

Criteria for tourism zone planning in Croatia at the coast – Summary

The criteria for planning tourism zones of the coastal area in the Republic of Croatia have been elaborated as guidelines for the preparation of physical plans of the Adriatic coast and as an expert background document for the preparation of subordinate legislative documents. They are applied to the entire Adriatic area of the Republic of Croatia comprising the coast, the hinterland, islands and peninsulas. On the basis of these criteria, control and monitoring of physical plans – physical plans of counties and physical plans of local self-government units – shall be carried out.

Through analysis of the physical planning documentation (physical plans of counties and physical plans of local self-government units) it is observable that tourism zones are prevalently planned in the protected coastal area, almost exclusively along the coastline. This fact has been one of the more significant incentives for the elaboration of these criteria, in order to conserve as much as possible of the most valuable coastal areas, to stimulate tourism construction in the hinterland (outside the protected coastal area) and to secure recognition for construction of high quality architecture and design.

The criteria include:

- starting points for planning tourism zones,
- overview of prescribed criteria for planning of tourism zones,
- proposal of additional criteria for planning tourism zones,
- purposeful improvement of prescribed procedures,
- comparative analysis of legislative documents in the field of physical planning and tourism,
- and extracts/excerpts from legislative documents in the field of physical planning and tourism, as well as other acts and regulations which particularly relate to requirements for planning tourism zones in the coastal area (by the end of September 2008).

The criteria represent a complement to the existing criteria and a starting point for new standards necessary in physical planning.

Through their application:

- the methodology and quality of physical plan preparation shall be advanced;
- conservation and highlighting of special features of space (its identity) shall be enabled;
- indicators shall be unified, and thereby the procedure of physical plan preparation and implementation shall be simplified;
- control of physical plans shall be simplified and thereby made more efficient.

Physical planning criteria shall be continuously upgraded through research, coordinated with development changes in space, and adapted to acts and regulations.

STARTING POINTS FOR THE ELABORATION OF CRITERIA FOR PLANNING TOURISM ZONES IN THE COASTAL AREA EXISTING STATUS AND PROBLEMS RELATED TO PLANNING TOURISM ZONES IN THE COASTAL AREA

The developmental significance and competitiveness of tourism may be ensured by a high quality tourism supply including major cultural and natural assets of the Republic of Croatia. Tourism development is fragmented within administrative borders, and implementation is aggravated/made more difficult by vaguely concretized priorities of tourism development in local self-government units.

Tourism zones are rather rarely planned conceptually, and more often planned following logic of occupying non built-up space and taking over of sites previously determined by physical plans in force. Programmes for the development of tourism zones are generally uniform, without a recognizable brand or without highlighting distinctive local features. Physical plans do not include tourism accommodation capacities in households, which account for more than a half of the total tourism supply. It is difficult to define them in spatial terms as tourism zones, although they occupy large surface areas. This results in the fact that the real status in space

differs from the planning starting points and the conception of the spatial distribution, quality and available capacities of tourism supply.

In the procedure of preparation of physical plans for the development of towns and municipalities, the obligations planned under physical plans of counties are taken over pursuant to the law, without an obligation to verify the justification and acceptability of the proposed locations. Thus, for example, the locations planned in physical plans of counties for tourism zones (T1, T2), nautical tourism ports, quays and golf courses are regarded as potential and not mandatory, subject to indispensable previous analyses.

BASIC POSITIONS FOR THE ELABORATION OF CRITERIA

The basic physical planning positions are determined by the Physical Planning and Building Act (2007, 2009), the Physical Planning Strategy of the Republic of Croatia (1997), and the Physical Planning Programme of the Republic of Croatia (1999). The Physical Planning Strategy of the Republic of Croatia is a starting document for the interpretation of basic positions. According to it, the main starting point for planning the area of the Croatian Adriatic is reduced to four requirements:

- the protection of the area is given precedence over other requirements and interests;
- extension of building areas has to be planned on sites away from the coast;
- in the coastal area realization of a public interest is given precedence over other interests;
- Islands have to be planned as unique planning units, regardless of the number of local self-government units, while smaller uninhabited islands cannot be included in building areas.

In the protected coastal area special criteria shall be applied, the aim of which is to strengthen practices of spatial protection and economy, as well as to prevent, within the possibilities of physical planning, various abuses of space which, sometimes, were rooted in planning documents.

In the Physical Planning Strategy of the Republic of Croatia the following is, among others, pointed out:

- strengthening of tourism forms which up to now have been marginal in Croatia, such as: rural tourism, urban tourism, health and spa tourism;
- priority areas for tourism investments shall be the existing settlements, areas with a need for renewal, areas where valid extensions are possible – in brief, where interests of space protection and interests of tourism activities functionally merge;
- Concessions for untouched/not built-up valuable areas shall be granted only as exception, for particularly significant projects of interest to the Republic of Croatia, and in line with the Physical Planning Strategy of the Republic of Croatia.

The capacity, size and type of tourism and catering designation depend on:

- the possibility of equipment with utility infrastructure,
- the relation to other designations of space,
- environmental impact,
- labor force, economic and social effects,
- the desired image of the settlement and landscape, etc.

AIMS OF DETERMINING CRITERIA FOR PLANNING TOURISM ZONES IN THE COASTAL AREA

The main aims of determining criteria for planning tourism zones in the coastal area are:

- long-term protection of space – conservation of nature, cultural heritage and ecological sustainability;
- conservation of the values and identity of space;
- quality development of tourism zones;
- creation of a social, purposeful and, in terms of design, valuable environs with positive effects on the demographic status of the local community and on employment;
- mutually coordinated and complementary distribution of varied activities;
- competitiveness of the tourism location;

- quality of building and execution of all necessary utility infrastructure.

It is essential to first establish all the possibilities for building in deserted and devastated areas, while potential new areas should be opened up only under argumentation of development programmes and necessary requirements fulfilled by the proposed areas.

Protection of the coastal area in the depth of the territory has to be determined according to the natural conditions and the configuration of the ground. Rationality of space occupation requires giving precedence to the development of tourism zones where there already exists tourism construction, as well as of those which arise through the change of designation of existing built-up locations of other designations.

Preference shall be given to the development of:

- Degraded zones (former industrial locations, abandoned quarries and the like),
- Built-up zones owned by the State,
- Zones equipped with utility infrastructure and with communications,
- Already initiated construction of tourism zones,
- Zones and sites in settlements or in the direct vicinity of settlements.

To increase the level of tourism supply it is essential to increase the quality and diversity of facilities. It is imperative to increase the hotel supply and to reduce construction of apartments. Architectural design of tourism zones has to be of the highest quality, harmonized with ambience determinants.

CRITERIA FOR PLANNING TOURISM ZONES IN THE COASTAL AREA ACCOMMODATION REQUIREMENTS

In determining the space and capacities for tourism development the following is evaluated and determined:

- the wider context of space,
- suitability of space for tourism (various forms and types of space),
- compatibility of tourism and other functions in space,
- availability of space for other activities, and
- requirements of preservation of overall values of space.

Urban-planning and architectural forms of tourism zones are differentiated in relation to the distinctiveness of space which is determined in physical plans, these being: smaller hotels in settlements, tourism zones in settlements, detached building areas of catering and tourism designation outside settlements, golf courses, nautical tourism ports, and other smaller tourism sites outside settlements.

SMALLER HOTELS IN SETTLEMENTS

The determinants of physical planning determination are: location in a zone of mixed, prevalently housing designation (M1), and the capacity of single accommodation structures may be up to 80 beds. The following accommodation conditions need to be provided: appropriate spatial context in relation to surrounding building works and the built settlement structure, capacity (differentiated in terms of construction on new locations, construction in the existing urban fabric, or change of designation of an existing building), compatibility with other designations, capacity of utility infrastructure, impact on transport and transport accessibility, beach availability, possibility of recreation and entertainment, protection of ambience, architectural and historic values, environmental protection, etc.

TOURISM ZONES IN SETTLEMENTS

The determinants of physical planning determination are: designation of surface areas within building areas of settlements, type of urban-planning and architectural typology of buildings, distance from the coastline, share of surface areas of tourism zones in the total surface area of the building area of the settlement (max. 20%), etc. The following accommodation conditions have to be provided: appropriate spatial context in relation to the settlement (form of the building area of the settlement, or space for expansion), location capacity, compatibility with other designations, capacity of utility infrastructure, impact on transport and transport accessibility, protection of ambience, architectural and historic values, environmental protection, beach availability, possibility of recreation and entertainment, etc.

DETACHED BUILDING AREAS OF CATERING AND TOURISM DESIGNATION OUTSIDE SETTLEMENTS

In the planning procedure of physical plans, project appropriateness is verified in relation to: landscape, anticipated changes, dependence on the configuration of the ground, environmental impact, transport accessibility, available number and accommodation of employees, necessity of construction of new utility infrastructure, loss of valuable resources (soil, forests, traditional agricultural crops), seasonal efficiency, etc. The following accommodation conditions have to be provided: appropriate spatial context in relation to landscape, ground inclination and exposure, environmental and nature protection, location capacity, compatibility with other designations, adequate municipal and transport infrastructure, capacity of available beaches, possibility of recreation and entertainment, accompanying services, etc.

GOLF COURSES

The location of golf courses is proposed in physical plans of counties, and is taken over, analyzed, verified and further in detail elaborated in physical plans for the development of towns or municipalities. In planning terms, golf courses with the necessary accompanying facilities and accommodation capacities are intended primarily for sport and in line with the concept of tourism development of the wider area.

In physical plans of towns and municipalities the appropriateness of golf course projects in relation to the following has to be verified: ownership, the context of location in space, landscape protection and advancement, as well as protection of nature, cultural heritage and environment.

Investigations have to substantiate the appropriateness of the proposed project in relation to:

- natural factors (ground inclination, climate conditions, possible form and size of the building area of golf);
- loss of valuable resources (agricultural soil, forests, water, traditional agricultural crops);
- anthropogenic factors (availability to beneficiaries, compatibility with other designations, seasonal efficiency, capacity of existing utility infrastructure, necessity and possibility of construction of new utility infrastructure, impact on transport, availability of space for accommodation capacities, accompanying services, labour availability, etc.).

NAUTICAL TOURISM PORTS

In the procedure of preparing physical plans of towns and municipalities, project appropriateness has to be verified particularly in relation to landscape, changes in coast use, transport connection and accessibility, possibilities and risks of construction of new utility infrastructure, environmental impact, etc. Special attention needs to be given to building projects in the coastal belt (coastal front), to the threat of loss of valuable resources (natural coast – coves and beaches), sea bed, accessibility and integrity of the coastline, etc. The following accommodation conditions have to be provided: maritime conditions, spatial context in relation to designation and landscape, nature and environmental protection, capacity of utility infrastructure. The location of nautical tourism ports outside settlements, within the framework of detached tourism zone is conditional on maritime and meteorological features, type, size and spatial organization of the tourism zone, seasonal use, etc.

SMALLER TOURISM SITES OUTSIDE SETTLEMENTS

Smaller tourism sites include: excursion sites with the purpose of catering and recreation, rural tourism, and the like. The following accommodation conditions have to be provided: integration into landscape, location capacity (differentiated for construction on a new location as compared to change of designation of existing buildings), compatibility with other designations, possibilities and risks of construction of new utility infrastructure, impact on transport, protection of ambience, architectural and historic values, environmental protection, etc.

GUIDELINES AND CRITERIA FOR PLANNING TOURISM ZONES IN COASTAL AREAS IN THE PROCEDURE OF PREPARATION OF PHYSICAL PLANS OF COUNTIES AND PHYSICAL PLANS OF TOWNS AND MUNICIPALITIES BASIC GUIDELINES AND CRITERIA

1. It is obligatory to present, in writing and in appropriate graphical representation, data on tourism accommodation, including in: rooms for rent, apartments, holiday homes, boarding houses, holiday establishments, hostels, chalets, hunting lodges, pupil and student accommodation, and facilities for Robinson tourism.

2. Natural features of contact areas next to protected architectural and natural entities as well as values of unprotected parts of space have to be preserved.

Contact zones are prescribed on the basis of requirements by the competent service, and the spatial scope of contact zones is determined in the procedure of preparation of physical plans of towns and municipalities (and/or urban development plans and/or detailed development plans).

3. Counties are obliged to implement uniform planning of island areas and to equalise their provisions for the implementation of physical plans of towns or municipalities in the part relating to general requirements for building and spatial development (including tourism zones).

4. Tourism zones outside settlements planned in physical plans of counties are regarded as possible ("to be investigated ") and it is necessary to verify their sustainability and feasibility, in line with the Physical Planning Programme of the Republic of Croatia, Physical Planning and Building Act (OG 76/2007) and these criteria.

5. In physical plans of towns or municipalities it is mandatory that for tourism zones within settlements in the procedure of amendments to the physical plan their justification be proved by the tourism development programme (sectoral investigations, studies, and the like).

6. In case that within a certain time limit the justification of the planned development of a tourism zone is not proven, it is proposed that it should cease to exist as a planned category.

7. Construction of tourism accommodation capacities for needs of national parks should be directed outside the boundaries of their scope.

8. In physical plans of counties and in physical plans for the development of towns and municipalities it is obligatory to prepare an evaluation of landscapes for new and existing not built-up and undeveloped tourism locations.

9. In physical plans of towns and municipalities in which the existing share of tourism beds in other categories of tourism accommodation (apartments, holiday homes, campsites and similar) exceeds 50% of the total tourism accommodation capacity, precedence should be given to the planning of hotels.

10. Zones of other designations (economic, special purpose and the like), the designation of which is changed into tourism designation, are regarded as not built-up, if their built-up is less than 10%. In case of change of designation of appropriate zones (e.g., economic, special purpose – military and the like) a normative provision/standard should be established according to which a zone is regarded as built-up or not built-up.

11. In the physical planning documentation (physical plans of counties) quantified spatial indicators for tourism zones of various designations have to be presented for each zone (T1, T2, T3).

12. Golf courses (G) have to be specially stated in physical plans of counties, and those prescribed by law have to be differentiated from other golf courses.

13. Criteria for the development and use of areas of tourism zones are determined in physical plans of counties on the basis of the number of accommodation units ("keys") and the number of beds.

14. Determination of spatial requirements of tourism zones in physical plans of counties as a unique surface area, which in reality is crossed by a traffic area of public designation, is carried out pursuant to the law for each part of this surface area.

15. For tourism zones planned on peninsulas and islands or their parts which are narrower than 250 m it is mandatory to prove in the plan argumentation the possibility of carrying out the planned designation and to establish landscape protection requirements.

16. In protected areas of nature and cultural heritage protection it is not allowed to plan

extensions of existing not built-up tourism zones and change of designation of hotel into tourist settlements or of campsites into tourist settlements.

17. In zones of other designations with devastated landscape values, with used-up project surface areas to more than 40% (industry, exploitation fields, special designation and the like), the designation of which is changed into tourism zones, the allowed values can be increased up to 50% of the size of quantified indicators, on the basis of an expert background document (argumentation) and of an approval from the competent ministry.

18. In physical plans of counties requirements have to be separately determined for planning and use of space for berths in nautical tourism ports and «sports ports», and particularly in ports in which within the port local waters the location of two or more types of berths is planned.

19. For each planned location of nautical tourism ports in physical plans for the development of towns and municipalities an adequate building area needs to be foreseen for the necessary facilities on land and for infrastructure at sea.

20. For all new marinas (regardless of their size and type of project) the impact on changes and requirements of landscape protection has to be presented in the plan.

21. In physical plans for the development of towns or municipalities the requirements for the use of vessel storage and “dry marinas” needs to be determined through description and plan representation. Vessel storage can be used in certain time period for temporary storage of vessels on the dry. In physical plans of counties requirements for vessel storage in the coastal belt and outside the coastal belt have to be separately described.

22. “Dry marinas” are service and storage areas for which the following standards are recommended:

- the free area in the part on land has to fulfil the needs for storage of a certain number of vessels;
- dry marinas may include a smaller shipyard for the construction, repair and service of vessels
- dry marinas have to be connected with the surrounding area by a road of adequate width which shall enable safe vessel transport.

23. By physical plans for the development of towns and municipalities the boundaries of the scope of urban plans for the development of settlements in which or along to which “developed sea beaches” are planned shall be determined in such a manner to include these beaches in the scope of these plans.

24. By physical plans for the development of towns and municipalities the obligation shall be determined that in urban development plans in building areas in which “developed sea beaches” are planned it is mandatory to plan the possibility of public passage along the coast.

TEMPLATES OF PROCEDURES FOR THE DETERMINATION OF INDICATORS FOR PLANNING OF DETACHED TOURISM ZONES OUTSIDE SETTLEMENTS

In physical plans of counties and physical plans for the development of towns and municipalities the proposed procedures have to be adapted to the spatial context, and sustainable values of spatial indicators need to be determined on the basis of analysed accommodation conditions.

For all tourism zones (on land and at sea) the preparation of expert background documents is obligatory by which the proposed project is evaluated in terms of landscape conservation, and of expert background documents by which the conditions for construction of transport and utility infrastructure are evaluated.

Verification of tourism zones is presented through the following planning indicators:

- number of accommodation units (“keys”) and number of beds,
- structure of existing recorded and planned tourism accommodation capacities (hotels, tourist settlements, etc.),
- spatial indicators (built-up coefficient, usability coefficient, built-up density and population density, surface area unfit for building (natural ground), etc.).[\[1\]](#)

SURFACE AREA, BUILT-UP AND SHARE OF AREAS UNFIT FOR BUILDING (NATURAL GROUND) IN TOURISM ZONES

Built-up and share of areas unfit for building (natural ground) in tourism zones are determined in relation to the size of the building area, taking as a starting point the prescribed quantified indicators for the protected coastal belt^[2] indicated in the Physical Planning and Building Act (2007, 2009):

surface area of tourism zones	≤ 5 ha	5 – 10 ha	more than 10
built-up coefficient (kig)	≤ 0,30	≤ 0,25	≤ 0,20
usability coefficient (kis)	≤ 0,8	≤ 0,7	≤ 0,60
areas unfit for building (natural ground) %	≥ 40	≥ 45	≥ 50

Planning of tourism zones (T) smaller than 4 hectares involves excessive use of space and a lack of economic effectiveness with regard to tourism use. Numerous tourism zones with a surface area smaller than 4 ha in physical plans of local self-government units, often even smaller than one hectare – challenge the principle of coastal area protection, which is contrary to the basic postulates of the Physical Planning Strategy.

Note: The surface area of 4 ha results from the legal provision that one hectare may include a maximum of 120 beds, while economic profitability requires a minimum of 500 beds.

TOURISM ZONE PLANNING AND NATURE AND LANDSCAPE PROTECTION

Tourism zones are classified into several categories: non built-up tourism zones planned in physical plans within legally protected areas of natural and cultural heritage, non built-up and to a low degree built-up tourism zones within landscapes protected by plans, built-up tourism zones and other tourism zones.

1. NON BUILT-UP TOURISM ZONES PLANNED IN PHYSICAL PLANS WITHIN LEGALLY PROTECTED AREAS OF NATURAL AND CULTURAL HERITAGE

Such areas may be put to designation, provided that they fulfil the requirements under the Nature Protection Act and the Act on Protection of Cultural Assets, the requirements of fitting into landscape and of infrastructural equipment. Prior to passing a decision on the planned locations of tourism zones, and on verification of existing planned locations, it is obligatory to prepare an expert background document for the evaluation of space (landscape, cultural and natural heritage, possibilities of infrastructural equipment, and the like).

2. NON BUILT-UP AND TO A LOW DEGREE BUILT-UP TOURISM ZONES WITHIN LANDSCAPES PROTECTED BY PLANS

Into this group the following tourism zones are classified which are protected by planning measures in physical plans (physical plans of counties, physical plans of towns and municipalities) and/or which are located in prominent parts of the landscape:

- to a low degree built-up tourism zones (zones built up to 10%),
- Tourism zones resulting from the change of designation of military zones, built up overground up to 10%, and
- Tourism zones resulting from the change of designation of areas of exploitation of mineral resources (quarries, and the like), with a used project surface area up to 10% (of exploitation).

Prior to passing a decision on the planned locations of tourism zones, and on verification of existing planned locations, it is obligatory to prepare an expert background document for the evaluation of space (landscape, cultural and natural heritage, and possibilities of infrastructural equipment).

In tourism zones within landscapes protected by plans no planning of the following type is allowed: new tourist settlements (T2), change of designation of hotels (T1) into tourist settlements (T2) and change of designation of campsites (T3) into tourist settlements (T2). Pursuant to these criteria, it is allowed to complete partly built-up tourist settlements.

3. BUILT-UP TOURISM ZONES

Existing built-up and planned uncompleted tourism zones, as well as other zones which are undergoing change of designation into tourism designation (quarries, abandoned industry, and the like) and are built-up on more of 20% of their surface area and with a used project surface area to more than 20% (exploitation fields) are classified into built up tourism zones. Prior to passing a decision on the planned locations of tourism zones, and on verification of existing planned locations, it is obligatory to prepare an expert background document for the evaluation of space (landscape, cultural and natural heritage, and possibilities of infrastructural equipment).

4. OTHER TOURISM ZONES

Developed tourism zones which are built-up to more than 30% and zones of other designations with devastated landscape values, areas with an used project surface area of more than 40% (abandoned industry, exploitation fields, special designation, and the like) which are undergoing change of designation into tourism zones are classified into other tourism zones. Prior to passing a decision on the planned locations of tourism zones, and on verification of existing planned locations, it is obligatory to prepare an expert background document for the evaluation of space (landscape, cultural and natural heritage, and possibilities of infrastructural equipment).

It is proposed that in other tourism zones the allowed values be increased up to 50% of the size of quantified indicators, on the basis of an expert background document (argumentation) and of an approval from the competent ministry.

DETERMINATION OF SPATIAL PLANNING REQUIREMENTS BY TYPES OF TOURISM ZONES (T1, T2, T3)

The starting point for the determination of numeric indicators for tourism zones is the number of beds per accommodation unit, i.e.:

- accommodation unit in hotels, annexes, holiday establishments and the like = 2 beds
- accommodation unit in apartments = 3 beds
- accommodation unit in *villas* ≤ 6 beds.

HOTEL (T1)

The share of accommodation capacity amounts to a minimum of 70% in hotels and to a maximum of 30% in *villas*.

In tourism zones (hotel T1), of the total surface area of the zone the planned surface area of the hotel ground amounts to a minimum of 70%, and the total surface area of the ground for *villas* amounts to a maximum of 30%.

The share of gross built-up areas for other designations in the function of tourism designation may amount to a maximum of 5% of the planned gross areas for tourism designation (with the exception of traffic areas). Surface areas of terraces, swimming pools and the like are counted as built-up surface areas.

TOURIST SETTLEMENT (T2)

The share of accommodation capacity amounts to a minimum of 30% in hotels and to a maximum of 70% in *villas*.

Of the total surface area of ground for tourist settlements the surface area of the hotel ground amounts to a minimum of 50%, and the total surface area of the ground for *villas* amounts to a maximum of 50%.

The share of gross built-up areas for other designations in the function of tourism designation may amount to a maximum of 10% of the planned gross areas for tourism designation. Surface areas of terraces, swimming pools and the like are counted as built-up surface areas. A tourism zone T2 cannot be planned outside settlements.[\[3\]](#)

MOTOR CAMP AND CAMPSITE (T3)

In campsites it is forbidden to build accommodation construction works – *villas*, bungalows, pavilions and the like.

The share of building works for other designations in the function of tourism designation of the

campsite may amount to a maximum of 2%.

A campsite of a surface area < 2000 m² may include building works in the function of the campsite up to a total of 200 m² (toilet facilities, administration buildings and the like.).

The designation of a campsite may not be changed into tourist settlement (T2).

DETERMINATION OF SPATIAL PLANNING REQUIREMENTS FOR ACCOMMODATION UNITS – VILLAS

The term *villa* in the text of the Act (Physical Planning and Building Act, Art. 71, para. 2) is not used in the architectural meaning of *villa*, but in a tourism-related conception according to which *villa* is an independent tourism accommodation unit regularly of a higher standard, within an area of catering and tourism designation. The term *villa* understood in this sense can be an independent accommodation unit, a row accommodation unit, or an accommodation unit within settlement structures ("clusters"), while also special atypical cases are possible. *Villas* are subject to categorisation.

Spatial indicators for planning *hotel villas* in physical plans of towns and municipalities have to be classified by types of buildings and form of spatial organisation, so that four types of accommodation units can be distinguished:

- detached villa,
- semi-integrated/integrated (row) villa,
- group of villas (in the form of settlement structures – "clusters"), and
- special atypical cases.

The proposed spatial indicators (as hereinafter indicated) provide guidance, they are subject to categorisation (3-5 stars) and have to be adapted to the spatial context (local conditions) in physical plans for the development of towns and municipalities.

However, in the urban development plan (UPU) spatial conditions have to be prepared in detail in the spirit of the proposed indicators. With regard to atypical cases, in case of special requirements (*residential villas* of the highest tourism category, and the like) deviation from the proposed spatial indicators is possible (except with regard to the number of floors), and also other known typological architectural patterns can be realised.

VILLA – ACCOMMODATION UNIT	TYPE 1	TYPE 2	TYPE 3
No. of beds per hectare	≤60	≤90	≤120
No. of accommodation units per hectare	≤10	≤15	≤30
Calculated ground area per accommodation unit	minimum 1000 m ²	minimum 400 m ²	–
Maximum height ^[4]	2 floors	2 floors	3 floors

FINAL REMARKS

Physical planning and the requirements for planning tourism zones are determined by: Physical Planning and Building Act, Physical Planning Strategy and Programme of the Republic of Croatia, physical plans of counties, physical plans of towns and municipalities, urban and detailed development plans, as well as by the code of practice.

Tourism development is guided by the Croatian tourism development strategy and Croatian tourism development plans (so-called *master plans*), while the structure and organisation of tourism activities is determined by: Tourism Activity Act, Hospitality (Catering) Industries Act, Act on the Provision of Tourism Services, and regulations in the field of tourism and complementary fields.

The needs of nature and architectural heritage protection, environmental protection and conservation of spatial identity – as basic values and the most important resource for tourism

development – are common to documents which plan and determine the field of physical planning, and to documents which determine the field of tourism. Opposite in these documents is the effort to concurrently protect and preserve the values of space and to market them as a peculiarity and excellence of tourism supply.

The purpose and aim of preparing these guidelines and criteria for planning tourism zones in the protected coastal area are both to confirm and complement the documentation in force, and they are a proposal of new spatial development requirements of the coastal area. Also, procedures and criteria are proposed for the determination of spatial development standards in the procedure of physical plan preparation. Efforts are in particular made:

- to stimulate the preparation of planning determinations and solutions of higher quality;
- to determine in more detail basic expert starting point and to accelerate thereby the work of local government and expert services;
- to improve the procedure of adoption of physical plans and control of implementation of physical planning documentation;
- to establish stricter and more efficient coordination of activities among all those involved in the use of space.

The guidelines and criteria have been developed through integration of basic expert starting points based on effective legislative documents and determinations, the implementation of which is mandatory in the process of preparation and adoption of physical planning documentation. An additional role of these guidelines and criteria is to propose for the establishment of an upgraded cooperation of line ministries, as well as to coordinate the interpretation and procedures when determining physical planning requirements prescribed by effective legislative documents.

The usefulness of the guidelines is manifested through the fact that they are:

- a systematised review of legal and expert determinations in the procedure of physical plan preparation and implementation, and
- guidelines and templates for the elaboration of more detailed requirements for the use and conservation of space in the procedure of physical plan preparation.

In this context it is anticipated that the proposed guidelines and criteria will, through the determination of basic spatial standards, stimulate investigations of the status in space, contribute to a better quality preparation and implementation of physical documents, and thereby gradually promote the culture of behaviour in space.

The criteria for planning tourism zones in the coastal area can be classified into those relating to the establishment of spatial and functional structures (depending on the level of planning definition) and those relating to procedures through which implementation and verification of implementation of certain principles, orientation and rules. It is therefore necessary to critically differentiate and practically develop urban planning structures and architectural forms of tourism zones in accordance with the distinctive features of space.

Prior to determining building areas of tourism zones, a spatially sustainable framework needs to be determined. Determination of tourism zones has to be based on an argued concept of regional tourism development, taking into account specific criteria and objectives, as well as possibilities for implementation.

Counties, towns and municipalities have to coordinate and harmonise the spatial interests of users of space, particularly in terms of balancing planning criteria and requirements, as well as of developing spatial units divided by administrative boundaries.

The guidelines and criteria for planning tourism zones have to define, through physical plans of counties, physical plans for the development of towns and municipalities, as well as urban development plans, the position in relation to:

- distinctive features of spatial location – natural and anthropogenic conditions,
- socio-cultural attractiveness of the area,
- criteria and requirements of nature and architectural heritage protection,
- criteria and requirements of protection of distinctive ambience values,
- programme of tourism supply and demand,
- build-up and utility equipment,

- urban-planning typology of the built-up and planned building structure,
- build-up of space, and the like.

In the procedure of physical plan preparation possibilities of presentation of potential spatial development scenarios and simulation procedures have to be used.

It is of highest priority to persist in the implementation of the prescribed procedures and instruments in the preparation, development and implementation of physical plans. The procedure of implementation of the proposed guidelines presumes permanent alignment with valid legislative documents and interpretations by the competent authority. The actual purpose of this paper is confirmed through continuous work (the analysis performed in this paper is based on legislative documents which were in effect until October 2008)

New tourism zones in physical plans of counties are planned in protected coastal areas, almost exclusively along the coastline. It is of utmost importance to move tourism zones away from the coastline, in order to free the coast from construction, particularly sub-standard construction – regardless whether this refers to organised tourism construction or spontaneous construction. New construction has to be planned as far away from the coast as possible, i.e. on the border and/or outside the protected coastal area. In the coastal area hotel construction has to be of high quality with a function tending to all-year utilisation.

ISBN 978-953-6793-48-8

Population density = relation of the number of inhabitants and the surface area of the scope of the physical plan. built-up coefficient = relation of the built-up surface area of plot under the construction works and the total surface area of the building plot (plot under the construction works is a vertical projection of all closed parts of the construction works on the building plot) built-up density = relation of the sum of single built-up coefficients and the sum of building plots usability coefficient = relation of the total (gross) built-up surface area of the construction works and the surface area of the building plot usability coefficient = relation of the sum of single usability coefficients and the surface area of the building

“density of use” – number of beds ≤ 120 ha, usability coefficient $k_{is} \leq 0,8$ ($\leq 80\%$), built-up coefficient $k_{ig} \leq 0,30$ ($\leq 30\%$) and surface area not fit for building (natural ground) /ha $\geq 40\%$

A settlement in the function of tourism can be: 1. a hotel settlement (hotel), 2. tourist settlement (organised construction of private houses for temporary dwelling, or a housing and tourism unit such as Mareda, Gajac, Červar Porat etc.), and 3. weekend cottage settlement (individual construction of private houses for temporary dwelling).

Tourist settlements have to be in compliance with the law, which means that they have to be organised as a hotel.

Floors are regarded to be the basement, ground floor, storey and attic. A villa is regularly a building with a ground floor, however on sloped ground two floors may be allowed, and in case of a group of villas (in a “cluster”) also three floors.

Please call us for more information: Middelland Croatia <http://www.middellandcroatia.com>