

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE VELJANE
City/Municipality	Benkovac
Contact	Kristina Klapan, Telephone: 023/684-880 klapan@benkovac.hr Address: Šetalište kneza Branimira 12, Benkovac
Cadastral Municipality	Biljane Donje
Status	• Partially built • Built • Unbuilt
Zone Area (ha) a) Total Area (ha) b) Building Parcel Area (ha)	a) 35.71 ha b) 26.85 ha
Available for Sale (ha)	22.42 ha
Built-up Area of the Zone	/
Allowed Building Coefficient	0.4
Allowed Utilization Coefficient	1.00
Allowed Building Height (m)	P + 1
Land Price (EUR/m ²)	Not specified
Ownership structure a) Municipality/City – ha (%) b) Republic of Croatia – ha (%) c) Private – ha (%) d) Other – ha (%)	a) City (31.28 ha) 87 % b) Private (4.43 ha) 13%
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Urban Spatial Plan of the City of Benkovac (Official Gazette of Zadar County No. 1/2003, Official Gazette of the City of Benkovac No. 2/2008, 4/2012, 2/2013, 5/2013, 6/2013, 2/2016, 4/2017, 5/2017, 7/2019)
Urban Plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed

<i>progress</i>	
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Detailed Spatial Plan of the Business-Industrial Zone Veljani (Official Gazette of the City of Benkovac, No. 4/2005, 2/2006, 5/2016, 1/2017)
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: 1,33 EUR/m³ • Discount - for the construction of a business building, a discount in the amount of 50% of the determined price of the determined municipal contribution, but not exceeding 26.544,56 EUR. - The amount of the municipal contribution is reduced by 50% for investors of business buildings who are extending existing buildings for the purpose of expanding their business. - The obligor of the municipal contribution has the right to have the costs of their investment in the construction of municipal or other infrastructure recognized in the amount of the municipal contribution based on the Mayor's consent and under the conditions specified in the contract between the obligor of the municipal contribution and the City of Benkovac. • Instalment payment option: YES, if the municipal contribution amounts to 1.327,23 EUR or more, the obligor can pay it in instalments over a period of up to 10 monthly instalments from the date of the enforceability of the decision on the municipal contribution. Decision on the municipal contribution (Official Gazette 12/2019)
Municipal Fee	• Amount - the price is calculated using the product of net usable area, the value of the municipal fee point, the zone coefficient, and the purpose coefficient. • Exemption possibility: Investors can achieve partial or complete exemption from paying the

	municipal fee for properties in business zones where they employ a minimum of 10 employees, and for every additional 10 employees, an additional year of exemption is granted, for a total maximum period of 5 years, which do not need to be consecutive. Municipal Fee Decision (Official Gazette 6/2018, 1/2020)
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	The area of the business-industrial zone is designated as a construction area for mixed use (construction and development of industrial, manufacturing, processing facilities, craft and service activities, warehouse spaces, and other activities).
Existing Activities in the Zone	Production of asphalt mixture for road pavement and stone processing.
Existing Companies in the Zone	Ceste Zadarske županije (Zadar County roads), Rudarski obrt (Mining craft) and “Kamen” site preparation works
Number of Entrepreneurs in the Zone	2
Number of Employees in the Zone	
Municipal Infrastructure of the Area	• Water supply • Sewerage • Electric power • Gas • Telecommunications
Transportation Connectivity	• Road transport • Railway transport • Maritime transport
Category of Road Connections	• State road • County road • Local road • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The area of the zone is located within the territory of the City of Benkovac, north of the route of the state road D502 (Zadar – Smilčić). The state road D502, to which the zone is connected, connects the city of Zadar with the Zemunik Gornji interchange on the Zagreb – Split – Dubrovnik highway, located to the west of this zone. Considering the previously mentioned road routes, the

	state of development, functionality, and connectivity of the road network, as well as the proximity to the economic centre of the city of Zadar, the subject zone has an exceptionally favourable transportation position, indicating significant economic potential. Proximity to the Gaženica seaport - Zadar Distance from Zadar: 15 km
Photograph(s)	<u>NO</u>
Video	<u>NO</u>
Copy of available documentation (building permit, etc.) - attached	<u>NO</u>