

# **HOMES FOR ELDERLY AND DISABLED PERSONS AND HEALTH REHABILITATION ( ZONE N1 UGLJAN )**



## INTRODUCTION

Situated in a beautiful landscape on the south-west coast of the village Ugljan on the Ugljan island, the N1 zone includes all elements that are needed for rest and relaxation.

By the new area plan, the N1 zone is defined as a zone intended for accommodation of the elderly and disabled persons, as well as for health rehabilitation.

It is situated in the immediate vicinity of the existing hospital, and adjacent to it on the western side, but sufficiently distant from its' lodging facilities (around 300 m away).

At the moment the zone and its' surroundings are covered by dense macchia striped by trees of holm oak.

The zone stretches over a gentle slope overlooking the Middle channel and the Dugi otok island, i.e. it looks into the sunset.

The zone is divided into three parts. The part that is situated 100 m and more from the shore is intended for building of future lodging facilities. The part up to 100 m from the shore line is intended for arrangement of green areas, and the shore line is intended for beach facilities and a future communal port.

The lodging facilities are intended to cover an area of 1.7 ha, and the rest of the zone covers 0.8 ha plus the communal port.

The traffic connection of the zone is very good, as ferry-boats from Zadar to the Ugljan island (port of Preko) navigate every hour, and next to Zadar is its' international airport which is linked to many european destinations. As for example one can arrive from London to Zadar in 4-5 hours. Zadar is also easily accessible by road, i.e. highway. It takes only 2-3 hours drive by the highway to reach Zadar from Zagreb (Croatia's capital).

From the ferry port of Preko village on Ugljan island it takes 10-15 minutes drive by car to reach the N1 zone, and there is also a regular bus line whose schedule is coordinated with the ferries' timetable.

The altitude above sea-level of the construction part of the zone is 7 to 10 m. It is suitable, among others, for construction of a swimming pool filled with sea water, as the distance from the shore line and its' altitude above the sea-level allow this.

The N1 zone is ideally situated with regard to winds that blow in this area, so that it is not affected neither by strong bura (a cold nord wind), nor by strong jugo (a southern wind), and summer winds like mistral (a north-westerly wind) blow in the direction of the zone and cool it down.

The relief itself is very suitable for easy walks, bycicle driving, swimming in the clear sea...

#### 2.3.4.a CONDITIONS FOR CONSTRUCTION AND REGULATION OF THE ZONE FOR SPECIAL PURPOSES (N1) OUTSIDE THE CONSTRUCTION AREA (GP) OF THE SETTLEMENT

##### Article 81 a.

By the plan is defined a zone for enlargement of the zone for special purposes (N1) outside the construction area (GP) of the settlement. Within this zone it is possible to plan contents that are compatible with the special hospital from the article 80 of these regulations, which include buildings for accommodation and sojourn of elderly and disabled persons, service industry, and buildings for providing care, medical treatment and therapeutic services. Besides these buildings, it is possible to plan facilities for providing catering, trade, recreational and amusement services in the function of this zone.

Planned contents from the previous article must make a functional unity.

This zone can develop independently, or it is possible to join it to the hospital, in which case it will function as a supplement to the basic activity of the hospital.

##### Article 81 b.

It is established as an obligation to elaborate a urbanistic plan for regulation (UPU) of the entire zone from the previous article.

For this zone it is necessary to ensure:

- independent, continuous, quality and sufficient water supply,
- independent, continuous, quality and sufficient supply with electrical power,
- drainage and purification of waste waters. Until construction of a public system an installation for purification of waste waters will be used, according to regulations by the official body in charge and by special regulations.
- internal traffic network within the zone with joint access to the traffic area, and without possibility for direct access of individual units to that area, whereby it is not allowed to change the existing network of field paths, and profile corrections are possible only for traffic reasons.

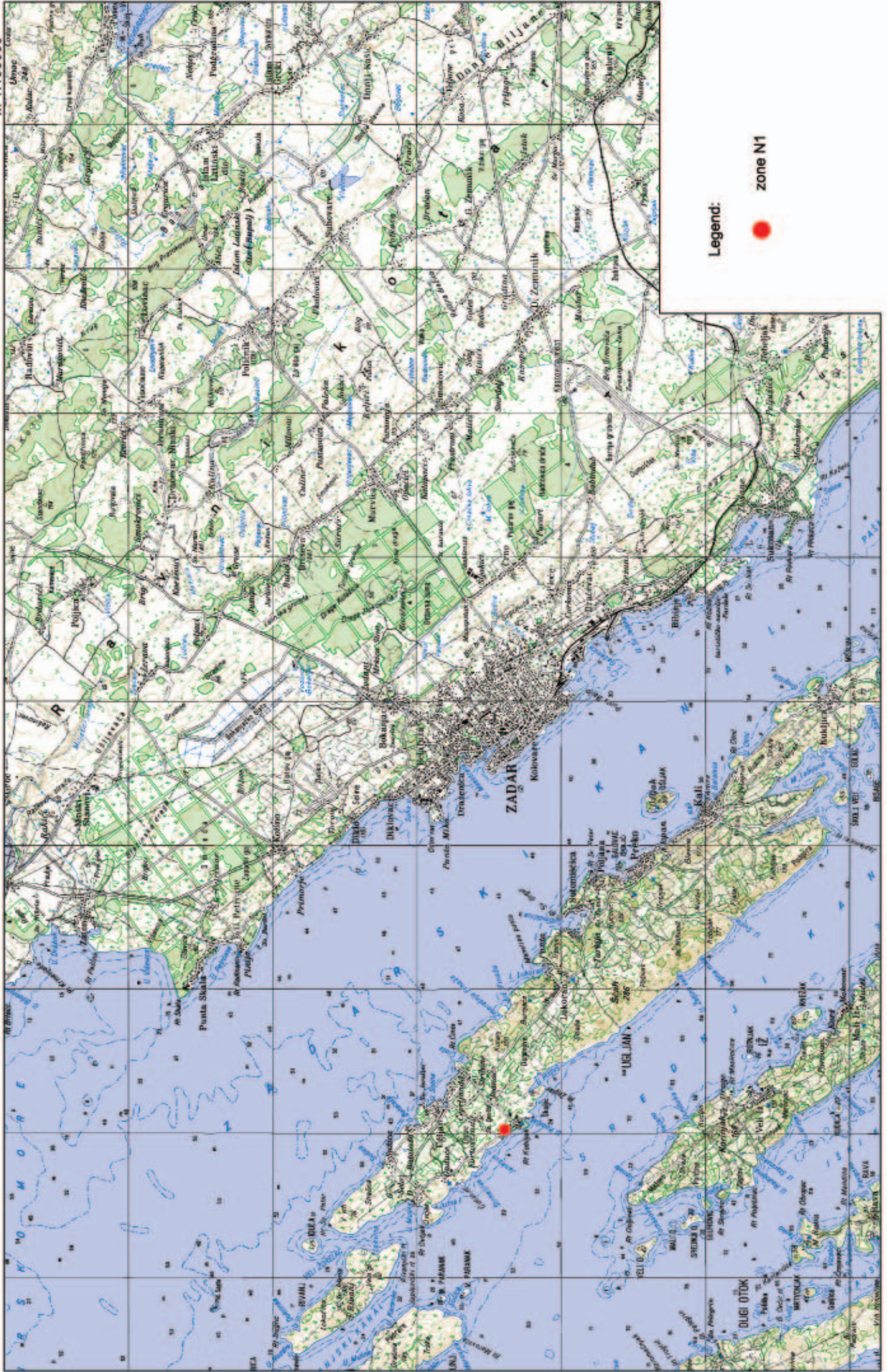
##### Article 81 c.

Additional conditions for elaboration of a more detailed plan documentation:

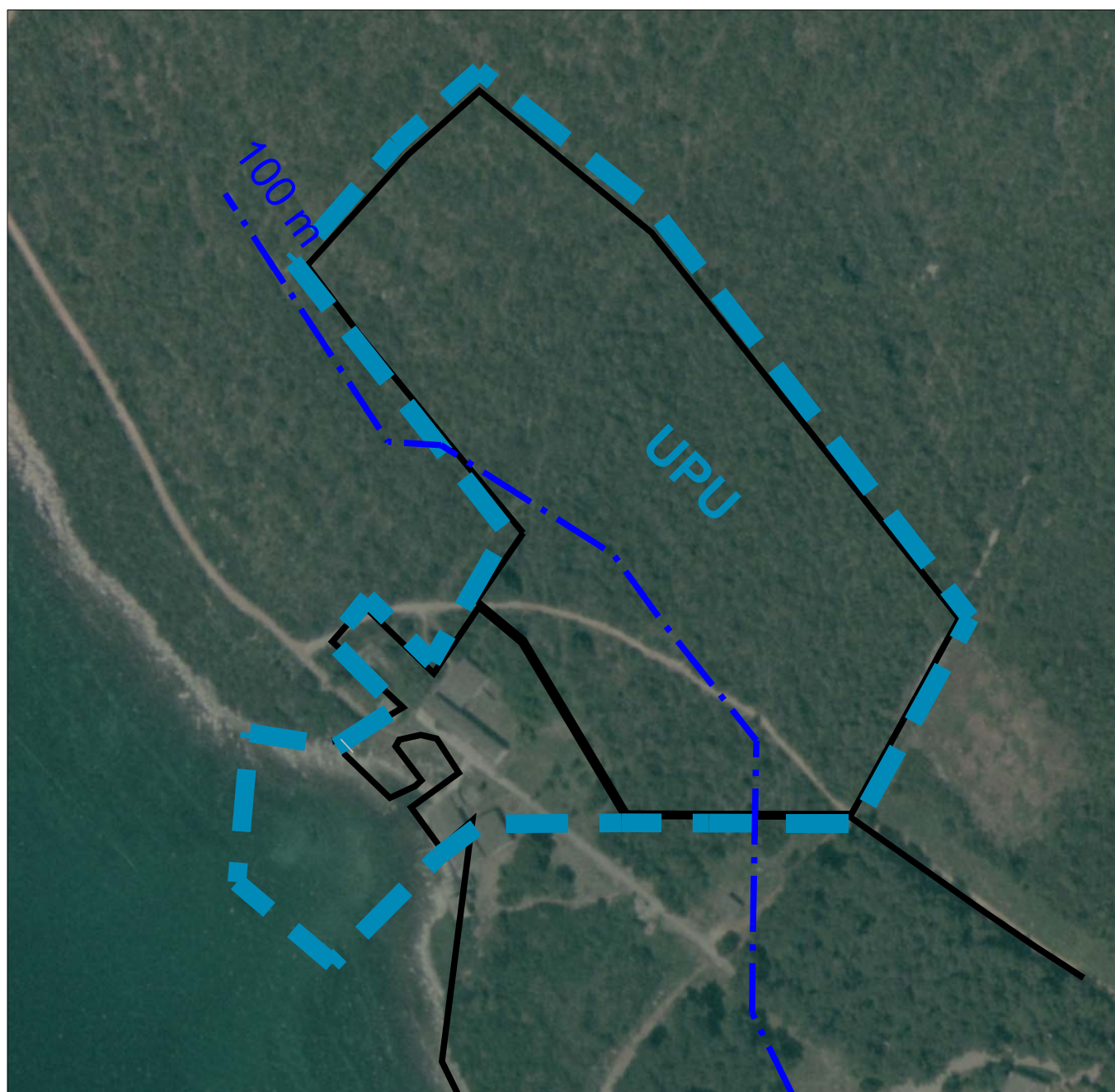
- up to 40% of the buildings can have maximally three floors above the ground, and other buildings can have maximally two floors above the ground, and a basement when it is used for storage of vehicles. All buildings can have underground floors.
- the height of the building with three floors above the ground can reach a maximum of 12.0 m, and of the building with two floors a maximum of 8.0 m;
- the coefficient of construction  $K_{ig}$  can reach a maximum of 0.3;
- the coefficient of usage  $K_{is}$  of the floors above the ground can reach a maximum of 0.8;
- within the zone it is necessary to ensure 1PM (parking lot) on two lodging units;
- buildings need to be so situated and inter-connected that accessibility to all buildings is assured to people with limited mobility;
- lodging facilities and facilities which provide care, medical treatment and therapeutic services can be planned only outside the belt of minimum 100 m from the shore line;
- minimum 40% of the construction cell must be regulated as a park area or as a protective green area using primarily autochthonous plants;
- along the coastal belt a regulated and/or natural beach can be planned;
- it is necessary to respect all existing field paths and stone walls being they inheritance of local construction art, and only small corrections due to traffic proceedings are allowed.

# POSITION OF ZONE N1

M 1:100000



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