Pursuant to Article 100 of the Physical Development and Construction Act (Official Gazette, number 76/07, 38/09, 55/11, 90/11, 50/12, 55/12 and 80/13) and in relation to Article 188 of the Physical Development Act (Official Gazette no. 153/13) and Article 39 of the City of Pula – Pola Statute (City of Pula Official Herald no. 7/09, 16/09, 12/11 and 1/13 – final draft), City Council of the City of Pula, at the session held on 18 November 2015, adopted the following

DECISION
on adoption of the Štinjan Urban Development Plan (Štinjan UPU)

I. PRELIMINARY PROVISIONS

Article 1

This Decision adopts the Štinjan Urban Development Plan (hereinafter: Plan). The drafter of the Plan is the company Urbis d.o.o. located in Pula, Sv. Teodora 2.

Article 2

The Plan is an integral part of this Decision and comprises the textual and graphical section as well as mandatory appendices.

THE TEXTUAL PART OF THE PLAN contains:

PROVISIONS TO BE IMPLEMENTED

0. General provisions
1. Conditions for determining and demarcation of areas for public and other uses
2. Conditions for situating facilities for economic activities
3. Conditions for situating facilities for social activities
4. Conditions and manner of constructing residential buildings
5. Conditions for development and construction, reconstruction and equipping the traffic, electronic communication and communal network along with the associated facilities and areas

5.1. Conditions for construction of the traffic network

5.1.1. Public parking and garages

5.1.2. Public squares and other larger pedestrian areas

5.2. Conditions for construction of the telecommunications network

5.3. Conditions for construction of the communal and other infrastructure network

6. Conditions for construction of public green areas
7. Protective measures for natural and cultural-historical units as well as facilities and ambient values
8. Waste disposal
9. Measures to avoid unfavourable effects on the environment
10. Special protective measures
11. Measures for implementing the plan

The GRAPHICAL PART OF THE PLAN contains:

1.	Utilization and intended use of the areas	Scale 1:2000
2.1.	Traffic, street and communal infrastructural network - Traffic	Scale 1:2000
2.2.	Traffic, street and communal infrastructural network – Electronic communications network	Scale 1:2000
2.3.	Traffic, street and communal infrastructural network – Electricity power – medium voltage	Scale 1:2000
2.4.	Traffic, street and communal infrastructural network - Electricity power – low voltage	Scale 1:2000
2.5.	Traffic, street and communal infrastructural network - Electricity power – high voltage	Scale 1:2000
2.6.	Traffic, street and communal infrastructural network – Water supply	Scale 1:2000
2.7.	Traffic, street and communal infrastructural network – Wastewater drainage	Scale 1:2000
2.8.	Traffic, street and communal infrastructural network – Gas supply	Scale 1:2000
3.	Conditions for utilization, development and protection of areas	Scale 1:2000
4.A.	Manner and conditions for construction - manner of construction	Scale 1:2000
4.B.	Manner and conditions for construction – forms of utilization	Scale 1:2000

MANDATORY APPENDICES

I. ELABORATION
INTRODUCTION
1. STARTING POINT
1.1. Position, importance and specificity of the section of settlement in the area of the town
1.1.1. Basic information on the state of the area
1.1.2. Spatial development features
1.1.3. Level of infrastructure
1.1.4. Protected nature, cultural-historical units and ambient value as well as specificities
1.1.5. Obligations from the plans for the wider area (encompassed area, number of inhabitants, population density and lot coverage
1.1.6. Assessment of the development opportunities and limitations in relation to demographic and economic data as well as spatial indicators

2. GOALS OF PHYSICAL DEVELOPMENT
2.1. Goals of physical development of importance for the town
2.1.1. Demographic development
2.1.2. Selection of spatial and economic structure
2.1.3. Traffic and communal infrastructure
2.1.4. Preservation of the spatial specificity of part of the settlement
2.2. Goals of the physical development for part of the settlement
2.2.1. Rational utilization and protection of the area in relation to the existing and planned number of
2.2.2. Advancing development of the settlement and communal infrastructure

3. PHYSICAL DEVELOPMENT PLAN
3.1. Construction and physical development program

3.2. Fundamental intended use of the space
3.3. Presentation of spatial indicators for intended use, manner of utilization and development of areas
3.4. Traffic and street network
3.5. Communal infrastructural network
3.6. Conditions for utilization, development and protection of areas
3.6.1. Conditions and manner of construction
3.6.2. Protective measures for natural values as well as specificities and cultural-historical and ambient units
3.7. Preventing negative impacts on the environment

II. BASELINE STUDIES UPON WHICH THE PHYSICAL PLAN SOLUTION IS BASED

III. COMPLIANCE WITH THE LIST OF DEPARTMENTAL DOCUMENTS AND REGULATIONS DURING THE DRAFTING PROCESS

IV. REQUIREMENTS AND OPINIONS REFERRED TO IN ARTICLE 79 AND ARTICLE 94 OF THE PHYSICAL DEVELOPMENT AND CONSTRUCTION ACT (OG 76/07, 38/09,50/11,90/11, 50/12,55/12 AND 80/13)

V. REPORT FROM THE PREVIOUS PUBLIC AND REPEATED PUBLIC DISCUSSION ON RECORDS OF THE PROCEDURE IN DRAFTING BRIEFS FOR THE PUBLIC

VI. RECORD OF THE DRAFTING PROCESS

VII. BRIEFS FOR THE PUBLIC

VIII. INFORMATION ON THE LEGAL ENTITY AUTHORISED TO UNDERTAKE THE EXPERT ACTIVITY FOR PHYSICAL (SPATIAL) DEVELOPMENT (EXPERT AUTHOR: URBIS d.o.o., PULA)

II. IMPLEMENTATION PROVISIONS

0. GENERAL PROVISIONS

Article 3

(1) The Štinjan Urban Development Plan (hereinafter: Plan) is a long-term physical planning document, which in line with the goals and tasks determined in the current physical plans for the wider area of the City of Pula Physical Development Plan (City of Pula Official Gazette no. 5a/08, 12/12, 5/14, 8/14 – final draft, 10/14, 13/14 and 19/14 – final draft) and Decision on the Drafting of the Štinjan Urban Development Plan (City of Pula Official Herald no. 2/09, 4/11 and 13/14), guidelines have been determined for the development, basic conditions of utilization, development and protection of the area within which it encompasses.

(2) The Plan determines the long-term basis for organising and development of the respective area in line with the goals and tasks of community-economic development, especially:
- Basic arrangement of the respective area based on intended use, along with conditions for its development,
- A system of infrastructural corridors and buildings, and linking them to the system in the wider area,
- Measures for the protection and advancement of the environment,
- Measures for implementing the Plan.

Article 4

(1) The Plan was drafted in accordance with provisions of the Physical Development and Construction Act (OG 6/07, 38/09, 55/11, 90/11, 50/12, 55/12 and 80/13), the Physical Development Act (OG 153/13), the Ordinance on the Content, Cartograph Measures , Mandatory Physical Indicators and Standard for Physical Planning Surveys (OG 106/98, 39/04, 45/04 and 163/04) as well as special laws.

(2) All elements which are the basis for issuing acts for implementing the physical plans and construction permit in accordance with the particular law regulating construction (hereinafter: acts for implementation of the Plan), and which are not separately cited in this Plan, are determined on the basis of provisions on current physical plans for the wider area.

Article 5

(1) The Štinjan Urban Development Plan (UPU) encompasses in its main section the developed section of the construction area of Pula City covering an area of approx. 261.9 ha of which the land section area amounts to approx. 243 ha and the sea section area to approx. 18.9 ha.

(2) The Plan is adopted for:
- Part of the construction area of Pula City,
- Part of the Štinjan cadastral municipality,
- Part of the Štinjan Local Committee.

(3) The area covered by the Plan is almost completely contained within the protected coastal area of the sea – an area demarcated in accordance with the Physical Development Act

(4) The boundary of the Plan's coverage has been transposed to the appropriate survey for drafting of the Plan at a scale of 1:2000 and is shown on all cartographs.

<u>Shape and size of the construction lot</u>

Article 6

(1) The shape and size of the construction lot is determined by keeping in mind:
- the intended use and type of buildings incorporated into the plan for construction on the bulting lot
- the public (road) frontage (in Croatian, "regulacijski pravac") of the existing and planned thoroughfare area with which the construction lot borders and the thoroughfare area onto which the building lot is connected,
- neighbouring building lots, configuration and other characteristics of the lots,
- cadastral and land registry status of the lots,
- Special construction conditions and other elements of importance for determining the shape of the building lot.

(2) The shape and size of the building lot is determined in accordance with all of the appropriate and current regulations, as well as the traditional and morphological form within the settlement and other formal customs

(3) In cases when the building lot is formed such that it includes an area functioning as a thoroughfare access, the minimal width of the building lot in that section is 4.0 m.

(4) The shape and size of the building lots for the intended construction of facility infrastructure will be determined in the process of issuing acts for implementation of the Plan based on general conditions in this point.

(5) The boundaries of the building lot for any intended project in the respective area towards the thoroughfare access area (frontage) must be determined such that they are defined beforehand and take into consideration the building lot and spatial position of the planned thoroughfare area based on layout elements of the thoroughfare and elements possessing longitudinal and transverse sections.

Size and area of the facility

Article 7

(1) Size and area of the facility which is to be constructed on the building lot are defined by the following elements:
   - Lot coverage of the construction lot
   - Lot exploitation of the construction lot
   - Height and number of building storeys

Article 8

(1) The lot coverage of the building lot is determined using the lot coverage coefficient (k-ig) which is the ratio of the constructed area of the lot under the building and the total area of the building lot.
(2) The lot exploitation of the building lot is determined using the lot exploitation coefficient which is the ratio of the construction (gross floor) area of the building and the area of the building lot. The lot exploitation coefficient may not exceed a number equivalent to the lot coverage times (multiplied by) number of building storeys.
(3) Land under the building which is included in the calculation for lot coverage of the building lot is the vertical projection of all closed, open and covered structural sections of the primary and supporting buildings including terraces on the ground floor of the building when these are the structural part of the underground storeys except for balconies, cornice, lintels, window mouldings, sun protection elements, advertising and similar elements, on the building lot.
(4) Not included in the lot coverage coefficient for the building lot is parking, logistical areas, accesses to buildings, internal paths, ramps, cisterns, installations and manholes and reservoirs, construction which represents landscaping of the outside building yard (building lot) – garden pools with a building (gross floor) area of up to 12 m^2 and depth of up to 1 m below the surrounding terrain, open hearth of the gross floor area of 1.5 m2 and height of up to 3 m from the level of the surrounding terrain, paving on the ground, ground floor terraces without roofing when they are not a structural part of the underground storey, and which are all less than 1 m above the final levelled terrain at every particular point directly alongside the building, and retaining walls and embankments based on configuration of the terrain.
(5) The Plan prescribes a maximum coverage lot coefficient whereas the minimum is not prescribed by the Plan.

Article 9

(1) The size and area of the building also depends on sizes prescribed in the Plan for the minimum and maximum area of lot coverage.
(2) The minimum area of lot coverage is the area of the vertical projection of all closed and open as well as roofed structural sections of the building besides the balconies, on the building lot, but including terraces on the ground floor of the building when they are make up the structural section of the underground floor.
(3) The maximum area of lot coverage and area, i.e., area under the primary and auxiliary buildings is the area of the vertical projects of all closed, open and roofed structural sections of the building except for balconies, on the building lot, but includes terraces on the ground floor of the building when they are the structural part of the underground storey. The maximum area of lot coverage must be situated within the constructable part of the building lot.
(4) As an exception to the provisions of the previous paragraph of this article, the maximum area of lot coverage does no include: pools with a horizontal area of up to 100 m2, cisterns for water and sump

basin with a capacity of up to 27 m^3, underground and above ground fuel reservoirs with a capacity of up to 10 m^3, solar collector system, i.e., photovoltaic module system for producing thermal energy and electricity as well as fully buried buildings, if their structural sections are not terraces on the ground floor, where they are to be constructed within the constructable part of the building lot. The maximum area of lot coverage does not include areas containing open sports and recreational fields built on the building lot, and which must be positioned within the constructable part of the building lot.

Article 10

(1) The maximum height of the building is the height measured from the final levelled and landscaped terrain adjacent to the building façade at its lowest part up the upper edge of the ceiling structure on the last storey, i.e., the top of the attic wall, the height of which may not exceed 1.2 m.
(2) The lowest section will not be considered to be the entry ramp with a maximum width of 6.0 m for the underground garage, located at an optimal distance between the public thoroughfare area and garage, and external stairs with a maximum width of 2.5 m alongside the building for descending into the basement.
(3) The total height of the building which is measured from the final levelled and landscaped terrain at its lowest section alongside the building to the highest point in the roof (ridge) may have a maximum height of 3.20 m from the greatest height of the building, whereas for a building with a level roof structure it is equal to the greatest height of the building.

Article 11

(1) The maximum number of above ground storeys is equivalent to the greatest number of users of the above ground storeys across all cross-sections of the building, which is determined in relation to the intended use and other specificities of the building, while keeping in mind the existing and planned surrounding construction.
(2) The above ground storey of the building on level terrain, according to these provisions, is deemed to be the storey which has a height difference greater than 1.0 m between the lower aboveground height of the ceiling structure and the lowest point of the final levelled terrain directly alongside the building, and on an inclined terrain (the slope of the final levelled terrain across the entire building lot is 10° or 18% or more), the storey where its height difference between the ceiling and the lowest point of the finally levelled terrain directly alongside the building is greater than 2.0 m. The aboveground storey of the building is not deemed to be an underground storey which is accessed via the entry ramp with a maximum width of 6.0 m for the underground garage, located at an optimal distance between the public thoroughfare area and garage or outside stairs with a maximum width of 2.5 m alongside the building for entering into the underground storey.
(3) The aboveground storey of the building, according to these provisions, is deemed to be an attic which is understood to be part of the building, the area of which is above the last storey and directly underneath the sloped or curved roof. The lift machine room, mechanical installations (cooling elements for drawing in and expelling air), and similar building elements are not deemed to be the aboveground storey.
(4) All buildings within the area of the Plan, may be one or more underground storeys except for those referred to in Para. 2, Article 29 of these implementation provisions.

<u>Positioning of buildings on the building lot</u>

Article 12

(1) The position of the building which is built on the building lot is defined according to the elements:
Constructable part of the building lot.

- building (façade) frontage (in Croatia, “građevni pravac”).

Article 13

(1) The constructable part of the building lot as a concept defined in special regulations is determined based on the shape and size of the building lot, intended use of the building, height and type of the building, lot coverage of adjacent lots, as well as building frontage and natural conditions.
(2) The constructable part of the building lot for the multi-storey building is determined such that the building on one or more sides is defined by the building (façade) frontage, and according to conditions for interval distances from the boundary of the adjacent building lot which stems from the relevant construction typology.
(3) Not needing to be located in the constructable part is construction that represents landscaping of the yard (belonging to the building lot), construction of terraces without roofing and which are not part of the structural part of an underground storey, garden pergola, self-standing terrace or one that is connected structurally to the building and has a layout area of up to 15 m2, a garden pool or fish pond with an gross (floor) area of up to 1.5 m2 and height of up to 3.0 m from the level of the surrounding terrain, as well as building elements at higher storeys such as cornices, lintels, window mouldings, roof eaves and similar elements protruding by up to 50 cm beyond the building façade plane, all within the building lot.
(4) The auxiliary buildings referred to in Paragraphs 4 and 5 of Article 19 of these implementation provisions need not be situated on the constructable part.
(5) When undertaking construction on the (public) frontage towards the public road, outside of the constructable part of the building lot (and outside of the building frontage), it is permitted to construct balconies, loggias and similar elements, but at a height greater than 4.5 m from the highest levels of the thoroughfare section adjacent to the building lot and under the condition that it does not enter the available section of the thoroughfare. In addition, it is permissible to place devices for presenting advertisement, company names, sun protection elements, shop windows, lighting fixtures and similar outdoor communal equipment elements. These outdoor communal equipment elements once placed may not jeopardise the safety provided by the line of sight for traffic nor hinder the passage of pedestrians. All elements adjacent to the area may be displayed from both sides of the thoroughfare in the space up to the boundary which ensures the unhindered passage of emergency and delivery vehicles, i.e., may not jeopardise traffic safety.

Article 14

(1) Only one primary building may be constructed on a single building lot.
(2) The said building from the previous paragraph refers to a complex building in terms of its legal definition.

Article 15

(1) The building (façade) frontage, based on these provisions, is deemed to be the obligatory demarcation line determining the position of the primary building on the building lot such that that part of the building or at least 2 of the most prominent façade points are leaning against it.
(2) The building frontage is determined by taking into account the intended use and type of building, the need for rational use of the lot, the approach from access thoroughfare areas, configuration and other characteristics of the lot, and especially the building frontage of existing and planned neighbouring multi-storey buildings
(3) Construction conditions may be determined by one of more building frontages. A number of building (façade) frontages may be determined for a single building especially:

- If it is required by a particular position of the building in relation to the surrounding area such as the corner arrangement of the building in the street order, block construction, interpolation and the like, for particular sections of a building with various construction heights, in the event that a building comprises a number of sections and the like.

(4) The Plan determines the obligation to construct part of the building on the building (façade) frontage.
(5) For a low-rise building, the building (façade) frontage need not be defined.
(6) The minimum distance of the building from the public (road) frontage is 3.0 m.
(7) For interpolation of the building in an already built structure where for existing neighbouring buildings the building (façade) frontage is defined to be at a distance of at least 3.0 m and for reconstruction of existing buildings, the building (façade) frontage may be defined to be less than 3m.
(8) When interpolating, the position for the building (façade) frontage is defined such that it is equivalent to the building (façade) frontage of one of the neighbouring buildings or is in the space between the two building (façade) frontages of neighbouring buildings.

Article 16

(1) Within the project area, the Plan allocates the following typologies of buildings:

- A –FREE-STANDING BUILDINGS WITH SMALL DIMENSIONS: free standing buildings with small dimensions and 1-4 functional units, which are at a distance of at least 4 m from all boundaries of their own building lot, besides the street boundary, if based on the provisions of special regulations and Ordinance on Conditions for Firefighting Access (OG 35/94, 55/94 and 142/03) there is no need to ensure firefighting access for buildings. If the condition for ensuring firefighting access is prescribed for buildings, the minimum width for the operation of firefighting personnel is 5.5 m. The internal and external turning radii of firefighting vehicles is determined by the Ordinance on Conditions for Firefighting Access. As an exemption from the previous definition, buildings with an A typology to be built within zones designated by the numbers: 3, 4, 5, 7, 9, 10 and 14 from the Cartograph no. 4A, must be at a distance of at least 6 metres from all boundaries of their own building lot, except the road boundary.

- B - FREE (SELF) STANDING BUILDINGS WITH MEDIUM DIMENSIONS: free standing buildings with 2 – 6 functional units, which are at a distance of at least 6 metres from all boundaries of their own building lot, besides the street side.

- C –SEMI-DETACHED and TERRACED buildings with small dimensions: demi-detached type of buildings, atrium buildings and terraced with 1-4 functional units, with a distance of the free sides from all boundaries of their own building lot, besides the street side, of at least 4 metres unless the provisions of special regulations or Ordinance on Conditions of Firefighting Access (Official Gazette 35/94, 55/94 and 142/03) for the building there is no need to ensure firefighting access. If there are prescribed conditions for the building to ensure firefighting access, the minimum width of operation of firefighting units is 5.5 m. The internal and external turning radii for firefighting vehicles are determined by the Ordinance on Conditions for Firefighting Access. In the event that the building is positioned on the boundary with only a part of its side next to the adjacent building lot, the remaining part of that side must be at distance as stipulated in these implementation provisions for the distance of the free-standing side. As an exemption from the previous definition, the distance of the free sides of a building with typology C and which will be built within the zone designated by the numbers: 7, 9, 10 and 14 from Cartograph no. 4A amounts to at least 6 meters.

- E – FREE STANDING BUILDINGS WITH MEDIUM TO LARGE DIMENSIONS: free standing buildings with medium to large dimensions and at least 4 functional units, which are at a distance of at least H/2 + 2.5 metres from all boundaries of their own building lots, besides the street side, but not less than 6 metres. This prescribed distance must be met for every part of the building in relation to the height of

that respective part, where the distance from the boundaries of their own building lot is measured from the upper slab of the ceiling structure of each storey.

- F –SEMI-DETACHED AND TERRACED BUILDINGS WITH MEDIUM TO LARGE DIMENSIONS: buildings with medium to large dimensions and at least 4 functional units as well as semi-detached buildings with medium to large dimensions which form the street facing façade, fronts alongside rivieras and the like, where the distance of the free standing sides from all boundaries of their building lot, besides the street side, is at least H/2 + 2.5 meters, but no less than 6 meters.

The prescribed distance of the sea must be met for each part of the building in relation to the height of that respective part, where the distance from the boundaries of its building lot is measured from the upper slab of the ceiling structure of each storey. In the event that the building is positioned on the boundary with only a part of its side next to the adjacent building lot, the remaining part of that side must be at distance as stipulated in these implementation provisions for the distance of the free-standing side.

- G- FREE STANDING BUILDINGS AND COMPLEXES WITH LARGE DIMENSIONS of all intended uses besides newly planned residential buildings which are at a distance of at least 6 meters from all boundaries of their own building lot, besides the street side.

- DEVELOPED PARTERRE AREAS – the area within which it is not possible to construct multi-storey buildings.

- DEVELOPED SEA AREAS – the zone of the sea part of a sports port within which it is not permitted to build retaining and coastal walls, piers and breakwaters, including the placement of apparatuses and devices for mooring boats and signalling, the installation of facilities, devices and installations required for safe navigation, and the undertaking of other similar works.

(2) A semi-detached building refers to a building which is located with at least 30% of the total length of the building on its one entire side or part of one side on the boundary of the building lot, i.e., connected to the existing or planned neighbouring building. The distance of the building from the boundary of the building lot on the free-standing sides is determined using stipulated distances for the respective typological of building. In the event that only one side of the building is positioned on the boundary of an adjacent building lot, the other part of that side must be at a distance as is previously stated for the distance of a side not in contact.

(3) The terraced building is a building which has at least two entire sides, with sections of at least two sides, with a minimum length of 30% of the entire building, positioned on the boundary of the building lot, i.e., connected to the adjacent existing and planned building.

4) The distance of the non-contact side as well as distance in the event of only partial contact (section not making contact) is determined as in the case of semi-detached building.

5) The application and spatial positioning of the building typology referred to in this Article are given in these Implementation Provisions and in Cartograph 4A.

The form of buildings

Article 17

(1) Buildings which, based on the provisions of this Plan, will be built within the coverage of the Plan should be formed using contemporary architectural expressions along with high quality construction and appropriate materials. Besides the functional characteristics of use, the specific location should also be considered.

(2) The type of roof, inclination and type of roofing is determined based on the specifics of the building and existing surrounding construction, while applying regulations for inclinations of roofing surfaces depending on the type of roofing.

(3) Besides the construction of buildings with sloping roofs, also permitted are flat roofs, dome roofs, parabolic roofs and similar twisted roofs.

(4) With the aim of utilizing additional energy sources (solar energy), it is possible to construct structural designs for the purpose of utilizing passive systems for utilization of solar energy. The designs (solar collector or photovoltaic system) is carried out solely for the requirements of the building (lot) on which it is installed for the requirements of the zone, without the possibility of supplying the energy to the main grid.
(5) The placement of photovoltaic cells in columns within the area covered by the Plan is not permitted.
(6) Advertisement signs, signage, exhibits and shop windows must be adapted to the building or immediate area in terms of form, volume, material and colour.

Development of the building lot

Article 18

(1) At least 20% of the building lot area pertaining to any intended use must be left as park and/or natural green areas.
(2) An exception to the provisions of the previous paragraph of the article in the Plan is given to building lots intended for the construction of buildings for hospitality tourism use, and which will be constructed within the areas serving for hospitality-tourism use as defined by this Plan, where at least 40% of the building lot area must be developed exclusively as a park or natural green area.
(3) The mandatory horticultural proportion referred to in the previous paragraph of this Article also includes the area above the underground garage under the condition that an adequately thick overlayer for the planation and successful growth of park greenery is ensured above the underground garage.
(4) The areas for resolving standstill traffic (parking areas) is dimensioned in line with planned magnitude and traffic solution while adhering to the basic principle that the necessary number of parking spaces must be ensured on the actual building lot on which the intended project will be undertaken in the area.
(5) For the purpose of building lots intended for the construction of buildings of all intended use, the requirement is to ensure parking spaces in line with conditions referred to in Articles 126, 127 and 128 of the Provisions for Implementation of this Plan and current regulations.
(6) The exact arrangement of parking spaces will be determined in the process of issuing acts for implementation of the Plan.

Conditions for construction of fencing and auxiliary buildings

Article 19

(1) Auxiliary buildings are buildings with an auxiliary character (storages, garages, storerooms, taverns, summer kitchens, pools, water cisterns and water sump basin, aboveground and underground fuel tanks, as well as solar collector or photovoltaic module systems for producing thermal energy and electricity) which may be constructed on the building lot adjacent to a building with a primary use. An auxiliary building is deemed to be a garden pergola, free standing terrace or one that is structurally connected to the building and having a layout area of up to 15 m^2 on the building lot of the existing building, garden pool or fish pond with a gross area of 12 m^2 and depth of up to 1 m from the level of the surrounding terrain and open hearths with a building (gross floor) area of 1.5 m^2 and height of up to 3.0 m above the surrounding terrain.
(2) In total (on a single building lot) the auxiliary buildings may have at most one above ground storey without the possibility of a basement storey, a maximum height of 3 metres to the upper external level of the roof slab for a flat roof or 4 metres to the highest external point of the ridge for a slopping root, and a maximum orthogonal project of all the building elements (including cornices and all other protrusions) 50 m^2. This area does not include: pools with a layout area of up 100 m^2, pools with a

horizontal area of up to 100 m^2, cisterns for water and collection pits with a capacity of up to 27 m^3, underground and above ground fuel reservoirs with a capacity of up to 10 m^3, garden pergolas, free standing canopy or one that is structurally connected to the building and having a layout area of up to 15 m^2, solar collector system, i.e., photovoltaic module system for producing thermal energy and electricity.

(3) Auxiliary buildings must be located with the constructable section.

(4) An exception to the provisions of the previous paragraph of the article refers to underground and aboveground fuel tanks with a capacity of up to 10 m^3, cisterns and sump basin raised less than 1 m above the final levelled terrain at each particular place immediately adjacent to the building and solar collector or photovoltaic module system for the purpose of producing thermal energy and electricity without the ability of supplying the power to the main network.

(5) An exception to the provisions of the previous paragraph of the article refers to auxiliary buildings-garages which are to be constructed within zones designated by the numbers 1, 2, 3, 4, 12 and 14 from Cartograph 4A which besides within the constructable section may also be built:

- Within the belt adjacent to the public (road) frontage and between adjacent building lots, at a distance of at least 1.5 m from the public (road) frontage at a max. depth of 10 m from the public (road) frontage, whereby opening the main entry doors does not enter into the available cross-section of the traffic area adjacent to the public (road) frontage,
- Within the belt adjacent to the boundary of neighbouring building lots opposite the public (road) frontage, at a max. depth of 7m, entirely alongside that boundary.

(6) The exception described in the previous paragraph of this article may be applied only when constructing buildings of typology A, C and B.

Article 20

(1) The building lot may be fenced, except if due to specificities of the location or intended works in the area, an act for execution of the physical plan does not determine otherwise.

(2) For buildings intended for residential use, the height of the fencing wall towards the public (road) frontage may be a max. of 1.5 m. The fencing on other sections may be a max. of 2 m. In terms of these provisions, the height of a necessary retaining wall is not deemed to be the height of a fence wall.

(3) The fence height for buildings with other intended uses besides residential may be greater than the height referred to in Paragraph 2 of this Article if it is necessary due to safety reasons (stadium, school, children's nursery, and the like).

(4) Fences due to their position, height and shape may not jeopardise the line of vision for traffic on thoroughfare areas, and consequently impact traffic safety.

(5) Buildings, building complexes and complexes constructed within economic-hospitality tourism zones may not be fenced off, except when required by special regulations.

(6) The entire maritime demise, along with the coastal area belt designated for recreational use as provided in the Plan, may not be fenced off and citizens must be given public access, if not contrary to current regulations for particular projects in the area of the maritime demise.

Article 21

(1) Within the area covered by the Plan, the placement of smaller prefabricated structures (typical kiosks) may be placed, as well as other prefabricated structures (canopies alongside bus stops, advertising structures, and the like) in accordance with special regulations.

1. CONDITIONS FOR DETERMINING AND DEMARCATION OF AREAS FOR PUBLIC AND OTHER INTENDED USES

Article 22

(1) The organisation and intended use of areas are given in the entire Plan, and is graphically verified in Cartograph 1, whereas the applied technologies are based on current legislated regulations.

(2) The area covered by the Plan has been demarcated into areas with the following intended uses:

- 1.1. residential use (S),
- 1.2. mixed use (M)
- 1.3. commercial use:
  - 1.3.1. hospitality tourism:
    - 1.3.1.1. hotel (TI)
    - 1.3.1.2. tourist resort (T2)
    - 1.3.1.3. camp (T3)
- 1.4. public and community use:
  - 1.4.1. preschool (D4)
  - 1.4.2. primary school (D5)
  - 1.4.3. culture (D7)
  - 1.4.4. religious (D8)
- 1.5. sports port (LS)
- 1.6. sports recreational use:
  - 1.6.1. sport (Rl)
  - 1.6.2. recreation (R2)
  - 1.6.3. bathing (RJ)
- 1.7. public green areas (JZ)
- 1.8. protective green areas (Z)
- 1.9. thoroughfares
- 1.10. parking lots (P)
- 1.11. road and pedestrian areas
- 1.12. pedestrian areas

Article 23

(1) The network of thoroughfare areas, as well as drawings of demarcations of areas for particular intended uses, are shown approximately, whereas their specific location will be determined in the process of issuing acts for implementing the Plan during which the status of cadastral changes and appropriate technical regulations will be referred to.

(2) Areas of public and other intended uses are demarcated in the manner and under conditions such that contacting lines of their mutual influence remains within the scope of permitted boundaries as prescribed by current laws and other regulations and primarily for protecting public areas.

1.1. RESIDENTIAL USE (S)

Article 24

(1) The areas of residential use (S) are intended for the construction of residential buildings.

(2) In terms of buildings with intended residential use, adjacent to areas intended for residential habitation (primary intended use) there also exists the possibility of constructing areas for economic as well as public and community use (secondary intended use), in line with the specification of business activities referred to in Paragraph 5 of this Article, such that the gross floor area (in Croatian,

"bruto ravijena površina" or *BRP*) does not exceed 30% of the total gross floor area for the constructed building.

(3) For residential buildings with an A or C typology and a max. of two aboveground storeys which may be built within zones designated by numbers 1, 2, 3, 4 and 12 in Cartograph 4A, the proportion of secondary intended use may amount to a max. 49% of the total gross floor area for the constructed building.

(4) Areas of secondary use may be constructed only under the condition that their work activities do not in any way negatively impact on living conditions regardless of the kind of negative impact, or that they directly or indirectly:
- do not exceed the permitted values for emission of harmful substances and impact on the environment for residential use, in accordance with current regulations (air, noise, waste, wastewater),
- do not deteriorate living and work conditions on neighbouring building lots, zones and locations in terms of the effects of noise, smoke, unpleasant scents and the like, in relation to pre-existing conditions
- Do not place a burden on road thoroughfares in terms of standstill traffic or they must ensure an adequate number of parking spaces for delivery, employees and clients based on conditions referred to in Articles 126, 127 and 128 of these implementation provisions.

(5) Within buildings for residential use (S) and in relation to secondary intended use, the following business activities and group of activities may be performed:
- Retail activities: everything except for trading of motor vehicles, warehousing of goods and retail activities outside of stores as individual localities, including all other activities from this group which negatively affect living conditions on neighbouring building lots, regardless of the type of pollution
- Services: all that does not negatively affect living conditions on neighbouring building lots, regardless of the type of pollution, except for the maintenance and repairing of motor vehicles, renting out of automobiles and other transport means, including driving schools
- Educational activities: only activities directly related to preschool institutions
- Cultural activities: everything except facilities for cultural performances
- Hospitality activities without the provision of accommodation services: everything except for night clubs and disco clubs, canteens and supply of prepared food, activities relating to expos and fun parks, as well as gambling and betting outlets
- Healthcare activities: everything (medical, dental and veterinary) except for hospital activities, while for veterinary only practices for small animals is permitted
- Tourist accommodation in households
- Sports activities intended for sporting recreation

(6) Within areas intended for residential use, it is possible to construct infrastructure, traffic and parking buildings, as well as the landscaping of public green areas, public children's and recreational fields and also the installation of outdoor communal equipment.

1.2. MIXED USE

Article 25

(1) Areas intended for mixed use are intended for the construction of residential buildings, buildings with economic-commercial use and buildings with public and community use.

(2) Within the areas intended for mixed use, it is possible to construct buildings containing content for combines activities as stated in Paragraph 3 of this Article or buildings which in their entirety have only one of the permitted activities.

(3) Within the areas intended for mixed use (M), the following activities and group of activities may be performed:
- Residential
- Commercial activities all of which do not negatively affect living conditions and work on neighbouring building lots, regardless of the type of pollution
- Services: all that does not negatively affect living and working conditions on neighbouring building lots, regardless of the type of pollution
- Hospitality activities without the provision of accommodation services: restaurants, bars, canteens, and the like
- Sporting and recreational activities
- Administration activities
- Social welfare activities
- Healthcare activities: everything (medical, dental and veterinary) except for hospital activities, while for veterinary only practices for small animals is permitted
- Preschool education
- Children's nurseries and day care of children
- Cultural activities
- Sporting and recreational activities except for marina activities

(4) Within the areas intended for mixed use and on independent building lots, it is possible to building and develop public children's and recreational fields, public green areas, public thoroughfare areas and garage-parking building with capacities for at least 20 parking spaces

(5) As an exception to the Provisions in Para. 3, Sub-para. 4 of this Article in the section stipulating prohibition of undertaking accommodation services, it is also possible to realise particular works for hospitality-tourism use with capacities and type of accommodation as determined in Table 1 within areas intended for mixed use at locations described in more detail in Table 1 below.

(6) Hotels that may be constructed at the locations referred to in Table 1 must fulfil conditions from the Ordinance on the Classification, Categorisation and Special Conditions for Hospitality Facilities from the Hotels Group (OG 88/07, 58/08, 62/09, 63/12 and 33/14).

(7) Within the hotel it is permitted to perform activities referred to in Para. 5, Article 27 of these Implementation Provisions.

(8) The hostel that may be built at the location referred to in Table 1 must fulfil conditions for the type of hostel in accordance with classification from the Ordinance on the Classification, Categorisation and Special Conditions for Hospitality Facilities from the Group "Camps and Other Types of Hospitality Facilities for Accommodation" (OG 49/08, 45/09 and 94/13).

(9) Within hostels besides accommodation, it is permitted to perform hospitality activities which do not hinder the functioning of the primary activity, i.e., does not negatively affect living and work conditions on neighbouring building lots, regardless of the type of pollution.

Table 1

Location (particular projects)	**Area of the project – approx.**	**Max. capacity (beds/campers)**	**Type of accommodation**

Selo (cadastral lot no. 302/1)	635	20	Hostel
Smrikve (cadastral lot no. 191/4, 191/9, 191/10, 191/11 and 191/12)	3665	80	Hotel
Smrikve (cadastral lo no. 217/5)	1030	80	Hotel
TOTAL	**5330**	**180**	

1.3. ECONOMIC USE

1.3.1. HOSPITALITY TOURISM USE

Article 26

(1) Hospitality tourism use is divided in the Plan into the following sub-uses:
- Hotel (T1)
- Tourist resort (T2) and camp (T1)

(2) Buildings which will be built within areas intended for hospitality-tourism use may not be residential, not have sections for residential use, nor may they be used for permanent or temporary residential use (apartment buildings on the market, holiday houses).

(3) Within areas intended for hospitality-tourism use, it is possible to build and furbish associated amenities (hospitality, entertainment, shops, administration, sports, recreation and the like), public squares, pedestrian – road/pedestrian and parking areas. Within these areas, it is possible to construct the necessary infrastructural network and infrastructural facilities.

(4) Within areas intended for hospitality-tourism use, on independent building lots it is possible to build and furbish public green areas, public children's and recreational playgrounds, public thoroughfare areas as well as garage-parking buildings with capacities for at least 20 parking spaces.

(5) All newly-planned accommodation buildings within areas intended for commercial – hospitality tourism use must be categorised at least as four stars.

(6) Allocation of accommodation capacities by locations – zones within the area covered by the Plan and expressed maximum accommodation capacity and type of capacity is given in Table 2.

(7) Within the zone intended for hospitality tourism use at the Puntižela location – zone designated as T2-1 and T2-2, based on the conditions of this Plan which determines the minimum size of the spatial (functional and commercial) units, it is possible to realise one or more tourist resorts. The allocation of accommodation capacities for each particular tourist resort is determined by defining the stipulated usage density for the zone in Table 2 as the maximum usage density for a particular tourist resort.

(8) A single transversal thoroughfare pedestrian access route leading to the foreshore and at least 3.0 metres wide must be ensured to pass through the zone intended for hospitality tourism use and designated as T2-1 which stretches along the foreshore.

(9) As an exception to the provisions of Para. 1 of this Article, within the area of hospitality tourism use at the location Hidrobaza – zones designated as (T1,T2,T3)-1 and (T1,T2,T3)-2 in Cartograph 1, due to the need for comprehensive valuation of the present construction heritage and its suitability to a certain type of accommodation, this Plan has not performed classification into the sub-uses of hotel (T1), tourist resort (T2) and camp (T3).

(10) Within the zones at the Hidrobaza location referred to in the previous Paragraph of this Article, the Plan permits realisation of all sub-uses for hospitality tourism use (hotel – T1, tourist resort – T2,

camp – T1) with their associated activities, without a limit to the number, type and density of usage for particular operations which will be realised within particular zones. The maximum accommodation capacity and usage density in Table 2 are prescribed cumulatively for the zone, and not for particular facilities.

Table 2

Zone location	Zone designation	Zone area – approx. (ha)	Max. capacity (beds/campers)	Bed density usage/ha	Type of hospitality accommodation		
					Hotel (T1)	Tourist resort (T2)	Camp (T3)
Puntižela	T2-1	14.38	1000	70		X	
Puntižela	T2-2	5.44	390	72		X	
Hidrobaza	(T1,T2,T3)-1	9.6	800	83	X	X	camp
Hidrobaza	(T1,T2,T3)-2	7.0	400	57	X	x	camp
TOTAL		**36.42**	**2590**				

1.3.1.1. HOTEL (T1)

Article 27

(1) Construction of a hotel – type of hotel in line with the classification from the Ordinance on the Classification, Categorisation and Special Conditions for Hospitality Facilities from the Hotels Group (OG 88/07, 58/08, 62/09, 63/12 and 33/14) as well as associated amenities for trading, services, hospitality, sport-recreational, healthcare, entertainment and similar uses, where the intended areas for hospitality-tourism use based on this Plan in Cartograph 1 are designated as zones with the designations (T1,T2,T3)-1 and (T1,T2,T3)-2.

(2) The hotels according to conditions from this Plan may also be constructed on locations as described in Table 1 in Art. 25 of these implementation provisions.

(3) Based on the conditions of this Plan, for hotels which may be constructed within the designated zone (T1,T2,T3)-2, the plan recommends the type of hotel similar to Baština-Heritage, and which may be built only in terms of the permitted reconstruction of existing buildings according to conditions referred to in Chapter 7 Measures for Protecting Natural and Cultural-Historical Units and Buildings Including Ambient Values from these implementation provisions.

(4) Buildings with a hospitality-tourism use – hotel (T1) may not have the ability to prepare food in accommodation units.

(5) Within the areas intended for the construction of hotels – zones designated as (T1,T2,T3)-1 and (T1,T2,T3)-2 and within the areas intended for mixed use, according to which Article 25 of these provisions have given the possibility of constructing hotels for undertaking the following activities and group of activities:
- hotels with a restaurant
- trade activities: all those that do not hinder the functioning of the primary activity, i.e., does not negatively impact on living and working conditions on neighbouring building lots, regardless of the type of pollution, besides the trading of motor vehicles, retailing at stands and markets as well as retailing outside of stores

- hospitality activities: all those that do not hinder the functioning of the primary activity, i.e., does not negatively impact on living and working conditions on neighbouring building lots, regardless of the type of pollution, besides fair/mart activities
- services: activities relating to various travel agencies and tour operators, the renting out of transport means, postal and telecommunications services, services in financial intermediation except for insurance and pension funds, promotional and photographic activities and all those compatible which do not hinder the functioning of the primary activity, i.e., do not negatively affect living and working conditions on neighbouring building lots, regardless of the type of pollution
- healthcare activities: all such activities except for hospital and veterinary activities
- sports and recreational activities: all such activities expect for marina activities

1.3.1.2. TOURIST RESORT (T2)

Article 28

(1) The construction of the tourist resort – type of tourist resort in line with the classification from the Ordinance on the Classification, Categorisation and Special Conditions for Hospitality Facilities from the Hotels Group (OG 88/07, 58/08, 62/09, 63/12 and 33/14) and associated commercial trade, services, hospitality, sports-recreational, healthcare, entertainment and similar intended uses, are allocated areas for hospitality-tourism use by the Plan in Cartograph 1 and defined as the designated zones T2-1, T2-2, (T1,T2,T3)-1 and (T1,T2,T3)-2.

(2) The tourist resort is a functional and commercial (spatial) unit managed by the hospitality owner who operates the tourist resort – complex facility, regardless of the fact that within the tourist resort in the autonomous commercial buildings, rooms and areas, other legal and/or natural persons may undertake different business activities.

(3) Within the areas intended for the construction of tourist resorts – zones designated as T1-1, T2-2, (T1,T2,T3)-1 and (T1,T2,T3)-2, undertaking the following activities or group of activities is permitted:
   - tourist resort,
   - commercial trade activities: all activities relating to retail and associated with the primary activity, all hospitality activities which do not hinder the functioning of the primary activity, i.e., do not negatively affect living conditions on neighbouring building lots, regardless of the type of pollution
   - services: activities relating to various travel agencies and tour operators, the renting out of transport means, postal and telecommunications services, services in financial intermediation except for insurance and pension funds, promotional and photographic activities and all those compatible which do not hinder the functioning of the primary activity, i.e., do not negatively affect living and working conditions on neighbouring building lots, regardless of the type of pollution
   - healthcare activities: all such activities except for hospital and veterinary activities
   - sports and recreational activities: all such activities expect for marina activities

1.3.1.3. CAMP (T3)

Article 29

(1) The construction of camps – type of camp in line with the classification from the Ordinance on the Classification, Minimum Conditions and Categorisation of Hospitality Facilities in Camps from the Group “Camps and Other Types of Hospitatliy facility for Accommodation” (OG 75/08, 45/09 and 11/04) as well as associated amenities for commercial, services, hospitality, sports-recreational, healthcare, entertainment and similar uses, are allocated areas for hospitality-tourism use by this

Plan in Cartograph no. 1 and defined as designated zones (T1,T2,T3)-1 and (T1,T2,T3)-2. The camp is a functional and commercial (spatial) unit – complex facility.

(2) Within areas intended for the construction of camps:
- zones and particular projects designated as (T1,T2,T3)-1 and (T1,T2,T3)-2, permission is given to undertake the activities and group of activities as follows:
- camp,
- commercial trade activities: all activities relating to retail and associated with the primary activity, all hospitality activities which do not hinder the functioning of the primary activity, i.e., do not negatively affect living conditions on neighbouring building lots, regardless of the type of pollution
- services: activities relating to various travel agencies and tour operators, the renting out of transport means, postal and telecommunications services, services in financial intermediation except for insurance and pension funds, promotional and photographic activities and all those compatible which do not hinder the functioning of the primary activity, i.e., do not negatively affect living and working conditions on neighbouring building lots, regardless of the type of pollution
- healthcare activities: all such activities except for hospital and veterinary activities
- sports and recreational activities: all such activities expect for marina activities

1.4. PUBLIC AND COMMUNITY USE

Article 30

(1) Public and community use is allocated by the Plan as follows:
- into the following sub-uses:
    - preschool (D4)
    - primary school (D5)
    - culture (D7)
    - religious (D8)

(2) Areas intended for public and community use are to be used solely for the construction of public and community buildings in terms of which it is possible to construct sections for economic-commercial trade and use of services under the condition that the total aggregate of maximum gross floor area for intended commercial use does not exceed 10% of the total gross floor area of the entire building.

(3) Within the areas intended for public and community use, the construction of buildings intended for residential use is not permitted, however the construction of sections for residential use within the building for primary use is permitted solely for the requirements of accommodating families of the employed janitor, caretaker, doorkeeper and the like.

(4) Within the areas intended for public and community use, the construction and furbishing of public children's and recreational fields, public green and thoroughfare areas may take place on autonomous building lots as well as the construction of the required infrastructural network and infrastructural facilities.

1.4.1. PRESCHOOL USE (D4)

Article 31

(1) The area intended for preschool use (D4) is in the plan for constructing a children's nursery in line with conditions of the State Pedagogical Standard for Preschool Formation and Education (OG 63/08 and 90/10).

(2) The building housing the children's nursery is built and equipped in compliance with the State Pedagogical Standard for Preschool Formation and Education, as well as laws, bylaws and technical

regulations on construction and other fields important for the operation of and residing in children's nurseries.

(3) Organisation and formation of the children's nursery building should provide for compliance relationships between parts of the building and areas for the playgrounds, games and fun as well as green areas. The entrance into the building must not be exposed to strong winds and gusts.

(4) Within the children's nursery building, the following activities and group of activities are permitted:
- Preschool education
- Children's nurseries and day care of children
- Hospitality activity – only as an activity related solely to the requirements of employees and users in the building's primary activity

1.4.2. PRIMARY SCHOOL USE (D5)

Article 32

(1) Areas intended for primary school use (D5) are planned for construction of a primary school by application of conditions from the State Pedagogical Standard for the Primary School Educational System (OG 63/08 and 90/10).

(2) The primary school building is to be built and furbished in line with the State Pedagogical Standard for the Primary School Educational System, norms for construction and furbishing of primary school premises as well as all laws, ordinances and technical regulations for construction and other areas relating to work and sojourning in school premises.

(3) The primary school building should ensure functional organisation of premises suitable for contemporary forms of teaching, fulfil all hygienic technical requirements as well as basic ecological and aesthetic measures.

(4) Within the primary school building, permission is given to undertake the following activities and group of activities:
- Primary school education
- Hospitality activities – only as activities relating solely to the needs of employees and users in the primary activity of the building

1.4.3. CULTURAL USE (D7)

Article 33

(1) The intended use of culture in the Plan is determined for Fort Punta Christo, by decision of 11/05/2010, registry no. Z-4556 protected as cultural good belonging to the Republic of Croatia.

(2) This Plan permits the undertaking of the following activities and group of activities within Fort Punta Christo:
- Cultural activities: libraries, archives, museums and other types of cultural activities, film and video activities, radio and television activities, news agency activities, entertainment activities besides fair/mart activities and entertainment parks including all other cultural activities
- hospitality activities – bars and services in preparing food which is related solely to the needs of employees in the primary activity of the building
- commercial trade activities – retail in specialised stores which are related to the sale of print, office and school accessories, books, paper and similar articles associated with the primary activity of the building

(3) Construction conditions for Fort Punta Christo are defined in Chapter 7 of the Measure for Protection of Natural and Cultural-Historical Units and Buildings Including Ambient Values in these implementation provisions.

1.4.4. RELIGIOUS USE (D8)

Article 34

(1) Religious use is determined by this Plan for the existing Church of St Margaret located within the historical centre of Štinjan.
(2) In terms of religious use, only religious activities may be performed.
(3) Construction conditions for the Church of St Margaret are defined in Chapter 7 of the Measure for Protection of Natural and Cultural-Historical Units and Buildings Including Ambient Values in these implementation provisions.

1.5. SPORTS PORT (LS)

Article 35

(1) The area in this Plan planned for the sports port is intended for reconstruction and expansion of the existing Štinjan – Hidrobaza sports port which is of importance for the county.
(2) In terms of reconstruction of the sports port, 160 mooring places are defined by the plan.
(3) Within the area intended for reconstruction of the Štinjan-Hidrobaza sports port, the following activities and group of activities may be performed, if permitted by the special regulations:
   - activities associated with mooring, construction and repairing of boats and dinghies of users, except for shipbuilding activities
   - commercial trade activities: retail of parts and accessories for motor vehicles
   - hospitality activities: restaurants, bars, except for night clubs and discotheques, canteens and supplying prepared food
   - services: maritime transport services, activities relating to various travel agencies and tour operators, the renting out of transport means, postal and telecommunications services, services in financial intermediation except for insurance and pension funds, activities in research and development, other business activities related to primary intended use and which do not hinder the functioning of the primary activity
   - sports, recreational and cultural activities
   - educational activities: those relating to marine vessels, maritime travel, sailing and similar activities of other membership organisations which are related to maritime travel, sailing, diving and the like.
(4) All activities within the sports port must comply with the relevant regulations on conditions which must be fulfilled by planned projects in the area, and comply with regulations on maritime safety.

1.6. SPORTS RECREATIONAL USE

Article 36

(1) Sports recreational use is divided in the Plan into the following sub-uses:
   - sports (R1)
   - recreation (R2)
   - bathing (R3)
(2) In terms of the intended sporting and recreational use, the construction of buildings intended for sporting and recreational activities may take place, as well as the furbishing of sporting and recreational playfields with associated structures and amenities, based on conditions determined for the particular sub-uses.

(3) In terms of the sporting and recreational use, neither the construction of buildings nor premises for intended residential use may be carried out.
(4) Within areas intended for sporting and recreational use, public children's and recreational playgrounds may be constructed and furbished on independent building lots, as well as public green and traffic areas including construction of the necessary infrastructural network and infrastructural facilities.

1.6.1. SPORT (R1)

Article 37

(1) The area intended for sport is determined in this Plan to be the location of the existing football field.
(2) Within the area intended for sports use (R1), multi-storey sporting and recreational buildings may be constructed, and the furbishing of sporting and recreational playfields, alongside which buildings and premises for auxiliary activities may be built.
(3) The proportion of auxiliary activities is stipulated at a max. of 49% of the total building area. The stipulated max. proportion of auxiliary activities is applied to individual buildings in the event when it is not a functional and/or technological part of a complex building, or in total on a complex building.
(4) In terms of the area intended for sports use, the following activities and group of activities may be performed:
- sporting and recreational activities except for marina activities
- commercial trading activities: retail which is related to the primary intended use of the building
- hospitality activities: restaurants, bars, except for night clubs and discotheques
- services: renting out of machinery and equipment including other services which are related to sports and recreation
- healthcare activities: medical practices relating to sports medicine
- educational activities: education relating to sporting activities of other membership organisations which are related to sports

1.6.2. RECREATION (R2)

Article 38

(1) Recreation in terms of utilization in the Plan is classified in Cartograph 1 into maritime and other recreation.
(2) Within all of the recreational areas as determined in the Urban Development Plan (UPU), the construction of multi-storey buildings is not permitted.

Article 39

(1) The areas of maritime recreation are defined as a recreational coastal belt in the Plan with the belt intended for development of the beach and recreational activities alongside the sea and in the sea.

Article 40

(1) Within the area on the land section of maritime recreation, it is possible to construct retaining walls, foreshores, coastal walls and sunbathing areas, the placement of smaller prefabricated mobile structures which can be disassembled and act as changerooms, devices and structures for water attractions, the placement of devices for recreation, entertainment and mooring for recreational vessels as well as furbishing open recreational playfields without grandstands.
(2) Within the area on land section of maritime recreation, there must be the possibility of achieving public passage which is at least 3.0 metres wide, except if within the respective area this plan does not define the development of pedestrian areas.

Article 41

(1) The area intended for maritime recreation on the sea is a recreational sea area encompassing part of the sea and functionally linked to the area of maritime recreation on the land, and which is intended for bathing and water sports in accordance with current regulations on the type of sea beaches and conditions which they must fulfil.
(2) Within areas on the sea part of the maritime recreation, it is possible to construct fixed and place various floating objects for the recreational purposes as well as designate and mark the recreational zone, all according to special conditions given by the relevant bodies for managing and executing order on maritime demise.
(3) Within areas on the sea part of the maritime recreation, the possibility of maritime traffic is excluded, except for kayaks, paddle boats and similar vessels.

Article 42

(1) As an exception to the provisions of Paragraph 1, Article 40 and Paragraphs 1 and 3, Article 41, within the area intended for maritime recreation (land and sea part) in Štinjan port, prior to implementing the intended use as planned in this Plan, the undertaking of existing port activities is permitted.

Article 43

(1) Areas of other recreation are recreational areas which are not in direct contact with the sea.
(2) Within the areas of other recreation, it is possible to construct and develop open recreational playfields without grandstands, fitness routes, bicycle and pedestrian routes.

1.6.3. BATHING FACILITIES (R3)

Article 44

(1) Within areas intended for bathing facilities, it is possible to undertake construction of retaining walls, foreshores, coastal walls, sunbathing facilities, placing smaller prefabricated mobile structures as changerooms, sanitary amenities, selling and the like, which can be disassembled, including devices for recreation, entertainment and mooring of recreational vessels as well as conducting other similar works. Within these areas, it is possible to undertake construction of multi-storey buildings which may have intended use compatible with primary intended bathing use.
(2) Within areas intended for bathing (R3), it is possible to undertake these activities and group of activities:
   - activities relating to recreation at bathing facilities
   - commercial trade activities: retail relating to the primary intended use
   - hospitality activities: restaurants, bars
   - services: renting out of machinery, equipment relating to recreation at bathing facilities
   - healthcare activities: activities involving medical practice and linked to the bathing facilities
   - Cultural activities: showing films and other drama activities

1.7. PUBLIC GREEN AREAS

Article 45

(1) Public green areas are undeveloped public areas formed through planned allocation of vegetation intended for children's games, walks and rest in green surroundings.

(2) Park areas will be developed by constructing pedestrian trails, furbishing with the necessary requisites, planting new autochthonous types of plant material.
(3) Children's playgrounds will be made by installing special equipment intended for children's games.
(4) In terms of the intended use of public green areas, it is possible to construct and furbish public traffic areas on independent lots as well as construct the necessary infrastructural network and infrastructural facilities.
(5) Within areas of public green areas, it is possible to place smaller prefabricated mobile park structures which can be disassembled and outdoor communal equipment.

1.8. PROTECTIVE GREEN AREAS (Z)

Article 46

(1) Protective green areas relate to areas of green units of local importance and other green areas.
(2) A green unit of special local importance is the forest of Štinjan and shown on Cartograph 3.
(3) Protective green areas are primarily landscaped by preserving existing vegetation and adding new all-growing autochthonous greenery. It is landscaped such that it does not hinder the safe flow of traffic by preserving the line of sight on traffic areas.
(4) Within the protective green areas, it is possible to construct and furbish public traffic areas as well as the necessary infrastructural network and infrastructural facilities on independent lots including the placement of smaller prefabricated mobile park structures which can be disassembled and outdoor communal equipment.
(5) Within the protective green areas, it is possible to carry out recreational activities but not recreation as a commercial activity, and the additional condition is recreational activities solely in open spaces.

1.9. TRAFFIC AREAS

Article 47

(1) The Plan determines the planned corridors for protection of the space and areas for construction of thoroughfare areas and parking spaces. The network of corridors for protection of thoroughfare areas is given on the cartographs in the Plan, and is deemed to be in principal only. The graphical designation of the corridors is a demarcation line in contact with the thoroughfare area and area for other intended use.
(2) The specific locations of the thoroughfare area is determined in the process of issuing acts for implementation of the Plan, when the final shape and size of the building lot for that thoroughfare area will be determined, whereupon they may deviate from the planned corridor of the protective space given on the cartographs in the Plan (due to technical-technological requirements, status of the space, property ownership issues, and the like).
(3) Prior to the issuing of the act for implementing the Plan for the thoroughfare area, other (related) intended uses may be developed (and building lots established) up to the line which designates the planned protective corridor and thoroughfare areas. Upon the issuing of the act for implementation of the Plan for that thoroughfare area, and based on it and the updated status of cadastral measurements, other (related) intended uses may be developed (and building lots established) up to the boundary of the building (cadastral) lot for that thoroughfare area.
(4) It is possible to construct the necessary infrastructural network and infrastructural facilities in the planned thoroughfare areas.
(5) The possibility of constructing bicycle trails has been planned to take place within all thoroughfare areas, whereas their realisation depends on the actual spatial possibilities of each location.

1.10. PARKING SPACES (P)

Article 48

(1) Within the area covered by the Plan, there are plans for a number of area intended for the organisation of larger parking areas (P).
(2) Within the planned areas of parking lots (P), it is possible to install outdoor communal equipment and other equipment (waste bins, benches, visual communication elements).
(3) Within the planned parking areas (P), it is possible to construct the necessary infrastructural network and infrastructural ground-level facilities and also place kiosks and finished structures. Furthermore, canopies and/or pergolas may be placed for protection against the effects of weather.
(4) The planned parking areas (P) may be temporarily used for the requirements of fairs/marts, performances, seasonal sales and similar purposes, where other temporary and simple structures may also be placed in accordance with special regulations.
(5) The parking areas (P) may be landscaped by establishing green areas.
(6) Besides the parking areas show in Cartograph 1, it is also possible in the processes of issuing acts for implementation of the plan to plan for additional parking areas within all the areas, besides the internal areas of protective and public green areas.

1.11. ROAD AND PEDESTRIAN AREAS

Article 49

(1) For the purpose of emphasising primarily the pedestrian character and the need for special valorisation of the existing state, the Plan has defined road-pedestrian areas.
(2) The road-pedestrian areas are intended for the flow of road-pedestrian traffic.

1.12. PEDESTRIAN AREAS

Article 50

(1) Pedestrian areas are intended for pedestrian movement which ensures pedestrian connections even outside of thoroughfare areas thus ensuring a better connection of the area covered by the Plan primarily with the planned recreational areas.
(2) Pedestrian areas, besides for pedestrian traffic, may also be used for bicycle and emergency traffic.
(3) Within the pedestrian areas, smaller elements of outdoor communal equipment may be placed, for instance, such as benches, waste bins, and the like.
(4) Within the pedestrian areas, the construction of multi-storey buildings is not permitted.
(5) The final treatment of pedestrian areas requires compliance with its extended function.
(6) Besides pedestrian areas shown on the cartographs, it is possible in the process of issuing acts for implementation of the plan, to plan for additional pedestrian areas within areas of any intended purpose.

2. CONDITIONS FOR POSITIONING BUILDINGS THAT UNDERTAKE ECONOMIC ACTIVITIES

Article 51

(1) The provisions on conditions for positioning buildings for economic activities referred to in this chapter relates to conditions for constructing economic-commercial buildings which based on the provisions of this Plan may be built within areas with the following intended uses: mixed (M), sports

ports (LS) and bathing facilities (R3), including economic-hospitality tourism buildings which may be built within areas for hospitality tourism use and within areas intended for mixed use at locations listed in Table 1 in Article 25.

(2) The location conditions and manner of constructing buildings referred to in the previous paragraph of this Article is determined on the basis of provisions in this Plan while taking into account the provisions of the physical plan for the wider area.

2.1. CONDITIONS FOR POSITIONING BUILDINGS INTENDED FOR MIXED AND MAINLY COMMERCIAL USE (M2)

Article 52

(1) Economic-commercial buildings that may be built within areas of use defined in Para. 1, Article 51 in the section of the Plan which determines the conditions and manner of construction are allocated within the zone by the designations 1, 3, 4, 7, 8, 12 and 14 from Cartograph 4A.

(2) The location conditions relating to the building typology, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys, are determined for each zone as referred to the previous paragraph of this article given in the table below:

ECONOMIC – COMMERCIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
3	A, B, E	200	2000
4	A, B, E	200	2000
7	A, B, C, E, F	100	400
8	G	200	2500
12	A, C	100	600
14	A, B, E, C	200	2000

ECONOMIC – COMMERCIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
3	0.5	12	4
4	0.5	10	4
7	0.7	10	2
8	0.2	8	1
12	0.3	8	3
14	0.5	10	4

Article 53

(1) As an exception to the parameters in the location permit given in the table referred to in Article 52 of these provisions, in the event of constructing a building with A and B typology within zones 3, 4,

and 7, and buildings with typology C within zone 7 and 14, the minimum lot coverage area amounts to 50 m^2.

Article 54

(1) The shape and size of the building lot is determined in accordance with conditions referred to in Article 6 of these provisions.

(2) The size of a building lot is determined in relation to the (minimum and maximum) lot coverage area and the lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 52 of these implementation provisions.

Article 55

(1) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the applied building typology.

Article 56

(1) The building (façade) frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 57

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 58

(1) Other location conditions for construction of economic – commercial buildings are contained in other chapters of the Provisions for implementing the Plan.

2.2. CONDITIONS FOR POSITIONING BUILDINGS INTENDED FOR HOSPITALITY TOURISM USE

Article 59

(1) Buildings intended for hospitality tourism use which may be constructed within areas intended for hospitality tourism use based on this Plan and shown in Cartograph 1 are determined as zones designated by (T1,T2,T3)-1 and (T1,T2,T3)-2 as well as T2-2 and within the areas intended for mixed use at the locations in Table 1 in Article 25 in the section of the planned determination of conditions and manner of construction allocated within the zones designated as 1, 6, 9, 10 and 12 in Cartograph 4A.

(2) The location conditions relating to building typology, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys, determined by zones in the previous paragraph of this article are given in the following table: BUILDINGS INTENDED FOR HOSPITALITY TOURISM USE

BUILDINGS INTENDED FOR HOSPITALITY TOURISM USE

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
6	g	200	10000

9	A, B, C, E, F	1000	15000
10	A, B, C, E, F	1000	25000
12	A, C	100	600

ECONOMIC – COMMERCIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
6	0.3	16	4
9	0.3	12	3
10	0.3	8	2
12	0.3	8	3

Article 60

(1) The shape and size of the building lot is determined in accordance with conditions referred to in Article 6 of these provisions.

(2) Minimum size of the commercial and functional (spatial) unit for the tourism resort and camps – complex buildings amounts to 5000 m^2.

(3) The minimum size of building lots for particular buildings which make up entire complex buildings for the tourist resort and camp is determined in relation to the lot coverage area (maximum and minimum) and lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 59 of these implementation provisions.

(4) The maximum size of a building lot for a commercial and functional (spatial) unit for tourism resorts and camps – complex buildings is determined by the area and shape of the zone.

(5) The size of a building lot for hotels and buildings intended for hospitality tourism use which may be built within areas intended for mixed use at the locations shown in Table 1 in Chapter 25 is determined by the relationship between the (minimum and maximum) lot coverage area and lot coverage coefficients for the zone within which the building lot is located as referred to in Article 9 of these implementation provisions.

Article 61

(1) The constructable part of the building lot is determined based on the conditions referred to in Article 13 of these implementation provisions depending on the applied building typology.

Article 62

(1) The building façade frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 63

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 64

(1) Other location conditions for construction of buildings intended for hospitality tourism use are contained in other chapters of the Provisions for implementing the Plan.

2.3. CONDITIONS FOR POSITIONING BUILDINGS PROVIDING COMBINED ACTIVITIES

Article 65

(1) The provisions on conditions for positioning buildings providing combined activities referred to in this chapter relates to conditions for constructing buildings which are based on the possibilities referred to in Para. 3, Article 25 and may be constructed within areas intended for mixed use (M).

(2) Buildings for combined activities which may be built within areas for intended uses as determined in the previous paragraph of this chapter in the section on planned determination of conditions and manner of construction are allocated within zones designated by numbers 1, 3, 4, 12 and 14 from Cartograph 4A.

(3) Location conditions and the manner of constructing buildings for combined activities are determined on the basis of provisions on current physical plans for the wider area.

Article 66

(1) Location conditions relating to the typology of buildings, size and area of the building lot, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys are given in the table below:

BUILDINGS FOR COMBINED ACTIVITIES

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
3	A, B, E	200	2000
4	A, B, E	200	2000
12	A, C	100	600
14	A, B, E, C	200	2000

BUILDINGS FOR COMBINED ACTIVITIES

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
3	0.5	12	4
4	0.5	10	4
12	0.3	8	3
14	0.5	10	4

Article 67

(1) As an exception to the parameters for location conditions given in the table in Article 66 of these provisions, in the case of construction a typology A and B buildings within zones 3, 4 and 14, and typology C building within zone 14, the minimal lot coverage area is 50 m^2.

Article 68

(1) The shape and size of the building lot is determined in accordance with conditions from Article 6 of these provisions.
(2) The size of a building lot is determined in relation to the area of lot coverage (minimum and maximum) and the lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 88 of these implementation provisions.

Article 69

(1) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the applied building typology.

Article 70

(1) The building (façade) frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 71

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 72

(1) Other location conditions for construction of economic–commercial buildings are contained in other chapters of the Provisions for implementing the Plan.

3. CONDITIONS FOR POSITIONING BUILDINGS FOR COMMUNITY ACTIVITIES

Article 73

(1) The provisions on conditions for positioning buildings for community activities referred to in this chapter relates to conditions for constructing buildings intended for public and community use and which may be built within areas intended for preschool (D4), primary school (D5), culture (D7) and religious (D8) sub-use and within areas intended for mixed use (M).
(2) Provisions on conditions for positioning buildings for community activities from this chapter also relate to conditions for the construction of sports buildings which may be constructed within areas intended for mixed use (M), within an areas intended for the sports port (LS) and in terms of intended sports-recreational use, the intended sub-uses for sport (R1) and bathing facilities (R3).
(3) Location conditions and manner of constructing the buildings for community activities are determined on the basis of the provisions in this Plan while taking into consideration the provisions in the physical plan for the wider area.

3.1. CONDITIONS FOR POSITIONING BUILDINGS INTENDED FOR PUBLIC AND COMMUNITY USE

Article 74

(1) Buildings intended for public and community use which may be constructed within areas intended for uses as determined in Para. 1, Article 73 in the section on planned determination of conditions and manner of construction are allocated within zones designated by numbers 1, 2, 3, 4, 12 and 14 in Cartograph 4A.
(2) Location conditions for construction of the existing buildings within areas intended for religious use (D8) and cultural use (D8) – zones designated with number 11 in Cartograph 4A are determined in

Chapter 7 of the Measures for Protection of Natural and Cultural-Historical Units and Buildings Including Ambient Values of these implementation provisions.

Article 75

(1) Location conditions relating to building typology, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys is given in the table below:

BUILDINGS INTENDED FOR SOCIAL AND COMMUNITY USE

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
2	A, C	50	150
3	A, B, E	200	2000
4	A, B, E	200	2000
11	existing	existing	existing
12	A, C	100	600
14	A, C, B, E	200	2000

BUILDINGS INTENDED FOR SOCIAL AND COMMUNITY USE

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
2	0.7	12	4
3	0.5	12	4
4	0.5	10	4
11	exiting	exiting	exiting
12	0.3	8	3
14	0.5	10	4

Article 76

(1) As an exception to the parameters for location conditions given in the table in Article 75 of these provisions, in the case of construction a typology A and B building within zones 3 and 4, and typology C building within zone 14, the minimal lot coverage area is 50 m^2.

Article 77

(1) The shape and size of the building lot is determined in accordance with conditions from Article 6 of these provisions.

(2) The size of a building lot is determined in relation to the (minimum and maximum) lot coverage area and the lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 75 of these implementation provisions.

Article 78

(1) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the appropriate building typology.

Article 79

(1) The building façade frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 80

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 81

(1) Other location conditions for construction of economic–commercial buildings are contained in other chapters of the Provisions for implementing the Plan.

3.2. CONDITIONS FOR CONSTRUCTION OF BUILDINGS INTENDED FOR SPORTS USE

Article 82

(1) Buildings intended for sports use which may be constructed within areas intended for uses as determined in Para. 3, Article 73 in the section on planned determination of conditions and manner of construction are allocated within zones designated by numbers 1, 3, 4, 5, 7, 8, 12 and 14 in Cartograph 4A.

Article 83

(1) Location conditions relating to the typology of buildings, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys are given in the table below:

SPORTS BUILDINGS

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
3	A, B, E	200	2000
4	A, B, E	200	2000
5	A, B, E	200	800
7	A, B, C, E, F	100	400
12	A, C	100	600
13	DEVELOPED SEA AREAS	/	/
14	A, B, E, C	200	2000

SPORTS BUILDINGS

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
3	0.5	12	4
4	0.5	10	4
5	0.5	12	3
7	0.7	10	2
8	0.2	8	1
12	0.3	8	3
13	/	/	/
14	0.5	10	4

Article 84

(1) As an exception to the parameters for location conditions given in the table in Article 83 of these provisions, in the case of construction a typology A and B building within zones 3, 4, 5 and 7, and typology C building within zone 7 and 14, the minimal lot coverage area is 50 m^2.

Article 85

(1) The shape and size of the building lot is determined in accordance with conditions from Article 6 of these provisions.

(2) The size of a building lot is determined in relation to the (minimum and maximum) lot coverage area and the lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 83 of these implementation provisions.

Article 86

(1) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the applied building typology.

Article 87

(1) The building (façade) frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 88

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 89

(1) Other location conditions for construction of economic–commercial buildings are contained in other chapters of the Provisions for implementing the Plan.

4. CONDITIONS AND MANNER OF CONSTRUCTING RESIDENTIAL BUILDINGS

Article 90

(1) Provisions on conditions for positioning buildings intended for residential use referred to in this chapter relate to conditions on the construction of buildings for residential use which may be constructed within areas intended for residential use (S) and within areas intended for mixed use (M).

(2) Buildings intended for residential use which may be constructed within areas intended for uses as determined in the previous paragraph of this article in the section on planned determination of conditions and manner of construction are allocated within zones designated by numbers 1, 2, 3, 4, 12 and 14 in Cartograph 4A.

(3) The location conditions and manner of constructing residential buildings are determined on the basis of provisions in this Plan while taking into account the provisions of the physical plan for the wider area.

Article 91

(1) Location conditions relating to the typology of buildings, size and area of the building lot, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys are given in the table below:

RESIDENTIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
1	A, C	70	200
2	A, C	50	150
3	A, B, E	200	2000
4	A, B, E	200	2000
12	A, C	100	600
14	A, B, E, C	200	2000

RESIDENTIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
1	0.4	10	3
2	0.7	12	4
3	0.5	12	4
4	0.5	10	4
12	0.3	8	3
14	0.5	10	4

Article 92

(1) The possibility of constructing typology C buildings (within zones 1, 2, 12 and 14) in cases when a free standing has been built on an adjacent building lot and a semi-detached building on the opposite side of the building lot is subject to obtaining consent from the owner of that adjacent building lot.

Article 93

(1) As an exception to the parameters for location conditions given in the table in Article 91 of these provisions, in the case of construction a typology A and B building within zones 3, 4 and 14, and typology C building within zone 14, the minimal lot coverage area is 50 m^2.

Article 94

(1) The shape and size of the building lot is determined in accordance with conditions from Article 6 of these provisions.
(2) The size of a building lot is determined in relation to the (minimum and maximum) lot coverage area and the lot coverage coefficient for the zone within which the building lot is found, as referred to in Article 91 of these implementation provisions.

Article 95

(1) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the applied building typology.

Article 96

(1) The building (façade) frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.

Article 97

(1) The conditions for construction of auxiliary buildings are determined in Article 19 of these implementation provisions.

Article 98

(1) The conditions for construction of fencing are determined in Article 20 of these implementation provisions.

Article 99

(1) Other location conditions for construction of economic – commercial buildings are contained in other chapters of the Provisions for implementing the Plan.

4.1. RECONSTRUCTION OF EXISTING BUILDINGS

Article 100

(1) Existing buildings may be reconstructed.
(2) Reconstruction of existing buildings may be permitted under the following conditions:
- That the intended use of the building conform to the intended use referred to in this Plan or that the existing intended use of the building be primarily retained,
- That standstill traffic be resolved in accordance with Articles 126, 127 and 128 of these implementation provisions

- That reconstruction comply with provisions in Chapter 7. Measures for Protecting Natural and Cultural-Historical Units and Buildings Including Ambient Values

(3) The maximum permitted dimensions of reconstructed buildings may not exceed the maximum permitted dimensions of buildings which this Plan stipulates for zones within which such reconstructed buildings are located.

Article 101

(1) Location conditions and manner of construction for an existing building where its location conditions and manner of construction complies with the location conditions and manner of construction stipulated by this Plan are determined as in the case for new construction. The intended use and activity of the building may be changed by reconstructing it, but only in terms of the overall planned solution and provisions of this Plan.

Article 102

(1) Reconstruction of an existing building where its location conditions and manner of construction does not comply with the location conditions and manner of construction stipulated in this Plan for the zone within which the building is found, may be permitted in the following cases and under the following conditions:

1. An existing building which exceeds the maximum lot coverage coefficient as stipulated in this Plan, but which does not exceed the maximum height stipulated by this Plan, may be reconstructed by extending it in terms of the stipulated maximum height and maximum number of storeys. The extended (added) section must comply with the stipulated maximum lot coverage.
2. An existing building which exceeds the maximum height stipulated in this Plan, but does not exceed the stipulated maximum lot coverage area, may be reconstructed by extending it in terms of the stipulated maximum lot coverage area and maximum lot coverage coefficient for the zone within which the building is found subject to adhering to the mandatory section on horticultural landscaping of the building lot, or maintaining the existing part of the horticultural landscaping if it is less than what has been stipulated. The extended section must comply with the stipulated maximum height and maximum number of storeys for the zone within which the building is located.
3. An existing building which exceeds the maximum height stipulated in this Plan, but does not exceed the stipulated maximum lot coverage area, may be reconstructed by extending it in terms of the stipulated maximum lot coverage area and maximum lot coverage coefficient by adhering to the mandatory section on horticultural landscaping of the building lot, or maintaining the existing part of the horticultural landscaping if it is less than what has been stipulated. The extended section must comply with the stipulated maximum height and maximum number of storeys for the zone within which the building is located.
4. An existing building which due to its position on a building lot does not comply with the minimum distances as determined for certain typologies and permitted in the zone within which the building is located, may be reconstructed by extending horizontally and/or vertically in such a manner that the horizontally and/or vertically extended section of the building must be located within the constructable part of the selected typology for construction permitted in that zone.
5. As an exception to the provisions in Point 4 of this paragraph and article, during reconstruction of an existing typology A or C building which is positioned from the boundary of its own lot less than the minimum distance stipulated in Article 16 of these implementation provisions, and which after reconstruction will have a maximum of two aboveground storeys, the extended part may be at a distance of less than 3 metres from the boundaries of its own building lot.

6. As an exception to the provisions in Point 4 of this paragraph and article, during reconstruction of an existing typology B, E or F building, which is positioned at a distance less than the minimal distance from the boundaries of its own building lot as stipulated in Article 16 of these implementation provisions, and which after reconstruction will have a maximum of two aboveground storeys, the extended section may be at a distance of at least 4 meters from the boundaries of its own building lot.
7. An existing building with a construction typology not complying to the construction typology defined in this Plan for the zone within which the building is located, may be reconstructed according to conditions stipulated for the new construction, if during reconstruction the construction typology from this Plan is applied.
8. An existing building that does not fulfil conditions for accommodating vehicles as stipulated in this Plan may be reconstructed according to conditions for the zone within which the building is located if on account of reconstruction there is no increased need for parking areas and number of parking spaces. In the event of an increased need for parking spaces, conditions for standstill traffic as stipulated in this Plan must be fulfilled.

Article 103

(1) The location conditions and manner of construction for an existing building within which there are activities which do not comply with permitted activities as defined in this Plan for a particular intended use are defined as a new construction, if the reconstruction does not change the existing activity, or if reconstruction of the building complies with the permitted activities which this plan stipulates for the intended use within which that reconstructed building is located.

Article 104

(1) During reconstruction of an existing building, the project documentation must show parking spaces for the existing part of the building if they were planned or conditioned by an act for construction based upon which the existing building was constructed. On the contrary, if in constructing the existing building based on previous regulations there was no need to ensure a certain number of parking spaces, these must be ensured only for the needs of the reconstructed (horizontally or vertically extended) part of the building.

5. CONDITIONS FOR DEVELOPMENT OR CONSTRUCTION, RECONSTRUCTION AND FURBISHING OF THOROUGHFARE, ELECTRONIC COMMUNICATIONS AND COMMUNAL NETWORKS ALONG WITH APPROPRIATE STRUCTURES AND AREAS

Article 105

(1) The Štinjan Urban Development Plan (UPU) defines the areas (routes, corridors) and structures for traffic, electronic communications, power and water management systems. Elements of the traffic and other infrastructural network as defined in the Štinjan Urban Development Plan (UPU) are considered to be approximate and will be defined in detail in the process of issuing acts for implementation of the Plan.
(2) The relationship of planned area to the network of traffic areas is shown principally in the cartographs of the Plan. The place and manner of connecting individual building lots and building onto the traffic area will be determined in the process of issuing the act for implementation of the Plan.
(3) The place and manner of connecting buildings onto the communal and other types of infrastructure will be determined by the relevant public body or company in the process of issuing acts for implementation of the Plan.

Article 106

(1) Corridors of the planned thoroughfares, shown in the cartographs, are intended for construction of the thoroughfares. The graphical presentation of this corridor is given by the demarcation and contact line of the area intended for the thoroughfare and areas intended for other uses.
(2) Besides the thoroughfares shown on the cartographs in the Plan, within all planned intended (zoned) uses it is possible to construct and develop the necessary access routes and internal traffic areas, as well as areas on which easement rights have been established for the purpose of accessing building lots.
(3) Access from building lots intended for construction of multi-storey buildings to the main street in the northern section of the project area should be planned to take place through other streets. Direct access may be achieved only based on prior consent from the relevant public body.

Article 107

(1) The routes, locations and elements of the infrastructural network as determined in the Plan are considered to be in principal only, whereas their specific location will be determined in the process of issuing acts for implementation of the Plan.
(2) Spatial and technical solutions, based upon which acts for implementation of the Plan will be issued for the traffic and other infrastructural networks, may deviate from the planned routes (changed or terminated) as well as other elements for construction conditions if there appears a need due to technical or technological advancements, or new future discoveries, or if it represents a temporary and/or more rational solution, whereby it is necessary to adhere to regulations and take into account adopted standards, rules for technical practices, and which will not be considered as failing to comply with this Plan.
(3) In the event of complete or partial termination of thoroughfares, the intended use of the thoroughfare which is partially or completed terminated is that intended use as determined by the physical plan for the wider area – the City of Pula General Urban Plan (in Croatian, “generalni urbanistički plan”)

Article 108

(1) When designing and carrying out the traffic and other infrastructural networks, it is essential to adhere to regulations that regulate relations towards other infrastructural buildings, devices and/or facilities, and acquire the stipulated consents and/or opinions of other users of infrastructural corridors.

Article 109

(1) The route for traffic and infrastructure and other types of infrastructure shown in the Plan, and are located outside of its coverage, are defined in principle only, and will be determined in a separate process of issuing the act for implementation of the Plan for particular infrastructural solutions based on provisions of the physical plan for the wider area.

5.1. CONDITIONS FOR CONSTRUCTION OF THE TRAFFIC NETWORK FOR ROAD TRAFFIC

Article 110

(1) The Plan determines planned protective corridors and areas for construction of traffic areas as well as road-pedestrian areas and parking lots. The network of corridors for protection of traffic areas is shown on the cartographs and is defined in principle only.
(2) Specific locations of the traffic area is determined in the process of issuing acts for implementation of the plan, when the final shape and size of the building lot for the respective traffic area will be

defined, and which may deviate from the planned protective corridor shown in the cartographs (due to technical-technological requirements, state of the area, ownership rights issues and the like).

Article 111

(1) The current links to and from the area covered by the Plan with the region of the City of Pula and neighbouring local self-government units, and also with the network of the entire Croatian system is basically achieved via unclassified road NC-517600 which is connected onto state road D-21 via unclassified road NC-5111500.
(2) Unclassified road NC-517600 passes through most of the area covered by the Plan.
(3) Links to classified roads should be planned in accordance with the Ordinance on Conditions for Designing and Constructing Links and Access to Main Roads (OG 95/14), current norm for designing and construction of road nodes at the same level U.C4.050, Ordinance on Basic Conditions which Public Roads Outside of Settlements and Their Elements Must Fulfil in Terms of Traffic Safety (OG 110/01) as well as other laws, regulations and standards related to the respective areas of planning – design.
(4) The width of the protective belt for classified roads is determined in the provisions of the current Roads Act.
(5) In the process of obtaining acts for implementation of the Plan within the protective belt for classified roads, it is first necessary to seek special conditions from the relevant roads administration.
(6) It is prohibited to undertake any works or actions in the protective belt of classified roads without consent from the public body which manages public roads if such works or actions may damage the road, or jeopardise or hinder traffic on it, or increase maintenance costs. Conditions for undertaking the above-mentioned works or actions will be determined in the process of obtaining consent from the legal entity that manages public roads.
(7) Project documentation for infrastructural networks planned to take place within the area of the road corridor for the classified road should be drafted in accordance with previously obtained conditions from the relevant public body.

Article 112

(1) The planned solution prescribes the laying of thoroughfare routes with the aim of creating planned conditions for providing road infrastructure across the entire respective area subject to optimal adaptation to the existing state.

Article 113

(1) The traffic network covered by the Plan is in relation to ranking of traffic importance structured as follows:
    - main
    - cul-de-sac (dead end) and
    - other streets
(2) Main streets are thoroughfares that receive the entire road traffic within Štinjan and direct it towards the network of public thoroughfares in the wider area. The main streets identified by the Plan are unclassified road NC-511500, the newly planned street which passing through the northern Pula littoral region connecting Štinjan with the centre of Pula City and the street which continues onto county road Ž-5115 and is a secondary traffic entry into Štinjan.
(3) The cul-de-sac streets receive traffic from other streets and direct them towards the main streets.
(4) Other streets are all streets in the settlement except for streets referred to in Paragraph 2 and 3 of this Article.
(5) The transversal cross-section of each particular thoroughfare is given in Cartograph 2.1.

(6) Thoroughfares must be carried out with technical characteristics which ensures access to communal, firefighting and emergency vehicles.

Article 114

(1) Separation of pedestrian areas from the road by constructing sidewalks is done on thoroughfares, wherever possible in relation to existing spatial conditions.
(2) In accordance with these provisions for implementation and special conditions from public bodies, infrastructure is laid in thoroughfares or its protective belt.

Article 115

(1) Within the area covered by the Plan, it is possible to construct and furbish bicycle paths on the section of any thoroughfares which allow it.
(2) The construction and furbishing of bicycle paths are also permitted on all pedestrian and road-pedestrian areas in which cases, if necessary, the planned section width of pedestrian area may be expanded for the requirements of the bicycle path section width.
(3) Bicycle paths are constructed – furbished in accordance with elements as follows:
   - If they are constructed – furbished as part of the sidewalk, the sidewalk is designated so as to be divided into a part on which pedestrian traffic takes place and a part on which bicycle traffic takes place and which may not be less than 1.0 metres wide.
   - If constructed – furbished as part of the roadway, the roadway is designated so as to be divided into a part on which pedestrian traffic takes place and a part on which bicycle traffic takes place and which may not be less than 1.0 metres wide.
   - The bicycle path alongside the roadway or sidewalk, and a bicycle path as an autonomous structure, in which cases the minimum permitted of the bicycle path width is 1.6 m, is increased for the required width to accommodate outdoor communal equipment.
   - If carried out, the width of the periphery green area containing tall-growing greenery of up to 3.0 m, and low-growing greenery of up to 1.5 m, the transversal slope for bicycle paths amounts to 1.5% - 2.0%.
(3) Bicycle paths may be constructed and furbished within areas for all intended uses as determined in this Plan.

Article 116

(1) The horizontal elements of the axes, level and slope of the thoroughfare areas are determined in accordance with the appropriate regulations, technical standards and special conditions, starting from the existing state of the configuration and other terrain characteristics including existing and future construction of other structures for which the thoroughfare areas provide a function.
(2) The longitudinal slope of thoroughfares used for vehicle traffic may not be greater than 12%.
(3) The minimum transversal slopes of thoroughfares must be 2.5% in a straight line up to a max. 5.0% in a bend.
(4) Thoroughfares are to be designed for calculated speeds of up to V=50km/h or according to real conditions for a particular thoroughfare or road section.
(5) All traffic areas must be able to cope with axle loads as stipulated for determined categories of traffic.
(6) Horizontal and vertical signalisation are to be designed or placed according to the categorisation of the thoroughfare.

5.1.1.1. Access to a building lot from a thoroughfare area

Article 117

(1) Road and pedestrian access to building lots which will be established within the area covered by the Plan are ensured from planned thoroughfares, and shown in the cartographs of the Štinjan Urban Development Plan (UPU).
(2) Access to a building lot is possible from a public traffic area or traffic area in private ownership or area over which easement rights have been established to ensure access to the building lot.
(3) Access from building lots intended for construction of multi-storey buildings to the main street in the northern section of the project area should be planned to take place through other streets. Direct access may be achieved only based on prior consent from the relevant public body for roads.
(4) Access to the building lot is in principle possible from any place on the traffic area, and its exact position will be defined in the process of issuing the act for implementation of the Plan.
(5) The building lot may have a connection to the traffic area from a maximum of two places. As an exception for specific situations, i.e., for building lots which are bordered by a number of thoroughfares, the public body or legal person authorised for managing traffic areas may approve a connection onto the public traffic area for more than two places.
(6) Road access to the building lot must fulfil conditions for line of sight and safety for traffic, in accordance with current regulations.
(7) The building lot intended for construction of a building may have directly road access from unclassified roads only if approved by the relevant body for managing such roads and subject to conditions of approval.
(8) Road access to the building lot which is located at an intersection of public thoroughfares must be at a distance of at least 5 m from the start of the intersection of these thoroughfares, and is carried out from the lower-ranked public thoroughfare unless provisions in special regulations stipulate otherwise.
(9) The width of road access to the building lot is at least 5.50 m. The length of road access is at least 5 m, and if some special activity is performed on the building lot, then the length of road access may be greater, in line with a special and appropriate regulation.
(10) The width of the pedestrian access to the building lot is to be at least 1.6 m.
    - Above the access to the building lot there must be available space:
        - Above the entire width of the road access with a height of at least 4.5 m
        - Above the entire width of the pedestrian access with a height of at least 3 m.
(11) The connection from the building lot or building as well as the boundary of the building lot to the public traffic area must be spatially defined and in compliance with elements of existing constructed traffic areas or elements of design documentation which is an integral part of the act determined by the relevant administrative body which approved construction of the thoroughfare.

Article 118

(1) As an exception to the provision of Para. 1, Article 117, and in accordance with provisions of Para. 2, Article 106 of these provisions, carrying out access to the building lot can be determined in the process of obtaining the act for implementation of the Plan in accordance with these provisions and provisions of the physical plan for the wider area.

Article 119

(1) For traffic areas which will be based on the possibilities referred to in Para. 2, Article 106, determined in the process of issuing the act for implementing the Plan, the following elements are prescribed:
    1. for two-way road traffic:

- The width of the traffic lane must be at least 3.0 m
- The minimum permitted width of the pedestrian sidewalk is 1.6 m. The pedestrian corridors are carried out on both sides of the thoroughfare and with exception may be carried out only on one side which depends on available space. In that case, an embankment at least 0.5 m wide is to be carried out on the other side of the transversal section.
- If carried out, the minimum permitted width of the bicycle path is 1.6 m and increases by 0.50 m where there is no peripheral green area, and if carried out, the width of the periphery green area containing high growing greenery is up to 3.0 m, whereas for low growing greenery it is up to 1.5 m.
- The transversal slope is to be between 2.5% and 5%, whereas the pedestrian and bicycle paths between 1.5% and 2%.
- The longitudinal slope is determined in accordance with the Ordinance on Basic Conditions which Public Roads Outside of Settlements and their Elements Must Fulfil in Terms of Traffic Safety (OG 110/01).
- A "dead end" traffic area must have a return radius in accordance with special regulations and rules of the profession.

2. for one way road traffic:
   - The width of the traffic lane must be at least 4.5 m
   - The minimum permitted width of the pedestrian sidewalk is 1.6 m. The pedestrian corridors are carried out on one or both sides of the thoroughfare. In that case, an embankment at least 0.5 m wide is to be carried out on the other side of the transversal section.
   - If carried out, the minimum permitted width of the bicycle path is 1.6 m and increases by 0.50 m where there is no periphery green area,
   - If carried out, the width of the periphery green area with tall growing greenery is up to 3.0 m, and up to 1.5 m for low growing greenery,
   - The transversal slope is between 2.5% to 5%, whereas the pedestrian and bicycle paths between 1.5% and 2%
   - The longitudinal slope is determined in accordance with the Ordinance on Basic Conditions which Public Roads Outside of Settlements and their Elements Must Fulfil in Terms of Traffic Safety (OG 110/01).

(2) Elements of traffic areas may be determined in the process of issuing acts for implementation of the Plan and in smaller quantities than those stated in Para. 1 of this Article, if subject to limitations in the area under the condition that an explanation for this is given in the project based upon which the act for implementation of the Plan is issued.

(3) In cases when the building lot cannot have road access, access may be ensured via a pedestrian area which is at least 1.6 m wide.

Article 120

(1) Prior to realisation of the traffic areas in their full width as given in this Plan, a building lot may be connected to an existing traffic area even though it does not fulfil conditions in this Plan. In that case, the public (road) frontage for the building lot will be defined as being on the protective corridor of the planned thoroughfare, and prior to realisation of the full width thoroughfare, the interval space between the existing traffic area and public (road) frontage of the building lot will be deemed to be an area reserved for expanding the existing traffic area, within which the undertaking of works is not permitted except for the purpose of ensuring access to the building lot and landscaping only of the lawn.

5.1.1.2. Public parking lots and garages

Article 121

(1) In the area covered by the Štinjan Urban Development Plan, there are plans for a number of areas for construction of a parking lots (P), as shown in the cartographs.
(2) Organisation of the parking areas is also foreseen in terms of expanding the transversal section width of the thoroughfares – visible in Cartograph 2.1
(3) When planning and developing the parking spaces, not just for motorcycles and cars, but for large motor vehicles as well, regulations and adopted standards should be applied in relation to accessibility and size of parking spaces.

Article 122

(1) In the area covered by the Štinjan Urban Development Plan, there are no plans for separate areas intended for the construction of garage facilities.

Article 123

(1) Parking lots and underground garages intended solely for accommodating standstill traffic may be built within areas of all intended uses except within areas intended for recreational uses and green areas.
(2) When constructing the underground garages as mentioned in the above paragraph to this article, the maximum lot coverage coefficient prescribed for particular zones within which there are plans for the construction of underground garages, is considered to be the aboveground lot coverage coefficient which includes the underground garage storeys, and the maximum lot coverage coefficient is equivalent to the area of the constructable part within which the underground garage must be situated. The number of underground garage storeys is not limited but depends on special conditions (fire safety measures and the like).
(3) Underground garages may be built if the main design proves that constructing them will not jeopardise the structural, static, installation and other properties of neighbouring buildings and if the construction does not have an impact on the already developed level of public and other areas as well as well as archaeological heritage.
(4) When constructing underground garages, the elevation level of the finally evened out and landscaped terrain should be made to comply with the configuration of the surrounding undeveloped and developed area.

Article 124

(1) In the area covered by the Štinjan Urban Development Plan (UPU) and in accordance with the provisions of Para. 4, Article 25 and Para. 4, Aritcle 26, it is permitted to construct garage-parking facilities with capacities of at least 20 parking spaces within areas intended for mixed and hospitality-tourism use on independent building lots.
(2) The garage parking facilities may be constructed within the intended areas determined in the previous paragraph of this article, the area of which fulfils the basic spatial conditions for constructing this type of structure, in the section of the planned definition of conditions and manner of construction they are allocated within zones designated by numbers 3, 4, 6, 9 and 10 in Cartograph 4A.
(3) Location conditions relating to building typologies, lot coverage area, lot coverage coefficient, maximum height and maximum number of aboveground storeys are determined for each zone referred to in the previous paragraph of this article and are given in the table below:

GARAGE PARKING BUILDINGS

Numerical designation of the zone from Cartograph 4A	Permitted typology of building	Lot coverage area (m2)	
		Min.	Max.
3	A, B, E	200	2000
4	A, B, E	200	2000
6	G	200	10000
9	A, B, C, E, F	1000	15000
10	A, B, C, E, F	1000	25000

RESIDENTIAL BUILDINGS

Numerical designation of the zone from Cartograph 4A	Max. lot coverage coefficient (k-ig)	Maximum height (m)	Maximum number of aboveground storeys
3	0.5	12	4
4	0.5	10	4
6	0.3	16	4
9	0.3	12	3
10	0.3	8	2

(4) The shape and size of the building lot is determined in accordance with conditions referred to in Article 6 of these provisions.
(5) The constructable part of the building lot is determined according to conditions referred to in Article 13 of these implementation provisions, depending on the applied building typology.
(6) The building façade frontage is determined according to conditions referred to in Article 15 of these provisions for implementation of the Plan.
(7) Building lots containing garage parking facilities may not be fenced off.
(8) Other location conditions for construction of garage parking facilities are contained in other chapters of the Provisions for implementation of the Plan.

Article 125

(1) Of the total number of parking spaces at particular parking lots or in garages, the stipulated number of parking spaces for vehicles belonging to persons with disabilities and persons with reduced mobility should be ensured, in accordance with the provisions of the Ordinance on Ensure Accessibility of Buildings to Persons with Disabilities and Reduced Mobility (Official Gazette no. 78/13).

5.1.1.3. Parking spaces

Article 126

(1) Any intended works in the area requires ensuring an area for accommodating vehicles in line with the norms of Article 128 of these implementation provisions.

(2) The necessary number of parking spaces must be primarily ensured on the building lot on which the intended project is to be carried out, i.e., for which the act for implementing the Plan is issued. The minimum number of parking spaces for the needs of the building, as determined in the act for implementation of the Plan, may not be presented as an independent utilizable unit when establishing subdivision ownership, but instead the garage/parking spaces must be linked to the right of ownership over the specific parts of the building in accordance with the norms in Article 128 and remain as common and indivisible ownership of all co-owners of the building.

(3) Resolving the required number of parking spaces such that they are given access directly along the public (road) frontage is not permitted by this Plan. Exceptionally, for building lots on which a typology A or C building will be constructed and which has access from the traffic area categorised as "other streets", two parking spaces may be established along the public (road) frontage.

(4) As an exception to the provisions in Paragraph 2 of this Article, if it involves a building lot for which an act is issued for implementation of the Plan to construct a new building or reconstruction of an existing one, and for which there are no conditions for road access, the necessary number of parking spaces will be ensured on the parking lots, at a maximum distance of 250 m as the shortest linear distance from the building lot. The required number of parking spaces on public parking lots is resolved based on special conditions from the relevant administration body for traffic affairs which keeps official records on defined conditions and the number of parking spaces at each public parking lot. If the required number of parking spaces is ensured on private parking lots or garages constructed on independent building lots, the condition is to enable the City of Pula to register easement rights, for the requirements of the respective building which will be regulated by a separate agreement between the property owners and the City of Pula.

(5) As an exception to the provisions in Paragraph 2 of this Article, if it involves a building lot for which there are conditions for road access and for which approval for reconstruction of an existing building is given, and for which there is no spatial possibility of ensuring the necessary number of parking spaces, a maximum of 5 parking spaces may be ensured on the independent building lot – private parking lot on which the parking spaces must be fenced off, marked and asphalt laid. These parking spaces may not be at a distance of more than 200 m as the shortest linear distance, and the condition is to enable the City of Pula to register easement rights, for the requirements of the respective building.

(6) If the required number of parking spaces is resolved on a parking outside of the building lot on which the intended project is to be carried out in the area, the need to resolve the issue of standstill traffic is to be spatially shown in the design project based upon which the act for implementing the Plan will be issued.

(7) In the process of issuing the act for implementation of the Plan, the relevant public body will determine and state as to which parking lot it is.

(8) For building lots or buildings as referred to in Paragraphs 4 and 5 of this Article, the required number of parking spaces may be ensured by constructing parking lots on independent building lots within areas of intended uses except areas intended for recreational use and green areas.

Article 127

(1) With the aim of rationalising planned solutions and improving overall spatial conditions within the area covered by the Plan, the required number of parking spaces within areas intended for mixed and hospitality tourism uses, based on non-normative regulations for each particular use – activity, may be resolved by planning common garage facilities and/or parking lots.

Article 128

(2) The minimum number of parking spaces is determined according to the norms in the table below:

INTENDED USE - ACTIVITY	NUMBER OF PARKING SPACES
For apartments with up to 55 m^2 of net floor area	1
For apartment from 55.01 m^2 to 120 m^2 of net floor area	2
For apartments greater than 120.01 m^2 of net floor area	3
For office activities, on 30 m^2 of net floor area	1
For commercial trading activities, on 30 m^2 of net floor area	1
For craft and trade activities, on 30 m^2 of net floor area	1
For services, on 15 m^2 of net floor area	1
For cultural activities, on 7 seating positions	1
For medical practices on 15 m^2 of net floor area	1
For religious activities, on 7 seating positions in the religious building	1
For school activities, on 1 classroom	1
For preschool activities, on 1 group of children in the preschool	4
For sporting halls, stadiums, sports, fields, grounds, on 10 seating positions or users	1
For recreation activities, on 500 m^2 of landscape gross area for recreation	1
For hotels, on 1 accommodation unit	1
For hospitality premises from the group “restaurant” and “bars”, on 15 m^2 of net area of premises for services	1
For bed and breakfast, on 1 accommodation unit	1
For hostels, on 10 accommodation units	1

(2) The net floor area in the table does not include areas in which work with clients/parties/citizens does not takes place (sanitary amenities and changerooms for employees, storerooms, and the like).
(3) If various activities and activities or functions take place in the building, the number of parking places is determined according to such activities or functions, and based on standards or estimation of dimensions using analytical methods (cumulatively).
(4) This Plan determines the dimensions of places for parking and spaces for manoeuvring passenger vehicles, buses and motorcycles in compliance with standard HRN U.S 4. 234. Exceptionally, special regulations may be prescribed and stricter standards than those cited in HRN (Croatian standards) in which case the standard from the special regulation will be applied.
(5) Other conditions that regulate parking in Pula will be determined in a special regulation.

5.1.2. PUBLIC SQUARES AND OTHER LARGER PEDESTRIAN AREAS

Article 129

(1) Located within the area covered by the Plan is a recently renewed main local square (Štinjan market place).
(2) Extending to the main square is a stone paved street called “Šaliz” along which road traffic flows but primarily for pedestrian flow due to its character. This street is defined in the Plan as a road-pedestrian area.
(3) The transversal width of the road pedestrian area is subject to the existing state.

(4) The Plan also defines other pedestrian areas which will ensure a pedestrian link even outside of the traffic areas and therefore ensure better links to areas covered by the Plan, primarily with the planned recreational areas.
(5) The minimum width of pedestrian areas – paths is 1.6 m and increases for the required width to hold outdoor communal equipment (benches, peripheral greenery, public lighting, and the like) or bicycle paths.
(6) If the peripheral greenery is carried out equivalent to the width of the green area containing tall-growing greenery up to 3.0 m, and low growing greenery up to 1.5 m.
(7) The transversal slope of pedestrian surfaces – pedestrian paths amounts to 1.5% - 2%.

5.2. CONDITIONS FOR CONSTRUCTION OF ELECTRONIC COMMUNICATIONS INFRASTRUCTURE

Article 130

(1) The place and manner of connecting building lots onto the electronic communications network can be seen in the cartographs and textual sections of the Plan.

Article 131

(1) For construction of the electronic communications network, in accordance with the Electronic Communications Act (OG 73/08,90/11,133/12 and 80/13) the following will be carried out:
- Telecommunications utility tunnel will be located in the sidewalks or embankments next to them,
- Construction of the telecommunication cable utility network through the telecommunications utility tunnel
- Construction of the terminal telecommunications cabinets for each lot. The cabinets will be positioned on the boundary of building lots and facing the thoroughfare.

Article 132

(1) Works on designing and installing the electronic communications infrastructure and related equipment should be done according to current legislative regulations and ordinances, especially the following provisions:
- Ordinance on Technical Conditions and Use of Telecommunications Infrastructure (OG 88/01)
- Electronic Communications Act (OG no. 73/08, 90/11, 133/12 and 80/13)
- Physical Development Act (OG 153/13) and the Construction Act (OG 153/13)
- Ordinance on Simple and Other Types of Construction Works (OG 79/14)
- Ordinance on the Manner and Conditions for Determining the Zone of the Communications Infrastructure and Related Equipment, Protective Zone and Radio Corridor, Including Works or Building Investor's Obligations (OG 75/13)
- Ordinance on Technical Conditions for Electronic Communications Network Belonging to Commercial and Residential Buildings (OG 155/09)
- Regulation on Measures for Development of Electronic Communications Infrastructure and Other Related Equipment (OG 131/12)

Article 133

(1) Household telecommunications installations (within premises) should be designed and carried out according to the Ordinance on Technical Conditions for Electronic Communications Network Belonging to Commercial and Residential Buildings (HAKOM, December 2009).

Article 134

(1) Active equipment may be positioned in closed premises of commercial buildings possessing an area of 15 m^2, or in standardised containers or standardised cabinets which are mounted on lots intended for such a use and with an appropriate area.

Article 135

(1) In the existing and planned route, it is possible to place the necessary structures (external cabinets) to house electronic communication equipment due to the need to introduce new technologies or access new operators or reconfigure the network.

Article 136

(1) Electronic communications infrastructure (ECI) and related equipment based on the manner of installation is divided into electronic communications infrastructure and related equipment on existing buildings (antenna reception).

Article 137

(1) The construction of cable utility tunnels and electronic communications networks should allow for the use of areas and belts – corridors on all thoroughfares within the area covered by the Plan.

Article 138

(1) For new construction of commercial, residential and buildings for public and community activities the Plans should incorporate cable utility tunnels to the nearest point of connection with existing ones, all according to the Electronic Communications Act and appropriate Ordinances.

Article 139

(1) Construction of new electronic communications networks should incorporate plans for placement of underground cables.

Article 140

(1) The Plan allows for the placement of external optical distribution cabinets for housing passive equipment (optical access networks using P2MP typology).

5.3. CONDITIONS FOR CONSTRUCTION OF COMMUNAL AND OTHER INFRASTRUCTURAL NETWORKS

5.3.1. CONDITIONS FOR CONSTRUCTION OF THE ELECTRICITY GRID

Article 141

(1) The place and manner of connecting building lots to the electricity grid is shown in Cartograph 2.4. and in the textual part of the Plan.

(2) To connect to the electricity grid, the following has to be implemented:
- All new substations which are envisaged as freestanding facilities on separate building lots. The substations will be a standard medium-voltage switchgear comprising two (to four) conductor and one (up to two) transformer feeders.
- Routes for new 20 kV cables which are envisaged on public areas or on already defined routes alongside routes for other infrastructural systems.

(3) Given that on the respective area during preparation for a soon transfer from the current powering system, i.e., 110/35/10 kV to 110/20 kV, meaning gradually terminating the 10 kV voltage level and introducing the new 20 kV voltage level, all planned medium-voltage equipment should be envisaged

for the 20 kV voltage level (medium-voltage part of the substation and medium-voltage cables). In the event of reconstructing the existing substation, the plans should include replacing the existing 10 kV equipment with 20 kV equipment.

(4) The new low-voltage grid should be carried out using cables of type PP00-A-4x150 mm2; 0.6/1 kV. The freestanding distribution cabinets (SSRO) should be placed on the edge of the public areas beside the fenced wall of the lot. Instead of the SSRO, distribution cabinets which are called (in Croatian) ROZs (i.e., wall mountable distribution cabinets) may be installed into fenced walls.

(5) All substations, medium-voltage grid and low-voltage grid should be planned for and built in accordance with HEP's (Croatian Electrical Utility) professional standards while public lighting is to comply with the recommendations of CIE.

5.3.2. CONDITIONS FOR CONSTRUCTING THE WATER SUPPLY NETWORK

Article 142

(1) The place and manner of connecting building lots onto the water supply network is shown in Cartograph 2.4. and the textual part of the Plan.

(2) For the requirements of supplying water to the area covered by the Plan, hydraulic calculations are to be performed and a preliminary design for water supply drafted which will include the necessary reconstruction of the existing water supply network in terms of increasing capacity and quality of the existing pipelines, given that the existing state does not meet needs within the zone covered by the Urban Development Plan (UPU). The preliminary design defines the future route and width of the supply pipeline as well as the water supply network within the respective area.

(3) The drafting of the preliminary and main design for construction and reconstruction of water supply facilities and up to within the area encompassed by the Štinjan Urban Development Plan (UPU) requires obtaining special conditions for design and construction from the relevant distributer (in this instance the company - Vodovod Pula d.o.o.), and the obligation to perform detailed hydraulic calculations as well as obtain the act for implementation of the plan in accordance with the Physical Development Act (OG no. 153/13) and the Construction Act (OG no. 153/13).

(4) The Urban Development Plan (UPU) envisages construction of a ring system for water supply where ever possible, thereby always ensuring a two-way supply, as well as quality firefighting protection for the entire settlement and the actual buildings.

(5) The plan for the water supply incorporates pipelines with a minimum profile of DN100 and a terminal pipeline DN 80, i.e., with the distribution of the water supply network so that each building lot is provided with a connection to the water supply network. Also, there are plans for installing hydrants in the area as defined in the Plan.

(6) The building lot connection to the water supply network as a rule is performed by constructing a standard manhole equipped with a water meter on the middle section of the building lot, about 1 m behind the public (road) frontage (if the public (road) frontage and the building (façade) frontage do not coincide), and connecting onto the closest pipeline, in accordance with special regulations.

(7) Conditions for the connection, as well as technical conditions within and outside of the zone covered by the respective plan should be made to comply with the General and Technical Conditions and Amendments to the General and Technical Conditions of Vodovod Pula as published on the website of Vodovod Pula on www.vodovod-pula.hr

(8) All buildings covered in the Plan must be connected onto the water supply pipeline.

Article 143

(1) The plan is to carry out the water supply network within the available width of the existing and planned thoroughfares, green areas and other public areas, such that wherever possible they not cut through building lots destined for construction,

Article 144

(1) The planned solution provides an orientational position for the water supply network, whereas the exact position within and outside of the traffic area will be determined in the design documentation.
(2) In the process of drafting the design documentation for the purpose of obtaining acts for implementing the plan, amendments for all parts of the system are permitted in terms of layout and height if the geotechnical and hydrotechnical characteristic of the terrain require such changes, and if the technical, technological and economical change is justified with the possibly undertaking the works in phases.
(3) Due to an increase in capacity, fire protection requirements and the wearing out of the existing pipeline in the area of the Urban Development Plan (UPU), the plan is to undertake reconstruction of most of the existing collectors as well as having the possibility of reconstructing other collectors based on current and future needs of the Štinjan settlement and surrounding zones.

Article 145

(1) When reconstructing the existing pipeline 250 AC class D which passes through the football field, the Plan is to relocate it in based on special conditions but only with the consent of the relevant public body.
(2) The new route of the water supply pipeline will be determined in the process of issuing acts for implementation of the Plan.

Article 146

(1) Drafting the design documentation for the purpose of obtaining acts for implementation of the plan requires adhering to the following special laws, provisions, regulations and standards. The Water Act (OG 153/09, 63/11, 130/11,56/13 and 14/14); the Act on Amendments to the Agricultural Land Act (OG 63/11) have partially terminated particular provisions of the Water Act.
    - Act on Financing Water Management (OG);
    - Decision on Boundaries of Water Areas (OG 79/10)
    - Decision on List of First Order Waters (OG 79/10)
    - Decision on Determining Sensitive Ares (OG 81/10)
    - Regulation on the Quality of Water for Bathing (OG 51/10)
    - Regulation on the Quality Standard for Water (OG 89/10)
    - Ordinance on the Content and Manner of Maintaining Records on Performed Inspections by the State Water Inspector (OG 73/10)
    - Ordinance on the Issuing of Water Acts (OG 78/10 and 79/13 and 09/14)
    - Ordinance on Records on Drawn and Used Quantities of Water (OG 81/10)
    - Ordinance on Threshold Values of Wastewater Emissions (OG 87/10)
    - (Ordinance) Decision on the Boundaries of Areas of Sub-basins, Small Basins and Sectors (OG 97/10)
    - Ordinance on Special Conditions for Performing Public Water Supply Activities (OG 28/11)
    - Ordinance on Conditions for Determining Zones for Sanitary Protection of Sources (OG 66/11)
    - Fire Protection Act (OG 92/10)
    - Work Safety Act (Republic of Croatia OG no. 59/96, 94/96, 114/03, 100/04, 116/08, 143/12 86/08, 75/09, 143/12)

- Sanitary Inspection Act (OG 113/08 and 88/10)
- Communal Management Act (OG 36/95, 70/97, 129/99, 57/00, 129/00, 59/01, 26/03, 82/04, 178/04, 38/09, 79/09 49/11 and 144/12) (6/95, 70/97, 128/99, 57/00, 129/00, 59/01, 26/03, 82/04, 110/04, 178/04,38/09, 79/09, 153/09, 49/11, 84/11, 90/11, 144/12, 94/13, 153/13)
- Decision on Zones of Sanitary Protection of Potable Water Sources in the Istrian County (Istrian County Official Herald 12/05 and 2/11)

5.3.3. CONDITIONS FOR CONSTRUCTING THE WASTEWATER DRAINAGE NETWORK

Article 147

(1) The coverage of the Štinjan Urban Development Plan (UPU) is found outside of the area for the zone of sanitary protection for potable water sources, according to the Decision on Zones for Sanitary Protection of Potable Water Sources in the Istrian County (Istrian County Official Herald 12/05 and 2/11)

(2) There are no registered watercourses within the coverage of the Štinjan Urban Development Plan (UPU).

(3) There is a partially constructed distribution system for wastewater on the area of the Štinjan Urban Development Plan (UPU) which is connected to the Pula North sewage system.

(4) The planned solution envisages continuation of the construction – extension and reconstruction of the existing drainage system.

(5) Part of the area covered by the Štinjan Urban Development Plan (UPU) gravitates towards C.S. Puntižela (Puntižela Pumping Station) from where wastewater through a pressurised pipeline is transported in the direction of the Ž-5115 county road, and some of the wastewater gravitates towards the existing C.S. Štinjan, and part of it to the future pumping station in the area of the Urban Development Plan (UPU), which is finally pumped again to the section where it can gravitationally directed towards C.S. Puntižela.

(6) This Plan provides for the reconstruction of C.S. Puntižela using pressurised pipeline for the total capacity of the gravitational watercourse area, and relocating the C.S. Puntižela to a new location outside of the bathing facilities with access enabled for vehicles for maintenance and construction of the new emergency outlet.

(7) A smaller part of the area covered by the Plan – the entry into the northeast side can be connected by pressurised means and towards the settlement and Fažanska cesta (road), depending on the design project as foreseen in the construction act for the stated area.

(8) The planned solution provides a principle position for the public wastewater drainage network, whereas the exact position will be determined in the process of issuing the act for implementation of the plan.

(9) In the area covered by the Štinjan Urban Development Plan (UPU), the plan is to incorporate a distribution system for public wastewater drainage, meaning that stormwater will be resolved separately from sanitary wastewater. It is forbidden to connect the outlet of various types of wastewaters onto the pipeline for public wastewater drainage contrary to the intended use for which it is constructed.

(10) As an exception to Paragraph 9 of this Article, in the historical centre, in places where it is not physically possible to position separator collectors for sanitary and stormwater drainage, a mixed-purpose solution may be implemented for wastewater drainage. Buildings and building lots within the zone of historical and ambient architectural value may connect their wastewater to the network of mixed-purpose public wastewater drainage.

Article 148

(1) The wastewater drainage network in its entirety must be constructed in such a way as to ensure proper and sure drainage and treatment of wastewater. The buildings for the public wastewater drainage system must be designed and constructed in compliance with the Ordinance on Technical Conditions for Constructing Wastewater Drainage, as well as Deadlines for Mandatory Controls of the Correct Functioning of Facilities for Wastewater Drainage and Treatment (OG 3/11).

(2) For the main and other collectors, the following easement corridors should be ensured:
   a) Main collector 2 m + 2 m
   b) Other pipelines 1 m + 1 m

(3) Corridors for planned waters are considered to be reserved areas and construction is not permitted along their width across the entire route up until determining the actual route and protective belt by issuing acts for implementation of this plan. Within the corridor, which is deemed a protective belt, construction of buildings is not permitted, whereas all other works in the area are subject to the obligation of acquiring special conditions and consent from the system operator.

(4) The public wastewater drainage network as a rule is carried out within the available width of the existing and planned public traffic areas as well as green and other public areas, such that it does not cut through the building plot envisaged for construction, wherever possible. However, due to the configuration of the terrain, this Plan envisages maintaining existing pipelines for places where the gravitation outflow of wastewater is not possible, and the planning of new ones which cut through building lots such that the pipeline does not hinder construction, and where not economically feasible, the construction of pumping stations or buffer wells.

(5) All pipelines and inspection chambers should be made from watertight material and sized according to the hydraulic capacity of existing and planned buildings on the gravitational watercourse area. Prior to drafting the technical documentation for construction purposes, the state of the existing system should be determined and whether it fulfils hydraulic conditions in terms of connecting newly planned quantities of wastewater from the Urban Development Plan area, part of the Fažana Municipality and part of the Town of Vodnjan.

(6) Sewage pipelines and other infrastructural facilities must be sized for the planned future period covering 20 to 30 years.

Article 149

(1) All wastewater prior to connecting to the public drainage system must be reduced to the level of household wastewater, i.e., must fulfil parameters in compliance with the Ordinance on Threshold Values for Wastewater Emission (OG no. 80/13).

(2) Pursuant to the Waters Act (OG no. 153/09, 63/11, 130/11, 56/13 and 14/14) all legal and natural persons are obliged to release wastewaters into the building's public drainage or into individual drainage systems based on the Decision on Drainage and Treatment of Wastewater (Istrian County Official Herald 1/01).

(3) The connection from the building lot to the network for public drainage of sanitary wastewater as a rule is carried out by connecting onto the network manhole, standardised piping of the appropriate quality, widths and prescribed inclination, all in accordance with special regulations. Prior to connecting to the system for public drainage of sanitary wastewater, an inspection chamber should be carried out at a distance of about 1 m from the edge of the building lot.

(4) The owners of the building plot will allow permanent unhindered access to the inspection chambers for the sewage pipeline in order to enable checking and maintenance of the system.

(5) It is not permitted to construct structural elements for buildings with a primary intended use or auxiliary structures (foundations, columns, load-bearing walls and other structural elements) directly above the sewage pipeline.

(6) As an exception to Paragraph 1 of this Article, prior to construction of the system for public drainage of sanitary wastewater, specifically for buildings from which released sanitary wastewater is less than 10ES – population equivalent, permission is given for the temporary release into a sump basin under the condition that emptying using vehicles for the carting off wastewater may be performed without difficulties. The sump basins must be impermeable, closed and have the appropriate capacity as well as meeting other special regulations, including sanitary-technical conditions. The content of the septic and sump basins are to be treated at the receiving station, and in exceptional circumstances at locations determined on the basis of a decision by the relevant company.

(7) As an exception to Paragraph 1 of this Article, prior to construction of the system for public drainage of sanitary wastewater, specifically for buildings that have more than 10ES – population equivalent, permission is given for the temporary draining of sanitary wastewater through a separate (internal) purification device into the sump basin, receptor or to be used for irrigation. Sanitary wastewater must be purified to the quality defined in special regulations.

(8) A number of residential units within a residential building may have one or more sewage connections depending on the conditions from the system operator.

(9) Water from restaurants and public kitchens containing excessive quantities of fats, oil, solid and floating food remains purified using an appropriate fat and oil separator, may be connected onto the sewage system.

Article 150

(1) All planned pumping stations must have a redundant electricity supply, whereas for particular main pumping stations, a mobile diesel generator may be used for power in the event of a power outage. All newly planned pumping stations must have plans for facilities that control emission of unpleasant odours, while minimizing environmental pollution in the event of an outage, as well as remote surveillance and control. For small pumping stations (with smaller capacities, it is necessary to ensure ma adequate retention area in case of a breakdown, and for others with larger capacities to ensure construction of an emergency outlet in pumping stations with the necessary length and capacity if technically feasible. The plans include automatic sieves in front of all pumping stations, if acceptable in an urban and sociologically sense, thereby preventing possible pump blockages due to impurities in the sewage network. Continual unhindered access for emergency vehicles and vehicles for control and maintenance of the system by the system operation should be made possible.

Article 151

(1) In the area covered by the Štinjan Urban Development Plan (UPU), there are plans for construction of a system for partial public drainage of stormwater runoff (stormwater from public thoroughfare areas and parking lots). Exceptionally, the stormwater runoff from buildings and building lots in the historical centre may be connected onto the system for public drainage of stormwater runoff.

(2) When designing for stormwater drainage in the area covered by the Urban Development Plan, if the City of Pula or its relevant public body does not decided otherwise and in accordance with new discoveries and technological advanced, all based on existing conditions in a special procedure, it is then necessary to rely on design documentation titled “Preliminary Concept for the Stormwater Drainage in the City of Pula”.

(3) When drawing up solutions for particular city spaces (thoroughfares, parks, green areas, public squares, and the like), it is necessary to utilize one of the standardised drainage solutions given in the “Preliminary Concept for the Stormwater Drainage in the City of Pula”, and in accordance with the integral procedure.

(4) The recommendation is that drainage of wastewater be resolved locally at the place where it is released into the terrain and that asphalt areas be optimally reduced and the use of materials for

constructing pedestrian areas as well as other trails which provide greater ground absorbability (concrete prefabricated elements – pavements, grassed pavements, and the like).

(5) Clean roof water and water from yards may be released into the terrain across surfaces onto surrounding unfixed areas within the actual yard under the condition that it does not damage surrounding areas and buildings. On the contrary, permission is given for constructing a buffer well or retention (in order to use the water once again for irrigation, and the like). The drafting of design documentation for constructing all buildings requires drafting a wastewater and stormwater drainage project. Releasing stormwater onto public areas is not permitted.

(6) The recommendation for residential and other types of buildings is that when landscaping the surroundings, grassed pavement or similar versions be used in order to reduce the areas on which water gathers and thereby enable absorption on larger areas of terrain.

(7) For some of the thoroughfares in the graphical section of the plan on which stormwater drainage is not shown, given that it cannot be physically positioned there, the drainage of stormwater should be devised in a proper manner.

(8) Stormwater drainage facilities for commercial and other types of premises, are built and maintained by their owners, whereas public areas and building which are connected onto them in the construction area and are built and maintained by local self-government units in accordance with Article 125 of the Waters Act (OG 153/09, 63/11, 130/11, 56/11 and 14/14).

Article 152

(1) The Plan in Cartograph 3 designates the areas which in relation to their position are deemed areas especially sensitive to the effects of stormwater.

(2) For the purpose of determining elements of protection against the effects of stormwater, the process of acquiring the act for implementation of the Plan also requires acquiring special conditions from the administration department for communal affairs.

Article 153

(1) Stormwater runoff from parking lots and delivery areas which are greater than 400 m^2 prior to releasing into the network for public drainage of stormwater runoff should be first purified using a separator.

(2) For public thoroughfare areas and parking lots, it is possible if economically feasible to construct a local buffer well (or retention) with pre-treatment capabilities in order to reduce the quantity of water which is released onto the terrain.

(3) Stormwater runoff is directed through impermeable pipelines or appropriately wide open rigolas to the release locations in the sea or terrain subject to prior pre-treatment. The plan allows the use of infiltration canals, bio-retention, infiltration areas and similar ways of handling stormwater in accordance with the Preliminary Concept for the Stormwater Drainage in the City of Pula, and in accordance with the integral approach.

(4) At release locations, drainage places, and buffer wells for which separators are not shown in Cartograph 2.7, proper pre-treatment prior to release must also be ensured in the process of issuing acts for implementation of the Plan.

(5) For the section of the sports port which is used for maintenance of vessels (cleaning, painting and repairs), drainage is to be solved by incorporating pre-treatment prior to releasing wastewater into the sea.

Article 154

(1) The infrastructural system for public drainage of wastewater should be devised as a comprehensive solution.

(2) When designing and carrying out particular buildings, structures and devices belonging to the system for public drainage of wastewater, it is necessary to adhere to current regulations as well as prescribed distances from other infrastructural structures and devices.
(3) The Plan permits changes to all parts of the system for public drainage of wastewater in the Štinjan Urban Development Plan (UPU) – in terms of layout and elevation levels, including construction of a larger number of pumping stations, and places for stormwater filtration, if required by the geotechnical and hydrotechnical characteristics of the terrain and if the changes are technically, technologically and economically justified.
(4) The plan enables construction of the system in phases in accordance with the conceptual design for drainage of wastewater from the respective area under the condition that each phase comprises a functional-technical-technological unit in terms of reception, purification and disposal of wastewater.
(5) Prior to drafting technical documentation for construction of particular projects, the investor is obliged to obtain legislated water conditions, based on the provisions of the Waters Act (OG 153/09, 63/11, 130/11, 56/13 and 14/14).

5.3.4. CONDITIONS FOR CONSTRUCTION OF THE MAINS GAS

Article 155

(1) The constructed main gas pipeline passes through the area covered by the Plan. The route of the long-distance gas pipeline is shown in Cartograph 2.8.
(2) Within the 5-metre protective corridor of the long-distance gas pipeline, the construction of any types of stable underground or aboveground facilities (mains and other power uility shafts, hydrants, lighting columns, asphalt parking lots, storage areas, etc.) which are not directly used by the existing pipeline as well as the planting of plants the roots of which grow deeper than 1 metre is not permitted.
(3) Within the 20-metre protective corridor of the main gas pipeline, the construction of stable structures for people to sojourn and work in and which are not used by the existing installations is not permitted.
(4) The plan defines the introduction of a gas network in the area as part of the future system for constructing the gas network in the City of Pula and surrounding settlement. The gas pipelines should be designed and carried out at a safe distance and depth in compliance with regulations.

Article 156

(1) In compliance with technical regulations for gas pipeline networks, high density polyethylene piping (PE-HD) is used, whereas steel piping for household installations. When constructing local and distributive gas pipelines, EN and ISO standards are applied for the protection of steel pipelines EN & DVGW, and mostly EN standards for household installations.
(2) The distributive gas network is constructed from piping made of hard polyethylene in compliance with DIN 8074, DVGW G 477, ISO 4437, ISO S5 and ISO S8.

Article 157

(1) The gas network is placed underground. The average depth for laying the pipeline is measured from the upper edge of the pipe for medium-pressure gas pipelines and amounts to 0.8 – 1.5 m.
(2) Bedding which is 10 cm thick and consisting of sand should be placed around the gas piping. Tape for designating the gas pipeline is to be placed above the 30-cm thick finer layer of material covering the layer of sand.

(3) The depth at which polyethylene pipes are laid must not exceed 2 m. The depth of laying may in exceptional circumstances be less but only for shorter sections and subject to proper protection.
(4) When laying gas pipelines, care should be taken for safety reasons as to the choice of the route, and required safety distances due to:
- aboveground structures
- underground structures and utility installations
- category of land lot and type of developed public area
- accessibility of the gas pipeline when it is used and maintained

Article 158

(1) The gas pipeline should be divided into sections which are mutually separated using blocking devices located in the ground or water impermeable shafts.
(2) As a rule, the gas pipelines are laid in trenches on prepared bedding of fine sand. After laying the pipes, they are buried with a fine layer of sand. Additional burying is carried out in layers with the prescribed compaction.

Article 159

(1) A buried main gas block valve is installed into the public thoroughfare area and equipped with a street lid with the label “Gas”. The gas meter-regulation cabinet is located on the lot of the owner closest to the public area. Gas pressure reduction to 22 – 50 mbars (depending on the connection pressure of the device) is performed in the gas cabinet. The cabinet houses the following equipment:
- gas ball valve
- gas meter
- gas pressure regulator
- gas filter

Article 160

(1) Connecting buildings onto the distributive network from local gas distributers requires seeking construction conditions. Accordingly, this involves drafting technical documentation for the connecting gas pipeline and gas installation. Construction may commence only upon receiving approval of the technical documentation from the gas distributer.
(2) Drafting the design documentation involves determining the precise location of the gas network at the location in terms of layout and elevation level, as well as the gas pipeline pressure at the connection point. The pipeline width as well as household connections for particular sections is defined when drafting the design documentation.
(3) If the local gas distributer prescribes different conditions for connections and laying of the gas installation, these should be adhered to.

6. CONDITIONS FOR LANDSCAPING PUBLIC GREEN AREAS

Article 161

(1) Green areas within the area covered in the Plan are structured as public green (ZI) and protective green areas (Z).
(2) Public green areas (ZI) will be landscaped by constructing children’s playgrounds, pedestrian trails, furbishing with the necessary requisites, adhering to its features and the like, as well as rehabilitating existing and planting suitable new types of plant material.

(3) Public green areas will be landscaped mostly by planting tall-growing greenery, and to a lesser extent planting low-growing vegetation and grassy areas. The selection of plant types must conform to the existing autochthonous types in the immediate and wider area.
(4) In terms of protective green areas, the plan is to preserve the natural ambient which in later procedures will be complemented by installing pedestrian and fitness trails as well as resting grounds.

7. MEASURES FOR THE PROTECTION OF NATURAL AND CULTURAL-HISTORICAL UNITS INCLUDING BUILDINGS AND AMBIENT VALUES

7.1. NATURAL VALUES

Article 162

(1) The area covered by the Plan does not intervene in the protected areas based on Article 8, Paragraph 1 of the Nature Protection Act (Official Gazette no. 08/13).
(2) Within the respective area and based on the decision from the City of Pula General Urban Plan, and referring to a protective green area (Z), there are plans for green units of special local importance and which are designated in Cartograph 3.
(3) For the purpose of the green units providing special local importance, baseline studies should be drafted to contain at least the following items:
- Defining the existing state of the utilized space
- Defining the existing state of the fundamental phenomenon
- Valorisation of the fundamental phenomenon based on importance (international, national, regional, local)
- Valorisation of the fundamental phenomenon based on planned activities which may jeopardise it
- Valorisation of the fundamental phenomenon based on possible economic or non-economic utilization
- Proposed measure for protecting the fundamental phenomenon

7.2. ECOLOGICAL NETWORK

Article 163

(1) The sea basin in the Plan and in accordance with the Regulation on the Ecological Network (OG 124/13) becomes part of the following areas of the Ecological Network belonging to the Republic of Croatia and which represents the area of the European Union's ecological network, i.e., Natura 2000.
- HR 1000032 sea basin of western Istria – area of conservation important for birds (POP);
- HR 5000032 sea basin of western Istria – area of conservation important for types and habitats types (POVS)

(2) The conservation goals on the area of the ecological network HR10000032 Sea basin of western Istria are: European shag (Phalacrocorax aristotelis desmarestii), Sandwich tern (Sterna sandvicensis), common tern (*Strerna hirundo*), black-throated loon (*Gavia arctica*), red-throated loon (*Gavia stellate*), common kingfisher (*Alcedo athis*).
(3) The Ordinance on Conservation Goals and Basic Measures for Conservation of Birds in the Area of the Ecological Network (OG 15/14) prescribes the goals of conservation and fundamental measures for conserving targeted types of birds in areas of the ecological network and manner of implementing conservation measures:

IDENTIFICATION NO. AND NAME OF AREA	SCIENTIFIC NAME OF SPECIES	CROATIAN NAME OF SPECIES	CATEGORY FOR TARGETED SPECIES	STATUS OF SPECIES (G-nesting birds, P-passage migrants, Z-winter visitors			CONSERVATION GOAL	BASIC MEASURES
HR100032	Gavia arctica	black-throated loon	1			Z	conserved suitable habitats (deep sea coves, littoral sea areas) for a significant part of the wintering population	without measures
	Gavia stellate	red-throated loon	1			Z	conserved suitable habitats (deep sea coves, littoral sea areas) for a significant part of the wintering population	without measures
	Phalacrocorax aristotelis desmarestii	European shag	1	G			conserved habitats (steep rocky coastal islands; rock islands) to maintain the nesting population	not to visit nesting islands in the nesting period (1 Jan – 31 May)
	Strerna hirundo	common tern	1	G			conserved habitats for nesting (islets with bare grassy or gravel areas) to maintain the nesting population	not to visit nesting islands in the nesting period (20 April – 31 July), reduce population of Caspian gulls on islands on which loons nest or a fall in their numbers is recorded
	Sterna sandvicensis	Sandwich tern	1			Z	conserved suitable habitats (deep sea coves; littoral sea areas)	without measures
	Alcedo athis	common kingfisher	1			Z	conserved habitats (estuaries, sea coasts) for wintering of a significant part of the population	works on removing trees and twigs to be done only if the flow of watercourses has deteriorated such that it poses a danger to the people's health and property, otherwise leave the

								vegetation in its natural state

(4) The conservation goals in the area of the ecological network HR5000032 Sea basin of western Istria are: the common bottlenose dolphin (Tursiops truncates), flooded or partly flooded sea caves, sand bottoms permanently covered by the sea

(5) All planned actions that may have a significantly negative impact on the targeted species, targeted habitats and integrity of the ecological network area are subject to eligibility assessments for the ecological network, in accordance with Article 24, Paragraph 2 of the Nature Protection Act (OG 80/13).

7.3. CULTURAL-HISTORICAL VALUES

Article 164

(1) Archaeological reconnaissance is carried out by the Archaeological Museum of Istria for the requirements of drafting the Plan, and for the entire area it covers.

(2) For the requirements of drafting the Plan by the City of Pula Administration Department in cooperation with the Conservation Department in Pula, the Detailed Conservation Baseline Study for the requirements of drafting the Štinjan Urban Development Plan has been drafted.

(3) For the requirements of drafting the Plan, and for the area of the former Puntižela (Hidrobaza) navy and air force base, the Detailed Conservation Baseline Study for the Area of the Former Puntižela Air Force and Navy Base was drafted in 2014 by the company Modus d.o.o. from Pula.

(4) All protective measures for the area for which the conservation baseline study was drafted, except those prescribed by this Plan, will be based on detailed measurements prescribed by the baseline studies.

Article 165

(1) The following immovable cultural goods are located within the area of the project, and have been entered into the Register of Cultural Goods belonging to the Republic of Croatia, and List of Protected Cultural Goods:
- Fort Punta Christo, based on the Decision of 11 May 2010, registry no. Z-4556
- Complex of the former Puntižela (Hidrobaza) Navy and Air Force Base in Štinjan, based on the Decision of 24 February 2012, register no. Z-5546.

(2) The area for protection of Fort Punta Christo and complex of the former Puntižela (Hidrobaza) Navy and Air Force Base are designated in Cartograph 3.

7.3.1. BUILDING HERITAGE

Article 166

(1) Within the area covered by the Plan, the building heritage in accordance with detailed conservation baseline studies and the City of Pula General Urban Plan is placed into one of five categories of value:
- Exceptional heritage value (A1)
- High heritage value (A2)
- Ambient value (B3)
- Modest ambient value (B4)
- Modest architectural value (B5)

(2) The classification of buildings based on categories of significance referred to in the previous paragraph of this article is shown in Cartograph 3.

Article 167

(1) A building of exceptional heritage value (A1) is a building or complex of buildings of exceptional heritage value of wider regional and state significance, which must be absolutely preserved and renewed using methods involving scientific treatment and conservational principles, and only inadequate contemporary additions to the building may be demolished.

(2) A building of high heritage value (A2) is a building or complex of buildings of high heritage value of wider regional and state significance, which must be preserved and renewed using methods involving scientific treatment, restoring the building or parts of it to its original state, and for which demolition is permitted only for inadequate contemporary additions to the building, renewal and utilization of the existing attic, and adaptation of building structure as in part of the façade structure which is not in contact with public areas.

(3) A building of ambient value (B3) is a building or complex of buildings of ambient value of wider regional and state significance, which may be repaired and typologically renewed using methods involving scientific treatment with the ability of restoring the building or parts of it to its original state, which means preservation of the original façade elements with the possibility of adaption, and for which demolition is permitted only for inadequate contemporary additions to the building. For buildings of this category, it is possible to provide new form to those architectural elements and parts which do not represent essential determinants of its form in relation to the date of its origin.

(4) A building of modest ambient value (B4) is a building or complex of buildings of modest ambient value of a wider regional and state significance, for which partial changes to the architectural structure and particular elements of the structure are permitted, while preserving original elements of the façade. It is possible to provide new form to all those architectural elements on these buildings, such as the form of the façade and also volume of the building, which do not represent essential determinants of its form in relation to the date of its origin, and permission is given to vertically and horizontally extend the building according to particular approaches.

(5) A building of modest architectural value (B5) is a building or complex of buildings of modest architectural value and building without a defined category of value, for which complete changes to the structure and façade are permitted, and which may be demolished.

Article 168

(1) With the aim of promoting scientific treatment of building heritage, in accordance with detailed conservation baseline studies ,this Plan stipulates the criteria and methods for reconstruction of existing buildings exhibiting architectural heritage based on determined categories of treatment (9 categories of treatment), hence the manner of their preservation and protection is subject to such treatments even prior to the given categories of value (5 categories of value):

1. preservation of the building with the possibility of renewal - refers to buildings that should be completely preserved, where possible interventions must be implemented in accordance with methods for scientific treatment. This involves works directed to preserving the integrity of structural, typological, form and formal elements that characterise the architectural organism by:

- preserving all architectural elements, relevant details or remains representing part of the historical development of the building (historical-architectural value);
- preserving and valorisation of all characteristics of form (structure, typology and functional arrangement);
- renewal of the original organisation of the direct external area;

- renewal of altered relevant architectural details and parts of the architectural structure (typological-functional arrangement, architectural structure and particular elements, and the primary premises);
- removal of unsuitable additions or parts opposing the ambient, and which do not represent historical architectural value and are not essential in terms of "reading" the original historical development of the architectural organism, and which is imposed only from studies on the spatial development;
- renewal and retention of internal and external available sections of existing buildings

Buildings designated by this treatment, according to the solution from this Plan, may alter their original intended use, under the condition that even the smallest change in structure, function, arrangement, and else, must stem from comprehensive studies based on methods for scientific treatment of building heritage, while adhering to original typological characteristics (the load-bearing system, construction techniques, parameters and modules in design and construction, original materials used, and the like). The original openings and other original elements of form may not be changed (widened, relocated, eliminated, and the like), while those that are already deteriorated must be returned to their original state.

2. rehabilitation of original remains of the building along with reconstruction – relates to buildings for which interest in preservation is expressed:

- through all the external elements such as the façade, porticos, loggias, internal yards, entrances, roofing;
- typological, functional and structural characteristics such as load-bearing structures, position of stairways, spatial and organisational arrangement.

By adhering to the stated elements, the renewed building must be subject to the original state. Inappropriate and subsequent additions to the building for which, based on investigatory work, their removal is possible, must be done.

3. restoring parts of the building to its previous state

For these buildings, in principle, it is permitted to perform certain replacements of existing elements with new ones, while always adhering to the primary typological structure and characteristic of the existing architectural and urban fibre. Insomuch as these characteristics have in later building works become lost, there should be a desire to renewing them.

4. removal of unsuitable additions to the building

In regard to these buildings, the aim of preserving the ambient for a certain architectural, rural and time period or preservation of a unique typological structure for the building, requires undertaking works to establish integrity of the original state or valorisation of the most valuable assessed layer.

During renewal, the original openings and other original elements of form must not be altered (relocated, widened), while those that have deteriorated must be restored to their original state, except if a different solution has been adopted on the basis of investigative works.

Buildings which do not indicate special architectural value based on their appearance, history or typology, should undergo the removal of unsuitable additions or reshape them so that they become harmoniously integrated into the character of the surroundings in which they are located. The treatment of buildings requires the undertaking of works based on investigations, but always using autochthonous materials and the possibility of original technologies based upon which the building was constructed.

5. adhering to existing dimensions with the possibility of utilizing the attic

In regard to these buildings, and due to more effective protection of the roof structure, roofing and water drainage, the use of the attic is permitted (for residential or commercial premises in accordance with the complete plan solution), insomuch as the internal dimensions and accesses to such premises allow renewal and adaptation. In terms of such changes and in exceptional circumstances, it is possible to

install horizontal and vertical openings in places, installed in the roof structure, while adhering to the cornices and other original architectural elements of the building.

6. demolition with the possibility of new construction or empty spaces

This group includes buildings which do not need to be preserved. Based on the valorisation criterion, they do not belong to the more valuable buildings possessing architectural heritage. They may be demolished, and in their place new buildings may be built in accordance with the solution from this Plan, the volume and form of which must comply with the micro-urban ambient, where the key elements are: position of the new cornice in relation to the surrounding buildings, the type and inclination of the roof, type of roofing, arrangement and size of openings.

This group also includes all those buildings constructed within yard areas, gardens or in open spaces which in the structure of existing historical complexes represent vital empty spaces, and their removal does not essentially reduce the functional value of the buildings alongside which they have appeared. These obtained areas are developed in line with the solution from this Plan.

7. possibility of horizontal extensions

Relates to buildings which, in order to ensure basic conditions for living and work, should be given the opportunity for smaller extensions while not reducing the typological and original characteristic of the building, including a functional connection between existing and new buildings.

8. possibility of vertical extensions

Refers to buildings on which it is possible to raise one or more storeys in line with the solution from this Plan, insomuch as such vertical extensions do not devalue the fundamental architectural characteristics of the building or conditions for living and work in neighbouring buildings, along with provided proof of stability and load-bearing capacity of the existing structure. Such vertical extensions must retain the original architectural elements which characterise the phase (older phases) of architectural and stylistic development of the building, in order to allow a reading of the original architectural elements.

If analysis of the stability and load-bearing capacity for the existing structure shows that a vertical extension is impossible, the obligation then is to withdraw from the planned vertical extension or do so by providing an additional structure, which will not devalue the existing architectural system, especially the appearance of the building.

In situations when it is possible to carry out a vertical extension, what is especially important is to preserve the architectural specificity of the building section which affects the creation of the micro-urban ambient (sections of the building adjacent to a public area – street, square and parks), where the key elements are: position of the new cornice with respect to the surrounding buildings, type and inclination of the roof, type of roofing, as well as arrangement and size of roof openings.

Other details of the building, orientated towards internal yards and gardens, may deviate from the original characteristics of the building undergoing vertical extension, especially if the building condition is such that changes achieve a better quality building structure, functionality of units and simultaneously eliminate unsuitable additions.

9. possibility of changes to the building structure

For this group of buildings without special architectural value, there exists the possibility of carrying out reconstruction, adaptation, changes to the structure and volume. For this category, the typological characteristics may be altered when it involves buildings originating in newer times with atypical characteristics for the ambient of existing complexes not only in terms of their volume but also external form of the façade.

This category of treatment may also be applied to sections of more valuable buildings (besides those valorised as A1), which do not affect the creation of a micro-urban ambient or the possibility of changes to openings. These are also applied for possible changes to heights and number of storeys within set dimensions, and which do not influence the external form of the building. Acceptable changes to an

existing structure are reconstruction of damaged and collapsed sections of a building (inter-storey structures made from beams and columns, roof) with new structures that meet the sought properties for strength and stability as well as energy efficiency in line with new regulations, and which includes the application of other, complementary materials and structures (concrete, metal, glass).

(2) Categories of treatment for particular existing buildings is given in Cartograph 3.

(3) Buildings which besides the treatment category are designated with "*" should be verified for the possibility of undergoing works which stem from the treatment category in the integral work process as referred to in Article 170 of these implementation provisions, except for cases when based on the prior opinion of the Administration Body relevant for architectural heritage, the undertaking of this process is deemed not necessary in the procedure for issuing special conditions.

(4) The determined treatment categories, in cases when they exceed the possibility of intervention as determined by the particular valorisation categories, shall not be deemed as not conforming to them.

Article 169

(1) Given that the valorisation of building heritage is a continual process, which in line with new discoveries and based on scientific works, changes and is complemented, permission is given to valorise certain buildings valorise in this Plan, in terms of defined categories or treatment, alterations but solely in the process of drafting a detailed conservation survey by implementing the integral work process. In that case, such differences in categorisation or treatment will not be considered to deviate from compliance with the Plan.

Article 170

(1) Architectural heritage will be treated within the procedure for the integral work process on buildings and architectural heritage spaces.

(2) The integral work process for these existing buildings and architectural heritage spaces refers specifically to:

- Drafting of documentation on the existing state (architectural, photogrammetric recordings and photographs) as well as collecting old available graphical and written documentation, which will provide objective insight into the existing condition of the building or architectural heritage space.
- Drafting of studies on the spatial and historical development of the building or architectural heritage space, which is based on investigations of the actual building in the state in which it is found and on the previously mentioned documentation, in order to study the existing and often at times layer-like, architectural structure of the building in an integral manner.
- Valorisation and treatment of the architectural structure of the building or architectural heritage space for the purpose of presenting and revalorization of its overall heritage value or particular architectural details.
- Determining the conditions for developing (giving form to) the building or architectural heritage space from the relevant Conservation Department for buildings in protected areas.
- Drafting the preliminary and detailed documentation necessary for obtaining legally stipulated permits.
- The carry out of works on furbishing the building or the architectural heritage space. In that phase, the finishing works are carried out and tracked on the building or architectural heritage space, and presumptions determined in the previously drafted documentation are verified or altered. At the same time, the technical documentation is supplemented or adapted to new facts, which in turn requires permanent scientific oversight during the undertaking of works.

(3) The integral works process for the construction of new buildings in the context of architectural heritage refers to the drafting of documentation, which must be done not only for individual lots but

also for entire complexes of lots which together provide continuity in a certain block (complex units requiring intervention) and which contain:

- A situational plan of the unit requiring intervention (at a scale of 1:200) within drawings: neighbouring buildings; horizontal and vertical representations of the terrain shown in absolute elevation levels; the state and position of utility installations and devices; building or parts thereof which are envisaged for preservation or demolition (in line with the conducted valorisation); existing sub-division and ownership of lots; state and position of greenery and available facts as to the location of possible archaeological finds.
- Presentation of the spatial development of the unit requiring intervention (graphical and/or textual) based on the spatial development of the town and available written sources.
- Valorisation and treatment (textually)
- Preliminary spatial-architectural design for individual or complex units requiring intervention (scale 1:200) across all storeys, cross-sections and facades.

(4) The integral work process on architectural heritage is subject to conditions for Category A1, A2 and B3 buildings in cases when the furbishing and renewal works relate to the building as a whole.

Article 171

(1) The integral work process referred to in Article 170 of these implementation provisions will be studied and the possibility of carrying out the works which are not provided for the individual categories of treatment referred to in Article 168 (utilization of the attic, vertical or horizontal extensions and other works) under the condition that land lot allows it and which serves for regular use of the building (yard), spatial possibilities of the surrounding buildings as well as architectural characteristics of the building.

Article 172

(1) The Plan designates the wider construction scope of the historical centre as an area subjected to ambient value.

(2) Within the area covered by ambient value:

- Reconstructing existing and constructing new buildings requires implementing the integral work process procedure referred to in Article 170 of these implementation provisions where the procedure for existing buildings will also verify the possibility of undertaking the works which stem from the determined category of treatment. As an exception to the content of the documentation necessary for implementing the integral work process prescribed in Para. 2 and 3, Article 1170, the content will be determined in relation to the demand and impact of the planned works on the ambient value based on previous opinion of the Administration Department authorised for architectural heritage.
- The procedure for determining conditions for giving form to the ground floor as commercial premises requires determining conditions for the entire street-facing façade of the building, especially when the façade has deteriorated due to recent devastation.

7.3.2. ARCHAEOLOGICAL HERITAGE

Article 173

(1) Within the protected area of Fort Punta Christo and in regard to the expected archaeological remains, this Plan provides conditions for continual archaeological supervision during the carrying out of works, and in the event of coming across archaeological sites in the areas of the works, an archaeological investigation is necessary such as conservation of discovered finds in agreement with the relevant Conservation Department.

Article 174

(1) Within the complex of the former Puntižela (Hidrobaza) Navy and Airforce Base in the area of the Turulla artillery battery, this Plan provides conditions for continual archaeological supervision for expected archaeological remains during the carrying out of works, and in the event of discovering archaeological sites in the areas of works, archaeological investigations are necessary as is conservation of discovered finds in agreement with the relevant Conservation Department.

Article 175

(1) In accordance with conducted archaeological reconnaissance of the area of works, this Plan defines the following archaeological and historical localities:
   - Punta Christo – ancient shipwreck at Puntižela – ancient site
   - Monte Špeh – place of the crash of a RAF airplane from the Second World War
(2) For the area of Punta Christo – ancient shipwreck, and in regard to expected archaeological remains, this Plan imposes conditions for underwater archaeological reconnaissance when conducting any works, and in the event of discovering archaeological sites, protective underwater archaeological investigation is to be conducted as well as conservation of discovered finds in agreement with the relevant Conservation Department.
(3) For the area of Puntižela – ancient site, and in regard to expected archaeological remains, this Plan imposes conditions for continual archaeological supervision when conducting any works, and in the event of discovering archaeological sites in the area of works, archaeological investigation is to be conducted as well as conservation of discovered finds in agreement with the relevant Conservation Department.
(4) For the area of Monte Špeh – place of the crashed RAF airplane from the Second World War, the undertaking of any earth works requires a detailed search of the area, the locating of possible remains of the downed airplane and in agreement with the relevant Conservation Department, proper valorisation of the location of the downed aircraft.

Article 176

(1) The results of archaeological reambulation and archaeological investigations may affect the scope of the intended use of the area, as well as construction conditions in the area of recorded archaeological areas and localities.
(2) For the remaining area, outside of the protective zone, investors and works contractors are obliged to inform the Conservation Department in Pula if they discover remains of buildings, items or gravesites for which suspicion exists that they are traces of archaeological finds. In regard to the importance of archaeological finds, the Conservation Department in Pula will prescribe archaeological supervision or archaeological investigation, which may be undertaken only by authorised institutions (companies) trained for such tasks.
(3) For cases when prior to commencing construction of new buildings, prior archaeological investigations are conducted (prior to or after the issuing of approval for construction), there may be a need to amend the detailed designs.

8. WASTE DISPOSAL

Article 177

(1) In the area covered by the Plan, waste disposal will be resolved in accordance with the Sustainable Waste Management Act.

(2) The City of Pula is committed in its Waste Management Plan for the Period up to 2015 (City of Pula Official Herald no. 13/10) to establish a comprehensive waste management system in accordance with the Waste Management Plan for the Republic of Croatia for the 2007-2015 (OG no. 86/07, 126/10 and 31/11) and the Waste Management Plan in the Area of the Istrian County up to 2015 (Official Herald of the Istrian County, no. 14/08).
(3) Within the area covered by the Plan, the presumption is that communal and harmless process waste will be present.

Article 178

(1) The principles behind the ecological and economic disposal of waste are determined in laws and other regulations as well as planning documents. Accordingly, waste disposal should lead to:
- primarily a reduction in the amount of waste by creating smaller quantities of waste in production processes and repeated use of the same packaging, where possible
- recycling including sorted gathering and processing of waste
- the sorting of waste at its place of origin, collecting and processing of particular types of waste,
- disposing waste remains which means that remaining waste is treated using the appropriate physical, chemical and thermal processes.

(2) The disposal of waste in the area covered by the Štinjan Urban Development Plan (UPU) should be organised in line with waste management principles (avoiding, valuing, recovery/processing) and suitable methodology of the wider local area, whereby it becomes necessary to organise sorted collection of useful and dangerous waste from communal waste or production waste from other similar communal waste.
(3) Within all the buildings in which the solution from this Plan permits conducting commercial activities, a clearly marked space for temporary storage of proprietary process waste must be ensured and which must be protected against the effects of weather without the possibility of it affecting underground or surface waters.
(4) The City of Pula will in accordance with a special regulation ensure the public service of collecting mixed communal waste and biodegradable communal waste by installing suitable containers within the area covered by the Plan.
(5) By placing the appropriate number and type of containers and setting up a recycling yard, the City of Pula will ensure within the area covered by the Urban Development Plan (UPU) the collection of contentious waste, waste paper, metal, glass, plastic and textiles, which are not included in the management system.
(6) The City of Pula ensures a transport service for solid (large) communal waster at the request of users of the service.

Article 179

(1) Depending on activities conducted in them, buildings must have the planned and appropriate auxiliary storage for process waste (burnt oil, various chemicals, and the like) within the actual building lot.
(2) Liquid production waste must be collected into impermeable containers with the appropriate volume.

Article 180

(1) The collection and disposal of communal waste and other solid waste will be conducted in line with the City of Pula Waste Management Plan, as well as the current Sustainable Waste Management Act, current regulations on communal controls in the area of Pula City.

Article 181

(1) All works in the area must adhere to current regulations in domain of waste disposal, especially:
- Environmental Protection Act (OG 80/13 and 153/13),
- Sustainable Waste Management Act (OG 94/13)
- Waste Management Strategy for the Republic of Croatia (OG 130/05)
- Waste Management Plan for the Republic of Croatia in 2007-2015 (OG no. 85/07, 126/10, 31/11)
- Waste Management Plan for the Istrian County Area (Istrian County Official Herald no. 14/08)
- Utilities Act (Official Gazette no. 36/95, 70/97, 128/99, 57/00, 129/00, 59/01, 26/03 – final draft, 82/04, 110/04 - Regulation, 178/04, 38/09, 79/09, 153/09, 49/11 and 144/12)

(2) In the event of changing the cited regulations, implementing the Plan will require applying the appropriate current regulation.

9. MEASURES FOR PREVENTING NEGATIVE ENVIRONMENTAL IMPACT

Article 182

(1) Protection of endangered areas of the environment is to be implemented according to all laws, decisions and regulations relevant to the issue, and especially in accordance with the Environmental Protection Act, provisions of the current physical plan for the wider area and this Plan.

Article 183

(1) In the area covered by the Plan, there are no plans for constructing buildings which may have a negative impact on the environment in terms of the Environmental Protection Act (OG 80/13) and other regulations.

(2) For the requirements of reconstructing the sports port, an Evaluation of the Requirement to Assess the Impact of Works on the Environment has been drafted. Based on the drafted Evaluation of the Requirement to Assess the Impact of Works on the Environment, a Decision was issued by the Ministry of Environmental Protection Class: UP/I-351-03/11-08/81 and REFNO: 531-14-1-1-02-11-19 of 17 November 2001 which determined that the environmental impact assessment procedure need not be implemented for the planned reconstruction of the sports port.

(3) The Evaluation of the Requirement to Assess the Impact of Works on the Environment has determined the following protective measures during utilization of the:
- Sea: undertake supervision of the use of harmful systems against antifouling systems, organotin compounds which act as biocides. Prevent the entry of such waste substances, especially organic types (nitrates and phosphates), thus increasing the organic load of sea water in the sea basin of the port. Fouling of concrete sections belonging to newly constructed coastal walls and breakwaters does not need to be cleaned as it would facilitate the growth of the stated organisms once again. In the event of accident situations, the relevant body for the protection of nature should be informed. If more intense disturbances to the expected biocoenosis are noticed, sea circulation should be measured, the cause is to be determined and possible measures are to be undertaken.
- Waste: devise a waste management plan, the Ordinance on Waste Disposal and Plan for Receiving and Disposal of Waste from Maritime Vessels and Freight Remains from Maritime Vessels. Install a suitable number of waste disposal containers. The waste containers must be a closed type and properly fixated in order to prevent the wind from throwing the waste about.
- Natural landscape: wherever possible, to reduce the impact of noise and purify the air, establish green areas within the respective area.

9.1. Protection of water

Article 184

(1) The area covered by the Urban Development Plan (UPU) is located outside of the sanitary protection zone based on the Decision on Zones for Sanitary Protection of Potable Water Sources in the Istrian County (Official Herald 12/05 and 2/11).
(2) Protection of underground and surface waters and the sea is determined by measures for preventing and reducing pollution, and primarily by constructing wastewater drainage systems.
(3) The Štinjan Urban Development Plan (UPU) has plans for a distribution system to drain wastewater, i.e., construction of separate stormwater and sewage networks.
(4) The plan for disposition of sanitary-consumption faecal waters is to release them into the public sewage system. The public drainage system can receive wastewaters which are treated to become household wastewater. Prior to releasing into the public sewage system, wastewater from buildings must be purified to a level that meets criteria for the respective pollutant, base on the current general standard. In places where fats may be released into wastewater (kitchens, boiler rooms and the like), oil and fat separators should be built for each building prior to connecting onto the sewage network.
(5) In open storage areas, open parking lots, delivery areas, operational and similar areas, where the spillage of fats, oils, benzine and other pollutants may occur, fat traps (fat or oil derivate separators) and sand traps must be built. Only then may purified stormwater be released into a stormwater collector.
(6) Water conditions need to be defined for commercial activities which are regulated by special regulations.
(7) During utilization the planned facilities, operation of the entire drainage system should be monitored and controlled, especially the quality of sanitary and pool wastewater, in accordance with conditions in the water permit. Pool water prior to release and rinsing of the filter should be dechlorinated.

9.2. Protection of air quality

Article 185

(1) Protection of the air is to be done in compliance with the Air Protection Act (OG 130/11 and 47/14) and mandatory implementation of measures for preserving Category 1 air.
(2) The aim of preserving the first category of air quality, requires the following:
- Promoting the use of gas by users utilizing other energy sources and new users,
- Stationary sources of air pollution (technological processes, devices and building from which polluting substances are released into the air) must be produced, equipped, used and maintained such that they do not release substances into the air exceeding the emission threshold values as determined in current regulations,
- Maintain public areas by regular cleaning,
- Preserve existing greenery according to the planned solution.

9.3. Protection against excessive noise

Article 186

(1) Noise protection measures are to be implemented in accordance with the Noise Protection Act (OG 30/09, 55/13 and 153/13) and the Ordinance on Maximum Permitted Noise Levels in Areas in Which People Live and Work (OG 145/04).

(2) In the area covered by the Plan, the permitted noise level must comply with the planned use of the space. Noise levels in traffic areas may not exceed the maximum permitted noise level for the contact zone.
(3) Essential requirements for buildings in terms of noise protection should be ensured by solutions defined in the building physics project.
(4) The spread of noise outside of the area belonging to the hospitality premises should be prevented by controlled use of sound devices, acoustic insulation of the premises and the design of openings (windows and doors) on the building.
(5) Protection against noise caused by equipment and devices (air conditioning units, freezer displays speakers, TV and radios, and the like) which are sometimes or permanently placed out in open spaces or on parts of buildings should be checked for their sound loudness. Low noise emission devices should be installed in ventilation and air conditioning units.
(6) Noise protection for existing buildings should be implemented when undertaking their first reconstruction.

9.4. Protection against light pollution

Article 187

(1) Light pollution within the area covered by the Plan should be prevented by placing the appropriate public lighting and light barriers.
(2) Public lighting should be carried out such that areas for which lighting is intended are the primary focus of lighting.
(3) Public lighting may not hinder the use of areas and premises nor traffic safety.

9.5. Other environmental protection measures

Article 188

(1) Buildings which during construction requiring larger earthworks need to undergo biotechnical rehabilitation measures and landscaping of cuttings and embankments with suitable grass mixtures, laying of carpet grass, evergreen and deciduous bushes. At locations with larger inclinations, the terrain should be terraced, and various autochthonous types introduced in order to prevent erosion.
(2) Infrastructural lines are to be buried, and small routes selected during works so as to reduce the danger to roots of valuable seedlings as much as possible. Low-lying and medium-lying shrubs should be planned for above underground infrastructure or close by, including perennials and lawns with root systems not descending deeper than 50 cm. Seedlings are to be planted at a distance of at least 2 metres from underground infrastructure, or 1 metre from the edge of a hard surface.

Article 189

(1) Within the area covered by the Plan, undertaking any new works in the area in which technologies and materials with ionising radiation are used is not permitted, nor the undertaking of activities that produce chemical or biological toxic waste, waste which can be categorised into the group of highly-flammable or explosive substances.

Article 190

(1) In the process of issuing acts for implementation of the plan, mandatory adherence to special regulations in the area of environmental protection will be prescribed, which in particular includeds:
- Act on Flammable Liquids and Gases (OG 108/95 and 56/10); Ordinance on the Manner of Transporting Hazardous Substances in Road Transport (OG 53/06)

- Sanitary Inspection Act (OG 113/08 and 88/10),
- Noise Protection Act (OG 30(09, 55/13 and 153/13); Ordinance on Maximum Permitted Noise Levels in Areas in Which People Work and Live (OG 145/04),
- Waters Act (OG 153/09, 130/11, 56/13 and 14/14); Ordinance on the Issuing of Water Acts (OG 78/10, 79/13 and 9/14); Ordinance on Threshold Values for Wastewater Emission (OG 80/13),
- Environmental Protection Act (OG 80/13 and 153/13), Regulation on Assessment of the Environmental Impact of works (OG 61/14),
- Noise Protection act (OG 130/11 and 47/14); Regulation on Threshold Values for Emission of Pollutants into the Air from Immobile Sources (Official Gazette no. 117/12); Regulation on Levels of Air Pollutants (Official Gazette no. 117/12); Ordinance on Monitoring Emissions of Air Pollutants from Immobile Sources (OG no. 129/12 and 97/13); Ordinance on Monitoring Air Quality (OG no. 3/13)
- Sustainable Waste Management Act (OG no. 95/13) Regulation on Categories, Types and Classification of Waste in the Waste Catalogue and Hazardous Waste List (OG no. 50/05 and 39/09); Waste Management Strategy (OG no. 130/05); Ordinance on Packaging and Packaging Waste (OG no. 97/05, 115/05, 81/08, 31/09, 156/09, 38/10, 10/11, 81/11, 126/11, 38/13, 86/13); Ordinance on Waste Management (OG no. 23/14 and 51/14); Waste Management Plan in the Republic of Croatia for the Period 2007-2015 (OG no. 85/07, 126/10, 31/11); Ordinance on Construction Waste Management (OG no. 38/08)

(2) In the event of changes to particular cited regulations, the appropriate and relevant regulation will be applied in implementing the Plan.

Article 191

(1) Construction on buildings and furbishing premises must take place in accordance with the Ordinance on Ensuring Accessibility of Buildings for Persons with Disabilities and Reduced Mobility (OG 78/13)

10. SPECIAL PROTECTIVE MEASURES

10.1. Protection and rescue measures

Article 192

(1) Protective measures are determined in the final Plan solution, and in accordance with current regulations of the Republic of Croatia.

(2) Special protection measures cover protection measures against natural dangers, and include: protection measures against earthquakes, protection measures against harmful action of water and protection measures against other natural causes, especially those belonging to the category of extreme weather conditions (drought, heatwave, storms or hurricanes an strong winds, landslides, hail, snow and ice) as well as protection measures against technical-technological dangers which include protection measures against fire, protection measures in commercial buildings, protection measures in traffic during the transport of hazardous substances, protection measures against epidemiological and sanitary hazards.

10.2. Shelters

Article 193

(1) Construction of shelters and facilities for protecting inhabitants, assets and other goods is to take place in accordance with zones under threat in the City of Pula, and which are determined in accordance with the provisions in the Ordinance on Criteria for Determining Towns and Settlements

in Which Shelters and Other Facilities for Protection are to be Built (OG 2/91). Protection of the population against the threats of war and extreme weather is performed by constructing or furbishing facilities for protection, the type, resistance and capacity of which will be defined based on a special and appropriate regulation by the City of Pula.

(2) Acts for implementation of the plan will prescribe the obligation for adhering to special regulations in terms of shelters, in particular:
- Protection and Rescue Act (OG 174/04, 79/07, 38/09, 127/10),
- Ordinance on Criteria for Determining Towns and Settlements in Which Shelters and Other Facilities for Protection are to be Built (OG 2/91)
- Ordinance on the Methodology for Assessing Threats as well as Protection and Rescue Plans (OG 38/08 and 118/12)
- Ordinance on the Procedure for Altering the Population (OG 47/06)
- Ordinance on Measures for Protection Against Natural Disasters and Dangers of War in Physical Planning and Development of Areas (OG 29/83, 36/85 and 42/86).

Article 194

(1) In accordance with special regulations covering the area of protection and rescue, all legal persons covered by the Plan and which are involved in a type of activity that by its nature may endanger the life or health of people, material assets or environment, are to devise operational plans for protection and rescue.

10.3. Alerting and notifying

Article 195

(1) In the area covered by the Plan, there exists the obligation to construction the necessary communication infrastructure (electricity, telephone, columns, and other items) for installing systems for public alerting and notification of inhabitants (sirens), as well as linking these to a central system via the Pazin County Centre 112.

(2) In buildings in which a greater number of visitors or users gather, and which primarily relates to all commercial buildings planned within the area covered by the Plan, in which due to noise and acoustic insulation the audibility of public alerting systems cannot be adequately ensured, the owners or users of the buildings are obliged to establish an appropriate alerting system and ensure reception and transmission of notifications of types of dangers and measures which should be undertaken (PA system, internal sirens, and the like).

10.4. Protection against earthquakes

Article 196

(1) The coverage of the Plan is located in an area of possible natural disasters (earthquakes with an intensity on the scale of 7°MCS /MSK 64/), hence accordingly, selecting the construction material and structure as well as calculating the stability ad resilience of buildings is subject to such circumstances.

(2) Protection against earthquakes is carried out using anti-earthquake designs and construction of earthquake-resistant buildings.

(3) All buildings must be statically calculated and sized according to rules of the profession and on the basis of geotechnical analysis, and must comply with technical regulations for construction in seismic areas.

Article 197

(1) Paths for emergency intervention and evacuation routes are shown in Cartograph 3.

Article 198

(1) The flowability of paths for emergency intervention and evacuation routes is ensured by the distance set between planned buildings (constructable part of the building lot), whereby in most cases the principle minimal distance of H/2 + H/2 + 5m is satisfied.
(2) In cases in which the principle from the previous paragraph of this article is not satisfied, the technical documentation should indicate:
   - that the structure of the building is resistant to collapse from natural disasters,
   - that in the event of war destruction, the collapse of the building will not endanger the lives of people of cause damage to other structures.

10.5. Protection against droughts, heatwaves, storms or hurricanes, strong winds, landslides and hail

Article 199

(1) The planned protection measures against droughts include devising the water supply system.
(2) Protection measures against heatwaves includes designing structures with the appropriate thermal protection.
(3) The planned protection measures against storms and hurricanes as well as strong winds include designing structures, especially roof structures and roofing in line with current regulations on resistance against the effects of wind and planting autochthonous greenery with deeper roots resistant against winds.
(4) The planned protection measures against landslides include designs based on the results of geotechnical analysis and reinforcement of insufficiently load-bearing ground, all in accordance with current regulations and standard for calculating load-bearing structures.
(5) When constructing unprotected external structures, walkways and squares, care should be taken when selecting anti-slip materials (various paving tiles, cobblestones, crudely cut stone and the like) in order to prevent slip.
(6) The respective area is not subject to hail, hence no special measures of defense against hail are necessary.

10.6. Fire protection

Article 200

(1) Fire protection is based on laws, regulations and standards that regulate this issue and are implemented in accordance with the Assessment of Fire Danger, plans for fire protection and categories of threats from fires in buildings, sections of buildings and open spaces, including suitable organisation of monitor-alert services as well as professional and voluntary firefighting services.
(2) Constructing buildings requires implementation of laws, ordinances and other regulations which ensure: rational fire-proofing of the building, quick evacuation of an endangered building, parts of buildings or open spaces, safety of neighbouring buildings with respect to the building that is burning, collapsed or effects that in any other way threaten the building, accessibility to the building or area for the requirements of firefighting emergencies or assistance.

(3) Technological processes in which flammable liquids or gases or explosive substances are used or produced may be performed only in buildings or its parts which are constructed in accordance with current regulations regulating this specific issue.
(4) Buildings which are built as terraced or semi-detached must have a firewall with a minimum resistance of two hours along the neighbouring wall. If the roofing structure is made from burnable material, the firewall must cut across the entire roof.
(5) For the purpose of extinguishing fires, it is necessary to ensure the necessary quantity of water and adequate pressure in the hydrant network.
(6) For the purpose of rescuing persons from buildings or extinguishing fires on buildings or in open spaces, the plans should incorporate firefighting access, approaches and areas for operations undertaken by firefighting vehicles.

Article 201

(1) Fire protection measures are carried out in accordance with provisions prescribed by the following:
- Fire Protection Act (OG 92/10),
- Act on Flammable Liquids and Gases (OG 108/95 and 56/10),
- Act on Transporting Hazardous Substances (OG 79/07)
- Ordinance on Fire Resistance and other Requirements Which Buildings Must Satisfy in the Event of a Fire (OG 29/13)
- Explosive Substances Act (OG 78/04, 109/07, 67/08 and 144/10)
- Normisation Act (OG 80/33)
- Ordinance on Conditions for Firefighting Approaches (OG 35/94, 55/94 and 142/03),
- Ordinance on Flammable Liquids (OG 54/99),
- Ordinance on Liquid Petroleum Gas (OG 117/77)
- Ordinance on Hydrant Networks for Extinguishing Fires (OG 8/06),
- Ordinance on Protection Against Fires in Hospitality Facilities (OG 93/08)
- Ordinance on Protection Against Fires in Warehouses (OG 93/08)
- Ordinance on Fundamental Requirements for Protection Against Fires in Electromagnetic Facilities and Devices (GO 146/05)
- Ordinance on Protection Against Forest Fires (OG 33/14)
- Ordinance on Works in Spaces in Which the Body Authorised For Protection Against Fires Does Not Participate in the Process of Issuing Decisions on construction Conditions or Location Permits (OG 115/11)
- Assessment of Threats from Fires and Fire Protection Plan for the City of Pula
- Other ordinances and adopted rules for technical practices which prescribe fire protection measures.

Article 202

(1) Special conditions for construction and development of spaces, which are not cited in the Plan, relating to fire protection, will be determined by the relevant body and legal person with public powers in the process of issuing acts for implementing the Plan in accordance with laws and other regulations.

10.7. Protection against technical-technological dangers in commercial facilities

Article 203

(1) In the area covered by the Plan, there are no planned commercial facilities with possible sources of technical-technological accidents.

10.8. Protection against epidemiological and sanitary dangers

Article 204

(1) The planned measures for protection against epidemiological and sanitary dangers includes planning water supply and drainage systems based on prescribed standards and disposal of waste in the prescribed manner.

11. MEASURES FOR IMPLEMENTING THE PLAN

Article 205

(1) Development of the area, whether constructing buildings or developing lots, and the undertaking of other works on the lot, or above or below the surface of the lot, which alters the state of the area, must be conducted in line with the provisions of the current physical plan for the wider area, this Plan and other respective regulations of the City of Pula.
(2) The manner and schedules for implementing this plan will depend on obligations assumed based on its provisions, as well as characteristics of works in the area.

Article 206

(1) Implementation of this Plan within the overall economy, protection and management of the area belonging to the City of Pula will take place continually, which imposes an obligation for continual cooperation of all entities in the physical-planning procedure, preparation and development of the lot for construction, construction of infrastructure and communal equipment, as well as other policy measures for developing the area. Achieving the development goals and concept behind utilization of the area will be conducted by continually monitoring and investigating relations and phenomena in the area, as well as appropriate organization of the entire system of physical development and environmental protection in the city of Pula. The Administration Bodies of the City of Pula are assigned the task of monitoring and overseeing implementation of the Plan.

Article 207

(1) Across the entire area covered by the Plan, the issuing of acts for implementation of the plan will be done in line with the procedure envisaged by the law and other regulations.
(2) All elements based upon which acts for implementation of the plan will be issued, and which are not separately cited in this Plan, are defined on the basis of provisions from the current physical plan for the wider area.

Article 208

(1) All works on particular building lots may be carried out in phases, up to the final realisation as envisaged in this Plan.
(2) The phases are defined in the procedure for issuing acts for implementation of the Plan.
(3) In the event of realising the Plan in phases, each phase of constructing the accommodation buildings must define the type and capacity of auxiliary amenities in the appropriate proportion.

III. TRANSITIONAL AND FINAL PROVISIONS

Article 209

(1) The Plan has been drafted into 6 (six) specimens and certified with the seal of the City Council of Pula City and signed by the president of the City Council.
(2) The originals are kept as follows:
- One specimen in the documents archive of the City of Pula, three specimens in the Administration Department for Physical Development, Communal System and Property
- One specimen at the Ministry of Construction and Physical Planning
- One specimen at the Istrian County Bureau for Physical Planning

(3) Perusal of the Plan as referred to in Article 1 of this Decision is possible at the headquarters of the authority behind the draft –Administration Department For Physical Planning, Pula, Forum 2.

Article 210

This Decision comes into force on the eighth day after it is published in the City of Pula Official Herald

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Pula, 18 November 2015

CITY COUNCIL OF PULA CITY
PRESIDENT
Robert Cvek

Pursuant to Article 109 Para. 6, Article 113 Para. 1 and Article 198 of the Physical Planning Act (Official Gazette of the Republic of Croatia, no. 153/13) and Article 39 of the City of Pula – Pola Statute (City of Pula Official Herald no. 7/09, 16/09, 12/11 and 1/13 -final draft), the City Council of the City of Pula, at the session held on 18 November 2015, the following document is adopted:

DECISION
on adoption of Amendments to the Molo Carbone Detailed Development Plan (DPU)

I. BASIC PROVISIONS

Article

This Decision adopts Amendments to the Molo Carbone Detailed Development Plan (hereinafter: Amendments to the Molo Carbone Detailed Development Plan) (City of Pula Official Herald no. 4/07 and 02/11). The author of Amendments to the Molo Carbone Detailed Development Plan is Urbis d.o.o. from Pula, sv. Teodora 2.

Article

Amendments to the Molo Carbone Detailed Development Plan are an integral part of this Decision, and comprise the textual and graphical section as well as the included appendices.

The textual part of the Amendments to the Molo Carbone Detailed Development Plan contains:

I - PROVISIONS FOR IMPLEMENTATION - AMENDMENTS

1. Conditions for defining the intended use of the areas
2. Detailed conditions of use, development and construction of building lots and buildings
    2.1. Size and shape of building lots and sea basin lots
    2.2. Size and area of buildings
    2.3. Intended use of the buildings
    2.4. Position of buildings on the building lot
    2.6. Development of the building lots
    2.1. 2.7. Lot coverage, intended use, height and number of storeys as well as lot exploitation and lot exploitation density
3. Manner of equipping lots with traffic, street, communal and telecommunication infrastructural networks
    3.1.1. Main town streets and roads of equivalent significance
    3.1.2. Town and access streets
    3.1.3. Areas for public transport
    3.1.4. Public parking lots
    3.1.5. Public garages
    3.2. Conditions for construction, reconstruction and equipping of other traffic networks
    3.4.5. Conditions for construction, reconstruction and equipping of the LPG facility and planned mains natural gas