

# GENERAL LOCAL PLAN MAT MUNICIPALITY

## SUMMARY REPORT

## Introduction

Since June 2015, local government in Albania has been involved in administrative-territorial reform. As a result, 61 consolidated municipalities face the challenges of local government, multiplied as a result of increased surface and territorial complexity, the addition of new tasks from decentralization reform, and the ever-growing need for development and prosperity social and economic.

Under these conditions, the Municipality of Mat, to respond to both legal obligations and real challenges, has worked intensively to prepare its Development Strategy. Given that not only conceptually but legally it is accepted by the parties that territorial planning also contains the strategic and regulatory dimension at the same time.

The General Local Plan document is drafted by the Municipality of Mat with the technical support of **METROPOLIS sh.pk**, within the **Program for Decentralization and Local Development (dldp)**. The content of the General Local Plan is based on Law no. 107/2014, dated 31.07.2014, "On the Planning and Development of Territory", as amended, and its by-laws. Particularly, as a reference point is the Council of Ministers Decision no. 671, dated 29.07.2015, "On the approval of the territory planning regulation".

However, due to the very complex and multi-dimensional nature of this document, covering the needs of urban and rural areas, other legal and sub legal acts as well as guiding documents are referred to in its drafting. Among the most important are:

- Law no. 7850, dated 29.07.1994 "Civil Code of the Republic of Albania, as amended";
- Law no. 8378, dated 22.07.1998 "The Road Code of the Republic of Albania, as amended";
- Law no. 9317, dated 18.11.2004 "Rail Code of the Republic of Albania";
- TAC decisions in the last 3 years regarding the determination of issues, areas and objects of national importance;
- Technical Manual "Territorial Planning and Development in Albania";

The methodology followed during the drafting of this document is based on legal definitions regarding the structure of instruments and the process to be followed. Consequently, this document contains the chapter summarizing the in-depth analysis of the territory of the Municipality of Mat.

The second part of the document focuses on the local vision of territorial, environmental and socio-economic development, along with strategic development objectives and programs. Subsequently, a timeline development plan and financial considerations were drafted, as well as a list of priority and strategic territorial development projects for which the municipality has the readiness to apply for funding and prepare technical projects.

This document is built not only on the basis of scientific and territorial analysis, but also of the needs and desires expressed by residents and various interest groups in the municipality of Mat. During its drafting, 7 public hearings were carried out, one for each phase of the document drafting, and close meetings were held with local experts, business representatives and stakeholders others operating in this territory. Also, many field visits and public institutions were conducted in order to gather information more efficiently and create a database in the geographic information system.

Finalizing the overall territory plan will be one of the first achievements of a new municipality created after the territorial reform and with the will to respond to the long-term needs of the citizens as well as to face the challenges of sustainable development of the territory.

## **Authority and Contributions**

This document was prepared by the Municipality of Mat with the financial support of the Program for Decentralization and Local Development (dldp) of the Swiss Agency for Development and Cooperation, HELVETAS SWISS Intercooperation and with the technical support of MetroPOLIS sh.pk, under the direction of Mayor Mat, Z Nezir Rizvani.

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<b>1. General information for the municipality</b>		
<b>Nomination</b>	<b>Unit</b>	<b>Specification</b>
Area of Mat Municipality	493.5 km <sup>2</sup>	The new territory of the Municipality of Mat includes 8 administrative units
Existing number of population	Instat: 27,600 banorë Gjendja Civile: 38,390	Because of the huge difference between the two data sources, PPV-Mat has altered trends in populace change for both sources of information
Areas of national importance and protected natural and cultural areas	4,446 ha	Parku Kombëtar Zall Gjocaj Parku Kombëtar i Qafë Shtamës Parku Rajonal i Ulëzës
Approved area of informal areas	0	The Municipality of Mat does not report informal areas. According to Aluzin's information, there are only informal buildings in the measuring municipality that have entered the legalization process
Environmental Problematics/Issues		Dumpsites of urban waste at the exit of the City of Burrel, Pollution caused by the Ferro-Chromium Plant, Discharge of urban waste water in the Mat River, Discharge of industrial wastewater into the soil / river, erosion.

<b>2. GLP Proposals</b>		
<b>Nomination</b>	<b>Unit</b>	<b>Specification</b>
Type of expected development in the next 15 years		Strict protection and conservation of agricultural land and other natural resources. Consolidation of rural areas and revitalization of the centers of administrative units. Creation of economic and industrial poles through the re-conception of existing industrial areas. Urban filling in the urban area of Mstit, where the urbanization process has begun.
The main proposed uses of land		Housing, Agriculture, Natural, Infrastructure, Services, Industry and Economics, Social and Recreational Activities
Number of expected additional population in the next 15 years	+/- 10,000 banorë	PPV Mat supports proposals for increases in public services, residential areas etc, based on the concept of land tenure capacity.
The total area of building added not for housing		Mainly in the city of Burrel, and inaccessible constructions in the administrative units, and along the Burrel - Rrëshen road axes
The total area of the protected areas	27,919 ha	
The total area of housing for social housing	360 m <sup>2</sup>	The minimum area of social housing to be built for the short-term period

Extra green surfaces	59.2 ha	Including greening along the main infrastructure axes, the proposal for the new park and additional greenery in each structural unit
Number of structural units	772	

<b>3. Financial Information</b>		
<b>Nomination</b>	<b>Unit</b>	<b>Specification</b>
The total value of the capital investment plan	396,830,000 Lekë	
Development Implementation Phases	3 phases	0-3 years - short term 3-5 years Mid-term 5 to longevity of the plan - Long term

<b>4. PPV submission document(s)</b>				
<b>Nr.</b>	<b>Chapter / Document</b>	<b>Drafted / approved</b>	<b>Legal reference</b>	<b>Check list</b>
1.	Territorial Strategy	Drafted and approved	Neni 51 pika 2 VKM. 671	+
2.	Territorial Assesment	Drafted and approved as part of the plan	Neni 53 VKM. 671	+
3.	Plan Proposals	Drafted and approved as part of the plan	Neni 54 VKM. 671	+
4.	Strategic Encironmental Assesment	Drafted and approved	Neni 51 pika 5 VKM. 671	+
5.	Cartographic material	Drafted and approved	Neni 57 VKM. 671	+
6.	Glp Regulations (Dev.Passports)	Drafted and approved	Neni 56 VKM. 671	+
7	Capital Investment Plan	Drafted and approved as part of the plan	Neni 51 pika 3/dh VKM. 671	+

## **1. Findings of Territorial Analysis and Evaluation**

Based on the analysis of the existing plans of national, regional (dialectal) and historical plans drawn up for Burrel, there is a clear distinction between the policies and objectives of these plans in specific sectors. As such it can be said that some of the main priorities deriving from this analysis for the Municipality of Mat are:

- Improving accessibility at the regional and national level of the municipality of Mat
- Economic focus in agriculture, especially in BIO products and improvement of support infrastructure for sector development
- Based on PPP, a special economic focus should also be on energy. In this context, priority is given to hydropower plants and mining exploitation. However, this sector should be cautious about environmental impropriety.
- Significant improvement of the quality of urban development
- Focus on eco-tourism and rural, mountain tourism
- Focus on the protection of natural resources

The Municipality of Mat has a number of points of special national importance which are within its territory. However, these elements are not used appropriately to increase the economic incomes of residents. In particular, cultural monuments do not have genuine access and lack promotions, resulting in a lost opportunity in terms of their use for visits by numerous tourists. Also, natural potentials do not have good access and do not have support infrastructures that allow tourism development.

Meanwhile, regarding the use of energy, the Municipality of Mat has numerous water resources that can be used for hydro power plants as suggested in the National General Plan. However, these hydropower plants should pay special attention to the damage to the environment and ecosystems. Also, with regard to minerals, their utilization is small and with obsolete technology. A great potential that should be promoted and utilized better by the municipality to increase employment in the area. In this context also the use of some parts of the territory for decorative fountain should be one of the priorities of the municipality

Urban system in the Municipality of Mat is comprised of the City of Burrel, the Ulza town and the flat, hilly and mountain villages. In general, we are dealing with a system that is lacking in terms of support infrastructure and social infrastructure. Over the last few years there is a tendency to spread this system in the territory as a result of informal developments. Regarding the quality of the urban system structures it can be said that there are some problems especially for buildings before the 1990s. Also, from the point of view of energy efficiency, almost all structures are not within the standards. To improve the situation of the urban system is recommended:

- Consolidation of urbanized areas
- Improvement of social spaces such as squares, flowers, social cultural objects, etc.
- Improvement of the quality of the buildings to meet the energy efficiency standards
- Improvement of the urban road network
- Growth of green spaces
- Limitation of the spread of urban areas into agricultural and natural lands

The Infrastructure System is in a relatively poor condition in contrast to other systems. Road infrastructure of national importance is very small and opportunities for better and faster connections to roads of national importance have to be seen:

- Burrel – Rreshen
- Burrel - Ulz-Milot
- Burrel - Arber Street

Also, the inner city road network is weak. Problems in accessing the center of the Municipality of Mat (Burreli) with the administrative units are especially apparent for administrative units Derjan, Rukaj and Macukull. Meanwhile in other administrative units, their centers are well-liked, but lack good connections and access to other villages in these areas.

The infrastructure of drinking water supply and sanitation still needs improvement. It is necessary to cover the water supply systems with villages of administrative units and for the city of Burrel it is important to establish a sewage treatment system. Meanwhile, in the other administrative units, wastewater treatment should be modernized with their septic tank treatment system in order to avoid damaging the environment.

Regarding electricity, it is necessary to improve the amortized infrastructure especially for mountain administrative units such as Macukull, Derjan and Rukaj. Meanwhile, an electric substation for the town of Burrel needs to be added.

Mat Municipality has considerable agricultural land area. The favorable climate allows the growth of a range of cultures such as vegetables, vineyards, orchards etc. The average farm size is 1.29 having a small area and comparable to that at the national level. The small area and the fragmentation of agricultural land increase the production costs of farmers, which reduces the competitiveness of products on the market.

Another problematic of the agricultural system is the condition of drainage and drainage channels. Many of them are amortized and in need of investment. Also in some areas like Komsi, Baz and Lis, it is also necessary to build some new irrigation channels. Although Mat has many water resources, the paradox of water scarcity for agricultural land supply needs to find a solution very quickly.

The Municipality of Mat has a number of social and economic problems that need to be addressed in the strategy and in the Local Government Plan. The Municipality of Mat has faced a large population scourge after the 1990s. Mostly, migration has been directed abroad and towards Tirana-Durres centers. Also, another form of migration has been from rural areas to the city of Burrel. It is necessary to take measures in the face of the great social challenges:

- Improving the quality of schools
- Inclusion of youth in economic and social life
- Improving social infrastructure
- Growth of social housing stock
- Development of social cultural activities

With regard to economic development it can be said that it is necessary for the economy to have a greater diversification. Much potential for Mat's economic development is the development of multidimensional tourism by utilizing the natural, cultural and territorial wealth offered by Mat. Agriculture and livestock remain the main priority as well. Even in this case we are dealing with a great potential where supportive infrastructures are lacking:

- Improvement of irrigation channels and expansion of their network
- Consolidation of agricultural lands
- New spaces for markets and collection points



- Agro-processing

Particular attention should be paid to the careful use of natural resources for industrial purposes. A great potential in the Mat municipality, but to be exploited with special attention to environmental protection. Based on the analyzes performed above and the identification of strengths, weaknesses, threats and opportunities, recommendations for the Municipality of Mati are classified as follows:

### **Territory and Environment**

- Promotion of landscape, mountain terrain and cultural monuments in order to promote tourism in these areas.
- Cultivation of medicinal herbs in the territory of the Municipality as a considerable potential for self-employment for local residents.
- Making use of the high potential of production of agricultural and livestock products as an important element of the Municipality's economy.
- Planning of Priority Rehabilitation projects of the River Mat together with projects with other Municipalities affected by the Basin of Mat for the integrated management of this basin.
- Undertake projects aimed at reducing pollution in the river as projects to prevent spill from spilling into the river, industrial waste and all activities that affect its water pollution.

### **Land Use and Infrastructure**

- Improvement of water supply infrastructure which is amortized and expanded throughout the territory.
- Rehabilitation of agricultural infrastructure and specifically physical interventions in the polluted water system which are untreated and expanded throughout the territory.
- Due to the lack of infrastructure network, it is recommended to provide funds for the improvement of road infrastructure within the territory of the Municipality, which consists in the increase of the paved road surfaces in the unavailable areas.
- Improve the physical quality of road infrastructure, and the opening of new axes, in order to facilitate access to the entire territory of the municipality.

### **Economic Development and Social Welfare**

- Encourage the establishment of farmers' associations in order to foster cooperation and partnerships for the economies of agricultural land and new opportunities for their trading.
- Improvement of physical conditions of ambulance facilities and health centers as well as optimization of the service they provide.
- It is recommended to create spaces intended for recreational activities.
- Encourage the creation of agricultural holdings in the administrative units of the Municipality that have the potential to supply manufacturing and trading businesses in the city.
- Decrease the unemployment rate by opening up new jobs.
- Open vocational schools, tourism, agro-tourism, agriculture, livestock, etc. With a view to profiling and enhancing educational standards.

### **Governance and Local Finances**

- Encouraging intercultural cooperation to maximize the potential of cultural heritage in view of the development of tourism as an important element of the economy in the Municipality.

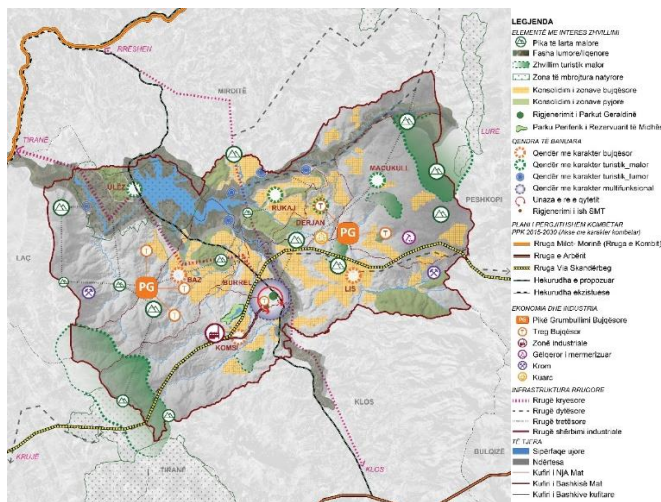
- The absorption of funds for environmental and infrastructure projects by government agencies and various donors.

## 2. Summarized Territorial Strategy

The vision of the development of the Municipality of Mat has come as a result of the findings of the analysis of the territory harmonized with the opinions and ideas of the citizens in the public meetings and hearings developed during the process of drafting this document. The ideas coming from stakeholder discussions and are integrated into this vision. It is important to note the fact that Mat's development vision relies on the forecasts of the National General Plan drafted by the Ministry of Urban Development and the National Territorial Agency at. Mat's development for the next 15 years is as follows:

*"The Municipality of Mat aims to harmonize economic, infrastructural and spatial development through the protection of natural resources, the promotion of cultural and historical values, agricultural development, aquaculture, and promotion of ecotourism and strengthening of its role in the region based on its mineral and hydro potential. Further Mat's development will have the effect of alleviating social inequalities and promoting the intellectual development of society. On these solid foundations, we build the benefits of today's society and ensure that the community inherits in the future generations a healthy territory and environment, self-fulfilling along with sustainable economic and social development"*

Figure 1: Vision of Mat Municipality map



Source: Bashkia Mat dhe Metro POLIS, 2017

In order to concretize the strategy of development of the territory of the Municipality of Mat, the City Vision is broken down and further detailed in the Strategic Objectives (4) and the Strategic Development Programs. Thus, the Municipality of Mat will be able to achieve its strategic objectives more easily for the next 15 years by directly linking strategic projects that directly affect its economic and social development.

The Mat's Vision is based on five key principles that serve to deepen the current potential of Mat Municipality and to realize the sustainable and long-term development of the territory.

1. Diversification and coexistence of various economic sectors: agriculture, industry, tourism and service delivery
2. Protection and consolidation of agricultural land
3. Conservation and rehabilitation of the natural and aquatic environment
4. Territorial linkage through primary automotive and secondary landscapes / recreational axes
5. Improving living conditions through improving the quality of public services

The first principle, the diversification of economic sectors, responds to the different character of the Municipality of Mat, as one of the specifics by which this municipality can compete in the region.

In the territory of the municipality of Mati are identified three main sectors of the economy, which will be the engines of employment development for the next 15 years: agriculture through the consolidation of agricultural land, the increase of human capacities in this sector through the opening of vocational school; improvement of agricultural infrastructure such as irrigation and drainage system, agricultural storage points etc; mining and processing of minerals and the energy industry, as one of the most consolidated and tradable sectors in the municipality of Mat and in the specialized area Bulqizë - Mat - Klos; tourism as one of the sectors for development in the municipality of Mat, which will highlight the still undiscovered values and potentials of the Matian areas.

In order to ensure the coexistence of these sectors, as well as economic development equal to the spatial extent, the Strategic Vision of Territorial Development relies on the distinctive features of each settlement, proposing at the same time the specialization of each of the settlements under the following scheme:

- **Burrel:** the main center inhabited in the Municipality of Mat, which has as a priority sector the economy and service delivery activity
- **Ulza:** with important tourism and fishing sector
- **Komsi:** as the center of the administrative unit primary sector has the activity of livestock
- **Baz:** As the primary sector developed, there is the agricultural sector as well as the tourist activity of mountain walking
- **Lis:** agriculture and livestock are important sectors. Also mountain relief phases the exercise of mountain walking activity
- **Macukull:** From the mountainous terrain favors winter tourism, walking on the mountain. There are also cultural monuments that give tourism value.
- **Derjan:** The tourism sector is favored, including cultural monuments, mountain walking and canyoning activities.
- **Rukaj:** As the center of the administrative unit, as a primary sector there are tourist activities such as fishing and points of interest, caves and canyon.

In fulfillment of the Territorial Development Vision and in full compliance with the aforementioned principles, four main objectives have been devised which aim to specify the focus of municipality development over the coming years. Strategic objectives are targeted to be tangible, specific and monitorable to ensure their viability. For this reason, in the Action Table are set some monitoring and evaluation indicators for each strategic objective that can be detailed and improved during the work that the municipality will carry out to implement the GLP.

**Strategic Objective 1:** *Sustainable economic development by maintaining the balance between sectors and supporting agricultural / livestock and agro-processing*

**O1P1:** Intensification of agricultural and forestry activity through consolidation of agricultural holdings with domestic support (and wider)

- Drafting of the Management Plan for the consolidation of agricultural land
- Opening of agricultural information centers to the administrative units of the municipality.
- Creation of associations of producers of fruit products.

**O1P2:** Promote agro-industrial activity for processing of Mat's authentic products

- Raising dairies and dairy products processing plants at Macikull, Rukaj and Derjan

**O1P3:** Increasing the number of collection points and markets in the Municipality and diversification of the latter into the territory of the Municipality of Mati.

- Raising the collection point for Chestnut in NJ Derjan.
- Development of pilot projects for the rehabilitation of leftover warehouses and their return to agricultural storage points.
- Establishment of a cold storage shelter.
- Resettlement and construction of agricultural markets in all GEs.

**O1P4:** Encouraging agricultural craftsmanship through the promotion and marketing of authentic products at local fairs / open days.

- Construction of a multifunctional center for training and reflection of craft products
- Organization of annual fairs of local products.

**O1P5:** Improve the quality of agricultural products, through the improvement of agricultural support infrastructure and the continuous maintenance of drainage and irrigation network.

- Construction of Water Shelters on mountain pastures.
- Creation of livestock products processing entities in all AAs.
- Construction of slaughterhouse in Nja.A Komsi.
- Rehabilitation and cleaning of drainage and drainage channels throughout the territory of the Municipality

**Strategic Objective 2:** *Increasing the competitiveness of the Municipality of Mat through diversification of its economy in the region and improvement of access and infrastructure road network*

**O2P1:** Encourage ecotourism development through the exploration of the value chain and equipping the necessary support infrastructure.

- Creation of lending schemes for tour operators.
- Installing the lake line of Uljeza and equipping and promoting recreational activities.
- Placement of orientation signs for all cultural, historical, and natural objects that have tourist value.
- Establishment of tourist inns in Macukull, Derjan and Rukaj

**O2P2:** Promote and promote tourism in the gastronomic, natural and historical aspect through the creation of tourist itineraries, identification, mapping and promotion of historical-cultural values with sector operators.

- Drafting a tourist guide for the Municipality of Mat.
- Establishment of 4 tourist information centers in the Municipality of Mat

**O2P3:** Rehabilitation of the former SMT in the town of Burrel in order to accommodate the economic activities and market of the city.

- Rehabilitation of buildings in the former SMT area and their return to optimal condition.
- The opening of the city market.
- Adaptation of a part of SMT office and call center facilities

**O2P4:** Consolidation of industrial zones and promotion of economic activities in certain segments of the territory.

- Reconciling the economic segment in Burrel-Rrëshen Street

**Strategic Objective 3:** *Protecting Natural Resources and Improving Environmental Conditions as a Base for Tourism Development and Improving Citizen Life in Mat*

**O3P1:** Establish and put in place an integrated urban solid waste management system by stimulating differentiated collection, reducing them, and providing infrastructure for their treatment.

- Drafting of Urban Waste Management Plan in the Municipality of Mat.
- Drafting and implementation of a pilot project for composting organic waste in Nja-Macukull, Rukaj and Derjan.
- Drafting and implementation of a pilot project for waste separation and recycling (Ulza, Burrel).
- Establishment of Waste Disposal Points in at least 2 AUs.
- Increase the number of waste bins in the Municipality.
- Rehabilitation and construction of sanitary landfills in all AUs

**O3P2:** Protecting land and adding green areas to reduce erosion and landslides, thus providing a dignified living of citizens.

- Rehabilitation of areas affected by erosion through the method of reforestation.
- Adding green areas through planting decorative trees in the town of Burrel.
- Reconstruction of the Geraldine Park and its return to the Botanical Garden of the Region.

**O3P3:** Strategic management of water resources and rehabilitation of river beds and their riparian areas.

- Rehabilitation and afforestation of the protection belt of the Mat River embankment.
- Rehabilitation of bedding and lakeside lake of Ulje Lake

**O3P4:** Taking measures for cleaning of the hot hotspots and for reducing the impact of industrial activities in the Municipality of Mat

- Rehabilitation of the landfill site at the KOMA and its return to optimal condition

**O3P5:** Extension of the KUZ network and environmental treatment of urban wastewater

- Construction of Wastewater Disposal Impaint.
- Construction and Rehabilitation of the Canalization System in all GEs.

**O3P6:** Strategic Management of the Forestry and Pasture Fund as the basis for tourism development in the municipality

- Drafting of the Management Plan for Forest and Pasture Areas.
- Inventory and mapping of forest areas
- Improvement of forest conditions through reforestation

**O3P7:** Promote public investment in the green movement and create green itineraries in urban and recreational areas

- Opening and promotion of green itineraries within the territory of the Municipality
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**Strategic Objective 4:** *Orientation of territorial and infrastructural development with a view to alleviating social inequalities and harmonizing the needs of existing and expected residents*

**O4P1:** Facilitating the accessibility of the administrative units of the municipality by improving the quality of the existing infrastructure and opening new roads that dissolve and improve the quality of travel between administrative entities and their connection with the city of Burrel.

- Improvement of the street lighting system.
- Construction of the passenger transport station station in the Municipality of Mat, in the city of Burrel.
- Construction and rehabilitation of secondary and local urban roads in all Administrative Units.
- Completion of the Burrel Ring Road

**O4P2:** Encourage vocational education to increase the level of education of the population and profiling in the agricultural sector in order to reduce the level of unemployment among young people.

- Opening of a vocational school in the town of Burrel.
- Establish training structures at multifunctional centers with the aim of increasing the level of education

**O4P3:** Social and cultural development, and sports of the population through rehabilitation of existing infrastructure and recurrence of traditional activities

- Reconstruction of the objects of tradition in the town of Burrel.
- Establishment of sports grounds in Nja-i Komsi, Baz, Lis and Macukull.
- Reconstruction of the "Liri Ballabani" Stadium in the City of Burrel.
- Reconstruction of the Sports Hall "Ferit Hysa".
- Restoration of a Matiane tower as a model for promoting family tourism.

- The resurgence of the City Library of Burrel.
- Construction of the Ethnographic Museum in Macukull

**O4P4:** Improvement of health service through improvement of the quality of health structures and reopening of Burrel hospital

- Reconstruction and opening of new health facilities in all GEs

**O4P5:** Supporting families in need and disadvantaged groups through the construction of social housing and social centers in support of them.

- Rehabilitation of the Center for the Elderly in the City of Burrel.
- Construction of the second block of social housing for the homeless

**O4P6:** Improvement and rehabilitation of residential and public spaces in the town of Burrel and recapture of administrative unit centers through PPP financial instruments and urban design

- Qualification of Housing Blocks in the City of Burrel.
- Reorganization of public parking spaces in the town of Burrel.
- Redevelopment of central squares and delimitation of centers of administrative units.
- Establishment of cultural centers in all administrative units, by replicating former commune buildings.

**O4P7:** Improvement of the drinking water supply infrastructure by ensuring integrated water management throughout the territory under administration

- Construction of the water supply line at Vig.
- Construction and rehabilitation of drinking water system in Gjoçaj, Derjan, Rukaj, Macukull and Stojan

## **2.1.Faches, areas and centers**

Faches are the area of the existing territorial elements, often in a longitudinal form, which mainly accompany a river (or water body), infrastructure or other element that generates development.

Centers, on the other hand, are important joints of mixed or monofunctional services that generate development around oneself. Areas in this frame are dedicated surfaces for a single function (or a function mouse) but making it identifiable from other areas. In the case of the Municipality of Mat, when the areas do not have a well-defined boundary they are also expressed in the form of stains.

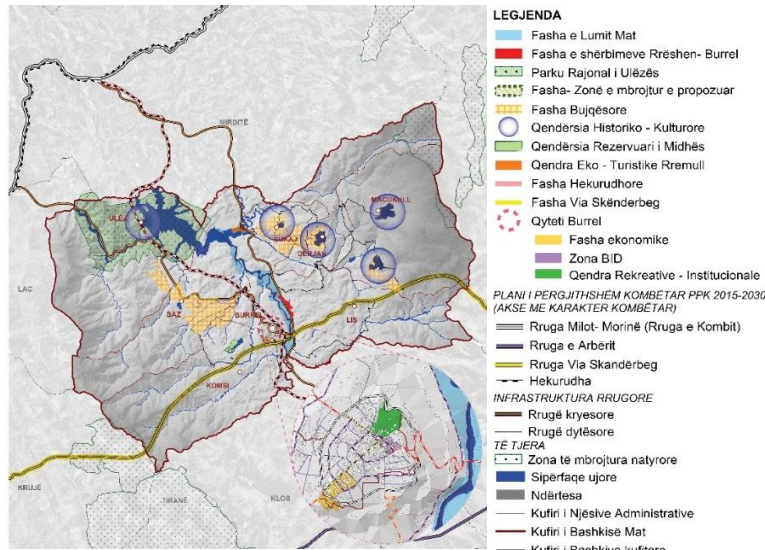
The most important strip in the Mat city hall is that of the Mat River, which includes the Mat River water body along with the proposal for rebuilding the riparian bandage throughout its course. The River Mat is one of the formative city / village elements across the province of Mat, accommodating in its valley, most settlements, and rich agricultural lands that have fostered the cultivation of authentic math products over the years. Other sections that take into consideration the Municipal General Plan of the Municipality of Mat are:

- Railroad track which coincides with PPK's proposal for the extension of the railway line to the vicinity of the city of burrel, and further to the connection with Klosi
- The natural / historic strip of Skanderbeg Street, which revitalizes the connection of Burrel with Kruja, as it turns into one of the most important medieval historical itineraries, which goes to Peshkopi

- Economic rivers along the Ruse Road, this bundle accommodates a range of light services and industries starting from the exit of the city of Burrel and close to the entrance to the Administrative Unit Lis.

**The most important centers in the Municipality of Mat are from the natural point of view 2 national parks of Qafë Shtamë and Zall Gjoçaj, and the Regional Park of Uljeza (the latter is seen as the tourist center of Matre tourist).**

Figura 2: Fasces and Main centers of Mat Municipality



Source: Mat Municipality and MetroPOLIS, 2017

From the standpoint of agricultural and livestock development, in the territory of Mati clearly distinguish two important agricultural centers, such as Lisi and Bazi, which carry the largest number of agricultural lands. The consolidation of these lands and the transition from intensive agriculture to family farming returns these two centers to the most important areas of agriculture development in the Municipality of Mat, which are equipped with supportive infrastructures, helps them to compete in the region and beyond.

In the town of Burrel, as the center of the Great Mat Municipality, we also distinguish a number of centers and fashas, which further enrich the service delivery picture. Most of them are explained in more detail in the section below "Strategic Transformations and Interventions in the Territory"**Transformimet Strategjike dhe platforma e ndërhyrjeve në territor**

**1. Mat River Recreation Boulevard:** The Mat River is the main pillar not only of the Great Municipium but also of the district of the same name. This river is the main hydrographic axis of the municipality, and is the strongest form of forming city / village. Matia settlements, (except mountains) are mostly located in the Mat valley, always near this river. At particular points, river bed shores are used as spontaneous spaces for the beach, or landscaped balconies. Territorial plans of Zog's time, they saw the river Mat, waterway, and a "connecting road" from Klosi to his Exodus. In today's conditions, the waterway can only be limited to the connection to the Lake of Ulje and Shkopet, as well as to the development of water sports (rafting, for example) from Klos to Batra. The Municipal General Plan of the Municipality of Mat foresees the opening of a recreational boulevard throughout the river flow in the territory



of the Municipality. This itinerary follows the entire Mat River flow, providing better connections of all settlements along the valley with strong elements natural landscapes that this bandage offers and ends up close to the town of Uljeje where it connects with the scenic streets of Ulje, turning into a fascinating breglumoral itinerary. This axis envisages being equipped with bicycle lanes and wide open pockets, so that tourists / citizens can enjoy the breathtaking views of Mat.

- 2. Sports Space:** Mat has an old tradition in the field of sports, particularly linked to the holding of a number of regional and national games of handball (previously these competitions were held at the Burrel Sports Palace). The plan, to support the high-spirited sport, envisions undertaking a number of projects for building or upgrading sports grounds across the territory. Rehabilitation of the city stadium and its equipment with all the necessary elements will turn this point into the largest sports center of this municipality. On the other hand, the rehabilitation of the sports fields, the rehabilitation of the Sports Hall and the opening of new sports centers in the administrative units will complete the picture of the projects within the sport in the municipality of Mat.

Figura 3: Rivitalisation of Burrel Stadium



Source: Mat Municipality and MetroPOLIS, 2017

**3. Burrel's Amphitheater and Queen's Garden:** The Queen Geraldine Park is undoubtedly one of the most valuable royal symbols of the city of Burrel and the Municipality of Mat in general. In 1935, Geraldina, the Queen of Albanians decided to erect a park (botanic garden) in Burrel as a gift for Mat and Mathias in the honor and birthplace of King Ahmet Zogu. Even 81 years later, the park bearing the name of the queen, located in the northern part of the city of Burrel, is among the rarest vegetation parks not only in our country but also in the Balkans. To enrich the park, the queen brought some of the most rare plants and trees of the time such as Jungle Gray, Cedrus, Sofratika, Japanese Croptomeria, and so on. Unfortunately, a large part of them were taken and settled in the Botanical Garden of Tirana at the artificial lake park.

The overall local plan aims at revitalizing this park and returning it to the Botanical Botany by restructuring and planting a variety of plants and trees to restore the park to its former charm. The

new Bitanik Garden will be the only one in the northern region of Albania, and one of the main destinations for tourism, and city residents in the long summer afternoons.

Along with this park, on its left side, the relief has created in its most natural form, what residents call the city's amphitheater. The escalation of the hill that goes down to the banks of the river is one of the most attractive natural structures for the city. The overall municipal plan of the Municipality of Mat, envisions the opening of new itineraries for pedestrians and bicycles along the "amphitheater", enabling a natural connection between the Geraldine Park and further down to the River Mat. Municipality of Mat can organize a wide range of activities throughout the year, such as open summer cinemas, concerts and festivals, special days of exhibition and trade of handicraft products etc. In each of the cases, the Municipality of Mat should be provided with the use of light and mobile (temporary) materials during the holding of these activities.

Figura 4: Transformation of Mat Amphitheater center



Source: Mat Municipality and MetroPOLIS, 2017

**3. Landscape for a Healthy Life:** Creating a basis for a self-sustaining ecosystem is the key to city life longevity, especially in anticipation of climate change scenarios. The construction of a natural matrix integrated and connected throughout the municipal territory, despite the character of each of the settlements, is among the major transformations of the Municipality of Mat. This landscape is strongly developed in hilly and mountainous areas, which border Mat's municipality with other neighboring municipalities, in the 3 wonderful systems of the National Parks and the Regional Park of Uljeza and penetrates into urban areas by following the streams of varied aquatic surfaces offered from a series of streams. Mainly in the hilly area, which carries the greatest potential of the forest estate of this municipality, it is proposed to link the fragmented landscapes with natural springs, while the rivers need to recreate the riparian areas, which in many cases have been eliminated in order to open the agricultural land, or even extreme cases of the construction of residential units at the foot of the Mat River bed.

However, this has affected the damage of the shores and their erosion, the increase of sediment and damage to the agricultural land created in the Bari area.

Figura 5: Info points and landscape view points in Mat



Source: Bashkia Mat dhe MetroPOLIS

- 4. Environmental friendly infrastructure:** In support of Mat's vision and strategic objectives for creating a healthy environment for all citizens, PPV envisages the establishment of a set of waste management infrastructure. Foremost in the Municipality of Mat is foreseen to operate two solid waste transfer stations. These two stations are designed with an adequate capacity to withstand the flow of waste from all Mat's administrative units. Their distribution will be done in such a way as to eliminate the transfer costs from any administrative unit. In support of agriculture, but also as one of the best incentives to support recycling, PPV foresees the establishment of two composting points. PPV also proposes the establishment of a Wastewater Treatment Plant for the town of Burrel which represents the largest number of residents connected to the sewerage network.
- 5. Access to every matian settlement:** Creating better infrastructure links is the cornerstone of territorial development of the Municipality of Mat. In this framework, the Municipality of Mati, as one of its most important strategic objectives for the development of the territory, aims above all to improve all infrastructure connections through the Administrative Unit and the Center, Burrel and further in the best connections with the two major arteries Municipality. By improving the infrastructure system and introducing a good public transport plan, matian citizens will have greater opportunities to move within their territory, integrate into the local market, export their agricultural products and promote better tourism in each of the settlements. The infrastructure plan together with infrastructure interventions is detailed in the Chapter below..

## 2.2. The main areas of economic development and those with priority urban development

Dedicated economic areas: Supporting agricultural activity, promoting tourism, diversifying the economy and supporting light processing industries as the main promoters of Mat's economy development are the main objectives of Mat's territory development in the next 15 years. To support this development, the PPV has foreseen a dedicated network of economic zones. The most important economic area remains the former SMT in Burrel. Through re-design and redevelopment, the PPV envisages the deployment of existing infrastructure and former industrial buildings to accommodate a large number of industries (mostly light processing industries) and

businesses. This area is also favored due to the proximity of the city ring road, which facilitates access to inter-city transport and the import / export of goods at inter-municipal level and beyond in the region.

Rehabilitation of the existing food market and the rise of the fridge points, supported by the increase of the collection points for agricultural products and especially that of Chestnut in Rukaj and Macukull, return to important economic points for further economic development of the Municipality of Mat.

This scheme is also attached to the economic segment on the road to the sloping which in certain parts of it (the exit of the bush to the entrance of Burgajet), the area of Rremullit etc. accommodate businesses operating in the field of services and agriculture.

Figura 6: Example of agrivultural logistic hubs in Mat Municipality



Source: Mat Municipality and MetroPOLIS, 2017

Figura 7: Rehabilitation of ex industrial area of Burrel



Source: Mat Municipality and MetroPOLIS, 2017

**Priority Areas of Urban Development:** The rebuilding of administrative unit centers, as mentioned above, does not only aim to return these areas to successful and accessible public spaces. PPV aims to complete all administrative units through their regeneration with basic services for a better quality of life for the residents of each Mati unit. Improve the quality of school, kindergarten and nursery infrastructure by expanding the learning facilities, providing them with indoor gardens, laboratories, gyms, etc. is one of the major interventions that will take place in community service centers. This project also aims at the return of ex-municipal buildings to the premises for the creation of cultural and youth centers, centers for the elderly, etc.

However, the Municipality of Mat, as a consequence of low developmental pressure or low demand for construction permits, foresees a small number of urban development priority centers or areas, focusing more on consolidating existing settlements.

In this framework, the city center of Burrel is the administrative unit that is expected to accommodate and the largest number of expected urban developments. Within this unit there are provided some areas which from the development point of view are prioritized:

- **New Neighborhood:** This area lying in the southwestern part of the city of Burrel, predicts to accommodate much of the urban development in the years to come. It is characterized by individual constructions up to the trek, except for housing in this area it is foreseen the establishment of playgrounds and recreational and entertainment spaces as well as the provision of the necessary local infrastructure.

- The central area of Burrel, characterized by the development of multi-family buildings up to 5 floors, with the emergency need for mainly reconstruction characterization, this limited area and cardo-decumanosis (the main axis of the city) is expected to be the area with the highest pressure development in the city of Burrel. In addition, this area provides for and accommodates a range of services, thus rebuilding all the character of the main road on which it extends
- Former informal areas: although labeled as such by locals, this area for years is no longer informal, at least legally. Most of the buildings have already been legalized, and the urbanization process is being followed by municipal intervention measures for providing the necessary infrastructure. However, this area still faces development, thus becoming one of the priority areas of urban development (urban filling referred to as intervention mode) which will accommodate residential areas and services, mostly a 2-3-storey family building.

Other areas that are a priority for urban development are undoubtedly the town of Uljeza, with a character already formed of urban typology, the coastal area of the administrative unit Rukaj, which will accommodate a large number of services and buildings of a tourist character (light wooden buildings for tourism purposes).

Figura 8: Rivitalization of living areas



Source: Mat Municipality and MetroPOLIS, 2017

### 3. Summary of Territorial Development Plan

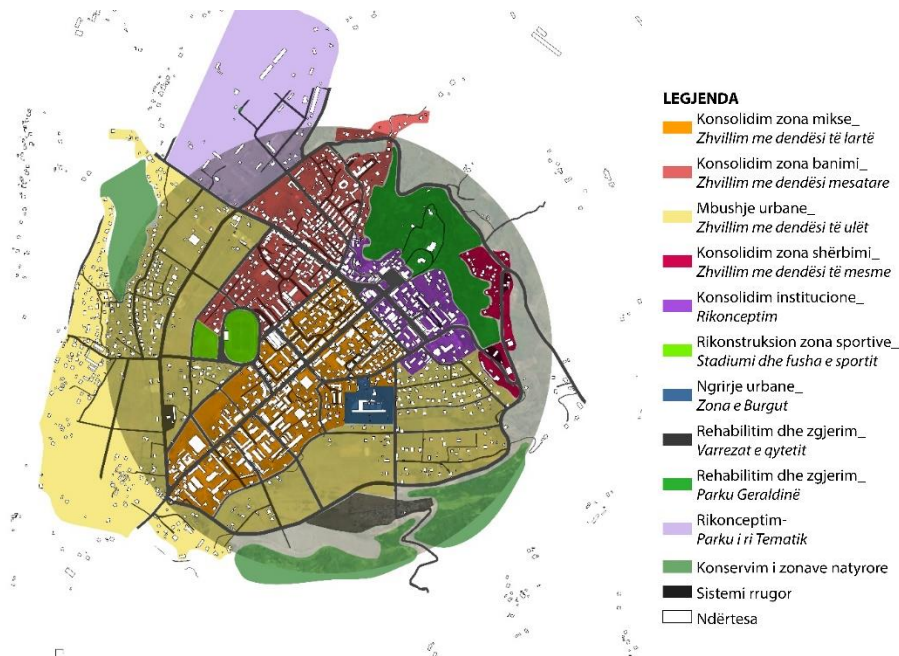
#### 3.1. Platform of intervention in the territory

While strategic territorial transformations have a catalytic effect and effect, other areas of the territory are those in which residents live their daily activities and live. Generally these comprise residential areas, where in most cases they accommodate a range of services, institutional and commercial activities, recreational areas etc. On the other hand, there are agricultural and natural territories (in some cases also intertwined with housing and services) whose principle is the conservation and conservation of conservation and renewal in those segments / fragments where the natural habitat has been interrupted. The territory development plan provides a platform for how to intervene in these areas in order to ensure their longevity and sustainability alongside their quality improvement.

From a methodological point of view, the modes of interventions are based on: spatial and construction typology that currently have different territories and settlements in the municipality; analysis of housing, quality of structures and territories, existing development indicators (intensity, coefficient of land use for construction, public space and roads, densities etc.) analysis of natural landscape and its fragmentation, interest of municipality and community for to intensify the development of residential areas in the future.

Consequently, the municipal platform for ways of interventions in the territory is based on these measures:

Figura 9: Platforma of intervention in the city of Burrel

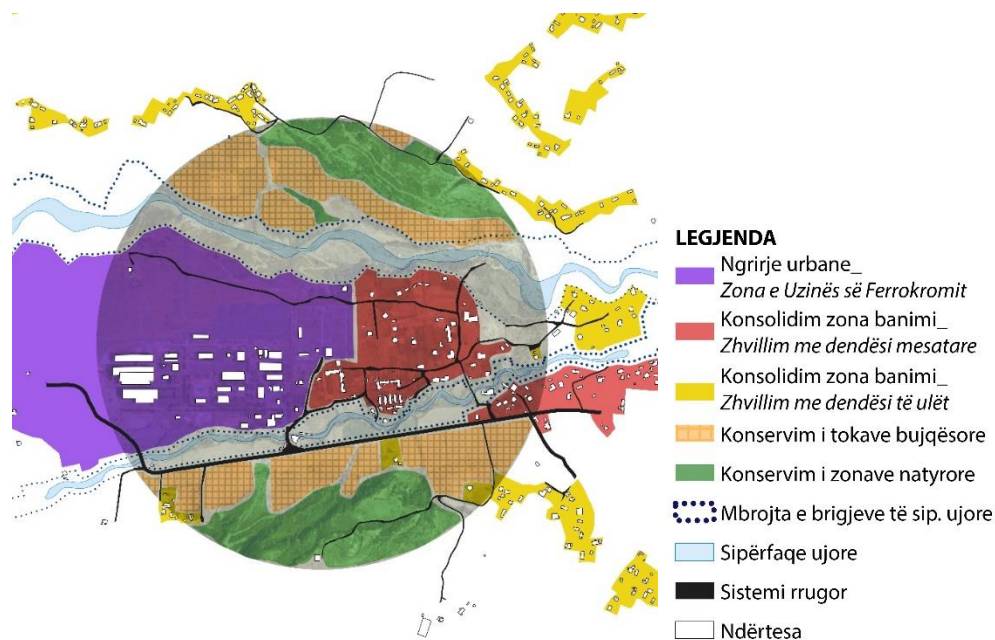


Source: Mat Municipality and MetroPOLIS, 2017

1. **Complementing the road network** of different levels of all inhabited areas and restructure public infrastructure wherever needed through the enhancement and efficiency of public transport routes in order to increase access between Burrel and rural centers and connectivity of the latter with the regional movement network.

2. **Renovation** of areas that have lost their function or quality, as well as the re-conceptualization of areas that have premises but lack the quality of structures and space
3. **Consolidation and / or filling** and dampening of areas that have a certain typology, which is worth preserving and encouraging development in them.
4. **Conservation and consolidation** of agricultural land and natural ecosystems by taking measures to improve their revitalization as needed.
5. **Environmental and, as the case may be, historical rehabilitation** of the mainly natural areas with the aim of highlighting the values, putting them in function of the community and developing alternative (vernacular) tourism in the area.
6. **Increase and re-evaluation of public space** not only in city centers and settlements, but also in residential areas. This space in some cases is determined on the map / territory where it will be located (the cases mentioned in the section on strategic transformations above), and in other cases is provided through the CPI indicator. Proposals for the construction / reconstruction of schools, kindergartens, nurseries, health centers, cultural and social centers are in the function of increasing public space.

Figura 10: Platform of intervention in Komsi Administrative Unit



Source: Mat Municipality and MetroPOLIS, 2017

In view of these measures, the territory intervention platform in the municipality contains the following:

1. **Consolidation of the central area** of the measuring municipality and retraining of residential areas around it. Ahmet Zogu Square is also currently the center of the Municipality of Mat, although its magnificence seems to have started to be degraded by heavy traffic and accommodation of public transport vehicles and parking areas. Rehabilitation of this space.
2. **Regeneration of the centers of administrative units:** The rural areas of the Municipality of Mat have only residential function and offer few services in the center part. Services are often limited to small grocery stores, schools, health centers, and in the case of administrative unit centers with the old state-owned building. Lack of other services, besides increasing the cost



for residents who should turn increasingly to the center of Burrel, on the other hand returns settlements to the dormant areas. The revitalization of the administrative unit centers aims to increase services in the HR centers and provide public green spaces, space for kindergartens, schools or health centers according to needs and proposals for social infrastructure. The re-establishment of HR centers will have an impact on improving the quality of road and building infrastructure as well as the living conditions of the residents.

3. **Environmental Rehabilitation of Natural Areas:** Natural areas are often damaged by human activity, such as damage to forests, water pollution or other ecological damage. Along the watercourses is proposed rehabilitation and / or recreation according to the case of the riparian areas and use in certain parts of the areas created for beaches or other recreational activities, urban parks (Mud Reservoir case) etc. Other areas that exhibit emergency need for rehabilitation are the dumpsites of urban waste near the Komsa Administrative Unit.
4. **Infrastructure restructuring:** As one of the main issues of the Municipality of Mat, the restructuring of existing infrastructure and the creation of new infrastructural connections across the territory, is the main topic of municipal interventions. where appropriate, the infrastructure has been improved and certain segments are being rehabilitated to restore physically all existing axes as well as to increase their accessibility through the proposal of the integrated public transport system.

### **3.2. Main infrastructural nodes and public spaces**

1. **Axis Qafa-Shtamë Burrel:** One of the major interventions envisioned by the National General Plan is the construction of the axis linking the National Park of Qafa-Shtama and the town of Burrel. K yaks envisages to considerably shorten the travel time from the center of the Municipality of Mat to the national tourism attraction of the Qafë e Shamës Park. Improving the physical quality of this road not only recalls the Municipality of Mat closer to the natural tourist attractions but also provides an alternative link of the Municipality with the Municipality of Kruja. K yaks is part of the national road Skanderbeg, which within 15 years of implementation of the PPV is projected to extend to Peshkopi, following the existing traces of the medieval historical itinerary.
2. **Multimodal Station of the Municipality of Mat:** With the improvement of Mati Municipality's infrastructure system, the PPV also envisages the structuring of an integrated public transport system, as explained in the subchapters below. With the aim of organizing this service, the PPV foresees the establishment of the multimodal station of the Mati Municipality in Burrel. The station is projected to be positioned in the premises of the former timber warehouse in South West of the City of Burrel, at the end of the Boulevard. The positioning of this station at this point facilitates the connection of vehicles to the Burrel town ring which is directly connected with the main arteries connecting the municipality with other neighboring units, thus avoiding the traffic congestion during peak hours on the main boulevard city.
3. **The Peripheral Reservoir of Midhës Reservoir:** besides the Ulice Lake Regional Park, which is a tourist attraction for many domestic and foreign visitors, the Municipality of Mat offers a variety of watercolors and important landscaping areas that return to resorts matian citizens every period of the year. The peripheral reservoir of the Midhës Reservoir is one of the major projects proposed by Mat's PPV. Very near the city of Burrel, in the administrative unit of Comune, the Midhura Reservoir is the closest lake destination for most of the city's inhabitants. The project envisions the rehabilitation of the reservoir's waterline, the

establishment of light timber and temporary structures and environmental rehabilitation through the planting of trees and decorative plants.

The green space network is also added to the parks of the administrative units of Macukull, Rukaj and Derjan, the sports fields near the city stadium, the sports facilities provided at the centers of each administrative unit, and the beach areas along the Mat River.

Part of the network of public spaces that will undergo rehabilitation are also the forests of the hilly and mountainous area of the Municipality of Mat, which complement the network of emerald areas of this municipality.

Tabela 1: Bilanci i gjelbërimet publik

Zona e gjelbër	Standardi	Vlera ekzistuese		Vlera e propozuar	
	m <sup>2</sup> /banor	m <sup>2</sup>	m <sup>2</sup> /banor	m <sup>2</sup>	m <sup>2</sup> /banor
a) Gjelbërim në nivel njësie strukturore	2.5 m <sup>2</sup> /banor	0	0	60428	5.6
b) Gjelbërim masiv, parqe e lulishte	4 m <sup>2</sup> /banor	28308	2.6	88694	8.3
c) Gjelbërim rrugor, sheshe, brigje ujore në zonë urbane	2.5 m <sup>2</sup> /banor	28133	2.6	53991	5.07
ç) a&b&c	9 m <sup>2</sup> /banor	56441	5.3	203113	19.1
d) Park periferik	17 m <sup>2</sup> /banor	14673	1.3	460644	43.2
<b>dh) ç&amp;d: Gjelbërim i përgjithshëm publik</b>	<b>26 m<sup>2</sup>/banor</b>	<b>71114</b>	<b>6.6</b>	<b>663757</b>	<b>62.4</b>
e) Fidanishte	PA				
ë) Zonë ripariane	PA	0	0	12263200	453.9
f) Kopsht zoologjik	PA	PA	PA	PA	PA
g) Kopsht botanik	PA	PA	PA	PA	PA
gj) Breza sanitare, zona buferike, breza mbrojtës	PA	0	0	2288181	84.69
h) Pyje (pyllëzim)	PA				
i) Zona të mbrojtura natyrore	PA	4446.3 ha	-	4446.3 ha	-
<b>e-i) Gjelbërim i veçantë</b>	PA	PA	PA	PA	PA

Source: Mat Municipality and MetroPOLIS, 2017

Generally, land use proposals are described as follows:

**Base Category "Housing" (A):** Based on the projections and scenarios of the future population growth in the Municipality of Mat, and based on the analysis of housing needs, the area required to cover the required housing requirements in the 15 years future. Considering the great potential of natural land and the aim of preserving the natural and landscape values of the Municipality of Mat, and considering the conservation of agricultural land and its consolidation along the Mat valley (including the legal conditionalities for conversion to land), PPV generally foresees the extension of the Housing category in the Burrel area. In administrative units of more rural character, for the housing category, PPV focuses more on the consolidation of existing developments, and partly on the filling of structural units.

In the city of Burrel, where most of the population is concentrated, as is predicted to be the largest population growth in the next 15 years, the GLP envisages the increase of residential areas mainly in its south-western part, areas in which the development process has started earlier. Expansion of residential areas will be limited by the big ring of the city, which includes within it already established residential areas. The development of this category or the expansion of the city is foreseen to take place in two phases, initially through the urban filling of the units that have already

started a development process, and where land is land, and then through the development of new structural units through land conversion (if there will be development pressure even after the completion of the first phase).

The units of this basic category are proposed next to the existing road infrastructure, which will be subject to restructuring and improvement of their quality, and near the proposed new road axes. In this respect, the Plan foresees the expansion of the city up to the radial no. 2 in the first phase, which coincides with the urban filling of the structural units, and the restructuring and reconstruction of the urban sleepwalk of the city of Burrel.

In addition to the above, the Local Government Plan foresees the freezing of several residential units, most of which are located in agricultural land near the Mat River bed, in the area of the former Military Unit and in the near vicinity of road infrastructure, drainage and irrigation channels, while not respecting the rules of minimum distances to them. In these cases, development is not proposed to be abolished (except for cases that pose a high risk to the community living in these areas), but it is forbidden to undertake any kind of construction activity. In the long run, with the amortization of existing structures, these residents may be relocated to areas where development is permitted for residential purposes.

Some of the "housing" (A) structural units, mainly those of the administrative unit villages and part of the city, will also be comprised of the "services" area of the nature serving the inhabited areas.

**Industry Base and Industry (IE):** Industry is one of the sectors with the oldest tradition in the Municipality of Mat, mainly energy and mineral processing. The Municipality of Mat, as outlined in the PPP Vision, is an important part of the economic and industrial cluster in the energy and mineral exploitation sector together with the municipalities of Bulqiza and Klos, where the three together create an important industrial / economic development in this sector.

In this framework, the 2 most important industrial zones in the municipality are the Ferrochrome factory area in the Komsj administrative unit and the Ulice and Shkopet hydropower areas.

Along with them, another important area, but with a character oriented more towards light and processing industries, is accommodated in the former SMT area in Burrel. This use appears mixed with the "services" category to enrich these areas with functions serving one another. Due to the proximity of these two zones with "housing" units, taking environmental measures and recreating generations of generations (buffer zones around them) is an indisputable condition for their development.

Other units of this category are also displayed on the axis Rrëshen - Burrel, mainly at the exit of the city of Burrel, up to the entrance to Lis. In each case, other economic and service units which are intended to accommodate along this axis will have to strictly observe the distances provided for by the Road Code of Albania.

**Basic Category "Agriculture" (B):** Conservation and conservation to the widest extent of this category is one of the priorities of the municipality during the drafting of the Local Government Plan. For this reason, in some cases it has been proposed to freeze widespread developments in agricultural land that are not in the function of agriculture. In the units provided for land use category "agriculture" no specific development coefficients have been set, but as provided in the development regulation, construction of facilities will be allowed for the purpose of agriculture, as provided for in the Law on Agriculture and Planning. Possible conversion of agricultural land

will be made only in units that have a developmental pressure and predict the accommodation of the future population (agricultural lands in the south-west part of Burrel town) and conversion into basic infrastructure (IN) categories in cases when extensions of existing infrastructure or proposals for new infrastructure axes are foreseen. Buildings for the purpose and function of agricultural activity that can be built on agricultural land, unless the SPV Regulation provides otherwise, are:

- animal breeding stables and functional auxiliary facilities, which include, but are not limited to, silage storage, hangar, silos, food processing facilities, milking rooms, larders, plants, water tanks;
- functional auxiliary facilities, which include, but are not limited to, warehouses for standardization of production and retention of equipment, inputs;
- facilities for drying and necessary prior treatment of products in crops, such as medicinal plants, etc .;
- facilities for the collection and storage of agricultural and livestock products, including refrigerated products;
- facilities for processing primary, agricultural and livestock products;
- slaughterhouses;
- other that may allow legislation in force.

**Base Category "Services" (S):** This use is foreseen to be arranged at the central axis of the city of Burrel, mainly mixed with the basic category "Housing" (A) and, in specific cases, with the basic category "Institutions (IS). In both of these cases, the allowed functions exclude functions that cause acoustic pollution or other unsuitable uses of the housing, being limited to free commercial, office and profession functions and entertainment.

The rest of the "service" (S) category units will be accommodated within or near the "industry and economy" category units in the former SMT area and its structural units next to the Central Burrel Transport Station, returning to additional categories of Industry and Economy and Housing, as stated above.

**Basic category "special uses" (V):** These categories will include all those units that in the existing land use belong to the subcategory "cemetery". For each of these units, the PPV envisages the rehabilitation of cemetery spaces and the creation of their protective generations.

**Base Category "Water" (U):** This category includes all the water areas of the Municipality that are: Ulice and Shkopeti Lake, which are the main lakes in the Municipality. Lake Mat, as one of the most important recreational dances in municipal level, Midhu Reservoir, etc. In cases when this category is damaged it will be foreseen their rehabilitation and reconstruction of the riparian areas (along the river Mat and the streams) in areas where it has disappeared or completely damaged as a result of flooding and landscaping treatment. For the structural units (Lake Ulza, Midhi reservoir), besides their landscaping treatment, foresee their return to recreational and recreational areas for the inhabitants of this municipality.

**The basic category "natural" (N):** The structural units of this category lie extensively and appear to limit Mat's municipality on its two sides. The Natural Category is the most important category in the Municipality of Mat, because of the incomparable values and the great potentials of tourism development.

In this category, the 3 most important areas mentioned above are those of the National Park of Qafa-Shtama and Zall Gjocaj (which affect the Matian territory at their edges) and the Regional Park of Uljeza.

Due to agricultural activity, there are cases when natural areas, and especially forests, are fragmented, thus disconnecting their natural corridors. The GWP envisages the rehabilitation of all units belonging to the "natural" category, as well as the laying of their surfaces in cases of habitat breaks.

**Base category "heritage and cultural monuments" (M):** The Municipality of Mat is rich in cultural and natural monuments as well as many objects of Tradition. Culture and Heritage, combined with the unmatched nature, are the two main potentials for tourism development in the Municipality of Mat. In all cases, strict conservation and restoration in case of need is a priority of the Municipality of Mat. Other natural / cultural monuments, which are point-of-sight, are integrated within the "residential" category (A) and their preservation and conservation is foreseen to the fullest extent.

**Basic Category "Institutions" (IS):** The General Local Plan does not foresee changes in this basic category as long as no new administrative institutions are placed in this municipality. However, to avoid the depreciation and further degradation of these structures, it is foreseen to be put into use. Part of the premises of the municipal buildings will be transformed into houses for the elderly, youth clubs, multifunctional centers for the other children.

**The basic category of "social and recreational activities" (AR):** The area of this category is expected to increase significantly in the Mat municipality, not only because of the proposals for the plan for opening new green spaces but also as a need for free space for the future population of the municipality. Their distribution is foreseen throughout the territory of Mat. In the administrative units these spaces will be made possible mainly in the centers of units that are expected to undergo regeneration. In the town of Burreli, these areas are foreseen in the area of "Burreli Natural Amphitheater", "Geraldine Park", the sports palace, the theme park in the former wasteland area, within residential quarters. Depending on location and size, these spaces are conceived as urban parks / squares, sports fields, parks and playgrounds.

The distribution of green spaces by each administrative unit is shown in the table below, ensuring that the standard of 6.5 m<sup>2</sup> per inhabitant of public parks is met.

**Basic Education Category (AS):** Referring to the periphery analysis and coverage map of the education service at Mat, almost all administrative units point to the need to improve the education service, despite the fact that the maps indicate a good coverage with this service. However, as suggested in the section of the plan's recommendations, it is envisaged to improve the physical quality of schools and kindergartens (mainly in administrative units) and expand the yards of schools and kindergartens which do not meet the "Planning Regulation" standards.

**Basic Health Category (SH):** The Glp envisages the addition of this category mainly to administrative units Rukaj, Komsj, where health centers are either missing or do not meet the standards for service delivery. For each unit of this core category, regeneration of degraded health structures, extension of their surfaces and improvement of service quality are foreseen.

**Core Category "Infrastructure" (IN):** Even in this case, as in the case of the "residential" category, the proposed land use areas are expected to increase. This category includes all possible extensions in the potential road network, including the opening of new axes to accommodate public

parking or potential increase as a result of the forecast of the construction of new infrastructure axes, which are accompanied by conversions (often partial) agricultural area.

The General Local Plan also foresees the addition of this category in order to accommodate the wastewater treatment plant and the transboundary stations and the composting points of organic waste. In addition, these structures will be increased to accommodate other necessary structures of electricity distribution and telecommunication networks according to plans to be drawn up by the responsible parties, in full coordination with the provisions of this plan.

### **3.3. Infrastructure and Public Services**

The proposed infrastructure in the municipality of Mat aims to create a better connection of the areas and solve the current problems of traffic. It is clear that the future road system in the urban area will be a radial system combined with the quadratic one.

- Aks river (4-6m)

Since the name, these roads stretch along the streams along the Mat River. The character of these streets is natural. Axes create a good connection to the natural and inhabited areas along the river. In addition to the function that these roads have to connect residential areas along the river also create a better connection of people with the elements of nature that are in the territory.

- artery

These roads are the main entrances coming from other municipalities / areas in Mat. The function of these roads is to create some entry and exit ports for this area by providing access to the best infrastructure of Mat with other municipalities.

- Cardo-Decumanos (16-20m)

The existing road system clearly reads Cardo-Decumanos in the town of Burrel. The intersection of the Tirana-Peshkopi national road with the urban road Burrel-Kometë creates an important footprint of the road system. Alongside these two axes, the main developments in the city are also taking place. The economic, administrative and recreational areas are located precisely in these road axes. In the future developments that will affect urban areas in the future, these two axes will be important traces in which future urban development will take place, but will no longer be the routes that carry the main traffic as is currently the case. Economic developments will mainly focus on these important city streets.

- Uleza Itinerary (4-6m)

This scenic street will be stretched along Lake Uljeza. The values of this water mirror are still not accessible across the lake shore, but only in a part of it. Beautiful nature stretching along the lake and greenery can not be used by residents and visitors to the area. This itinerary will be a pedestrian street and bicycle, but in certain parts (the road segment along the lake, extending to Uraka)

- Main internal nodes (10-12m)

The main road link category aims to create a better connection between the main roads that extend to the territory. Filling the road system is important for the traffic scheme. The connecting roads connect neighborhoods with each other in the city and village.

- Landscape roads (4-6m)

Landscape roads lie in the rural / suburban areas of the municipality. The terrain through which it is crossed is hilly. The areas across these roads offer beautiful and relaxing landscapes. These roads are of a natural character and are not strong field interventions. Landscape roads affect the linkage of rural areas to each other and to the urban area.

- Mountain Landscape roads/paths (4-6m)

There are similar paths to the landscape landscape, but the areas that link these roads are mountain or hilly.

- Radial (8-16m)

They are the most important routes for the road traffic scheme. These roads lie in the town of Burrel starting from the center and spreading up to the river Mat. These roads are the 'discharge point' for all other roads.

- Connecting roads (8-10m)

Connect neighborhoods within the city and serve to create access to all residents and urban users. The inner streets are linked to the main roads by improving the movement of people and by connecting all areas with each other better.

- Burreli Rings (12-16m)

Currently, the ring is partially built but has not yet been completed. The segment of the ring to be built is from the northern part of the city up to the western part. As we can see, only 1/3 of this road is currently built. The end of the groove will significantly affect the circulation of vehicles in the city. Currently, all vehicles from other municipalities and cities pass through the city center causing problems in the move. Completion of the ring road will create the possibility of improving the movement of vehicles and people. The ring will be the urban highway whose width ranges from 12m to 16m as the ground allows and the developments so far.

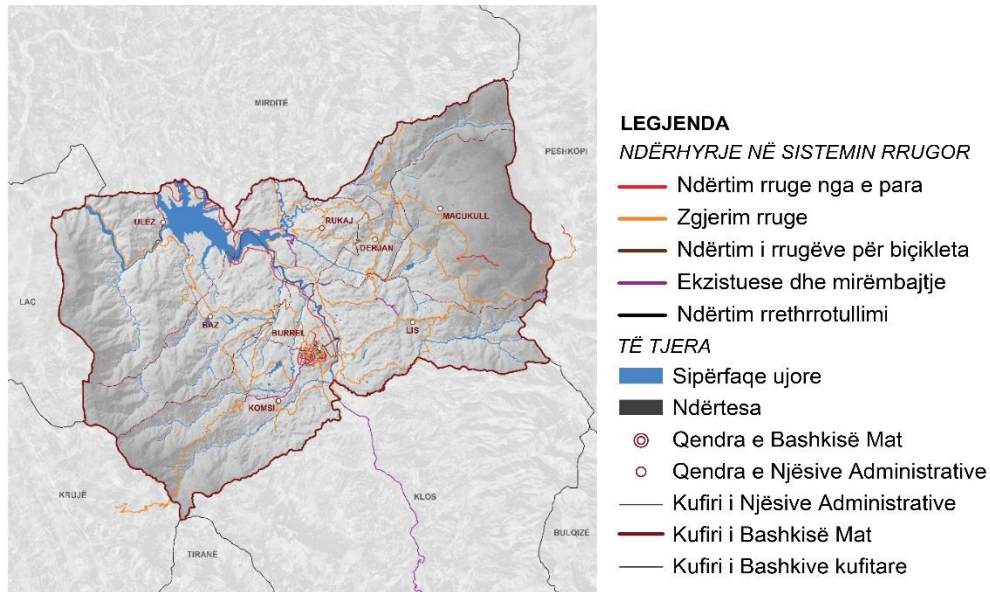
- Rural (8m)

The function of these roads is to link the rural administrative units (former municipalities) with the urban area. Most of these roads are exhilarating but in some cases have poor infrastructure. In

ome cases these roads do not end up, so they do not provide access to all inhabited areas. Where appropriate, their infrastructure needs renovation or construction / completion of the road.

Regarding the mode of intervention in the proposed road infrastructure axes they are presented in the map below:

Figura 11: Main intervention in infrastructure



Source: Mat Municipality and MetroPOLIS, 2017

### 3.4. Lighting of Public Premises

In the Municipality of Mat we have about 6.12 km linear network distributed in 218 road axes with 214 pylons. The city of Burrel offers the public lighting service in its 2 main squares (Democracy Square and Ahmet Zogu Square) as well as in a significant part of Geraldine Park.

Referring to the findings of the above analysis, the Municipal General Plan of the Municipality of Mati proposes: The Plan proposes the extension and provision of functional lighting services to administrative units which have significant problems in this regard. As well as providing service along the proposed infrastructure.

Figura 12: Proposed green infrastructure and lightning system





Source: Mat Municipality and MetroPOLIS, 2017

### **3.4. Solid waste**

Referring to the "National Waste Management Strategy and the" National Waste Management Plan ", approved by DCM no. 175, dated 19.1.2011, the construction of a sanitary landfill in the district of Dibra belongs to Peshkopi, as the center of this district, as well as the right to cooperate with the Municipality of Mat, Mirdita, Bulqiza and Klos to draft the regional plan of waste management.

The integrated waste management service at the Mat Municipality has to extend its infrastructure across the territory and to start with the differentiated collection of waste at the collection points. It is proposed to draft a local waste management plan for the municipality of Mat, a plan that will consist of:

- Assessment of total quantity and waste mercury.
- Implementation of waste reduction, recycling and reuse schemes, and recycling potential assessment with the aim of recycling 50% of recyclable waste,
- Organization of waste management services and operations to cover all Mat Municipality Units for a period of 15-20 years,
- Rehabilitation of existing dumpsites,
- Construction of two waste transfer stations (one at the bottom of NJ Derjan and one between Burrel and Baz.
- Construction of organic waste composting points
- Provision of waste recycling service,
- Waste collection and transportation systems
- Waste treatment,
- Organization of the landfill, (in Shkallq Qarku)
- Inert & hazardous waste treatment
- maintenance.

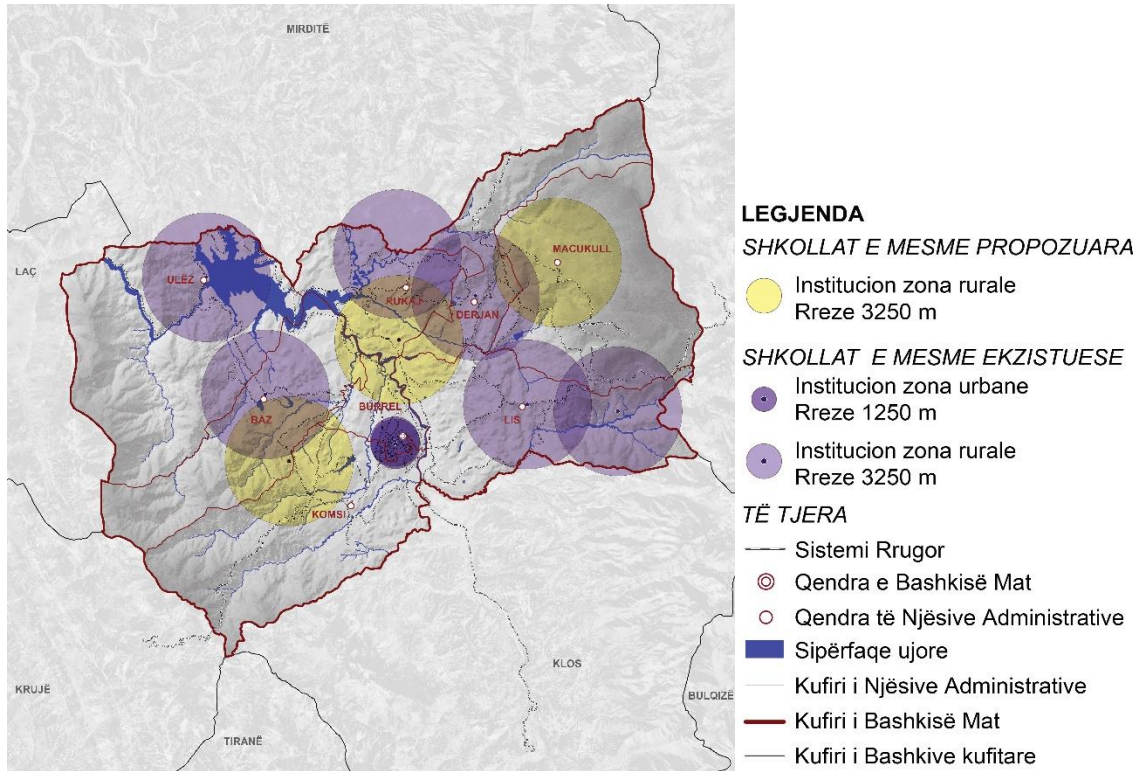
Immediate intervention needs to be provided for the rehabilitation of waste dumps in the area along the Burrel - Komsji road.

### **3.4. Social Infrastructures**

Referring to the periphery analysis, and the analysis of coverage of the education and health service of the Municipality of Mat, presents a problem in covering this service. This is certainly not due to the lack of buildings for this function, but due to their degradation and blocking of activity in some of the administrative units. Obviously, the infrastructure mainly has an urgent need for restoration and rehabilitation. Also, with the aim of meeting the standards of educational service (taking into account the ratio of teacher pupils, and the number of classes / students), the PPV

envisages the construction of at least 5 schools and 5 kindergartens in the administrative units of Macukull, Derjan, Rukaj and Lis.

Figura 13: Proposals on increasing the number of schools in Mat Municipality



Source: Mat Municipality and MetroPOLIS, 2017

But in the education service delivery sector, PPV envisages the opening of a vocational school in the town of Burrel.

Health infrastructures, compared to the education service, are even more problematic. Some of them are out of function for a long time and in other cases, the building for providing this service is completely absent. In this framework, the PPV envisages the opening of at least 6 health centers and the improvement of the existing conditions in order to cover the full coverage of the Matian settlements with this service. On the other hand, the Burrel Hospital shows immediate need for rehabilitation.

Part of the network of social infrastructure is joined by the opening of cultural centers for young people, multifunctional centers and facilities for the elderly. To support the opening of these

centers, it is supposed to put in use the premises of the former municipalities in each administrative unit and to revitalize the old warehouses that are now out of function.

Figura 14: Transformation of public spaces



## 4. Plani i veprimeve për zbatimin e PPV-së

### 4.1. Stages of implementation of the plan

The methodology followed for conducting the phase of the Municipal General Plan of the Municipality of Mat was done by analyzing 3 main components in 3 different time periods. The defined time intervals are as follows:

- Short term: 1 to 3 years
- Medium term: 3 to 5 years
- Long-term period: more than 5 years

Determination of the first (1 to 3 years) is consistent with the Medium Term Budget Action Plan, thus giving the Municipality the opportunity to better plan its spending during this period and to undertake the necessary measures for project revision and mobilization of revenues in order to realize capital expenditures for the coming years. However, a more detailed overview of the phase of each major project of the Municipality of Mat reflects the Capital Investment Plan (document attached to the General Local Plan)

In this framework, the Municipality of Mat **provides for the following phase interventions in the structural units as follows:**

Figura 15: Stages of implementation of the plan

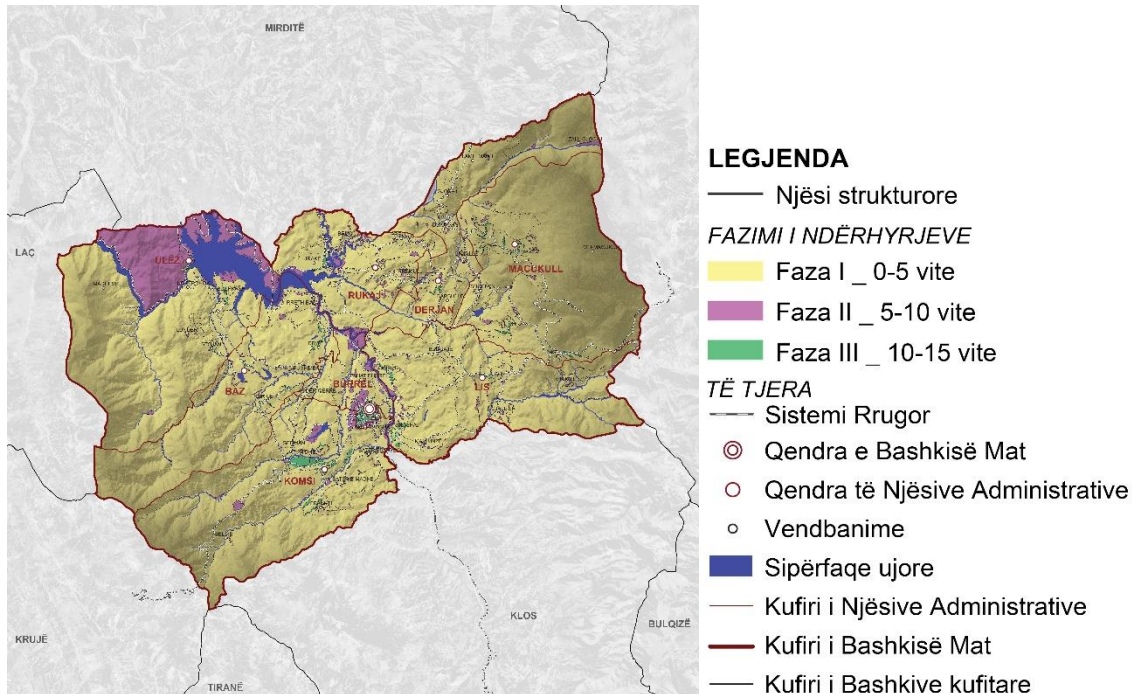


Tabela 2: Main projects of GLP Mat

Objectives and priority projects	Phase I 0-3 vjet	Phase II 3-5 vjet	Phase III >5 vite
<b>O1: Sustainable economic development by maintaining the balance between sectors and supporting agricultural / livestock and agro-processing development</b>			
Pr 1: Drafting of the Management Plan for the Consolidation of Agricultural Land			
Pr 2: Opening of agricultural information centers near the administrative units of the municipality			
Pr 3: Creating Associations of Producers of Fruit Products			
Pr 4: Raising dairies and livestock processing plants at Macikull, Rukaj and Derjan			
Pr 5: Raising the collection point for Chestnut in NJ Derjan			
Pr 6: Designing Pilot Projects for Remediation of Missing Warehouses and Returning them to Agricultural Storage Points			
Pr 7: Establishment of a cold storage shelter			
Pr 8: Reshaping and building agricultural markets in all GEs			
Pr 9: Build a multifunctional center for training and reflection of craft products			
Pr 10: Organizing annual fairs of local products			
Pr 11: Construction of Water Shelters on Mountain Pastures			
Pr 12: Creation of livestock products processing entities in all HP			
Pr 13: Construction of a slaughterhouse in Nja.A Komsi			
Pr 14: Rehabilitation and cleaning of drainage and drainage channels throughout the territory of the Municipality			
<b>O2: Increasing the competitiveness of the Municipality of Mat through the diversification of its economy in the region and improving the accessibility and infrastructure of the road network</b>			
Pr 1: Supporting tour operators through the research of lending schemes			
Pr 2: Installing the lake line of Uljeza and equipment and promotion of recreational activities			
Pr 3: Placement of orientation signaling for all cultural, historical, natural objects that have tourist value			
Pr 4: Establishment of tourist inns at Macukull, Derjan and Rukaj			
Pr 5: Design a tourist guide for the Municipality of Mat			
Pr 6: Establishment of 4 tourist information centers in the Municipality of Mat			
Pr 7: Rehabilitation of buildings in the former SMT area and their return to optimal condition			
Pr 8: The opening of the city market			
Pr 9: Adaptation of a part of SMT office and call center facilities			
Apr 10: Reconciling the economic segment in Burrel-Rrëshen Street			

O3: Protecting natural resources and improving environmental conditions as a basis for tourism development and improving citizen life in Mat			
Pr 1: Drafting of the Integrated Waste Management Plan in the Municipality of Mat			
Pr 2: The scope of urban waste management service across the territory of the Municipality of Mat			
Pr 3: Design and Implementation of a Pilot Project for Composting Organic Waste in Nja Macukull, Rukaj and Derjan			
Pr 4: Design and implementation of a pilot project for waste separation and recycling (Ulza, Burrel)			
Pr 5: Establish Urban Waste Transfer Points in at least 2 PEs			
Pr 6: Increasing / Enhancing the Distribution of Waste Containers in the Municipality			
Pr 7: Closure and environmental rehabilitation of all illegal waste disposal sites at the Municipality of the Municipality of Mat.			
Pr 8: Rehabilitation of areas affected by erosion through the reforestation method			
Pr 9: Adding green areas through planting decorative trees in the town of Burrel			
Apr 10: Re-qualification of Geraldine Park and its return to the Botanical Garden of the Region			
Pr 11: Rehabilitation and afforestation of the protection belt of the river Mat			
Pr 12: Reforestation of the park of Lake Uljeza			
Pr 14: Pastrimi i lumit Mat nga mbetjet urbane			
Pr 15: Environmental Rehabilitation of Waste Disposal at the HPP Komsil and its return to optimum state			
Pr 16: Building Wastewater Pollution Impaint			
Pr 17: Building and Rehabilitation of the Canalization System in all GEs			
Pr 18: Drafting of the Management Plan of the Forestry and Pasture Fund			
Pr 19: Inventory and mapping of forest surfaces			
Pr 20: Improvement of forest conditions through reforestation			
Pr 21: Developing Pine Processor Combat Campaigns with Contemporary Techniques			
Pr 22: Opening and promotion of green itineraries within the territory of the Municipality			
O4: Orientation of territorial and infrastructure development with the aim of alleviating social inequalities and harmonizing the needs of existing and expected residents			
Pr 1: Improvement of the street lighting system			
Pr 2: Construction of the passenger transport station station in the Municipality of Mat, in the town of Burrel			
Pr 3: Construction and rehabilitation of secondary and local urban roads in all Administrative Units			
Pr 4: Completion of the Burrel Ring Road			
Pr 5: Opening of vocational school in Burrel town			

Pr 6: Establish training facilities at multifunctional centers to increase the level of education			
Pr 7: Reconstruction of Objects of Tradition in the City of Burrel			
Pr 8: Establishment of sports grounds in Nja-i Komsj, Baz, Lis and Macukull			
Pr 9: Reconstruction of the "Liri Ballabani" Stadium in the City of Burrel			
Pr 10: Reconstruction of the Sports Hall "Ferit Hysa"			
Pr 11: Restoration of a Matiane tower as a model for promoting family tourism			
Pr 12: The resurgence of the City Library of Burrel			
Pr 13: Construction of the Ethnographic Museum in Macukull			
Pr 14: Reconstruction and opening of new health centers in all GEs			
Pr 15: Rehabilitation of the Center for the Elderly in the City of Burrel			
Pr 16: Construction of the second block of social housing for the homeless			
Pr 17: Qualification of Residential Blocks in the City of Burrel			
Pr 18: Reorganization of Public Parks in the City of Burrel			
Pr 19: Redesign of central squares and delimitation of centers of administrative units			
Pr 20: Establishment of cultural centers in all administrative units, seeing the buildings of former municipalities.			
Pr 21: Construction of the water supply line at Vig			
Pr 22: Construction and rehabilitation of drinking water systems in Gjoçaj, Derjan, Rukaj, Macukull and Stojan			

Source: Mat Municipality and MetroPOLIS, 2017