

BERAT ALBANIA

URBAN DEVELOPMENT PLAN AND REGULATIONS FOR THE CITY OF BERAT

URBAN MANAGEMENT – PLANNING

The Land Administration and Management Project (LAMP II) includes the preparation of urban plans and the development of control regulations and of infrastructure capital investment programs for four cities in southern Albania: Gjirokastra, Korça, Lushnja and Berat.

IDENTIFICATION

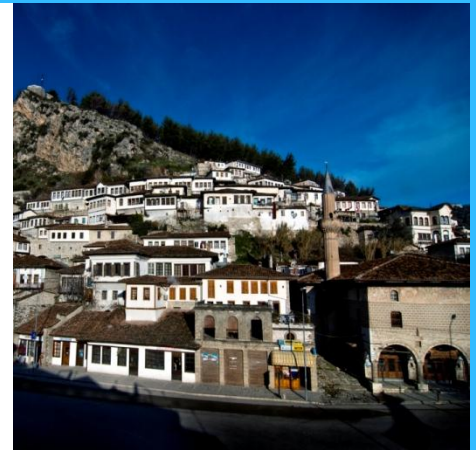
SIZE OF THE CITY:	65 000 inhabitants	2 270 ha
SIZE OF THE PROJECT:	65 000 inhabitants	2 270 ha

PRINCIPAL FUNCTION(S) OF THE CITY:

Berat: regional capital, administrative, historical and cultural centre

PRINCIPAL FUNCTION(S) OF THE PROJECT AREA:

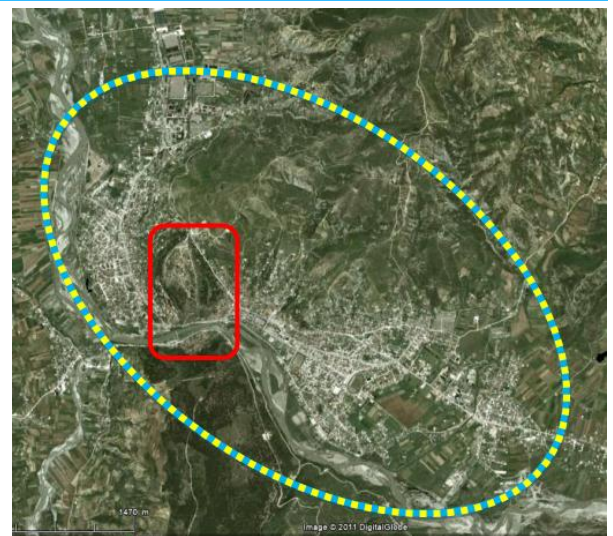
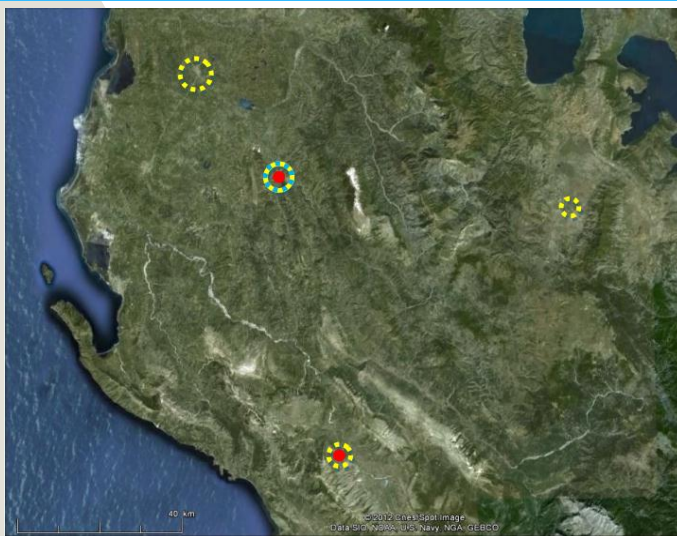
4 regional capitals: : Gjirokastra, Korça, Lushnja and Berat



© Berati Muzeal

The historic centre of Berat

PROJECT SCALE



■ City

■ World Heritage Property

■ Project

WORLD HERITAGE PROPERTY

HISTORIC CENTRES OF BERAT AND GJIROKASTRA

Inscription	2005	Berat and Gjirokastra are inscribed as rare examples of an architectural character typical of the Ottoman period. Located in central Albania, Berat bears witness to the coexistence of various religious and cultural communities down the centuries. It features a castle, locally known as the Kala, most of which was built in the 13 th century, although its origins date back to the 4 th century BC. The citadel area numbers many byzantine churches, mainly from the 13 th century, as well as several mosques built under the Ottoman era which began in 1417.
Criteria	(iii) (iv)	
Area	59 ha	

DIAGNOSIS/ STATUS In the global context of a general national decentralization process and municipal capacity building policy, has to be improved urban planning and land management and development control countrywide. Berat is planned to almost double its current population by 2030 and it needs basic foundations for urban development and maintain the city's heritage and cultural values.

PROBLEMS/ ISSUES How to strengthen capacity of municipalities in urban land management and urban and territorial planning? How to foster economic development based on local assets and in compliance with the topographical structure of the city?

- OBJECTIVES**
- ➔ Develop urban vision and development strategy
 - ➔ Enhance capacity in planning, development control and land use management. Training of municipal staff
 - ➔ Develop infrastructure plan and urban master plan and regulatory framework
 - ➔ Improve municipal revenue
 - ➔ Develop partnerships between national and local authorities and with different other sectors and stakeholders
 - ➔ Setting up a consultation and participatory process, community commitment
 - ➔ Integrate the enhancement of heritage values while land administration and management

PARTNERS / PROCESS

THE INITIATIVE

World Bank

Municipality of Berat

Government of Albania

THE PROJECT DRIVERS

Government of Albania
Ministry of Works and Transports

THE PROJECT IMPLEMENTATION

Municipality of Berat

Ministry of Works and Transports

Manage

Urban planners
Consultants

Implement

LAMP PROJECT ACTION PLAN

URBAN VISION AND DEVELOPMENT STRATEGY

TOOL DEVELOPMENT AND CAPACITY BUILDING

Participatory process

Integrated master plan

Stakeholders' meeting

Regulatory framework

City's economic development strategy
SWOT study

Training
Urban administrative capacity

CITIZEN PARTICIPATION

STAKEHOLDERS / ACTORS :

Public local
Private

Public regional
Mixed

Public national
Institutions / NGOs

Public international
Civil Society

SPECIFIC PROJECT MANAGEMENT TOOLS

- Municipal Urban Plan: spatial structure plan, infrastructure investment plan and regulatory plan
- City Master Plan
- City Development Vision and Strategy
- Spatial Planning Support System
- Regulatory Plan
- Inception report
- SWOT Analysis
- Local Stakeholders Committee

FUNDING

DETAILS ON PUBLIC FUNDING

Government of Albania, Municipality of Berat

INTERNATIONAL FUNDING SOURCES

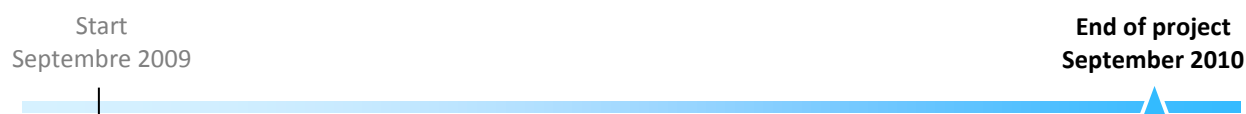
World Bank loan to Albanian government

TOTAL PROJECT AMOUNT

N/C

The whole LAMP project has several components. 25 % of the overall project is related to the preparation of the urban plans in four cities in Albania (including the city of Berat). The Government of Albania has received a loan from the World Bank to fund the project.

STATE OF PROGRESS



RELATION BETWEEN THE PROJECT AND THE VALUE OF THE PROPERTY

The Land Administration and Management Project is a national incentive to improve municipal capacity and provide new tools and regulatory frameworks.

It impacts on the World Heritage property by addressing core urban planning and land use issues within the listed area but also the buffer zone and surrounding area.

In the long run, it will provide city managers and decision makers, citizens and investors with a clear framework and planning tools (development plan, revenue and land use plan).

This project addresses also core infrastructure issues (electricity, water, transport, lighting etc.), access to services (waste management etc.) and raising awareness of the different stakeholders.

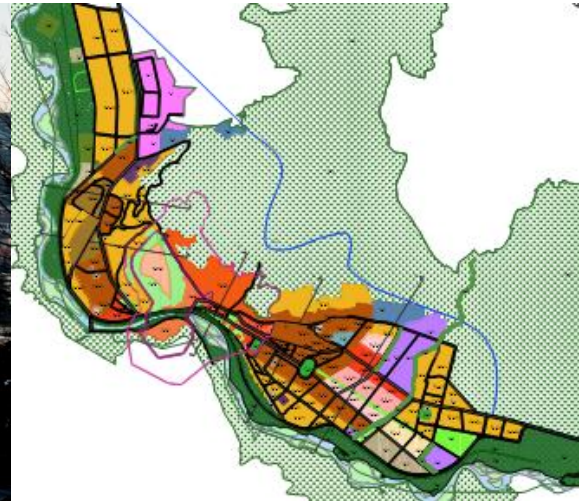
Fully completed results of the project are:

- 1- Preparation of feasible strategies, plans, regulations and capital investment programs that are consistent with newly adopted national laws and standards and supported by local municipal governments.
- 2- Implement an ongoing public consultation process that informs and educates local stakeholders and builds support and ownership:
 - Advocate the importance of market-based urban planning and land management,
 - Information on proposed strategies, planning tools, regulations and capital investment programs.
- 3- Achieve professional training of municipal planning staff/officers in spatial and socioeconomic analysis,

planning methodologies, capital investment programming, development and management of GIS-based planning databases and preparation, administration and enforcement of development control regulation.

The City developed a “City’s Local Economy Strategy” to answer the following issues:

- future levels of population and housing stock;
- development of economic activities;
- development of environmental quality levels;
- levels of public services;
- to develop programs to overcome weaknesses and threats.



The city of Berat and its new urban master plan

© City of Berat

QUESTIONS

The issues are how to develop core national and municipal capacity building strategies and policies, which integrate cultural and heritage focused issues.

How to link conservation and heritage enhancement in the following areas:

- access to public services;
- resource pooling;

- inclusion of public services development into urban development;
- community development.

Another issue is ensuring sustainable human and financial resources beyond the framework of a project funded by exterior resources (World Bank loan).

MAYOR	Fadil Nasufi	RESPONSIBLE OFFICER	Etleva Dhima
Mandate	2011-2014	→ address	Bashkia Berat, Blvd. Republika, Berat - Albania
		→ telephone	+ 355 69 40 50 871
		→ e-mail	bashkiaberat@yahoo.com
		→ website	