

APPROACH TO THE REGIONAL PLAN ELABORATION

-The Case of Kolubara District-

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The explicit regional planning experiences in Serbia have been elucidated upon the case of the elaboration and implementation approach of the Kolubarski district regional spatial plan. Specific circumstances going along with the plan's elaboration demanded the advancement of the regional planning methodology with an efficient approach in defining a strong working team organisation, and clear temporal and spatial guidelines. Furthermore, the means were required for the communication improvement between planners and interested groups on the national, regional and particularly local level so as to determine development goals and mediate conflicting interests.

In the preparation and consideration of this spatial plan's elaboration phases, the cooperation between the planners and responsible authorities and expert agencies of the municipalities of Valjevo, Lajkovac, Ljig, Mionica, Osecina and Ub was particularly valuable and useful. The same goes for the Kolubarski district, the Agency for construction and development of the Kolubarski district affected by the earthquake and other expert institutions, organisations and enterprises from this planning region. The achieved cooperation provided for the quality and actuality of the planning propositions and the ensuing approval by the local communities smoothed the Spatial plan's implementation.

Key words: Regional spatial plan, planning, implementation, Kolubarski district, local community, municipality.

INTRODUCTORY REMARKS

The Spatial Plan of the Republic of Serbia planning propositions and guidelines and the Act on planning and spatial and settlement organisation foresee the regional spatial plan elaboration for one or more functional areas or districts. The regional spatial plan determines the spatial and socio-economic development goals and strategy, the regulations regarding the spatial organisation and sets guidelines for the plan's implementation. The regional spatial plan of the Kolubarski district (subsequently: Regional plan) is the first plan of its kind after the adoption of the Spatial plan of the Republic of Serbia (subsequently: PPRS). The preparation and the adoption of this plan is part of the further elaboration of the PPRS and its appliance.

The immediate reason for the elaboration of the regional plan were the earthquake's consequences additionally stressed by the damages caused by the NATO aggression. Under such circumstances, the major task of the regional plan is to offer development strategies and spatial planning responses, which would enable the safeguarding of values and this

area's long-term economic potentials evaluation. Moreover, the planning base ought to be proposed for a more rationale and efficient renewal and life quality enhancement in endangered areas.

APPROACH TO THE REGIONAL SPATIAL PLAN ELABORATION

The special circumstances and conditions of the Regional spatial plan's elaboration demanded an efficient approach, especially in preparatory activities, which comprised: an extraordinary working team organisation, determination of the partakers' responsibilities and relations with other subjects in the plan's elaboration, consultations with responsible authorities and institutions, preceding insight and verification of the available documentation and the program's conceptualisation for the Regional plan's elaboration.

The working team organisation included precise assignments for the planning expertises preparation, i.e.:

- The course of action from the point of temporal, spatial and contents points of view;

- The PPRS' excerpt for the Regional plan's area, verifying the actuality of postulated goals to serve as a platform of the plan's superstructure;
- Sectors assessment and goals innovation at responsible ministries and public enterprises, scientific and professional institutions at the Republic's tier;
- The assessment of the actual programs compatibility for the Regional spatial plan area with corresponding goals at the Republic's tier;
- The consideration and interpretation of the development strategy adopted by the Republic after the PPRS and the documentation from the public debate on the PPRS in the Kolubarski district;
- The requirements synthesis on additional information by the contributors of single expertises.

In the Regional plan's elaboration approach, particular attention was dedicated to the communication improvement between planners and interested parties at the national, regional and especially local level in order to determine development goals and reconcile

conflicting interests. In all preparatory and working phases, the emphasis was upon the engagement of responsible subjects of the Republic, municipal agencies, and professional institutions in the district with the aim of collaborating with the planners' team. This was not only for the sake of governing responsibilities and the official democracy tenet in the plan's preparation and adoption process but all the more for the will to partake in the planning process using authentic information, experiences and ideas of institutions and individuals, especially in district's municipalities. The extensive cooperation of the local governance subjects and the expert team, with an ample feedback in all working phases, substantially added to the quality, acceptability and feasibility of the planning propositions.

The operational communication and coordination of those working on the plan with the Republic's organs was conducted through the Agency for Spatial Planning and Urbanism of the Construction Ministry and at the local district tier through the Public Enterprise for the Construction and Development of the Kolubarski district. Furthermore, direct contacts were set up between planners and municipalities' agencies and commissions to facilitate the plan's preparation, assessment and adoption.

In cooperation with all six municipal expert authorities of the Kolubarski district following activities were carried out:

- The compilation of the planning documentation and additional data available to the municipal authorities;
- Interviews with authorised representatives of municipal assemblies with regard to development problems, goals and priorities and the compatibility assessment of the local programs with ongoing development policy on the Republic's tier; this was specially elaborated and passed on for the verification by municipalities; such initial identification of problems and interests of the local community significantly influenced the decision making in the ensuing planning;
- The organisation of terrain visits for all members of the synthesis team;
- Assigning coordinators for each municipality and forming municipal cooperation and supervision commissions.

The accomplished cooperation added to the planning propositions quality and actuality and through their acceptance by the local community to the Regional plan's implementation.

Regional plan's' subject matter

The Regional plan's subject matter is the territory of the Kolubarski district encompassing municipal territories of Valjevo, Lajkovac, Ljig, Mionica, Osecina and Ub, covering an area of 2474km² and ca. 200000 inhabitants.

This Regional plan as a long-term strategic development document with the temporal horizon until 2020 determines:

- Guidelines and modalities of socio-economic and spatial integration throughout the district, but also with regard to bordering districts, the Belgrade's metropolitan region, the Republic of Serbia and the Rebilic of Srpska;
- Long-term development conception and the organisation of construction, arrangement, protection and use of the Kolubarski district territory.

Regional plan's content

The Regional plan contains: the plan's documentation base, development strategy and the plan's draft.

The Regional plan's documentation base consists of: basic facts and maps from the analytical and documentation material, the synthetic assessment of the state of the art and developmental goals with an elucidation of the planning propositions conception. Moreover it consists of further documentation concerning the elaboration (conditions and prerequisites of responsible authorities and organisations together with the information on the working team engaged in the plan's working out), expert control, public insight and expert debate on the Regional plan's draft.

In the documentation base preparation, the Kolubarski district was covered together with parts of other areas determined by spatio-functional requirements of particular systems

¹ The Regional plan of the Kolubarski district was worked out at the Institute of Architecture and Urbanism of Serbia and the Yugoslav Institute of Urbanism and Housing. The working team for the Spatial plan elaboration were: Dimitrije Perišić, PhD, (conception and methodology) Slobodan Mitrović (team leader), Saša Milijić, MSc and Aleksandar Vukicević, MSc (team's coordinators), Aleksandar Veljković, PhD, Marija Maksin Mičić, PhD, Mirko Radovanac, Slavka Zeković, PhD, Dragiša Dabić, MSc, Vuk Radević, PhD, Milan Medarević, PhD, Marija Nikolić, PhD, Branislav Djordjević PhD, Nenad Djajić, PhD, Željko Jež, Dubravka Pavlović, Gordana Džunić, etc.

and activities development or natural areas and tourism regions reach defined by the Spatial plan of the Republic of Serbia. Common spatial factors for the plan's expertises elaboration were: the Republic of Serbia, the District as an entity, mezzo-regional entities (plains and valleys up to 250 m height, hilly areas from 250 to 500 m and mountainous areas above 500 m), municipalities and rural areas.

In the development strategy determined were: the planning solutions (goals) proposal, priority list, policies and means for the plan's realisation, limits of the population and settlements development, natural resources use, economic development, technical systems development, tourism development and acceptable seismic risk planning.

The Regional plan's area development strategy and the plan's draft phase were considered and adopted by the responsible municipal assemblies, organs of the Kolubarski district, the Agency for the Construction and Development of the Kolubarski district afflicted by the earthquake, other institutions and organisations of the area in question and the Commission for the expert control of spatial plans of the Ministry of Urbanism and Construction. The standpoints and findings of this strategy were seen as a valid base for the Regional plan's draft elaboration.

The Regional plan's draft includes: the general objectives and rationales; natural resources protection and use (agricultural and forested areas, water, mineral and energy resources); population development projection; settlements and centres network organisation, public services organisation; industrial development; infrastructure plan (water management, energy, transport and telecommunication systems); development, organisation and arrangement of tourism areas; environmental protection, nature and cultural heritage protection; protection from elementary disasters; planned land use balances and regulations as to the appliance and implementation of the plan. Besides, the plan's draft also includes digital graphic presentations: the reference map 1 "Land use", the reference map 2 "Settlements, centres and infrastructure networks" and the reference map 3 "Tourism and spatial protection plan" with the scale 1: 50000.

The spatial plan's draft were pondered in detail and adopted by the responsible municipal assemblies, organs of the Kolubarski district, the Agency for the Construction and Development of the Kolubarski district afflicted by the earth-

quake, and the Commission of the Construction Ministry. In October 2002, the Government of the Republic of Serbia passed on the Act on Regional spatial plan of the Kolubarski district.

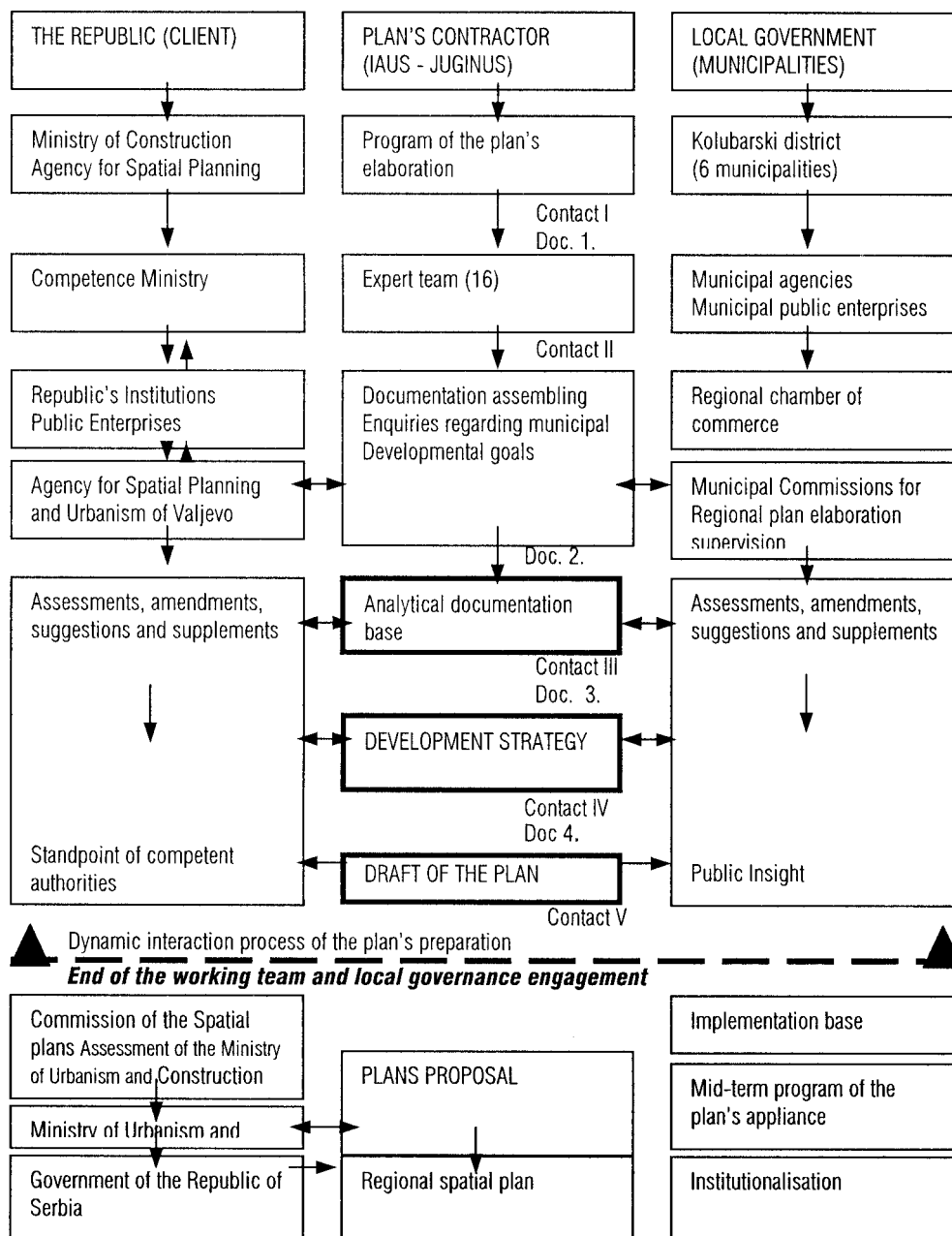
Unfortunately, because some relevant regulations in the existent legal acts were missing, in the procedure of the plan's propositions approval (without the participation of the local governance and the planning team), the compensation as the most important reclamation measure and local community development stimulus was blocked off. The introduction of

such balancing measures between local and national interests (particularly in the case of the lignite basin) is expected in the new legislative, as one of prerequisites of development planning documents implementation.

On the Fig.1, the cease of the planning process is evident at the point when the plan's draft is separated from the planning team and the local government. Namely, after the critical assessment of the expert commission of the Construction Ministry, the Ministry itself and the Government undertake further action of the

plan's adoption and implementation. This is the neuralgic point of the planning process, from which starts the "chill out" of the local government's participant actors in the plan's preparation and working out, by which their role in the plan's implementation is being marginalized. This discontinuity problem in the planning might be surpassed by the new legislative, therefore it is important to expedite this process so as to ensure the continuity of the planning subjects active participation.

Fig. 1. - The organisation of the Regional plan's elaboration



BASIC PRESUMPTIONS AND STRATEGIC INTENTIONS OF THE REGIONAL PLAN

General objectives

The general objective of the spatial organisation and arrangement of the Kolubarski district is the rational spatial use in correspondence to the real natural and created resources potentials and long-term economic and social development needs. The accomplishment of this objective is achieved with long-term responses and measures:

- Dispersed-concentrated development model, i.e. functions decentralisation from centre/seat of the district to municipal centres (6) and from the municipal centres to rural communities centres (20). The rural concentration ought to head into the opposed direction towards rural communities as the socio-economic development carriers and further towards municipal centres and the district. This should be achieved by a more dispersed population distribution, as well as the economic and other activities distribution, predominantly founded upon the resource base of the Kolubarski district. The prerequisites for this objective are: decrease of the population and activities concentration in areas of intensive occupation and support of small and mid-size processing capacities, wherever the resources, technology and the location admit it; encouragement measures from state and other funds for the local communities development programs through the local and regional infrastructure construction and profitable enterprises; development efforts, marketing and information agencies concentration in the district's centre and municipal centres, whereas development programs and clean technologies projects (in processing industries, tourism, agriculture, crafts, etc) would be situated in rural areas, complying with principles of interrelated technology and economic practicability;
- Containing depopulation and improving the population age structure not only with spatial planning, but also economic, social and other policies; to realise this goal, those Regional plan propositions are important, which have an effect on a faster economic development, rural development, the economic advancement of agriculture and agricultural producers, the infrastructure and social standard development in centres of rural communities and other settlements, the communal standard increase and legal regulations for an equitable relation of the

public and individual interests and their equal legal protection facing state organs;

- Economic development harmonisation in respect to the market based production, innovation and efficiency boost supporting entrepreneurship, adjustment of integration and production programs to meet the demands of nearby and distant markets;
- Organisation, arrangement and land use harmonisation in accordance with protection needs of territory, population, activities, and natural and created resources relating to earthquakes and other elementary disasters;
- Environmental protection by preventing further degradation of natural resources and assets and putting an end to illegal and ineligible spatial use.

Focal strategic determinants

The key strategic determinant is the achievement of a higher degree of functional integrity for the Regional plan's area with the territory of the Republic of Serbia. Given the passable geographic and transport location and the planned infrastructure systems development in this area, it has been deemed most important to ensure the conditions for a better transport and economic integration of the planned region and environs foremost with adjacent functional regions, districts and the metropolitan area of Belgrade.

One of the major prerequisites is the improvement of the transportation accessibility. The construction of the Valjevo-Loznica railway would play a key role in achieving better integration with surrounding areas, foremost the area of Podrinje and Republic of Srpska, whereas the motorway would establish links with Vojvodina and Monte Negro. A more apt transport position to be accomplished by the realisation of these main infrastructure systems will evidently reflect upon the major economic development axes of the area (east-west and north-south) and especially upon particular urban and industrial centres.

The attainment of the higher degree of the Kolubarski district spatial integration implies the sub-regional disparities decrease, i.e. quality changes in the spatial, economic and social structure, especially in the hilly and mountainous areas with distinct dysfunctions of the social and economic development. The pivotal points of the more balanced sub-regional development are: (a) acceptance of real development factors; and (b) introduction

of stimulating measures by the state and other funds for the construction and development of the Kolubarski district with the purpose to develop local communities, construct the local and regional infrastructure and encourage profitable economic schemes.

The most developed sector of the planned area is and remains the agriculture, with the available agricultural supply, land quality, tradition associated with this activity, built capacities and developed cooperative sector, making it one of the most important development resources. This potential might engage some part of the working population, but it can't be count upon the increase of the working extent, because of the agricultural labour force surplus. The agricultural development intensification, especially the farming and cattle breeding would enable a faster development and diverse processing capacities founding.

The industrial development, especially the metal processing industry, with all due restructuring remains the skeleton of the development, further production and economic interrelations of this area with Belgrade, Smederevo, Cacak, Uzice and other industrial centres.

Part of the Regional plan's area (UB, Lajkovac) will found its development on the exploitation and processing of coal resources. For the parts of the mentioned municipalities the exploitation and processing of coal also figures as a constraining factor. The reasons lie in putting pressures upon agricultural land, relocation of the population and parts of settlements, and changes in the water regime. Last but not least, those households members formerly employed in agriculture might now be left without the basic economic existence. The use of the compensation policy will transform the energy development into the alternative developmental function for the districts' special use areas.

The exploitation of the non-metal mineral deposits (quartzite, kaolin clay, sandstone) enables the disperse growth of production and processing capacities in a number of smaller centres in the municipal areas of Ub, Lajkovac, Ljig, and Mionica. This calls for the indispensable intensification of the research, balance and assessment of the economic profitability of these minerals exploitation.

The comparative advantages of this area in terms of tourism development intensification and supplementary activities are based upon tourism resources of national importance (Valjevske Mountains, spas, rural areas,

monasteries, etc) and the development of a specific and recognizable tourism offer so as to facilitate the activation of new tourism areas and centres, beside Divcibare, Valjevo and Spa Vrujci. The key factor of a more complete valorisation of the tourism potential is the market vicinity of Belgrade and Vojvodina.

The distinct set back of the tertiary economic sector ought to be compensated and further intensified and diversified in accordance with the particular centres' functions within the settlement network and in line with rural areas development priorities.

Starting from the existent model of low population concentration and activity diversification in most municipalities of the Kolubarski district, the settlement fragmentation and the domination of the regional centre Valjevo, the settlements development aims at qualitative changes of the economic and socio-economic settlement systems structure.

The selective encouragement and harmonisation of the economic development with the general and individual standard development (founding of small and medium sized processing factories, local road network construction, upgrading of public departments and services, etc) would include next priorities: 1) rural communities with rural communities centres and larger more developed villages; 2) municipal centres; and 3) regional centre.

Particular economic activities decentralisation as well as the decentralisation of public services and activities of Valjevo and municipal centres towards rural community centres would contribute to the new developmental model of the spatial-functional areas organisation in rural communities. This is important for the more rational governing and organisation of the public services, a more qualitative fulfilment of the common consumption needs and more efficient local communities activity coordination.

The life quality improvement and the more rapid economic functions and public services development ought to be achieved as a priority in lesser-developed municipal centres, such as Osecina, Mionica and Ljig. Suitable policies with regard to new jobs creation, entrepreneurship, financing and investment policies and others would stop the population growth in Valjevo relative to the growth in municipal and rural communities centres.

Valjevo's further development should lie in the provision of a higher quality of regionally

important urban functions, especially the service sector, education, health service, culture, information and similar sectors. Invigorating Valjevo's regional role corresponding to the objectives of the Spatial plan of the Republic of Serbia and reflected in the de-metropolisation of Belgrade would bring about a certain degree of "emancipation" in relation to Belgrade's metropolitan functions.

The investment decisions on material production should strictly respect the location, technologic, economic and environmental protection criteria, adopted on the national and international tier. Public services programs and the present network assessment must be attuned with the economic development, financing capability and local communities idiosyncrasies, but also with certain areas development objectives. Public services development programs connote an adequate support from other sectors (in the first place the transport infrastructure).

Rural settlements and areas development in the form of the multifunctional production, social and cultural spaces and the strengthening of the rural households is the pivotal issue of the more balanced future development of the planned area. All rationales and strategies leading towards rural development and solving the problem of population development and distribution are, in a sense, specific goals of the overall comprehensive objective embodied in the image of a well off agricultural producer. In the strategic sense, this calls for qualitative and quantitative changes in rural areas based upon subsequent premises:

- Land property enlargement;
- Better transport accessibility, upgrading the level of communal and other services provision and the overall rural organisation (building and ambiance);
- The shift from agricultural to mixed or non-agricultural population in tune with real agricultural development needs;
- Development of processing capacities in villages, especially in rural community centres linked with passable technology systems in or outside the planned area;
- Agricultural production diversification as to physical and geographical zoning conditions (valleys and plain areas are predisposed for farming and cattle breeding while hilly and mountainous areas for fruit growing and cattle breeding), bearing in mind new European trends concerning genetically modified agricultural produces and organic

agriculture. However, advantages for growing organic food (which is rather expensive, but also more demanded on the western market) prevail on hilly and mountainous areas.

One of the Regional plan's strongholds relates to natural resources safeguarding, their rational use and protection, especially of those, which are deficient and those important for the betterment of the life quality. The overall balance of the water resources and their spatial and temporal distribution necessitates the careful use and granted protection system from pollution and non-planned uses. Among this plan's priority determinations are the agricultural land protection, in particular the strict land conversion restriction (I-IV class) into non-agricultural uses, but also preserving the land quality and fertility. Equally important is to afforest or restore and enhance the forest quality. With this plan, the ground for a more efficient construction, land use and control is established and norms and propositions for the settlements construction and communal provision defined. In order to reserve space on time for public interest objects/areas in terms of construction and rational utilisation, the corridor use and spatial protection regimes have been determined referring to infrastructure corridors (in the valleys of Kolubara, Ljig, Ribnica and Obnica), the energy resources exploitation areas, catchments areas and spaces for water accumulations but also protected natural and cultural assets.

Furthermore, the emphasis was put on the environmental improvement and protection, safeguarding of valuable natural heritage and the preservation of large special use areas vital for the biodiversity and environmental quality. In the cultural heritage promotion and protection domain, the endeavours aim at changing the foregoing practice, which was characterised by regional relativism, the neglect for the environs in relation to the monument protection and a narrowed choice in terms of historic periods and heritage types.

For the accomplishment of the Regional plan it is necessary to undertake actions and activities within and beyond the planned area, but in ensuing priority directions:

- Activities linked to the spatial governance and the overall development;
- Advancement of the information base, as the prerequisite for tracking, controlling and assessing the plans propositions implementation;
- Coordination and creation of adequate

cooperation between the national, sub-regional and local tier in the implementation of planning decisions.

THE REGIONAL PLAN APPLIANCE AND REALISATION

The Regional plan contains a special section on the direct appliance and realisation:

- General propositions on special policies, measures and instruments for the plan's realisation;
- First mid-term period of the plan's appliance;
- Guidelines for the Regional plan's appliance by other plans and programs;
- Propositions concerning the program, institutional-organisational, information and research support in the plan's realisation.

More detailed determinants for the Regional plan's realisation for the time span until 2005 will be defined by a special mid-term program (beyond the Regional plan), which the municipal assemblies of the Kolubarski district will prepare together with the Agency for Construction and Development of the Kolubarski district afflicted by the earthquake, the Urbanism and Construction Ministry and other responsible competent organs and public enterprises. They are to be adopted within eight months after the adoption of the Regional plan. According to the planners' team expert opinion, the program should contain: the dynamics, conditions and activities for the development priorities realisation; measures and means for the programs implementation; modalities, procedures and responsibilities for the district's expert agencies coordination with municipal assemblies, public enterprises and institutions from the planned area, thus ensuring the cooperation and support of responsible competent authorities, special organisations and public enterprises outside the planned area in the programs realisation; scientific institutions, expert organisations and/or public enterprises authorized by the responsible municipal assemblies to carry out the expert work relating to the information base formation together with the indicators system monitoring the plan's and program's realisation; and the means and tasks for ensuring the institutional and organisational support in the realisation of the Regional plan and program, with a specifically defined role of the planners team in the ensuing planning process phases, set off by the Regional plan. Based on the mid-term program, the annual development programs will be prepared affecting the

construction and arrangement of the Kolubarski district area.

The municipal assemblies of Valjevo, Ub, Lajkovac, Ljig, Mionica and Osecina agreed to assign the Agency for Construction and Development of the Kolubarski District afflicted by the earthquake with the monitoring of the plan's realisation, the plan's appliance in other resulting plans and programs, acts and projects and their realisation. This should be done with the expert assistance of this plan's working team.

The municipal assemblies ought to determine the local governance organs, or individuals from these organs, which will cooperate with the Agency for Construction and Development of the Kolubarski District (subsequently: Agency), working on tasks covering their municipal territory in compliance with the program adopted jointly by the municipal representatives in the Agency's governing board.

The realisation of the cited Program and the resulting tasks involve backing the changes, and the expansion of the organisational structure, strengthening the professional staff and financing the Agency's work, by which the present functions of this public enterprise linked to the earthquake's consequences elimination would gradually alter and broaden. Therefore, a special Agency Act /Constitution ought to be adopted with decisions on the organisation and governance and the mid-term working program. Furthermore, the municipal assemblies should determine the institution of "the Report on the state of the art and organisation of municipal organs' expert services for planning (urban and other planning) and the inspection, on geodetic plans, etc". The concluding part of this Report will entail propositions for the organisational, professional staff and material advancement of the municipal expert services.

The Agency should adopt "The Program for the indicators base creation and their updating designed for the Regional plan" so as to: use, monitor and assess the implementation, supplement and innovate the planning conceptions and propositions. The indicators' base creation will be conducted on the basis of the Regional plan and its "analytic and documentation base" (Book I, which contains numerous relevant indicators and information, with several thousand indicators to the cadastre level).

Simultaneously, the Agency and responsible municipal assemblies should also adopt "the

Program of the central information support system organisation and functioning for the plan's implementation supervision". The centralised information support system for the plan's implementation supervision implies the work on the indicators in the Agency, which were gathered and updated by the responsible expert services or specially formed municipal organisation units from the districts' territory. Above all, it is necessary to assemble information on activities and work pertaining to the spatial use, organisation, arrangement and construction on the district's municipal territories. Founded on the assembled indicators and information, in the Agency, the verification and compatibility assessment of the planned and achieved spatial changes will be carried out against the Regional plan's conception and propositions. For these tasks realisation, special attention will be paid to ascertain standards with regard to planning definitions and project solutions or indicators so as to enable their comparison.

Based on the permanent monitoring results as to the plan's implementation, at least once in two years, the municipal assemblies expert services ought to decide on a joint Report on undertaken activities and problems in the implementation of the planned conceptions, solutions, guidelines and measures determined by the Regional plan. This Report should also comprise of propositions for the more efficient plan implementation. The Report will be passed on to the Agency for Spatial Planning and Urbanism of the Ministry for Construction and Urbanism, which will inform the Government of the Republic of Serbia and suggest measures for the more efficient implementation of the Regional plan, i.e. assess the justification for the revision procedure and plan's amendment instigation or further elaboration of the planning propositions on the regulation plan level.

CONCLUSION

Formulating the premises and conditions of the sustainable development, according to the basic development (reproducible) resources, as the local communities' long-term existential ground, by which the spatial and profitable land management potentials are considered, points to the new approach in the Regional plan's elaboration. These spatial and profitable management potentials are based on the compensation and other measures, but always in function of the national, regional and local interests integration.

For the desired intensification of the local community's development, non-renewable natural resources were used, by rule being the interests' subject of neighbouring, more developed regions. In previous, non-market conditions, raw material producers and the local community had the least advantage of these resources, whereas the last (by rule extern) user benefited the most. In the present market conditions, the national, regional and local interests are levelled by development documents enabling the equitable resource benefits distribution in terms of a balanced regional development. The basic investment means sources for the realisation of development purposes are the compensations, concessions, loans and other sources (direct foreign investments, private sector investments, etc) and the basic commercialising resources are land, mineral raw materials, energy, water and preserved nature, i.e. "development generators", which are being put in function through "leading development programs". Economic subjects in the Republic and broader (national and international interests) display the interest to exploit/organise the "development generators" resources. These are: energy potentials, functional interweaving with the Belgrade's

area, infrastructure corridors and the tourism offer. "Leading development programs" are priority/real development programs, which with the fastest and most efficient socio-economic effects are being accomplished, introducing an array of development programs in the organised development process (for the Kolubarski district area ensuing priority development programs have been stressed: the lignite basin, the catchments area of the hydro-accumulation of Rovni, the motorway Belgrade-South Adriatic, Valjevo mountains, etc).

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