

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE ŠOPOT
City/Municipality	Benkovac
Contact	Kristina Klapan, Telephone. 023/684-880 klapan@benkovac.hr Address: Šetalište kneza Branimira 12, Benkovac
Cadastral Municipality	Cadastral Municipalities Benkovac and Buković
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 62.79 ha b) 56.82 ha
Available for Sale (ha)	No available parcels for sale
Built-up Area of the Zone	/
Allowed Building Coefficient	0.50
Allowed Utilization Coefficient	1.00
Allowed Building Height (m)	Up to 10 metres
Land Price (EUR/m ²)	Not specified
Ownership structure <i>a) Municipality/City – ha (%)</i> <i>b) Republic of Croatia – ha (%)</i> <i>c) Private – ha (%)</i> <i>d) Other – ha (%)</i>	a) the City (8.84 ha) 15% b) Private (53.95 ha) 85 %
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), 8/19-pročišćeni tekst, 1/20-ispravak greške, 8/20, 10/20-pročišćeni tekst i 12/25)

Urban Plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Detailed Spatial Plan of the Business-Industrial Zone ŠOPOT (Official Gazette of the City of Benkovac, No. 4/2005, 3/2009, 6/2013)
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: 10,50 EUR/m³
Municipal Fee	• Amount – The fee is calculated by multiplying the net usable floor area, the unit value of the communal contribution, the zone coefficient and the purpose coefficient (e.g. for energy production activities, the communal contribution for business premises amounts to EUR 4 per m² per year, while for construction land used for carrying out business activities it amounts to EUR 0.40 per m² per year). Possibility of exemption from payment: Investors may benefit from incentives in the form of a partial or full exemption from the payment of the communal contribution for properties located in business zones where they employ a minimum of 10 employees. For every additional 10 employees, an additional one-year exemption is granted, up to a maximum total period of 5 years, which does not have to be consecutive – <i>Decision on the Communal Contribution</i> (Official Gazette of the City of Zadar, No. 6/2018, 1/2020).
Planned Activities <i>(Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3)</i>	Business zone Šopot is designated as a mixed-use construction area. - The second phase is planned for attractive facilities and logistics of the zone (retail, wholesale, logistics centers, warehouses, cold storage, biomass power plants, etc.).

Existing Activities in the Zone	Processing and canning of fish, disposal of non-hazardous waste, production of electric energy from renewable sources, and transportation of goods in domestic and international road traffic.
Existing Companies in the Zone	Adriatic solution d.o.o., Energana Benkovac d.o.o., Huber d.o.o., Ribarska zadruga Omega 3, Žuvela d.o.o., B.P. Grupa d.o.o. Buzet, BBE Technologies d.o.o., Benković d.o.o., Celanova solar d.o.o., Eko recens d.o.o., Geen energy d.o.o., Lugplast d.o.o., Maraš d.o.o., Marinus d.o.o., Nutrigea projects d.o.o., Odlagalište sirovina d.o.o., Peleti B2E d.o.o., EKO-LIDER D.O.O. ZA TRGOVINU I USLUGE, Razvoj zemljišta Benkovac d.o.o., Tekmar energy d.o.o., Condura yachting, vl. Vuksan Ivica, Kamen Benkovac d.o.o., Montmetal d.o.o.
Number of Entrepreneurs in the Zone	5
Number of Employees in the Zone	128
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 and road within the zone • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The business zone Šopot is located within the city of Benkovac, north of the A1 motorway route, adjacent to the Benkovac interchange. The zone enjoys a favourable transportation position. Existing public roads include: -In the northwestern part, outside the zone's coverage, it connects to the state road D27 (Gračac – Obrovac – Benkovac – Stankovci). -In the southeastern part, outside the zone's coverage, it connects to the county road Ž6064 (Šopot – Miranje –

	Vrana – Pakošćane).
Photograph(s)	<u>NO</u>
Video	<u>NO</u>
Copy of available documentation (building permit, etc.) - attached	<u>NO</u>