



# REVIEW OF HPP ZHUR FEASIBILITY STUDY INCLUDING PREPARATION OF PRELIMINARY EIA AND PRELIMINARY SA



**elektroprojekt**  
*Established 1949*  
Consulting Engineers

Alexandera von Humboldta 4  
10000 Zagreb  
CROATIA  
[www.elektroprojekt.hr](http://www.elektroprojekt.hr)



REPUBLIKA E KOSOVËS  
REPUBLIKA KOSOVA  
REPUBLIC OF KOSOVO

Ministria e Energjisë dhe Minierave  
Ministarstvo energije i rudarstva  
Ministry of Energy and Mining

LPTAP Project Office



The  
World  
Bank



# THE TASKS

- Task 1:** Review and update the existing hydrological, hydro-technical, and geological data for necessary for development of HPP Zhur.
- Task 2:** Review, update and optimize **plant installed capacity** and update/complete the existing **preliminary engineering design** of the HPP Zhur;
- Task 3:** Review and update/complete the existing **financial and economic feasibility** of the HPP Zhur, including analysis of financing options;
- Task 4:** Prepare a preliminary EIA (**Environmental Impact Assessment**), including trans-boundary impacts, impact on downstream irrigation and dam safety associated international requirements;
- Task 5:** Prepare a preliminary SA (**Social Assessment**), including a draft Resettlement Action Plan.



## **PRELIMINARY SOCIAL ASSESSMENT** analysis with a **DRAFT RESETTLEMENT ACTION PLAN**

is based:

- on the respective **World Bank Policies** and **Operation Manual** (2006) (especially on the article 4, §1 – 12)
- on the **current legal documents of the Kosova law (Expropriation Law)** (2009)
- on the **IFC Performance Standard 5**
- on the materials gathered from respective ministries
- on the field work research material

### **CONTENTS:**

**1. Preliminary Social Assessment**

**2. Draft Resettlement Action Plan**



## preliminary SA – introduction

Findings of the preliminary social assessment analysis of the Zhur Hydroelectric Power Plant are based on the following data and documentation:

- **existing materials,**
- **meetings** held with:
  - LPTAP Project Office members in Prishtinë,
  - representatives of the Dragash/Sharr and Prizren Municipality (3 November 2008),
  - representatives of the Ministry of Environment and Spatial Planning, the Republic of Kosovo (4 November 2008), and with representatives of the Ministry of Culture, Youth and Sports, Ministry of Agriculture, Forestry and Rural Development, and Ministry of Labor and Social Welfare (14 November 2008),
- **two official and general meetings** held with the executives and public representatives held in Prizren and in the Dragash/Sharr Municipality on 12 and 13 December 2008,
- findings of two **focus group research meetings** held in the Dragash/Sharr (29 persons) and in Prizren Municipality (19 persons) on 26 and 27 January 2009,
- several **field (unofficial) interviews** held in the respected area to be affected by the construction of the Zhur Hydroelectric Power Plant,





# preliminary SA – introduction

- **professional insights and perceptions** gathered on several occasions during the visits to the potentially affected areas on 3, and 15 November 2008, and 26 January 2009
- data from The Cultural Heritage Office – Ministry of Culture of Kosova provided on 29 December 2008
- data on the Motorway Vërmicë – Prizren – Prishtinë – Merdar provided on 18 February 2009,
- data collection regarding the HPP Zhur – Municipal Assembly provided by the Dragash Municipality on 28 January 2009
- other relevant materials (Operational Manual, Bank Policies, 2006; relevant Kosova Laws and articles concerning the issues of involuntary resettlement issues)

Prizren, 12 Dec 2008



Dragash/Sharr, 12 Dec 2008



Dragash/Sharr, 26 Jan 2009



Prizren, 27 Jan 2009





# preliminary SA – introduction

Major problems faced during the work on this project include:

- **incomplete data, vague data or complete lack of data**
- **lack of land planning documentation**
- analysis had to be based **on the existing data** and findings with new insights and **data collected in two focus group meetings**

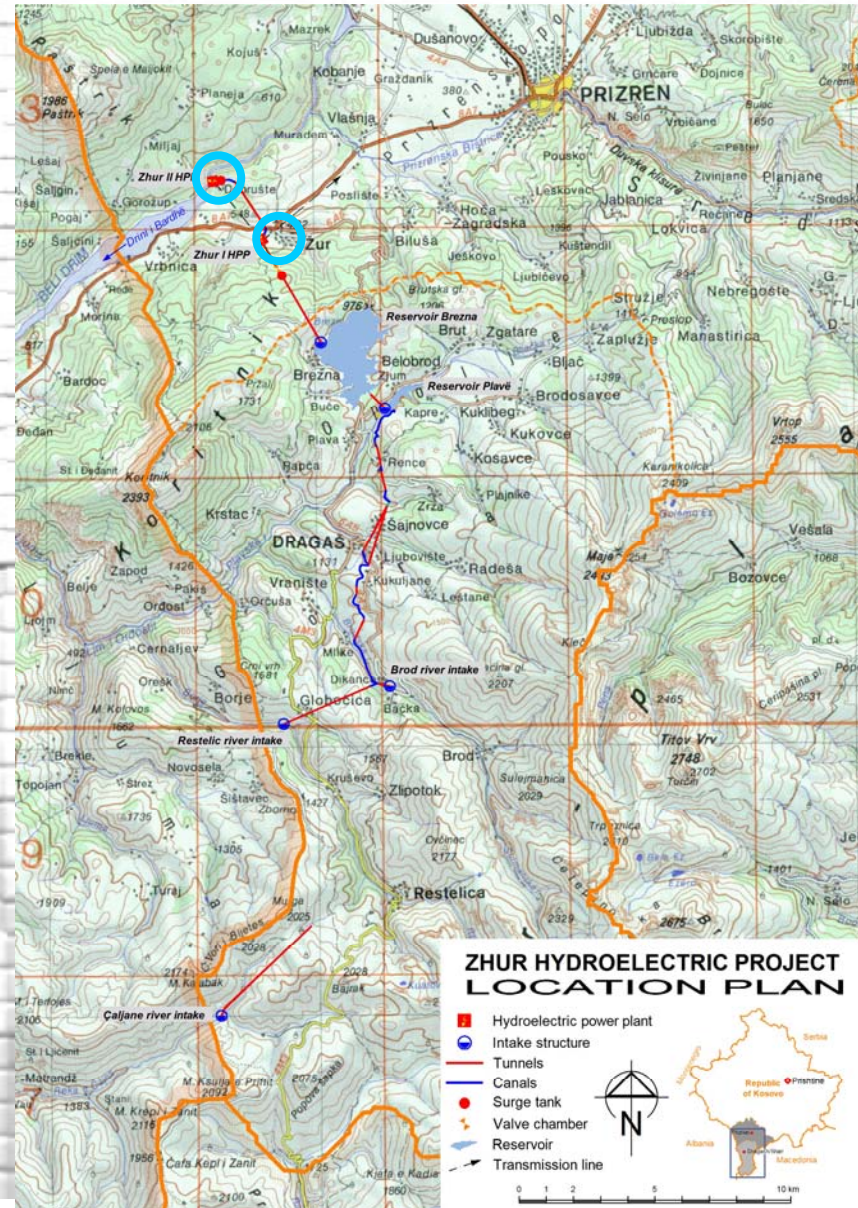






## Prizren Municipality Village Dobrushtë

The HPP Zhur is located in the Prizren Municipality and is one of the largest villages in the region. The population of the village is approx. 500 inhabitants. Several other villages such as Vermicë, Shkoze, Dobrushtë, Murademe, Velashnje and Kobajë are also in the region. If alternative I is selected in Task 2 Report, there is no need for the resettlement plan regarding population impact in the village of Zhur. The HPP is located in the village of Zhur. According to the Final Road Design Report, the Zhur I powerhouse and switchyard are planned to be located in the village of Zhur. There is no conflict between these two projects during the construction and operation phases. Due to the presence of buildings and structures of different kinds in this village, there is no need for resettlement action plan for the existing population. This village has the highest density in the area with approx. 10,000 inhabitants, while the whole region accounts for approx. 15,000 inhabitants.







# preliminary SA – area description

*New HPP Zhur I powerhouse site at the foothill*



*Location of HPP Zhur I discharge system –HPP Zhur II conveyance system*









# preliminary SA – area description

*Talking to local population*



*View of the Plavě Reservoir – houses to be impounded.  
Bellohrad/Gastil settlement in the back*





## Cultural-historical monuments

The Kosova Cultural Monuments Protection Institute **has not legally protected any cultural heritage locality so far.**

Some monuments were **recorded** at the area under consideration.

## Facilities and Industry

- in Zym/Qollopek, Brezna and Buçe villages **there are no major industrial facilities** except the car service shop mentioned previously

*Cemetery at the reservoir site*





# preliminary SA – area description

*School in Brezna*



*School in Hani i Llopushnikut*



*Aggregate screening plant near Hani i Llopushnikut*



*Auto services at the Zhur-Dragash road near the road turn to Brezna*





# preliminary SA – project impact assessment

## In Fusha e Llopushnikut or Brezna Field...

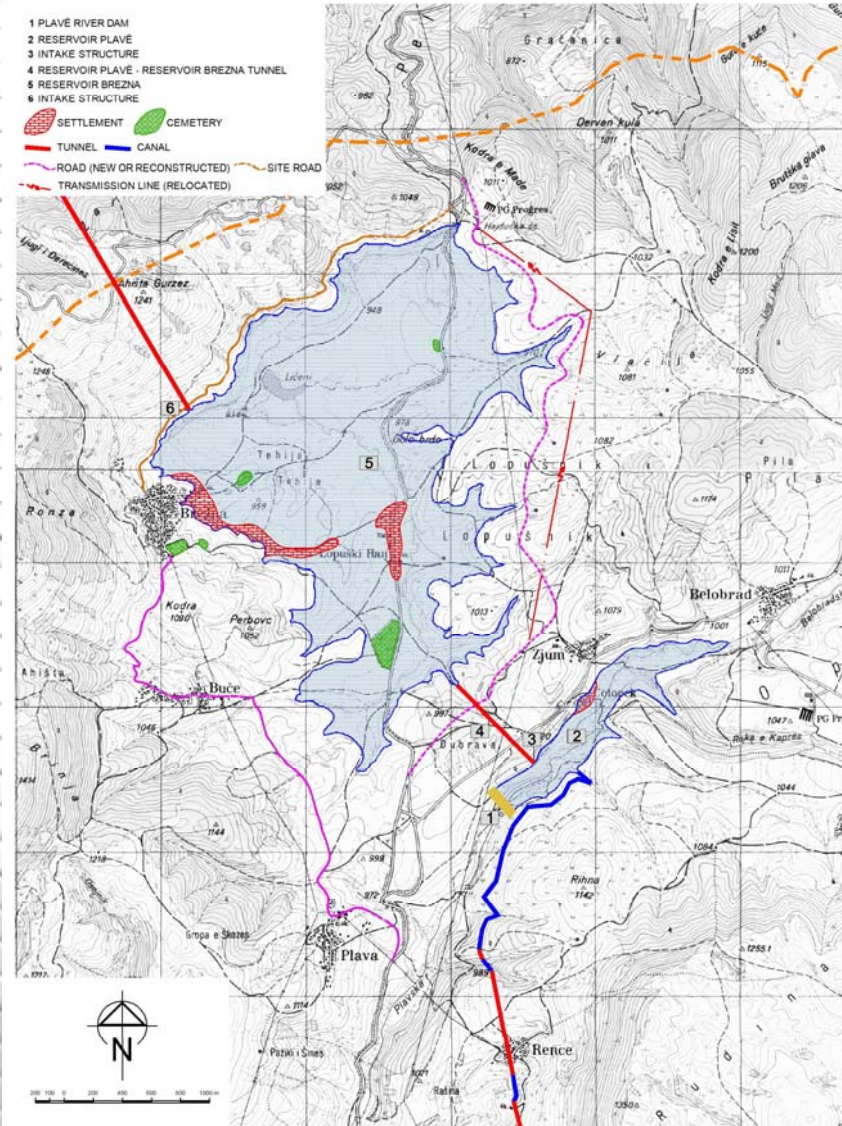
...approx. 500 ha of agricultural land will become unusable due to the impoundment. This represents a permanent influence.

## In village Qollopek...

...about 60% (49 ha) of all agricultural land will be impounded.

The loss of suitable land (grazing land) will be **permanent** and with **potential severe consequences for well-being of population there.**

There is a danger that many inhabitants of Brezna and Qollopek villages will become impoverished. If the municipality provides new land, it should be in the vicinity (**Vlaqi?**).





# preliminary SA – project impact assessment

## BREZNA RESERVOIR – EXPROPRIATION COSTS

### Private ownership

Type of cost	Unit	Quantity	Price per unit [EUR]	Price [EUR]
1 Family house	pcs	200	50,000.00	10,000,000.00
2 Small business units	pcs	10	100,000.00	1,000,000.00
3 Meadows and grazing land	ha	250	10,000.00	2,500,000.00
4 Arable land	ha	70	20,000.00	1,400,000.00
5 Non-arable land	ha	15	5,000.00	75,000.00

**Private ownership-total**

**14,975,000.00**





# preliminary SA – project impact assessment

## BREZNA RESERVOIR – EXPROPRIATION COSTS

### Public ownership

Type of cost	Unit	Quantity	Price per unit [EUR]	Price [EUR]
1 School in Brezna	m <sup>2</sup>	500	1,000.00	500,000.00
2 School in Hani i Llopushnikut	m <sup>2</sup>	600	1,000.00	600,000.00
3 Health center in Hani i Llopushnikut	m <sup>2</sup>	400	1,000.00	400,000.00
4 Sport playgrounds	m <sup>2</sup>	6,000	30.00	180,000.00
5 Water supply systems				
Water pipelines	km	5	40,000.00	200,000.00
Pumping station	pcs	1	30,000.00	30,000.00
6 Roads	km	10	350,000.00	3,500,000.00
7 Cemeteries	ha	4.5	150,000.00	675,000.00
8 Relocation of power transmission line	km	3.3	100,000.00	330,000.00
<b>Public property-total</b>				<b>6,415,000.00</b>



# preliminary SA – project impact assessment

## PLAVĚ RESERVOIR – EXPROPRIATION COSTS

### Private ownership

Type of cost	Unit	Quantity	Price per unit [EUR]	Price [EUR]
1 Family house	pcs	25	50,000.00	1,250,000.00
2 Meadows and grazing land	ha	34	10,000.00	340,000.00
3 Arable land	ha	11	20,000.00	220,000.00
4 Forests	ha	2	30,000.00	60,000.00
5 Non-arable land	ha	2	5,000.00	10,000.00

### Private property-total

**1,880,000.00**

- major infrastructural facilities in this area:
  - **drinking water supply system for the village Zym** with 3 km of pipelines in total value of €120,000.00,
  - **platforms for the powerhouses of the HPP Zhur** ask for € 870,000.00 and
  - another € 1,062,000.00 for the **conveyance system for Lumi Brod**.





# preliminary SA – project impact assessment

## EXPROPRIATION COSTS - SUMMARY

	Price [EUR]	
	Private property	Public property
1 Brezna Reservoir	14,975,000.00	6,415,000.00
2 Plavë Reservoir	1,880,000.00	120,000.00
3 Powerhouse HPP Zhur I and conveyance system HPP Zhur II	870,000.00	0.00
4 Conveyance system for Lumi Brod river	1,062,000.00	0.00
<b>Total 1 – 4</b>	<b>18,787,000.00</b>	<b>6,535,000.00</b>
		<b>25,322,000.00</b>
Temporary damages and leaseholds		500,000.00
Contingencies (10%)		2,582,200.00
<b>Total (Land Acquisition and housing)</b>		<b>28,404,200.00</b>



## Focus groups conclusions:

- a **general readiness of the population** to accept the HPP Zhur project construction
- **the local residents show their preparedness** to accept the changes in their style of living, **but with different demands**

**The acceptance of social benefits is prevailing!**

The **resettlement draft plan** we present here consists of major steps we suggest to be followed **in the second phase of the project.**







The **resettlement action plan** must be very detailed, all households should be **visited** and any misunderstanding avoided – i.e. **every structure, household, land, meadow, grazing land, etc. that will be impounded must be registered.**

Compensations due to resettlement must be firstly and thoroughly registered through **interview with local population and for each case separately.**



The **time schedule** of resettlement assumes that **houses, schools, health center, small business units, land and cemeteries must be organized prior to the beginning of any construction activity.** Construction and relocation of roads, solution of problems with water supply and relocation of the transmission line could be carried out **in parallel with the project construction activities, but have to be completed prior to the reservoir impoundment.**



- the categories of people who must be compensated under Kosova legislation are narrower than those defined under OP 4.12 or IFC PS 5 (*people entitled to compensation are only those with registered property rights, and registered identity documentation*)!
- these criteria could **exclude some of the poorest and vulnerable people!**
- there is no specific mention of compensation for commercial businesses and loss of profit due to economic displacement!
- **“... the absence of legal title to land by such groups should not be a bar to compensation.”** (OP 4.12, § 7)

**In addition to compensation for losses of land and productive assets, OP4.12 requires also that:**

- resettled people should be **assisted with their move** and **supported during their transition period** at the resettlement site; and,
- assisted in their efforts to **improve their former living standards, income earning capacity and production levels or at least to restore them**





- due to the nature of activities of the locals (agriculture, cattle breeding) a **problem of adequate land to be given in exchange for the impounded land was registered,**
- the negotiations with peoples must take into account their demands and individual situations very carefully.
- the resettlement does not concern only housing units, but also the **whole infrastructure of settlements,** as well as individual plans, situations and contexts.
- **compensation** of the affected population is seen in different ways – for example:
  - land exchange by replacement with suitable land,
  - exchange of property housing lots or even houses,
  - money (cash) reimbursement,
  - ...
- in some cases (Brezna village) a **collective resettlement** (all inhabitants should be resettled to a new place-location) was asked for and should be discussed.
- the Resettlement Action Plan should be based on the **existing Kosova legislation** (Property Expropriation Bill – still not promulgated) as well as **World Bank Procedures**



The Kosova state role is to develop and provide:

1. **urban and spatial plans** for the region; construction activities regulation (ban) on the future reservoir sites is recommended,
2. inclusion of the **EU funds** for future spatial developments,
3. **plans for compensation** of different kinds,
4. programs, regulations, laws that will stimulate **Kosova Diaspora** to be motivated to engage financially and organizationally in development of the HPP Zhur area,
5. **social programs for the population** that will be placed outside of normal possibilities of life in the area,
6. **clear procedural regulations** concerning the potential future **concession rights** of the HPP Zhur plant,
7. **plans for community development**





## General conclusions:

- general approval of the construction of the planned HPP Zhur was registered in the project region:
  - *better future of the state,*
  - *more energy,*
  - *more development*
- Kosova State is seen as a guarantee for the successful accomplishment of the project
- representatives of local communities ask for more information concerning the project activities