the processed concrete must be used as light bulb holders, as needed to be demounted, while the lighting supply should be made with a braided cable laid on the concrete pillars according to the technical norms.

In cases where there are budgetary possibilities, which are necessarily returned to the investor, it is best to foresee a combined system of electricity supply and solar panels in periods of sun rays.

- When applying the lighting installation, protection measures must be applied against the shock voltage (direct and indirect protection), thus implying the expansion of the common earthing conductor of all the lighting installation posts with Fe / Zn 25x4 mm
earthing conductor and the connection with poles and the substation earthing conductor.

- The voltage connection can be carried out in the voltage substations 20/04 kV on the low voltage side, but in the construction phase a 230/400 V voltage supply outlet should be left out as well as the frame for measuring the electricity.
- The investor is obliged to provide project documentation for the construction of the lighting installation and to ensure the supervision of these works, obtaining the construction permit and the permit for use.
- After the completion of the works the investor is obliged to submit a request for technical acceptance and thereafter to submit a request for permission to use the facility.

**Thermal energy**

The way the area will be heated during the winter season is of particular importance for the standard of life of the inhabitants in that area. For the correct determination of heating energy costs, we should refer to the accounts according to DIN 4701 / 1E (08.95.), Required Heating Calculations and VDI 2067/2 (12.93), Heating in rooms, for which the exact results are given depending on the destination of the object. From this, the sources for the production of thermal energy for heating and the extension of the thermal network should be treated.

Heating in the area will be realized through individual heating for each residential unit. Other non-residential and residential buildings have two alternatives to heating, respectively wood heating and electricity heating.

**Telecommunications including internet connections**

Currently, the area is partially covered by 3G services by telecommunication operators such as VALA and IPKO. Nonetheless, the competent area management body in cooperation with post-telecom operators should establish a full range of fixed and mobile telephony, internet and TV services.

**Technical aspects of post and telecommunications supply and installation in the area**

Through infrastructure that will be realized with the construction of cable conduit and which will be built in the power grid pillars, telecommunication services will be provided, including services as following:

- **Voice**-telephony,
- **Data**- internet, and
- **TV**- television, where the optical fiber will be used as a transmitter medium.
**Description of the technical solution**

**Principles:**

- Along the track, where the power line is, the optical conductor is provided from the telecommunication enterprise offices to the residential and business units through the 0.4 kV network.
- Within the collective housing facilities, optical cables are protected by optical protection ducts as it is required by technical standards.
- The distribution box must be complete, including other wall mounting elements.

**Optical cable selection and description**

- The type of cable is chosen taking into consideration the requirements for the interconnection capacity and at the same time, taking into account potential future customers in the area.
- The optical cable must meet the ITU-T G.652 and ITU-T G.652 recommendations.
- The telecommunication equipment network should be built at the same time with the construction of the power network according to the development phases of the area.

**Waste collection points and their management network**

Waste management in the area will be done by the regional waste management company. The area is obliged to enter under constant management of waste collection and treatment. Container placement shall be carried out in accordance with applicable standards applicable by the competent body where the collection points or containers will be efficiently distributed to enable coverage of the whole area, provision of residues to the appropriate temporary residence facility.

The managing body of the area and the authority responsible for waste management define the details, including the deployment of containers and the time of collection and removal of waste from the area.
Fire protection
In the framework of the water supply solution, hydrates are also planned, which will be in a functional state to withstand any type of fire disaster involving the constructed structures or any other non-constructed structure within the area.

Since the wood will be a large part of the construction structures, it is imperative that every object constructed from wood mass, in full or in part, be equipped with a fire hydrant as well as fabricated cylinders for rapid reaction against fire cases in the household.

Public and social infrastructure

Preschool Educational Institutions
The area may also have a nursery with the main function of developing multi-cultural and educational activities for preschool children. Such function does not require a concrete position of the location, it can also be formed as a private business that will perform the function according to the applicable rules for kindergartens.

Ambulances and family medicine center
Within the area, initially a medical office will function and later when the number of residents is increased, then the responsible authority will require the health institution to increase the capacity according to the standards and norms required by the Ministry of Health.

It is important to note that at present and at the initial stage of implementation of this plan, health services can also be performed by a mobile outpatient clinic that will provide medical services at specific times during the week.

Hospitals
The part for the establishment of special hospital and rehabilitation capacities that can be located within the area is defined. Once the feasibility study and main project have been completed, the necessary hospital or rehabilitation facilities can be created in the area.

Sport, cultural and recreational institutions
Within the area, sports areas, namely sports grounds, are planned. We believe that these sports grounds, namely the ski area, offer extraordinary opportunities for skiing. Of course, after the feasibility study, this area can also begin to build, which can then completely transform this area.

Campsite space will offer a continuous stay to all visitors of the area who are passionate about nature. Furthermore, this space will also be offered to visitors who will not be able to withstand living conditions in the area.

The Responsible Authority is obliged to provide all the necessary infrastructure for this area, in a way that is fully functional and operates with maximum capacity.

Social welfare institutions

Graveyard
There are no cemeteries within the area. But in the future, space or plots dedicated for this purpose can be defined within the 50m of the buffer zone, to an appropriate location.
Since the area itself is in the middle of the Park, such spaces are not required to be designed, but of course, within the framework of regulating the area, the architectural landscape should be very important, which should be implemented with adequate standards for the area for all forms of engineering solutions.
## Implementation plan

List of concrete activities and specific projects:

<table>
<thead>
<tr>
<th>No.</th>
<th>Target</th>
<th>Activity/measure/project</th>
<th>Location</th>
<th>Possible expropriations</th>
<th>Financial costs*</th>
<th>Financial sources</th>
<th>Application period</th>
<th>Implementation responsible authority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td>Development of traditional agriculture, livestock and beekeeping for the purpose of economic benefit and in particular the development of ecotourism</td>
<td>Subsidies for agricultural activities</td>
<td>NT &quot;Bjeshkwt e Nemuna&quot;</td>
<td>No</td>
<td>1</td>
<td>MAFRD - MESP</td>
<td>2019-2026</td>
<td>Responsible authority</td>
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<td><strong>2</strong></td>
<td>Development of the tourist center “Gropa e Erenikut”</td>
<td>Feasibility Study for skiing center</td>
<td>Junik, Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>PP</td>
<td>2019-2022</td>
<td>Responsible authority</td>
</tr>
<tr>
<td><strong>3</strong></td>
<td>Development of rehabilitation center “Gropa e Erenikut”</td>
<td>Feasibility Study for Rehabilitation Center</td>
<td>Deçan, Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>PP</td>
<td>2019-2022</td>
<td>Responsible authority</td>
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<td>No</td>
<td>Purpose</td>
<td>Implementation of projects deriving from the Management Plan for NP &quot;Bjeshkët e Nemuna&quot;</td>
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<tr>
<td>4</td>
<td>Sustainable use of natural resources</td>
<td>No</td>
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<td>Building human capacities for the tourism industry and opportunities for economic benefit for the local community</td>
<td>No</td>
<td>PP</td>
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<td>Campaign development</td>
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<td>7</td>
<td>Adjusting river beds and active erosion areas</td>
<td>No</td>
<td>PP</td>
<td>2019-2021</td>
<td></td>
<td></td>
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Purpose 2.
Development and strengthening of technical infrastructure

<table>
<thead>
<tr>
<th>No</th>
<th>Purpose</th>
<th>Implementation of projects deriving from the Management Plan for NP &quot;Bjeshkët e Nemuna&quot;</th>
<th>Responsible authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Complete construction of road infrastructure</td>
<td>No</td>
<td>MESP/MI and Municipality</td>
</tr>
<tr>
<td>No</td>
<td>Project Description</td>
<td>Location</td>
<td>Cooperation</td>
</tr>
<tr>
<td>----</td>
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<td>-------------</td>
</tr>
<tr>
<td>2</td>
<td>Expansion and installation of new electricity network capacities</td>
<td>Junik, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Building SS</td>
<td>Junik, Gropa e Erenikut</td>
<td>No</td>
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<td></td>
<td>Local 0.4kV network construction</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td>3</td>
<td>Installation of water supply infrastructure</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Construction of the water supply in the area</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Construction of the lake</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
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<tr>
<td>4</td>
<td>Installation of sewage infrastructure</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Construction of sewerage system</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Construction of the wastewater treatment plant</td>
<td>Junik, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td>5</td>
<td>Including the area under the</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Purpose</td>
<td>Implementation of legality in the area and accurate division of competences and detail of technical procedures in decision-making between the managing actors in the area</td>
<td>Defining the competent authority for the management of the area</td>
</tr>
<tr>
<td>---</td>
<td>------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Provision of 3G telecommunications services, 4-5G</td>
<td>Construction and functionalization of telephone antennas</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setting Up New Fiber Optic Cable Networks FTTH (Fiber To The Home)</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
</tr>
</tbody>
</table>

**Purpose**

3. **Effective administration and management of the Zone**

<table>
<thead>
<tr>
<th></th>
<th>Purpose</th>
<th>Implementation of legality in the area and accurate division of competences and detail of technical procedures in decision-making between the managing actors in the area</th>
<th>Defining the competent authority for the management of the area</th>
<th>The exact definition of the body dealing with construction permits.</th>
<th>MESP-Municipality</th>
<th>2019</th>
<th>Responsible authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Implementing the management of regional waste collection companies</td>
<td>Collecting, transporting and treating waste</td>
<td>Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>MESP-Municipality</td>
<td>2019</td>
</tr>
<tr>
<td>2</td>
<td>Providing 3G telecommunications services, 4-5G</td>
<td>Construction and functionalization of telephone antennas</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>MESP-Municipality</td>
<td>2019</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setting Up New Fiber Optic Cable Networks FTTH (Fiber To The Home)</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>PTK-IPKO 2020-2026</td>
<td>Responsible authority</td>
</tr>
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</table>

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<table>
<thead>
<tr>
<th></th>
<th>land and regulating the this issue completely.</th>
<th>Gropa e Erenikut</th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Handling of all illegal activities in the area</td>
<td>Legalization of illegal constructions</td>
<td>Junik-Deçan, Gropa e Erenikut</td>
<td>No</td>
<td>1</td>
<td>MESP-Municipality</td>
</tr>
</tbody>
</table>

*(1=<200,000€; 2=200,000-500,000€; 3=>500,000€)*
Administration, implementation and monitoring of implementation

In the case of DRP for the "Gropa e Erenikut" area, until now it is not clear who will be the competent body for the implementation of the Regulatory Plan (RP). Of course, key actors in the implementation will be one or several of the actors such as: MESP, DMNP "Bjeshkët e Nemuna" and the respective municipalities.

However, it is important to note that any spatial planning document drafted locally or nationally (for a particular area) should make full coverage of the goals, objectives and actions that will be relevant to the time.

Reporting on the implementation of the SRP "Erenik Grove" will be done simultaneously with the implementation cycle, which is obliged to report annually, but may be even twice a year, especially before the budget review in the first six months, so that during the budget review we have the possibility of introducing any project or allocation of additional funds for any project that has exceeded the budget projections, this information make the administration of the implementation well-informed but also operational in real time.

Part of the administration of the implementation of SRP "Gropa e Erenikut" are all the spatial character content of the Plan: starting from the process of granting construction conditions, conditions for technical, road, public and social infrastructure, protective measures, construction permits, exclusions, zoning bonuses, compatibility review, etc.

Administering the implementation of SRP "Gropa e Erenikut" means management of all the aforementioned activities, as well as addressing nonconformity, exclusion or zoning requirements after the design of the Plan.

As a first condition to initiate such procedures is to have an application for the same by any applicant, person or legal entity in accordance with the provisions of the Plan and the application procedures for non-conformity. Amendment-complementation, exclusion and/or zoning bonus will be described within the chapters envisaged by the legislator as part of the plan. The competent authority should make every effort to clarify these procedures in order to be easier for the applicants to understand and to administer them. Such procedures are also dealt with in Article 31 of AI MESP no. 01/2018, This Administrative Instruction also specifies the requirements for applications for amendments/supplements of the SRP but also for the procedure of exceptions and zoning bonuses.

Administration especially in view of compliance review also implies an administration responsibility for decision-making management to approve or reject requests for granting building conditions, exceptions, zoning bonuses set out in the Plan, which should be done by comparing the decisions with the criteria, the measures and conditions set out in the Plan, as well as other laws, regulations and other documents. Compliance should be reviewed based on documented and transparent content.

If we have complaints against decisions issued by the competent authority or requests for different interpretations for the contents of the parts of the Plan, in the function of administering the implementation, the interpretation is done by the competent authority for spatial planning and management at the municipal level and from the MESP at the central level depending on who will be given the administration of the implementation of this Plan.

During the implementation of the Plans, certain developments become matter of Courts: starting from municipal ones to the highest judicial levels. It is considered necessary to
cooperate with the courts and to establish a high level of communication and quality cooperation with them in order to make adequate and appropriate decisions. This cooperation is very important because it is in an adequate function of preventing the amortization of unplanned developments. Knowing that our courts are heavily charged, cases coming from this field should be considered and addressed with priority because after the development or implementation in this regard, the attempt to revise or even sanction is worthless and inefficient.

Unless an efficient co-operation bridge is established with the courts, more or less planned and non-legal developments are allowed or stimulated. Recognizing the role and power of the courts, in order to implement the Plan, the Competent Authority, the Working Team as well as other municipal and central level instances should provide the necessary conditions, establish proper communication and interaction so that where it is indispensable (even by cooperating with other mechanisms such as police) should prevent unplanned and illegal constructions in view of the efficient and qualitative implementation of the Plan.

Cooperation with the Project Bureaus and with appropriate Institutions as well as institutions dealing with development projects in a professional way is important in the function of the implementation of the Plan and of adequate information. Communication and cooperation in this regard is very important. If bridges of cooperation and communication are established and the level of cooperation is increased to an adequate degree, these institutions will not design projects without being based on the development and construction conditions foreseen by the Plan and without being allowed to use, are allowed on condition or by special conditions. At the same time, these institutions should be made aware that they may even be punished and even prevented from performing illegal actions. We believe that warning as well as the imposition of sanctions it contributes directly to the proper implementation of the Plan. In this regard, the competent authority but also the working team as well as other municipal and central instances should play their role of informing, communicating and interacting with these institutions.
Ammendments, supplements and exclusions

After the approval of the DRP, it should first be clarified what are the legal options for amending and supplementing the Plan and what procedures we must pass.

Knowing that the amendments and supplements - means changes in the textual and cartographic parts of the Plan, which will be made only in accordance with Article 31 of the bylaw, where it is determined that the textual or cartographic parts of the Plan in this case of the SRP "Gropa e Erenikut" can be amended to be completed by a decision of the competent authority and the amendment/supplement must be approved by the Ministry. This circumstance can only be applied if the Municipal Zoning Map has been amended or supplemented after the Detailed Regulatory Plan has been approved. The Spatial Planning Authority in this section meets these amendments and exceptions.
Strategic Environmental Assessment

According to the Law no. 04 / L-174 on Spatial Planning, namely Article 23 and the Law no. 03 / L-230 on Strategic Environmental Assessment, the spatial planning documents are also required to have a Strategic Environmental Assessment (SEA) report.

The authority responsible for the implementation of this plan is obliged to draft an SEA report for this plan as one of the most important and empowering documents of the Plan.
Definitions

1. Provides definitions to clarify expressions that are unclear, which may be misinterpreted, are unknown or are technical or specific to the Detailed Regulatory Plan.

2. Definitions include expressions of interpretation used in the Detailed Regulatory Plan for the "Gropa e Erenikut"

Definitions used during the drafting of the Detailed Regulatory Plan for the “Gropa Erenikut”

The definitions used in this document are based on the Administrative Instruction, Law no. 04/L-174 on Spatial Planning, Law on Construction and other applicable laws as well as other relevant documents and processes and have the following meanings:

Spatial Planning Document - Spatial Plan of Kosovo, Kosovo Zonal Map, Spatial Plan for Special Areas, Municipal Development Plan, Municipal Zonal Map and Detailed Regulatory Plan, as defined by this Law and for which public access is provided through the ministry website and municipal website.

Spatial Plan for Special Areas - A central level spatial planning document that establishes a special development organization, we also use defense regime for specific areas designated in the Kosovo Zonal Map, in accordance with the provisions of Article 14 of the Law.

Spatial Plans for Special Areas are prepared for the areas identified in the Kosovo Spatial Plan and the Kosovo Zonal Map, which have special characteristics and require special organizational, developmental, user and defense regime. Such areas may include national parks and other areas of unique natural, economic, mineral, agricultural and cultural heritage value..

Municipal Development Plan - Spatial Planning Document at Local Level, in accordance with the provisions of Article 15 of the Law

The Municipal Development Plan is a multi-sectorial strategic plan that defines the long-term goals of economic, social and spatial development. The Municipal Development Plan should include a plan for the development of urban and rural areas for a period of at least eight (8) years

Municipal Zonal Map - Spatial Planning Document at Local Level, in accordance with the provisions of Article 16 of the Law.

The Municipal Zonal Map is a multi-sectoral document that, through charts, photographs, maps and text, specifies in details the type, destination, planned use of space and action measures that are based on the length and reach of public and private investment projections for the whole territory of the Municipality for a period of at least eight (8) years.

Detailed Regulatory Plan - The Local Level Spatial Planning Document, in accordance with the provisions of Article 17 of the Law, depending on the needs for spatial development, Municipalities may prepare Detailed Regulatory Plans for all or any of the areas defined in the Municipal Development Plan and Municipal Zonal Map.

Detailed Regulatory Plans set out the conditions for regulating areas for urban areas or rural areas as defined in the Municipal Development Plan and the Municipal Zonal Map, Detailed Regulatory Plans also define the construction conditions
Spatial Planning Authority - Ministry of Environment and Spatial Planning and the municipal responsible authority for spatial planning and management, as defined by the Law no. 04 / L-013 on Cadastre.

Residence - an area with urban characteristics, village, town or other place of residence.

Area - a group of neighboring cadastral parcels with the same designation of land use, development or protection and conservation, using the definitions of areas in the Law no. 04 / L-013 on Cadastre.

Rural Area - an area characterized by a low level of construction, population density, and technical, public and social infrastructure, as well as employment done through the development of agriculture, rural tourism, healing centers and manufacturing that does not contaminate the surrounding environment.

Residential area - area designated mainly for residential purposes.

Agricultural Area - a land area designated for the cultivation of agriculture and livestock crops such as: arable land, garden, orchards, vineyards, meadows, pastures, fish ponds, swamps, etc.

Mixed Use Zone - an area designated for mixed use of residential buildings, commercial buildings, agricultural, industrial or other activities.

Protective Zone - an area around the perimeter of natural resources and constructed cultural heritage, which has been declared under protection established by the competent institution, which prohibits any development or activity that may harm the appearance of the cadastre or other damage to natural resources and cultural heritage.

Cadastral Parcel - defined by the Law No. 04-L-013 on Cadastre and defines the land surface identified with the cadastral parcel number and registered in the cadastral map, with the real surface on the projecting map and the area is registered in the Immovable Property Rights Register under Law no. 2002/5 on the Establishment of the Immovable Property Rights and Law No.04/L-009/2011 on Amending and Supplementing Law No. 2002/02 on the Establishment of the Immovable Property Rights.

Regulatory line - distance from the boundary of the cadastral parcel foreseen for the construction of technical infrastructure, where no type of construction is allowed.

Construction line - the distance from the boundary of the cadastral parcel and the adjustment line in which is allowed the construction of the total usable area.

Technical infrastructure - extension of public roads, buildings, underground and overground installations for the supply of electricity and heat, water and sewage network, telecommunications and other similar installations.

Public Infrastructure - facilities of mail distribution and collection, Health Care, Education, Public Administration and other related services.

Social Infrastructure - Extension of spaces and buildings for the development of sports and cultural activities, fishing, hunting, libraries, public parks, community centers, public communication institutions etc.

Construction conditions - construction conditions, as defined in Article 21 of the Law no. 04 / L-013 on Cadastre.
Technical Standards for Spatial Planning - a document that defines the basic requirements for the compilation of all spatial planning documents.

Ministry - Ministry of Environment and Spatial Planning.

Municipality - defined by the Law No.03 / L-040 on Local Self-Government.

Protected Area - the part of the territory designated for the purpose of preserving natural resources and cultural heritage, protection against environmental pollution or creation of spatial conditions for the uninterrupted exercise of the activity as well as the safety of residents and surrounding areas, which should be defined in the Kosovo Spatial Plan and the Kosovo Zonal Map and can be classified by the Ministry as a Special Area.

Special Protected Area - area established by Law no. 03 / L-039 on Special Protective Zones.

Special Area - an area identified in the Kosovo Spatial Plan and the Kosovo Zonal Map that has specific features that require a special organization of use and defense, developed by the Ministry through the Spatial Plan for Special Areas.

Informal settlements - settlements where residents do not enjoy their rights to an adequate standard of living, housing and lack the legal ownership of property or adequate access to public services and governance and live in a high-risk environment.

Development Conditions - means development conditions that control the location, utilization, density and character of development and Construction Conditions in accordance with Article 21 of Law no. 04 / L-013;

Building - construction designed for residence for people or animals, sheltering or storage of things, or use for public or private activities, and development of trade or production, according to the Law on Construction in Force;

Modification - complementation - means changes in the textual and cartographic parts of the Municipal Zonal Map that will be made only in accordance with Articles 35, 36, 37 of Administrative Instruction No. 24/2015 and Article 11, Paragraph 1.7 and Article 16, Paragraph 1 of Planning Law no. 04 / L-013;

Exceptions - means a deviation permitted by development conditions or construction conditions, in accordance with Section 38 of Administrative Instruction No. 24/2015;

Non-conformity - means existing use, cadastral building or parcel that is not in accordance with the current zoning requirements and is treated in accordance with section 38 of Administrative Instruction No. 24/2015;

Zoning Bonuses - means a planning tool that allows municipalities to provide community benefits (such as increment of open spaces, parks, pedestrian paths, etc.) in exchange for a modification of construction conditions (usually in the form increased density, height, or higher quality of development conditions, additional capacity for drainage, landscaping management, etc.) provided by the applicant;

Geographic Information System (GIS) - a system consisting of hardware, computer software and geographic data dedicated to the collection, processing, analysis and presentation of all geographic reference data formats.

Parapet - Height from floor to the bottom edge of window openings.

Balcony - The outer space of the building, a console tablet supported by the walls of a building and is surrounded by a parapet or fencing, with access to the interior space.
Lodge - The outer space of the building, surrounded by walls in three sides and a parapet or fence on one side, with access to the interior space.

Terrace - The outer space of the building with elaborate and flat floors attached to the building or over it.

The Spatial Plan of Kosovo - The Central Spatial Planning Document, in accordance with the provisions of Article 12 of the Law, is a multi-sectorial document that identifies in spatial terms, social, economic and environmental development policies in order to create sustainable and balanced development throughout the territory of Kosovo.

The Kosovo Spatial Planning Map - The Central Spatial Planning Document, in accordance with the provisions of Article 13 of the Law, is a multi-sectorial document that, through charts, maps and text, specifies the type, destination, planned use of space and measures actions that are based on the duration and reachable projections of public and private investments throughout the territory of Kosovo for a period of at least eight (8) years.

The perimeter - the official border of a territory with common features, development, protection and conservation.

Public Services - is a general term to set services provided by public authorities directly or indirectly such as public and social infrastructure to citizens.

Institute - Institute for Spatial Planning within the Ministry of Environment and Spatial Planning.

Spatial Planning Database - central digital summary of all spatial planning documents and other comprehensible data that have been prepared by the spatial planning authorities in accordance with this law and contains data on the purpose and regulation of land use in the territory of Kosovo, as part of the National Infrastructure of Spatial Data under Law no. 04 / L-013 on Cadastre.

Digital Elementary Data - the digital content of text and drawings that should be used during the drafting of the Municipal Development Plan, the Commons Zonal Map and the Detailed Regulatory Plan.

Public Participation - participation of one or more natural or legal persons, participation of associations or organizations in the drafting of spatial planning documents.

Public Review - open event for public participation, held in appropriate places by the spatial planning authority, which through public notice invites citizens, experts and interested parties to submit objections, comments or suggestions, prior to the finalization of the spatial planning document.

Public Notice - prior notice of the interested parties and / or the public about the time, place and purpose of holding public review.

Municipal Commission - means a commission that may be formed by the municipality for the purpose of advising on zoning exemption requests and other authorities as delegated by the municipality;

Zone Lists - means the list of all areas used in the Municipal Zonal Map, with a brief description of these areas;
Cartographic part
House types
Processes for complementation, supplement, exclusions, non-conformities and zoning bonuses

Modifications - Complementation

It should first be clarified after the approval of the DRP, what are the legal options for amending and supplementing the Plan and what procedures should be fulfilled.

Knowing that the modification and complementation - means changes in the textual and cartographic parts of the Plan, which will be made only in accordance with Article 31 of the bylaws, where it is determined that the textual or cartographic parts of the Plan in this case of the DRP, "Gropa e Erenikut" can be amended to be completed by a decision of the competent authority and the modification of the complementation must be approved by the Ministry. This circumstance can only be applied if the Municipal Zonal Map has been amended or even excluded after the Detailed Regulatory Plan has been approved. The Spatial Planning Authority in this section meets these amendment additions and exclusions.

The textual and cartographic part of the Detailed Regulatory Plan may be amended and supplemented provided that the amendments to the additions can not change the development conditions or other conditions set forth in the highest level spatial planning documents.

All proposals for amendments and supplements are submitted to the Space Planning Authority in printed and digital format (GIS).

Exceptions

The Spatial Planning Authority may allow exemptions from the conditions of space regulation only in cases where the deprivation from the possibility of development for a cadastral parcel is proved, according to paragraph 3 of this Article.

- Exception from the conditions of space regulation is permitted only if the applicant proves that there is a "deprivation" which makes it extremely difficult for the landowner to respect the terms of the regulated space and does not relate to the owner's personal needs or wishes land.

- To prove such deprivation, the following points should be proved:
  - Special characteristics of land that make it impossible for the applicant to adhere to all conditions for space regulation;
  - Exemption is required due to the unique condition or unique configuration of the property, rather than the general conditions of the neighborhood or the surface;
  - The exception can not have a detrimental effect on the surrounding environment or surface;
  - Deprivation is not the result of the action taken by the landowner or a previous owner;
  - The exception can not create negative impacts on neighboring properties or other properties in the vicinity by affecting:
    - Solarization and ventilation of neighboring properties;
    - Increased traffic and difficulties in the mobility of public traffic and infrastructure corridors in the vicinity;
• Public safety including increased fire risk or other potential hazards;
• Values of neighboring properties; and;
• Utilization and development of neighboring properties.

Exceptions for the needs of people with disabilities

An exception may be allowed in order to allow access to a parcel and a building for a disabled person living on that property.

The exception may be limited to the duration of disability or the time that the person with disabilities lives in that property.

Exceptions are decided by the Spatial Planning Authority or, depending on the case and the complexity of the exemption, a professional committee must be established, which evaluates and gives recommendation on the exclusion requirements.

Exceptions are also considered in a public hearing that is open to the public.

The record and decisions from the public hearing are published on the official website of the municipality by the Spatial Planning Authority.

Public hearing shall be held in accordance with the procedures established by the Law on Administrative Procedure.

Exceptions may only be permitted if:

The structure and utilization of the proposed land to be in compliance with the conditions for regulating the space of the Detailed Regulatory Plan and the development conditions of the Municipal Zonal Map, except for the specific provision for which the exemption is required.

The applicant proves/testifies/shows/demonstrates the criteria set out in this Article.

Exemption is permitted under special conditions as needed to prevent damages to parcels and other surrounding structures or to the public service infrastructure and to reduce other negative impacts.

Special conditions are included in the decision to approve the exemption and on the building permit granted based on the exemption.

Violation of the conditions of exclusion is a violation of the Municipality's Zonal Map and the Detailed Regulatory Plan.

In cases where exemption is permitted, the applicant must still apply for a construction permit under regular procedure. The application for a construction permit shall be submitted within one (1) year of the decision permitting special exclusive conditions, and after that time limit, the exemption shall become invalid.

Nonconformities

Nonconformity is the use of land, building or cadastral parcel that has existed before and does not comply with the conditions for space regulation set out in the Detailed Regulatory Plan.

Nonconformity that existed prior to the adoption of the Detailed Regulatory Plan is allowed to continue even if it does not comply with the planned land use and the conditions for space regulation set out in the Detailed Regulatory Plan as long as this nonconformity continues to meet the requirements of other laws.
Regulations in force that promote public health, safety and well-being, including, but not limited to, construction, fire protection and health protection apply to those non-conformities.

The conditions for regulating the space in the Detailed Regulatory Plan apply to non-conformities if:

- Current non-conforming use of land utilization is changed; and
- Non-conform construction is expanded, modified or rebuilt to a great extent for reasons that are not force majeure.
- All developments in the buffer zone are non-conforming and are treated according to the relevant legislation in force.

Implementing zoning bonuses

The Detailed Regulatory Plan can be used to fully or partially implement the zoning bonuses set out in the Spatial Plan for the Special Area, the Municipal Zonal Map, technical spatial planning norms, and / or municipal regulations.
**Interpretation and Complaints**

**Interpretation**

Detailed Regulatory Plans are detailed and comprehensive.

The Spatial Planning Authority is responsible for interpretations related to Detailed Regulatory Plans but does not intend to alter or add to the substantive content of the Detailed Regulatory Plan.

The Spatial Planning Authority reviews and makes the final written decision on written requests for interpretation of the Detailed Regulatory Plan within 30 days.

**Complaints**

Complaints against decisions related to this Administrative Instruction can be filed in accordance with the Law on Administrative Procedure.
Implementation and monitoring

Implementation

The Spatial Planning Authority is responsible for implementing the Detailed Regulatory Plan for coordination and co-operation with other relevant sectorial responsible authorities.

Each year, according to the Implementation Plan, cost projections for budget and finance authority implementation are presented, which should be considered in accordance with the procedures for inclusion in the budget of the following year.

Monitoring

The Spatial Planning Authority is responsible for monitoring the implementation of the Detailed Regulatory Plan for coordination and co-operation with other relevant sectoral responsible departments.

Annual monitoring reports of implementation are based on the indicators and the monitoring and evaluation process set out in the Implementation Plan.

Sectorial Directorates of the Municipality annually compile the Monitoring Report on the implementation of the goals and objectives stated in the Detailed Regulatory Plan and submit it to the Municipal Assembly for review and approval.

The Municipal Assembly, after reviewing and approving the monitoring report, obliges the Planning Authority to submit annually to the Ministry an information report on the state of implementation of the Detailed Regulatory Plan;

Annual monitoring reports contain recommendations for action submitted to the Municipal Assembly, the Mayor and the Ministry, with financial statistics regarding the detailed Regulatory Plan issues, on an annual basis, and for five (5) or eight (8) year reviews.

The monitor plan is included in Annex 1.

Transitional Provisions

Until the clear definition of the authority responsible for the implementation of this plan, the institution which has called for the drafting of this Plan through regular prosecution procedures is obliged to implement this plan or to take the appropriate decisions to take adequate temporary measures to put the area under full management.