ZADRA NOVA
Agencija za razvoj
Zadarske županije

TOURIST ZONE IDENTITY CARD OF ZADAR COUNTY

Zone Name	T2 TOURIST SETTLEMENT Catering and tourist purpose
City/Municipality	City of Benkovac
Contact *Name and Surname, Phone, E-Mail, Address*	Goran Ivanić, viši stručni suradnik za razvoj 023/684-889, gi-prostorno@benkovac.hr
Cadastral Municipality	Karin Donji
Cadastral Parcel Number	1483/1, 1483/2, 1483/3, 1484/5, 1483/13, 1484/1 (dio), 1848/175
Status	Unbuilt
Zone Area (Ha) *a) Total Area (Ha)* *b) Building Plot Area (Ha*)	10 ha
Available For Sale (Ha)	/
Built-Up Area of the Zone	/
Permissible Building Coefficient	Cannot be larger than 30%
Permissible Utilization Coefficient	Cannot be larger than 0,8
Permissible Building Height (M)	/
Land Price (kn/m²) (EUR/m²)	/
Ownership Structure *a) Municipality/City – Ha (%)* *b) Republic of Croatia – Ha (%)* *c) Private – Ha (%)* *d) Other – Ha (%)*	1483/1, 1483/2, 1483/5, 1484/1 (dio), 1848/175 1483/13, 1483/3
Spatial Plan *Gazette No.*	Spatial plan of the City of Benkovac V. Amendments (Official Gazette No. 07/19)
Urban Development Plan *Gazette No. / Not Specified / In Progress*	It is not prescribed

Detailed Plan *Gazette No. / Not Specified / In Progress*	Not prescribed
Method of Land Ownership Acquisition	• **Purchase** • **Right to Build** • **Rent**
Municipal Contribution	• Amount: / • Discount: • Option to pay in installments: /
Municipal Fee	• Amount for residential premises: m² x 1.00 (purpose coefficient) x 1.00 (zone coefficient) x 6.00 (point value) = HRK/year. • Amount for business premises: m² x purpose coefficient (from 1.00 to 5.00, depending on the activity from NKD) x 1.00 (zone coefficient) x 6.00 (point value HRK/year. • Discount: NO • Possibility of exemption from payment: YES (residential premises) / NO (business premises)
Water Contribution	Check the table https://www.voda.hr/sites/default/files/clanak/vd-_tablica_tarifa_-_konacno-od_01.01.2016.pdf

Water Management Fee	• Amount for residential premises: m² x 0.20 = HRK/month. • Amount for business premises: m² x coefficient according to the tariff (1.05, 0.30 or 0.20 depending on the activity from NKD)
Purpose T1 – Hotel, T2 – Tourist Resort, T3 – Camp	T2- Tourist resort; capacity: 500
Municipal Infrastructure of the Area	• **Water supply** • **Sewerage** • **Electric power** • Gas • **Telecommunications**
Transportation Connectivity	• Road transport
Category of Road Connection	• State road • County road • **Local road** • **Unclassified road**
Strategic Position *(Descriptive, Transportation Connectivity, Distance to the Nearest Urban Center, and Strategically Important Points)*	Near the Karina Sea, distance from Zadar 39 km, distance from Benkovac 16 km, distance from Biograd-Pakoštan 36 km, distance from the highway 25 km
Photograph – attached	NO
Video – attached	NO
Copy of Available Documentation	NO