

Spatial  
Management

Policy



of the  
Republic  
of Slovenia



REPUBLIC OF SLOVENIA

MINISTRY OF THE ENVIRONMENT, SPATIAL PLANNING AND ENERGY

**NATIONAL OFFICE FOR SPATIAL PLANNING**

**Spatial Management Policy  
of the Republic of Slovenia**

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## Spatial Management Policy of the Republic of Slovenia

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*The Slovenian Spatial Management Policy*, together with the *Assessment of Spatial Development in Slovenia*, is the first spatial document to be used by the Slovenian Government in the new democratic system and market economy, to outline the direction of future spatial management – an extremely important activity for all inhabitants of Slovenia. This publication introduces the document not only to the general public but to everybody who in any way, directly or indirectly, influences the development of this activity, with respect to the order and accepted norms of behaviour in space, and the protection of Slovenian spatial resources, not only for us but also for our descendants.

With the Spatial Management Policy we have formulated the basic guidelines for long-term continuous and harmonized steering of spatial development while respecting the legal order of the country, the national cultural identity, and the vital interests of all citizens. The Policy outlines the guidelines for spatial management legal system reform and the preparation of the Spatial Development Concept of Slovenia which should finally replace the Long-Term Plan from the middle of the '80s, and which is now obsolete in terms of system and contents. The Spatial management Policy has thus originated from the recognition that it is vital to set up a new spatial management system without delay since the changes experienced by Slovenia during the last ten years – gaining independence, transformation of the socio-political system, transition to a market economy, local self-government reform, and European integration processes – coupled with the globalization processes, have been irrepressibly changing Slovenian space and therefore require reassessment of the spatial management objectives, norms, and practices so far applied in Slovenia.

The Spatial Management Policy has been formulated for a number of years. Recognized experts participated in its preparation, and there were numerous professional discussions and inter-ministerial coordination meetings of all the bodies that influence spatial management. The Policy represents the achievement of a long-awaited consensus on the fundamental spatial management objectives, as well as agreement on the methods and instruments for their realization at the national, regional, and local levels. At the same time it is also the basis for ensuring coordination and interconnection of all the activities and actors in the spatial planning process at all levels of decision making.

Slovenia will use this document to ensure sustainable development and gradually eliminate the weaknesses of the earlier spontaneous and unilateral development in spatial, social and environmental respects. In the European integration processes the Policy will enable independent decision-making concerning Slovenian spatial development. Together with the Slovenian Economic Development Strategy and the Slovenian Regional Development Strategy, the Policy represents a significant development document for the country providing a framework for the coordination of sectoral policies in spatial development.

The consensus attained in the preparation of the spatial development policy is a guarantee for its effectiveness and long-term validity, and at the same time a condition for its integration with the other endeavours towards market-oriented economic efficiency and social equity in Slovenia, as well as for ensuring the prosperity and health of the Slovenian population.

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In accordance with the Constitution of the Republic of Slovenia, emphasizing the concern for national assets and resources, protection of land, healthy living environment, protection of natural and cultural heritage, housing, and local self-government, in accordance with international treaties and other obligations undertaken in the frame of the United Nations Organization, Council of Europe, and European Union, and other international spatial management actors, in accordance with the statutory powers and responsibilities in spatial management, the fostering of regional development, the policies guiding demographic development, as well as development of public services, economic, and other activities, protection and improvement of the environment, and on the basis of the Assessment of Spatial Development in Slovenia **the Government of the Republic of Slovenia hereby adopts:**

## **Spatial Management Policy of the Republic of Slovenia**

(1) The Spatial Management Policy of Slovenia, according to its purpose, is the basic policy for the continuous long-term harmonious steering of spatial development. It denotes the degree of consensus achieved on the essential spatial management objectives, and on the methods and instruments for achieving these objectives at the national, regional, and local levels while taking into consideration current and future European integration. The Spatial Management Policy forms the framework for endeavours towards market-oriented economic efficiency, social equity, safety, population prosperity, and health, and environmentally acceptable spatial development activities while showing respect for the national legal system, cultural identity, and diversity, as well as the vital interests of all citizens. The Spatial Management Policy is a blueprint for spatial management system reform, and a guideline for the preparation of the Spatial Concept of Slovenia. At the same time it is also the basis for ensuring the harmonious and integrated action of all activities and actors in the spatial planning process at all decision-making levels.

### **Status and Trends**

(2) Space is a limited resource. The current development processes at the time of accelerated globalization of economic activities and services, knowledge and culture have a strong impact on space, changing, and endangering the natural and living environments. The geostrategic position of Slovenia, its size and gravitation of border areas to stronger urban centres outside Slovenia demand an increased concern for the preservation of our identity and effective spatial management. Spatial transformation so far has been largely uncontrolled, which, among other things, is reflected in the trends towards haphazard dispersed building outside contiguous settlements with the consequent degradation of the cultural landscape and urban heritage. The forestation of farmland and the construction of our transport and energy infrastructure has also contributed to a visual transformation of space.

(3) The accelerated development of a market-oriented economic system, the fragmentation of local self-government and centralization of authority without a logical counterbalance in the regional organization, coupled with the crisis of the value system in the transitional period, resulted in an excessive emergence of self-serving spatial development activities and the neglect of common and long-term spatial interests and needs. It also resulted in the economic and social retardation of old industrial and border areas when compared to the more rapidly developing areas in central and western Slovenia.

**The Spatial Management Policy of the Republic of Slovenia as the basic policy for continuous long-term harmonious steering of spatial development**

**Impact of globalization and previous Slovenian development on spatial transformation**

**Spatial development problems as the consequence of accelerated market economy**

**Natural geographic and created spatial features as a starting point of spatial development policy**

(4) In addition to historic factors, Slovenian spatial development was defined by natural spatial characteristics determined by the division into Alpine, Sub-alpine Dinaric-Karst, Mediterranean, and Pannonian areas. The characteristics of Slovenian space are created by contrasting landforms, a large share of Karst and mountainous areas, a wealth of surface and underground waters, its maritime position, bio-diversity, a variety of landscapes, preserved cultural heritage, and extensive forested areas. Slovenian geographic features have always favoured easy transit over Slovenian territory, which is now reflected in the Slovenian transport corridors that link to the European land transport corridors and provide access to the sea through one of its arms. A characteristic of Slovenia is also the diversity of its settlement structures with a large number of small settlements and numerous areas of dispersed settlement, as well as comparatively high quality of living in a relatively unpolluted environment. An outstanding feature is also a changed role and significance of the countryside resulting from the penetration of the urban way of living and non-agricultural activities.

**Stagnation and aging of the population**

(5) Within the general high quality of Slovenian space there are also some exceptionally negative phenomena. Special attention should be paid to these phenomena in the special management process:

- *Stagnation in the natural population growth, aging of the population, and a subsequent decrease in the share of the active population,*
- *Depopulation of border and less developed regions, which has not been curtailed by the previous measures for promoting regional development, and providing aid to demographically endangered areas,*
- *Strongly self-serving and uncontrolled spatial development activities, reflected in an increasing threat of natural and other disasters, spreading suburbanization, and new, dispersed building together with uneven provision and access to economic activities and services, particularly health care and social protection,*
- *Unbalanced road and rail transport and a disregard for the modernization of railways and public passenger transport,*
- *Economic regression in old industrial areas,*
- *Structurally and technologically undeveloped agriculture resulting from property fragmentation, a large number of small non-competitive farms, and a prevalingly elderly population, which are the reasons why such agriculture cannot survive without supplementary activities and market protection,*
- *Inadequate system of farmland protection, particularly within infrastructurally well equipped and easily accessible development areas of towns,*
- *Speculation in building land due to the absence of a land policy and an undeveloped real estate market,*
- *Absence of an active, spatially balanced, housing policy,*
- *Deficient and obsolete infrastructure in settlements, contributing to water, soil, and air pollution, as well as to a higher cost of public utilities,*
- *Unregulated waste and mineral resources management over a long period of time,*
- *Highly endangered cultural landscape in the impact areas of big cities and towns,*
- *Forestation of the agricultural landscape due to the abandonment of farming,*
- *Surface and underground water pollution, and a significant threat of flooding in certain areas,*
- *Unreconciled interests and pressures for utilizing the potential of the sea, sea-coast, and the wider coastal belt,*
- *Building construction without permits ("illicit construction") and other spatial development activities (open/cut removal of mineral resources) mainly due to the disregard for the long-term needs for space and a healthy environment, inadequate implementation of legislation, inefficient control, general tolerance, and mutual solidarity in the case of prosecution, lack of developed building land and policy instruments, and sometimes also inflexibility of spatial implementation acts,*
- *Excessive local environmental pressures, as well as increased environmental and spatial pressures due to a disregard for the legal system, and the changes in economic and social areas.*

**Administrative and institutional deficiencies are the reason for the disability of control of the spatial management processes**

(6) In addition to the issues mentioned above, the reason for ineffective control of the spatial management processes is the current governmental organization, where an absence of the relevant regional level and a gap between the centralized government and the fragmented, increasingly smaller local authorities can be felt. This is further enhanced by an uncoordinated and disassociated functioning of sectors, which have influence on spatial development, as well as the organizational and professional regression of public technical services.

(7) In the future, spatial development will depend on the needs and development opportunities of Slovenia and its incorporation into broader European integrations caused by our anticipated membership in the European Union, as well as other globalization processes. This is prompting questions in connection with the workforce mobility, free flow of capital, real estate ownership, and cross-border cooperation. We can expect further transformation of the cultural landscape due to the restructuring of agriculture after joining the European Union, an increased environmental pressure as a result of foreign investments and interests of private capital, as well as pressures on Slovenian space in the infrastructure corridors, which are in the interest of neighbouring countries and regions. Towns and conurbations located near the borders with the European union member countries will become more vulnerable, but at the same time they will be directly integrated in wider regional links inside and outside of the Slovenian borders.

Accession to the EU as a challenge for sustainable spatial development

(8) Unless conscious and prompt action is taken, the negative trends will continue in the future. Such development would mean continued uncontrolled dispersed building together with increased environmental pressures and higher expenditure for infrastructure development, along with an associated wasteful supply of energy. Even now, the migration of central urban activities to the expanding suburbs results in the degradation of city cores, and consequently, the reduction of their functions and the quality of living. Increasing commuting using personal means of transport together with a further increase of road freight transport would cause ever growing environmental pressures.

Conscious and prompt action as a prerequisite for an improvement in spatial development trends

### Basic Principles and Objectives

(9) The Spatial Management Policy is based on the internationally defined spatial development principles, and on independent Slovenian decision-making about the development and protection of spatial potentials and values in accordance with sustainable development principles. These principles are reflected in rational and people-friendly decisions aiming to ensure living conditions in a healthy and suitable environment, and equivalent opportunities for spatial development across the entire nation.

Sustainable development across the entire national territory

(10) The lawful and responsible conduct of the national government, local self-government authorities, and all other public and private users of space is a prerequisite for enforcement of the Spatial Management Policy. The principles of priority assertion of public interests, decentralization and rational organization of management, public participation in the spatial management processes, as well as in a rational management of time, energy, and money. Local, regional, national, and international factors with spatial impact should be considered in spatial management.

Priority assertion of public interests in spatial management

(11) The objectives of the Spatial Management Policy are:

- *to make use of comparative advantages and protect the national identity in the European integration processes, taking into consideration regional characteristics and the spatial diversity of Slovenia,*
- *to promote equivalent development of regions and individual areas of interest, particularly structurally weaker and border areas, and to promote interregional and cross-border co-operation,*
- *to redefine and implement the concept of polycentric development of cities and other settlements as development generators in connection with their hinterland, and to ensure their equivalent integration into the European systems,*
- *to promote the development of regional centres as regional development generators,*
- *to encourage the urgent modernization of agriculture and forestry so that they can be transformed into technologically and economically efficient and competitive branches of industry, while preserving spatial- and bio-diversity,*
- *when restructuring the countryside, to preserve significant features of rural landscapes and indigenous rural settlement characteristics, the characteristic patterns of which represent cultural heritage of national and European significance,*
- *to provide access to the resources of common interest by means of effective transport and other infrastructure, and to accept the challenges of new technologies,*
- *to promote economically viable use of space, environmental acceptability of investments and the prudent use of resources, thus contributing to an increased economic efficiency of activities with spatial impact on a long-term basis,*



- *to ensure that the expected climatic changes are taken into consideration, and thus reduce their negative consequences on a long-term basis,*
- *to accelerate the rehabilitation of the excessively polluted environment, and to provide healthy living and working environments,*
- *to ensure effective spatial and environmental management, as well as the management of the areas of outstanding natural value and cultural heritage in Slovenia,*
- *to provide equal opportunities of access to the physical structures in space, and to information and legal remedies related to spatial management.*

**Guiding of polycentric development of the network of cities and other settlements through the strengthening of**

### **Policies**

(12) The achievement of these objectives requires an integrated treatment of the settlement, infrastructure, and landscape at all levels. In this respect, it is necessary to provide prudently planned policies for polycentric development of the network of cities and other settlements, also to prevent further uncontrolled and dispersed building while taking care of the development of rural areas, preserving biodiversity, areas of outstanding natural value, and the cultural heritage.

**urban centres  
Establishment of regions in order to ensure harmonious spatial development**

(13) Harmonious urban network development is a prerequisite for the overall development of the country, and for this reason it has to be guided in an effective way. It must also take into consideration the circumstances in the EU, where the formation of cross-border functional spatial units (“Euroregions”) with an emphasized role of the leading cities is already under way. Slovenia will therefore need to take a position regarding the formal organization of regions in compliance with the polycentric urban network concept. Special attention will have to be paid to the development of regional centres in border areas which are under an increasing influence of gravitation towards stronger urban centres outside Slovenia. In order to reduce these influences it is necessary to promote the development generators in these areas and their equal roles in the competition among European cities.

**Strengthening of regional centres in border areas**

**Spatial development regulation through appropriate land and municipal strategies**

(14) The spatial development of settlement has to be regulated by means of appropriate spatial and land policies, including the policy of equipping land with public infrastructure and incentives for restructuring settlements and buildings. In particular, priority should be given to development in those areas where it is possible to ensure the use of building land that is already developed, and rational provision of new public utilities.

**High-quality planning of settlements**

(15) The harmonious development of settlement will be based on comprehensive and professionally grounded planning policies, which should ensure spatial and functional integration, and the rational division of functions among individual settlements. Timely and high-quality planning of settlements needs to prevent insufficiently considered or forced spatial development activities based on partial solutions from location to location. Preliminary assessments of possible impacts on the urban and regional development should be provided before any extensive spatial development activity takes place.

**Spatial integration of urban regions**

(16) The main characteristic of our urbanization is relatively small towns which will find it difficult to be competitive with the large urban centres of Europe. More favourable conditions can therefore be achieved only through better spatial integration of functional urban regions (i.e., our conurbations). Together with efficient transport links and coordinated regional spatial planning they should form strong agglomerations of urban services, and provide the environment for intensive production and services interactions.

**Rational land use and the revitalization of degraded urban areas**

(17) Reurbanization processes in cities should be promoted. This means the expedient use of already developed areas and revitalization of degraded urban areas as internal spatial reserves in towns and their surroundings. The farming land protection system needs to be redefined from the aspect of settlement needs, particularly within urban development areas. It is necessary to promote an active policy for cities regarding the distribution of urban activities, and to establish instruments for the conservation and development of city cores and other older parts of settlements. Special attention should be directed towards the revitalization and restructuring of economic activities in old industrial areas. In smaller settlements, it is necessary to form attractive centres, which should also make their services available to the rural population, and thus enforce spatial order that will ensure a rational provision of infrastructure and energy, as well as a harmonious image of the settlement.

(18) In accordance with the common spatial development policy of the European Union, it is necessary to ensure a balanced development of rural areas and their primary activities, agriculture, forestry, and water management. Because of their landscape qualities and living conditions, rural areas are becoming increasingly interesting for permanent or temporary residence and employment. For this reason it is necessary to guide the development in these areas so as to preserve the landscape and urban heritage, and to ensure the reconciliation of primary and other land uses. Particular attention should also be devoted to the degraded landscapes, which are emerging in places as a result of various intensive land uses. Development programmes for the demographically endangered areas must be based on the local characteristics and their comparative advantages.

**Harmonious development of rural areas**

(19) The landscapes in the areas, where the density of settlements is increasing and there is an accelerated development of other activities, will be under even more pressure. For this reason, particular attention should be devoted to nature conservation in these areas, while at the same time providing sufficiently large areas for leisure and recreation as part of high-quality living environment.

**Nature conservation in connection with recreation**

(20) An important condition for the development of urban centres is the quality of the living space which, in general, remains one of the Slovenian advantages in comparison with other European regions. The attractiveness of our urban areas and landscapes can only be enhanced by a rational allocation of land use, better quality of urban and landscape design and good architecture, in harmony with the elements of natural values and cultural heritage.

**Enhancement of the living environment quality**

(21) Tourism, as one of the fastest growing and most significant activities, requires special attention – directly by way of prudent placement and construction of necessary structures, and indirectly through the concern for the conservation of natural and cultural heritage, which are the main resources of the Slovenian tourist economy.

**To support tourist activities**

(22) The transformation of the existing infrastructurally developed industrial areas has to be controlled so that priority is given to new production programmes. Industrial production characterized by wasteful consumption of energy and environmental pressures should be either improved or abandoned, and at the same time the development of innovative production activities should be supported. The spatial development documents should provide a suitable place for these activities, while the national and regional development programmes should provide them with appropriate organizational and financial support, with the local authorities supplying developed building land.

**To provide land for the development of production activities**

(23) The guiding of future transport and transport infrastructure development should go beyond separate planning and management of individual subsystems – road, rail, maritime, air transport and logistic systems. Instead, a comprehensive transport policy should be drawn up and adopted. This policy should be in harmony with the spatial development of the network of settlements, the development of economic and other activities, and spatial integration of the Slovenian network into the European transport systems, taking into consideration the environmental protection criteria. Considering the negative consequences of transit traffic pressures on Slovenian space which will only increase in the future, it is also necessary to take advantage of the positive incentives for a more effective organization of the national transport network, and for the development of complementary activities. An appropriate emphasis should also be placed on large multimodal transport nodes, underlining the transit position of Slovenia. The development of urban centres and locations of urban activities requiring good transport accessibility from a wider impact area should be promoted at these points.

**More effective transport network organization**

**Development of transport nodes**

(24) Further expansion of cities and settlements has to be planned in accordance with the public passenger transport system. A comprehensive treatment of transport activities has to encompass the traffic issues in cities where the growth in the number of personal and other vehicles is already causing significant disturbances and environmental pressures.

**Planning of cities and settlements in accordance with the public passenger transport system**

(25) Motorized personal transport should be redirected as much as possible to an energy-, space- and environment-saving, safer, public transport. The use of the railways for freight transport should be promoted to a greater extent.

**Promoting the development of telecommunication systems**

(26) The development of information technologies and an appropriate information infrastructure should be accelerated due to their positive impact on spatial development, thus contributing to better accessibility of public services, interconnection of cities and settlements, and their integration into the European space. The interconnection of all the important local and regional public institutions into networks should be encouraged.

**Reduction of negative impacts of power generation and distribution through rational spatial planning**

(27) Power generation and distribution have a significant and, as a rule, undesirable environmental and spatial impact. When planning activities associated with new power capacities, it is therefore necessary to pay particular attention to the possible use of renewable sources of energy (i.e., water, wind, sun, geothermal energy, biomass) and also the decentralized supply of energy, while taking into consideration the current pressures on the natural environment, and nature protection. Thermal power stations should gradually be abandoned or effectively improved. The Krško nuclear power plant has to be used to the planned end of its operation, and the problem of the ultimate disposal of low and medium level radioactive waste should be solved. Where appropriate for spatial and economic reasons, remote heating systems based on the use of renewable sources of energy should be used, or natural gas networks expanded. Energy saving should be promoted through spatial planning measures, as well as through planning and constructing appropriate structures.

**Increased concern for waste management and municipal waste water collection and treatment through regional approach and coordinated spatial planning**

(28) The reurbanization of Slovenia and subsequent trends towards the healthy and planned environment will increase the need for infrastructure development. In addition to a healthy drinking water supply, the principal concern should be devoted to solid waste management and to the collection and treatment of municipal waste water. Obsolete and worn-out water supply systems should be modernized if we want to provide good quality water in accordance with the applicable European standards. The current extensive piling of waste in dumps has to be superseded as soon as possible by environmentally more appropriate and spatially less wasteful waste management methods. This issue, among others, requires a regional approach and coordinated spatial planning in the most densely populated areas. In order to protect surface and underground waters it is necessary to support the construction of sewage systems, particularly in the Karst, in gravel deposits rich with underground water sources and in the areas of mineral water collection. All sewage networks must be connected to reliable, high-capacity treatment plants. Adequate pre-treatment of industrial waste and effluents should also be provided.

**Preservation of agricultural areas and active protection of cultural landscape**

(29) Agricultural land should be preserved from two perspectives: to protect a natural resource for food production, and to maintain a multifunctional countryside and consequently preserve the cultural landscape. More effective farmland management should be achieved through property structure improvement, changed and improved technologies, and other structural measures of agricultural policy in accordance with the spatial potentials. Unavoidable processes of rural landscape transformation due to the abandonment of agricultural land use and forestation should thus be controlled by means of cultural landscape conservation, particularly in the areas with cultural landscapes of outstanding value.

**Environmental protection, taking into consideration the potentials for living in rural areas**

(30) The possibilities for enlargement and consolidation of protected areas should be studied, taking into consideration nature protection, scientific and tourist requirements, as well as the potential of rural areas for living and the development of environmentally-friendly economic activities.

**To develop forests in the sense of multipurposefulness**

(31) Forested areas have to be developed for multiple purposes, paying particular attention to protective forests, and forests with distinctive ecological, social, and economic functions.

(32) The guiding of spatial development in the landscape should ensure the integration of naturally preserved areas into a network and their eventual linking to the system of European natural corridors (ecocorridors).

**Integration of naturally preserved areas into the network of natural corridors**

(33) Water is becoming an increasingly precious and required natural resource. Water resources should therefore be protected with more consistence, particularly in underground water and water catchment areas. Wherever possible, the regulated water streams should be biologically revitalized and the landscape around them revitalized. Wetlands should be protected because of their high biotic value, and intensive land use of inundated areas should be prevented. Water streams in the development areas of cities and settlements should be protected and included in the systems of green and recreational areas.

(34) Flood control should become an issue of particular concern in the framework of water and water regime management. However, instead of increasing the rate of flow of water streams – the solution currently in use – an appropriate solution should be found for keeping water in the water catchment areas.

(35) The Slovenian sea and the coastal area present an exceptional natural resource and a unique system. Due to its limited size, this system requires integrated management, ensuring that priority is given to public interests. Natural corridors in the coastal zone and the characteristic boundaries between the land and the sea should be preserved. Priority should be given to the development of those areas, which are directly associated with and dependent on the sea.

(35a) Slovenian territory is potentially threatened by natural and other disasters, and consequently the planning of spatial development activities and their execution should take into consideration natural processes, possible emergency circumstances and acts of war, while also anticipating the measures necessary to prevent or reduce and eliminate their negative consequences.

(36) Education at all levels and in all forms is a significant urban development factor. There are numerous initiatives in Slovenia to form new universities and research & development centres. This is certainly a positive process that needs to be supported and included in development programmes, including spatial plans. The education process should therefore be allocated not only the required land but also other prerequisites for development, an increasingly important component of which is the quality of the living and working environment.

### **Spatial Management Policy Implementation**

(37) The process of spatial management requires the formation of an effective system of measures, integrated at the inter-ministerial and every other level, to ensure the implementation of the spatial management policy when adopted.

(38) Legislative and institutional systems

- A consistent legal order must be established for the purpose of spatial management. This legal order should be based on the new Spatial Management Act and harmonized with statutory and implementing regulations in the areas of environmental protection, nature protection, health care, land, housing, infrastructure development, construction, and all other areas with impact on spatial management.
- Priority consideration of public interests in spatial management should be ensured.
- The regional management level should be introduced as a prerequisite for the successful control of spatial processes.
- Technical and governmental services in particular should be strengthened, and the responsibilities and tasks of individual governmental levels (i.e., state – region – local authorities) should be clearly defined. This definition should also set forth the rational interconnections at the strategic spatial management planning level and provide for the operational preparation, planning and implementation of land-use decisions. The regional and local levels, however, have the basic responsibility for spatial management.
- A coordinated operation of various government sectors with impact on spatial management should be ensured.
- A transparent and continuous process of reconciling conflicting spatial interests should be ensured.

(39) Financial and economic measures

- It is necessary to establish allocated funds and develop a tax policy, and create other forms of incentives and compensation which will encourage the desired spatial development. In order to provide sufficient and favourably priced building land it is necessary to form special funds, and also to ensure land acquisition through priority purchases or acquisitions made in the public interest.
- Investments based on public and private sector partnerships should be promoted as an important modern form of financing demanding development projects.

**Conservation of water resources and renaturalization of water streams**

**To consider the priority of the public interest in sea and sea-coast management**

**To prevent natural and other disasters**

**To support the development of higher education, research and development centres**

**High-quality legislation and its consistent enforcement present a prerequisite for an effective spatial management policy**

**An effective spatial management policy cannot be implemented without providing adequate financial resources and other economic measures**

- Appropriate development strategy and programmes for cities, conurbations and other important settlements should be drawn up and adopted. It is necessary to ensure the preparation of comprehensive development or reconstruction plans for cities and settlements, and to adjust the investments in infrastructure development accordingly.
- It is necessary to define clear criteria for collecting rents from property in the form of concession fees, compensations for the use of building land and other compensations as an important instrument for guiding settlement and other spatial development activities.

**Education of technical personnel and a developed information system are effective means of planning**

(40) Development of the profession information system

- It is necessary to improve and modernize the spatial management related databases and to set up a reliable spatial information system, which will enable constant monitoring of trends in spatial development, and allow participation in the spatial management decision making process.
- Conditions for continuous and high quality research, planning and design should be provided.
- High quality education and training of technical personnel for spatial management should be provided.
- This planning and design system has to take into account the interdependence of producing, adopting, and implementing spatial and urban concepts and plans, as well as enable assessments of all the environmental impacts on the population's health and the environment.

**Access to information is a prerequisite for successful public participation in planning process**

(41) Spatial management promotion

- The significance of the spatial management, urban planning, and landscape design and related tasks need to be popularised.
- It is necessary to set up a programme for providing the public with on-line information about spatial development activities, thereby raising the awareness of spatial values, environmental vulnerability, and the significance of cultural heritage, as well as restoring the trust in the profession.

**Public participation is of key importance for quality and effective planning**

(42) Public participation

- It is necessary to develop and support the role of civil society organizations (e.g. non-governmental organizations) which can transcend narrow local interests, ensure democracy in the spatial management processes, and prevent self-centred isolation of local communities or disregard for common and long-term interests of the entire society.
- It is necessary to consistently respect and promote public access to information and encourage productive public participation throughout the entire spatial management process. This may not be limited merely to the legal procedures for the public hearing of plans or for giving formal approvals, but should take into consideration the interests of the directly affected individuals and communities.
- When searching for the most appropriate solutions, it is necessary to provide for the preparation of alternative solutions and their presentation to the public in a comprehensible and transparent form.

## Conclusion

The Spatial Management Policy of the Republic of Slovenia is based on the Assessment of Spatial Development in Slovenia, and provides guidelines for spatial management. These guidelines arise from our conception of the future development and position of Slovenia, and are based on the trends of economic development, housing construction, infrastructure improvements, and on the needs for natural and cultural heritage protection, as well as external initiatives, particularly in the context of accession to the European Union. In view of such extensive dynamic intertwining of public and private interests in spatial development, it is necessary to develop appropriate procedures for their reconciliation, and to introduce, for this purpose, a modern and effective spatial planning system. The Spatial Management Policy is an important act in the structure, which ranges from statutory regulations through spatial concepts and plans to harmonized implementation programmes. Such a policy will serve to ensure a notable change from the current inadequate state, absence of legal system, partial sectoral development strategies, and uncontrolled self-serving attitude of developers. The Spatial Development Concept of Slovenia has a special place in the spatial planning system. It is a strategic document for guiding spatial development. Its implementation will have to be supported by capable technical services and a reliable information system. A prerequisite for controlling the ever new challenges and tasks in spatial development is spatial management reform, denoted by the preparation of new spatial management legislation.

**To provide a modern and effective spatial planning system for the reconciliation of conflicting social and individual interests**

**The Spatial Development Concept of Slovenia has a special place in the spatial management policy implementation**