

Baseline consists of three sections: an excerpt from the plan of the wider area (spatial plans/urban development plan); the existing situation and assessment of the possibilities for developing and structuring the area; and the basic concept for developing and structuring the area. The Regulatory Plan also consists of three sections: an excerpt from the Urban Baseline; a projection of how the area is to be structured and developed; and decision on regulatory plan implementation.

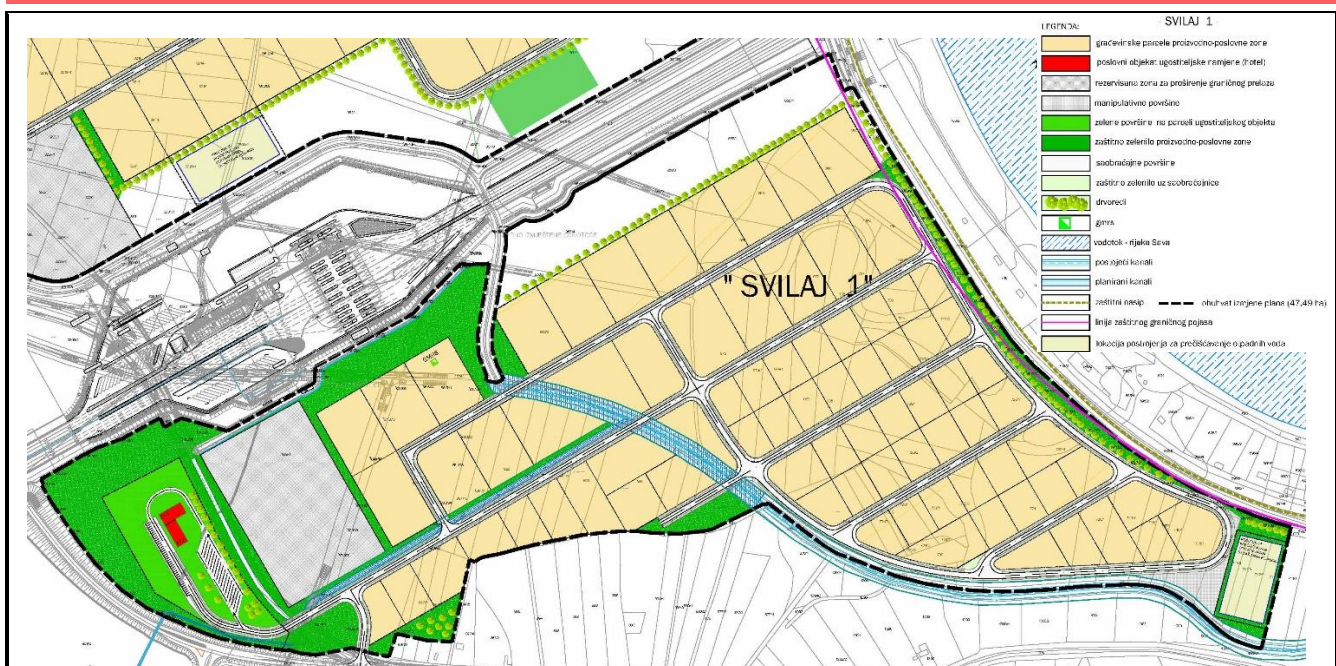
Process, duration, participation

- The Decision on Developing the Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak (Official Gazette of the Municipality of Odžak, No. 05/2019) was adopted by the Council of the Municipality of Odžak in December 2019.
- Urbis Centar Ltd Banja Luka was the expert institution/legal entity which drafted the regulatory plan proposal (contract from August 2020).
- The discussion with the Planning Council on the preliminary draft of the plan was held on 11 August 2021.
- The Conclusion on Accepting the Draft of the Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak (Official Gazette of the Municipality of Odžak, No. 08/2021) was adopted by the Council of the Municipality of Odžak on 31 August 2021.
- The public consultation lasted 15 days (1 September – 15 September 2021) and was held at four locations: the Cultural Centre building, the seat of the Local Community of Donji Svilaj, the seat of the Local Community of Novi Grad and the premises of the Office for Spatial Planning and the Real Estate Cadastre of the Municipality of Odžak.
- The joint expert and public discussion on the draft of the plan was held in the Small City Hall in Odžak on 13 September 2021.
- The Decision on Adopting the Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak (Official Gazette of the Municipality of Odžak, No. 09/2021) was adopted by the Council of the Municipality of Odžak on 28 October 2021.

Duration of validity

- The Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak applies for a period of ten years.

Details of the plan



Characteristics

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Location of the area

Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak are within the Posavina Canton of the Federation of Bosnia and Herzegovina. The plan covers an area of 147.77 ha. The area is located next to the new Svilaj border crossing with Croatia and the European Union, and is in the vicinity of the Svilaj junction of the highway on the Vc corridor.

Initial situation

The Spatial Plan for the Municipality of Odžak 2015-2035 envisaged the development of detail spatial planning documents for business zones Svilaj 1-3 and Novi Grad outside the urban areas (building regime of the first degree). This building regime means that the conditions for issuing building permits are determined by the regulatory plan. The municipal spatial plan also identified business zones Svilaj 1-3 as 'areas planned for further development' and 'areas of special importance for the municipality'. There is the possibility of establishing a free trade zone inside one of these business zones. It should be emphasised that business zones Svilaj 1-3 are envisaged by the Spatial Plan for the 'Highway on the Vc Corridor' Area with Special Features as a high-ranking plan covering a wide area. In fact, business zones Svilaj 1-3 have both federal and cantonal importance. The Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 is the first stage of detailed spatial planning for the business zones Svilaj 1-3.

Particularities of the process and/or contents

The basic strategy for construction in the Regulatory Plan for Business Zones Svilaj 1 and Svilaj 2 in the Municipality of Odžak is based on establishing a business zone with modular plots, which line up around the orthogonal traffic network, while taking into account the existing infrastructure that fits into this concept. This strategy aimed to solve the long-term needs of business owners for business premises. Depending on future activity, flexibility can be achieved by merging (increasing/consolidating) and dividing (reducing) plots. The strategy was dictated by constants on the ground, which also represented limiting factors: the highway, state road M-14.1, the Svilaj border crossing, the border protection zone, and the Sava River protection zone and embankment. The smaller number of plots outside the modular system is conditioned by the existing infrastructure (primarily the channel in Svilaj 1) and the location of the highway and the Svilaj border crossing. In addition to building plots, accompanying facilities, protective greenery, greenery as part of future buildings, traffic/transport areas (roads, public areas for stationary traffic), areas for infrastructure facilities as well as other green areas are also defined. For all business plots, the same urban planning parameters that apply to all future planned plots are specified as follows: maximum utilisation coefficient: 0.6; minimum built-up coefficient: 0.2; maximum built-up coefficient: 1.2-1.3 (for the largest plots); and the maximum height of buildings is to be 12 m.

Notes and links

- <https://www.akta.ba/tender/javna-rasprava-o-nacrtu-regulacijskog-plana-proizvodno-poslovne-zone-svilaj-1-i-svilaj-2/1739111>