



**FORMAT FOR THE SUBMISSION OF
STATE OF CONSERVATION REPORTS
BY THE STATES PARTIES**

(in compliance with Paragraph 169 of the *Operational Guidelines*)

Natural and Culturo-Historic Region of Kotor (Montenegro) (C125)

1. Executive Summary of the report

Following the World Heritage Committee Decision 44 COM 7B.51 adopted during its last session held online in Fuzhou, China, 2021 (16th – 31th July), Montenegro continued to implement requests from the World Heritage Committee contained in this and decisions adopted on previous sessions, regarding the state of conservation of the World Heritage Site – Natural and Culturo-Historic Region of Kotor.

The main focus of the policy towards the Region of Kotor was put on improvement of management system of the property, through the amendment of the Law on Protection of Natural and Culturo-Historic Region of Kotor, revision of the Management Plan that should incorporate recommendations of the 2018 mission and the update of the Heritage Impact Assessment (HIA) for Natural and Culturo-Historic Region of Kotor.

The Amendments of the Law on Protection of Natural and Culturo-Historic Region of Kotor have improved the protection and management system of the protected World Site. The revision of the Management Plan is one of the most important precondition to preserve the cultural heritage of Region of Kotor. Taking into account the difficulties caused by the COVID-19 pandemic, as well as changes in government at the local and national level in Montenegro, the process of revision of Management Plan has been paused, but the activities will be intensified at the beginning of 2023 in order to finalise this important process.

Regarding the update of Heritage Impact Assessment, Montenegro has improved legislative framework for the introduction of the HIA study, in order to provide better protection of cultural heritage in protected area.

2. Response to the Decision of the World Heritage Committee

- **Welcomes the ongoing efforts of the State Party to improve the management system of the property, including by passing the Amendments of the Law on Protection of Natural and Culturo-historic Region of Kotor and the on-going revision of the Management Plan, the update of the Heritage Impact Assessment (HIA) for Natural and Culturo-Historical Region of Kotor for Harmonizing Policy/Planning Framework and Instruments, and the development of the Detailed Urban Plan for Lepetani and the forthcoming buffer zone study,**

and requests the State Party to submit these documents to the World Heritage Centre prior to their adoption;

Amendments to the Law on Protection of Natural and Culturo-historic Region of Kotor improved the protection and management system of the Kotor Region. The revised Management Plan is one of the most important prerequisites for preserving the cultural heritage of the Kotor Region. The revision of this document was started in 2019, and the author of the document is the Municipality of Kotor. Part of the Plan was revised, however, due to the situation with the COVID virus, as well as changes in government at the state and local levels, the process was stopped. Activities will continue and intensify at the beginning of 2023, when the finalization of this important document is expected.

With the aim of integral protection of the Lepetani zone, the Administration for the Protection of Cultural Properties of Montenegro prepared a Study on the protection of cultural properties for the purposes of drafting amendments to the DUP "Lepetani" and UP "Tourist Zone Lepetani", Municipality of Tivat.

- **Acknowledges the adoption of the Spatial Urban Plan for Kotor Municipality, and also welcomes that the recommendations in ICOMOS' Technical review of the draft plan have been taken into account in the adopted planning document;**

After the Administration for the Protection of Cultural Property gave its Consent to the Spatial Urban Plan of the Municipality of Kotor (No. 05-11/2019 of 27/07/2020), and then the Government of Montenegro adopted the Decision on its adoption in August 2020, the conditions were created for its implementation and application of international regulations and standards for the protection of protected areas, especially in conflict situations that threaten to endanger the exceptional universal values of UNESCO sites.

- **Also requests that the revised Management Plan incorporate the recommendations of the 2018 mission so that it becomes a fully operational instrument for the efficient management of the entire property and its buffer zone, with binding policies and provisions endorsed at national and local government level within the changing legal framework, addressing the following issues in particular:**

- a) development issues, in harmony with the Spatial Urban Plan for Kotor Municipality,**
- b) the conservation of the tangible and intangible attributes that convey the Outstanding Universal Value (OUV) and other values,**
- c) disaster risk reduction,**
- d) tourism management, including issues related to the direct, indirect and cumulative impacts that tourism could have on the property;**

The revised Management Plan is one of the most important prerequisites for preserving the tangible and intangible heritage of the protected Kotor Region. The revision was started in 2019 and part of the Plan was revised, in accordance with the recommendations of the mission from 2018, however, due to the situation with the COVID virus, as well as numerous changes of government at the state and local level, the process was paused, but activities are expected to be resumed in early 2023.

Further welcomes the preparation of the HIAs requested for various development proposals and the regular communication of information on other projects under consideration, and

encourages the State Party to continue improving the HIA process in light of the strategic documents being prepared for the property;

The Administration for the Protection of Cultural Property issued the following documents:

Prescribed preparation of HIA within the boundaries of the World Heritage area:

- For the Merriott Hotel, it issued a Decision on the approval of the Conservation Project for the construction of a high-class hotel complex on the site of cadastral plots no. 2440/1 and 2440/2 KO Dobrota I, no. UP/I-05-713/2020-6 from 22 November 2021;

Risan

- UP/I-05-853/2021-3 from 10 November 2021, construction of the road on the section Krstac - Kotor, in cadastral municipalities in the municipality of Kotor: CM Mirac, CM Nalježići, CM Dub, CM Sutvara, CM Šišići, in the scope of SUP- and the municipality of Kotor from km 0+000 to km 11+600 and in the cadastral municipality in the municipality of Cetinje CM Njeguši in the SUP of the Capital Cetinje. The construction of a major part of the subject road is planned within the scope of the protected environment of the Natural and Cultural-Historical Region of Kotor, while one part is planned within the scope of the Natural and Cultural-Historical Area of Kotor. The area in question was assessed as very sensitive and the construction of the said road would have a great impact on the attributes of exceptional universal value of the Natural and cultural-historical area of Kotor. The formation of the team for the preparation of the HIA study is in the process.
- UP/I-05-665/2022-3 of 06 October 2022, construction on cadastral plots 237/1 and 237/4 CM Risan I. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor provides measures IV - cultivated and arable estates within historical settlements. It is planned to build 850 m².
- UP/I-05-63/2022-3 of 27 September 2022, construction on cadastral plot 115, 116, 117, 118 CM Risan I. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor provides measures IV - cultivated and arable estates within historical settlements. It is planned to build 11,090 m².
- UP/I-05-32/2021-3 of 13 May 2021, construction on cadastral plots 191 CM Risan I. For the area in question, the Study on the protection of cultural property in the Kotor Municipality provides measures V - natural preserved landscape within the boundaries of World Heritage. It is planned to build 952 m².
- UP/I-05-50/2021-3 of 13 May 2021, construction on cadastral plot 758 CM Risan I. For the area in question, the Study on the protection of cultural property in the Kotor Municipality provides measures V - natural preserved landscape within the boundaries of World Heritage. It is planned to build 4 135.70 m².
- UP/I-05-179/2021-10 of 13 May 2021, construction on cadastral plot 371 CM Risan II. For the area in question, the Study on the protection of cultural property in the area of Kotor

Municipality foresees measures V - natural preserved landscape within the boundaries of the World Heritage. The planned construction is 2,900.1 m².

- UP/I-05-36/2021-3 of 16 March 2021, construction of a building on cadastral plot 45,71,72, part of cadastral plot 73,74 and 76 CM Risan II. For the area in question, the Study on the protection of cultural property in the area of Municipality of Kotor provides measures V - natural preserved landscape within the boundaries of world heritage. The planned construction is 11961.60 m². The Administration for the Protection of Cultural Property has issued a Decision on the establishment of an expert team for the preparation of the Individual assessment of the impact of the tourist facility on cadastral plot 45,71,72, part of cadastral plot 73,74 and 76 CM Risan II, on the natural and cultural heritage of the Kotor area no. UP/I-05-36/2021-6 from 13 September 2022.

Morinj

- UP/I-05-788/2022-4 of 18 October 2022, construction on cadastral plot 1133/3, 1133/21, 1133/20, 1133/19, 1133/18, 1133/25, 1133/26, 1133/ 27, 1133/28, 1133/29, 1133/30, 1133/31, 1133/32, 1133/33, 1133/34 and part 1133/22 CM Morinj. For the area in question, the Study on the protection of cultural property in the area of Kotor Municipality foresees measures V - natural preserved landscape within the boundaries of the World Heritage. It is planned to build 8,961 m².
- UP/I-05-471/2022-3 of 29 September 2022, construction on cadastral plot 1085, 1087, 1088/1, 1088/4, 1088/5, 1088/7, 1088/8, 1088/9, 1074/ 1, 1074/5, 1074/6, 1074/7, 1074/8, 1076 CM Morinj. For the area in question, the study of the protection of cultural assets in the area of the Municipality of Kotor envisages measures V - natural preserved landscape within the boundaries of the World Heritage and measures II - historical estates along the coast, including the built-up coast. It is planned to build 5,391.60 m².
- UP/I-05-196/2022-3 of 05 October 2022, construction on cadastral plot 1203/1, 1203/3, 1203/4, 1203/5 and 1203/6 CM Morinj. For the area in question, the Study on the protection of cultural property in the area of Kotor Municipality foresees measures II - historical settlements along the coast, including the built-up coast. It is planned to build 1,853 m².
- UP/I-05-898/2022-3 of 19 November 2022, construction on cadastral plots 1229, 1230, 1231, 1233 and 1234 CM Morinj. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor envisages measures V - natural preserved landscape within the boundaries of the World Heritage and to a lesser extent measure II - historical settlements along the coast, including the built-up coast. It is planned to build 3,735 m².

Dobrota

- UP/I-05-611/2022-3 of 18 October 2022, construction on cadastral plots 1589/1, 1589/2, 1589/3, 1590/2, 1590/3, 1590/5 and 1590/7 CM Dobrota. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor envisages measures V - natural preserved landscape within the boundaries of the World Heritage and

- to a lesser extent measure II - historical settlements along the coast, including the built coast. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 3 - Sv. Ilija - Sv. Matija - Sv. Varača, as well as in the direction of the visual axis G-Sv. Matija - Sv. Varača. It is planned to build 3,482 m².
- UP/I-05-643/2022-3 from 12 October 2022, construction on cadastral plot 717/1 CM Dobrota I. For the area in question, the Study of the protection of cultural property in the area of Kotor municipality provides measures IV - cultivated arable estates within historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 4 - the most significant part of the Dobrota settlement. It is planned to build 857 m².
 - UP/I-05-226/2022-3 of 13 October 2022, construction of road on cadastral plots 2565/1, 1703/12, 1703/4, 1703/8, 1703/1, 1703/6, 1703/7, 1591 /1, 1596, 1591/2, 1598/1, 1592, 1593, 1701, 1702, 1703/11, 1703/10, 1700/1, 1699/1 CM Dobrota. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor foresees measures IV - cultivated arable estates within the framework of historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 3- Sv. Ilija-Sv. Matija-Sv. Varača.
 - UP/I-05-882/2022-3 of 18 October 2022, construction of the building and removal of the existing one on cadastral plots 1590/1 and 1590/4 CM Dobrota. For the area in question, the study of the protection of cultural property in the area of the Municipality of Kotor foresees measures II - historical settlements along the coast, including the built-up coast. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 3 - Sv. Ilija-Sv. Matija-Sv. Varača, as well as in the direction of the visual axis G-Sv. Matija-Sv. Vrača. It is planned to build 1,538 m².
 - UP/I-05-396/2022-3 of 5 November 2022, construction on cadastral plots 1638/2, 1664/2, 1666/2, part 1668/3, 1669/2, 1670/2, 1671/4, part 1671/5, part 1672/2, 1673, 1674, 1675/2 and part 1678 KO Dobrota. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor foresees measures IV - cultivated arable estates within the boundaries of historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 3- Sv. Ilija-Sv. Matija-Sv. Varača, as well as in the direction of the visual axis G-Sv. Matija-Sv. Vrača. It is planned to build 7,489 m².
 - UP/I-05-458/2021-3 of 28 October 2022, construction on part of cadastral plot 765/3 CM Dobrota. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor foresees measures IV - cultivated arable estates within the boundaries of historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 4 - the most significant part of the Dobrota settlement. It is planned to build 841 m².

Stoliv

- UP/I-05-228/2022-3 of 13 October 2022, construction on cadastral plots 435/1 and 435/2 KO Stoliv I. For the area in question, the Study of the protection of cultural property in the

area of the Municipality of Kotor provides measures IV - cultivated arable estates within the historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 12- Stoliv-Gornji Stoliv, as well as in the direction of the visual axis Donji Stoliv-Gornji Stoliv. It is planned to build 627 m².

Kotor I

- UP/I-05-766/2021-3 of 27 September 2022, construction of traffic infrastructure (garage) on parts of cadastral plots 21/1 and 21/2 CM Dobrota. For the largest part of the area in question, the Study on the protection of cultural property in the Kotor Municipality foresees measures III - zone of historical settlements with modern urbanization. It is located within the scope of the Zone of Outstanding Universal Value (OUV), which includes the Old Town and its immediate surroundings. Also, it is located on the visual axis H-Tok of the river Škurda, in the protected surroundings of the cultural property Old Town Kotor with ramparts, as well as the protected surroundings of the Venetian fortifications from the 16th to the 17th centuries. It is planned to build 4,740 m².

Orahovac

- UP/I-05-13/2022-3 of 02 November 2022, construction on cadastral plots 248/2 and 249/2 CM Orahovac I. For the area in question, the Study of the protection of cultural property in the Kotor Municipality provides measures IV - cultivated arable estates within the historical settlements. It is planned to build 1,291 m².
- UP/I-05-66/2021-3 of 13 May 2021, construction on cadastral plots 417 and 418/1 CM Orahovac I. For the area in question, the Study on the protection of cultural assets in the Municipality of Kotor provides measures V - natural preserved landscape within the boundaries of the world heritage. It is planned to build 1,300 m².
- UP/I-05-613/2020-4 of 15 February 2021, construction of a facility on cadastral plots 394/1,394/2, 394/3 CM Orahovac I. For the area in question the Study of the protection of cultural property in the area of the Municipality of Kotor on plot 394/1 envisages measures III - parts of the settlement with dominant modern urbanization, and on cadastral plot 394/1,394/2 measures V - natural preserved landscape within the boundaries of world heritage are planned. The planned construction is 1033 m². The Administration for the Protection of Cultural Property has issued a Decision on the establishment of an expert team for the preparation of the Individual assessment of the impact of buildings of cadastral plots 394/1,394/2, 394/3 CM Orahovac I within the scope of SUP Kotor on the heritage of the Natural and cultural-historical area of Kotor number UP/ I-05-613/2020-4 from 01 November 2022.

Prčanj

- UP/I-05-869/2022-3 of 31 October 2022, construction on cadastral plots 371 and 371 KO Prčanj I. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor provides measures IV - cultivated arable properties within the

- framework of historical settlements. It is located within the scope of the Zone of Outstanding Universal Value (OUV) 13 - Prčanj historical core. It is planned to build 1,140 m².
- UP/I-05-613/2021-3 of 31 October 2022, construction on cadastral plot 424/1 CM Prčanj I. For the area in question, the Study of the protection of cultural property in the area of the Municipality of Kotor provides measures IV - cultivated arable estates within the framework of historical settlements. It is located within the Zone of Outstanding Universal Value (OUV) 13 - Prčanj historical core. It is planned to build 807.6 m².
 - UP/I-05-714/2020 of 28 December 2020, construction of a tourist facility on the cadastral plot 1078 CM Prčanj I. For the area in question, the Study of the protection of cultural property in the area of Kotor municipality provides for measures IV - cultivated arable estates within the boundaries of historical settlements. The planned construction is 9629.84 m².
 - Conceptual solution for the construction of residential buildings and reconstruction of existing buildings on cadastral plots 184/1, 184/2, 185/1, 185/2, 182, 183, 184/7, 184/8, 184/10, 147/1, 150, 151/1, 151 /2151/3, CM Prčanj, Municipality of Kotor. The Member State submitted it to the World Heritage Center for consideration in March 2022. Opinion is awaited.

Škaljari

- UP/I-05-329/2022-3 of 24 June 2022, construction of a building and removal of existing buildings on part of the cadastral plot 274/1 and 274/6 CM Škaljari I. For the largest part of the area in question the Study of the protection of cultural property in the area of the Municipality of Kotor provides for measures III - zone of historical settlements with modern urbanization. The mentioned area is located approx. 350m southwest of the Venetian fortifications from the 16th to the 17th century. It is planned to build 8,318 m².
- UP/I-05-330/2022-3 of 24 June 2022, construction of the building and removal of existing buildings on part of the cadastral plot 274/1 and 274/2 CM Škaljari I. For the largest part of the area in question the Study of the protection of cultural property in the area of the Municipality of Kotor provides for measures III - zone of historical settlements with modern urbanization. The mentioned area is located approx. 350m southwest of the Venetian fortifications from the 16th to the 17th century. It is planned to build 2,089 m².
- UP/I-05-331/2022-3 of 24 June 2022, reconstruction with partial removal of building no. 1 and the removal of existing buildings on part of cadastral parcel 274/1 and cadastral parcels 274/3, 274/4 and 274/5 CM Škaljari I. For the largest part of the subject area, the Study of the protection of cultural property in the area of the Municipality of Kotor provides measures III - zone of historical settlements with modern urbanization. The mentioned area is located approx. 350 m southwest of the Venetian fortifications from the 16th to the 17th century. It is planned to build 5,908 m².
- UP/I-05-220/2021-3 of 17 November 2021, construction on parts of cadastral plots 274/1, 274/2, 274/3, 274/6, 278 and cadastral plot 279 CM Škaljari I. For the largest part of the

subject area the Study of the protection of cultural property in the area of the Municipality of Kotor foresees measures III - zone of historical settlements with modern urbanization. The mentioned area is located in the vicinity of the Venetian fortifications from the 16th to the 17th centuries. It is planned to build 17,072 m².

- UP/I-05-52/2021 of 25 May 2021, construction on part of the cadastral plot 1299 CM Škaljari I. For the largest part of the area in question, the Study on the protection of cultural property in the Kotor Municipality foresees measures V- natural preserved landscape within the boundaries of World Heritage. The planned construction is 7,736.80 m².
- UP/I-05-646/2021-3 of 24 September 2022, reconstruction, rehabilitation and conversion of the existing building, with the addition of a new one on the cadastral plot 308/1 CM Škaljari I, in the scope of DSL "Sector 16". For the area in question according to the official Report of the reactive monitoring mission of the UNESCO/ICOMOS World Heritage Center for the property of the World Heritage Natural and Cultural-Historical Area of Kotor, in chapter 3.6 Assessment of specific places and proposals: *P27 Detailed spatial plan in preparation for the location of the former Hotel Fjord and the conversion of the Jugooceanija building into a hotel should be submitted to the World Heritage Center in accordance with Paragraph 172 of the Operational Guidelines, and the project(s) if they continue to be subject to a Heritage Impact Assessment, including accurate visual representations of the projects in their context.*
- UP/I-05-640/2021-3 of 24 September 2022, construction of a hotel complex on UP 9, which consists of parts of cadastral plots 266, 265 and 261 CM Škaljari I, in the scope of DSL "Sector 16". For the area in question according to the official Report of the reactive monitoring mission of the UNESCO/ICOMOS World Heritage Center for the property of the World Heritage Natural and Cultural-Historical Area of Kotor, in chapter 3.6 Assessment of specific places and proposals: *P27 A detailed spatial plan in preparation for the site of the former Fjord Hotel and the conversion of the Jugooceanija building into a hotel should be submitted to the World Heritage Center in accordance with Paragraph 172 of the Operational Guidelines, and the project(s) if they continue to be subject to a Heritage Impact Assessment, including detailed visual project presentations in their context.* The location in question is located within DSL - Sector 16.

Muo

- UP/I-05-544/2020 of 14 December 2020, construction of tourist facilities on the cadastral plot 1/2 CM Muo I. The site in question is located in the northernmost part of the Muo Historical Settlement along the coastal road. The objects of the old Austro-Hungarian complex are located on the plot in question. In accordance with the General Measures contained in the Study on the protection of cultural property in the area of Kotor Municipality, it is stated that *due to the importance of preserving the Outstanding Universal Value of the area, it is important to preserve the penetrations of natural greenery up to the coast line, such as: Glavati cove, the cove with the Austro-Hungarian complex between*

Glavati and Mio... For the area in question, the Study on the protection of cultural property in the Municipality of Kotor provides measures V - natural preserved landscape within the boundaries of the world heritage.

Strp

- UP/I-05-16/2021 of 13 May 2021, construction on cadastral plot 476/2 CM Strp. For the area in question, the Study on the protection of cultural property in the Kotor Municipality foresees measures V - natural preserved landscape within the boundaries of the World Heritage. The planned construction is 472.80 m².
- UP/I-05-661/2020 of 07 May 2021, construction of a residential building on cadastral plot 488/2 CM Strp. For the area in question, the Study on the protection of cultural property in the Municipality of Kotor provides measures V - natural preserved landscape within the boundaries of the world heritage. It is planned to build 596 m². The Administration for the Protection of Cultural Property has issued a Decision on the establishment of the Expert Team for the preparation of the Individual assessment of the impact of residential buildings on the site consisting of the cadastral plot 488/2 CM Strp on the heritage of the Natural and cultural-historical area of Kotor number UP/I-05-661/2020 of 14 October 2022.

Prescribed preparation of HIA in the buffer zone of the World Heritage area:

Municipality of Kotor – Glavatičići

- UP/I-05-415/2022-3 of 04 July 2022, construction on part of cadastral plot 2809/241 CM Glavatičići. For the area in question, the Study on the protection of cultural property in the Municipality of Kotor provides for measures II – Zone of Exceptional Natural Values. It is planned to build up to 670 m².

Municipality of Tivat - Island Sveti Marko

- UP/I-05-964/2021-3 of 17 December 2021, construction of infrastructure systems (water supply, sewage, electricity, telecommunications, traffic), which at the level of the planning solution were derived from DSL, "Island Sveti Marko". The HIA requested a review of the future urban-architectural solution of the tourist complex on Sv. Marko, and not just the infrastructure solution for which the application was submitted.

Municipality of Herceg Novi – Sutorina, Radovanići, Rose, Mrkovi

- UP/I-05-27/2022-3 of 02 February 2022, construction of the Sutorina - Žvinje cable car in the scope of the SUP of the Municipality of Herceg Novi.
- UP/I-05-188/2022-3 of 16 March 2022, construction on cadastral plot 5828/10 CM Sutorina. The area in question is located within the DSL "Sector 1" - Cape Kobila-Njivice-Mouth of Sutorina, zone B in the southern part of CM Sutorina, north of the inhabited part of the left coast, the entrance to the Bay of Kotor. It is planned to build 6,009 m².

- UP/I-05-403/2019 of 5 September 2019, construction on parts of cadastral plots 5790/1, 5790/2, 5801/1, 5792/2 and cadastral plot 5791 CM Sutorina. The area in question is located within the DSL "Sector 1" - Cape Kobilan-Njivice-Mouth of Sutorina, zone B in the southern part of CM Sutorina, above the inhabited part of the left coast, the entrance to the Bay of Kotor. It is planned to build 1,927 m².
- UP/I-05-173/2018 of 9 November 2018, construction on cadastral plot 5968/1, 5969/1 CM Sutorina. The area in question is located within the DSL "Sector 1" - Cape Kobilan-Njivice-Mouth of Sutorina, on Cape Kobilan and occupies the left side of the entrance to the Bay of Kotor.
- UP/I-05-634/2019 of 19 February 2020, construction on part of cadastral plot 1857 CM Radovanići. The area in question is located within the DSL "Sector 34" - Žanjice-Mirište-Arza, in the southeastern part of the Luštica peninsula above the right coast of the very entrance to the Bay of Kotor, in view of the immovable cultural assets "Mamula" - the island and the fortress and the Church "Crkva sv. Vavedenja". The planned construction is 13,652 m².
- UP/I-05-637/2019 of 19 February 2020, construction on part of cadastral plots 1857, 1858, 1859, 1860 CM Radovanići. The area in question is located within the DSL "Sector 34" - Žanjice-Mirište-Arza, in the southeastern part of the Luštica peninsula. According to the Study of the protection of cultural property of the Municipality of Herceg Novi, the mentioned area is marked as a zone of preserved natural landscape of exceptional importance for the OUV and the zone of the fortification complex - Rose. It is planned to build 2,700 m².
- UP/I-05-638/2019 of 19 February 2020, construction on part of cadastral plot 1857 CM Radovanići. The area in question is located within the DSL "Sector 34" - Žanjice-Mirište-Arza, in the southeastern part of the Luštica peninsula above the right coast of the very entrance to the Bay of Kotor, in view of the immovable cultural assets "Mamula" - the island and the fortress and the church "Crkva Sv. Vavedenja". According to the Study of the protection of cultural property of the Municipality of Herceg Novi, the mentioned area is marked as a zone of preserved natural landscape of exceptional importance for the OUV and the zone of the fortification complex - Rose. It is planned to build 13 652 m².
- UP/I-05-311/2019-2 of 04 July 2019, construction of the building on cadastral plot 1582 and 1585/2 CM Rose. The location in question is located within the DSL "Sector 32" - Rose Dobroč, on the north-western part of the Luštica peninsula and occupies the right bank of the entrance to the Bay of Kotor.
- UP/I-05-134/2020 of 13 February 2020, construction of a catering facility at location UP 8, which corresponds to part of the cadastral plot 1563/2, 1544 and 1545 CM Rose, in the scope of the Special Purpose Spatial Plan for the coastal area - detailed elaboration - Monterose. For the area in question, the Study on the protection of cultural property in the area of Kotor municipality provides measures IV - cultivated and arable estates within the framework of historical settlements. It is planned to build 850 m².

- UP/I-05-183/2018-6 of 29 October 2018, construction of tourist settlement T2 on the location of urban plots UP1, UP2, UP#, UP\$, UP%, UP&, UP/, greenery of the tourist settlement on urban plots UP8, UP9, UP10, UP11, UP12, UP14, UP17, UP18, UP19, hydrotechnical infrastructure facilities on urban plots UP13 and UP15, helipad on UP16 and power infrastructure facilities TS 10(20)/0.4 kV on the location of urban plots UPTS1 and UPTS2, all CM Mrkovi. The area in question is included in the scope of the "Spatial plan of special purpose for the coastal area of Montenegro, detailed elaboration of the location Mrkovi-Bijela stijena in the municipality of Herceg Novi" and it is an undeveloped and uninhabited steep part above the cove Dobroč. The planned construction is a maximum of 57,500 m². By means of Decision no. UP/I-05-183/2018 of 25 June 2019, an Expert Team was formed to prepare the subject HIA.

HIA studies carried out within the boundaries of the World Heritage area:

- In mid-January 2022, the member state submitted for consideration to the World Heritage Center the Proposal for an Individual impact assessment of the Conceptual design for the construction of a tourist facility on the location consisting of cadastral plot number 446/1 CM Orahovac I, within the SUP of the Municipality of Kotor, on the heritage of Natural and of the cultural and historical area of Kotor in order to obtain opinions. A reply is expected.
- In mid-January 2022, the member state submitted for consideration to the World Heritage Center the Proposal of the Individual impact assessment of the Conceptual design for the construction of a tourist facility on the location consisting of cadastral plots number 408, 409, 410 and 415 CM Muo I, within the scope of the SUP of the municipality of Kotor, on the heritage of the Natural and cultural-historical area of Kotor in order to obtain an opinion. A reply is expected.

Prepared HIA studies in the buffer zone of the World Heritage area:

- UP/I-05-188/2021-10 of 13 December 2021, Decision on the adoption of Individual assessment of the impact of changes in the area of the planned realization of the exploitation of non-metallic mineral raw materials of technical-building stone in the locality "Stupne", Municipality of Kotor, which are parts of the cadastral plot 760,761, 762/4, 763 CM Krivošija donje, according to PUP Kotor, on the heritage of the Natural and cultural-historical area of Kotor, no. UP/I-05-188/2021-9. After the adoption of the subject HIA study, in accordance with the law, the Administration for the Protection of Cultural Property prescribed the Decision on conservation conditions for the development of a conservation project for the preservation of natural and cultural values, before the start, during and after the end of exploitation works on the location that consists of parts of cadastral plots 760,761, 762/4, 763 CM Krivošija donje, within the SUP of the municipality of Kotor.

- UP/I-0-544/2020-13 2021., Decision on the adoption of the Individual impact assessment of the tourist facility in Kotor on the location that includes parts of cadastral plot 1/2, 13/2 4/2 CM Kavač and part of the cadastral plots 16/2 CM Muo II, SUP of Kotor municipality, to the heritage of the Natural and cultural-historical area of Kotor, no. UP/I-05-544/2020-9-1.
- UP/I-05-659/2020-11 of 23 December 2021, Decision on the adoption of the Individual assessment of the impact of changes in the area of the planned implementation of the exploitation of non-metallic raw materials of technical-building stone at the "Ledenice" locality, Municipality of Kotor, which consists of cadastral parcels 1150, 1156 CM Ledenice gornje and cadastral parcels 741, 742, 743, 755 and 756 CM Krivošija donje, according to SUP Kotor, to the heritage of the Natural and cultural - historical region of Kotor, no. UP/I-05-659/2020-10. After the adoption of the subject HIA study, in accordance with the Law, the Administration for the Protection of Cultural Property prescribed a Decision on conservation conditions for the development of a conservation project for the preservation of natural and cultural values, before the beginning, during and after the end of exploitation works on the location consisting of cadastral plots 1150, 1156 CM Ledenice gornje and cadastral plots 741, 742, 743, 755 and 756 CM Krivošija donje, within the SUP of the municipality of Kotor.
- UP/I-05-722/2020-12 of 13 December 2021, Decision on the adoption of Individual assessment of the impact of changes in the area of the planned realization of the exploitation of non-metallic raw materials of technical-building stone at the locality "Krivošije", municipality of Kotor, consisting of parts of the cadastral parcels 758, 762/2, 1679, 1680, 746, 745, 743 and 757 6 CM Krivošije and parts of cadastral plots 1/1 and 4 KO Risan II, according to the SUP Kotor, to the heritage of the Natural and cultural-historical region of Kotor, no. UP/I-05-722/2020-11. After the adoption of the subject HIA study, in accordance with the Law, the Administration for the Protection of Cultural Properties prescribed a Decision on conservation conditions for the development of a conservation project for the preservation of natural and cultural values, before the start, during and after the end of the exploitation works on the location consisting of parts of cadastral plots 758, 762/2, 1679, 1680, 746, 745, 743 and 757 6 CM Krivošije and parts of cadastral plots 1/1 and 4 CM Risan II, within the SUP of the Municipality of Kotor.

Commends the State Party for taking into consideration ICOMOS' recommendations in the reconstruction of the Hotel Teuta, and welcomes furthermore that the revised design plans substantially mitigate the negative impact of the existing hotel on the OUV of the World Heritage property;

In accordance with the recommendations of ICOMOS and the positive attitude towards the conceptual solution of the reconstruction of the Hotel Teuta, the Administration for the Protection of Cultural Property issued its consent (on 26 April 2022) to the Conservation Project for the reconstruction and expansion of the Hotel Teuta in Risan on the location consisting of the cadastral plots 515/3 CM Risan I, municipality of Kotor, in the scope of DSL "Sector 10", Spila-

Risan-Rt Banja, which mitigates the negative impact on the exceptional universal values of the protected region.

Further requests the State Party to consider the conclusions of the ICOMOS Technical review on the Morinj accommodation complex, and to revisit the project in light of the Spatial Urban Plan for Kotor Municipality and consider other design alternatives that would avoid negative impacts on OUV;

In order to protect the location from the negative impact of the project for the Morinj accommodation complex, act no. UP/I-05-788/2022-4 of 18 October 2022, the Administration for the Protection of Cultural Heritage prescribed, in 2008, the mandatory preparation of the Individual impact assessment of the construction of new buildings (GDCS - 8,961 m²) on cadastral plots 1133/3, 1133/21, 1133/20, 1133/19, 1133/18, 1133/25, 1133/26, 1133/27, 1133/28, 1133/29, 1133/30, 1133/31, 1133/32, 1133/33, 1133/34 and part 1133/22 KO Morinj, which will respond to requests of WHC regarding the negative impact of the project on OUV.

Requests furthermore the State Party to submit to the World Heritage Centre for review by the Advisory Bodies an HIA for the Verige Bridge project, Accurate Visual Representations for the Kotor-Lovćen cable car, documentation on the proposed underpass near Kotor old town and information on any developments foreseen associated with the Luštica peninsula road;

The Administration for the Protection of Cultural Properties issued approval for the Conservation Project for the construction of a local road in Luštica (from the existing road Rose - Krašići to the existing road Babunci - Krašići), no. UP/I-05-352/2019-6, on 12 July 2021.

The Administration for the Protection of Cultural Properties issued a Decision on consent to the Main Project of the Underground Pedestrian Passage, no. GP 16001-AR at the location consisting of parts of cadastral plots 28, 29 and 80 CM Kotor I.

At this moment, we have information that the Ministry of Transport and Maritime Affairs at the time launched an initiative to develop the HIA for the Verige Bridge project. After the completion of the HIA process for the Verige Bridge project, the Montenegrin National Commission for UNESCO will submit it to the World Heritage Center for consideration.

In accordance with the decision of the World Heritage Committee 44 COM 7B.51, in July 2022, the Ministry of Culture and Media of Montenegro referred Accurate Visual Representations for the Kotor-Lovćen cable car to the World Heritage Center for consideration. A reply is expected.

Finally requests the State Party to submit to the World Heritage Centre, by 1 December 2022, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 46th session.

3. Other current conservation issues identified by the State(s) Party(ies) which may have an impact on the property's Outstanding Universal Value

In 2020, the Municipality of Kotor and the Municipality of Tivat initiated development of a Protection Study for the purpose of declaring the Vrmac hill a protected natural property - a nature

park. The Draft Protection Study was prepared by the Environmental Protection Agency and on 11 August 2022 a public discussion lasting 3 months was started.

According to the Study, the area of Vrmac will be divided into 3 protection zones, on which the permitted and prohibited activities will depend, in accordance with the valid Spatial Plan. In this way, the Vrmac hill, as part of the area registered on the UNESCO list of cultural heritage, will be formally protected as a natural asset - a nature park. The goal is to enable the Vrmac Hill Nature Park's sustainable development by adopting the Management Plan, respecting all principles of protection of both natural and cultural values.

After the end of the public hearing and consideration of the received objections, the municipalities of Kotor and Tivat will send proposals to the Government of Montenegro for the adoption of the Decision on the proclamation of the Vrmac hill as a nature park.

4. **In conformity with Paragraph 172 of the *Operational Guidelines*, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.**

The Administration for the Protection of Cultural Property has issued the following documents in accordance with paragraph 172 of the Operational Guidelines, within the protected area of World Heritage:

- UP/I-05-191/2022 of 25 February 2022, Decision on conservation conditions for the construction of a building/s with the purpose of central activity - CA, on the location that is part of cadastral plots 396, 397 and 399 KO Škaljari I, in the scope of GUS- and Kotor (Planning unit Škaljari). The subject cadastral parcels are located in the northeastern part of the cadastral municipality Škaljari I;

- UP/I-05-64/2022-3 of 08 August 2022, Decision on conservation conditions for the construction of facilities with the purpose of tourism D1-T1 on the location consisting of cadastral plots 71/2, 71/3 and 72 CM Orahovac I, within the SUP of the municipality of Kotor. The cadastral parcels in question are located in the southwestern part of the cadastral municipality Orahovac I, in the extreme western part of the Orahovac settlement.

Presentation and Information on the construction plan of the tourist facility, planned on cadastral plots 71/2, 71/3 and 72 of the CM Orahovac I, in the protection zone of the Natural and cultural and historical region of Kotor, sent to the UNESCO World Heritage Center in August 2022. Opinion is awaited.

- UP/I-05-13/2021-7 of 08 August 2022, Decision on conservation conditions for the construction of residential buildings on the location of cadastral plot 978 (larger part) CM Dobrota I, in the scope of GUS, SUP of the municipality of Kotor. The cadastral plot in question is located in the central part of the cadastral municipality Dobrota I, next to the main road. Presentation and Information on the plan for the construction of a residential building, on a location consisting of a larger cadastral plot number, 978 CM Dobrota I, in the protection zone of the Natural and Cultural-

Historical Region of Kotor is sent to the UNESCO World Heritage Center in August 2022. An opinion is awaited.

- UP/I-05-1028/2022-2, Decision on conservation conditions for the reconstruction of the building on parts of cadastral plots 244, 1319 and 240/2 CM Škaljari within the scope of GUS, PUP of the municipality of Kotor. The location in question is located in the northern part of the cadastral municipality of Škaljari I, approx. 7 meters west of the immovable cultural asset church "Crkva Sv. Vičencija".

In the scope of the buffer zone of the World Heritage area:

- At the entrance to the Bay of Kotor, UP-05-51/2020 - Preparation of the Individual Heritage Impact Assessment of the conceptual plan for the Exclusive Tourist Complex on the Luštica - Montrose Peninsula is in progress;

- UP/I-05-731/2022-3 of 11 November 2022, Opinion for the construction of new facilities of central activities on the location of urban plot H2, which consists of parts of cadastral plots 14,34,15,9,11 and 10 CM Bogdašići and part of the Adriatic Sea in the scope of the State Study of the "Island of Sveti Marko" location. The subject urban plot is located on the coast, in the northern part of the western half of the island of Sveti Marko. Sent to the Ministry of Ecology, Spatial Planning and Urbanism;

- UP/I-05-732/2022-3 of 11 November 2022, Opinion for the construction of a new hotel facility on the location of urban plot H1, which consists of parts of cadastral plots no. 9,14,20,34,15,10,12,13,8 and 5, CM Bogdašići and cadastral parcels of 32 CM Bogdašići in the scope of the State study of the location "Sveti Marko Island". The urban plot in question is located in the northern part of the western half of the island of Sveti Marko. Sent to the Ministry of Ecology, Spatial Planning and Urbanism;

- UP/I-05-733/2022-3 of 11 November 2022, Opinion for the construction of new bungalow buildings on the location of urban plots of B1-B 100 in the scope of the State Study of the "Island of Sveti Marko" location. The parcels in question are located on the island of Sveti Marko, on almost half of its western part, and stretch from the north to the south coast. Sent to the Ministry of Ecology, Spatial Planning and Urbanism;

- UP/I-05-734/2022-3 of 11 November 2022, Opinion for the construction of new fitness and spa center facilities on the location of urban plot H3, which consists of parts of cadastral plots no. 31, 30 and 15, CM Bogdašići in the scope of the State study of the location "Sveti Marko Island". The urban plot in question is located in the central part of the western half of the island of Sveti Marko. Sent to the Ministry of Ecology, Spatial Planning and Urbanism;

- UP/I-743/2022-3 of 11/ November 2022, Opinion for the construction of new buildings and areas within the coastal zone at the locations of urban plots from OP1, OP2 and OP3 in the scope of the State Study of the "Island of Sveti Marko" location. The subject urban plots are located along the entire coast of Sveti Marko. Sent to the Ministry of Ecology, Spatial Planning and Urbanism;

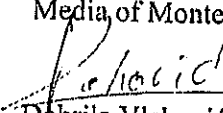
- UP/I-963/2022 of 11 November 2022, Opinion for the construction of new villa buildings on the location of urban plots from V1 to V74 in the scope of the State Study of the "Island of Sveti Marko" location. The urban plots in question are located on the western half and part of the eastern half of the island of Sveti Marko along the coast. Sent to the Ministry of Ecology, Spatial Planning and Urbanism.

5. Public access to the state of conservation report

Authorities of Montenegro agree to put Report on the Website.

6. Signature of the Authority

Acting Director General of the Directorate for Cultural Heritage in the Ministry of Culture and Media of Montenegro


Dobrila Vlahović, MSc

