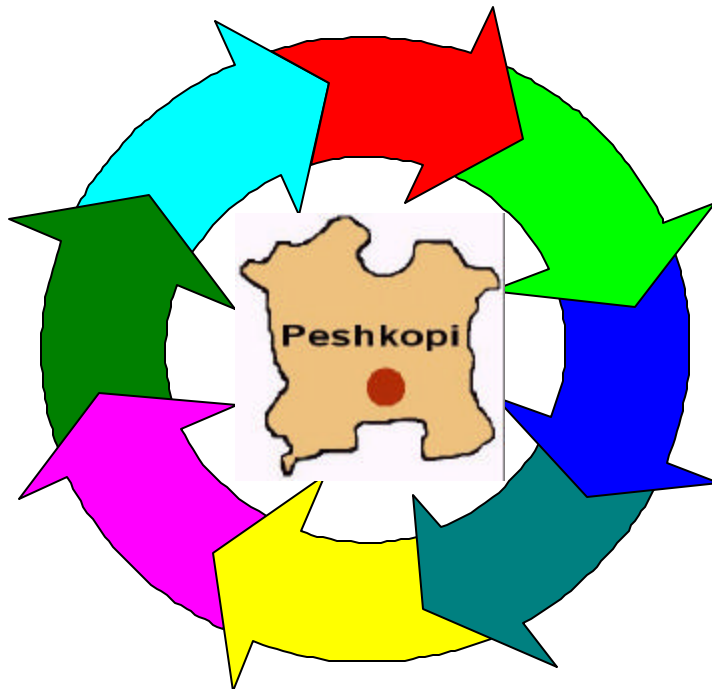


# Urban plan Peshkopi

03 December 2002

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## 1. Introduction

The urban plan of Peshkopi is prepared within the framework of the COMPASS program 2000 – 2003. This program covers the improvement of the functioning of local government and increased citizens participation. In a selected number of local governments social and economic development and democratisation in Albania will be enhanced. On behalf of the request of the municipality of Peshkopi to participate in the pilot projects of COMPASS, Peshkopi was selected to be one of the pilot cities in Albania.

The COMPASS program is being achieved by realizing some immediate objectives, including:

- Provision of support to the Albanian government in implementation of policies on decentralization and enhancement of capacities to undertake and facilitate democratic and participatory local governance. In this respect, COMPASS is assisting the Task Force for Decentralization on the implementation of the National Decentralization Strategy. It will assess the role of the Ministry of Local Government (MLG) and strengthen its capacity to manage the process, strengthen the capacity and financial basis of the Association of Albanian Municipalities (AAM) to enable it to become a full-fledged representative of Albanian local government and to replicate the project activities in other municipalities. Also a training strategy for the local government and civic groups in pilot regions and delivery of training courses to them are part of COMPASS activities.
- Capacity built up among a selected number of local governments on issues of sound, democratic and participatory local governance. In this respect COMPASS will assist in building an independent civil society, will create and support public advisory commissions as forums for dialogue between citizens groups and local authorities, will strengthen service delivery capacity of local government, through implementation of local government policies, will establish and administrate an Albanian local initiative fund for five target Albanian districts in order that citizens and local authorities take common responsibilities in implementation of small scale infrastructure projects.
- Develop and undertake a public awareness strategy on democratic and participatory local governance. For this, COMPASS will publish successful case studies and the bulletin of the AAM will organize media information activities and will support local information offices.

The pilot project in Peshkopi is meant to prepare an urban and economic development plan for the city by implementing citizens participation. An international expert is asked to organize this process and coach the local staff of the municipality during the entire process. He is assisted by an Albanian urban expert. The process of development was scheduled to start in October 2001 and finished in December 2002.

In this description of the urban plan the current situation is described as well as the foreseen development of the city during the next few decades. Beyond that urban planning regulations, building regulations and using regulations have been described to ensure that the development is realized as it is foreseen. It will be necessary to organize a controlling system to see to it that the regulations are being held.

With this urban plan for Peshkopi is aimed to give an overlook of about 25 years of the foreseen and desired urban and social development of Peshkopi, for their citizens and for those who want to settle here in the nearby future. The starting point of the urban plan is the historic development and historic value as well as the geographic situation of the city in the mountainous environment of northeast Albania. Furthermore the urban plan must deliver a contribution to the assurance of life quality in Peshkopi. The urban plan has been adjusted to the cultural behaviour of the people of Peshkopi as much as possible and to the present emanation of the city.

## **2. Description of the current situation**

### **2.0 General description of the current urban law**

Beyond the specific metropolitan situation in the district of Tirana there are municipalities and communes, consisting of a number of villages.

The communes are situated in the rural areas. The municipalities are the larger communities; they are more city-like. Several municipalities and communes form a district of which more of them form a region (Qarku) that is under command by the prefecture.

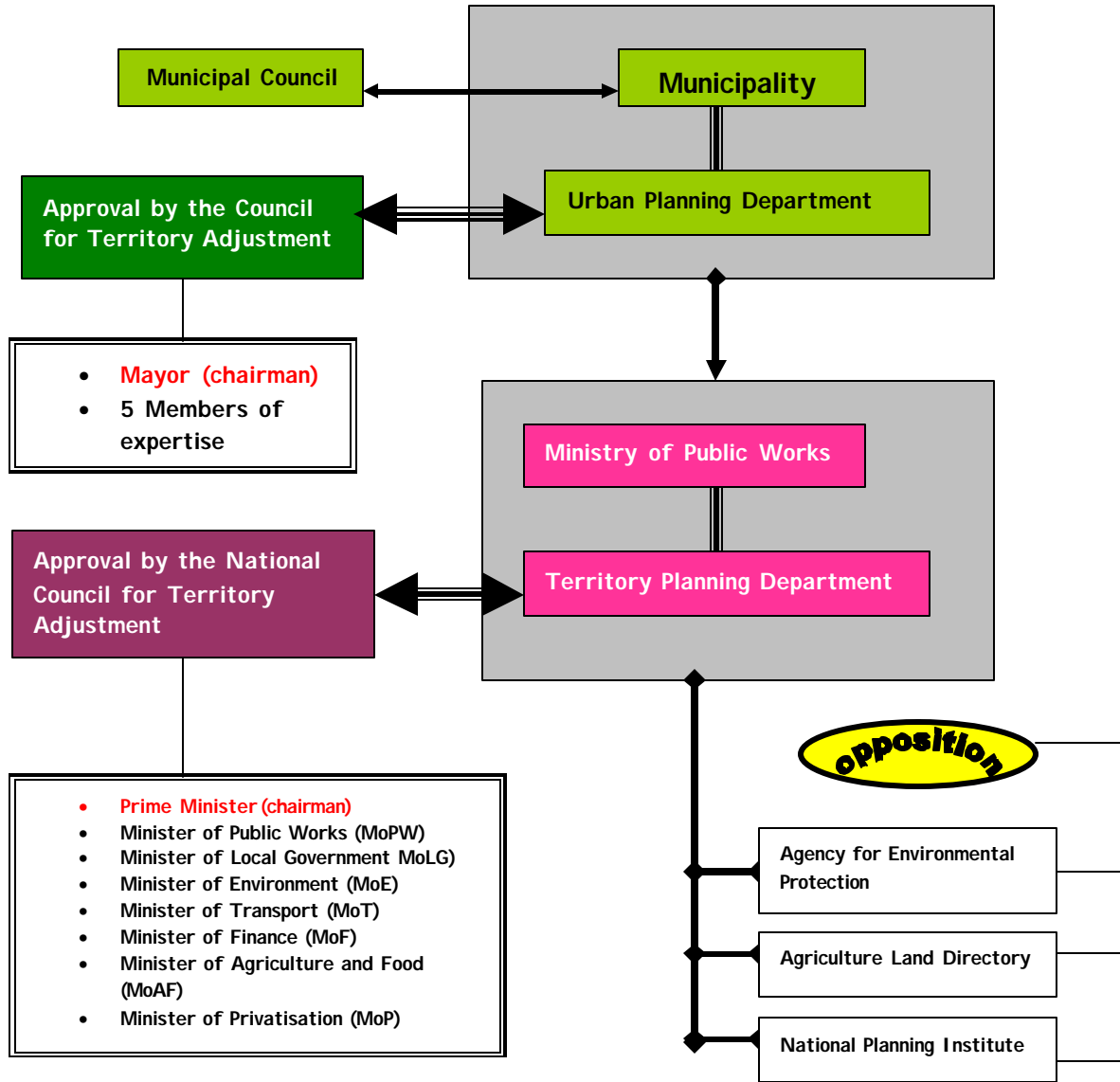
Every municipality has its urban area bordered by a so called "yellow line". The area within this yellow line is called the yellow area. It is not allowed to build outside the yellow line without permits from the Qarku which has a Council for Territory Adjustment to see after that and control that. Building inside the yellow line is the responsibility of the municipality but they must have a regulatory plan, approved by the Qarku before to be entitled to distribute building permits.

Based on a new urban law that is momentarily developed the legal framework of the national urban planning is about to change. When this law will be approved municipalities get the opportunity to develop an urban structure plan derived from an urban zoning plan. In the last phase they will have to develop an infrastructure plan. This is all for the nearby future. Peshkopi now is anticipating on that legal system and develops an urban zoning plan for its territory with the support of the Dutch Association of Municipalities (VNG). Before the municipality of Peshkopi can make use of the new urban instruments it has the new urban zoning plan approved by its City Council.

After that the municipality will have its urban policy explained to the Council for Territory Adjustment of the Region (Qarku). This is to be done by the municipal urban planning department. That Council is composed of the Mayor of the municipality and 5 members of different expertise. When the urban zoning plan is approved by the Qarku it must be defended by the Territory Planning Department of the Ministry of Public Works against the opposition from the Agency for Environmental Protection, the Agriculture Land Directory of the Ministry of Agriculture and Food and the National Planning Institute of the Ministry of Public Works. If this has been fulfilled all, the urban zoning plan will be sent to the National Council for Territory Adjustment, consisting of 7 ministers from the involved ministries and their chairman the Prime Minister.

After the approval of this National Council for Territory Adjustment the urban zoning plan is the legal instrument for local urban development policy.

In the next scheme is shown the route of approval, urban plans have to follow.



## 2.1 Geographic situation

Peshkopi is the largest and most important city in the Dibra region. The prefecture of Dibra includes three districts: Dibër, Bulqiza and Mati. Peshkopi is located in the north eastern part of Albania at the altitude of 670 metres above sea level and near to the border with Macedonia. The travel distance from Tirana is 190 km. It is a mostly mountainous and green area. Peshkopi has a Mediterranean climate with warm summers and cold winters but due to its location near the mountains wintertime is prolonged up to 5 or 6 months.

## 2.2 Urban structure

The urban structure of Peshkopi is comparable with the model of a compact city. Outside the city centre there are several neighbourhoods like Dobrove, Kallavare and Kamen. Outside that there are several small villages belonging to the Peshkopi influence.

The city centre is located left and right of the axis between the old cultural palace - which is meant to be used as the new town hall - and the sports palace. Most of the important buildings and municipal functions are built along the main street, like the town hall / municipal offices, the old and new cultural palace, the post office, the city hotel, the high school and several offices with a semi public function. On both ends of this main street, important functions are located: the regional hospital in the western end and the historic quarter - called Teqe - with museum in the eastern end.

The built city is divided by a broad green area ("the valley"). The largest part of the city lies on the western side and the largest outside quarter of Dobrove lies uphill on the eastern side. The mostly informal built area between the city centre and the Spa baths form the north eastern connection. This city section is not part of the yellow line area.

West of the city centre a large area- in former days used as area for all kinds of enterprises - has been left due to the economic crises. This area is one of the areas that has potentials to be renovated and rehabilitated. The Kamen area is a city quarter located north of the centre of the city where some 5000 people are living under minor circumstances.

This quarter has a poor quality. One of the foreseen problems the city of Peshkopi will face in the next future is the pressure from transportation and traffic on city life. Nowadays all traffic passes through the city centre. Because of the fact that many people have their homes in the centre of the city it will be unavoidable to think about alternatives for the traffic route outside the centre area without creating a situation in which the city supplies are disturbed.

It is very likely that traffic will increase very fast the next few years due to the expected economic development. However the city has no further potentials to extend or enlarge.

The present built areas, also the informal ones, must become part of the yellow line area. This starting point will ensure that Peshkopi will keep its present identity. The built city is lying in a valley which gives the inhabitants of the city the feeling of being protected and sheltered. The atmosphere in the city expresses that relaxation.



### 2.3 Archaeology and historical values

Teqe is the historic quarter of the city. In this part of the city a specific building style and architecture are present. There are no registered historical buildings in Peshkopi. There are no initiatives known of protecting the beautiful historical buildings in the inner city (Teqe). From a point of view of tourism interest and for the sake of improving the local identity of Peshkopi it might be important preventing this quality from further fall off. Therefore new regulations must be set up to ensure this quality and have this regulations integrated in the regulatory plan.

### 2.4 Demography

In Peshkopi some 20.000 people are living and most of them are born here or they are coming from the direct surrounding villages. In the recent 10 years the Peshkopi population has increased extremely. In this period more and more migrants came from the rural areas in Dibra. Nowadays the number of inhabitants of Peshkopi stabilizes because there is no room anymore to shelter more people. The development of the number of residents in Peshkopi is shown in table 01.

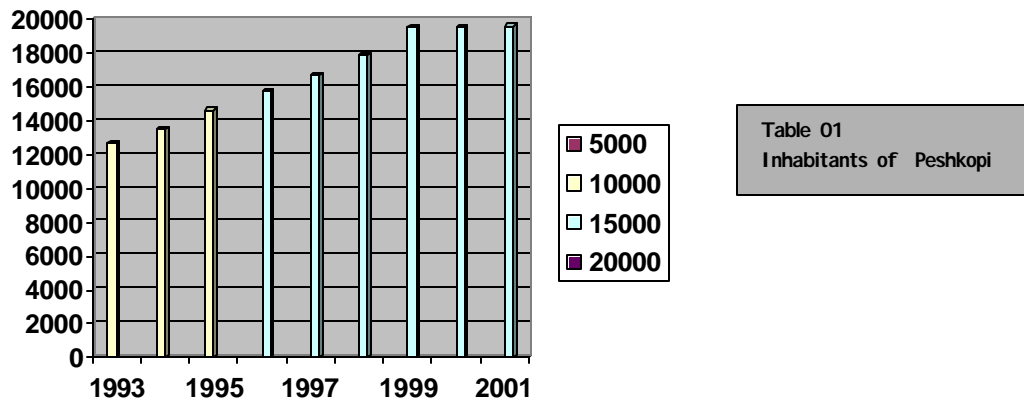


Table 01 Development of the number of residents in Peshkopi

The size of the Peshkopi families is lower than the family size in the rest of the district. The average family size for Peshkopi residents is still going down. Based on the information of the Statistical office of the municipality of Peshkopi, shown in table 02, one may conclude that the average family size will decrease in the near future, like it does in western Europe as well. The most recent figure (April 2001) for Peshkopi city is 3.73.

<b>Description</b>	<b>District</b>	<b>Municipality of Peshkopi</b>
<b>Population</b>	104.792	19.611
<b>Number of families</b>	24.161	5.178
<b>Average family size</b>	4.34	3.79

Table 02 Residents in District and Peshkopi city on 31-12-1999 (Statistical office of Peshkopi)

Another interesting feature is the migration pattern. It was explained that people from neighbouring villages migrate to Peshkopi and that mostly younger people from Peshkopi are migrating to Tirana. Out of the figures over 1999 this proves only partially true. Looking at the total figure people might conclude this. But the population growth should be viewed separately. This is for Peshkopi 1.4 % and for the rest of the district 1.1 %. If the reasoning is followed that people of Peshkopi are moving out of the district, most probably to Tirana, and all the people moving to Peshkopi are coming in from the district (579 people) than still 809 (1957 - 579 - 569) people are leaving to Tirana or elsewhere directly from the district. This can also be seen from the figures of December 1997 and December 1999.

The total population of the district diminished with more than 13.000 inhabitants but the population of Peshkopi remained stable.

This 13.000 people cannot be only people from Peshkopi.

In table 03 the migration to and from Peshkopi is shown.

<b>Diber district</b>	<b>Born</b>	<b>(Im)migrants</b>	<b>Total in</b>	<b>Died</b>	<b>Emigrants</b>	<b>Total out</b>	<b>Balance</b>
<b>Peshkopi city</b>	342	579	921	70	537	607	+ 314
<b>Rest of district</b>	1442	569	2011	310	1957	2267	- 256
<b>Total district</b>	1784	1148	2932	380	2494	2874	+ 58

Table 03 Migration in 1999 to and from Peshkopi and District (Statistical office of Peshkopi)

Based on these figures it is difficult to predict the future development of the population. It can be expected though that the balance between the incoming and outgoing people will be continued. The population will further increase when the current high birth rate continues and the economy is getting better. Depending on the possibility of improving the housing situation the average growth percentage might be 1.5 - 2% a year (300 - 400 people a year).

## **2.5 Social aspects and cultural facilities**

Like in other parts of Albania, migration from rural areas towards cities has affected the community life in Peshkopi as well. Migration is seasonal and permanent. 10% of the rural population migrates abroad during summertime; about 20% of the same population has migrated permanently to the cities in the period of the last decade. The uncontrolled movement of people takes its toll on the urban environment. Peshkopi used to be a clean city decorated with trees, shrubs and green spaces. Since 1990, many trees have been cut, while small shops and kiosks have occupied the green spaces. The increase of population has also brought more solid waste, while the public cleaning service cannot cope with the demand.

In Peshkopi a new cultural palace has opened in the beginning of 2002. This provides several opportunities for the people of Peshkopi to have all kinds of social events organized. There is an indoor sports hall that is not completely built and cannot be used as such for that reason. The football ground is in a very bad shape and has to be renovated.

There are no recreational facilities and no large greens for family walks or relaxing activities. There is one mosque in the centre of the city.

## **2.6 Health service and education**

Health care and health service are mainly organized through the Peshkopi hospital. This hospital has a capacity of 350 beds. Two kilometres outside the inner city there is a thermal bath which receives patients with rheumatic diseases. In the neighbourhoods of Dobrove, Kamen, Gjok Doci and Nozmi Rushiti there are 5 primary health clinics with each one medical doctor. Spread over entire Peshkopi there are some 10 private dentists. Peshkopi has 4 kindergartens for about 150 children, three elementary schools (some 2.500 pupils) and 2 secondary schools for about 900 pupils. In 1999 there were 350 teachers. The Peshkopi high school lacks all kinds of good facilities to improve the quality of the daily education.

## **2.7 Local economy and employment**

The people of Peshkopi are living a hard life due to the poor economic situation. They are keeping alive by working in the field of agriculture, employing in smaller enterprises, running a shop or working in the service delivery. Beyond that informal trade is also a way of survival. There is not enough work for the local people in the city itself. So there is a high percentage of unemployment. In 1999 more people were unemployed than employed.

However the figures over 1999 were more positive than in the years before. In table 04 is shown - based on information of the Statistical office of Peshkopi - how many people were employed in 1998 and 1999.

	1998	1999	Change	Percentage
<b>Registered unemployed</b>	4.495	4.116	- 379	- 8,43
<b>Registered employed</b>	3.325	3.682	+ 357	+ 10,74
<b>totalised</b>	7.820	7.798	- 22	

Table 04 Employment and unemployment in Peshkopi (Statistical office of Peshkopi 1999)

It is to recognise that these are figures based on official data. The number of persons of unemployed people was 4.116. From December 1998 to December 1999 the unemployment rate went down with 8,43 % and the employment rate went up with 10,74 %. The total workforce in Peshkopi is probably much higher since many people work in the unregistered informal sector in the city and in the field of agriculture. The division of the registered working people was as follows.

	Public sector		Private sector	Total employed
	male	female		
<b>Agriculture</b>	69	1	2	72
<b>Fishing</b>			1	1
<b>Electricity and water</b>	225	21		246
<b>Trade</b>			350	350
<b>Hotel / restaurant</b>			180	180
<b>Transport and telecom</b>	95	69	280	444
<b>Financial banks</b>	84	36		120
<b>Education</b>	675	660		1.335
<b>Health care</b>	50	55	10	115
<b>Other (construction)</b>	530	186	103	819
<b>Total employed</b>	1.728	1.028	926	3.682
<b>Women participation</b>		37 %		

Table 05 Registered working population on 31-12-1999 (Statistical office of Peshkopi 1999)

In 1999 some 1.200 families were receiving economic support. Also money sent by emigrants seems to be the main source of income. Beyond that the influence of international organisations present in Peshkopi should not be underestimated.

## **2.8 Housing**

The housing stock in Peshkopi is mainly private. The total amount of housing units is not registered centrally. The urban planning office of Peshkopi estimates the current amount of housing units at 3.250. That would mean that in each house an average of 1.8 family is living. The number of families is higher than the amount of houses because of economic constraints, the difficulty of getting access to houses, the previous migration balance and the old Albanian tradition of living with (grand)parents in a big patriarchal family. The figure of 1.8 however seems too high, even more since not registered people are not included in this figure. At the moment there are about 750 families registered without their own house and who are waiting for one. They probably live with relatives or are sheltered in the neighbourhood villages waiting to be able to come to Peshkopi.

It is therefore necessary to come up with a more precise calculation in the next phase of the project to be able to estimate the future necessity of housing units. The total residential zone is nowadays estimated at 65 ha.

Almost all private houses have been constructed by the people themselves. In recent years many houses were built on own property but without any building permit. These are called "informal houses". There are no reports about illegal housing. These are houses built without building permit and without having a land title. Informal housing can be found especially along the road to and in the area of the thermal bath in the eastern part and at the end of the city.

## **2.9 Infrastructure**

The quality of the infrastructure is average spoken in a bad shape. It is of great importance to improve this quality and bring all streets and roads to the quality level of the main road through Peshkopi and main street. The sewer system also needs to be improved and especially the street covers that are often missing and cause danger for pedestrians.

The drinking water supply nowadays is secured to function daily but the electricity supply is staying behind. A constant availability of electricity is conditional for improving the economy and the needed stability in delivering all kinds of public services.

## **2.10 Parks and greens**

Peshkopi in fact is a green city with plenty of trees in the city. However there are no larger greens or parks in which the inhabitants can recreate or take a family walk.

For that purpose people have to drive into the field areas around Peshkopi. The lack of urban greens must be compensated in a short period of time when possible. These larger urban greens are one of the most needed urban facilities to bring people the needed relaxation.

It is also conditional to attract tourists to the city. Peshkopi has a great potential for an urban park: the green valley between the centre of the city and the quarter of Dobrove.

### **2.11 Agriculture**

The area around Peshkopi is well known for agriculture and fruit production. With the collapse of industrial facilities the farmers only harvest for their own consumption and the local bazaar. At this moment there is no agro-industrial processing business anymore in Peshkopi. With the rising production in agriculture and fruit production it might be this business might become the economic base of the city.

There used to be extensive activity of medicinal plant collection. This activity could possibly be revived.

### **2.12 Industry and trade**

The main industries in Peshkopi are out of order due to the economic recession. There were some 60 ha in use for economic purposes in the past (1993). Many of these areas nowadays are used inefficiently and are in a depilated state. Especially the area down near the river, which is mainly private property needs to be renovated as well as the area west of the inner city and to the road to Kukës desperately needs to be rehabilitated. It might be worth to investigate whether existing smaller enterprises will join in investing in new built facilities just outside the inner city and leave their present situation which is appropriate for housing facilities.

### **2.13 Nature and environment**

Peshkopi is situated in a wonderful piece of nature. The surrounding mountains are green and offer the local people enough possibilities for relaxation and recreation like climbing and hiking. Dibër is crossed by the Black Drini river (Dri ni I Zi) and by one main regional road leading from Tiranë via Bulqizë to Kukës. Both the river and the road are going through a green valley, accompanied by high mountains on both sides.

In the period after 1990 the Dibër district witnessed a dramatic change in the relationship between people and environment. Due to the privatisation of 12.000 hectares of agricultural land to farmers the land use for agriculture production was heavily increased which led to cutting trees. The forest trees have been cut massively; instead of looking at a long term relationship with their environment, people tend to utilize it for their short term benefits. It was estimated that each year 150.000 m<sup>3</sup> of wood disappears in Dibër, while some 11.000 hectares of forest have been damaged since 1991.

That leaves three main environmental problems for Dibër in general and for Peshkopi in particular:

- erosion caused by human intervention and heavy rainfall and run off water due to increasing the agriculture production
- deforestation caused by cutting wood for household and commercial purposes and overgrazing
- urban waste caused by migration from rural areas to cities

#### **2.14 Traffic and transportation**

The traffic and transportation in Peshkopi is of a different kind. Motorised traffic, traffic by horsepower as well as donkeys are going together. It is expected that due to economic development and growing welfare motorised traffic will increase in the near future. The present infrastructure is not fitted for that. So it is unavoidable to prepare on that situation by building qualified roads and a sufficient amount of parking spaces. The other reason for changing the past policy on traffic and transportation is to cope with the situation that the increasing traffic is not damaging the quality of city life in Peshkopi. Another question that has to be answered is how to realize a well functioning transportation system between Peshkopi and the surrounding villages, cities and Tirana.

Momentarily private drivers organize their own transportation system which is functioning quite well in the current situation. The system however is not good enough for having a regular connection with Tirana and other places for tourists or trade purposes.

## **2.15 Recreation**

The recreational facilities in and around Peshkopi are poor. Only the beautiful nature and the landscaping qualities are inviting the local people to spend their leisure time.

The supporting facilities in the field of hosting and entertainment are not on the quality level that is needed to attract people from all Albania or foreigners. It will take another 5-10 years of economic development before those goals can be achieved.



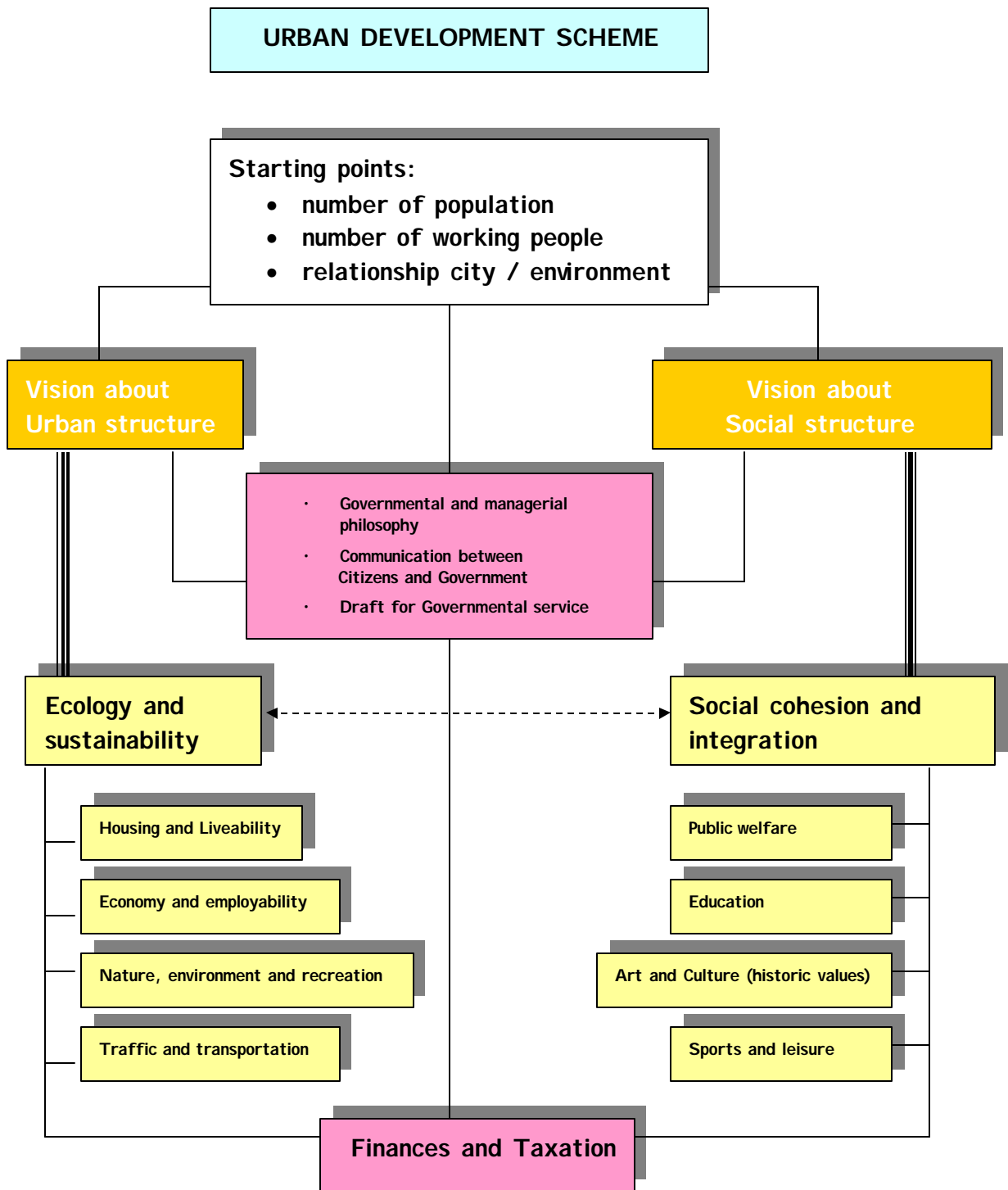
### **3. Description of the foreseen urban development**

In the next few years Peshkopi will take advantages from the recent unity in Europe and benefits from the economic progression in eastern European countries in general. Therefore it is very important to prepare on that situation by drafting an urban and economic development plan. In the scheme in this chapter is shown an example of a way of preparing a development plan and based on a vision over a period of time of about 25 years. The vision(s) about the future of the city and city life must be developed by using methods of involving citizens and drawing them into the process.

This citizen's participation has proved to be successful in western European countries in similar processes on urban development. During the pilot project in Peshkopi some people had some experiences in participating in a project organization. It turned out to be possible to let citizens join in this kind of processing. A development like this has to be actualised every 4 or 5 years to implement the new and unforeseen technological, managerial, governmental and social developments.

To extract the ideas and visions of the local citizens a questionnaire was developed of which 4.000 copies were distributed among citizens between 12 and 75 years of age. The questionnaire consisted of two parts. In the part about the urban development 10 questions about current issues were asked to be filled in by only saying "yes" or "no". A number of 3.300 filled up questionnaires about the urban development were returned which is a respond of 82% and makes the results highly representative for the ideas of the Peshkopi population. The results the questionnaire could therefore be used in the designing of the urban plan.

The other part of the questionnaire was about the prioritising of issues connected to the economic situation and desired development. The respond of this questionnaire also was 3.300, but about 1.000 of them were not filled up correctly. So was decided not to use the information of those responds. About 2.300 correctly filled up questionnaires give a respond of 55% which is still a representative amount. The results of the answers given by the citizens will be used in the advices and recommendations for the local government about the order of governmental acting.



### 3.1 starting points for the urban development

Firstly a discussion has been taken place among the members of the project organisation and the municipal officers of the urban planning department about the yellow area of the municipality and some important starting points for the future urban planning policy in Peshkopi.

Especially the number of the population, the number of employable people and the relation between built surface and not built surface ("red and green" surface) were on the agenda.

The surface of the existing yellow area is about 210 hectares. The outcome of the discussions was that for reasons of sustainability a choice for a "compact city" is preferable. That leaves that former informal developments must be incorporated and implemented in the new urban policy of the city. Beyond that, economic growth needs space for new developments like housing and industrial sites. That means that also for that reason the existing yellow area must be extended. The most important extension is the area next to the Spa baths in the eastern part of the city. The natural growth of the population over the next 10 years of the entire period of 25 years – for which the urban zoning plan will be designed- is estimated on an average percentage of 1.25%. This includes the migration balance and the outcome of the births and dies. The current number of population in Peshkopi is about 19.500. This means that in the coming 10 years the number of population will increase by some 2.500 people, growing to 22.000 inhabitants. After that period of ten years it is yet not to foresee what will be the trend. Therefore the estimation of the population has to be recalculated every 4 years from now on. Due to the decreasing average family size from 3.79 now to estimated 3.0 in the year of 2025, some 2.100 new houses must be built. This amount of houses needs an extra urban space of about 21 hectares.

What the number of employment is concerned, the calculations will be based on a number of 9.500 in the year of 2025. Momentarily the calculated employability of the Peshkopi population is nearly 7.800 (see table 05), of which some 3.700 are employed at the moment.

If 95% of the employable male people in Peshkopi and 60% of the females between 18 and 65 years of age must be able to be employed in Peshkopi, 9.500 jobs are needed. The foreseen needed urban space for this number outside the already available space in the city centre is about 15 hectares. These two starting points include that there must be looked for urban space of about 35 hectares inside the yellow area.

The main results coming from the questionnaire have been inventoried. The conclusions are the following:

- Due to the expected economic growth and the growing pressure from motorised traffic in the city centre 90% of the population agrees with the proposal to build a ring road around Peshkopi.

- 79% agrees with the idea to have the inner city closed for motor traffic during daily hours between 10.00 AM and 20.00 PM.
- Because of the great desire of the population (93%) to increase the surface of large green areas for recreational purposes (city parks and greens) a large green area has to be designed and construct of about 10– 11 hectares (5 m<sup>2</sup> / inhabitant). This is about 5% of the entire surface within the yellow area. This surface does not include the greens belonging to the housing areas.
- The respondents were divided about the locations where new housing has to be realized. 33% chooses for the Dobrove area, 20% has a preference for the Kamen neighbourhood and 41% thinks the ex military area is the best option for housing. Because of the needed spreading of the housing facilities all these locations will be considered.
- The Teqe neighbourhood is the oldest part of Peshkopi. However this part has no monumental status, it distinguishes itself from other parts of the city by the specific urban identity. Therefore 83% of the respondents agree with the idea to preserve this quarter as a typical historic Peshkopi atmosphere.
- 89% of the respondents support the proposal to remove all illegal settlements from the public space.
- 79% of the respondents agree with the reallocation of the waste dump site outside the city territory have a landfill organized.
- The open market is currently located along the main road opposite the Teqe area. 55% will consider another location for instance at the opposite side of the river near the animal stock building.
- For recreational and tourism purposes 83% support a reconstruction of the road to the thermal baths area but only 55% of them is willing to pay more local taxes for that to finance the needed investments.
- To the question where to allocate the industrial area, 33% respond the Zona prane isk SMT, 38% prefers the Zona isk uzina mekanike dhe fabrikat perpunnese and 29% chooses the Zona isk parku i malbrave dhe polygon i ndertimit.

The priorities for realizing these desires and demands are very related to the economic growth and the financial capabilities of the municipality in the near future. Based on the outcomes of the questionnaire on the economic development one may conclude that after securing the water and energy supply and creating more work and jobs for the people and beyond the increase of the health system,

playgrounds for children, repairing the roads and realizing the parks and greens are topic issues. It is anyhow clear that the people of Peshkopi are very keen on working on the quality of city life and social and economic welfare. The results of the questionnaires will next be implemented in both the urban planning policy and the future economic opportunities.

### **3.2 ecology and sustainability**

Ecology and sustainability are the piles for future urban and rural development. In the past decades people have occupied a huge amount of land without any concern about the consequences on a longer term. From experiences elsewhere it has become clear that mankind have to be more careful about this matter on behalf of the future health of human, animal and botanical life. The natural resources are not endless, so it is of great importance to make a second use of materials. Re-use of products and recycling of materials can contribute to a more efficient economy and it may help the local people to create jobs that were not there before. Anyway, re-use and recycling are also means to limit the costs of production. In this way it might become possible to contribute to a quicker recovery from the economic recession Albania is still suffering.

### **3.3 city building and urban policy**

Because of the reason that the starting point of sustainability in city building can contribute to preserve the quality of life on a longer term, the choice has been made not to extend the city to much but try to find the solutions within the current urban situation. This means however that informal developments in the recent decades now must be formalised by bringing these developments into the yellow area. The identity of the city of Peshkopi is one of a compact city with a high level of areas with mixed urban functions. In several quarters of the city you may find middle high buildings of 5 and 6 storages. Never the less the atmosphere in the city is not city like. Peshkopi kept the atmosphere you mostly find in smaller places as well.

The city is more or less quiet except from the traffic situation. From the expectation that the mobility of the local people will increase in the next decade and also because of the expected economic growth, motorised transport will increase rapidly. This will cause a fall of the quality of life in the inner city of Peshkopi.

So it will be unavoidable to build a ring road around the city for three reasons: to protect the quality of the liveability, to protect the traffic safety and to prevent the city from damages. On the other hand a ring road might bring new access facilities to the foreseen extensions of housing areas and industrial sites.

The urban policy is to keep the city centre liveable by mixing as many kinds of urban functions as possible except those that are affecting the quality negatively. That includes that some existing functions - among which the environmental damaging enterprises - must be replaced to the periphery of the city. The illegal settlements which have a negative influence on city life must be replaced to locations where they don not harm the quality of public space or otherwise must be demolished. By doing so there will exist three concentric situated areas in the end with each an own atmosphere.

- a. the city centre with mixed functions
- b. the surrounding ring with mainly housing areas
- c. the outer sections meant for industrial purposes and agriculture areas

The urban structure must be cross-sectioned by a large green area for urban recreational and leisure purposes.

Furthermore it is of great importance to use potentials and possibilities to increase the level of attraction on visitors from outside. It is a challenge for the citizens of Peshkopi to keep their city clean, green, undamaged and safe. If that will be realized and the hosting facilities can cover the demands of visitors foreign spending can bring economic profits.

### **3.4 housing**

As mentioned before, the respondents were divided about the locations where new housing has to be realized. 33% chooses for the Dobrove area, 20% has a preference for the Kamen neighbourhood and 41% thinks the ex military area is the best option for housing.

Beyond that it must be considered that by extending housing areas it is sustainable to make use of already available facilities like water and energy supply and the existing sewerage system.

For that reason and for the reason of spreading the housing facilities all the mentioned locations are coming into the picture. The most potential location is the neighbourhood near the football stadium.

The average size of a family house (3-4 people) will grow to 75-80 m<sup>2</sup>. Because of the fall of the average family size from 3.8 nowadays to estimated 3.0 in the year of 2025 a number of 1.500 houses has to be built to shelter the present number of population.

It is foreseen that due to the natural growth to 22.000 people that another 600 houses are needed. So in the urban plan housing space is marked for some 2.100 houses more. That needs a floor space of about 57.000 m<sup>2</sup>.

In the future there will be a request after different kinds of housing. It is advised to develop a housing program as shown in table 06 below.

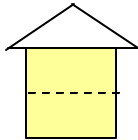
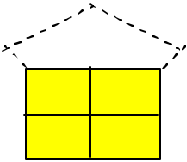
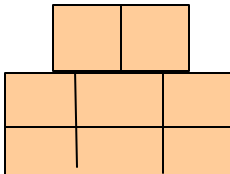
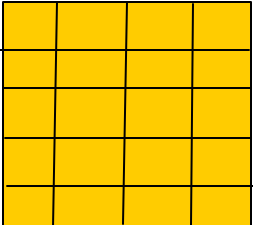
Housing category and floor space	family houses 9,5 %	4 houses buildings 19%	8 houses buildings 28,6%	20 houses buildings 42,9%	Total floor space 100%		
	200	These buildings will be built as one family houses with two levels and a roof floor in a row			200 houses à 80 m <sup>2</sup> in 2 levels = 8.000 m <sup>2</sup>		
		400	4 houses in one building and an optional roof		100 buildings à 160 m <sup>2</sup> = 16.000 m <sup>2</sup>		
			600	8 apartments in 3 levels. Two larger houses on the top floor		75 buildings à 243 m <sup>2</sup> = 18.225 m <sup>2</sup>	
				900	5 stock buildings in which 20 apartments are being built		45 buildings à 324 m <sup>2</sup> = 14.580 m <sup>2</sup>
Total amount of ground space in m <sup>2</sup>	20.000	40.000	60.000	67.500	187.500 m <sup>2</sup>		

Table 06 Proposed draft for a building program on housing

### **3.5 nature and environment**

"We do not owe the world, we just borrowed it from our children".

This is one famous saying among scientists today. Everyone knows that natural sources are not inexhaustible, so it is very important to save the natural values in and around Peshkopi as well on behalf of the welfare and health of next generations.

The environmental protection must be one of the key priorities for the future. Human and other biological life are the basic value for mankind. This means that inside and outside the city one must be careful in exploring the woods and agriculture areas.

### **3.6 parks and greens**

It is very important for the local people to be able to recreate in the direct neighbourhood of their homes. Because of the fact that Peshkopi has a green image by being located in a green area it is a pity that inside or directly connected to the inner city there are not very many possibilities to undertake daily recreation. For that matter it is proposed to increase the surface for parks and cultivated greens.

The now existing river area is very suitable to be reconstructed as a large green area for daily recreation. It is a big advantage as well to have the opportunity to connect this area with the area that is located between Dobrove and the future ring road. If it will be possible to realize this green extension, Peshkopi will have a large recreation area, fitting to the image of Peshkopi. Such a large green area will pay a large contribution to quality of life of the Peshkopi people for a long time and is therefore a sustainable piece of urban planning.

### **3.7 traffic and transportation**

Due to the growing economy and increasing life standards, also traffic and transportation will increase. Increasing transportation causes negative effects on quality of life. More noise and more air pollution decrease the inner city life standards. Therefore it is necessary that one has to anticipate on future developments on traffic and transport. It is advised to construct a ring road to offer the through traffic from Tirana to Kukes vice versa an alternative route around Peshkopi. By doing that a lot of traffic can avoid the route through the inner city of Peshkopi. Of course it is not necessary to mention that the accessibility of Peshkopi is guaranteed through two main junctions with the inner city road: one on the south entrance of the city coming from Tirana and one at the end of the main street in the north western part the city, coming from Kukes.



### **3.8 infrastructure**

From the results of the questionnaires one can conclude that is of high importance that the present infrastructure capacities are being renewed and updated as soon as possible.

However it is not possible to show that on the map of the urban plan the water supply system, the sewerage system, the electricity supply and communication facilities must be the basis for further developments. To supply the needed funds for investments on these matters the municipality of Peshkopi must set up a system to collect development fees from private developers and tax pays from real estate owners. The municipality must be leading in inventorying the present situation on real estate ownerships.

Another part of the infrastructure is the canalising of the natural water streams through Peshkopi. One water stream can be used for recreational purposes by cleaning this stream between the spot where it takes its rise and the spot where it streams out of the area in the southern part of the city. The other stream, coming from the north, streams through the western fields and can be used for irrigation on agriculture purposes.

### **3.9 agriculture**

In the urban plan several areas are reserved for agriculture purposes. The climate in Peshkopi is very well fitted for fruit production as well as the geologic circumstances. However it is foreseen that in the future decades agricultural activities will decrease, a certain amount of space must be reserved for farming and food production. This guarantees some employability as well for future generations and supports the Peshkopi image of being a green city.

### **3.10 industry**

Because of the expected increase of industrial and commercial activities in the next decades it is necessary to reserve enough space for these purposes. Three locations are shown on the map.

- a. the largest area in the western part of the city, directly connected with the ring road at the junction with the eastern access road, just opposite the mixed area close to the city centre;
- b. a new area situated next to the junction of the ring road in the southern part of Peshkopi, south of Dobrove;

- c. a small area near the junction of the ring road and situated east of the south access road.

The industrial activities that are now located near the riverside are proposed to remove to the new to develop industrial areas, as far as it concerns the first and second degree industries and environmental harmful ones. This location is proposed to reserve for the environmental less harmful enterprises and lighter industries as far as they are fitting in the terms and stipulations of a mixed zone.

### **3.11 trade and service delivery**

Trade and service delivery is mainly foreseen in the mixed zones and shopping areas in the city centre. Due to the historical development and the culture of free trading it is very important that a large space is reserved on the urban plan. This is the very reason why it is allowed to develop these activities on a broad strip in the city centre area as well as along the access roads of the city and near the spa baths area.

### **3.12 recreation**

To facilitate the wish of the Peshkopi people on one hand and to meet the natural and environmental values of Peshkopi on the other hand a new to develop large park area is proposed. Along the river a new green area can be developed for recreational purposes through which the image of Peshkopi is strengthened as well a lot. This green area can be connected with the area that is enclosed by the construction of the ring road south of Dobrove, through which a high potential green space is realised that connects Peshkopi with the outer mountainous areas. This type of new landscaping and planning also guarantees that Peshkopi will not grow over its own yellow line and also protects the environmental qualities of the rural area around the city. It is one of the best potentials and rarest qualities Peshkopi has on which it must be very careful.

## **4. Regulations on urban planning**

On behalf of the descriptions in the former chapters, in this chapter the needed policy is described of the desired structure and construction of the public space and the economic and urban functions in Peshkopi.

In the first place this chapter goes into the subject of a sustainable development and different environmental aspects and secondly something is said about the aspects of urban quality and the urban regulations.

### **4.1 Sustainable development**

A sustainable development must be the starting point of the future development of Peshkopi. Especially the way of land use is very important. In fact urban planning is all about the way people make choices in dividing the urban and rural functions over the available space. By doing so one must consider the future needs of the people related to the welfare of all in a long term. A careful way of town planning is the basis for urban and rural sustainability. This means that the responsible governmental representatives have to look over a time period of about 25 years which is the term of a generation. Therefore in this urban plan a situation is overlooked to 2025 – 2030. In urban planning this is the only guarantee that every generation can take part in the decision making on building their own future. Beyond that it will be necessary to evaluate and actualise the former decisions based on the latest social developments and economic situation.

Another aspect of sustainable development is the way people use raw materials for building purposes and the way they avoid pollution in their own life environment.

Therefore it will be necessary to make appointments on a local scale on sustainable building processes. The municipality could set up a regulation on sustainable building involving that the materials from demolition of former buildings must be used for new buildings up to a certain percentage and depending on the scale of contribution on architectural and monumental demands.

Beyond the aspects of sustainable town planning and sustainable building also on other fields sustainability plays an important role as well. Aspects like local culture and the structuring of public space have an important contribution to an environment that is qualitatively guaranteed for a long time.

## **4.2 Environmental aspects**

Also environmental aspects are belonging to a sustainable society. These aspects are related to the condition of the soil, quality of natural water, air and sound.

### **Soil**

Before building anywhere one has to ensure that the soil is not polluted from former activities, because of the health of people living or working in the future building or on the future site.

### **Water**

It is of high importance that natural water keeps clean and is not polluted by human activities. Natural water can be the river but also the ground water streams. There must come regulations for exploring activities that may have the danger of polluting the environment, especially natural waters.

### **Air**

A clean air is conditional for good life standards. Therefore air polluting activities must be avoided near locations where people live, recreate and work. Industrial sites must therefore preferably be located outside the housing areas and areas for recreational purposes.

### **Sound**

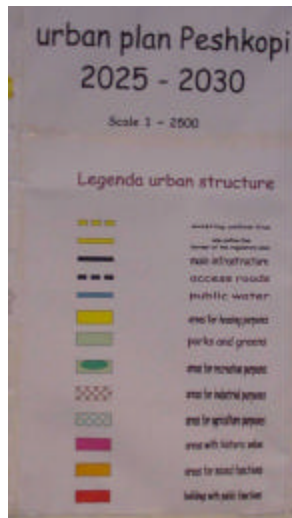
A noisy environment is very damaging for human welfare. Therefore it is needed to set up rules and regulations to avoid too much noise. By regulating the traffic for instance it is possible to minimise the hindrance. This is also the case when noisy activities are replaced to zones where the hindrance does not effect or have negative influence on the environment.

## **4.3 Urban quality**

Local culture, historic architecture, the structure of public space and the combination of these aspects with the urban functions are very deciding for the urban quality in general and for the quality of life in particular. Urban quality is the basis for human welfare. For that reason it is important that future life in Peshkopi will not be damaged by developments that are not well fitted to the local culture.

Damaging developments can only be avoided by setting up a system of regulations which are there to protect the city from not sustainable influences. This means in daily practise that regulations and rules on urban planning are observed by everyone.

#### 4.4 Regulations



**In the urban plan for Peshkopi 2025 - 2030 is shown on which main urban functions regulations are needed.**

- housing areas
- traffic
- public greens
- public waters
- public buildings
- industrial areas
- agriculture areas
- areas for mixed functions
- historic areas



To start with, a new yellow line must be approved to prevent the city for future extensions that will damage the surrounding environment and nature qualities.

The following **main urban functions** will be described including its sub-functions and all allowed related urban facilities.

- **housing areas**  
To reserve a sufficient amount of space for future needs on housing, in the urban plan several locations are appointed for that function.
- **traffic**  
The ring road must be constructed within a period of time between 5 and 10 years to avoid decrease of life quality in the centre of the city. In the very centre of the city and in the various parts of the city the access roads must be appointed to ensure that these parts of the city keep well accessed and for the reason that there will not exist any building activities which make future developments impossible.
- **public greens and public waters**  
Parks, city greens and river areas are a vulnerable urban function but very important for life quality. It therefore is important that very tight regulations for this function are being established.
- **public buildings**  
The public buildings accomplish an important role in Albanian daily life. These buildings are the basis for urban cohesion and are therefore described separately.
- **industrial areas**  
To have various possibilities in the future to allocate enterprises that are not fitted for the city centre, peripheral locations must be appointed.
- **agriculture areas**  
Peshkopi has a certain history on agriculture. Therefore and for landscaping purposes agricultural space must be available on a long term basis as well.
- **areas for mixed functions**  
In the centre of the city, along the main access roads from Tiranë and Kukës and along the riverside near the bridge and near the Spa baths, there are areas for mixed functions. Almost every urban function is possible in these areas except functions that are damaging the quality of daily life and polluting activities.
- **historic areas**  
The historic value of Teqe must be protected. Therefore special regulations are needed and advised in this urban plan.

## 5. Urban regulations

In this chapter the map of the urban plan and the regulations are being explained and described.

### **About the map**

The map of this urban plan is to be worked out in a digital version (Arcview) based on a Geographical Information System (GIS). It provides the basis for a map to be used in official and formal procedures and as a support for describing rules on urban regulations. Furthermore the map provides the possibility for designing detailed maps on which the municipality can appoint the exact lines for dividing the building plots according to their allowed use, the various building heights or number of building storeys and other regulations for buildings like shape of roofs, building materials, architectural conditions et cetera. All these elements can be worked out in a later phase in a so called regulatory plan.

### **About the regulations**

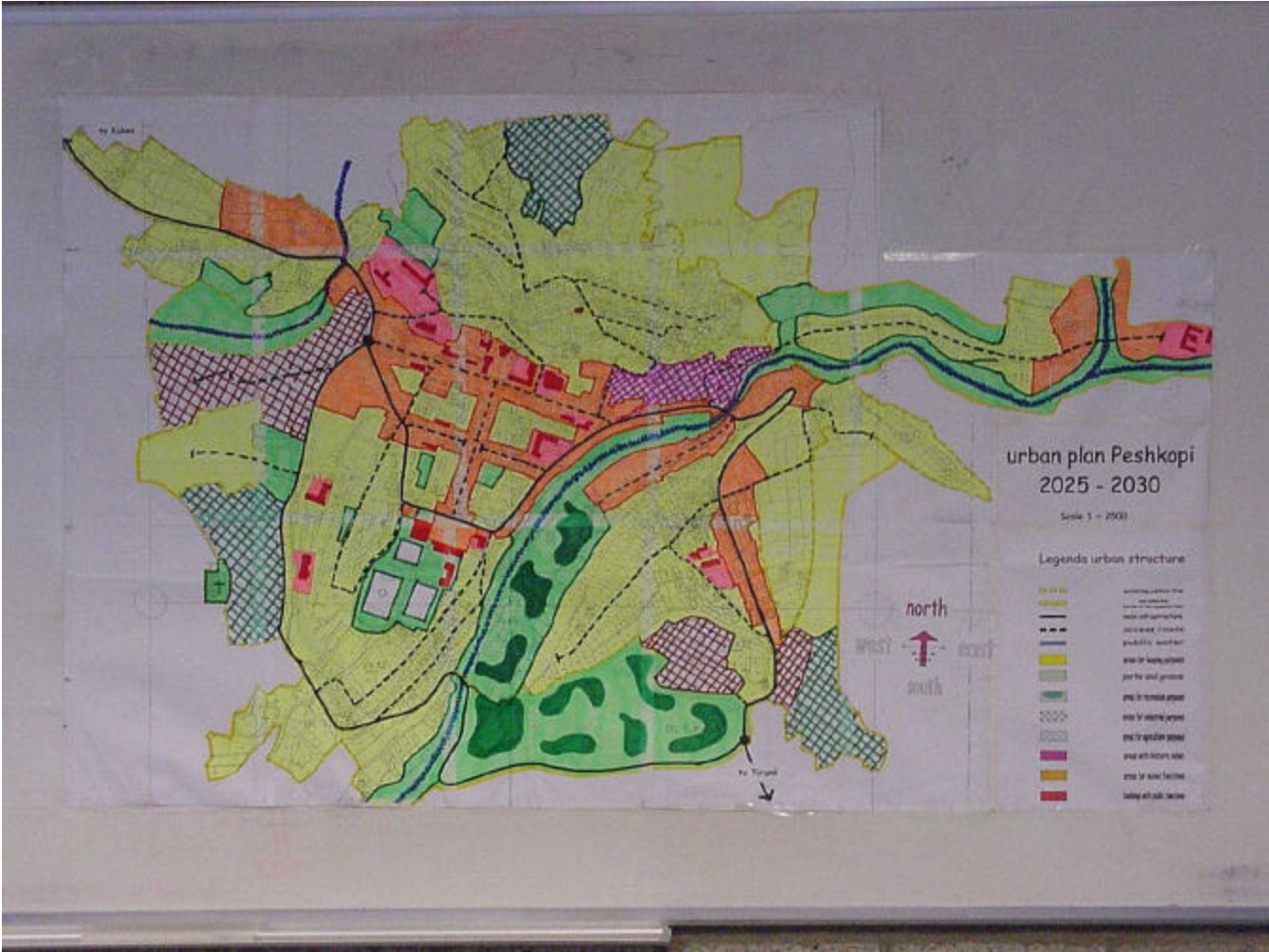
The yellow line - shown on the map - encloses the city area for which the local government of Peshkopi is responsible on all urban and rural developments and activities in the future. The starting point is that it is not allowed to build or demolish any built subject without the permission of the Municipality of Peshkopi which is fully entitled to give away or to refuse permits.

Where shown on the map only those urban functions and activities are allowed as far as they are fitting and adjusted to the descriptions belonging to the various urban rules and regulations.

The functions and activities that are existing at the moment and are not according to the new urban plan will be subject of an **"article of transition"**. Depending on the activity or the urban function the transition period is fixed by the local government.

The regulations do not hold any prohibitions. On the contrary, the regulations are described positively. This includes that only what has been described is allowed. Everything else that is not described or mentioned therefore is not allowed. For example: In the main urban function "Housing" is not described that publicity boards are allowed. Therefore publicity boards are not allowed inside the urban function "Housing".

5.0 Map of the urban zoning plan





## 5.1 Description of the urban and building regulations

### A Housing (yellow)

Where shown on the map only housing is allowed as well as the described sub-functions and public facilities that are attached to the function of housing.

#### The allowed urban sub-functions are:

- public roads and streets
- public greens and waters
- public buildings
- and enterprises where appointed on the map with an "O"
- hotels, restaurants and bars where appointed on the map with an "H", "R" or "C"

#### The allowed urban facilities are:

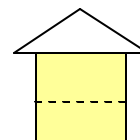
- garages
- small attached buildings
- fences
- facilities for communication and energy and water supply
- public street lights and traffic signs
- information boards
- public street furniture and playing equipment
- sporting facilities

Inside the areas for housing, 4 categories of housing are allowed as described hereunder. The locations where the various categories are allowed to be built are shown on the map.

In general it is allowed to build inside the described building strips. The surface outside the building strips are meant to preserve for gardens and yards (also see the various examples in this chapter).

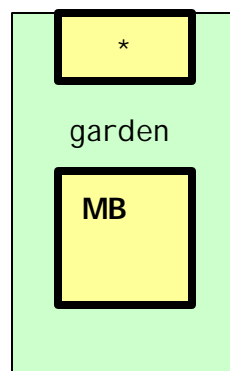
### H1 family houses

These buildings will be built as a one family house with two levels and a roof floor as a separate house or in a row of a minimum of 4 houses and a maximum of 8 houses.

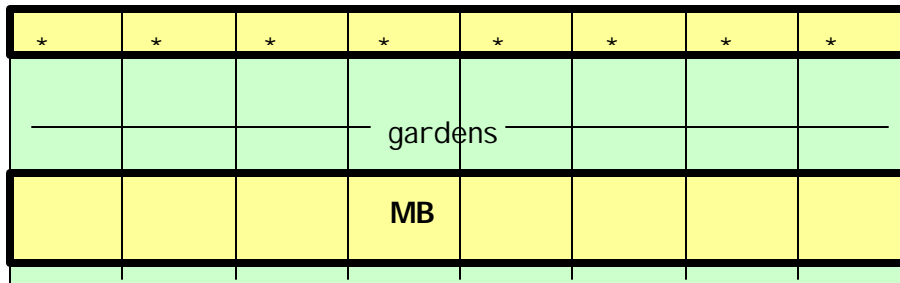


The building regulations for this housing category are the following:

- A-01** When being built as a separate house, the main building of the building plot may be built inside the building strip, marked as **"MB"**. The main building has a maximum surface of 100 m<sup>2</sup>. The front façade of the main building must be built in the front building-line. The distance between the front building-line and the front plot border is 5 meter. The minimum distance between the building strip and the side border line is 3 meters.
- A-02** The related building that is exclusively belonging to the main building may be built in the strip, marked with an asterisk (\*) and is not larger than 24 m<sup>2</sup>.
- A-03** The building strip for the main building has a building depth of 12 meters.
- A-04** The building strip for the related buildings has a building depth of 4 meters.
- A-05** The maximum height of one storey of the main building is 3 meters while the maximum height of the rooftop is 9 meters above the ground floor.
- A-06** The maximum height of the related buildings is 3 meters.



Example of category H1 (separate house)

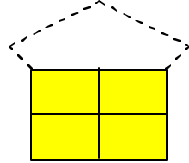


Example of category H1

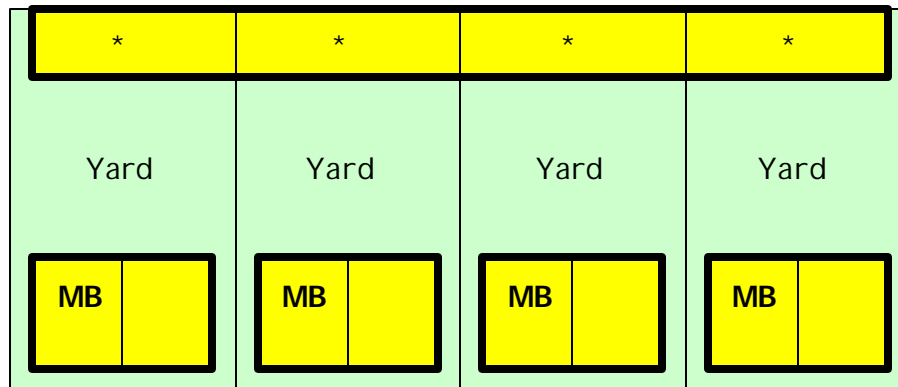
- A-07** The houses may be built as the main building of the building plot inside the building strip, marked as **"MB"**.  
The main building has a maximum surface of 50 m<sup>2</sup>.  
The front façade of the main building must be built in the front building-line. The distance between the front building-line and the front plot border is 1 meter.
- A-08** The related buildings that are exclusively belonging to the main building of the same building plot, may be built in the strip, marked with an asterisk (\*) and are not larger than 6 m<sup>2</sup>.
- A-09** The building strip for the main building has a building depth of 10 meters.
- A-10** The building strip for the related buildings has a building depth of 2 meters.
- A-11** The maximum height of one storey of the main building is 3 meters while the maximum height of the rooftop is 9 meters above the ground floor.
- A-12** The maximum height of the related buildings is 3 meters.

#### H4 small apartment buildings

The small apartment buildings are meant to be built for four houses in one building with an optional roof. The minimum distance between the various buildings in this category amounts to 4 meters.



The building regulations for this housing category are the following:



Example of category H4

**A-13** The houses may be built as the main building of the building plot inside the building strip, marked as **"MB"**.

The main building has a maximum surface of 160 m<sup>2</sup>.

The front façade of the main building must be built in the front building-line. The distance between the front building-line and the front plot border is 1 meter.

**A-14** The related buildings that are exclusively belonging to the main building of the same building plot, may be built in the strip, marked with an asterisk (\*) and are together not larger than 25 m<sup>2</sup>.

**A-15** The building strip for the main building has a building depth of 10 meters.

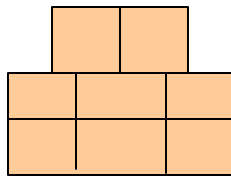
**A-16** The building strip for the related buildings has a building depth of 5 meters.

**A-17** The maximum height of each storey of the main building is 3 meters while the maximum height of the rooftop is 9 meters above the ground floor.

**A-18** The maximum height of the related buildings is 3 meters.

**H8 urban villas**

The urban villas are meant to be built for eight apartments in one building, of which 3 apartments on the ground floor and the first floor, while two apartments are on the second floor. The minimum distance between the various buildings in this category amounts to 4 meters.



The building regulations for this housing category are the following:

**A-19** The houses may be built as the main building of the building plot inside the building strip, marked as **"MB"**.

The main building has a maximum surface of 250 m<sup>2</sup>.

The front façade of the main building must be built in the front building-line. The distance between the front building-line and the front plot border is 3 meters.

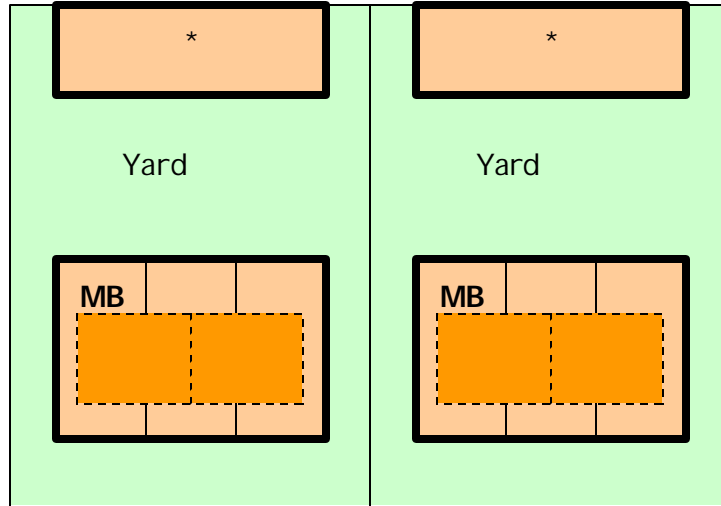
**A-20** The related buildings that are exclusively belonging to the main building of the same building plot, may be built in the strip, marked with an asterisk (\*) and are together not larger than 50 m<sup>2</sup>.

**A-21** The building strip for the main building has a building depth of 12 meters.

**A-22** The building strip for the related buildings has a building depth of 5 meters.

**A-23** The maximum height of one storey of the main building is 3 meters.  
The height of the entire building is maximum 9 meters above the ground floor.

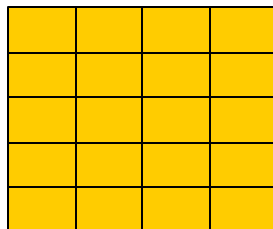
**A-24** The maximum height of the related buildings is 3 meters.



Example of category H8

**H20 large apartment buildings**

The five storey buildings are meant to be built for twenty apartments in one building, of which every storey has 4 apartments. The minimum distance between the various buildings in this category amounts to 6 meters.



The building regulations for this housing category are the following:

**A-25** The apartment building may be built as the main building of the building plot inside the building strip, marked as **"MB"**.  
The main building has a maximum surface of 320 m<sup>2</sup>.  
The front façade of the main building must be built in the front building-line. The distance between the front building-line and the front plot border is 3 meters.

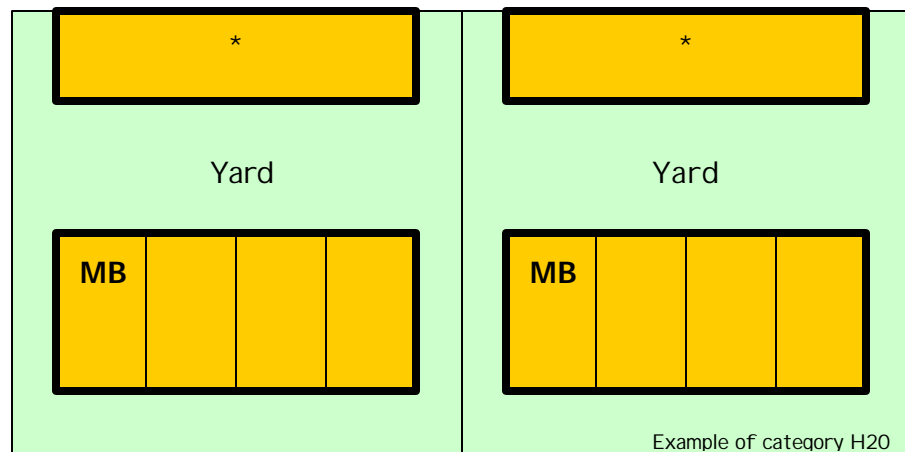
**A-26** The related buildings that are exclusively belonging to the main building of the same building plot, may be built in the strip, marked with an asterisk (\*) and are together not larger than 120 m<sup>2</sup>.

**A-27** The building strip for the main building has a building depth of 12 meters.

**A-28** The building strip for the related buildings has a building depth of 6 meters.

**A-29** The height of one storey is maximum 3 meters. The maximum height of the main building is 15 meters.

**A-30** The maximum height of the related buildings is 3 meters.



### **A-31 Allowed urban sub -functions**

- public roads and streets  
See the description under main function B
- public greens and waters  
See the description under main function C and D
- public buildings  
See the description under main function E
- offices and enterprises where appointed on the map with an "O"  
or an "E"  
Offices and enterprises, like little shops and independent entrepreneurs like barbers, shoe repairers and workrooms for electricians and other craftsmen, are allowed where they are appointed on the map.
- hotels, restaurants and bars where appointed on the map with an "H", "R" or "C"  
Hotels, restaurants, cafes and bars are allowed where they are appointed on the map and as far as they are existing at the date of approval of the respective regulatory plan.

### **A-32 Allowed urban facilities**

- garages  
A garage is a building for parking private cars
- small attached buildings  
Under the jurisdiction of this category are mentioned:
  - small storages
  - chicken-house
  - animal shelters
- fences  
Fences are allowed between private properties and public properties. The maximum height of a fence is 1.20 meters.
- facilities for communication and energy and water supply  
These facilities must be placed in green spaces or playing grounds.
- public street lights and traffic signs  
These facilities must be placed in the pavements or in green spaces.
- information boards  
Information boards exclude commercial information. All other information is allowed to place on information boards. The maximum measures of the boards are 2 x 3 meters.
- public street furniture and playing equipment  
All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.
- sporting facilities  
Under these facilities is understood
  - basketball field
  - football goals
  - other sporting equipment



**A-33 Article of transition**

For those buildings – belonging to the housing categories - that are not according to the regulations below a transition period is valid of 50 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

## B Traffic and transportation [redacted] and [redacted]

Where shown on the map only functions belonging to traffic and transportation are allowed as well as public facilities that are attached to that function.

### The allowed urban sub-functions are:

- public greens

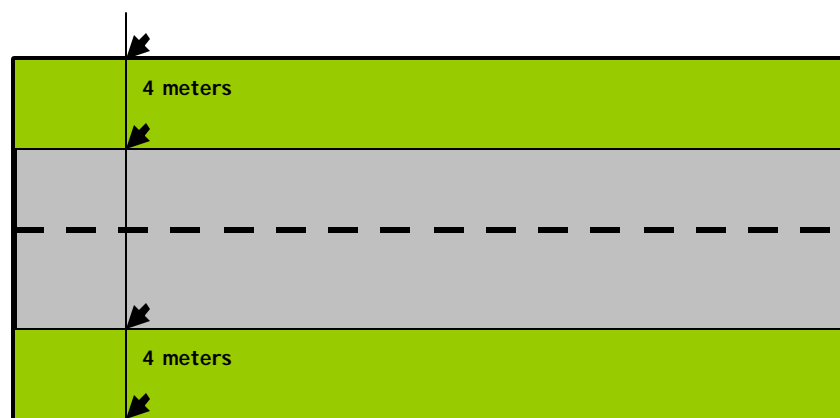
### The allowed urban facilities are:

- small attached buildings
- facilities for communication and energy and water supply
- public street lights and traffic signs
- publicity boards
- public street furniture

**B-01** The roads that are shown on the map in solid black routes, have a maximum width of 8 meters of pavement. In the section of the ring road between the southern junction - marked on the map with a [red circle] - and the river, a space up to 4 meters on both sides of the road and next to the hardening also belongs to this urban function.

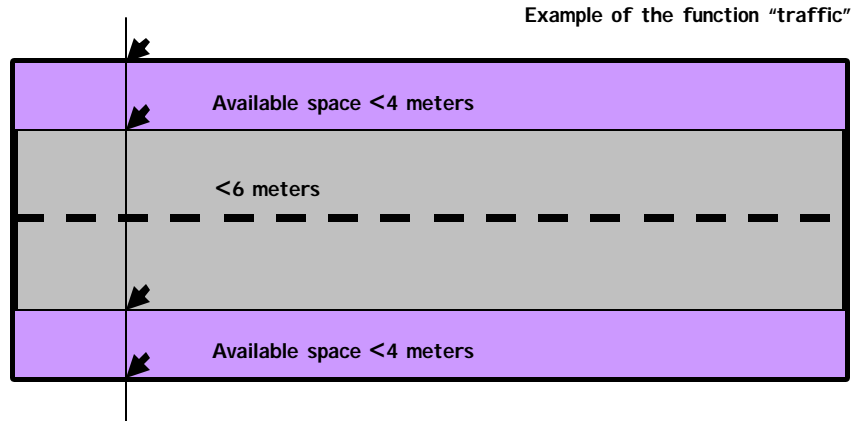
**B-02** Inside this strip of 4 meters directly besides the hardening may be destined for greens and trees. It is also allowed to have all the facilities mentioned in article B-06 in this strip.

**B-03** Under this green strips all the service pipes and cables for electricity supply and communication must be stored.



Example of the function "traffic" between southern junction and river

**B-04** The roads that are shown on the map in interrupted black routes, have a maximum width of 6 meters of pavement. Besides this – so called roads access roads - the space of the pavement on both sides of the hardened road also belongs to this urban function.



**B-05 Allowed urban sub -functions**

- public greens
  - See the description under main function C

**B-06 Allowed urban facilities**

- small attached buildings
  - Under the jurisdiction of this category are mentioned:
    - waiting shelters of public transportation
- facilities for communication and energy and water supply
  - These facilities must be placed in the green spaces besides the hardening.
- public street lights and traffic signs
  - These facilities must be placed in the pavements or in green spaces.
- publicity boards
  - Publicity boards may be placed in the green space within the section of the ring road between the southern junction - marked on the map with a ● and the river. The maximum measures of the boards are 2 x 3 meters.
- public street furniture
  - All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.

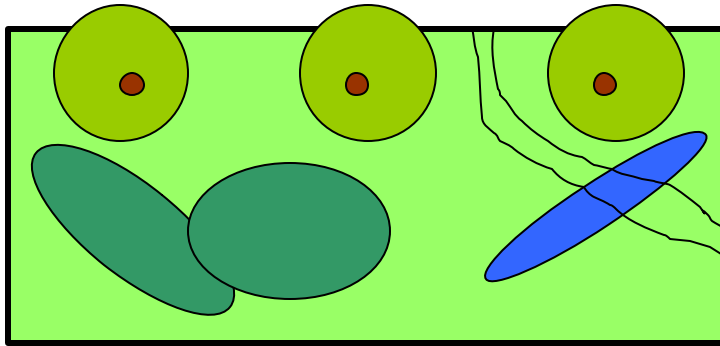
**B-07 Article of transition**

For this urban function there is no need for having a transition period.

## C Public greens and (green)

Where shown on the map only functions belonging to public greens are allowed as well as public facilities that are attached to the function of public greens. Under public greens are implemented:

- lawns
- trees
- shrubs
- thickets
- plants and flowerbeds



Example of the function "public green"

### The allowed urban sub-functions are:

- public roads
- public waters

### The allowed urban facilities are:

- small attached buildings
- facilities for communication and energy and water supply
- public street lights
- public street furniture and playing equipment
- sporting facilities

### C-01 Allowed urban sub-functions

- Public roads

The public roads in the greens are allowed as far as they contribute to the maintaining activities of the greens. These roads have a maximum width of 4 meters. Furthermore footpaths are allowed with a maximum width of 2 meters.

- Public waters

It is allowed to create water streams in the greens as far as they contribute to the function of the greens.

### **C-02 Allowed urban facilities**

- small attached buildings

The following buildings are allowed:

- public toilets
  - public telephones
  - storages for maintaining equipment
- facilities for communication and energy and water supply
  - public street lights
  - public street furniture and playing equipment
  - sporting facilities

The sporting facilities may occupy a maximum of 10% of each green surface, except at the location south of the sports hall, where the sporting facilities may occupy 60% of the total plot space.

**C-03** By way of exception it is allowed to build inside the destination of public greens on the plot south of the sports hall. Allowed are:

- a canteen with a maximum surface of 80 m<sup>2</sup> and a maximum height of 3 meters above the ground floor
- changing-rooms and sanitary rooms with a maximum surface of 80 m<sup>2</sup> in total and a maximum height of 3 meters above the ground floor
- tribunes with a maximum built surface of 400 m<sup>2</sup>
- ticket office

### **C-04 Article of transition**

For this urban function there is no need for having a transition period because all existing greens are public property and are subject of municipal decision making.

## D Public waters (blue)

Where shown on the map only functions belonging to public waters are allowed as well as public facilities that are attached to this function.

Under the public waters are understood rivers, brooks and ponds.



Example of the function "public water "

**The allowed urban sub-functions are:**

- public greens

### D-01 Allowed sub-functions

- public greens

**Public greens are allowed inside the water function as far as they contribute to the function of the water streams.**

### D-02 Article of transition

For this urban function there is no need for having a transition period because all existing greens are public property and are subject of municipal decision making.

## **E Public buildings (red)**

Where shown on the map only public buildings are allowed and the related facilities as described under the regulations.

### **The allowed urban sub-functions are:**

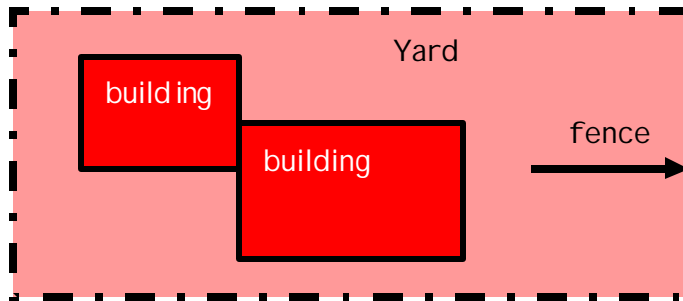
- public greens
- offices

### **The allowed urban facilities are:**

- garages
- small attached buildings
- fences
- facilities for communication and energy and water supply
- information boards
- public street furniture and playing equipment

### **E-01 The following buildings belong to the category of “public buildings”**

- church
- cinema
- county hall
- courthouse
- cultural palace
- educational centres and schools
- fire brigade garage
- health centres and hospital
- immobile property registration office
- intelligence office
- kindergarten
- library
- mosque
- museum
- national archives
- police station
- post office
- social care centre
- sport palace
- tax office
- theatre
- town hall



Example of the function "public building"

**E-02** All public buildings are appointed on the map. It is allowed to change the use of a public building for another public use as mentioned in article E -01

**E-03** If a public building loses its existing use and there is no alternative public use left for that building. The destination of that building must be changed into the main function "Housing".

**E-04 The allowed urban sub-functions are:**

- public greens  
See the description under main function C
- offices  
Offices are allowed as far as they are concerning public affairs.

**E-05 The allowed urban facilities are:**

- garages  
A garage is a building for parking private cars
- small attached buildings  
Under the jurisdiction of this category are mentioned:
  - small storage buildings
- fences  
Fences are allowed for safety reasons and must be built on the property border. The maximum height of these fences are 1.20 meters.  
Fences for school buildings may be built up to 1.60 meters and the fences for the intelligence office, the police station and the courthouse may have a maximum height of 2.20 meters.
- facilities for communication and energy and water supply
- information boards  
Information boards exclude commercial information. All other information is allowed to place on information boards. The maximum measures of the boards are 2 x 3 meters.
- public street furniture and playing equipment  
All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.



**E-06 Article of transition**

For the public buildings that are not according to the regulations below a transition period is valid of 25 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

## **F Industry (brown crossed)**

Where shown on the map only functions belonging to industrial activities are allowed as well as public facilities that are attached to the function of industry.

### **The allowed urban sub-functions are:**

- public roads and streets
- public greens
- stables, warehouses and greenhouses
- gasoline stations

### **The allowed urban facilities are:**

- garages
- small attached buildings
- fences
- facilities for communication and energy and water supply
- public street lights and traffic signs
- publicity boards
- information boards
- public street furniture

**F-01** The buildings, like offices and commercial properties, are allowed to have a maximum height of 8 meters above the ground floor.

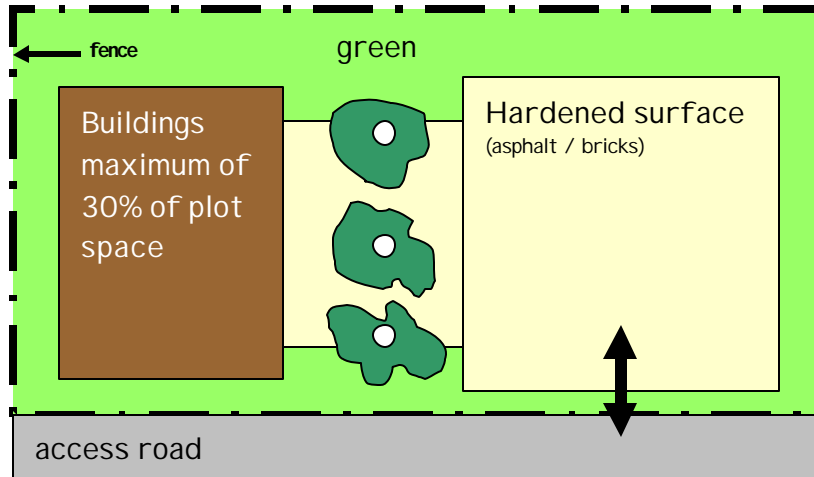
**F-02** The minimum distance between the buildings and the plot borders is 5 meters.

**F-03** The total surface of commercial properties may be maximum 30% of the plot space.

**F-04** The rest of the plot space is undeveloped space. 50% of the plot space may be hardened and at least 20% of the plot space is fixed up with greens.

### **F-05 Allowed urban sub-functions:**

- public roads and streets  
**See the description under main function B**
- public greens  
**See the description under main function C**
- stables, warehouses and greenhouses  
**These attached buildings must be built inside the surface of 30% of the plot space and physically attached to the main building.**



Example of the function "industrial area"

## F-06 Allowed urban facilities

- garages
  - A garage is a building for parking cars
- small attached buildings
  - Under the jurisdiction of this category are mentioned:
    - small storages
- fences
  - Fences are allowed between private properties and between private and public properties. The maximum height of a fence is 1.80 meters.
- facilities for communication and energy and water supply
  - These facilities must be placed in green spaces.
- public street lights and traffic signs
  - These facilities must be placed in the pavements or in green spaces.
- Publicity boards
  - Publicity boards may be placed in the green spaces. The maximum measures of the boards are 2 x 3 meters.
- Information boards
  - Information boards exclude commercial information. All other information is allowed to place on information boards. The maximum measures of the boards are 2 x 3 meters.
- Public street furniture
  - All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.
- gasoline stations
  - Gasoline stations may be built inside this main urban function without the obligation of realizing greens on the plot. The division of the plot space for this function is 50% built surface and 50% undeveloped surface that may be hardened completely.

**F-07 Article of transition**

For industrial buildings that are not according to the regulations below a transition period is valid of 25 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

**G Agriculture**  (dark green crossed)

Where shown on the map only functions belonging to agricultural activities are allowed as well as public facilities that are attached to the function of agriculture.

**The allowed urban sub-functions are:**

- public roads and streets
- cemetery

**The allowed urban facilities are:**

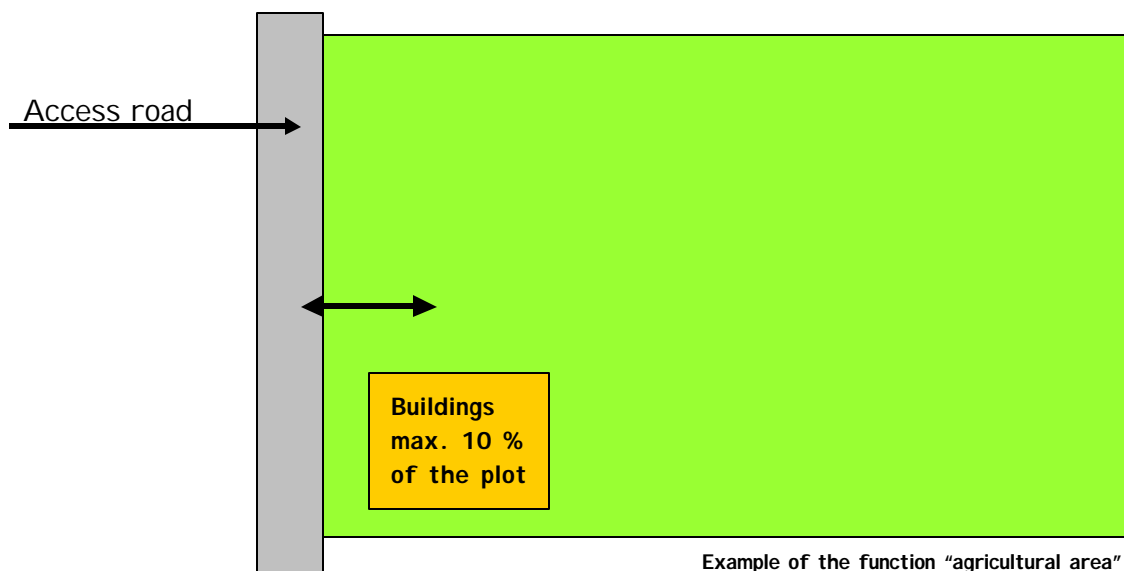
- fences
- facilities for communication and energy and water supply
- public street lights and traffic signs
- information boards

**G-01** The buildings fitting to this main urban function are allowed to have a maximum height of 5 meters above the ground floor.

**G-02** The total surface of these buildings may be 10 % of the surface of the entire property but a maximum of 500 m<sup>2</sup> when the property is larger than 5.000 m<sup>2</sup>.

**G-03** De buildings on the plot must be physically connected to one another.

**G-04** The minimum distance between the buildings and the plot border is 5 meters.



#### **G-05 Allowed urban sub -functions:**

- public roads and streets  
The roads have a maximum width of 5 meters and are especially constructed for giving access to the cemeteries and the agricultural fields.
- cemetery  
On two locations behind the agricultural fields there are cemeteries. One military cemetery and a general grave yard. These two locations are especially marked for this function.

#### **G-06 Allowed urban facilities**

- fences  
Fences are allowed between private properties and between private and public properties. The maximum height of a fence is 1.00 meter.
- facilities for communication and energy and water supply  
These facilities must be placed in green spaces.
- public street lights and traffic signs  
These facilities must be placed in the pavements or in green spaces.
- Information boards  
Information boards exclude commercial information. All other information is allowed to place on information boards. The maximum measures of the boards are 2 x 3 meters.
- Public street furniture  
All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.

#### **G-07 Article of transition**

For agricultural buildings that are not according to the regulations below a transition period is valid of 25 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

## **H Mixed functions (orange)**

Where shown on the map mixed functions are allowed as well as public facilities that are attached to these mixed functions.

### **The allowed urban sub-functions are:**

- houses
- public roads and streets
- public greens and waters
- public buildings
- offices and enterprises
- hotels, restaurants, cafes and bars

### **The allowed urban facilities are:**

- garages
- small attached buildings
- fences
- facilities for communication and energy and water supply
- public street lights and traffic signs
- information boards
- public street furniture and playing equipment
- sporting facilities

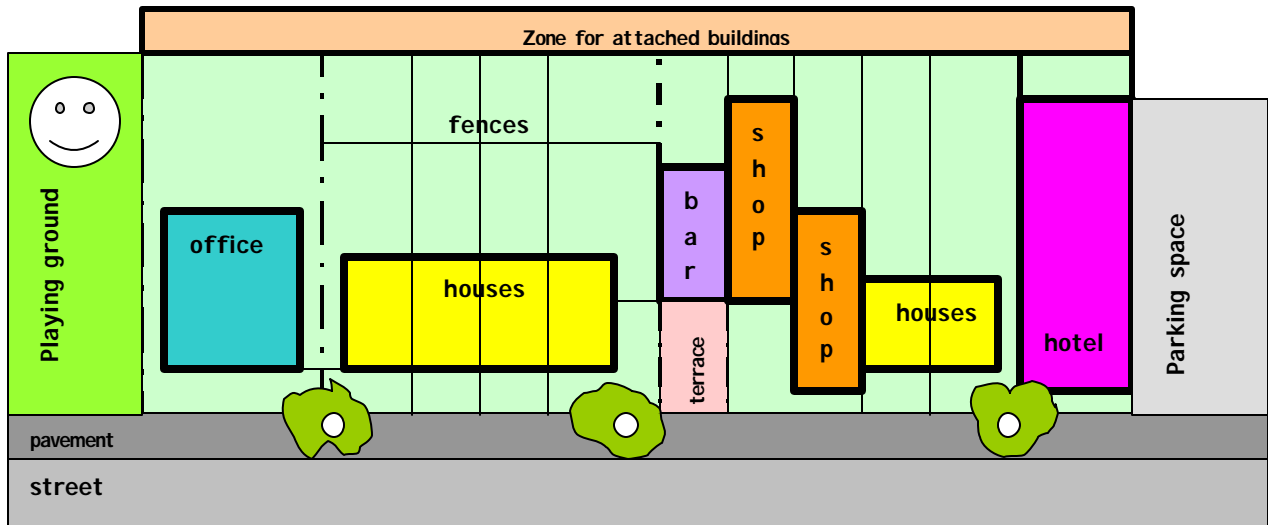
**H-01** To mixed functions belong all those functions as being described under the main urban functions for Housing, Traffic, Public greens and Public waters. As far as the regulations are concerned, is referred to those descriptions, under the condition that the regulations described under article A-31, are prioritised.

**H-02** Inside this main function it is allowed to have all kinds of offices and enterprises, hotels, restaurants, cafes, bars, as long as they are not polluting the ground, the public surface and the air.

**H-03** The building regulations for these functions are being derived from the existing situation. This means that occasionally new buildings must be implemented in a way that the front building line is according to the bordering front building line of the nearest building.

**H-04** The height of the buildings may be maximum 15 meters above the ground floor. If any building is higher than this measure on the date of approval of the respective regulatory plan, this height will be accepted until the date of demolition of this building.

**This article has priority over the article of transition H-10.**



Example of the function "mixed area"

**H-05** A marketplace may be realized inside this function. That means that the attached facilities may be built. It is advised that there will be created a sufficient amount of parking space on behalf of the market in the direct neighbourhood of the market.

**H-06** The maximum height of the roofs of the market facilities is 2.20 meters.

**H-07** When the market place has a permanent character the total built surface may be 50% of the appointed plot. The other half has to be reserved for car parks and public space.



## H-08 Allowed urban sub -functions

- housing  
See the description under the main function A
- public roads and streets  
See the description under main function B
- public greens and waters  
See the description under main function C and D
- public buildings  
See the description under main function E

## H-09 Allowed urban facilities

- garages  
A garage is a building for parking private cars
- small attached buildings  
Under the jurisdiction of this category are mentioned:
  - small storages
  - chicken-houses
  - animal shelters
  - waiting shelters for public transport
  - public toilets
  -
- fences  
Fences are allowed between private properties and public properties.  
The maximum height of a fence is 1.20 meters.
- facilities for communication and energy and water supply  
These facilities must be placed in green spaces or playing grounds.
- public street lights and traffic signs  
These facilities must be placed in the pavements or in green spaces.
- information boards  
Information boards exclude commercial information. All other information is allowed to place on information boards. The maximum measures of the boards are 2 x 3 meters.  
Individual shops may have an information board on their own front façade with maximum measures of 1.50 x 1.00 meters.
- public street furniture and playing equipment  
All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.
- sporting facilities  
Under these facilities is understood
  - basketball field
  - football goals
  - other sporting equipment

**H-10 Article of transition**

For those buildings – belonging to the mixed area - that are not according to the regulations below a transition period is valid of 50 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

## **I Historic areas (purple crossed)**

Where shown on the map all functions are allowed that are according to the allowed functions described under the “mixed functions”, except public waters. Also all the public facilities that are attached to these functions are allowed according to those in the mixed areas, except sporting facilities.

In the historic areas are more tightened rules in force than elsewhere in the city. These rules and regulations must protect the historic value of those areas. The more tightened rules are related to the architecture of built elements and the structure and esthetical quality of the public space.

### **The allowed urban sub-functions are:**

- houses
- public roads and streets
- public greens
- public buildings
- offices and enterprises
- hotels, restaurants, cafes and bars

### **The allowed urban facilities are:**

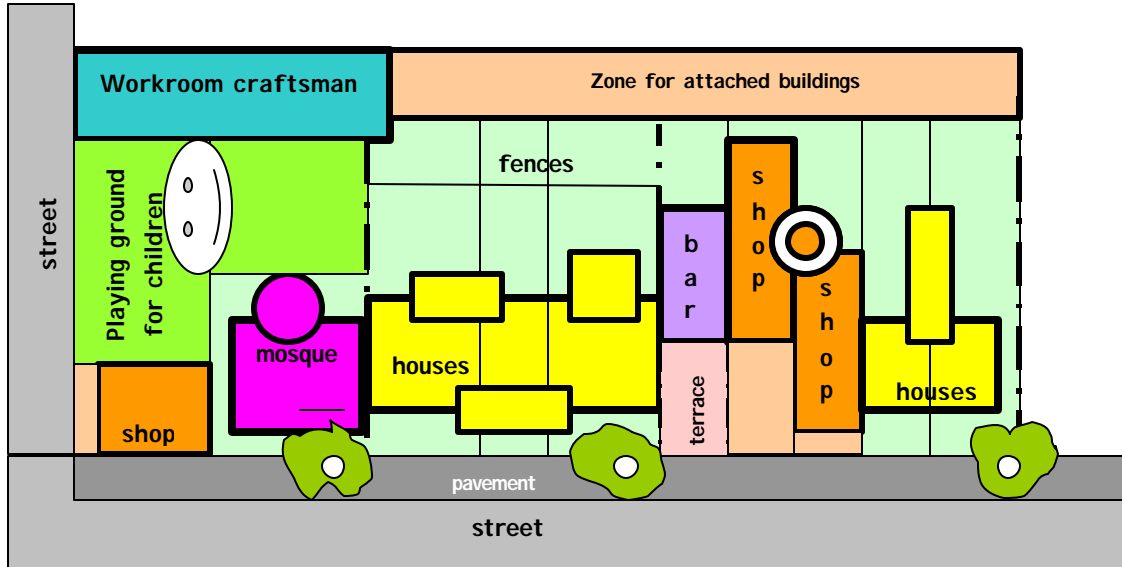
- garages
- small attached buildings
- fences
- facilities for communication and energy and water supply
- public street lights and traffic signs
- information boards
- public street furniture and playing equipment

**I-01** All the building regulations, described under H-01, H-02 and H-03 also are valid in the historic areas.

**I-02** The articles H-04, H-05, H-06 and H-07 are not valid for the historic areas.

**I-03** The height of the buildings may be of the same measure as it appears on the date of approval of this urban plan.  
Any building, higher than this measure on the date of approval of this urban plan must be adjusted to that measure immediately.  
**This article has priority over the article of transition I-07.**

**I-04** According to the future regulatory plan for the historic areas the way of architectural design of buildings and public space needs the approval of the municipal commission for historic architecture or any other municipal commission that is appointed to control the historic and esthetical quality of this areas, before (building) permits will be issued.



Example of the function "historic area"

**I-05 Allowed urban sub -functions under application of article I-04**

- housing
  - See the description under the main function A
- public roads and streets
  - See the description under main function B
- public greens
  - See the description under main function C
- public buildings
  - See the description under main function E

**I-06 Allowed urban facilities under application of article I-04**

- garages
  - A garage is a building for parking private cars
- small attached buildings
  - Under the jurisdiction of this category are mentioned:
    - small storages
    - chicken-houses
    - animal shelters
    - waiting shelters for public transport
    - public toilets

- fences  
Fences are allowed between private properties and public properties.  
The maximum height of a fence is 1.20 meters.
- facilities for communication and energy and water supply  
These facilities must be placed in green spaces or playing grounds.
- public street lights and traffic signs  
These facilities must be placed in the pavements or in green spaces.
- information boards  
Information boards exclude commercial information. All other information is allowed to be placed on information boards. The maximum measures of the boards are 2 x 3 meters.  
Individual shops may have an information board on their own front façade with maximum measures of 1.50 x 1.00 meters.
- public street furniture and playing equipment  
All street furniture is owned and maintained by the municipality, which means that only the municipality may place these facilities.

#### **I-07 Article of transition**

For those buildings – belonging to the mixed area - that are not according to the regulations below a transition period is valid of 50 years. Within this period of time the buildings must be adjusted to the new regulations. After this period of time the buildings that do not meet the new regulations will be subject of a request procedure for a new building permit which is then to be assessed by the legal authorities.

## **6. Using regulations**

For all main urban functions is valid that the mentioned urban functions must be used as described. This means that within the function "Housing", houses only may be used to live in. As far as the sub-functions are concerned, these only can be used as described under the respective regulations.

If the urban functions are used against the regulations, the municipality is entitled to force the owner to rebuilding the urban facility immediately into the original function. If this force is not followed by the owner, he / she ventures a penalty and a forced close down of the misused building by the municipality until the reconstruction has been carried out.