

**SKRADIN TOWN PHYSICAL DEVELOPMENT PLAN**  
**Šibenik-Knin County Official Herald no. 6/01, 6/08, 13/15 and 14/18)**

**PROVISIONS FOR IMPLEMENTATION OF THE PLAN**  
**(final draft)**

**I. GENERAL PROVISIONS**  
**Article 1**

The Final Draft of the provisions for implementing the Skradin Town Physical Development Plan is adopted which contains provisions for implementation from the Decision on Adoption of the Skradin Town Physical Development Plan and all previously adopted decisions on adopting amendments to the Skradin Town Physical Development Plan (Šibenik-Knin County Official Herald no. 6/01, 6/08, 13/15 and 14/18).

**Article 2**

(1) Final draft of the implementation and graphical section of the Skradin Town Physical Development Plan (hereinafter: Plan) comprises the following:

A. TEXTUAL SECTION:

II. PROVISIONS FOR IMPLEMENTATION

B. GRAPHICAL SECTION

I. SCALE 1:25000:

1. Utilisation and intended use of areas
2. Infrastructural systems
3. Conditions for development, utilisation and protection of the areas

II. SCALE 1:5000:

4. Construction areas

(2) Scope of the Plan at a scale of 1:5000 on the cadastre is divided on the sheets designated with the numbers 4.1 to 4.45. Cartographic presentation 4. Construction area is shown on sheets 4.3, 4.6, 4.7, 4.8, 4.10, 4.11, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.25, 4.26, 4.27, 4.30, 4.31, 4.32, 4.33, 4.35, 4.36, 4.37, 4.38, 4.41, 4.42 and 4.43. On the other sheets, there are not construction areas hence they are not contained in the Plan survey.

**Article 3**

The graphical section of the Plan referred to in Article 2 is identical to the graphical section in the Decision on Adoption of Amendments (III) to the Skradin Town Physical Development Plan (Šibenik-Knin County Official Herald no. 14/18).

**PROVISIONS FOR IMPLEMENTATION**

**Glossary**

**Article 4**

In terms of these implementation provisions and this Plan, expressions and terms which are used have the following meaning:

- 1) The existing building is a building constructed based on the construction permit or other appropriate act as well as every other building which is equivalent to it in accordance with the Law;
- 2) Interpolation is the construction of a building on an unconstructed building plot within a constructed building area whereby for the existing surrounding buildings, certain property frontage and building frontage, and the structure of construction but does not necessarily imply interpolation of the building between two adjacent buildings;
- 3) Structure of construction is a collection of elements which determine the characteristic (recognizable) structure of construction of some part or the entire settlement within and outside of the construction area boundary. The elements comprise the following:
  - form and size of the building plots,
  - size and primary intended use of the buildings,
  - size, area and form of the buildings,
  - level of development and construction on the building plots,
  - manner of connecting a building plot to the public traffic area
- 4) The fundamental building is a building with an intended use which is basically or primarily within the area of a certain intended use;
- 5) Economic buildings are those which are:
  - without a source of pollution: sheds, pergolas, summer kitchens, storages for agricultural machinery and products, glass and plastic greenhouses and driers (only for out in the air),
  - with potential sources of pollution: stables, pig dens, chicken coops, rabbit hutches, driers - kilns
- 6) Auxiliary buildings are considered to be garages for cars, storage in multi-residential buildings, storage areas, pergolas, boiler rooms for solid and liquid fuel, underground and above ground reservoirs for heating fuel, collection pits, water tanks, summer kitchen, garden pergolas, pools, grill facilities and the like;
- 7) A substitute building is a new building constructed in the place or in direct proximity to the place where a previously building was removed within the same construction plot, whereupon the appearance, size and impact on the environment of the previous building and in this Plan is built according to the conditions for construction of new buildings, unless special conditions do not prescribe otherwise;
- 8) Reconstruction refers to reconstruction of a building based on the Building Act, in accordance with conditions determining in the Plan;
- 9) The greatest height of the building storey (hereinafter: E) is the maximum permitted number of storeys;
- 10) The height (hereinafter: Vmax) determines the maximum height of the building in meters, and is measured from the final levelled and landscaped terrain alongside the building façade on its lowest section to the upper edge of the ceiling construction on the last floor, i.e., attic wall, the height of which may not be more than 1.2m;
- 11) The total height of the building is measured from the final levelled and landscaped terrain on its lowest section alongside the building façade to the highest point of the roof (ridge),
- 12) Storey refers to parts of the building – level separated by the interfloor structure or structure which enables a single double-storey space (basement: Po, semi-basement: S, ground floor: Pr, floor – 1, 2..., attic: Pk);
- 13) Basement (hereinafter: Po) is the part of the building which is fully buried or where more than 50% of its volume is buried into the final landscape and levelled terrain, the area of which is located under the floor of the ground floor, i.e., basement;

14) Semi-basement (hereinafter: S) is part of the building, the area of which is located under the floor of the ground floor and up to 50% of its volume buried in the finally landscaped and levelled terrain alongside the building façade, i.e., at least one of its facades is above the terrain. This Plan considers it an above-ground storey;

15) Attic (hereinafter: Pk) is part of the building, the area of which is located above the last floor and is directly beneath the sloping or curved roof. The largest dimensions of the attic formed with a sloping or curved (Gambrel) roof level to the building façade;

16) Balconies, loggias, protrusions and the like are sections of a building on higher storeys, console-like protruding beyond the dimensions of lower storeys, taking into consideration that:

- balconies are open parts of a building,
- loggias are open and covered parts of a building, and
- protrusions are closed sections of a building

17) A single-family dwelling is a building with at most two separated residential units (flats);

18) A multiple-family dwelling is a building with at most four residential units (flats);

19) A multi-residential dwelling is a building with a residential or residential-commercial intended use and has more than four separate residential units (flats);

20) A free-standing (detached) building is a building positioned on a construction plot such that none of its parts is leaning onto buildings from adjacent construction plots or boundaries of neighbouring construction plots;

21) duplex (semi-detached) building is a building positioned on a construction plot such that one side of it is leaning onto a boundary of the neighbouring construction plot, or onto a building on that plot with which it forms an architectural unit, except in constructed parts of the settlement;

22) Townhouse (terraced housing) is a group of individual buildings which on both their sides lean on the boundary of neighbouring construction plots or on building on such plots with which they make up an architectural unit. The end buildings fall under the conditions of semi-detached buildings;

23) Existing cadastral plot is the plot recorded in the cadastral plan;

24) The construction plot is, in principle, one cadastral plot, the shape of which, position in the area and size in accordance with the physical plan and which has access to the traffic area in accordance with the physical plan;

25) The construction coefficient of the construction plot (hereinafter: kig) refers to constructed areas of the land plot under the buildings and total area of the construction plot;

26) The utilisation coefficient of the construction plot (hereinafter: kis) refers to the constructed (gross) areas of the buildings and area of the construction plot;

27) The constructable part of the construction plot is the area of the construction plot envisaged for accommodating buildings, and is determined by the general and special conditions for developing the area in terms of the least distance of the buildings from the boundary of the construction plot (mandatory building frontage, etc.);

28) The width of the construction plot is the distance between the boundary of the construction plot vertical on the public traffic area on which the construction plot is linked, i.e., the property frontage, and is measured on the property frontage;

29) The depth of the construction plot is the distance from the property frontage to the closest part of the opposite boundary of the construction plot;

30) The building frontage is the imaginary line on which at least 60% of the façade width of the basic building is positioned, and is determined in relation to the property frontage;

31) The property frontage is the line drawn along the boundary which demarcates the area of the existing traffic corridor/route (public traffic area) in the construction parts of the construction areas, or the area of the planned traffic corridor (public traffic areas) in the incomplete parts of the construction zone from the areas of the construction plots;

- 32) The Law is a valid legal provision in the areas of physical planning and construction;
- 33) A special provision is the valid law and/or bylaw provision which regulates the area of certain professions in the context of the provisions;
- 34) The urban development plan (hereinafter: UDP /UPU) is the physical development plan for the narrower area in accordance with the Law, the obligation of which to draft is given in this Plan.

#### Conditions for Determining the Intended Use of Areas in the Area of Skradin Town

##### **Article 5**

- (1) Demarcation of the areas based on intended use is done principally and in accordance with the scale of the cartographic presentation 1:25000 and precision stemming from that scale.
- (2) More detailed demarcation based on intended use of the construction areas in the settlement, and construction areas for demarcated intended uses, or their constructed and unconstructed parts from other areas is shown in cartographic presentations from number 4.1. to number 4.45 "Construction Areas" on the cadastral plan reduced to the scale of 1:5000.
- (3) In transferring the boundaries, the boundaries of the respective area for the detailed plans, corridors and routes, and plan designations for locations of particular buildings from the cartographic scale of 1:25000 on the surveys at greater scales, besides those elements shown in detail at as scale of 1:5000, it is permitted to adjust the boundaries to the appropriate scale of the surveys.

##### **Article 6**

In accordance with demarcation of areas by intended use, the following fundamental intended uses of the areas are determined as shown on cartographic presentation no. 1 "Utilisation and intended use of the areas" at a scale of 1:25000:

- 1) areas for development and arrangement of settlement, and
- 2) areas for development and arrangement of areas outside of the settlement.

#### **Areas for development and arrangement of the space outside of the settlement**

##### **Article 11**

The areas for development and arrangement of the spaces within the settlement are the following areas which are determined by this Plan outside of the construction area of the settlement are:

- 1) construction areas with separate intended uses:
  - economic intended use (manufacturing, commercial, hospitality-tourism),
  - recreational and sport
  - communal intended use (cemetery).
- 2) The areas for development and arrangement outside of the construction areas (areas of infrastructural systems, areas for utilisation of raw materials, areas for aquaculture / mariculture, agricultural, forestry and water areas).

#### **Construction areas for separate intended uses**

##### **Article 12**

The construction area with separate intended use of parts are defined for:

- 1) manufacturing and service-commercial intended use (designation I/K) Piramatovci,
- 2) hospitality tourism intended use:
  - hotels and tourist resort (designation T1,2) Pukljani,
  - entertainment center – aqua park (designation T5)

- 3) sports and recreation zone:
  - R6 – sports recreation center – Dubravice and the Dubravice Prispo zone
- 4) cemetery (designation +).

### **Article 12**

- (1) Construction zones for production and commercial use (I/K) intended for accommodating buildings for industrial and crafts production, including commercial buildings for retail, service and communal-service activities.
- (2) Construction area of the hotel and tourist resort (T1, T2) intended for accommodating hospitality tourist buildings of the following types:
  - 1) Hotels and associated amenities of retail, service, hospitality, sports, recreational and entertainment as well as similar intended uses (T1),
  - 2) Tourist resort – with associated content (T2), all for the purpose of professionally undertaking tourism activities in accordance with special provisions.
- (3) Within the hospitality-tourism zone, defined as a construction area of separate intended use, it is not possible to accommodate buildings for continual residing, nor buildings for recreation and rest (temporary residence), nor under the condition that the buildings also contain tourist accommodation units.
- (4) The construction area of the entertained center – aqua park (T5) is intended for accommodating an entertainment center with associated amenities for retail, services, hospitality, sports, recreational and similar intended uses, as a supplement to the total tourism offer by the country, without accommodation capacities.
- (5) Within the construction zones of separate intended uses, it is possible to, besides accommodating fundamental buildings for certain intended use and accommodation:
  - 1) facilities for traffic, energy and communal infrastructure, and
  - 2) facilities for the needs of protecting against natural catastrophes and dangers of war.
- (6) Within the construction zones of separate intended uses, the obligations is imposed to landscape park and/or protected green areas.

## **2. Conditions for development of the area**

### **2.0 General conditions**

#### **Article 22**

- (1) Conditions for development of the area are determined in the general and special conditions for development of the area in this implementation provisions.
- (2) General conditions for development of the area is applied if special conditions for development:
  - 1) of facilities of importance for the State and Country,
  - 2) of construction areas in the settlement,
  - 3) of construction areas for separate intended uses, and
  - 4) constructed structures outside of the construction areas, not stipulated otherwise in the provisions.
- (3) General and special conditions for development of the area are applied if the measures for protection of landscape and natural values as well as cultural-historical units are not prescribed differently in the provisions.
- (4) General and special conditions for development of the area is determined by:
  - 1) The shape, size, level of construction and utilisation of the construction plot,
  - 2) intended use of the buildings,
  - 3) Positioning of the buildings on the construction plot,

- 4) forming and size of the plot,
  - 5) arrangement of the fencing and construction plot,
  - 6) connection from the construction plot to the public traffic area, power and communal infrastructure, and
  - 7) other conditions in terms of the defined works.
- (5) In drafting the Skradin Town Urban Development Plan, the following is necessary:
- Ensure areas for public and social content as well as functions in accordance with the status of the system of central settlements,
  - Maximum protection of natural and cultural heritage,
  - Establishment of balance between original forms of building heritage and contemporary construction interventions, while valuing public interest
  - Raising the standard for the street network, ensuring the necessary communal infrastructure,
  - Forming a network of bicycle and pedestrian traffic,
  - Ensuring a minimum of 4,200 m<sup>2</sup> of beach area for permanent and temporary inhabitants, as well as additional beach areas based on the criteria of 6m<sup>2</sup> per beach chair for the planned capacities within the scope of the UDP (UPU)
  - Plan the marine water area such that within the area of the port open for public traffic, the reception of vessels from domicile inhabitants is ensured with a minimal area of 0.8 ha and the national park, and if spatial possibilities permit, boating enthusiasts in transit.
- (6) Given the specifics of the existing construction and limits of the space within the area of the old town centre of Skradin, conditions for accommodation and development will be defined in the urban development plan (UDP / UPU) for the Skradin settlement, while adhering to the guidelines for protection of cultural historical heritage and nature, the existing manner of construction and possibilities of the space.

### **2.0.1. Form, size, level of development and utilisation of the construction plot**

#### **Article 23**

- (1) The construction plot must have an area and shape enabling its functional and rational utilisation and construction in accordance with the provisions of the Plan.
- (2) In the constructed parts of the construction areas on the locations, where there is no possibility of forming the smallest prescribed construction plots (interpolation), when neighbouring (left and right) construction plots are already constructed, or a certain built structure, permission is given to also accommodate buildings on a construction plot with an area less than the smallest as prescribed in these provisions, while adhering to other special conditions for arranging the space.
- (3) For the case referred to in the previous paragraph (interpolation), it is prohibited to divide up the existing cadastral or construction plot into smaller ones than those prescribed in these provisions.
- (4) In the constructed parts of the construction areas on construction plots with an area smaller, but the development coefficient greater than that prescribed in these special conditions, when replacing the existing building with a substitute, the given development coefficient (kig) may not be increased.

#### **Article 24**

- (1) The distance of the property frontage from the axis of the corridor/route of thoroughfares and streets on unconstructed parts of the constructed areas must amount to at least for:
  - 1) motorways 30.0 m
  - 2) highways 15.0 m
  - 3) state roads 10.0 m
  - 4) county roads 8.0 m
  - 5) local roads 7.5 m

6) other non-categorised roads 4.5 m

(2) The distance of the property frontage from the axis of the thoroughfares and streets on unconstructed construction plots in the constructed parts of the construction areas (interpolation) is equivalent to the defined property frontage on constructed neighbouring construction plots.

#### **Article 25**

A construction plot may not be established where it prevents arranging the bed and forming of the inundation necessary for the large water flows or access to tributaries. Mutual distance of the building.

### **2.0.2. Accommodating buildings on a construction plot**

#### **Article 26**

(1) The buildings along with their constituent parts (auxiliary building and the like) which are constructed in a free-standing manner may not be constructed at a distance of less than 3.0 m from the boundary of the construction plot.

(2) By way of derogation from Paragraph 1 of this Article, the distance may be less, but not less than 1.0 m for the case that positioning the building on the neighbouring construction plot enables achieving the prescribed interval between the buildings under the condition that one side of the construction plot has unhindered access at its rear part and a minimum width of 3.0 m.

(3) By way of derogation from Paragraphs 1 and 2 of this Article, at a distance of less than 1.0 m from the neighbouring construction plot, extending existing buildings is permitted where the existing distance from the neighbouring boundary of the construction plot must be maintained under the condition that other special conditions for arranging the area are respected.

(4) The distance of the building from the property frontage may not be less than 5.0 m.

(5) By way of derogation from the previous paragraph of this article, when existing building on neighbouring construction plots in constructed parts of construction areas located on the property frontage or at a smaller distance than prescribed, positioning the new interpolated building is permitted on the property frontage in the direction of the neighbouring building which is at a greater distance from the thoroughfare, if special conditions of legal entities public powers that manage the public thoroughfare permit it.

#### **Article 27**

(1) On part of the building which is constructed at a distance of at least 3.0 m from the neighbouring boundary, openings may not be designed or constructed, if there is a public path, public greenery or the like on the neighbouring plot.

(2) Openings in terms of the previous paragraph are not deemed glassing using opaque glass with a maximum size of 60 x 60 cm, parts of walls made of glass brick, ventilation openings with larger diameters, or 15-cm sides, and through which ventilation takes place through a natural path and through which it is not possible to achieve visual contact (smallest parapet 1.6 m).

#### **Article 28**

(1) The distance between buildings reaching a height of three aboveground storeys on neighbouring construction plots in unconstructed parts of construction areas in the settlement is at least 6.0 m. In constructed parts of construction areas, this distance may be less if provided by these provisions and if fire protection conditions are met. The distance between buildings for other intended uses on neighbouring construction plots is determined in accordance with the provisions of the Ordinance on Measures for Protection against Natural Catastrophes and War Danger in Physical Planning and Development of the Space.

(2) Exceptionally, when it involves replacement of an existing building with a substitute building, the existing interval between buildings may be retained even though it is less than that prescribed in Paragraph 1 of this article. Exceptionally, when it involves replacing an existing building towards the boundaries of the plot, even though the interval between is less than that prescribed in Paragraph 1 of this article. The existing interval may not be decreased.

### **2.0.3. Form of the building**

#### **Article 29**

(1) Horizontal and vertical dimensions of buildings and openings on them, formation of the façade and roofing, and use of construction materials must comply with the ambient values of the surroundings in accordance with the latest discoveries and achievements in architecture.

(2) Heights of buildings parts may be even greater than that prescribed in this Plan, if the function of the buildings or technological process which are carried out in them require it (silos, bell towers, boiler rooms, boiler room chimneys, cooling devices, lift mechanical rooms and the like).

#### **Article 30**

(1) Constructed flat roofs which due to poor construction do not meet the purpose, may be reconstructed as sloping. Reconstruction will be conducted in accordance with these provisions (height of the wall, roof inclination, ridge).

(2) It is possible to construct sections on the roof for utilising wind, sun and similar alternative energy sources, all within the framework of the constructable part of the construction plot, under the condition that it follows the inclination of the roof.

(3) The existing tavern attic areas may repurposed into residential or commercial spaces even in cases when the total constructed area exceeds the maximum gross floor area of the building, within the existing dimensions.

#### **Article 31**

Outside of the obligatory building frontage towards the public thoroughfare surface on storeys above the ground floor, construction of uncovered console-like protrusions or balconies, terraces and with a protrusion at a maximum of 1.2 m subject to consent from bodies authorised for roads based on special laws is permitted.

### **2.0.4. Arranging the fencing and construction plot**

#### **Article 32**

(1) The street fence is raised after the property frontage with respect to the public thoroughfare surface.

(2) Entry doors on the street fence must open on the construction plot so that it does not hinder flow on the public thoroughfare surface (unhindered passage of vehicles, pedestrians, bicyclists, and the like).

#### **Article 33**

(1) Part of the construction plot, organised as a yard for agricultural activities on which there is free rein of domestic animals, must be fenced with a barrier which prevents their movement outside of the plot.

(2) The placing of sharp endings on the fence is not permitted, nor is razor wire or anything else that would endanger human life.

#### **Article 34**

(1) The terrain around the building, supporting walls, terraces and the like, should be carried out so that they do not ruin the appearance of the built structure, and that the natural flow of water is not changed to the detriment of the neighbouring plot, neighbouring buildings and public areas.

(2) The maximum height of the supporting wall may not be greater than 2.0 m. In the event that there is a need to construct a higher supporting wall, then it is necessary to construct as terraced, and the terrain on each terrace is to be sown with greenery.

#### **Article 35**

The access stairs and terraces at the terrain level or up to 60 cm above the terrain level, which are not the constructive part of the underground storey, supporting walls and the like, may be constructed even outside of the constructable part of the construction plot, but so that unhindered access is ensured on one side of the construction plot to the rear side of the construction plot at least 3.0 m wide.

#### **Article 36**

At least 20% of the construction plot surface must be planted with greenery (lawn areas).

### **2.0.5. Linking the construction plot onto the public thoroughfare area**

#### **Article 37**

(1) The construction plot must have ensured direct access to the public thoroughfare at least 3.0 m wide.

(2) In the event that construction plot has access onto the public road, the procedure for determining conditions for developing the construction plot, in line with special provisions requires obtaining connection conditions from the relevant departments which manage these roads.

(3) In the event when the construction plot is located alongside the connection of streets of various significance, access from that plot onto the public thoroughfare area must be achieved through a less significant street.

(4) In cases for already developed construction plots which do not have direct access to a public thoroughfare area ensured, and these cannot be obtained, conditions for developing the area can be obtained for reconstruction of existing or construction of substitute buildings based on already defined easement for access to the construction plot.

### **2.0.6. Communal equipping of buildings**

#### **Article 38**

(1) In a hygienic and technical sense, buildings in which people reside and work must meet the current standards relating to the surface, types and sizes of areas, especially conditions in terms of toilets.

(2) If there is a water supply network and for which there exist technical conditions, the building referred to in Paragraph 1 of this article must be connected to the water network, and in other cases supplying potable water is resolved in a hygienic manner based on local possibilities and sanitary-technical conditions.

(3) Realisation of the system for public drainage of wastewater from the settlement is possible by constructing particular facilities up to 10 ES along with reception of sewage wastewaters in impermeable collection pits and organising transport of collected sewage into the Skradin Town drainage system. For larger buildings, the construction of proprietary devices for biological purification of sewage wastewater prior to releasing it into the terrain through percolation pits on the actual building plot.

(4) Process wastewater may not be released into the underground or the public drainage system. Exceptionally, based on water regulation conditions, permission may be given to release previously

treated process wastewater into the public drainage and/or penetration system and prescribe the necessary characteristics of effluent.

(5) Connecting buildings onto the communal and infrastructural network (telecommunications, gas supply, electricity supply, water supply, drainage of wastewater and stormwater) is performed in the manner and in line with conditions prescribed by relevant department or special provisions.

### **Buildings of importance to the state and county**

#### **Article 39**

(1) Given the meaning and role of the Plan and scale of the cartographic presentations, conditions for developing the area of the building of importance for the State and County is defined as plan directed conditions if other provisions of the Plan does not provide more detailed propositions for defining such conditions.

(2) The areas of buildings referred to in the previous paragraph are defined by the corridors, route, location and other criteria in the Plan contained in the textual and also graphical section.

#### **Article 40**

Based on the special provisions, i.e., the County Physical Plan, all activities in the area are defined (construction of new or reconstruction of existing buildings) or importance for the State and County, in the area covered by the Plan for which development conditions are issued or for which the relevant ministry provides consent.

### **2.1.1. Works in the area of importance for the State**

#### **Article 41**

Works in the area of importance for the State are:

- 1) Road facilities along with associated buildings and devices;
  - Motorway along with associated auxiliary buildings and devices (petrol stations, etc.),
  - Other state roads along with associated auxiliary buildings and devices (petrol stations, etc.),
  - At the existing Drniš-Đeravske road (Ž6246) there are plans for construction of a new section of road and bridge over the Krka River (route has been set in principle and the requirement for further investigations, taking into account the sensitivity of the Krka National Park area),
  - Maintenance, development and reconstruction of the existing state roads,
- 2) Power plants along with associated plants, devices and installations – transmission systems:
  - Jaruga Hydroelectric Station, Roški slap Hydroelectric Station,
  - 110kV transmission lines for the Benkovac TS – Bilice TS – existing, 100/10(20) kV TS Gračač – planned (TS is essentially planned so as to set up the hospitality-tourism zone and the sports-recreation intended use),
  - Major gasline Gospić (Zadar) – Šibenik (Knin) – Split.
- 3) Water management plants
  - Plants for Morpolača – Trolokve amelioration drainage field
  - Plants for amelioration irrigation with capacities cover a surface of 500 ha and more
- 4) Buildings on the protected area concerning all buildings in Krka National Park for which construction permits are issued according to a special act besides family homes.
- 5) Sports buildings:
  - Golf course Rgt – with buildings for tourist accommodation type T2 – location beside Pukljansko lake,
  - Sports and recreation centers larger than 5 ha
- 6) Manufacturing plants:

- plants for the production of non-ferrous metals, non-metal minerals, cement, glass, ceramics, cellulose, paper, textiles and leather
- 7) Hospitality and tourism buildings:
  - hospitality tourism unit covering an area of 5 ha and more, i.e., for 1000 guests and more – location beside Prukljansko Lake
- 8) Other buildings:
  - buildings functioning for visits to Krka National Park,
  - Shopping center covering an area of 5 ha or more,

### **2.1.2. Works in the area of importance for the County**

#### **Article 42**

Infrastructure in the area of importance for the County are:

- 1) Traffic buildings with associated buildings and devices:
  - Existing county roads, on which it is possible to maintain and reconstruct in order to improve technical elements, smaller corrections to the routes in order to improve technical elements of the thoroughfare whereby such cases are not considered a change to the route,
- 2) Nautical tourism port (180 berths)
- 3) Power plants with associated buildings, devices and installations – transmission systems:
  - 30kV TS Crljenik – TS Lozovac – existing transmission lines,
- 4) Gas supply plants:
  - Reduction station
  - Gas supply network
- 5) Water management buildings with associated plants and devices:
  - regulation and protection of water management plants, buildings for storage and transport of water
- 6) Other plants:
  - Plants in protection nature facilities and those recommended for protection in the category of special reserves:
    - Guduća (zoological),
    - Prukljansko Lake (biological – under investigation),
    - Facilities and buildings for mariculture.
- 7) Economic zones and buildings:
  - separate Prukljan hospitality-tourism zone in the Gračac settlement
  - Entertainment center – aqua park (T5)

### **2.2. Construction areas of the settlement**

#### **Article 43**

Conditions for developing the construction areas of the settlement differ according to their level of completion, as well as intended use and utilisation.

#### **Article 44**

(1) Based on the level of completion, the construction area of the settlement has been divided into constructed and unconstructed parts.

(2) Constructed part of the construction areas in the settlement are envisaged for maintenance, renewal, completion and development in terms of reconstruction and rehabilitation of existing ones, and interpolated construction of new buildings.

(3) Unconstructed part of the construction area is envisaged for further development by constructing new plants and devices for new areas. The unconstructed part of the construction area in the settlement on which fundamental infrastructure has been built is considered a developed part of the construction area. Within the constructed and unconstructed areas, as well as the developed part of the construction area, facilities in the area are carried out by direct implementation of this Plan.

(4) Unconstructed, developed parts of construction areas are also considered construction areas of the settlement where the Plan envisages a certain thoroughfare axis which provides access to construction plots and the corridor in which there are plans to accommodate other communal infrastructure. The issuing of acts for construction is not possible prior to obtaining acts for construction of the thoroughfare.

(5) Positioning thoroughfares in principle has been defined in Graphical Presentation 4. Construction areas, and when necessary for adapting the existing state of level of development and configuration of the terrain, in plans covering specific areas, and in project documentation, may deviate from the defined thoroughfare axis if the planned function of the traffic links is retained.

#### **Article 45**

(1) Within the construction area of the settlement (constructed and unconstructed part) the following areas are defined:

- 1) Areas for construction,
- 2) Unconstructable areas,
- 3) Areas of infrastructural systems,
- 4) Other areas

(2) There are plans within the area for construction to position a zone with various intended uses: residential, economic, public and social, as well as mixed intended uses.

(3) Unconstructable areas in the settlement are public green areas, protected green areas, recreational areas, tributaries with associated protected corridors in which there are no plans for construction except auxiliary content which enables the use of these surfaces.

(4) Areas of communal and infrastructural systems are areas for accommodating and construction of systems for traffic, power generation, telecommunications, water supply and drainage, gas networks and cemeteries.

(5) Other areas are those for accommodating recreational, sports-recreational and special intended uses.

#### **Article 46**

Conditions for development of the construction area in the settlement based on intended use and utilisation is determined for:

- 1) residential,
- 2) public and social use,
- 4) economic use,
- 5) communal and traffic infrastructure,
- 6) public and protected green areas, forests, water management areas and the like.

### **2.2.1.1. Form, size and level of development of the construction plot**

#### **Article 48**

(1) Dependency on the manner of constructing basic buildings, the following dimensions of construction plots are defined, development coefficient (kig) and utilisation coefficient (kis):

Manner of construction	Smallest dimensions of construction plot			min/max kig	max kis	Maximum area of construction plot
	Width (m)	Depth (m)	Area (m2)			
FAMILY						
- detached (SS)				0.1/		
Ground floor	12	20	240	0.3	1.2	1,100
Storey	16	25	400	0.3		
Semi-detached (D)				0.1/		
Ground floor	10	20	200	0.4	1.2	420
Storey	10	25	250	0.4		
Townhouse (S)				0.1/		
Ground floor	6	25	200	0.5	1.5	300
Storey	6	25	150	0.5		
Multi-residential	20			0.1/0.5	1.5	1,100

(2) In the constructed parts of the construction areas in the settlement, depending on the structure of the construction, it is possible to define even smaller areas of construction plots, and greater development coefficients than those prescribed in the previous paragraph, under the condition that the values do not deviate from prescribed values by more than 20%.

(3) A construction plot may be formed exceptionally the cadastral plot, which in area is greater than half the entry into the construction area, can be joined by its remaining part or part necessary for forming the construction plot, under the condition that the construction plot may have a maximum 50 m depth (length).

(4) In the constructed part of the construction area in the settlement (interpolation), the maximum depth (length) of a construction plot for construction of residential-commercial and commercial buildings is 100 m.

(5) By way of derogation from Paragraph 1 of this article for the construction of semi-detached and terraced buildings (townhouses) in the event of interpolated construction plots with widths 8-12 m, the new building may be constructed under the condition that the size of the building and its location conform to the provisions relating to the development coefficient, least distance from public area, neighbouring boundary and other buildings.

(6) By way of derogation from Paragraph 1 of this article, for residential-commercial buildings, the technology, production process, and traffic requirements of which demand a larger area, the construction plot may be an even larger area than prescribed in paragraph 1 of this article, but not larger than 3,000 m<sup>2</sup>, subject to the development coefficient kig amounting to a maximum of 0.3, under the condition that the existing structure of the construction is respected (Art. 4, Pt. 3 Glossary).

(7) The area of an auxiliary building besides the technical storeys, reservoir for potable water and stormwater, impermeable collection pits (wastewater purifier), open pool up to 50 m<sup>2</sup> along with associated auxiliary spaces and canopy up to 25 m<sup>2</sup> is calculated into the development and utilisation of the plot.

#### Article 49

When according to the provisions of special laws it is necessary to determine the area of a plot for regular use by a multi-residential building, it must contain the plot under the building, area for maintenance of the building, area for temporary disposal of communal waste and accommodation of household installations, as well as access from the public traffic area.

#### **Article 50**

In the procedure to amalgamate construction plots which does not disturb the construction typology, areas of constructable parts of plots are amalgamated, so that they retain only the prescribed interval between neighbouring plots. The length of the street-facing façade on the amalgamated construction plot may not be greater than twice the ordinary construction typology.

#### 2.2.1.2. Accommodating buildings on the construction plot

##### **Article 51**

- (1) On one construction plot it is possible to place one residential building, as well as auxiliary buildings and outbuildings which comprise an architectural-functional unit with it.
- (2) Family homes may be constructed in a detached (SS), semi-detached (D) or terraced (S) manner, whereas multi-residential buildings in a detached (SS) manner, and only as completion of existing construction as semi-detached in exceptional circumstances.
- (3) Residential buildings are positioned along the building frontage, and auxiliary along the depth/length of the construction plot, unless this is not possible due to the terrain inclination.
- (4) The distance of the building from the property frontage in unconstructed parts of the settlement may not be less than 5.0 m.
- (5) The distance of the building from the edge of the construction plot may not be less than 3.0 m. In exceptional circumstances, reconstruction may be permitted in constructed sections, as well as replacement of existing buildings, while maintaining existing conditions for construction on the plot in terms of distance from the plot boundary, where openings may not be constructed on parts of buildings at a distance of less than 2.0 metres.

#### 2.2.1.3. Forming and size of buildings

##### **Article 53**

- (1) The following maximum permitted storey heights (E) for residential buildings are prescribed depending on the placement and manner of construction along with the possibility of constructing a basement in line with Article 47.
- (2) The minimum permitted height of the residential buildings is the ground floor (E=Pr).

#### 2.2.1.4. Arranging fencing and the construction plot

##### **Article 56**

- (1) Street fencing is raised after the property frontage with respect to the public thoroughfare area. When the public road which passes through the construction area is developed as a street, the distance of the outer edge of the street fencing from the road axis is defined in Article 24.

#### 2.2.1.5. Fencing and parterre decoration

##### **Article 57**

- (1) The fencing may be raised towards the street and on the boundary between neighbouring plots to a maximum height of 1.20 m.

(2) In exceptional circumstances, the fencing must be higher than 1.20 m, when necessary for protection of the building or manner of its utilisation or creation of an urban image of the street.

(3) Stone or concrete base of the street fencing may not be higher than 100 cm. Part of the street fencing above the full base must be see-through, made from wood, galvanised wire and other materials with similar characteristics or made as a green plantation (bushes). The entry gate on the street fencing must open from the inside (towards the street), so that it does not hinder traffic on the public area.

(4) The height of the fencing between the construction plots may not be greater than 2.0 m, measured from the vertical level of the finally levelled terrain.

### 2.3. Construction areas in the separated zones

#### **Article 82**

(1) The construction areas outside of the settlement are:

- 1) production and business intended use (I/K) – Primatovci - Krković
- 2) hospitality-tourism intended use (T1, T2) – Prukljan and entertainment center – aqua park (T5)
- 3) Sports-recreation intended use (R6 – sports recreation centre) – Dubravice and Dubravice Prispo,
- 4) Cemetery

(2) For the purpose of harmonising the Plan with Article 43 of the Physical Planning Act (Official Gazette 153/13 and 65/17), the previously defined separate constructions areas are again defined for which there no urban development plan has been adopted and the adoption of which is mandatory according to the Physical Planning Act or the basic infrastructure has not been constructed.

(3) The construction areas referred to in Paragraph 1 of this article are demarcated into a constructed and unconstructed part. The unconstructed part is demarcated into a developed and undeveloped part. For the undeveloped part of construction areas, the obligation to draft an urban development plan has been set.

#### 2.3.1. Hospitality tourism activities

#### **Article 89**

(1) Hospitality tourism activities within the separate construction areas outside of the settlement implies services in providing accommodation in hospitality tourism facilities.

(2) Hospitality tourism facilities within the construction area for hospitality tourism use refers to buildings mentioned in Articles 10, 11, Paragraph 2.

(3) In terms of the area for hospitality tourism activities, it is possible to construct sport recreation buildings and playfields as defined by provisions in Article 79 of this plan.

#### **Article 90**

(1) This Plan defines a separate construction area outside the settlement with hospitality-tourism intended use:

- 1) Prukljan – hotels (T1) and tourist resort (T2) and
- 2) Entertainment centre – aqua park without accommodation capacities (T5).

HOSPITALITY TOURISM ZONE IN THE SEPARATE AREA
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TOWN	SETTLEMENT	AREA OF THE ZONE (ha)	TOURISM ZONE	TOTAL AREA OF THE ZONE (ha)	TYPE	CAPACITY (number of beds)		LEVEL OF DEVELOPMENT FOR THE ZONE		
						EXISTING	PLANNED	CONSTRUCTED	PARTIALLY	UNCONSTRUCTED
SKRADIN	Gračac	30	Prukljan	30.0*	T1, T2	0	1,500	-	-	-
	Gračac Sonković	29.4	Entertainment centre – aqua park		T5	0	0	-	-	+

\* the area does not include the area of the associated marine waters which is essential for accommodating associated amenities (beach, berths functioning in the zone)

(2) The precondition for realisation of the hospitality-tourism zone Prukljan is construction of the golf course. For the purpose of realising the project in the area, drafting the UDP/UPU is necessary. The boundary or area of the separate construction area is possible considering the scale and condition of the cadastral survey to harmonise in accordance with the actual state of the area (utilisation, plot boundary, state of existing thoroughfares) and configuration of the terrain.

(3) Within the separate construction area Prukljan, it is not possible to place a building for continual or temporary residence.

(4) The Detailed physical plan in the separate construction area for hospitality-tourism intended use Prukljan must ensure the following:

- 1) That the individual units have an area of up to 15 ha,
- 2) At least one public road-pedestrian access to the foreshore with a minimum width of 15 m,
- 3) Associated number of parking places within each unit and access to the thoroughfare area,
- 4) Accommodation facilities and associated amenities (open sports, recreational, hospitality, service, entertainment and the like), with measures for improving communal infrastructure and environmental protection, higher category on account of position, size, especially height in accordance with features of the natural landscape,
- 5) In the belt at least 100 m from the foreshore line, plans prevent construction of new individual or multiple facilities except communal infrastructure facilities and underground power lines, associated amenities for hospitality-tourism intended use, buildings which by their nature are to be positioned on the foreshore and arrangement of public areas,
- 6) Accommodation buildings in the plans outside of the belt at least 100 m from the foreshore line,
- 7) The spatial unit with hospitality-tourism intended use must have appropriate access to the public thoroughfare area and within it accommodate the associated number of parking places where each accommodation unit (room, apartment) has at least one parking place, and in larger zones in which there are plans for arrival of guests by buses, parking places must be allocated for buses,
- 8) One berth for the hospitality-tourism zone is planned to be outside the area of the hospitality-tourism zone which is subject to configuration of the terrain. For the stated berth dedicated for the zone, there are plans for an area of marine waters within which it will be possible to accommodate one berth with a maximum length of 20 m for receiving tourist boats to transport excursioners – tourists and in addition, if spatially possible, the plans may

incorporate for the requirements of the tourism zone a berth for receiving up to a maximum of 3 vessels / 1 ha area of the zone (3 vessels/ha x 30 ha = 90 vessels), maximum areas of the maritime waters per berth of 100 m<sup>2</sup> (90 vessels x 100 m<sup>2</sup> / vessel = 9,000 m<sup>2</sup>) where the total area of the marine waters for the mentioned intended use may not exceed 1 ha.

9) Arranging the berths for the Prukljan hospitality-tourism zone means the ability to change the existing foreshore line, but the plans may not incorporate any facilities providing a technical-technological function: servicing, workshops, sanitary, breakwaters and the like, in addition to necessary equipment for receiving pontoon-type vessels and such that they do not jeopardise each other's manner of utilising the zone and that the natural structure of the foreshore is preserved as much as possible,

10) Accommodation buildings, organised as a tourist resort formed in accordance with original urban and architectural features,

11) The type and capacity of associated amenities and public areas are defined with respect to each phase of constructing the accommodation buildings,

12) Density of utilisation with a maximum of 120 beds/ha, or a total maximum number of beds equalling 1500,

13) level of development for each construction plot not greater than 30%, and the utilisation coefficient is not greater than 0.8,

14) At least 40% of the surface of each construction plot is developed as a park plantation and natural greenery,

15) Drainage of wastewater resolved using closed sewage system with purification,

16) Buildings for associated amenities are planned for outside of the belt at least 70 m from the foreshore line and that part may not be constructed more than 10%,

17) A belt 50 m from the foreshore line is planned as a developed or natural beach, and the associated amenities for the beach (amenities for the developed beach, open sports and recreational amenities, children's playground) are planned outside of the belt 50 m from the foreshore line,

18) For the needs of hospitality tourism intended use, the requirement is to ensure at least 6 m<sup>2</sup> of beach area per user on land and a belt with a minimum width of 100 m for the marine waters from the foreshore line (1500 users x 6 m<sup>2</sup> / users = 9,000 m<sup>2</sup>),

19) Within the zone it is not possible to place buildings for continual residency, nor buildings for recreation and rest (temporary residency), even though those buildings contain tourist accommodation units,

20) in the unconstructed part of the separate construction area (outside the settlement<sup>9</sup> in a belt at least 70 m from the foreshore line, the plan may incorporate only construction of infrastructural facilities and other buildings which by their nature must be placed on the foreshore,

21) Within the construction area for hospitality-tourism use (T1, T2), construction of all types of sports-recreational buildings and open playfields (e.g., aqua slides, pools, wave pools, paths, etc. except golf courses) is permitted along with associated hospitality, retail and auxiliary buildings (sanitary, showers, cloakrooms, storages, etc) with a height of E=Pr.

22) In the general drainage system, there are plans for a drainage system and stormwater drainage system, where wastewater is treated using impermeable sewage distribution system with the necessary purification along with the ability for additional use of purified water for irrigating green areas in the zone.

23) Development of the zone is to be planned such that the landscape features are degraded as least as possible and must conform to the existing valuable vegetation. Additional development

is planned using autochthonous plant types. Avoid regulation of tributaries, defining the foreshore and change to the water regime.

(5) In the area of the settlement Sonković, outside of the area demarcated in the Physical Planning Act, there are plans for an Entertainment Centre – Aqua Park, covering an area of 29,4,0 ha. The physical plan for the narrower area will define conditions for development using the following conditions:

- 1) Maximum construction coefficient (kig) not greater than 0.3,
- 2) Maximum utilisation coefficient (kis) not greater than 0.8,
- 3) Water supply to be ensured in accordance with possibilities of the public water supply system, such that it must not cause damage to the water supply and drainage system, or reduce resources for potable water,
- 4) Drainage is to be resolved in accordance with special conditions of the relevant bodies in the area of water management and nature protection,
- 5) All necessary parking places must be located within the zone of the area. Detailed conditions for accommodation and development should take into account existing activities in the wider area, especially taking into account treatment of released wastewater.

#### **Article 91**

In addition to conditions referred to in Article 90, accommodation conditions for hospitality-tourist hotel buildings (T1) is conceived such that:

- 1) The storey height of accommodation buildings may amount to a maximum of four (4) above ground storeys (E=4),  $V_{max} = 13.0$  m with the possibility of constructing a basement,
- 2) The storey height of associated buildings may amount to a maximum of two (2) above-ground storeys (E=2),  $V_{max} 7.0$  m with the possibility of constructing a basement

#### **Article 92**

In addition to conditions from Article 90, conditions for positioning the hospitality-tourism building in the tourist resort (T2) are conceived such that:

- 1) Storey height of accommodation buildings may amount to a maximum of three (3) above-ground storeys  $Pr+1+Pk$ ,  $V_{max} = 8.25$  m with the possibility of constructing a basement
- 2) Storey height of auxiliary building may amount to a maximum of one (1) above ground storey (E=Pr),  $V_{max} = 3.0$  m with the possibility of constructing a basement.

### 2.4. Construction outside of the construction areas

#### **Article 96**

(1) Outside of the construction area, the following may be constructed:

- 1) Infrastructure
- 2) Defence structure
- 3) Building intended for agricultural production
- 4) Building intended for forestry and hunting management
- 5) Area of economic utilisation for maritime demesne and development of beaches
- 6) Investigation and exploitation of raw products
- 7) Recycling yards for construction waste along with appropriate plants, asphalt bases, cement works and other buildings for treatment of raw materials, within certain exploitation fields
- 8) Golf courses and other sports-recreational fields in the open along with associated buildings

- 9) Residential and auxiliary buildings for proprietary (personal) needs on construction plots covering 20 ha and more and for the needs of rural tourism on construction plots covering 2 ha or more
  - 10) Reconstruction of existing buildings.
- (2) In the area of restriction referred to in the Physical Planning Act, there is no permission for constructing facilities intended for:
- 1) Investigation and exploitation of raw materials
  - 2) Utilisation of wind power for electricity
  - 3) Waste treatment
  - 4) Cultivation of blue fish
  - 5) proprietary economic needs (tool storage, machines, agricultural equipment, etc.)
  - 6) berths and port for nautical tourism as well as filling the foreshore and/or sea outside of the construction area
- (3) Construction of special purpose buildings is possible according to special regulations and requirements for defence and protection against natural catastrophes such that they do not hinder the functioning of other users in the area.
- (4) Conditions for positioning infrastructural buildings are defined in Point 5 of the Conditions for Defining the Corridor or Route and Areas for Traffic and Other Infrastructural Systems in the Area, and for recycling yards in Article 202.
- (5) The buildings that can or must be constructed outside construction areas, must be designed, constructed and used such that they do not hinder agricultural production, forest and water management, utilisation of other buildings and facilities, and that they not jeopardise the values of the environment and landscape.

#### 2.4.1. Recreation activities

##### **Article 122**

- (1) Outside the construction areas, the Pukljani golf course may be located including other recreational buildings and content such as: pedestrian, bicycle and fitness trails.
- (2) Pukljani golf course is planned to be located beside Pukljan Lake, as a zone outside the construction areas with an area of 160 ha along with tourist accommodation (designated as Rgt).
- (3) The Pukljani golf course zone comprises:
- 1. Terrain for games (at least 18 + 9 fields),
  - 2. Associated amenities:
    - a. content / building used in the golf course zone
    - b. area for situating buildings for tourist accommodation (tourist villas),
  - 3. Natural or landscape greenery which covers at least 60% of the total surface by the golf course zone and which is landscaped in line with criteria for landscaping to which it belongs.
- (3) Terrain for games and amenities belonging to the golf course includes at least 25% of the zone containing the golf course, whereas the area for tourist accommodation covers a maximum of 15% of the golf course zone,
- (4) Amenities for use in the golf course zone is deemed the following:
- 1) Club house with associated terrain (intended for members and visitors to the golf course along with associated service, hospitality and administrative amenities, as well as commercial, shopping and sport-recreation, etc.)
  - 2) Service buildings along with associated terrain (storages and garages, servicing and workshops, laundromats, spaces for sojourning and work by technical personnel, infrastructural plants, etc.).

(5) Amenities for use by the golf course may be located in a number of separate buildings, with a maximum gross floor area (GFA) of all buildings referred to in Paragraph 4 of this Article is  $\leq 3,500 \text{ m}^2$ .

(6) Tourist accommodation in the golf course zone implies the construction of tourist villas along with accommodation capacities.

(7) Level of development for associated amenities (buildings for use by the golf course zone and buildings for tourist accommodation villas) covering the works in the area containing the golf course such that construction coefficient  $k_{ig} = 0.02$  and utilisation coefficient  $k_{is} = 0.05$ . The maximum permitted height  $V_{max}$  is 7.5 m,

(8) Within the golf course zone, the following should be planned for parking requirements:

- 1) Constructing parking for a minimum of 100 cars,
- 2) Area for temporary parking covering a minimum of 1.0 ha,
- 3) Parking spaces for tourist accommodation in the zone containing golf courses along with

buildings for tourist accommodation.

(9) The following conditions apply to development of the golf course zone:

- 1) The golf course zone must be at least 25 m from the foreshore line, or the construction plot(s) is formed after that line,
- 2) Works that essential change the topography of the terrain is not permitted, nor construction on peaks or their removal, or any other works that change the existing, natural silhouette of the natural landscape,
- 3) To maintain the terrain for games, a continual supply of water outside of the public water supply network should be ensured, as well as resources for irrigating agricultural areas (irrigation from alternative sources – stormwater, process water, desalinisation, etc. and develop a proprietary system of irrigation which enables repeated use of stormwater and drain water, water from purifiers, etc.),
- 4) As an exception, the golf course may be connected to a separate water supply system regardless of other amenities (accommodation capacities) which may be used only in short intervals when supplying water to inhabitants, businesses or supplying water to areas having agricultural crops as well as other users of the public water supply system is not a priority,
- 5) Development and use of playgrounds may not cause damage to the water supply and drainage system nor reduce resources for potable water,
- 6) If buildings that are built for the golf course cannot be connected to the public sewage system, there must be a purifier for sanitary water prior to releasing into the recipient,
- 7) Ensure a closed system for draining stormwater and drainage water in the area of the golf course with purification prior to releasing into the recipient,
- 8) Quality parts of the cultural landscape in the surroundings and within the golf course (vineyards, orchards, olive groves, archaeological findings, vacated historical buildings) should be verified whereby a section for full conservation will be defined including works or sections which will conform to the works as essential elements of appeal and recognisability for the golf course,
- 9) At least 60% of the golf course zone area must be landscape as park plantations and natural greenery,
- 10) The foreshore area, 100 m from the foreshore line of the lake in the Prukljan golf zone is exempted from any construction, i.e., it is to be maintained as a natural part of the terrain within the zone, in order to preserve the visual appearance on the natural face of the foreshore;
- 11) Apply solutions for development and formation of the golf course terrain, which conforms to the characteristics of the landscape, i.e.,
  - a. Change the natural morphology of the terrain to the least extent possible,

- b. In the forming, use elements of the natural and/or cultural landscape (dry walls, hillforts)
  - c. Use domestic and domesticised plant types to the maximum possible extent which are typical for the Mediterranean region;
  - d. Not build on the landscape valuable and prominent/peak sections (in the event of a elevated indented terrain),
  - e. Construction of traffic infrastructure adapt to configuration of terrain, and routes should be following the contours. Carrying out essential cuttings and embankments reduced to a minimum, and use formed elements of dry wall construction in the works,
- 12) Accommodation capacities in the golf course zone may be planned only as the second phase of realising the golf course or at the same time as full realisation of the golf course.
- (10) To maintain the golf course lawn:
- 1) Minimal application of plant protection chemicals and primarily those which are used in ecological production and do not have or have an insignificant effect on other plants and animals, and when fertilising the lawn surfaces of the golf course, use a slowly soluble fertiliser with long-term action.
  - 2) Plan the drainage system and surface drainage system which will prevent possible leeching of waters polluted with plant protection chemical into the underground.
- (11) Given the exceptionally sensitive area for the location and planned construction of accommodation capacities in the zone containing the Prukljan golf course, the obligation is to draft a landscape study as a baseline survey along with guidelines for developing the project. Specifically, it is a study on integral landscape valuation which covers detailed analysis and evaluation of all spatial values, natural-ecological, cultural-historical and visual-perceptive, with the basic goal of identifying and describing landscape characteristics of the investigated area, conduct an estimation of their values and existing state, define goals for the desired landscape qualities and finally list the guidelines for implementing sustainable development and use of the respective space.”

#### **Article 122.a**

- (1) For the purpose of using space for recreation, the plan provides for development of beaches, walkways, mountaineering trails, lookouts and resting areas.
- (2) The natural sea beach within or outside the settlement is accessible from land and/or sea, not equipped with infrastructure, fully preserving original natural features. Natural sea beaches are all undeveloped foreshore spaces, i.e., the entire length of the foreshore space which is not planned as a developed sea beach, shipbuilding yard or port.
- (3) The developed sea beach within or outside the settlement is supervised and accessible to all from the land or sea under equal conditions, including persons with difficulties in moving around, mostly developed and changed natural features, as well as developed land space in terms of infrastructure and amenities (showers, cabins, sanitary devices) directly connected to the sea, designated and protected from the sea.
- (4) For tourist capacities planned as associated amenities for the Prukljan golf course, the beach may be developed in accordance with restrictions and possibilities for the area.
- (5) Development of the beach from the previous paragraph is possible while adhering to the following conditions:
  - 1) The land section of the beach is formed, in addition to ensuring movement along the public coastline belt, the construction of a coastline pedestrian walkway thoroughfare/walking trail,
  - 2) Filling the shore belt in order to form the public space for sunbathing is possible only upon detailed investigation of the possible impact on the environment and technical solutions defined in detail,

- 3) Associated sea section of the beach has a minimal width of 100 m from the shoreline,
- 4) Respect the existing greenery and incorporate its form into the planned spatial concept.
- (6) Development of trails and walkways outside the boundary of the construction area is possible such that the trail/walkway follows the route of existing field paths and/or drywalls or shoreline. Forming the trail/walkway in the foreshore area does not permit concreting or filling the foreshore.
- (7) Development of the rest areas and lookout along the trail/walkway is possible on naturally configured spaces where large interventions in forming the terrain are not possible.

#### **Article 129**

- (1) Conditions for defining the corridor, route and areas of infrastructural buildings is determined based on the intended use, importance/classification and plan category of the building.
- (2) Given the intended use of infrastructural buildings, corridors, routes and areas are defined for:
  - 1) traffic infrastructure, for:
    - road traffic,
    - public telecommunications,
  - 2) communal and infrastructural network, for:
    - power, and
- (3) Given the importance/classification of infrastructural buildings, corridors, routes and areas are defined for:
  - 1) buildings of state, county and local importance, and
  - 2) main and local buildings.
- (4) Given the planned category of infrastructural buildings, the following has been determined:
  - 1) routes and areas for existing buildings,
  - 2) corridors and areas for planned buildings.

#### **Article 130**

- (1) Corridors, routes and locations of infrastructure in the graphical part of the Plan, given the scale on the cartographic presentations and level of planning, have a directing meaning and appropriate spatial adjustments are permitted which do not deviate from the solution concept.
- (2) Simultaneous running and overlapping of infrastructural corridors and routes is made possible in accordance with special regulations and previous mutual consent.
- (3) Positioning of surface infrastructural facilities (substations with a nominal voltage less than 110 kV, etc.) will be determined in accordance with technical and safety requirements for particular facilities.

#### **Article 131**

- (1) Detailed determination of the route for thoroughfares, communal and power infrastructure which are determined in the Town Physical Development Plan (PPUG).
- (2) When designing and constructing particular facilities and devices for communal infrastructure, current regulations should be respected, as well as prescribed distances from other infrastructural facilities and devices.

#### **Article 132**

The plan allows reconstruction of existing infrastructural networks and extending them with new infrastructural facilities within the construction areas, as well as outside of them.

#### **Article 152**

- (1) In the separate construction area for the Prukljan hospitality-tourism intended use, the plans allow berths to be used in the zone in accordance with the Act and Art. 90 of these provisions.

(2) The works from this article are planned to take place in terms of drafting the Urban Development Plan (UDP / UPU) incorporating a separate construction area for Pukljana hospitality-tourism intended use.

(3) For the requirements of the public body for management of protection nature areas and other protected nature values in the Šibenik-Knin County area for the purpose of protection, visiting and management, the plan is to place berths for the zone in the area of the special ornithological reserve Kanjon Guduća (pontoon berth).

#### **Article 170**

(1) Due to the requirements of the new zones – separate construction zones and construction outside of the construction areas:

1. Pukljana hospitality-tourism intended use along with associated amenities,
2. Golf course,
3. Piramotovci – Krković economic intended use,
4. Sports and recreation – Dubravice,

Planning new quantities of water and construction of facilities in the water supply system is essential and which will allow the such works.

(2) Given the presented issues of ensuring water from the public system for the requirements of the golf course, and based on various solutions in the procedures that follow these Amendments (UDP/UPU, Environmental Impact Assessment - EIA/PUO), it becomes necessary to investigate possibilities for ensuring water for golf course requirements. Maintaining the terrain for playing golf requires ensuring a continual water supply outside of the public water supply system, as well as resources for irrigating agricultural areas (irrigation from alternative sources – stormwater, process water, desalination, etc.). As an exception, the golf course can be connected onto the public water supply system which must not be used during normal conditions when maintaining the golf course, except in conditions of longer droughts, but only in short time periods and when supplying water to inhabitants or agricultural lands (night use regime) is not a priority. Development and use of the golf course must not cause damage to the water supply system nor drainage or reduction of potable water resources.

(3) Realisation of the envisaged uses (golf, aqua park) will be approached by ensuring adequate water supply because it currently cannot be met from the existing public water supply system.

#### **Article 171**

The water supply network in the separate Pukljana construction area for hospitality-tourism use must be primarily planned for the entire zone so that at any moment water flow from at least two directions to any point is possible.

#### **5.2.2.2. Wastewater drainage**

##### **Article 172**

(1) Prior to releasing into the recipient, all wastewater should be treated in order to remove all harmful consequences for the environment, nature and recipient.

(2) Resolving the drainage issue for smaller settlements is seen in the observed period on well constructed impermeable collection pits and their regular maintenance. Stormwater drainage for smaller settlements is planned to take place using open canals and roadside ditches leading to recipients. If for smaller settlements and facilities, industrial plants and mini farms, wastewater must be treated to the required level.

(3) A drainage system should be available, based on categorisation, where the flow of the Krka River and Pukljani Lake is held at a level for the required category, and this relates to all tributaries used for drainage.

(4) A settlement with an urban character in the area of the Town is Skradin which has a partially constructed drainage system equipped with a wastewater purification plant. The drainage system should separate faecal waters from stormwater, i.e., a drainage separation system. In the first phases of construction, a combined drainage system may be used, i.e., until an entire network and overflow systems are built, a separation and mixed system may be used in parallel.

#### **Article 175**

(1) In the new zones – separate construction zones, the plans should incorporate separation systems for drainage of sanitary wastewater and stormwater which will be generated in the areas. The drainage of sanitary wastewater is resolved using a separate canal network with respect to stormwater drainage. The positioning and dimensions of the canal should be such that in the event of development in phases, it is possible to develop the zone and expand it without hindrances.

(2) The system for drainage of sanitary wastewater must be planned for the maximum permitted capacity (number of beds/persons, including planned capacities at the aqua park, golf course, etc. depending on the zone). The standard flow of wastewater is taken as the value of maximum hourly flow.

(3) All facilities on the canal network must be easily accessible for maintenance purposes (primarily refers to unhindered access for communal vehicles).

(4) The application of new technologies in the area of sanitary wastewater purification and achieving a high level of purification can be applied for irrigation and the water of green areas. This will contribute to reducing necessary water supply capacities which to a great extent is part of sustainable development and water management.

#### **Article 176**

(1) The wastewater purification plant is a key facility for water protection. Its efficiency should be adapted to the tributary categorisation (sensitivity of the receiver), level of equipment for the receiver, and minimum permitted flows.

(2) In the area of Skradin Town and till today, only the sewage system for Skradin centre at phase 1 has been built incorporating the plant for purification of communal wastewaters and its release into the Krka channel approx. 1,200 m downstream from where the plant is located (Skradin).

(3) There are plans for a wastewater purification plan for the settlement of Rupa, in the Ičevo mixed use zone and in the zone of Pukljani hospitality-tourism use, together with associated sports-recreational amenities (including the golf course).

(4) Special attention is given to requirements for preventing negative effects of releasing wastewater into the environment, i.e., requirement for constructing the necessary plants for purification of wastewater generated in the respective area which primarily protect the sensitive marine waters of Pukljani Lake as the main receiver. This requires gaining an overview of two separate drainage and purification subsystems. One subsystem release to faecal wastewater generated from tourism-hospitality use and wastewaters (faecal origin) generated from sports-recreational use. The other subsystem refers to leach waters generated from amenities for sports-recreational use (Rgt – golf), formed from their treatment (irrigation along with use of agrotechnical resources).

Due to the sensitivity of Pukljani Lake to the presence of larger amounts of nitrogen and phosphorus nutrients, as well as pesticides, special care should be given to removing these parameters in water quality (nitrogen, phosphorus and pesticides) prior to releasing them into the environment. For the case of meeting legislative regulations and provisions in terms of the maximum permitted concentrations of particular water quality parameters, it may be possible to use them again for specific reasons. (4)

Accordingly, this may allow repeated use of purified leach waters from the golf course. In terms of defining conceptual solutions for purification of wastewaters in the project area, it is also possible to apply a single technical-technological system for wastewater purification where together with purified faecal and leach wastewaters, but prior to selecting a technical-technological solution, to take into account meeting the maximum permitted limit values of particular indicators for the quality of purified water prior to release it into the environment (Prukljan Lake).

(5) Prior to drafting technical documentation for the plan, the optimal technical solution for the final capacity should be planned, and carry out the construction in phases. The quality of the wastewater should be determined, the required level of its purification, as well as size and schedule for financial investments.

(6) The location of the wastewater purification plant should be chosen such that it does not hinder development of the settlement / zone. The plant must meet technical, sanitary and aesthetical conditions.

(7) Technological wastewaters may not be released into the underground or public drainage system. Exceptionally, water rights may allow release into the public drainage and/or penetration system for previously treated process wastewater and stipulate the necessary characteristics of the effluent. When the process wastewaters are connected onto the public drainage treatment, preliminary treatment should bring the wastewater to the minimal level of household wastewater at its location of origin.

(8) All consumers releasing wastewater of qualities different from the communal wastewater standard, have the obligation to treat wastewater up to the communal wastewater standard prior to releasing into the internal drainage system.

(9) All releasing of purified wastewater into the underground is permitted under the condition that it is done by indirectly releasing it using percolation plants for leaching through the earth or subsurface layers without jeopardising surrounding facilities and areas, and without having an impact on the bathing zone. Releasing purified wastewaters through outlets should be done without negative impacts on the recreation and bathing zone.

(10) Prior to realisation of the public drainage system equipped with purification devices, particular facilities equipped for receiving wastewaters into impermeable collection pits can be realised including carting them off by an authorised legal entity or construction of proprietary devices for purification of wastewaters prior to releasing into the terrain through percolation pits with the appropriate capacities on the actual plot, which all depends on conditions out in the field and subject to the consent and conditions of Croatian Waters.

#### **Article 177**

Stormwater runoff includes drainage from roof surfaces, traffic surfaces and green areas. Drainage of stormwater is directed into natural catchments via existing and future canals alongside planned traffic corridors. Prior to releasing stormwater into the sewage system from traffic surfaces and parking lots, the separation of oil and grease should be ensured. Releasing into the underground is done through percolation pits and infiltration fields (penetration fields).

#### **Article**

(1) According to special conditions of use, development and protection of the County region (according to the County Physical Plan), hence also Skradin Town is divided into:

- 1) Areas of special utilisation conditions – areas of special value in terms of natural and cultural heritage outside the construction area in the settlement, in which any new construction is forbidden:

- I. protection zone for water supply sites;
- Agricultural land in the Plan is designated as especially valuable arable land,
- Protected parts of nature: Krka national parks (except for the purpose of utilising the national park or if the physical plan for an area with special features does not stipulated otherwise).

Exceptionally, the prohibition does not relate to infrastructure, but is subject to undertaking special protection measures.

2) Areas of special restrictions in utilisation – areas of special natural characteristics (ecological network landscape, terrain, water and the sea) and cultural heritage, with restrictions for construction and regulations, whereby permission for construction may be given while adhering to special protection measures and area development conditions:

- Protected sea foreshore area (hereinafter: PFA) and restriction area in the PFA which includes all island, landmass belt with a width of 1000 m from the foreshore line and sea belt with a width of 300 m from the foreshore line,
- II. Protection zone for water supply sites,
- Agricultural land in the Plan designated as valuable arable land,
- Natural sections, i.e., natural resources: sea, water (water protection zone) and forests,
- Archaeological and hydro-archaeological zone and localities,
- Zone of historical heritage and cultural assets outside the settlement area,
- Unconstructed sections of the foreshore and island area
- Memorial heritage zone.

These Amendments implemented technical conformance between the Town Physical Development Plan (PPUG) and the County Physical Plan (PPŽ) as well as the Krka National Park Physical Plan (PP NP Krka), and also defines construction areas for parts of the Dubravica settlement: Žurići and Grahovo (based on the current Krka National Park Physical Plan (Official Gazette no. 1/90 and 22/92) which is located within the boundaries of the national park, and also the coverage of Skradin Town Physical Development Plan. Given that it is outside the boundaries of construction areas, there are still a few parts of the Dubravica and Rupe settlements, these areas are defined as areas for investigating the possibility of defining construction areas where an important role is the procedure for drafting the new Krka National Park Physical Plan which is in progress.

3) Application of special measures for development and protection – in which it is essential to increase attention in the formation of construction zones, construction or the undertaking of other works in the area, and where special protection measures are necessary:

- III. A and B. protection zone for water supply sites,
- Other protected parts of nature and parts of nature

The plan envisaged for protection in addition to national parks and nature parks,

- Agricultural land designated in the Plan as other agricultural land,
- Areas and parts of the endangered environment,
- Areas in which it is necessary to protect special values and features: rehabilitate damaged sections of nature, town and rural complexes, rehabilitation of land, forest, endangered environment, abandoned waste landfills, exploitation fields and

- Areas in which planned protection measures will be applied in terms of drafting detailed physical planning documentation.

4) Other area – those parts of the area in which there are plans for construction without special restrictions.

(2) Given the exceptionally sensitive area for accommodation and planned construction of accommodation capacities in the Prukljan golf course zones, there exists the obligation to draft a landscape study in the form of baseline studies containing guidelines for developing the project. It involves a study on integral landscape evaluation which includes a detailed analysis and evaluation of all spatial values, natural-ecological, cultural-historical and visual-perception, with the basic goal of identifying and describing the landscape characteristics of the investigated area, estimating their values and existing state, determining the goals of the desired landscape qualities and finally a list of guidelines for implementing sustainable development and utilisation of the respective area.

(3) To avoid the risk of damaging possible archaeological remains at the location of the planned Prukljan golf course, in the early phases of developing the project, and prior to the Environmental Impact Assessment - EIA/PUO, the obligation is to conduct a detailed conservation analysis of building heritage and investigate archaeological heritage, as well as define all possible issues and recommend specific protection measures for mitigation to the level of negligible impacts. Further development of the project is planned in line with the results of analyse and recommended measures.

(4) Conditions in applying special conditions and restrictions for utilisation, as well as applying special measures for development and protection of the areas are shown in Cartographic Presentation 3 “Conditions for Development and Protection of the Area” at a scale of 1:25000.

### **Article 183**

(1) Demarcation of the areas relating to protected natural heritage is defined in the decision on declaring protected parts of nature, which describe in detail the basic properties (natural phenomena) of the intervention along with the boundary of the area.

(2) Demarcation of the areas which are protected as cultural assets is based on official decisions on defining properties of cultural assets.

(3) The restricted area in the protected sea foreshore area (PFA/ZOP) is designated on all cartographic presentations.

(4) The foreshore line in terms of the restriction area in the protected sea foreshore area (PFA/ZOP) is the tideline on the foreshore.

## 6.1 Natural heritage

### **Article 184**

(1) Nature should be protected by preserving the biological and landscape diversity as well as protection of natural values, which includes protected areas, protected taxa as well as protected minerals and fossils.

(2) Boundaries and locations of natural values are designated in this Plan, in regard to its scale, which is read and interpreted as plan-based data.

(3) For the area designated for protection, the obligation is to draft expert explanations or baseline studies to initiate the protection procedure, and prior to making the decision on validity of the recommendation for protection, these areas will be protected through the provisions for implementation of this plan.

#### **Article 185**

(1) In the area of Skradin Town and based on the Nature Protection Act, the following protected values for natural heritage exist including values recommended for protection which are shown in Cartographic Presentation 3.1:

- 1) Krka National Park,
- 2) Guduća Special Zoological Reserve,
- 3) Pukljan Lake Special Biological Reserve,
- 4) Important Krka landscapes – scenery (Donji tok).

(2) The protected valuable part of nature in the County Physical Plan is envisaged for preliminary categorisation of protection and/or changes to boundaries: Krka – scenery (Donji tok) – part which covers Prokljan Lake in the category of important landscapes in the planned category of special reserve – habitat (necessary to investigate justification).

#### **Article 185**

In the area of Skradin Town and based on the Nature Protection Act, the following protected parts of natural heritage and parts recommended for protection which are shown in Cartographic Presentation 3.1:

- 1) Krka National Park,
- 2) Guduća Special Zoological Reserve,
- 3) Pukljan Lake Special Biological Reserve,
- 4) Protection Donja Krka landscape.

#### **Article 187**

In the area of the recommended Guduća special zoological reserve prior to its declaration, works were prohibited that might have deteriorated qualities on account of which protection is recommended (picking and destroying plants, disturbing nature, capturing and killing animals, introducing allochthonous species, amelioration operations, various forms of commercial use and other types of use, etc.)

#### **Article 188**

The Šibenik-Knin County Physical Plan recommends protection measures for Prokljan Lake as a special reserve category. The cited category of protection prohibits numerous other planned and intended uses alongside the lake foreshore, therefore prior to drafting the detailed development plans, it is necessary to conduct an investigation of this area and decide on the necessity of protecting the area, as well as possible economic activities which are to comply with the recommended category of protection. In accordance with the decision on the need for protection, the procedure for amending physical plans is to be initiated.

#### **Article 189**

For the area of Krka River from Skradin bridge to its estuary at Pukljan Lake, as well as the area of Skorić podi and the large section of the Skradin settlement, the recommendation is protection of natural heritage in the category of protected landscape.

Prior to pronouncing the protected landscape in this area, works that deteriorate aesthetical and cultural-historical values were not permitted, and the landscape characteristics for the area.

#### **Article 190**

(1) The County Physical Plan considers the tributary landscape along with associated vegetation belt and immediate value or canyon to be a single physical and structural unit, in which there are plans for new interventions which must respect landscape values of the respective areas. The natural water landscapes must be preserved to the maximum possible extent as exceptionally values and as carriers of the County's identity. Keeping in mind the important landscape of the Krka scenery, no interventions or works are permitted in it which deteriorate its fundamental landscape values, where the structural features of the area must be valued and preserved which are here evident in the natural state of the landscape, unchanged physiognomy of the slightly sloping terrain, preservation of the natural foreshore on the lake and its lake-bound sections, natural vegetation and level of lacking construction in the area.

(2) In further planning of the recommended hospitality-tourism zone and sports-recreation zone alongside Prukljan Lake, the primary step is to respect and protect its fundamental landscape values.

(3) For interventions in the area containing an important landscape in terms of issuing the appropriate permits construction, the obligation is to obtain official conditions for nature protection from the State Administration Office in the County, and for inventions outside the construction area for buildings of importance to the Republic of Croatia, the conditions are defined by the Ministry of Culture.

#### Article 191

(1) Table shows protected natural values (and parts of natural heritage) as well as parts of nature recommended for protection, as well as protected natural values (parts of nature) recommended for recategorization of the protection level.

CATEGORY OF PROTECTION	PROTECTED NATURAL VALUES	ESPECIALLY VALUABLE PARTS OF NATURE RECOMMENDED FOR PROTECTION	PROTECTED NATURAL VALUES ARE RECOMMENDED FOR PRELIMINARY CATEGORISATION AND CORRECTION OF BOUNDARIES
<b>NATIONAL PARK</b>	- KRKA	- GUDUĆA CANYON	
<b>SPECIAL RESERVE</b>			- KRKA LANDSCAPE from Skradin Bridge to the estuary: part covering PRUKLIAN LAKE conduct a preliminary categorisation into a biological reserve
<b>IMPORTANT LANDSCAPE</b>	- KRKA SCENERY (Donji tok) from Skradin Bridge to the estuary, - KRKA SCENERY (Gornji tok) upstream from the boundary of the National Park		

#### Article 192

With the aim of preserving natural biological diversity, the existing forest areas should be preserved, including forest peripheries, hedges located between arable areas, and prohibit their transformation into arable land, especially protect areas of natural tributaries against inappropriate interventions and works as it is an ecologically valuable area.

#### Article 193

When forming buildings (especially those that may be built outside the settlement), materials and colours should be used that are adapted to natural features of the surrounding area and traditional architecture.

#### Article 194

When planning routes for new thoroughfares and infrastructural corridors, the specifics of the relief and vegetation covering should be respected such that any impact on the landscape and natural composition of the area is reduced to the least possible extent.

#### Article 195

When planning economic activities, rational use of non-renewable natural assets should be ensured, as well as maintaining use of renewable natural sources. The use of natural assets in the area covered by the respective plan may be planned only on the basis of programs/plans for economic use / management in forests, hunting, water management, mining, etc., which provide conditions and measures for nature protection, the Ministry of Culture (ministry relevant for nature protection activities).

#### Article 196

Ecologically values areas which are found in the area covered by the plan should be preserved and valued in accordance with the Nature Protection Act and the Ordinance on Kinds of Habitat Types, Habitats Map, Threatened and Rare Habitat Types and on Measures for Conservation of Habitat Types (Official Gazette no. 7/06). In the area covered by the plan, endangered and rare habitats (infralittoral sand silt, sands, gravels and rocks in the euryhale and eurythermal environment, sub-Mediterranean and epi-Mediterranean dry grasslands / brambles and sub-Mediterranean and epi-Mediterranean dry grasslands / coastal, thermophilic forests and shrubs)

#### Article 197

(1) The area covered by Skradin Town Physical Development Plan falls under the area of the ecological network. The ecological network (Natura 2000) is a system of mutually connected or spatially close ecologically important areas, which due to the balanced biogeographic distribution contributes significantly to preserving natural balance and biological diversity.

(2) Areas of preservation important for birds (POP / BPA - bird preservation areas) and Areas for preservation important for kinds and habitat types (POVS / PAKHT ) referred to in Article 145 are defined using the following data:

- Identification number of the area,
- Name of the ecological network area,
- Scientific names of wild species or habitat types on account of which a particular area is defined as an ecological network area (target species and habitats) along with special designation of prioritised wild species or prioritised habitat types by citing the designation «\*»,
- Categories of target species and habitat types,
- Status of species, for special areas important for the preservation of birds.

(3) The area of Skradin Town has the following Areas of preservation important for birds (POP / BPA - bird preservation areas) Areas for preservation important for kinds and habitat types (POVS / PAKHT )

Areas of preservation important for birds (POP / BPA - bird preservation areas)	
Area identification number	Name of area
HR1000026	Krka I surrounding plateau
Areas for preservation important for kinds and habitat types (POVS / PAKHT)	
Area identification number	Name of area

HR2000918	Wider areas of Krka National Park
HR3000171	River estuary
HR 2001394	Bribišnica-Vrbica

Part 1. Areas of preservation important for birds (POP / BPA - bird preservation areas)						
Area identification number	Name of area	Category for target kind	Scientific name of kind	Croatian name of kind	Status (G= nesting ; P= migratory; Z = wintering)	
		1	Acrocephalus melanopogon	moustached warbler		Z
		1	Alcedo atthis	common kingfisher	G	Z
		1	Alectoris graeca	rock partridge	G	
		1	Anthus campestris	tawny pipit	G	
		1	Aquila chrysaetos	golden eagle	G	
		1	Botaurus stellaris	Eurasian bittern	G	P Z
		1	Bubo bubo	Eurasian eagle-owl	G	
		1	Burhinus oedicephalus	Eurasian stone-curlew	G	
		1	Calandrella brachydactyla	greater short-toed lark	G	
		1	Caprimulgus europaeus	European nightjar	G	
		1	Circaetus gallicus	short-toed snake	G	
		1	Circus aeruginosus	western marsh harrier		Z
		1	Circus cyaneus	hen harrier		Z
		1	Dendrocopos medius	middle spotted woodpecker	G	
		1	Egretta garzetta	little egret		P
		1	Falco columbarius	merlin		Z
		1	Falco peregrinus	peregrine falcon	G	
		1	Hippolais olivetorum	olive-tree warbler	G	
		1	Ixobrychus minutus	little bittern	G	P
		1	Lanius collurio	red-backed shrike	G	
		1	Lanius minor	lesser grey shrike	G	
		1	Lullula arborea	woodlark	G	
		1	Melanocorypha Calandra	calandra lark	G	
		1	Pandion haliaetus	western osprey		P
		1	Pernis apivorus	European honey	G	
		1	Phalacrocorax pygmaeus	pygmy cormorant		P Z
		1	Porzana parva	little crane	G	P
1	Porzana porzana	spotted crane	G	P		
1	Porzana pusilla	Baillon's crane		P		

		2	Significant non-nesting (migratory) population of birds (Northern shovelers <i>Anas clypeata</i> , Eurasian teal <i>Anas crecca</i> , Eurasian wigeon <i>Anas penelope</i> , mallard <i>Anas platyrhynchos</i> , garganey <i>Anas querquedula</i> , common pochard <i>Aythya ferina</i> , tufted duck <i>Aythya fuligula</i> , mute swan <i>Cygnus olor</i> , Eurasian coot <i>Fulica atra</i> , water rail <i>Rallus aquaticus</i> )
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## 6.2. Cultural heritage

### Article 198

In the area of Skradin Town based on the Act on Protection and Preservation of Cultural Assets, the following protected and registered immobile cultural assets are registered, and those recommended for investigation:

- 1) Archaeological areas:
  - a. Bribir (area of the settlements Ostrovica, Đevrske, Smrdelje, Morpolača, Piramatovci, Krković, Bratiškovci, Žažvić, Ždrapanj and Bribir),
  - b. Skradin (Skradin, Skradinsko polje, Bićine and the zone around Prukljan Lake).
- 2) Archaeological units:
  - a. Bribir (Bribirska glavica).
- 3) Archeological individual localities:
  - a. Bribir - Bribirska glavica
  - b. Otres – Old Croatian locality,
  - c. Piramatovci,
  - d. Skradin - Rokovača,
    - Maraguša,
    - povijesna jezgra
    - Đardin,
  - e. Skradinsko polje,
  - f. Sonković - Stipanac (“Gavanovi dvori”),
  - g. Vrbica (on the road between Krkovića and B. Mostina).
- 4) Historical construction units:
  - a. Skradin town settlement,
  - b. Rupe rural settlement
- 5) Defence buildings:
  - a. Skradin (fortress on Sv. Petka mount),
  - b. Sonković (castle),
  - c. “Uzdah kula” near Dubravica and
  - d. remains of a fort near Laznice.
- 6) Sacral buildings:
  - a. Skradin – parish church of Mary’s Birth and the bell tower,
    - church of St. Spyridon (new),
  - b. Plastovo – church of St. Nicholas,
  - c. Dubravice - church of St. Catherine,
  - d. Piramatovci – church of St. Rocco, ancient Christian basilica,
  - e. Sonković - church of St Mark,

- f. Vaćani - church of St. Anthony,
- g. Rupe - church of St. George,
- h. Krković - church of All Saints, and
- i. Ždrapanj - church of St. Bartholomew and ancient Christian basilica.

#### **Article 198**

(1) For all interventions in the area for which there is an obligation to have a location permit, and is located within, on or in direct proximity to immobile cultural assets referred to in Article 101, there is a need to obtain special conditions for protection of cultural assets from the relevant body for protection of cultural assets according to the special law on procedures for issuing location permits.

(2) Construction in the area of the cultural-historical (building) unit and for works that may cause changes on cultural assets, as well as in its direct proximity, require based on a special law prior approval from the relevant body for protection of cultural assets.

#### **Article 199**

(1) In the areas intended for intensive development of infrastructure or certain activities, there should be encouragement for researching cultural assets, especially possible archaeological zones or localities.

(2) If during the undertaking of construction works, archaeological and historically important items or findings are discovered, then works should be immediately suspended and the administration for protection of cultural assets informed of the matter.

### **3.1 Environmental impact assessment**

#### **Article 210**

(1) A significant measure for preventing unsuitable impact on the environment is the obligation to conduct an environmental impact assessment for works in the area for which such actions and use may endanger the environment.

(2) The obligations to conduct the environmental impact assessment is defined for buildings, or works in the area which are determined in special regulations, on Cartographic Presentation 3 "Conditions of Utilisation, Development and Protection of the Area" where only the most important are shown. Drafting the environmental impact assessment for the Prukljan golf course zone requires previously drafting the landscape study, a detailed conservation analysis of building heritage and investigation of archaeological heritage.

(3) In drafting the environmental impact assessment (especially for T1, T2 and R1-golf), it is essential to draw special attention to requirements for purification of wastewaters generated in the areas of tourism-hospitality intended uses and sport-recreation intended uses (R1-golf) in order to prevent negative consequences in the narrower (Prukljan Lake and foreshore area) and wider areas (Krka), together with planned activities (aquaculture and mariculture). Devices in the area for sports-recreation intended use (Rgt) must prevent possible pollution caused by treating areas using agrotechnical chemicals.

(4) Analysis of standard loads from wastewaters and determining necessary protection measures or stipulating the necessary level of purification on devices for purification of faecal wastewaters, as well as leach waters from the golf course will be defined in the Environmental Impact Assessment study.

## **9. Measures for implementing the plan**

### **9.1. Obligation to draft physical plans**

## **Article 211**

- (1) Physical plans that remain in force:
  - 1) Skradin settlement urban development plan (Šibenik-Knin County Official Herald no. 16/02)  
Given that the boundary of the construction area for Skradin settlement is reduced, these Amendments define the obligations for changing the boundaries covered in accordance with the Law.
  - 2) Urban development plan for the mixed zone Kosa lćevo (Šibenik-Knin County Official Herald no. 14/06)
- (2) Physical plans containing obligations to draft a physical plan for the narrower area defined in accordance with the Act in this Amendments:
  - 1) Urban development plan for:
    - a. Prukljan hospitality-tourism zone, and
    - b. Zone of the entertainment center – aqua park.
  - 2) Urban development plan for the area of economic intended use Piramotovci-Krković,
  - 3) Urban development plan and detailed development plan for the separate construction area outside of the settlement directed towards sport and recreation beside the Dubravice settlement,
- (3) The areas requiring the drafting of physical plans for narrower areas as defined in the Plan so that they comprise single physical and urban units, and shown on Cartographic Presentation 3 Conditions of Utilisation, Development and Protection of Areas (in principle) and Cartographic Presentation 4 “Construction Areas” (4.01 – 4.45 on the reduced cadastral plan at a scale of 1:5000).
- (4) Prior to adopting the plans referred to in Paragraph 2, approvals for interventions were not able to be issued.
- (5) The physical plan for the narrower area can prescribe even stricter provisions in terms of the size of construction plots, construction coefficients, interpolation and reconstruction of buildings.
- (6) Given the scale on the Cartographic Presentation on which the coverage of the urban plans is shown, the mandatory boundary covered in the plans as determined in this Plan may be amended and adjusted to the actual state of the area (utilisation, plot boundaries, existing thoroughfares and other infrastructure) including configuration of the terrain, whereas the coverage of the plans located by the foreshore line, the requirement is to include also that part of the marine waters which are essential for ensuring the area for foreshore development, or accommodation of necessary amenities in the sea.
- (7) In the area of coverage, urban development plans (UDP/UPU) were drafted:
  - 1) UDP for Skradin settlement
  - 2) UDP for the Krković-Lađevci residential zone
  - 3) UDP for the Kosa-lćevo mixed intended use zone
- (8) The plan recommends repealing the Detailed Development Plan for Spatial Units 11 and 12 (Šibenik-Knin County Official Herald no. 01/08).

### 9.2.2. Measures for protection against natural disasters and dangers of war

#### **Article 214**

- (1) For the purpose of effective protection against earthquakes, it is essential that the structures of all buildings planned for construction in the area of the Town comply with the special regulations for VII, VIII and higher seismic zones according to detailed seismic maps.
- (2) Regarding possibilities of blockages on streets and thoroughfares due to collapsing buildings, the requirement is to ensure paths for evacuation of people and goods.

#### 9.2.2.2. Measures for protection against fires and explosions

##### **Article 215**

- (1) For the purpose of preventing the spread of fires to neighbouring buildings, a building must be distanced from neighbouring buildings at least 4.0 m or less in accordance with Article 26 of this Plan, if shown, taking into account fire loads, speed of fire spreading, fire characteristics of building materials, size of openings on external building walls and other factors, that the fire will not be transferred to neighbouring buildings or must be distanced from neighbouring buildings using a fire resistant walls with a fireproof of at least 90 minutes, which in case the building has a roof structure (does not refer to flat roof with fireproofing lasting at least 90 minutes), rises above the building roof by at least 0.5 m or finishes with a two-sided console with the same fireproofing, length at last 1.0 m under the roof covering, much must be made from inflammable materials at least the length of the console.
- (2) In order to allow the rescuing of persons and goods from the building and extinguishing of fires on the building as well as open spaces, the building must have a fire access and an area allowing firefighters to operate as defined in line with special regulations, and when constructing or reconstructing the water supply network, an external hydrant network must be constructed if it does not exist along with the required water pressure and hose profile in accordance with special regulations.
- (3) The fire protection measures applied in the main design require consent from the Police Department in accordance with special regulations.
- (4) Buildings and facilities in which flammable liquids and gases are stored (special purpose facilities, gas tanks, petrol stations, etc.) must be built at a safe distance from other buildings and communal devices in accordance with special regulations. Other buildings must be built so that they meet the maximum safety distance from buildings for the distribution system depending on the type of building in accordance with special regulations.
- (5) Other necessary fire and explosion protection measures (forest passes, pumping stations, places for storing chemicals and equipment for extinguishing fires, etc.) are defined in the Plan for Protection Against Fires and Process Explosions for the area of Skradin Town which is based on the Assessment of Danger from Fires and Process Explosions. These should be revised when referring to new amenities in the area.

#### 9.2.2.3. Measures for protection of people and animals against epidemics

##### **Article 216**

Measures for protection of people and animals against epidemic should be conducted using effective and prompt actions from the relevant healthcare and veterinary services in accordance with special regulations.

#### 9.2.2.4. Measures for protection against exhausting or destruction of particular natural resources and ecological pollution

##### **Article 217**

- (1) To rationally use natural sources, as well as preserve ecological stability and valuable parts of the environment in these areas, the requirement is to protect to the maximum possible extent the originality, biological diversity of natural communities, and maintain the quality of living and non-living nature. Natural sources should be preserved at a level of quality which is not harmful to people, the plant and animal world.
- (2) One of the most valuable natural sources at any case is potable water. Therefore, the fundamental goal is to protect it and rationally use it in terms of saving potable water. This means that the existing water supply network should be reconstructed, where larger water losses are identified due to the deterioration of facilities and pipelines.

- (3) Underground water supply area should be preserved from possible pollution. Therefore it is necessary to monitor the condition of underground waters.
- (4) Two landfills should be rehabilitated so that the terrain is returned to its original intended use or forested.
- (5) In areas registered as the most endangered from noise, upon conducting measurements, if the noise level exceeds permitted values for a certain part of the area, the requirement is to conduct rehabilitation in accordance with special regulations.

#### 9.2.2.5. Protective measures against dangers of war

##### **Article 218**

- (1) Due to possible war action, the requirement is to determine the necessary plans for constructing shelters to protect people and goods under the following conditions for planning bunkers:
  - 1) The network of shelters should be evenly distributed considering the population density and level of danger,
  - 2) The maximum permitted distance from the farthest place from which the shelter can be occupied may not be more than 250 m, and the vertical distance is calculated to be three times that,
  - 3) There should be efforts to plan shelters with capacities for 100-300 people,
  - 4) The shelter should be located so that it is adequately distances from easily flammable and explosive places so that possible fires or explosions do not affect user safety,
  - 5) Shelters cannot be built close to buildings and facilities which are especially in danger of attack from the air,
  - 6) The location of shelters should be planned so that access to the shelter is possible and in conditions such as a collapsed building in which it is located
- (2) The stipulations prescribe the following conditions for constructing shelters:
  - 1) The shelter facility must have construction technical properties for protection and resistance in terms of its structure, size and position on the ground,
  - 2) The shelter should be constructed in the lowest storeys of the building,
  - 3) The shelter must contain all stipulated functional rooms and devices,
  - 4) Autonomous shelters should be secured for at least 7 days.
- (3) Shelters should be sized based on the scope of protection:
  - 1) Supplementary protection for static loads up to 50-150 kPa,
  - 2) Basic protection for static loads up to 100-300 kPa, for protection against radiation, biological and chemical action.
- (4) Shelters are to have a double purpose, and in the event of war dangers and danger of natural catastrophes, they should be prepared for the basic intended use within 24 hours. The number of sheltered places should be determined in accordance with Article 34 of the Ordinance on Protective Measures Against Natural Disasters and War Dangers in Physical Planning and Development of Areas (Official Gazette, no. 29/83, 36/85 and 42/86).
- (5) Cartographic Presentation 3 shows suspect mine areas according to the MIS Portal of the Croatian Centre for Demining ([www.hcr.hr](http://www.hcr.hr)). These areas are significantly limited in area and they should be demined. Information on suspect mine areas are subject to changes in HCR's revisions.

