

Fact sheet for planning levels

Planning level	Type of plan																																																																						
<div>Local</div> <div> <div>Planning system of Croatia</div> <table> <tr> <th>Planning level</th><th>Planning instrument</th><th>Content of plan</th><th>Legal basis</th><th>Policy maker</th><th>Legal impact</th><th>Scale</th></tr> <tr> <td>National</td><td>Spatial Development Strategy of the Republic of Croatia</td><td>Strategic directions for national spatial development</td><td>Physical Planning Act</td><td>National parliament</td><td>Non-binding, strategic</td><td>National</td></tr> <tr> <td>National</td><td>State plan for spatial development</td><td>Detailed regulation for projects and areas of national significance; sets guidelines for other areas</td><td>Physical Planning Act</td><td>National parliament</td><td>Legal act / subordinate regulation</td><td>National</td></tr> <tr> <td>National</td><td>Spatial plans of areas with special features</td><td>Detailed regulation for projects in national parks, nature parks and protected marine areas</td><td>Physical Planning Act</td><td>National parliament</td><td>Legal act / subordinate regulation</td><td>Area of national importance</td></tr> <tr> <td>National</td><td>Urban development plan of state significance</td><td>Detailed regulation for areas of state significance</td><td>Physical Planning Act</td><td>National government</td><td>Legal act / subordinate regulation</td><td>Local area of national significance</td></tr> <tr> <td>Regional</td><td>County spatial plan and spatial plan of the City of Zagreb</td><td>Detailed regulation for projects and areas of regional significance; 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Facts: General urban plan of Split

Legal basis

- Law on Spatial Planning (Official Gazette No. 30/94, 68/98, 61/00, 32/02, 100/04),
- Law on Spatial Planning and Construction (Official Gazette No. 76/07, 38/09, 55/11, 90/11, 50/12)
- Law on Spatial Planning (Official Gazette No. 153/13, 65/17, 114/18, 39/19, 98/19)
- Spatial development plan of the City of Split (Official Gazette of the City of Split No. 31/05, 38/20)

Legal impact

The general urban plan (*Generalni urbanistički plan* – GUP) is the main land use plan and an obligatory planning instrument for major cities on the local level. It comprises the territory of a central settlement. The plan has the legal force and nature of subordinate regulation. It must be aligned with the spatial planning documents on the regional level, as well as with the spatial development plan of the city.

Competences

A general urban plan is the main land-use plan mandatory for the building area of a central settlement of a major city. (Major cities are defined as county centres and include all cities with more than 35,000 inhabitants.)

A general urban plan determines the detailed land use, elements of infrastructure and elements of the protection of valuable spaces and buildings on a scale of 1:10,000 or 1:5,000. The plan also defines the areas for which the preparation of more detailed plans is mandatory, for which it establishes the guidelines. For all other projects in the area, the plan determines the direct implementation measures

Content of the plan

As with any other spatial plan, the general urban plan contains a graphical part, provisions for implementation (a legal norm regulating the requirements for implementation) and a textual part (that explains the planning provisions).

The graphical part is on a scale of 1:10,000 and contains the following:

1. Land uses
2. Areas for public purposes
3. Traffic/transport
4. Post and telecommunications
5. Energy system
6. Drainage of waste water
7. Water supply system
8. Areas with restrictions on use
9. Urban regulations
10. Areas where more detailed plans are obligatory
11. Areas where more detailed plans are in force

Process, duration, participation

The general urban plan of Split was adopted in 2006. It was amended in 2007, 2008, 2012, 2013 and in 2014. The drafts were prepared by different authorised legal entities (private planning offices authorised for spatial planning).

Details of the plan

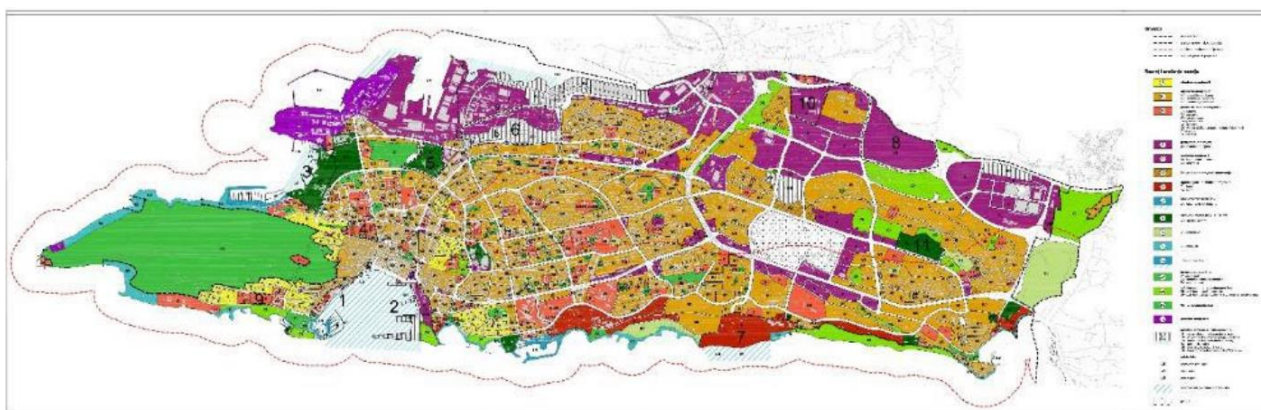


Fig. 1: General urban plan of Split (land use plan)

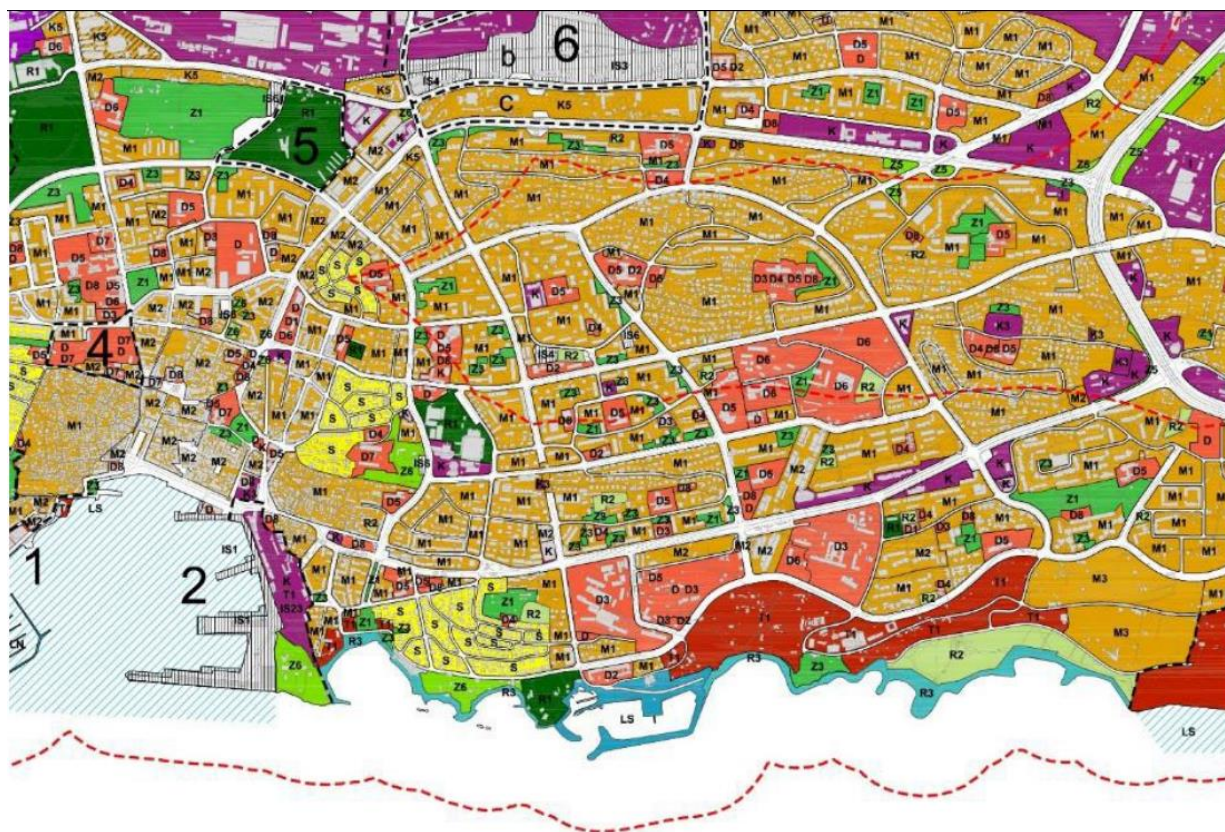


Fig. 2: Use and purpose of different areas

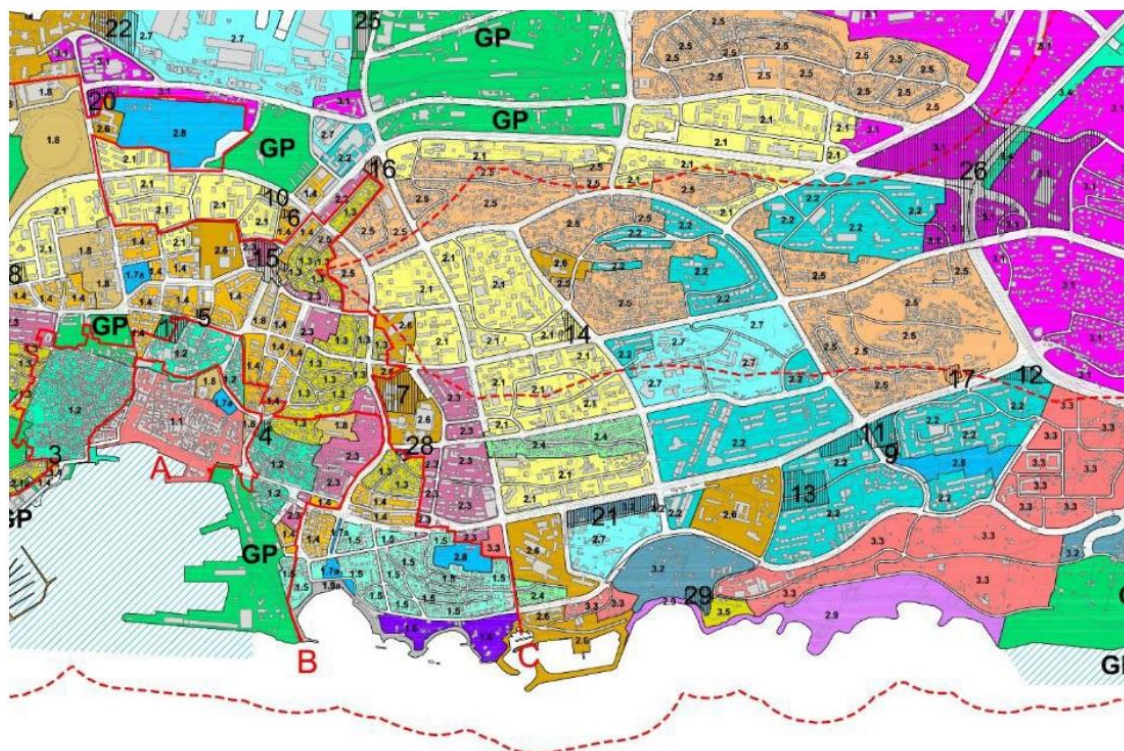


Fig. 3: Habitats and Natura 2000 network



Fig. 4: Area for building in Metković (scale 1:5000, shown on cadastral map); detail shown below

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Characteristics

Split is the second-largest city in Croatia, the largest city in Split-Dalmatia County and the largest city on the Croatian coast of the Adriatic. It is situated on a peninsula between the eastern part of the Gulf of Kaštela and the Split Channel. On the westernmost part of the peninsula lies the Marjan hill (178 m). According to the 2021 census, the city had 161,312 inhabitants.

In the 20th century Split was an important industrial centre with shipbuilding, food, chemicals, plastics and textile industries. Most of its industry did not survive the transition from a planned into a free economy and today the city mainly focuses on tourism, commerce, and services. It is an important university centre with around 20,000 students studying at the University of Split. The Port of Split, which serves 4 million passengers every year, is one of the busiest passenger ports in the Mediterranean, making Split an important transport hub by providing connections to the nearby central Dalmatian islands.

The general urban plan of Split determines land use by providing areas for city functions as a macro-regional centre. It provides protection for valuable areas and landscapes, in particular parts of the coastal zone, and for the protection of valuable cultural heritage (individual buildings and historical zones).

An important focus of planning is the city's coastal zone, which is zoned primarily for public use (beaches, waterfront, maritime activities, tourism development). A major role in the post-industrial age of the city's development is planned for the development of tourism, which needs to comply with the principles of sustainable use and the criteria for environmental protection.

The plan encourages the development of certain urban areas, especially brownfield zones (former industrial and military zones). It secures spaces and location for infrastructure and other buildings and facilities in accordance with the needs of its inhabitants, visitors and economic development.

Notes and links

City of Split:
<http://www.split.hr>

General urban plan of Split:
<https://www.split.hr/ukljuci-se/prostorno-planska-dokumentacija/planovi-na-snazi/gup-splita>