

SITE VISIT REPORT

Europan 14 - Šibenik (Hrvatska)

SITE VISIT

Date: 31/03/2017

Time: 10:00 – 12:00

Location: Banj beach, Prilaz tvornici 33, 22000, Šibenik

Report composed: 3/04/2017

Participants: Neda Lučev, mag.ing.aedif.
arch. Albana Kocollari
arch. Florida Miftarallari
arch. Zamira Abazi

If needed, more photos of the site can be found on web link:

<https://www.flickr.com/photos/130929420@N08/albums/72157651093556546>

QUESTIONS AND ANSWERS

- 1. Are there restrictions in terms of planning and use of space along the shoreline and in which belt wide?**

Restrictions in terms of planning and use of space along the shoreline are regulated by Articles 45.- 49. of Physical Planning Act („Official Gazette“ 153/13); Provisional Translation available at link: <http://www.mgipu.hr/default.aspx?id=9858>.

For easier understanding of the text stated lower, it is necessary to note that, according to Article 3. paragraph 1, subparagraph 7 of Physical Planning Act:

7. building area is an area defined by the spatial plan on which there is a built-up settlement and area planned for improvement, development, and expansion of a settlement, consisting of the building area of a settlement, detached part of the building area of a settlement and detached part of the building area outside a settlement.

Our project area is inside the building area of a settlement.

4.2. PROTECTED COASTAL AREA

Article 45

- (1) The protected coastal area (hereinafter: PCA) shall be an area of special state interest.*
- (2) The PCA shall encompass the area of coastal self-government units.*
- (3) Planning and use of PCA space shall be performed with limitations in the continental belt and islands 1000 m in width from the shoreline and the sea belt 300 m in width from the shoreline (hereinafter: the restricted area) for the purpose of protection, and achieving objectives of sustainable, purposeful and economically efficient development.*
- (4) The boundaries and territory of the restricted area are shown on the Basic Map of Croatia (BMC), supplemented by orthophoto maps.*

Planning in the PCA

Article 46

Spatial planning in the PCA shall:

- 1. preserve and restore endangered areas of natural, cultural, historical and traditional values of the coastal landscape and adjoining landscape and stimulate natural regeneration of forests and indigenous vegetation;*
- 2. establish environmental protection measures on land and at sea and especially to protect drinking water resources;*
- 3. ensure free access to the coast, passage along the coast and to ensure public interest in use of the maritime domain;*
- 4. conserve uninhabited islands and islets primarily for agricultural use, recreation, organised visits and exploration without forming building areas;*
- 5. condition the development of public infrastructure upon the protection and conservation of landscape values;*
- 6. restrict the interconnection and expansion of existing building areas along the coast and to plan new building areas outside forested areas;*
- 7. restore abandoned mineral raw material exploitation fields and manufacturing areas, primarily through landscape recultivation or use for hospitality, tourism, sports and recreational purposes.*

Determining building areas in the restricted area

Article 47

(article is not relevant in this case since the building area is already determined)

(1) The building area may be determined within the restricted area in such a way that it may be expanded up to a maximum of 20% of the surface area of its built-up part, if that part exceeds 80% of the surface area of the building area in question.

(2) By way of derogation from paragraph 1 of this Article, it shall not be permitted to expand detached parts of the building area of a settlement situated within the 100 m wide belt from the shoreline or to plan such new parts.

(3) A new detached building area outside the settlement, which is intended to be used for manufacturing purposes, may be planned only outside the 1000 m wide belt from the shoreline, except for those activities which by nature require to be situated on the coast (shipyards, ports etc.).

(4) Exceptionally, if more than half of the surface of the building area is located outside the restricted area, the provisions of paragraph 1 of this Article need not apply to the planning and development of that part of the area.

Projects in a restricted area

Article 48

(1) It shall not be permitted to plan construction works within the restricted area which are intended for:

- 1. the exploration and exploitation of mineral raw materials;*
- 2. the exploitation of wind power for the generation of electricity;*
- 3. waste treatment;*
- 4. oily fish farming;*
- 5. personal economic needs (tool shed, machinery, agricultural equipment, etc.);*
- 6. mooring and nautical tourism ports and earthwork on the shore and/or the sea outside the building area;*
- 7. projects which would result in physical division of an island.*

(2) The provisions of paragraph 1 of this Article shall not apply to:

- 1. zones of traditional settlements and/or construction works, determined by the spatial plan of a national park, spatial plan of a nature park or by some other spatial plans of areas with special features;*
- 2. exploitation of sea salt, exploration of mineral and geothermal waters and exploitation of architectural-building stone for the purpose of continuing traditional activities on the islands of Brač and Korčula, and the Pelješac Peninsula;*
- 3. exploitation of sand from the sea bed for the purpose of developing beaches in the building area;*

4. expansion of existing waste landfills until the establishment of an integrated waste management system and building of recycling yards and reloading stations, if needed due to the natural conditions and terrain configuration;

5. waste treatment in existing industrial zones;

6. recycling yards or waste storage in ports in accordance with obligations related to waste management in ports as prescribed pursuant to the Maritime Code;

7. building of a gross construction area of up to 30 m² for the needs of registered trade or legal person registered for mariculture in maritime domain holding the concession on the maritime domain for use of the sea surface of at least 10,000 m² ;

8. structure for the needs of a registered family agricultural farm and for providing hospitality and tourism services in a rural household, trade registered for agriculture or legal person registered for agriculture if located on a building plot with a surface area of at least 3 ha and at a distance of at least 100 m from the shoreline, with a ground floor up to 400 m² of gross construction area and height up to 5 m, and/or fully dug in basement up to 1000 m² of gross construction area;

9. construction works intended for the mooring of vessels for the purpose of mariculture;

10. construction works intended for the mooring of vessels transporting tourists to uninhabited islands and islets.

(3) In a detached building area outside a settlement and non-built-up part of the detached building area outside a settlement within a belt at least 100 m from the shoreline, new construction works may not be planned or built, except for construction works for utility infrastructure which by its nature must be located on the coast and underground infrastructure, accompanying facilities used for hospitality and tourism purposes, construction works which by nature must be located on the coast (shipyards, ports, etc.) and for development of public areas. **(the provisions of this paragraph are not relevant in this case since the project area is not in a detached building area outside the settlement and is not in a non-built-up part of the detached building area outside a settlement)**

Planning hospitality, tourism and sports facilities

Article 49

(1) In the restricted area, detached building areas outside the settlements intended for hospitality and tourism purposes, whose main purpose (accommodation, sports) is achieved in built-up structures, may be planned in areas of lesser natural and landscape value so that:

1. the accommodation facilities and accompanying facilities (sports, recreational, hospitality, catering, entertainment etc.) are categorised as higher category facilities, subject to measures for improving the utility infrastructure and environmental protection, while their location, size and especially height must be in harmony with the natural landscape features and measures for protection of cultural goods;

2. the accommodation facilities, organised as a tourist village, must by design be harmonised with the original urban and architectural features;

3. the type and capacity of accompanying facilities and public areas is specified proportionally to each phase of construction of the accommodation facilities;
4. not more than 30% of an individual building plot is built-up and the usability coefficient is not greater than 0.8;
5. at least 40% of the surface of each building plot is developed as a park and natural greenery;
6. collected waste water is discharged through a closed sewage system with purification mechanisms;
7. the number of berths of one or more vessel moorings amounts to a maximum of 20% of the total number of accommodation units.

(the provisions of this paragraph are not relevant in this case since the project area is not inside the detached building area outside the settlement)

(2) By way of derogation from paragraph 1 subparagraphs 1 and 2 of this Article, the reconstruction of existing construction works for hospitality and tourism purposes is planned in such a way as not to increase the existing density of use, built-up share of the building plot and usability coefficient, if these values are greater than those defined in paragraph 1 of this Article. **(the provisions of this paragraph are not relevant in this case since the project area is not inside the detached building area outside the settlement)**

(3) In a building area of a settlement within the PCA, hospitality and tourism facilities shall be planned in such a way that:

1. the total surface area intended for such purposes does not exceed 20% of the building area of the settlement,
2. the accommodation facility with accompanying land is situated outside existing public areas along the shore.

(4) Space outside building areas where it is planned to build a camp, golf course or some other outdoor sport and recreational playing field may be planned in areas of lesser natural and landscape value such that:

1. the level of build-up in terms of buildings of the project scope of the camp is not greater than 10%;
2. the level of build-up in terms of buildings of the project scope of the golf course and other playing field is not greater than 4%;
3. at least 30% of the project scope is developed as a park and natural greenery;
4. accommodation units and accompanying facilities in camps are at least 25 m from the shoreline;
5. the golf course is at least 25 m from the shoreline.

(the provisions of this paragraph are not relevant in this case since the project area is inside building area)

(5) The project scope and building plots of buildings within the project scope are planned for the building of camps and golf courses.

*(6) Paragraphs 4 and 5 of this Article shall apply appropriately to the planning of a camp or golf course outside the restricted area. **(the provisions of this paragraph are not relevant in this case since the whole project area is inside the restricted area)***

2. Which higher education institutions are there in City of Šibenik?

There are currently 2 higher education institutions in City of Šibenik:

- 1.) University of Zagreb - Faculty of Electrical Engineering and Computing and Faculty of Mechanical Engineering and Naval Architecture

Undergraduate study:

Energy efficiency and renewable energy sources

- 2.) Polytechnic in Šibenik

Specialist graduate professional study programme:

Management

Undergraduate professional study programme:

Administrative Studies

Management; specialisations in: Tourism Management, Information Management

Transport; specialisations in: Road Transport, Postal Services

3. What types of rocks vegetation are common in the subject area?

The area is mostly built of limestone and dolomite. The basic elements of this area are developed karst features and degraded landscape, longitudinal ridges and agrarian valuable dolomite-flysch valleys. Vegetation is mainly spruce in the hinterland and maquis on the coastal areas and on the islands.

Common vegetation and trees in subject area are aleppo pine, fig trees, olive trees, rosemary, lavender, vine.

4. What festivals and events are held in the City of Šibenik?

List of events (cultural and other) is available on the website of the Šibenik Tourist Board k:

<https://www.sibenik-tourism.hr/en/city-of-sibenik>

5. What economic activities are present in City of Šibenik? Can you rank them according to importance in Šibenik's economy?

Informations about Šibenik economy can be found on web link:

http://www.sibenik.hr/upload/sibenik-investment-opportunities/Sibenik_investment_opportunities_web.pdf

6. Is there a sailing school in Šibenik? Where are they located and what are their accommodation conditions?

Sailing club Val Šibenik exists in Šibenik. They are located at the site:

<https://www.google.hr/maps/place/Jedrili%C4%8Darski+Klub+Val/@43.7398154,15.8885952,18.75z/data=!4m5!3m4!1s0x0:0xc1134dcae682599d!8m2!3d43.7401088!4d15.8888403?hl=hr>

They are currently in the process of construction of the building, at the same location, for their purposes.

7. When was the swimming pool, located nearby, built?

Outdoor pool was built in 1960, and the indoor swimming pool (building) in 2005.

8. What are the expectations of the municipality in terms of accommodation, the number of inhabitants in the subject area, and the number of business entities?

Minimum population density is 50 inhabitants/ha, in areas with primarily family housing maximum housing density is 120 inhabitants/ha, and in areas of primarily condominium/residential housing maximum housing density is 200 inhabitants/ha. Maximum density of use in hospitality and tourism areas is 120 beds/ha.

Number of business entities that would be located in the subject area is unknown. But, nevertheless, spaces meant for accommodation of intellectual services, other services and trade activities, (various offices, bureaus, small business zones), and other similar activities and the hospitality and tourism facilities can be located in the subject area.

SITE VISIT REPORT

Europan 14 - Šibenik (Hrvatska)

SITE VISIT

Date: 28/04/2017

Time: 10:00 – 11:00

Location: Banj beach, Prilaz tvornici 33, 22000, Šibenik

Report composed: 8/05/2017

Participants: Neda Lučev, mag.ing.aedif.
arch. Sven Bienfait
arch. Lisa Fellini

QUESTIONS AND ANSWERS

1. Is the removal of fire station facility planned?

The removal of fire station facilities (marked in the picture) are not planned, therefore the existing purpose of this area is retained.



2. Who is the user of the orange building?



There are more users of the orange building. Associations:

- „Mladi u Europskoj uniji“ / “Young people in the European Union” - a non-governmental, non-profit youth associations established on 19 October 2008. in Šibenik, conceived as a place where young people gather, share their ideas and thoughts and jointly improve the quality of life of young people in the area and its surroundings.
- „Šibenska udruga mladih – Š.U.M. / “ Šibenik Youth Association” - non-profit associations whose goal is to educate and encourage young people's skills to actively participate in social processes, to create quality living conditions for young people (youth policy), and to create space for the development of creative and social potential of young people.
- „Udruga Ardura“ / Ardura association – a non-governmental organization with the aim of raising the quality of life in the community through the continuous design and implementation of various preventive and therapeutic programs and projects. The association carries out programs of psychosocial assistance and support to different groups of users, carries out prevention programs of socially undesirable behaviors in children and youth through affirmation of positive behaviors and values of each individual, providing and organizing various types of workshops and performing other activities.
- „Udruga 08 FORCA Šibenik“/„Association 08 FORCA Šibenik“ - Sports and recreational association with the aim of development of sports and recreation activities, maintenance and improvement of health and colaboration with associations who cherish similar work.

are located there.

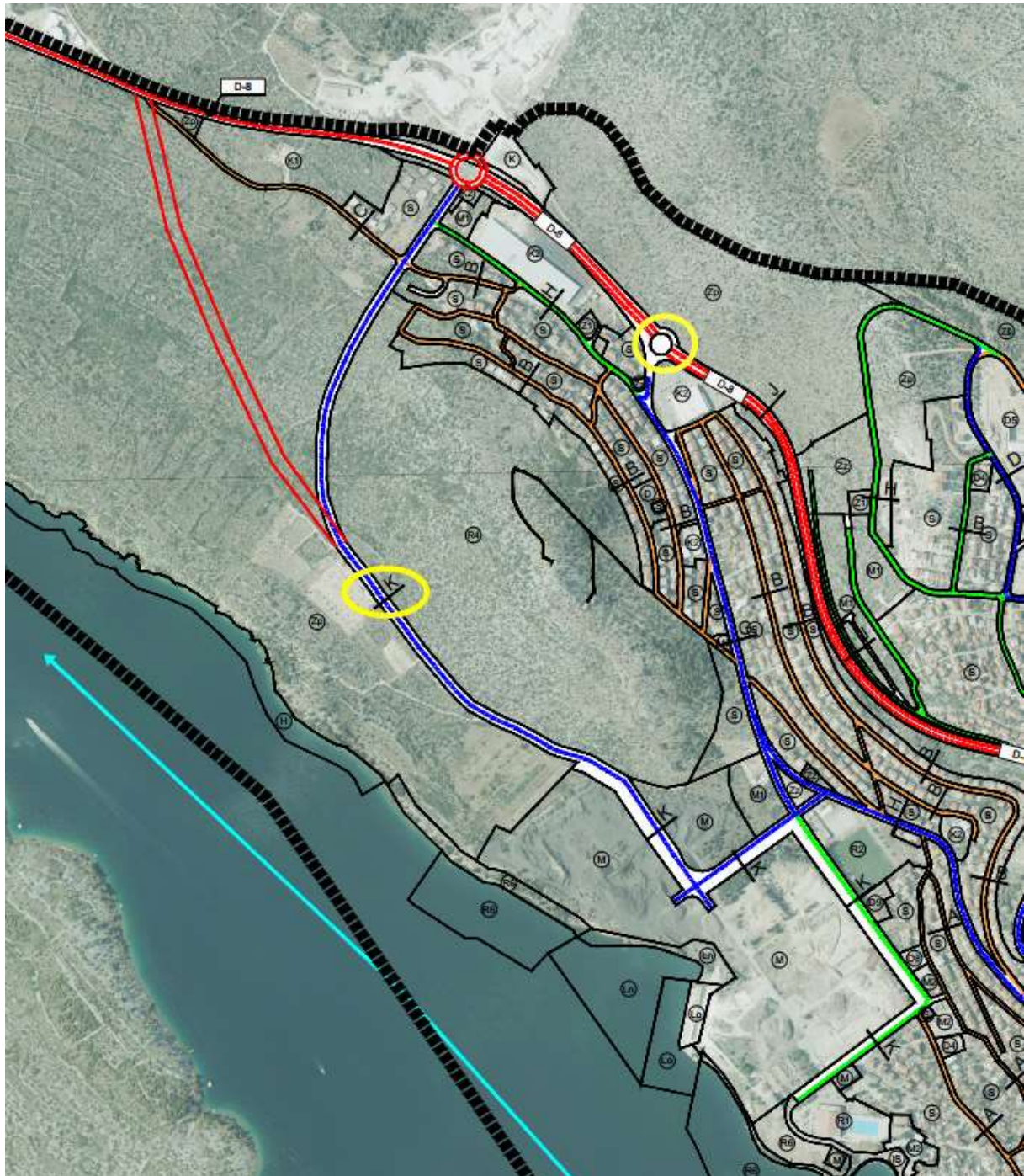
3. Is the area/site location within the Natura 2000?

Protected area „Ušće Krka“ is located in this area:

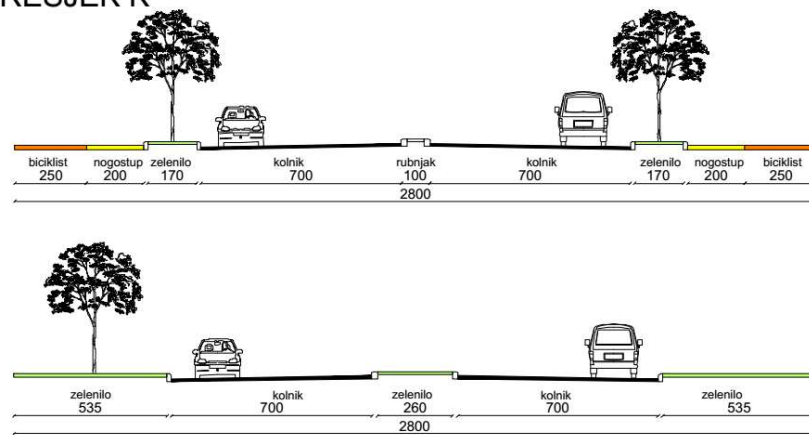
<http://natura2000.dzpz.hr/reportpublish/reportproxy.aspx?paramSITECODE=HR3000171>

4. Traffic connections of the area

Traffic connections of the area are shown on the map HR-Sibenik-SS-M3. Existing main road connects the zone with state road D-8. New connecting road, from the west side, is planned. Depending on local conditions, different cross-section of the roads/streets are possible within specified width of the corridors.



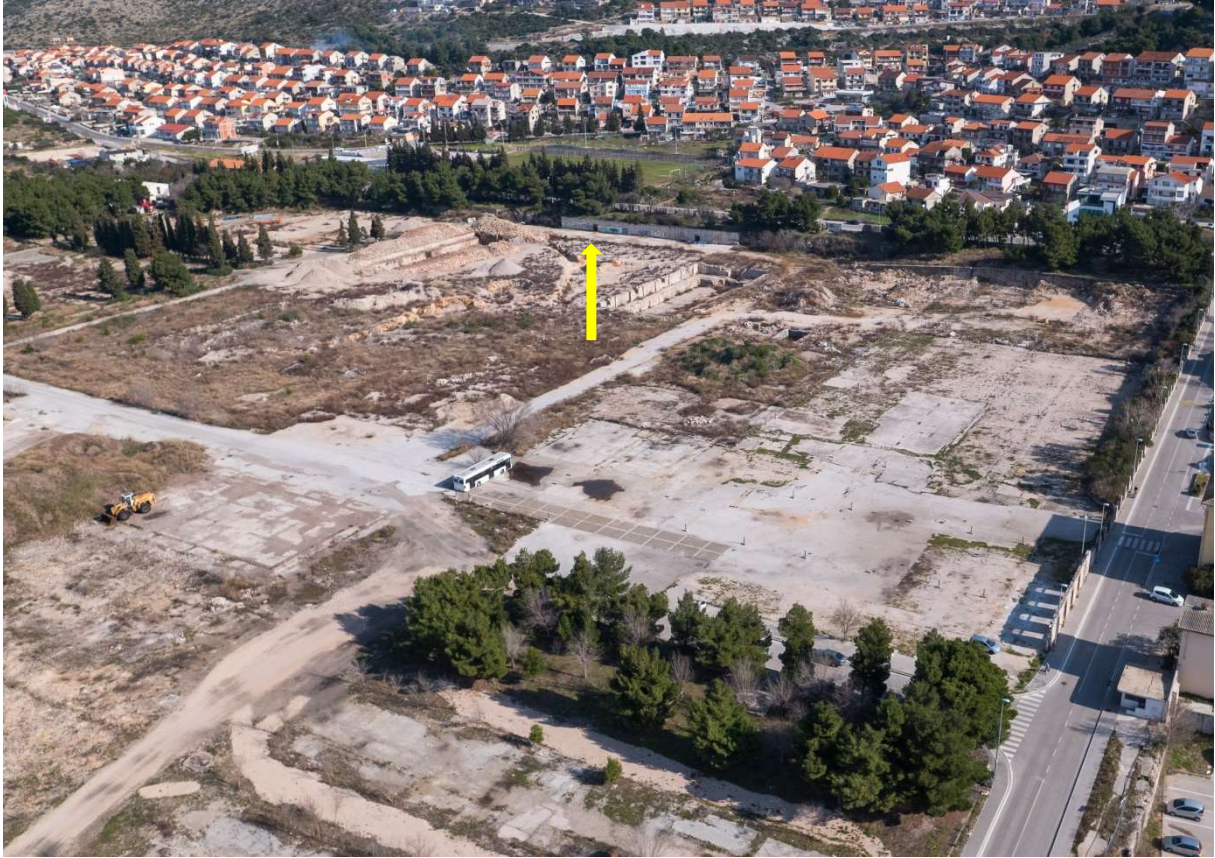
PRESJEK K



Cross - section K of new (planned) connecting road

5. A subterranean tunnel was observed on the north eastern edge of the area. What purpose does it serve?





A subterranean tunnel leads to underground shelter. The second entrance to the underground tunnel and the underground shelter is located across the road.