



WP 4 – Act. 4.4: Pilot Project on ICZM-MSP integration

# **TECHNICAL BASIS FOR MUNICIPAL SPATIAL STRUCTURE PLAN STRUNJAN**

Progress Report

Prepared by:  
Slavko Mezek, RRC Koper

## 1. Project objectives and activities

The objective of the project is to prepare expert grounds for municipal spatial structure plan, covering Strunjan local area and the Strunjan Landscape Park (Figure 1). The project will recommend sustainable spatial planning solutions on land and sea.

The project is being implemented in the following steps:

- preparation of technical basis;
- public consultation – SWOT workshop, definition of the vision and goals;
- preparation of spatial planning proposals and architectural design concepts in alternatives for selected spatial arrangements;
- public consultation – discussion on proposed alternatives;
- preparation of the final report;
- recommendations for spatial planning; and
- Recommendations for the landscape park management plan.

**Project activities are shortly described below.**

### Preparation of technical basis

The scope of the assignment is to set up the technical basis for the preparation of landscape/urbanism design concepts for selected spatial arrangements in the Strunjan area. Moreover, the task involves collection and analysis of relevant materials, carrying out own analysis, conduct of interviews with representatives of institutions responsible for management and companies operating in the area, preparation of the final material and presentation of the findings at the SWOT seminar.

Preparation of technical basis will be based on the available data from official records of spatial planning institutions, development needs and requirements arising from regulations, programmes and plans in the fields of environmental protection, nature preservation, protection of natural resources and cultural heritage, compulsory geodetic and other data, and the available spatial, environment and other analyses.

The technical basis will comprise the present state analysis, presentation of findings and the exposure of problems, thus providing the guidelines for further work.

The analysis

of the present state of spatial conditions will include:

- the analysis of settlement structure, relative to:
  - land utilization, and
  - urbanisation level with the presentation of appropriate land use, degraded, extensively used land and the land not built on;
- the analysis of green spaces and recreational areas in the settlement;
- the analysis of transport network;

- the analysis of the legal situation in relation to spatial planning and environmental protection regulation:
  - the analysis of land use as defined in applicable spatial planning documents,
  - the analysis of rules and arrangements regulating the marine land use in the area of Strunjan,
  - preparation of the maps of marine arrangements,
  - the analysis of potential inconsistency (a) between the marine arrangements and (b) between the marine and land arrangements,
- The analysis of development initiatives from public and private sectors.

In agreement with the Municipality of Piran, the following will be obtained from the institutions performing spatial planning (i.e. The Institute of the Republic of Slovenia for Nature Conservation, Public institute Landscape Park Strunjan, Public enterprise Komunala Piran, Institution for forests etc.)

- data and the analyses of the situation and trends in spatial development of activities;
- proposals of potential development needs or spatial arrangements of spatial planning institutions, including their operational programmes and
- other conditions and limitations for spatial development of activities.

On the basis of the analysis and data of spatial planning institutions, the key problems in spatial development as well as public and private projects will be identified.

Results of the first step will be:

- final report on the above-defined content;
- in addition to textual section, the final report will include graphic enclosures based on ortophoto and/or relevant geodetic plans;
- summary of SWOT workshop material;
- PowerPoint presentation prepared for the SWOT workshop Power point;
- Minutes of meetings.

### **Public consultation – SWOT workshop**

This phase includes the implementation of a workshop for stakeholders, intended for public discussion of technical basis and identification of key strengths, weaknesses; opportunities and threats (SWOT) of the Strunjan area spatial development.

The result of this phase will be the amended material also including the views and standpoints of stakeholders and the general public. The material will be useful to the experts in the next phase, specifically dedicated to spatial planning.

### **Preparation of spatial planning and architectural design concepts in alternatives**

This phase will comprise the production of a design concept for landscape/urbanism arrangement of the Strunjan area (potential topics: (a) traffic regulation and parking arrangements at the Krka Spa, (b) centre of Strunjan, (c) the coast between Villa Tartini and the Salinera Hotel and arrangement of the existing moorings, (d) the system of walkways in the Landscape Park).

The invited project designers will use the technical basis and orientations produced at the SWOT workshop for the preparation of a design concept for landscape/urbanism arrangement of the Strunjan area, following the guidelines of spatial planning institutions. The solutions will be presented to the

representatives of municipalities and stakeholders. On the basis of their opinions and orientations, conceptual solutions will be made for (at least two) spatial arrangements, including both the marine and land areas.

Expected results of this phase are:

- design concept for landscape/urbanism arrangement of the Strunjan area (textual and graphic part);
- Conceptual solutions to spatial arrangements (textual and graphic part).

### **Public consultation – discussion on results**

The second public event will be dedicated to a public debate on the design concept for landscape/urbanism arrangement of the Strunjan area and conceptual solutions to selected spatial arrangements. On this occasion, an exhibition will be held of the results of landscape and architectural workshop.

## **2. Area of interest**

**The Strunjan Peninsula** (Figure 1) combines many natural features of the Slovenian coast, as well as those developed by man through the centuries. The area boasts the highest flysch cliffs, the longest part of the natural marine shoreline, the only marine lagoon in Slovenia, the smallest saltpans and the best preserved cultural landscape, characteristic of the Slovenian coast. The Strunjan Landscape Park was first proclaimed in 1990 under the ordinances of the municipalities of Piran and Izola. In line with the amended legislation and provisions of the Nature Conservation Act, the municipal ordinances were replaced in 2004 by a decree of the Republic of Slovenia. The area covers the entire Strunjan Peninsula, from the Simon's Bay to the mouth of the Strunjan Stream (Roja), including a 200-metre sea belt and the inner part of the Strunjan Bay.

The Strunjan Landscape Park is a protected area, covering land and marine surfaces in the Piran Municipality, which is one of the most developed tourist municipalities in Slovenia. In the municipal spatial structure plan in force, the area is designated for tourism, agriculture, housing, sport and recreation in the framework of landscape park and nature reserves. The area faces pressures, such as high number of visitors in summer and the related traffic, recreational vessels, aquaculture, etc. There are conflicts in sea uses, such as in the case of fishing reserve, aquaculture and marine transport.

A revised spatial structure plan is supposed to harmonise the activities with the rules concerning the landscape park and resolve conflicts on the sea, thus enhancing sustainability of the area. It will propose new programmes for the saline uses, architectural/landscape design of the coastal strip and more sustainable transport solutions for the area.

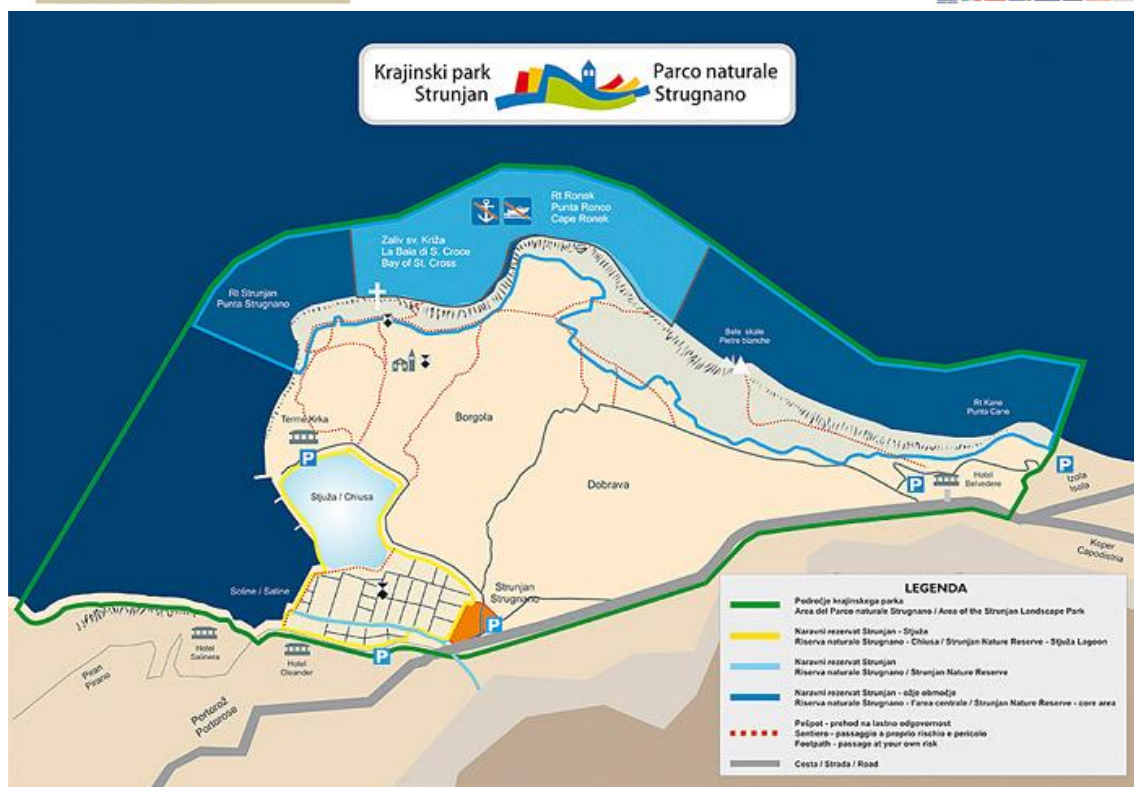


Figure 1. Area of intervention of the pilot project

### 3. Progress of the project

Activities already implemented in the framework of the pilot project are the following:

- a detailed content of the pilot project was agreed with the Municipality of Piran and the Landscape Park Strunjan Management Unit;
- tender documentation and detailed terms of reference were prepared;
- As described in chapter above, the project will be implemented in three steps:
  - preparation of technical basis;
  - organisation of two public events at the beginning and end of the project (presentation of technical basis and SWOT seminar; exhibition and public debate at the end);
  - Implementation of workshop, with invited experts (architects, landscape architects), who will prepare proposals for the municipal spatial plan for the Strunjan area and design proposals for selected spatial arrangements.

The pilot project is supposed to be finished by September 2013, with the following deadlines:

- February 2013: expert grounds;
- March 2013: 1<sup>st</sup> workshop with stakeholders: SWOT seminar;
- June 2013: presentation of the architectural workshop results, 2<sup>nd</sup> workshop and the exhibition of the results;
- September 2013: Final Report.

## 4. Implication for MSP and ICZM

The pilot project “Expert Grounds for Municipal Spatial Plan” directly addresses the issues of coastal zone spatial planning, including both the marine and land areas.

The expert grounds will cover the problems at sea and land, on the basis of which expert solutions will be prepared.

The expert grounds will comprise a review of the present uses of marine area, the arrangements covering particular parts of the marine area and legal basis on which the arrangements are based. This will ensure the identification of potential inconsistencies. Therefore, the expert grounds will serve as a basis for the preparation of MSP – a spatial plan for this part of marine area.

Work within the pilot project will be carried out in cooperation with relevant actors, in particular the Municipality of Piran and the Strunjan Landscape Park Public Institute, as well as with spatial planning institutions, economic actors and local population. Since conceptual solutions to selected spatial arrangements will be identified within the pilot project, it will be possible to implement the proposals through management of this part of the coastal zone within the ICZM framework.

## 5. Adriatic added valued of the project

The project will demonstrate the integration of marine and land spatial planning in the framework of the protected Strunjan Landscape Park. It will formulate recommendations for marine and land spatial planning and the Landscape Park management plan. After the closure of the project, the results are expected to be incorporated into spatial planning documents on municipal level, the Marine Spatial Plan and the Landscape Park Management Programme.

The project will formulate sustainable spatial solutions in the framework of protected area. It will elaborate possibilities to develop economic activities, related to sustainable tourism, in the area of the Strunjan salt pans. It will propose new sustainable transport solutions and a proposal for coastal strip architectural/landscape design, which will enhance the attractiveness of the area (and the located tourist facilities).

We believe that this approach could be interesting for other Adriatic partners. Moreover, the project will improve protection of the Adriatic coastal and marine habitats and species, present in the Nature Reserves of Strunjan and Stjuža.