



Javni zavod Krajinski park Strunjan  
Istituto pubblico Parco naturale Strugnano

LANDSCAPE PARK STRUNJAN

---

# THE IMPORTANCE OF BUFFER ZONES

Working with Public Authorities and Privates

By: Robert Smrekar, director

**Interreg**   
CENTRAL EUROPE European Union  
European Regional  
Development Fund

**CEETO**





The development of a common strategy to foster the sustainable tourism involving public authorities and privates, and how a buffer zone serve as a tool to mitigate the impact of tourism

---

# Main topic:



# The Lanscape Park Strunjan

Joint Decree of the Municipality of Piran and Izola in 1990.

428 Hectares

2 Nature Reserves, 1 Natural Monument, 13 Natural Values.

**Established by  
Two Local  
Municipalities**





## PARK LOCATION

Northern Adriatic, Gulf of Trieste,  
Slovenian Coast.



## PARK MANAGEMENT

Public Institute Landscape Park  
Strunjan, est. 2009

# Salt pans

The Smallest and the Northernmost Salt pans in the Mediterranean Basin



700 YEARS OF TRADITION



## The Only Slovenian Marine Lagoon - Stjuža



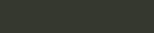
---

80+

METERS HIGH



THE HIGHEST FLYSCH CLIFF ON THE EAST  
ADRIATIC COAST





*"The Largest Marine  
Protected Area in  
the Slovenian Sea"*



# THE LANDSCAPE



One of the Most  
Conserved Cultural  
Landscape on Slovenian  
Coast.

# Pressure:

# 400.000

Visitors per year

And Rising





Overtourism. On Land And on the Sea





## Seeking the Balance Between Nature Protection, Businesses and Local Inhabitants



# The Engagement of Local Authorities

Detailed Analysis

Contact With Decision-makers

Clear Vision

Provide Solutions, Not Problems





## Two Buffer Zones:

Belvedere Terraces  
(Municipality of Izola)  
and  
Strunjan (Municipality of Piran)

# Buffer Zones



---

# Activities:

(To be Included in Spatial Regulatory Acts)

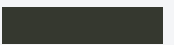


Stationary Traffic  
Regulation

Alternatives to Car  
Usage

Visitors Awareness

Buffer Zones





The Terraces

Entry Point

Potential Degradation

Municipal Spatial Plan

Buffer Zone

Glamping and Info-point

# *The Belvedere Terraces*





**GRATIS BUS**

**URNIK VOŽNJE brezplačnega električnega mini busa**

Odhodi IZ PRED HOTELA SALINERA v smeri Stjuže:									H
dopoldan:	8.00	8.30	9.00	9.30	10.00	10.30	11.00	11.30	12.00
popoldan:	16.00	16.30	17.00	17.30	18.00	18.30	19.00	19.30	20.00

Odhodi IZ STJUŽE v smeri Hotela Salinera:									🌱
dopoldan	8.15	8.45	9.15	9.45	10.15	10.45	11.15	11.45	
popoldan	16.15	16.45	17.15	17.45	18.15	18.45	19.15	19.45	

## Electric Mini-bus

Financed by the Municipality, Local Businesses and CEETO

## Bus Route

Connected the Most Visited Spots

## Timetable With Logos

A Trip Every 30 Minutes

# Alternative Means of Transport



# Local Businesses Involvement

Focus on Their Business Plans and  
Interests

Find Common Ground

Involve Them in the Management  
Process

The poster features logos for 'Krajinski park Strunjan', 'GRATIS BUS', and 'OBČINA PIRAN'. It includes a red bus icon and a yellow 'H' icon. The schedule is divided into two sections: 'Odhodi IZ PRED HOTELA SALINERA v smeri Stjuže' (yellow header) and 'Odhodi IZ STJUŽE v smeri Hotela Salinera' (green header). The first section shows departure times from 8:00 to 12:00 in the morning and 16:00 to 20:00 in the afternoon. The second section shows departure times from 8:15 to 11:45 in the morning and 16:15 to 19:45 in the afternoon. At the bottom, there are logos for 'OKOLJE', 'TERME KRKA', 'Hoteli Bernardin', 'OleandeResort', and 'Interreg CENTRAL EUROPE CEETO'.

**Odhodi IZ PRED HOTELA SALINERA v smeri Stjuže:**

dopoldan:	8.00	8.30	9.00	9.30	10.00	10.30	11.00	11.30	12.00
popoldan:	16.00	16.30	17.00	17.30	18.00	18.30	19.00	19.30	20.00

**Odhodi IZ STJUŽE v smeri Hotela Salinera:**

dopoldan	8.15	8.45	9.15	9.45	10.15	10.45	11.15	11.45
popoldan	16.15	16.45	17.15	17.45	18.15	18.45	19.15	19.45

Hiking, cycling, swimming

## Active holiday

If you long for an active relaxation, Strunjan's natural surroundings make it the perfect choice. You can take a stroll through the Strunjan Landscape Park, among olive groves and vineyards, play ball games on our hotel grounds, and, of course, swim – getting to know everything we and our beautiful nature have to offer.

Active break



Protected Areas are a Long-term Business Oportunity Only if the Tourism is Sustainable.



Sustainable Tourism Should be Based on Three Pillars: Nature Protection, Business and Local Inhabitants

Buffer Zones are an Effective Tool in the Mitigation of Negative Effects of Tourism

Managers of PA's, Local Authorities and Businesses Have Many Common Issues and Interests

Be a Problem-solver (Rather Than Trouble-maker)

Nourish Personal Relationships



# Lessons Learned

