

*/Coat of Arms of the Republic of Croatia/*

**REPUBLIC OF CROATIA**  
**Ministry of Construction and Physical Planning**  
**Directorate for permits of state significance**  
**Sector for location permits and investments**

CLASS: U/I-350-05/16-01/000031

REG.NO.: 531-06-1-2-16-0008

Zagreb, 14 June 2016

Ministry of Construction and Physical Planning, competent under Article 116 and 192 of the Physical Planning Act ("Official Gazette" No. 153/13) and Article 2, item 6 of the Regulation on the definition of construction works, other projects and surfaces of state and regional significance ("Official Gazette" No. 37/14 and 154/14), based on the application filed by company HISTRIA FECUNDA d.o.o., HR-52440 Poreč, Istarskog razvoda 7, PERS. ID.NO. (OIB): 68628315872, represented by COIN d.o.o., HR-52100 Pula, Dobrilina 9, PERS. ID.NO. (OIB): 57319791003, for the issuance of location permit, hereby issue the following

## **LOCATION PERMIT**

I. The location permit is issued for the following planned spatial intervention:

### **GOLF COURSE 'LARUN' WITH GOLF BUILDINGS**

on cadastral plots of the Vabriga Cadastral Municipality in the area of the Municipality of Tar Vabriga-Torre-Abrega in the County of Istria

The location requirements defined in the enclosed project documentation, which is an integral part of the location permit, are as follows:

- Preliminary Design marked 001\_16\_ID consisting of: MAP 1/2 - General Map and MAP 2/2 - Main Map, January 2016, authorised project designers: Barbara Peruško, B.Sc.CivEng, authorisation no. G3208, Iva Buljan, B.Sc.Arch., authorisation no. A2862, Daniela Škandul, B.Sc.Arch, authorisation no. A3283, Jasminka Pilar-Katavić, B.Sc.Arch, authorisation no. A1999, Goran Muhvić, B.Sc.MEng, B.Sc.Arch., authorisation no. S458, Davorin Cukon, B.Sc. EIEng authorisation no. E147, (COIN d.o.o. Pula, Dobrilina 9, PERS. ID.NO. (OIB) 57319791003),
- Geodetic Survey marked 33/2016, February 2016, Licensed Geodetic Engineer Vjekoslav Radin, B.Sc.Geod.Eng., authorisation no. Geo454, (GEODIL d.o.o.,HR-52440 Poreč, Viktora Cara Emina 1, PERS.ID.NO. (OIB): 43551975007), certified by Regional Cadastral Office Pula, Real Estate Cadastre Department Poreč, CLASS: 932-06/16-02/102, REG.NO.: 541-27-05/2-16-2 dated 04 March 2016,
- Fire Protection Measures Overview from January 2016, authorised person Vladimir Kosić, B.Sc.EIEng, entry number 75 (PROTECTION d.o.o HR-52470 Umag, J. Rakovca 10, PERS.ID.NO. (OIB): 05337941744).

The spatial intervention refers to the construction of an 18-hole golf course and golf building (hospitality-tourism facilities with accompanying service providing and additional amenities for golf purposes) of a total surface area of ca 112 ha. Within the borders of the intervention area, in the zones intended for the construction of high-rise buildings for golf purposes special building plots will be formed identical to the size of individual lots: as shown in the

Geodetic Survey.

The existing olive groves surrounding the golf course are not within the area of the intervention.

The construction of unclassified road marked Os4 in the direction of Vabriga outside the intervention area is the subject of this location permit.

The position of the golf course and golf buildings are shown in the enclosed graphics no. 103 Construction Design Situation, Map 1.

The intervention consists of the following spatial units:

- **GOLF COURSE** - golf course with 18 (9+9) holes, 3 artificial lakes and 2 driving ranges (tees).

- **GOLF COURSE SUPPORTING FACILITIES**

- **Club house**

In a separate building plot/lot marked KK with a surface area of 6.076 m<sup>2</sup> the construction of a club house is planned, floors: basement+ground floor+first floor (Po+P+1). Inside the club house a substation will be built.

Ground plans, cross sections and facades of the club house are shown in the graphic appendices 105.1, 105.2 and 105.3, Map 2/2.

- **Golf service**

In a separate building plot - lot marked SK with a surface area of 4.151 m<sup>2</sup> the construction of a golf service building is planned, floors: basement+ground floor (Po+P).

Ground plans, cross sections and facades of the club service are shown in the graphic appendices 106.1 and 106.2, Map 2/2.

- **GOLF BUILDINGS**

- **Golf Academy**

In a separate building plot - lot marked GA with a surface area of 5.067 m<sup>2</sup> the construction of a Golf Academy is planned with the accompanying and ancillary facilities. Floors: basement+ground floor+first floor (Po+P+1).

Ground plans, cross sections and facades of the golf academy are shown in the graphic appendices 401.1 and 401.2, Map 2/2.

- **Commercial facilities**

In a separate building plot - lot marked KC with a surface area of 4.379 m<sup>2</sup> the construction of a building with a spread-out layout and a flat roof is planned, consisting of two separate parts that are connected with a common access square. Floors: basement+ground floor (Po+P).

Ground plans, cross sections and facades are shown in the graphic appendices 501.1, 501.2. and 501.3, Map 2/2.

### **- Hotel with outhouses**

Within separate building plots – lots marked 1.1 the construction of a hotel and three outhouses are planned. The position of the relevant buildings is shown in the graphic appendix 103. Construction Design Situation , Map 1.

Ground plans, cross sections and facades of the hotel are shown in the graphic appendices 201.1, 201.2, 201.3, 201.4, 201.5 and 201.6, Map 2/2

Ground plans, cross sections and facades of the outhouses are shown in the graphic appendices 202.1, 202.2 and 202.3, Map 2/2

### **- Buildings with apartments**

Within separate building plots – lots marked 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 5.7, 5.8, 5.9 and 5.10 the construction of a total of 18 apartment buildings and a total of 370 beds is planned.

The position of the apartment buildings is shown in the graphic appendix no. 102. Position of the buildings within the golf course, Map 2/2.

The apartment buildings are detached buildings with a spread-out layout and flat roof, floors: ground floor +1 (P+1).

Apartment building A - 3 detached buildings ground floor +1(P+1) with 2 accommodation units each and a total of 24 beds.

Ground plans, cross section and facades of the apartments are shown in the graphic appendix 304.1, Map 2/2.

Apartment building B - 2 detached buildings ground floor +1 (P+1) with 4 accommodation units each and a total of 32 beds.

Ground plans, cross section and facades of the apartments are shown in the graphic appendix 305.1 and 305.2, Map 2/2.

Apartment building B-1 - 5 detached buildings ground floor +1 (P+1) with 4 accommodation units each and a total of 100 beds.

Ground plans, cross section and facades are shown in the graphic appendix 305.3 and 305.4. Map 2/2

Apartment building B-2 - 5 detached buildings ground floor +1 (P+1) with 4 accommodation units each and a total of 110 beds.

Ground plans, cross section and facades are shown in the graphic appendix 305.5 and 305.6. Map 2/2

Apartment building C - 2 detached buildings ground floor +1 (P+1) with 8 accommodation units each and a total of 64 beds.

Ground plans, cross section and facades are shown in the graphic appendix 306.1, 306.2 and 306.3. Map 2/2.

Apartment building C-1 - 1 detached building ground floor +1 (P+1) with 8 accommodation

units and a total of 40 beds.

Ground plans, cross section and facades are shown in the graphic appendix 306.4, 306.2 and 306.3. Map 2/2.

#### **- Villas**

Within separate construction plots – lots the construction of a total of 61 villas is planned, in particular: 50 semi-detached and 11 detached ones. The semi-detached buildings can function as two functional units - villas and as a single entity.

The position of the villas is shown in the graphic appendix 102. Position of the buildings within the golf course, Map 2/2.

#### Villa Type A - 8 semi-detached villas

In the building plots – lots marked 4.9, 4.10 and 4.15 the construction of 8 semi-detached villas is planned, ground floor +1 (P+1).

Ground plans, cross section and facades of villas type A are shown in the graphic appendices 301.1, 301.2 and 301.3, Map 2/2

#### Villa Type A1 - 4 semi-detached villas

In the building plots – lots marked 4.14 the construction of 4 semi-detached villas is planned, ground floor +1 (P+1).

Ground plans, cross section and facades of villas Type A are shown in the graphic appendices 301.4, 301.5 and 301.6, Map 2/2

#### Villa Type A2 - 16 semi-detached villas

In the building plots - plots marked 4.4, 4.8, 4.11 and 4.12 the construction of 16 semi-detached villas is planned, ground floor +1 (P+1).

Ground plans, cross section and facades of villas Type A2 are shown in the graphic appendix 301.7, 301.8 and 301.9, Map 2/2.

#### Villa Type B -11 detached villas

In the building plots - plots marked 1.2, 4.1, 4.2, 4.3 and 5.1 the construction of 11 detached buildings is planned, basement+ground floor+1 (Po+P+1).

Ground plans, cross section and facades of villas Type B are shown in the graphic appendix 302.1. and 302.2. Map 2/2.

#### Villa Type C - 18 semi-detached villas

In the building plots - plots marked 5.2, 5.3, 5.4, 5.5 and 5.6 the construction of 18 semi-detached buildings is planned, basement+ground floor+1 (Po+P+1).

Ground plans, cross section and facades of villas Type C are shown in the graphic appendix 303.1, 303.2, 303.3 and 303.4. Map 2/2.

#### Villa Type C1 - 4 semi-detached villas

In the building plots - plots marked 4.5 and 4.6 the construction of 4 semi-detached villas is planned, basement+ground floor+1 (Po+P+1).

Ground plans, cross section and facades of villas Type C1 are shown in the graphic appendix 303.5, 303.6, 303.7 and 303.8. Map 2/2.

#### **- ARCHAEOLOGICAL PARK**

The intervention area includes the area of the Loron archaeological site, which is protected as a cultural good and entered in the Register of Cultural Goods of Croatia - List of Permanently Protected Cultural Goods under number Z-4099. No construction is planned within the archaeological park, the park will be arranged according to special requirements of the Conservation Department of the Ministry of Culture.

#### **- TRANSPORTATION AND INFRASTRUCTURE**

- Unclassified road 1 (Os1, Os2 and Os3) total length of approximately 1.300 m
- Unclassified road 2 (Os4 and Os5) total length of approximately 470 m
- Path 1 - existing path to the archaeological park of approx 1500 m
- Path 2 - access to the olive grove on the east side of approximately 137 m
- Path 3 - access to the olive grove on the west side of approximately 105 m
- Internal road 1 length approx 845 m
- Internal road 2 length approx 508 m
- Internal road 3 length approx 240 m
- Internal road 4 length approx 198 m
- Parking lot 1 with 46 parking places
- Parking lot 2 with 184 parking places + 4 parking places for buses
- LPG tanks capacity 3x20 m3
- Other infrastructure.

II. Environmental Protection Measures and Environmental Monitoring Programme are prescribed in the Decision on Environmental Acceptability of the Ministry of Environmental and Nature Protection, CLASS: UP / I-351- 03 / 14-02 / 15, REG.NO.: 517-06-2-1-2-15-17, dated 11 February 2015, which is an integral part of the Preliminary Design.

III. Requirements significant for the implementation of the spatial intervention

During the construction of the golf course it is necessary to dislocate the 20 kV cable switchyard Lanterna under the conditions set by HEP (National Energy Company).

IV. Special requirements set out by public authorities are prescribed with regard to the Preliminary Design and are an integral part of the location permit:

1. Ministry of Internal Affairs, Directorate for Administrative and Inspections Affairs – Special Requirements, number: 511-01-208-6950/2-16, dated 03 March 2016,
2. Ministry of Defence, Directorate for Material Resources, Department for Real Estate, Construction and Environmental Protection, Division for Construction and Environmental Protection - Special Requirements, CLASS: 350-05/16-01/27, REG.NO. 512M3-020201-16-2, dated 17 February 2016,
3. Ministry of Culture, Cultural Heritage Administration, Conservation Department in Pula - Special Requirements, CLASS: 612-08/16-23/0729, REG.NO.: 532-04-02-10/9-16-04, dated 08 March 2016,

4. Ministry of Environmental and Nature Protection, Directorate for Nature Protection – Opinion, CLASS: 612-07/16-63/29, REG.NO. 517-07-2-16-2, dated 15.02.2016,
5. Ministry of Health, sanitary-technical and hygienic requirements, CLASS: 350-05/16-01/24, REG.NO. 534-07-1-1-2/2-16-0002, dated 08 March 2016,
6. Ministry of Agriculture, Directorate of Agricultural and Food Industry – Special requirements, CLASS: 350-05/16-01/110, REG.NO. 525-07 / 0377-16-2, dated 11 February 2016,
7. Ministry of Agriculture, Directorate for forestry, hunting and timber industry - Opinion, CLASS: 350-05/16-01/120, REG.NO. 525-11/0893-16-3, dated 19 February 2016,
8. Hrvatske šume d.o.o. (Croatian Forests) - Special requirements, REG.NO.: DIR-07/MI-14-1146/05, dated 10 February 2016,
9. Hrvatske vode (Croatian Waters), Water Management Department for the basins of the Northern Adriatic - Special requirements, CLASS: UP/I-325-01/16-07/513, REG.NO. 374-23-3-16-5 PLJ/ / dated 26 February 2016,
10. HAKOM - Special requirements, CLASS: 361-03/16-01/545, REG.NO.: 376-10/AK-16-2 (HP) dated 04 February 2016,
11. HEP – Operator distribucijskog sustava d.o.o. (Distribution System Operator Ltd.), Elektroistra Pula - Special requirements, number: 401103001/2351/16VL dated 11 February 2016,
12. Istarski Vodovod d.o.o. (waterworks company) - Special requirements, Number: 93-10/331-16 dated 01 March 2016,
13. Odvodnja Poreč d.o.o. (drainage company) - Technical and technological requirements, CLASS: 325-02/16-07/49, REG.NO.: 2167/01-05/6-16-2 dated 18 February 2016,
14. Municipality of Tar-Vabriga-Torre-Abrega, Administrative Department - Special requirements, CLASS: 361-02/16-01/1, REG.NO.: 2167/08-01/01-16-2 dated 17 February 2016

V. The project envisages gradual construction in stages and phases:

**STAGE 1** - golf course with 9 holes and a driving range (southern part), with associated service and hospitality facilities, accommodation in villas and apartment buildings, infrastructure

Phase 1 F<sub>E1</sub> - golf course with 9 holes,

Phase 2F<sub>E1</sub>, 3F<sub>E1</sub>, 4F<sub>E1</sub> – artificial lakes,

Phase 5F<sub>E1</sub> - tee,

Phase 6F<sub>E1</sub> – club house,

Phase 7F<sub>E1</sub> - golf service,

Phase 8F<sub>E1</sub> - public parking lot P1,

Phase 9F<sub>E1</sub>- tank of liquefied petroleum gas LPG for Phases 6F<sub>E1</sub> and 7F<sub>E1</sub>,

Phase 10F<sub>E1</sub> - tanks of liquefied petroleum gas LPG for other phases and stages of construction,

Phase 11F<sub>E1</sub> - public road marked Os 3 with public parking lot P2,

Phase 12F<sub>E1</sub>, 13F<sub>E1</sub> - green areas within the golf course,

Phase 14F<sub>E1</sub> to 42F<sub>E1</sub> - villas and apartment buildings

Phase 43F<sub>E1</sub> - substation TS-1,

Phase 44F<sub>E1</sub> - substation TS-2

Phase 45F<sub>E1</sub> - substation TS-3,

Phase 46F<sub>E1</sub> - internal roads with infrastructure of Stage 1

**STAGE 2** - unclassified roads - public roads within the intervention area with accompanying infrastructure

Phase 1F<sub>E2</sub> – section of connector road marked Os 1 from the intersection of road D75 to the roundabout,

Phase 2F<sub>E2</sub> – section of the main collector road (for golf course purposes) marked Os 2 from the roundabout to the hotel zone,

Phase 3 F<sub>E2</sub> - section of the main collector road (for golf course purposes) marked Os 2 from the hotel zone to the club house.

**STAGE 3** - golf course with 9 holes (northern part)

Phase 1F<sub>E3</sub> - golf course with 9 holes (second part)

Phase 2F<sub>E3</sub> - golf tee,

Phase 3F<sub>E3</sub> - hotel,

Phase 4F<sub>E3</sub> , 5F<sub>E3</sub>, 6F<sub>E3</sub> – hotel outhouses

Phase 7F<sub>E3</sub> to 12F<sub>E3</sub> - apartment buildings,

Phase 13F<sub>E3</sub> - internal roads with infrastructure of Stage 3,

**STAGE 4** - commercial facilities

**STAGE 5** - Golf Academy

**STAGE 6** - unclassified roads - public roads

Phase 1F<sub>E6</sub> – section of public road marked Os4 outside the intervention area in the direction of Vabriga,

Phase 2 F<sub>E6</sub> - section of public road marked Os 5 partially within the intervention area – access to golf service and olive grove.

Requirements for the issuance of the building permits:

It is possible to obtain separate building permits for all stages of construction, and it is possible to obtain a single building permit for multiple phases.

Obtaining the building permits for Stage 2 is a precondition for obtaining all other building

permits.

Within Stage 1, the building permits for villas and apartment buildings can be obtained only after obtaining the building permits for all other phases of Stage 1, apart from the phases of substation and liquefied petroleum gas LPG which are not in the function of the buildings for which the building permits are issued.

If Phases 12F<sub>E1</sub> and 13 F<sub>E1</sub> of Stage 1 and the areas of the archaeological park are not part of the issued building permits for other phases of Stage 1, it is necessary to establish an easement in the function of golf, that is, to establish the entire scope of the spatial intervention in the function of golf, when issuing the last building permit for Stage 1.

The building permits for Stage 3 must be preceded by the issuance of the building permits for Stage 6.

Based on the building permit for Stage 1F<sub>E3</sub> of Stage 3, it is necessary, within the intervention area of the golf course, by establishing easement, to provide access road to the olive groves to the east and to the west, which is connected to the road of Stage 6 to the east, and to the existing road to the archaeological park to the west.

Within Stage 3 for the hotel, outhouses and apartment buildings, the building permits may be obtained only after obtaining the building permits for all other phases of Stage 3, including substations and tanks of petroleum gas LPG from Stage 1.

The building permits for Stage 4 and Stage 5 may be issued after the issuance of the building permits for Stage 2 and Phase 1F<sub>E1</sub> of Stage 1 – 9-hole golf course.

The requirement for issuing the building permit for the accommodation facilities of Stage 1, and Stage 3, 4 and 5 is the construction of new water reservoir and Waste Water Treatment Plant Lanterna, which are not the subject of this location permit.

The use permits are issued in the same order as building permits.

The interventions that are a requirement for the realisation of this project, and are not the subject of this location permit, nor are they within its scope:

The use permit for WWTP Lanterna (not the subject of this location permit) to which infrastructure the supply pipeline of purified waste water to the artificial lake is connected - buildings from Stages 1, Phase 2F<sub>E1</sub> is a condition for obtaining the use permits for all phases except Stage 2.

The use permit for the new water reservoir in the area of Perci, supply pipeline from the main town pipeline DN700 mm to the new water reservoir and the gravity-flow pipeline from the new water reservoir to the golf course (not the subject of this location permit) is a condition for obtaining the use permits for all stages except Stage 2 and a part of Stage 1 without the accommodation facilities.

- VI. This location permit is valid for two years from the date of its finality. In this period it is necessary to apply for the issuance of the building permit.
- VII. The validity of the location permit shall be extended upon the applicant's request for two more years, if the requirements determined in accordance with the provisions of the Physical Planning Act and other requirements in accordance with which the location permit was issued have not changed.



## EXPLANATION

The applicant, company HISTRIA FECUNDA d.o.o., HR-52440 Poreč, Istarskog razvoda 7, PERS.ID.NO. (OIB): 68628315872, represented by COIN d.o.o., HR-52100 Pula, Dobrilina 9, PERS.ID.NO. (OIB): 57319791003, in the application received by this Ministry on 23 March 2015, applied for the issuance of the location permit for the spatial intervention:

- "Larun" Golf Course with golf buildings referred to under item I. of this permit.

During the procedure the following was enclosed with the application:

- a) Three copies of the Preliminary Design referred to under item I. in the operative part of the location permit,
- b) Established special requirements referred to under item IV. in the operative part of the location permit,
- c) Project engineer's declaration that the preliminary design was made in accordance with the spatial plan is enclosed with the Preliminary Design:
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 01-01/16, January 2016, issued by authorised project engineer Barbara Peruško, B.Sc.CivEng, authorisation number G3208,
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 02-01/16, January 2016, issued by authorised project engineer Iva Buljan, B.Sc.Arch., authorisation number A2862,
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 03-01/16, January 2016, issued by authorised project engineer Jasminka Pilar-Katavić, B.Sc.Arch., authorisation number A1999,
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 04-01/16, January 2016, issued by authorised project engineer Goran Muhvić, B.Sc.MechEng, authorisation number S458,
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 05-01/16, January 2016, issued by authorised project engineer Davorin Cukon, B.Sc.EIEng, authorisation number E147,
  - Project engineer's declaration on the compliance of the preliminary design with the spatial plan, number: 06-01/16, January 2016, issued by authorised project engineer Daniela Škandul, B.Sc.Arch, authorisation number A3283.
- d) Decision on the environmental acceptability of the intervention issued by the Ministry of Environmental and Nature Protection, CLASS: UP/I-351-03/14-02/15, REG.NO. 517-06-2-1-2-15-17, 11 February 2015 (integral part of the Preliminary Design),
- e) Power of Attorney of company HISTRIA FECUNDA d.o.o., HR-52440 Poreč, Istarskog razvoda 7, PERS.ID.NO. (OIB): 68628315872 dated 04 February 2016 authorising COIN d.o.o., HR-52100 Pula, Dobrilina 9, PERS.ID.NO. (OIB): 57319791003 for all activities aimed at obtaining the location permit,
- f) Proof of legal interest: access to excerpts from the land registry

The application is founded.

Based on the application of the above named applicant the procedure was conducted and the following was established:

1. All the documents prescribed under Article 127, paragraph 2 of the Physical Planning Act have been enclosed with the application.

2. All the special requirements referred to under item IV. of the operative part of this permit have been established.

3. The planned project from item I. of the operative part of this permit is within the scope of the following spatial plans:

- Spatial Plan of the County of Istria ("Official Gazette of the Istrian County", number 2/02, 1/05, 4.05, 14/05 – final draft, 10/08, 10/07, 16/11 – final draft and 13/12),
- Spatial Plan of the Municipality of Tar-Varbriga ("Official Gazette of Tar-Vabriga" No. 13/13, 12/14 and 9/15),
- Urban Development Plan Larun ("Official Gazette of Tar-Vabriga" No. 13/14, 12/14 and 9/15),

4. During the procedure the following public administrative bodies have declared that they do not have any special requirements:

1. Hrvatske ceste (Croatian Road), Branch Office Rijeka, CLASS: 340-09/2016-05/54; REG.NO. 345-562/12-2016-2 dated 11 February 2016,
2. County Roads Administration of the County of Istria - Notice, CLASS: 340-01/16-04/35, REG.NO. 2163/1-12/02-08-16-2, dated 17 February 2016,
3. HOPS d.o.o. (Croatian Transmission System Operator), Opinion - Number: 32-786/16-VI, dated 22 February 2016;
4. Plinacro d.o.o. (Gas Transmission System Operator) - Opinion, CLASS: PL-16/0391/16/BM; REG.NO.: K/DM-345-16-2, dated 11 February 2016;
5. Advisory Service - Opinion, CLASS: 350-05/16-01/29, REG.NO. 367-07-01-16-2-MĐ, dated 10 February 2016,
6. Hrvatski Telekom d.d. - Statement on the position of electronic communications infrastructure, Mark: T44-498607-16/KŠ dated 11 February 2016,
7. VIPnet d.o.o. - Statement on the existence of infrastructure dated 05 February 2016
8. OT-Optima Telekom d.d. - Statement on the position of electronic communications infrastructure, number: OT-2-20069/16 dated 09 February 2016.

5. There is a possibility of connecting to the traffic area in the way indicated in the Preliminary Design referred to in item I of the operative part.

Access to the golf course is provided via the connection to the existing state road D75 and the newly built unclassified road which is the subject of this location permit. The required number of parking lots was realised in the areas of public parking lots as well as in the plots of golf buildings.

6. There is a possibility of connection to the public water supply and sewage system, according to the special requirements set out in item IV. of the operative part.

The sanitary water supply for a part of Stage 1 (without accommodation facilities) is made possible by connecting to the existing pipeline DN125, while for the other stages it is necessary to install the new water reservoir in the area of Perci and the supply pipeline from the main town pipeline DN700 mm to the new water reservoir and the gravity-flow pipeline from the new water reservoir to the golf course, all in accordance with the special requirements of Istarski vodovod d.o.o.

The sewage for sanitary wastewater will be realised with a connection to the existing main collector Tar-Lanterna in accordance with the special requirements of Hrvatske vode and Odvodnja Poreč d.o.o.

The irrigation system of the golf courses and other landscaped areas includes: artificial lakes, pumping stations, distribution gravity-flow and pressure pipelines and associated equipment.

The following is used for filling the lakes: purified water from the WWTP Lanterna, storm water from traffic areas with pre-treatment by oil and grease separator, water from the drainage system, water from the water supply system (for additional filling in short periods of time – night regime, providing that it does not endanger regular water supply, especially in the dry regime).

The water from the lake is used for the needs of the hydrant network, for fire protection purposes.

7. There is a possibility of connecting to the medium-voltage power grid, according to the special requirements set out in item IV. in the operative part.

The connection to the power system is envisaged along the state road D75 where new MV cables will be interpolated and will supply new substations 20/0.4 kV.

8. There is a possibility of connecting to the EC infrastructure, in compliance with the special requirements referred to in item IV. of the operative part.

The connection to the EC infrastructure is planned along the state road D75 where there is a connection point to the future EC infrastructure within the scope of the Golf Larun intervention area.

9. Until the gas pipeline is constructed, for heating and cooling purposes of the buildings and hot water supply the use of liquefied petroleum gas is envisaged. The installations for the planned pipeline are laid down in the road corridor.

10. With regard to the relevant intervention the environmental impact assessment procedure has been conducted and the environmental protection measures have been taken and the environmental monitoring programme implemented, prescribed by the Ministry of Environmental and Nature Protection, described in detail under item II. of the operative part.

11. The parties in the procedure, for the purpose of the issuance of the building permit, are allowed to inspect the case file on 15 April 2016 and on 02 May 2016. The parties were invited by a public call, in accordance with Article 142, paragraph 1 of the Physical Planning Act. Records were made CLASS: UP/I-350-05/16-01/000031, REG.NO.: 531-6-1-2-16-0006, and are enclosed with the case file. The parties have not responded to the public calls for

inspecting the case file, nor have they given their response within the deadline prescribed by law. Therefore, it is considered that the parties have been given an opportunity to inspect the case file.

In accordance with the conducted procedure, the requirements for the implementation of Article 146 of the Physical Planning Act have been met, therefore, the application was granted and the decision was made as set out in the operative part of this decision.

The administrative fee for the issuance of the location permit was paid in the amount of HRK 25,000 to bank account number HR1210010051863000160 according to tariff number 62 of the Administrative Fees Act (Official Gazette number 8/96, 77/96, 95/97, 131/97, 8/98, 66/99 145/99, 30 00, 116/00, 163/03, 17/04, 110/04, 141/04, 150/05, 153/05, 129/06, 117/07, 25/08, 60/08, 20/10, 69/10, 126/11, 112/12, 19/13, 80/13, 40/14, 69/14, 87/14 and 94/14).

#### LEGAL REMEDY:

This location permit is enforceable in the administrative proceedings and no appeal may be filed against it, however, an administrative dispute may be initiated before the Administrative Court in Rijeka. The administrative dispute is to be submitted within 30 days from the receipt of this decision. The appeal is to be submitted to the court directly in written form or orally for the record or by mail.

HEAD OF DIVISION  
*/Handwritten signature/*  
Snježana Đurišić, B.Sc.CivEng

#### DELIVER TO:

1. HISTRIA FECUNDA d.o.o., HR-52440 Pula, Istarskog razvoda 7  
represented by COIN d.o.o., HR-52100 Pula,  
Dobrilina 9 (with Preliminary Design - 2 projects and 2  
location permits)
2. Bulletin board, 8 days
3. Case file (with Preliminary Design - 1 project).

#### NOTIFICATION TO:

4. Internet page of the Ministry, 30 days