



COMMUNE OF DAJÇ



# STRATEGIC DEVELOPMENT PLAN OF DAJÇ COMMUNE

S h o r t V e r s i o n

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## Introduction

The Strategic Development Plan for Dajç Commune is prepared in the framework of the **Decentralization and Local Development Programme (dldp)** in the northern Region of Shkodër.

Dajç Commune is one of the eight partner local government units (LGUs) in this programme, together with the municipalities of Shkodër, Vau i Dejës, Pukë, Fushë-Arrëz, and Koplik, and the communes of Guri i Zi and Velipojë.

The main aim of this programme is to improve local governance in Shkodra region, focusing on the improvement of all the components of governance, managing and administration of infrastructure, services and transparency, with the ultimate goal of supporting decentralization and sustainable development.

The preparation of the Strategic Development Plans through an open and participatory process is the key feature of the programme. The aim of these Plans is to equip local authorities with the essential strategic documents, which identify key development priorities and which focus on economic development, improvement of physical and social infrastructure, equal distribution of public services and balanced territorial management.

A number of actors and stakeholders were involved in this process, starting with the inhabitants of Dajç, representatives of the local administration, local Council, interest groups like businesses, immigrants, farmers, etc., representatives of Shkodra Qark, representatives of non-governmental organizations or grassroots organizations, as well as other partners acting as civil society bodies in the area.

The Decentralization and Local Development Programme for Shkodra Region, which is in its first implementation phase (2006 – 2009) is financed by the SDC and implemented by Intercooperation Albania (Swiss Foundation for Development and International Cooperation). The Tirana-based Co-PLAN (Institute for Habitat Development) was contracted on the quality of the local expert to assist six Local Government Units in the region of Shkodra: the municipalities of Koplik, Vau i Dejës, Pukë, Fushë-Arrëz and the communes of Dajç and Gur i Zi, in the preparation of strategic documents such as Strategic Development Plans for all six LGUs and Regulatory Plans for the Municipalities of Vau i Dejës and Koplik, in accordance with the respective terms of reference.





## Foreword



Dear inhabitants of Dajç Commune,

It is with special pleasure that I ascertain the finalisation of the Strategic Development Plan of Dajç Commune, as a valuable and crucial instrument for our common future. For over a year, the commune administration, with the support of the Swiss Government and through a fruitful cooperation with the local community, made possible the elaboration of this important document. Throughout this long process we had the pleasure to collaborate with a number of people, organizations and institutions.

The aim of this project was the materialising of a working plan, which would allow exploring in an efficient way the existing possibilities and capacities of the Commune, towards achieving a common vision of development and progress. Now it is time that, together, we find the strength and the possibilities to operationalise and implement what we planned together.

Thus, I would like to express the willingness and commitment of the staff of the Commune towards achieving the goals and objectives set forth in this Plan. In this regard, I, as the Mayor of the Commune will do my best to guarantee this commitment, in full respect to the needs and aspirations of the community.

Lastly, I would like to thank all those who made possible the preparation of this document, especially the inhabitants of Dajç, Intercooperation Albania, and Co-PLAN Institute for Habitat Development, which, through this Plan, turned our vision for development into reality.

Sincerely,  
**ARBEN GJURAJ**  
Mayor of Dajç Commune

## What is a Strategic Development Plan and what does it represent?

**An innovative plan:** for the first time in Dajç Commune, a Strategic Development Plan has been prepared which represents an achievement of this Commune and which paves the way for a more organized and planned approach to its future development.

**A plan as product and process:** this Strategic Development Plan, as an institutional mechanism, supports the purpose of promoting welfare for all the inhabitants of Dajç. What is special about this plan is that it is not simply a product; above all, it is a process which continuously intertwines the needs and potentials of the community for achieving their goals.

**A visionary plan:** the Strategic Development Plan for Dajç Commune responds to the community's vision on development. This document is embedded in the larger regional development context in the Qark of Shkodra and it addresses development aspects in all relevant areas. All proposed actions in this Strategic Development Plan are guided by the development vision of the commune of Dajç as an important agricultural centre for the region of Shkodra.

**A pragmatic plan:** the Strategic Development Plan is conceived of as a contract between the local authorities and the citizens. This contract identifies the common vision for Dajç, it specifies the type, quantity and quality of the necessary developments to implement the vision, all the while protecting the environment and the local values. The plan is focused on setting up a specific working framework to initiate and to influence the change process at the Commune; all this supporting the bigger goal of meeting the economic, social and environment objectives set by the community.

**An updated and realistic plan:** this document includes a portfolio of maps, which serve to facilitate the process of managing the territory, as well as different pictures representing the current situation.





## Profile of Dajç Commune



Dajç Commune is situated in Shkodra Qark and lies southwest of the city of Shkodra at a 22-km distance from the city center. In the northern and north-western part of its territory, Dajç Commune borders Buna River, which divides it from Ana e Malit Commune. Part of it borders with Montenegro, while in the east and south-east it borders with the Communes of Bërdicë and Bushat; and in the south it borders Velipoja Commune. The total surface area of Dajç is 36.5 km<sup>2</sup>.



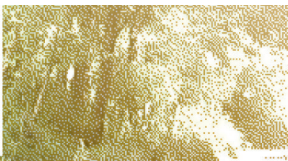
Dajç Commune has a total population of over 8,600 inhabitants, distributed in 11 villages comprising the Commune: Dajç, Samrish i Ri, Samrish i Sipërm, Suka Dajç, Pentar, Belaj, Rrushkull, Shirq, Darragjat, Mali i Gjymtit, and Mushan.

The main economic activity of the area is agriculture, especially stockbreeding; the two representing the main economic activity of the commune in the recent past. Before the year 1990, Dajç was one of the most successful agricultural cooperatives at the national level, owing to its climate, the quality of fertile land and a long-standing tradition among its inhabitants.

Geographic position of Dajç Commune



Dajç area has important natural, aquatic and environmental resources. The Commune extends over a large territory, with about 3,652 hectares of mainly agricultural land. Most of this land is of very good quality and thus provides for highly qualitative products. The commune administers 79 hectares of urban land, 3,383 hectares of rural land and 190 hectares of pastures. River Buna is one of the most important natural resources of the Commune. The diversity of the fauna, especially of fish and fowl, are good premises for the development of tourism and fishery along River Buna.









## Regional Context

Currently, Shkodra Qark has finalized the Development Strategy for the Shkodër Lezhë Region. This is the most important document elaborating the main principles and orientations of the territorial context of the region, including Dajç Commune. The main principles of this document refer to the strengthening and development of flat areas, in the western part of this region being based on the sustainable use of existing natural and human resources. The Strategy defines the main criteria for the consolidation of the polycentric region of Shkodra, analyzing land use, consolidation of the road network, improvement of infrastructure and services, etc.

Regarding the development of the road network, the Strategy of Development for Shkodra region identifies the importance of the corridor Highway – Bushat – Velipojë – Ulqin. Practically, Dajç Commune is in the margins of the main routes that represent various development potentials for the areas they go through. This stresses the need to focus on the existing local potential like agriculture, stockbreeding, agro-tourism, etc. with the purpose of improving its development parameters in the future.

The development of agriculture and stockbreeding sectors, which comprise the economic base of the Commune, would have to be preceded by an improved communication and infrastructure at the Regional level. The proximity of Dajç Commune to the city of Shkodër, the biggest market in Northern Albania, is another priority and a guiding potential for the economic development of Dajç.

## Main Development Areas – Definitions of Citizen Groups

- I. Orientation of future economic developments in Dajç Commune focusing mainly in reviving and consolidating agriculture and stockbreeding
- II. Reorganization and development of farms based on the identification of new products and in the further enhancement of agricultural and stockbreeding processes
- III. Exploration of development potentials and promotion of tourism, with a focus on agro-tourism, as well as on complementary activities in services and infrastructures
- IV. The increase and development of trade based not only on agricultural and stockbreeding products, but also on the development of greenhouses and decorative trees





## Development Vision of Dajç Commune



**Dajç** as an important centre of agricultural and stockbreeding in Shkodra region, where local traditions of cultivating agricultural products and stockbreeding are intertwined with the characteristic features and the natural potentials of the area.

**Dajç** as a bucolic community nucleus, with good quality social infrastructure and where the inhabitants cooperate with the authorities to resolve their problems and address their concerns.



**Dajç** as a healthy natural environment protected and renewed due to the care and engagement of all the inhabitants of the commune as well as from the continuous support and monitoring on part of the local authorities.



## Overall Development Objectives of Dajç Commune

### A. ECONOMIC DEVELOPMENT

Promotion and development of new economic activities in Dajç Commune, concentrating in enhancing the general conditions of agricultural and stockbreeding production, promotion of local entrepreneurship and the creation of an attractive environment for local and foreign investors

### B. TERRITORIAL MANAGEMENT

Consolidation of main urban centre of Dajç Commune in the crossroads of Pentar road and the main communal road, as well as the regulation of future constructions around this centre and along the road corridors by strengthening the necessary administrative and technical instruments for the management and control of rural and urban territories

### C. IMPROVEMENT OF INFRASTRUCTURE AND SERVICES

Improvement of the quality of public service delivery and physical infrastructure covering all the territory of Dajç Commune abiding to the proposed reorganization of urban and rural communal territories

### D. IMPROVING LOCAL GOVERNANCE

Enhancing the managing and administrative capacities of local authorities of Dajç Commune regarding citizen involvement in decision making, supporting social rights of vulnerable groups and environmental protection.

### F. INCREASING LOCAL REVENUES

Improving the capacities of the local administration in collecting locally generated revenue and in identifying new sources of financing infrastructure and service projects.



## Economic Development

### **A1. Revitalization of agricultural and stockbreeding products in Dajç Commune**

- a. Promotion of Dajç Commune as a unit with large potentials on agricultural and stockbreeding production.
- b. Improvement of data system on agricultural land in Dajç Commune
- c. Improving agricultural infrastructure in the Commune
- d. Promotion of the establishment of large agricultural and stockbreeding farms.

### **A2. Promoting agro-tourism as one of the means for local economic development in the Commune.**

- a. Preparing a concrete detailed plan for agro tourism activities in the Commune territory.
- b. Creating financial opportunities for agro tourism activities in the Dajç Commune.

### **A3. Promoting decorative plants as a new type of business activity in the area.**

- a. Improving the support for the farmers that cultivate the decorative seed-plot business.

### **A4. Supporting and strengthening of small service activities in the area, as another employment opportunity.**

- a. Identification of small business needs in the Communal level.



## **Territorial Management**

### **Agricultural Land Management in the Commune:**

- B-a1. Protecting agricultural land from illegal constructions of residential or services character.**
  - a. Improvement of the control system on new buildings in the Commune
- B-a2. Orientation of future urban developments toward the centre of Dajç Commune and the main regional road corridor**
  - a. Information of inhabitants on definitions of the Strategic Development Plan and the TMI of Dajç Commune on the methods of using the land
  - b. Establishment and strengthening of cooperation with Shkodra Qark on the orientation and control on the land development in the commune
  - c. Orientation of developments along the main corridor proposed in the Strategic Development Plan
- B-a3. Protection of agricultural land and urban areas from erosion caused by Buna River and protection of these areas from degradation or from turning into marshlands.**
  - a. Protection of damaged or endangered areas

**Orientation and management of urban developments:**

**B-b1. Increase of population density in the proposed residential areas of Dajç Commune through creation of necessary construction space within the already identified urban areas**

- a. To inform public about accepted building criteria's regarding parcelling and building in urban land as approved with the new yellow lines in the Strategic Development Plan.

**B-b2. Enhancing the capacities for managing and controlling development and urban land use in the Commune**

- a. Strengthening its authority on the management of urban territories in the Commune

**B-b3. Creation and consolidation of sustainable urban structures with the necessary public, social and service spaces**

- a. Prepare the regulatory plans for commune's villages

## **Infrastructure and Service Improvement**

- C-1. Consolidation of the Communal road network by improving communication among various urban areas.**
  - a. Establishment of technical projects' package for rehabilitation of Dajç Commune roads
  - b. Orientation of constructions according to the construction lines in the proposed Plan
  
- C-2. Building of water supply and sewerage networks in the villages lacking these services.**
  - a. Verification of the current situation of the water supply network in the villages
  - b. Preparation of technical projects on the water supply network for all villages of Dajç Commune
  - c. Transfer of existing networks of water supply and sewerage on the ownership of the Commune
  - a. Preparation of technical projects on sewage waters networks in the Commune
  - b. Promotion of the methodology of technological septic systems
  
- C-3. Improving of physical conditions of schools and kindergartens ultimately aiming at improving educational quality.**
  - a. Creation of the technical administrative data base in order to improve the conditions in schools and kindergartens.
  - b. Creating projects for financing in schools and kindergartens.
  - c. Lobbying with the interest groups
  - d. Estimation of existing opportunities and potentials.
  
- C-4. Establishment and consolidation of a system of collecting and managing solid waste in the Commune .**
  - a. Preparation of preliminary referential materials on the possibility of service in the commune
  - b. Evaluation and establishment of the landfill
  - c. Start and end of contracting process for the service in the area
  - d. Adoption of legal dispositions on garbage collection and disposal
  
- C-5. Environmental protection and improvement in all of the territory of the Commune.**
  - a. Improvement of physical conditions of the green corridor of Buna River
  - b. Cultivating trees on the main road corridors of the commune serving the improvement of commune's image





## **Good Governance**

### **D-1. Increased transparency**

- a. Start and consolidation of a public information process in the Dajç Commune
- b. The start and consolidation of a sustainable process of public information in Dajç Commune

## **Mobilizing Financial Means**

### **F-1. Improvement information system**

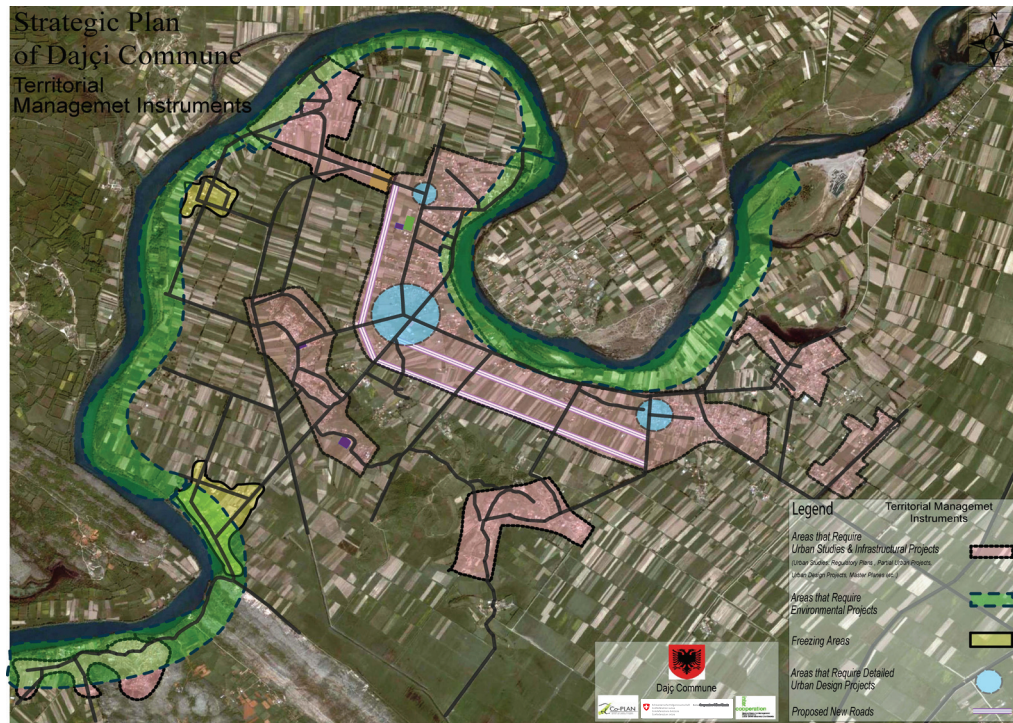
- a. Improvement of the fiscal database in Dajç Commune

### **F-2. increase of local income in the Dajç Commune**

- a. Increase of income from local taxes (building and land taxes)
- b. Creation of the necessary base for the generation of new financing

## Instruments for Territorial Management

The aim of the maps is to express through the organisation of territorial space the main economic, social and environmental objectives of the Commune. The maps are also the key instrument for public participation, offering private or public actors the opportunity to cooperate based on a clear and integrated vision. From another point of view, they will strengthen community mobilisation towards achieving common goals.

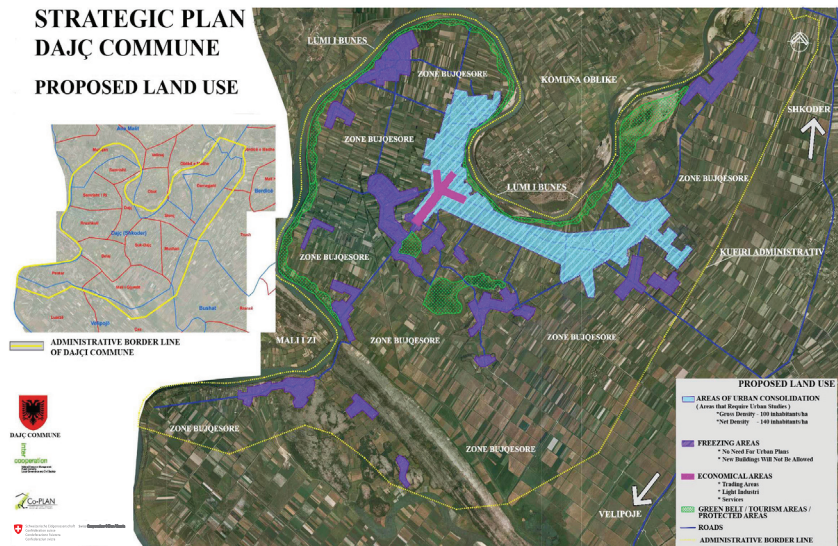




The maps guide the territorial development of the Commune of Dajç, through:

- Defining the areas for territorial development;
- Identifying the main transport corridors;
- Defining an overall land use plan for the Commune of Dajç;

### STRATEGIC PLAN DAJÇ COMMUNE PROPOSED LAND USE





The land use categories can be specified as the following:

#### **A. Residential Areas**

Residential areas shown on the map can be divided into two types:

1. The first type includes the Urban Consolidation Areas, which need detailed studies or other specific studies for guiding implementation. At the same time, these areas need to be provided with the necessary physical and social infrastructures and services (road network, sewerage system, water supply and power networks, public transportation, schools, kindergartens, health care and social centres, etc.). The proposed gross density is 100 inhabitants/Ha; meanwhile, the proposed net density is 140 inhabitants/Ha. It is proposed that in these areas new buildings should be built, based on respective local policies, in order to consolidate them and raise the efficiency of service delivery.
2. The second type consists of the Freezing Urban Areas that do not need Urban Plans since it is proposed that new constructions in these areas are either diminished or halted altogether.

**In overall, the purpose of these proposals is to:**

- **support the consolidation of urban areas;**
- **support the densification and the increasing of service provision efficiency in urban areas;**
- **increase the cost efficiency for service and infrastructures provision;**

## B. Specific Areas

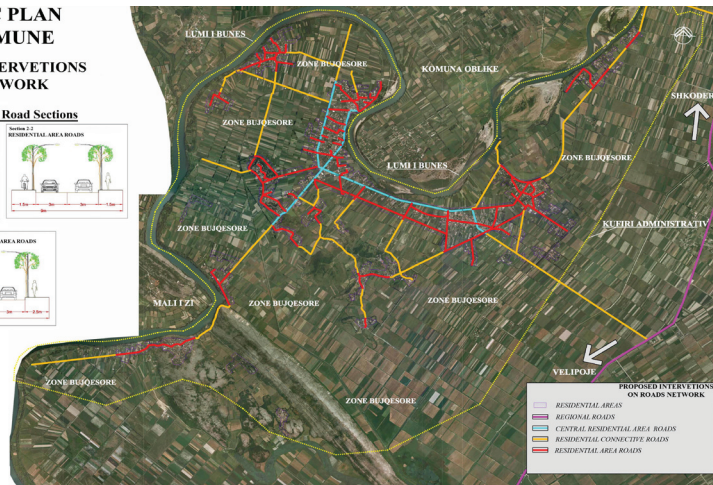
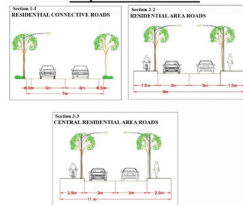
The Specific Areas as shown on the map are divided into two types:

**Economic areas:** these are the areas designated for markets, agricultural and stockbreeding industries, manufactures and services. In the Dajç Commune these areas are situated along the communal main road.

**Green areas:** these are the specific green areas which are protected by law and need special attention, as is for example the creation of a park along the shores of Buna River, etc.

### STRATEGIC PLAN DAJÇ COMMUNE PROPOSED INTERVENTIONS ON ROADS NETWORK

#### Proposed Road Sections



## Form and Methodology of Strategic Development Plan Implementation in Dajç Commune

As mentioned in the first chapter of the document, The Strategic Development Plan of Dajç Commune is an integrated development plan and it is the responsibility of the local authorities to implement and monitor it. In the framework of implementing initiatives and activities proposed in Chapter III of this document, necessary institutional mechanisms which create the legal and technical space should be established and consolidated. More specifically, the following is proposed:

- The establishment of the **Strategic Development Plan implementation and Monitoring Group** in Dajç Commune, which will be composed by representatives of the communal administration, representatives of the local council and representatives of the citizens' group engaged in the process of preparing the plan. This group would be responsible for the coordination and monitoring of the proposed action plan, and it will guarantee continuity. The group will be led by the Head of the Commune and one representative of the citizens' group.
- The preparation of the series of studies, technical evaluations, etc. must be an attribute of a special structure such as the Coordination and Development Office of the Commune. In order not to artificially increase the existing administrative structure, this office will employ a full-time staff who will coordinate the work with members of other offices of the Commune administration.
- To promote the review of an institutional analysis in Dajç Commune in order to strengthen administrative responsibilities and capacities dealing with the engagements and tasks deriving from the Strategic Development Plan of the Commune.
- Start of the process of institutional cooperation with neighbouring Communes and Shkodra Qark to identify the possibilities for cooperation in interventions or different investments in improving services or infrastructure.
- The improvement of territorial, financial and infrastructure database in the Commune to anticipate a series of technical projects or feasibility studies necessary for the implementation of the Strategic Development Plan.
- The increase of capacities and the level of engagement of Dajç Commune staff, especially in the aspect of managing and monitoring the territory and physical infrastructures through continuous trainings or the improvement of the reporting and evaluation system.
- Institutionalization of the periodic reports of each office related to the implementation of the Strategic Development Plan sent to the Office of Coordination and Development and to the Group of Implementation and Monitoring of the Strategic Development Plan.



The process of monitoring and evaluation of the Dajç Commune Strategic Development Plan is essential for a successful implementation and measuring of progress. The group on process implementation and monitoring, established within the administrative structure of Dajç Commune, will present the relevant reports to the chairman of the commune and the Local Council.

The Local Council of Dajç Commune, the body which gives the official approval of the Strategic Development Plan, according to special needs, reserves the right to ask for an external monitoring of the progress of the plan, by contracting local or foreign experts in order to strengthen accountability and increase transparency.

*Proposed scheme of monitoring the Strategic Development of Dajç Commune*

Topic	Schedule (periodic)	Responsible
Evaluation of 6-month activities according the Action Plan of SDP	January-February of each year	Work group for SDP implementation
Annual evaluation of implementation of SDP	July-August	Work group for SDP implementation

# STRATEGIC DEVELOPMENT PLAN OF DAJÇ COMMUNE

S h o r t   V e r s i o n