

GLOSSARY OF HOSPITALITY AND TOURISM INDUSTRY CONSTRUCTION IN THE HIERARCHY, CLASSIFICATION AND SHAPING OF UNITS OF PURPOSE

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Original scientific paper

Genetic and comparative methods of elaboration of the glossary of hospitality and tourism industry construction is applied through three levels of dedicated plots in the hierarchy, classification and shaping of purpose units. The achieved results are a glossary of hospitality and tourism industry construction in the hierarchy of dedicated plots, from the largest planning zones, through planning blocks, to the smallest planning plots and their classification in the identification of terms without repetition and shaping of purposes in the capacity of work space, creativity, functionality and harmony. The glossary of purpose units of hospitality and tourism industry construction is a structural rule of spatial planning and scientific contribution to technical sciences in the fields of architecture and urbanism.

Keywords: *hierarchy, classification, purpose shaping, glossary of buildings, hospitality and tourism industry construction*

Pojmovnik ugostiteljske i turističke gradnje u hijerarhiji, klasifikaciji i oblikovanju jedinica namjene

Izvorni znanstveni članak

Primijenjena je genetička i komparativna metoda razrade pojmovnika ugostiteljske i turističke gradnje kroz tri razine namjenskih parcela u hijerarhiji, klasifikaciji i oblikovanju jedinica namjene. Ostvareni rezultati su pojmovnik građevina ugostiteljske i turističke gradnje u hijerarhiji namjenskih parcela od najveće planerske zone, planerskog bloka do najmanje planerske čestice i njihove klasifikacije u identifikaciji pojmova bez ponavljanja i oblikovanja namjena u svojstvu radnog prostora, kreativnosti, funkcionalnosti i sklada. Pojmovnik jedinica namjene ugostiteljske i turističke gradnje je jedno strukturno pravilo prostornog planiranja i znanstveni je doprinos tehničkim znanostima u polju arhitekture i urbanizma.

Ključne riječi: *hijerarhija, klasifikacija, oblikovanje namjena, pojmovni građevina, ugostiteljske i turistička gradnja*

1 Introduction

The glossary of hospitality and tourism industry construction is of vital interest for the society for planning and preparation of spatial plans on which present and future spatial development is based. Relevant research to date of the said glossary points to the illustration of establishment of the European and Croatian infrastructure of spatial information, which the authors Vesna Poslončec-Petrić et al. [1] processed. In April 2007, the directive on establishment of the Infrastructure for Spatial Information in Europe (INSPIRE) was adopted. The INSPIRE's vision is to create up to date and quality aggregates of spatial information, making them available to all interested users. This is one of the fundamental conditions for the development of politics, private sector stimulation and improvement of service provision to citizens as a whole. Spatial information contained in the INSPIRE directive includes 34 spatial information themes, divided into three Annexes, [1].

At the level of Croatia, the National Infrastructure of Spatial Information has been legalised (NIPP). It is an aggregate of measures, norms, specifications and services, whose goal is to, within the framework of establishment of the e-government, facilitate efficient collection, management, exchange and use of geo-referenced spatial information [2].

Spatial information from the aforementioned directive and provisions of the Law on State Survey and Real Estate include information on measurement of land surface areas and identifications for land surface physical properties, i.e. solid, liquid and gas condition of the space, as a basis for preparation of strategies, programmes, spatial plans and similar at the level of competent authority policies. The said authority activities rely upon

governance and administrative apparatus in the dominance of social activities for production of spatial development. The problem lies in the competent authority's inefficient spatial development policy:

"The main problem all developed countries' referents have pointed to is the ever increasing costs of a welfare state, especially the costs of the health care and medical sectors. On one hand, the economic development possibilities are limited; on the other, citizens' demands for more individually focused health care and services are increasingly pronounced. Western countries' social policies, therefore, face the imperative of changes, namely the changes concerning both the content and goals of the said policies" [3].

Planning and Early Warning Units are missing, as determined in the Glossary of Institutions, Policies and Enlargement of the European Union. The first issue of the Glossary was printed in 1997 [4]. The planning units have general meaning and can easily be confused with the units of measurement, i.e. m², ha, etc.; due to this, application of units of purpose is more precise.

"Financial crisis and life below the social standard raise tensions and affect family and marital relationships. People who, for realistic reasons, such as closure of their businesses, loss of employment, those who live below the standard, come to our counselling centre, as well as those who, due to excessive indebtedness, brought themselves into that situation..." [5].

"The lack of vision and serious town planning is evident almost everywhere. In the past 15 years or so, large amounts of construction work were carried out and construction was fast and rushed. Towns ceased to be cultural and social projects; instead, fragmented towns were created of various interests; towns which are held together, above all, by the concentration of capital" [6].

The mentioned problems of a welfare state, planning units, financial crisis, vision and serious planning can be removed by means of implementation of spatial arrangement plans, provided they also condition the required areas of the economic development needed for full employment capacity of the work-capable population. The prerequisite for the removal of the afore-stated problems are spatial planning structural rules, out of which a fundamental research of the Glossary from the title, through four levels of plots, is identified. Spatial plans condition construction of space and its expansion without the criteria for development of the fundamental town life functions (residence, work, recreation and movement) [7] and methods of dimensioning and planning of agricultural and other surface areas. At the level of Croatia, the spatial planning title chapters are general and the methodology is missing. Additionally, the hierarchy in the structure of units for elaboration of purposes and its identities (terms and other), is not evident. This also concerns the associated cartographic illustrations. The following has been determined: Use and purpose of space/surfaces and development and arrangement of the space in the way that one and the same purpose may be spread through seven spatial plan levels [8]. The current position regarding spatial plans (2012) contains deficiencies and it is legalised by a small number of terms of spatial indicators and associated markings, which mutually overlap in superior and subordinate spatial plans, without a glossary or purpose units. For the purposes of removal of the deficiencies, a division of plots and associated general term structures has been determined in the hierarchy of four purpose unit levels, as well as the marking matrix for their classifications [9]. In the elaboration of the planning letter matrix, a systematisation of terms for buildings of hospitality and tourism industry construction has been determined from the legislation of the Republic of Croatia and, as such, they become the foundation for the final elaboration [10].

The goal is to determine the glossary of the hospitality and tourism industry construction in the hierarchy, classification and shaping of the purpose units.

2 Methodology

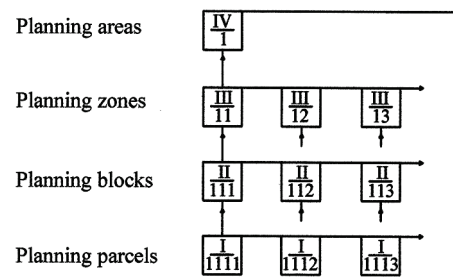
The elaboration of the glossary of the hospitality and tourism industry construction at the three levels of dedicated plots is hierarchical, classificational and shaped.

2.1 Purpose hierarchy

Determination of a hierarchical purpose corresponds to the planning letter general terms, from the smallest subordinate, to the largest superior plot surfaces (planning plot, planning block, planning zone and planning area), as well as the hierarchy of belt plots (access, collector, local and main), Fig. 1. The hierarchy of term elaboration starts from the smallest surface area form (planning plot). A planning plot is divided into several surface and belt planning plots. For surface plots, terms of building plot within high-rise construction and accompanying contents (unclassified) are used in this paper, while the term communal plot is used for streets or roads in the belt plot hierarchy. The accompanying contents are intended for

commercial, service, hostelry, sport, recreational, entertainment and similar use.

Marks on land plots marking the surface's use



Marks on land plots marking the belt plot's

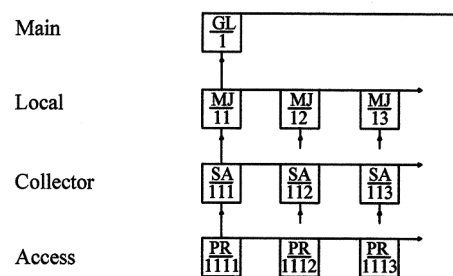


Figure 1 Extract of a part of the "marking matrix" [9]

At the level of the aforementioned surface plots, terms for buildings of specific dedicated construction are systematised and their identification elaborations at the level of superior plots are the following:

Planning block = block (x), planning zone = zone (y), planning area = area (z), of which some of the terms mutually differ. Term-wise, the marking (x) specifies the purpose of a single plot for elaboration of a group of building plots within one block of the same or similar identity and the marking (y) encompasses the terms for the purpose of at least one single plot block and associated communal plot. In the purpose hierarchy, the surface plot overlaps and belt plots are tied to it.

In the area, there are a large number of markings of purpose for specific construction (hospitality and tourism, hostelry, commercial, etc.). Each listed purpose marking is classified into specific terms which are composed of purpose units and, as such, they need to be scientifically processed. The characteristics of hospitality and tourism industry construction are parts of settlements or zones within the unity of a settlement (town, city, etc.) and, from that aspect, therefore, are excluded as a planning area purpose unit (z).

At the first and second levels, the plot purpose are buildings of hospitality and tourism industry construction within guest and, sometimes, within hostelry food units. The hospitality and tourism industry construction for the superior purpose level, apart from hostelry, also has other accompanying contents of separate plots, which, in this paper, have been united into the synonym of tourism. The said separate plots are applied both for the tourist zone and also for other purpose zones (residential, commercial, industrial, etc.) and, from that aspect, are therefore excluded from the processing of the title paper.

2.2 Classification of purpose

The classification of purpose is the division of related purposes into specific terms, according to the manner in which the plots are used within the limits of permitted sizes, both for a single building and for their hierarchical groups. The manner in which the plots are used as well as their characteristics is determined by the Glossary.

2.3 Glossary

The starting point of the Glossary are the terms and related definitions based on own research and the data from corresponding books of rules [11, 12, 13, 14, 15]. In the definition of the terms for hospitality and tourism industry construction and its hierarchical elaboration, a genetic method has been applied. The intention is to understand, explain and describe a phenomenon in its emergence by means of study of the course of its previous development [16]. In this paper, the Glossary encircles the emergence of a phenomenon (plot) and its starting point is the shaping of purposes in comparison with spatial indicators and the corresponding description. The description contains an explanation of the ways in which plots can be used or the glossary of units of purpose.

2.3.1 Purpose shaping

The criteria are work space, creativity, functionality and harmony for shaping of purposes of hospitality and tourism industry construction from the economic business, as a graphical and textual work of the author in the role of a spatial planner.

Work space. In this paper, shaping of the work space purpose is channelled towards economic business or workers' activities in the preparation and service provision to service users. The preparation includes corresponding spatial work conditions for supply, storage, food and drink preparation, cleanliness, recreation, entertainment, overnights, business management, protection, parking, etc., as well as the maintenance of the entire closed and open plot work space. Service provision to service users or guests is payment collection for the provided services. In essence, work space can be shaped in the feature of purpose of an economic or social business, or their combinations. Social business relies on financing from tax payers; therefore from that aspect its financial product is disadvantageous for profit planning and staff financing in relation to the economic business financial product. One of the methods of planning and calculation of the number of employees for the said hospitality and tourism industry construction is the prediction of unemployed work-capable persons in the total of the population of the corresponding units of territorial authority [17].

Creativity. Creativities in purpose shaping are fractals, or shapes of purpose content sizes as their positional, planning matching and fitting into the composition of belt and surface plots on the background of cadastral and geodesic terrain photographs. Created patterns can be regular, irregular and combined and they resemble an object or look like a plant, of which belt plots are trees, branches and twigs and their capillaries, communal

installations. The twigs grow leaves and fruit, which resemble plot surfaces.

Functionality. Functional shaping is meaningful shaping of traffic directions and building bulks in the size and position which guarantees a flexible elaboration of interior layout, harmonious unities and connection of functional units and the associated plot to the belt plot connections (roads, etc.) and all that with a guarantee of quality, comfort and safety of the space user. Flexibly shaped building surface facilitates elaboration of an unlimited number of conceptual projects and functional solutions, as a prerequisite for great freedom of functional creativity, within permitted spatial planning data, an obligation for both the designer and the investor.

It is well known in tourism that walking, recreation, relaxation, holidays in ambience of the open space of traffic directions of pedestrians, sunbathing areas and beaches considerably affect people's health, their body's psychological condition and give them strength, recovery and safety. The biggest safety of pedestrians in the tourist zone is shaping of traffic directions for separate vehicle and pedestrian traffic and their unhindered passage. In such a way the best functional traffic solutions are achieved. Vehicle crossings of pedestrian traffic directions do not contribute to functional traffic solutions.

The functionality in the said traffic safety can be achieved both by shaping of roads [18] or, via internet, through better traffic connections of distant places and simplicity in travel organisation [19].

Harmony. Harmonious shaping of purposes is a pleasant, regular and even allotment of property co-ownership shares into ownership unities and their full implementation. Implementation means that the allotment plot plan of the shaped purpose units is, in its entirety, copied and documented into the cadastral plan, as a harmonious manner in which a specific ownership position is arranged.

Harmony is a starting point for elaboration of the said planning zone from the third plot level in the volume of different land owners and their conditional co-ownership or solution of property co-ownership community. The said solution is a regulated land register position in the ownership shares of a unique plot (surface), [20]. Within the regulated ownership of a unique plot and within its shape, there is a clear surface without borders and specific ownerships, as a prerequisite for the harmony of spatial planning creation. One of more acceptable solutions for the co-owners is shaping of the new surface plots in proportional sizes of particular ownership shares after the proportional belt plot share has been extracted. An acceptable solution is perceived from the aspect of the surface plot sizes and their reshaping in accordance with the criteria of proportionality which are equally applicable to all the owners.

2.3.2 Spatial indicators

In spatial planning, plot spatial indicators are a network of items of spatial planning data. From the item network, planning mark and purpose spatial indicators are identified (old) and for the new, a planning marking (classification number) is added, as well as the term of purpose unit (identity) in the marking for hospitality and

tourism industry construction (Tab. 1) or hospitality and tourism purpose.

Spatial planning data. In the planning of purpose units of hospitality and tourism industry construction, a comparative method is applied in the feature markings of plot levels and item markings (a1..., b1..., c1..., d1..., f1... up to f6), as well as the description of their identifications.

First plot level (I)

Surface plot:

Planning plot: a1 – ordinal number; a2 – colour; a3 – term of purpose unit; a4 – building plot shape; a5 – plot numerical size; a6 – position of flexible construction surface area; a7 – building ground level; a8 – building height; a9 – number of beds; a10 – number of staff; a11 – numerical expressions of built-up and usability coefficients; a12 – building connection points for communal installations (electrical energy, telecommunications, water, sewage and other); a13 – building connecting points for roads; a14 – number of parking spaces; a15 – type of building plot; a16 – protection measures (noise, fire, earthquake, radiation, natural disasters and similar).

Belt plots:

Communal plots: b1 – ordinal number; b2 – colour of kerbs and road axis; b3 – road shape; b4 – road width of a specific hierarchy; b5 – communal installation directions and position; b6 – position of distribution connections from communal installations (distribution boxes, manholes, etc.); b7 – permitted quantities of water, electricity, gas, water drainage (rainwater and faeces) consumption; b8 – point of connection to the surface plot; b9 – height of road crossings; b10 – number of parking lots; b11 – method of waste disposal.

Second plot level (II)

Surface plot:

Planning block: markings of items c1 - c3, similar to the markings of items a1 - a3 for the first plot level; c4 – shape of a unique plot; c5 – unique plot surface areas; c6 – number of beds; c7 – number of staff; c8 – permitted building heights; c9 – subdivision density or number of plots/ha.

Belt plots:

Communal plots: item markings (d1-d11) – superiority and elaboration characteristics similar to the item markings b1-b11 for the first level belt plot.

Third plot level (III)

Surface plot:

Planning zone: markings of items e1 - e7, similar to item markings c1-c7 for the second plot level; e8 – minimal and maximal building heights in the number of storeys; e9 – density of guest units use; e10 – location of satellite and other connections; e11 – method in which ownership relationships are arranged.

Belt plots:

Communal plots: f1 – ordinal number; f2 – width and position of the road (local, main) and its traffic connections; f3 – connections and directions of local communal installations and electrical substations; f4 – calculations of permitted consumption of: water, electricity, gas, water drainage (rainwater and faeces), as well as the calculation of telephone couplers; f5 – waste water drainage and treatment; f6 – method of disposal of harmful and non-harmful waste.

Planning mark. Regulation prescribed planning marks for the hospitality and tourism industry purpose are T1, T2, T3 and a specific colour [21, 22]. Planning marks are symbols which, term-wise, differ from the markings expressed with letters and numbers, so it would be better to change them into planning markings.

Planning marking. The planning marking for the hospitality and tourism industry construction from the first to the third surface plot purpose levels has its starting

point from the number markings $\frac{I}{1112}, \frac{II}{112}, \frac{III}{12}$, ordinal

number and a specific colour, of which the third plot level is the marking for tourism. The Roman numbers in the numerator identify the level of plot purpose and in the denominator, the classified purpose. The numbers of planning markings for the classified purpose will be determined following the processing of all planning areas. At the first and the remaining levels of dedicated plots, systematised terms of hospitality and tourism industry construction are elaborated in the manner that they individually obtain the continuation of numbers in denominator. The planning marking for the belt plots are the following markings: ordinal number and the term of plot: PR/1111= access road; SA/111= collector road; MJ/11= local road and GL/1= main road – avenue.

3 Glossary of hospitality and tourism industry construction

Methodological elaboration of systematised terms in the characteristic of hospitality and tourism industry construction is hierarchical and classificational (Tab. 1) with related glossaries, which include shaping of the purpose units and application of spatial indicators for the three levels of dedicated plots.

3.1 Glossary of purpose units in the characteristics of hospitality and tourism industry construction and Planning plot volume

At the first level of dedicated plots, spatial indicators are introduced by drawing (creatively) and descriptively into new shapes of dedicated plots (planning plot).

- Bed and breakfast – (I/1211 a)

Bed and breakfast is a facility of hospitality and tourism industry construction in which services of accommodation and, possibly additionally, services of food, drinks and beverages are provided to guests. Guest units are bedrooms and/or dormitories. Bed and breakfast facilities are located in settlements, outside of tourist zones.

3.1.1 Purpose unit hierarchy and classification

- Holiday home – (I/1211 b)

Holiday home is a facility of hospitality and tourism industry construction for a household, in which guests are provided with services of overnight accommodation, stay and use of the outdoor surrounding area and it is equipped so that guests can prepare and consume food on their own. In the said home, services of breakfast, half board and full board can be provided and its functional unity

consists of one or a part of a semi-detached building with outdoor surrounding area. Guest units are bedrooms/

apartments or both and it is located in settlements, outside of tourist zones.

Table 1 Planning marking, term of purpose unit in the hierarchy and classification

Purpose unit hierarchy and classification in the characteristics of hospitality and tourism industry construction					
Planning plot	Planning block	Planning zone*			
Hospitality and tourism industry construction [10]	Hospitality and tourism industry group	Tourist area	Tourist complex	Tourist zone	Tourism (III/12)
Bed and breakfast (I/1211 a)		Tourist house area (III/12 a-c)			
Holiday home (I/1211 b)					
Robinson Crusoe style accommodation (I/1211 c)					
Tourist villa (I/1221 d)	Tourist villa block (II/122 d-g)	Tourist villa area (III/12 d-g)			
Villa (I/1221 e)					
Villas (I/1221 f)					
Tourist apartments (I/1221 g)					
Hotel (I/1231 h)	Hotel block (II/123 i-k)	Hotel area (III/12 i-k)	Hotel complex (III/12 d-m)	Tourist zone (III/12 a-p)	
Aparthotel (I/1231 i)					
Hostel (I/1231 j)					
Guest house (I/1231 k)					
Retreat (I/1231 l)		Retreat area (III/12 l)			
Heritage hotel (I/1231 m)		Heritage hotel area (III/12 m)			
Bungalow unity (I/1241 n)		Bungalow area (III/12 n)	Camp complex (III/12 n-p)		
Camp plot unity (I/1241 o)		Camp area (III/12 o-p)			
Camp pitch unity (I/1241 p)					
Private household camp (Ia1241 r)		Private household camp area (III/12 r)			
Campsite (I/1241 s)		Campsite area (III/12 s)			
Camp rest area (I/1241 t)		Camp rest area site (III/12 t)			

* Also includes "accompanying facilities" which will be classified in other purpose units

- Robinson Crusoe style accommodation – (I/1211 c)
Robinson Crusoe style accommodation is a facility of hospitality and tourism industry construction which is situated in a natural environment – a house in an isolated spot, outside of tourist zones.

It consists of a room/rooms or an area in which overnight services are provided to guests in unusual circumstances and conditions. Unusual can refer to inadequate road arrangement (without water, electricity or sewage) and guest unit equipment: lighting by petroleum lamps, drinking water and guest hygiene maintenance using special buckets and outdoor toilets, as well as pumps for water extraction from wells or water tanks. Food is prepared using grills and heating using special wood burning coal or gas stoves.

- Tourist villa – (I/1221 d)
Tourist villa is an attractive facility of hospitality and tourism industry construction, in which guests are provided with specific or all services, from overnight

accommodation, stay, use of outdoor area and recreation. Guest units are bedrooms/apartments, or both.

- Villas – (I/1221 e)
Villas is a facility of hospitality and tourism industry construction, in which overnight service is provided to guests. Guest units are bedrooms.
- Villa – (I/1221 f)
Villa is an attractive facility of hospitality and tourism industry construction in which services of overnight accommodation, stay, use of outdoor area and recreation are provided to guests. The building itself contains night and day sections, as well as additional facilities, such as open-air swimming pool, terraces, greenery, garage, barbecue, etc. It is equipped so that guests can prepare and consume food, drinks and beverages on their own. Night section guest units are bedrooms, programmed for 6 beds.
- Tourist apartments – (I/1221 g)

Tourist apartments are a hospitality and tourism industry facility in which service of overnight accommodation is provided to guests in the manner that guests themselves prepare their own food. It contains: reception, guest units and communal sanitary point for guests. Guest units are: studio apartments and/or apartments.

- Hotel – (I/1231 h)

Hotel is a hospitality and tourism facility in which services of overnight accommodation, food and drink, commerce, information, entertainment and recreation are provided to guests and it consists of a maximum of four separate buildings, mutually connected by corridors in a closed circuit. It contains a reception hall in which reception is situated and a minimum of five guest units and hostelry facilities for preparation and service of food, drinks and beverages (kitchen and dining room), as well as a communal sanitary point for guests. Guest units are: rooms and/or suites.

- Aparthotel – (I/1231 i)

Aparthotel is a hospitality and tourism facility in which services of overnight accommodation, food and drink are provided to guests, in its part or entirety with a separate entrance and horizontal and vertical communications. It contains a reception hall, where reception is situated and a minimum of five guest units and hostelry facilities for preparation and service of food, drinks and beverages (kitchen and dining room), as well as a communal sanitary point for guests. Guest units are: rooms, studio apartments and apartments.

At least 51 % of guest units are apartments and/or studio apartments. The rest are rooms.

- Hostel – (I/1231 j)

Hostel is a hostelry and tourism facility in which services of overnight accommodation to predominantly younger guests are provided, with a possibility of services of food, drink and beverages. Guest units are rooms and/or dormitories.

- Guest house – (I/1231 k)

Guest house is a hospitality and tourism facility in which guests are provided with services of overnight accommodation and food in the volume of a part or entire facility with a separate entrance and horizontal and vertical communications are provided. It contains reception, guest units, hostelry facilities for preparation and service of food, drink and beverages (dining room and kitchen), as well as a communal sanitary point for guests. Guest units are: rooms, family rooms and/or suites. It can be located in settlements, outside tourist zones.

- Retreat – (I/1231 l)

Retreat is a hospitality and tourism facility in which guests are provided with services of overnight accommodation and also can be provided with services of food, drink and beverages. Guest units are rooms and/or dormitories. This facility can be situated both in settlements and tourist zones.

- Heritage hotel – (I/1231 m)

Heritage hotel is a hospitality and tourism facility in old, original, traditional, historical, rural and urban structures and buildings, arranged and equipped in a traditional manner for provision of services of overnight

accommodation, food, drink and beverages and specific themed activities (discussions, socialising, exhibitions, entertainment, etc.). There are no replicas in the volume of a part or entire facility with a separate entrance and horizontal and vertical communications and it can be separated by a public or private surface area. It contains a reception hall, where reception is situated, a minimum of five guest units, hostelry facilities for preparation and service of food, drink and beverages (kitchen and dining room) and a communal sanitary point. Guest units are rooms and/or suites and, exceptionally, family rooms. This facility may be situated both in settlements and outside them.

- Bungalow unity – (I/1241 n)

The unity of bungalows is an arranged land surface area which contains a group of bungalows or small houses on a single plot, as a functional part of a camp. Bungalow is a function unit on the land surface area for use of a single guest unit. Guest unit is a room or a small apartment. Guests themselves can prepare and serve food on their own.

- Camp plot unity – (I/1241 o)

The unity of camp plots is an arranged land surface area of a single building plot, which contains a sanitary point facility for men and women and several camp plots or guest units. Camp plot is a functional unit of camping in the open air, arranged with road access and connections to electrical, water and drainage installations, bounded and marked on the land surface area without cadastral land sub-division.

Guests themselves prepare and consume food or use it in another manner (gatherings, restaurants, etc.). The said sanitary points can also be dimensioned for the gravitating cadastral plots from a group of guest units.

In the camp plot unity, as a functional part of a camp, guests are provided with the following services:

- camping in the open air using guests' own mobile equipment: tents, caravans, mobile homes, campers, etc.

Installation of pre-entrance area for mobile equipment is permitted, made of portable and foldable materials (impregnated sheet, various kinds of plastic materials, etc.). Mobile camping equipment must maintain mobility of its mechanisms, must not have a permanent fixation to the terrain. It must be possible to, at any time, remove the mobile equipment connections to the infrastructure. Self-initiated installation of: permanent fixtures, fences, floor tiling, etc. is forbidden in guest units.

- Camp pitch unity – (I/1241 p)

Guests select and use unbounded camping guest units within unoccupied areas in the volume of a camp. Other spatial planning data for camp pitch unity is similar to the camp plot unity.

- Private household camp – (I/1241 r)

Private household camp is a functional camp unity and includes a single plot or arranged land surface area in the surrounding area of accompanying facilities (hostelry, commercial, etc.) or a separate plot with several guest units, which are positioned one next to another, as a group. Guest units are camp plots and camp pitches. Apart from the already mentioned services from the camp plot unity, in this camp unity there are other services intended for tourist expenditure: rental of camping mobile equipment (tables, chairs, sleeping bags, tents, etc.),

caravans, mobile homes, campers, etc., with certain regulatory terms (reception, number, guest unit size and markings, sanitary point, connections (electrical energy, water and drainage), limitation of permanent fixtures (fence, tiling, etc.), etc. The private household camps are situated in settlements, outside of tourist zones. Mobile camping equipment must maintain mobility of its mechanisms and must not have a permanent fixation to the terrain. It must be possible to, at any time, remove the mobile equipment connections to the infrastructure.

- Campsite – (I/1241 s)

Campsite is a facility in which services of camping using mobile camping equipment owned by guests are provided. Campsite has a maximum of 30 guest units (camp pitch and/or camp plot), sanitary point and particular sanitary elements for guests and reception service is provided upon guests' request.

- Camp rest area – (I/1241 t)

Camp rest area is a functional camp unity in which services of overnight camping or of a short stay in the proximity of traffic junctions are provided to guests who use their own camping mobile equipment. Camp rest area contains the following accommodation units – camp pitches, camp plots and corresponding sanitary point and reception service is provided upon guests' request.

3.1.2 Glossary of purpose units in the characteristics of hospitality and tourism industry construction and Planning block volume

At the second level of plot purposes, the planning block is a purpose unit of a unique plot and conditionally superior for elaboration of a group of buildings and associated planning plots without roads, except for their juncture.

- Tourist villa block – (II/122 d-g)

Tourist villa block is a group of specific or affiliated hospitality and tourism industry buildings and it is characteristic for the second level of plot purposes or description of a unique plot without sub-division, with conditions of their planning elaboration according to the glossary of subordinate plot.

- Hotel block – (II/123 i-k)

Hotel block is a group of specific or affiliated hospitality and tourism industry buildings, having similar characteristics to the previous glossary for tourist villa block.

3.1.3 Glossary of purpose units in the characteristics of hospitality and tourism industry construction and planning zone volume

At the third level of purpose plots, planning zone is a purpose unit of a unique plot and conditionally superior for elaboration of planning blocks or volume of planning plots and other associated contents. The synonyms for the planning zone from the aspect of its volume are tourist area, tourist complex and tourist zone.

Tourist area. Tourist area is a unique planning zone plot, as a functional plot unity in the content of buildings and guest units, accompanying contents and associated roads. It is conditionally superior for spatial planning

elaboration in the volume of the land of associated buildings and their planning plots.

- Tourist house area – (III/12 a-c)

Unique plot in the volume of tourist house areas contains specific or groups of buildings of affiliated purpose in the characteristics of hospitality and tourism industry construction in accordance with the glossary at the planning plot level. Specific buildings can be in the characteristics of purposes of bed and breakfast facility or Robinson Crusoe style accommodation. The group of buildings is characteristic of the purpose of several holiday homes within households or houses for rental to tourists. Spatial planning data of the aforementioned houses of settlement parts or dotty purposes in space have or have not accompanying contents, except for an agency or tourist house hirers. Associated roads are of existing or conditional elaboration for communally arranged streets: lighting and connection points for electricity, energetics, water, drainage and communication, as well as waste disposal and, in particular, parking spaces within the unique plot or in the composition of the street, according to the number of guest units. Buildings for Robinson Crusoe style accommodation are excluded from communally arranged streets. Tourist house area can be diffuse or scattered in a settlement, united by a separate reception and accompanying facilities in the term of a diffuse hotel.

- Tourist villa area – (III/12 d-g)

Unique plot in the volume of tourist villa area contains groups of buildings of affiliated purposes in the characteristics of several of them and of conditional elaboration of roads for communally arranged streets, similar to the tourist house area. Accompanying contents can be in the characteristics of purposes: hostelry, commercial, reception, storage, doctor's surgery, sports, recreation, beach, bathing areas, electrical sub stations, etc.

- Hotel area – (III/12 i-k)

Unique plot in the volume of hotel area contains glossary similar to the one for tourist villa area and additional contents for particular hotel standards and specific forms of tourism [11].

- Retreat area – (III/12 l)

Unique plot in the volume of retreat area contains glossary similar to the one for tourist villa area and characteristics of purposes of additional facilities for school children or elderly (halls and classrooms for exercises and similar) and can also be a separate location within a settlement, outside or inside of tourist zone.

- Heritage hotel area – (III/12 m)

Unique plot in the volume of heritage hotel area contains glossary similar to the first plot level, with addition of spatial planning data for communally arranged streets, as described for the tourist villa area.

- Bungalow area – (III/12 n)

Unique plot in the volume of bungalow area contains groups of small buildings of affiliated purposes in the characteristics of several of them and conditional elaboration of roads and accompanying contents similar to those for tourist villa area.

- Camp area – (III/12 o-p)

Camp area is a camp functional unity, a unique plot of several unique camp plots and pitches intended for guest camping and accompanying facilities. In the said

camp, guests are provided with services for camping in both open air and closed areas with protection measures, by means of a transparent fence and control of entrance and exit. Open air space is arranged space for camping, greenery, vehicle access and communal car parking. Closed space is a tourist facility for overnights in smaller houses, bungalows, etc. In the remaining closed or open air areas, other hostelry services are used, accompanying contents intended for tourist expenditure (food, drink, entertainment, sanitary point, shops, information, sport, recreation and similar), as well as a separate reception. Spatially, it encompasses one or several planning plots. Open air area encircles at least 70 % of camp capacities (guests). Other spatial planning data is corresponding, as well as for the glossary unity of camp plots and conditional road elaboration is similar to the tourist house area.

- Private household camp area – (III/12 r)

Private household camp area is a unique plot in accordance with the glossary private household camp with addition of spatial planning indicators for conditional elaboration of roads, as for tourist house area.

- Campsite area – (III/12 s)

Campsite area is a unique plot according to the glossary for campsites with addition of spatial planning indicators, as for private household camp.

- Camp rest area site – (III/12 t)

Camp rest area site is a unique plot according to the glossary for camp rest area site, with addition of spatial planning indicators, as for campsite area.

Tourist complex

- Hotel complex – (III/12 d-m)

Hotel complex is a unique planning zone plot in the volume of several joined hotel areas and tourist villas in the characteristics of their spatial planning data.

- Camp complex – (III/12 n-p)

Camp complex is a unique planning zone plot, transparently enclosed in the volume of several joined bungalow and camp areas in the characteristics of their spatial planning data.

Tourist zone

- Tourist zone – (III/12 a-p)

Tourist zone is a unique planning zone plot in the volume of two or more joined or mutually separated and connected functional unities in the complex of hotels and camps.

Tourism – (III/12). Tourism is an assembly of relationships and phenomena emanating from travel to and stay of a visitor in a place, provided a permanent residence is not established by such a stay nor is their stay connected to any economic activity [23]. It includes recreation, travel and rest in the characteristics of guest units of space utilisation.

3.1.4 Term difference

Practice so far have been term characteristics of hospitality and tourism purpose which are identified by the same planning markings both for singular and plural and they spread through all spatial plan levels (Figs. 2 ÷ 12). For example, there are three units of purpose in the terms hotel (T1), tourist complex (T2) and camp (T3) and

they are planning markings for purpose of the plot surface at the level of the zone plan and the same planning markings are used for all subordinate types of spatial plans, regardless of their number or other terms of tourism construction, villas etc. Such a position of the mentioned terms, without a spatial plan glossary, is insufficient, unclear, imprecise and unsustainable from the aspect of information technology. This is why a glossary containing 32 purpose units was prepared in the characteristics of hospitality and tourism industry construction in the way that one plot shape has one plan marking and a related term for the purpose unit. By this glossary, terms of hospitality and tourism industry construction are determined, which mutually differ, both for a single building and several buildings, regardless of the level of the purpose plots. At the first plot purpose level, a glossary of hospitality and tourism industry construction has been determined, which differs by qualifications of units of use (room, apartment, bedroom, camp plot, etc.). Qualification relates to a single building, terminologically ingrained in practice, encompassing a specially prepared glossary adapted to this paper, in accordance with hospitality business regulations. At the second and third plot purpose levels, terms and glossary which unambiguously differentiate building plural from singular, have been determined. This has been achieved by application of the terms of block and zone. At the second dedicated plot level, the prefix block is separated and the suffix is used as a term of a group of buildings in the characteristics of the representative purpose, such as tourist villas, ..., then there are block of tourist villas, block of hotels, etc.

Similarly, a glossary has been determined for the third plot level, or planning zone, which is divided into three ingrained terms with separated suffixes area, complex and zone and prefixes similar to those for the second plot purpose level. The term of tourism and its meaning is specially defined. All terms of hospitality and tourism industry construction have a classified planning mark and a related glossary, which is complemented by shaping of purposes and spatial indicators.

3.2 Shaping of purpose units

In the territory of Croatia, shaping of dedicated plots for tourist zones is contained in spatial planning documents from the second half of the XXth century [24]. At that time a considerable part of land was nationalised and had one owner (municipality or state). Legal entities, competent for preparation of spatial planning documentation, shaped tourist zones according to plans (institutes, bureaus) and on the basis of orders by an authorised governmental body (municipality, region, state), which also made corresponding decisions for their approval. Position and development of tourist zones' work space is in considerable measure conditioned by legal entities, responsible for economy (hospitality and tourism) [25, 26].

3.2.1 Shapes of the third level dedicated plots

The shape of a unique plot or surface in the figure contour or fractal in the volume of the tourist zone "Ulika"

is irregular. Fractal covers the borders of land and sea and connection to the belt plot (road). Land border is jagged and follows cadastral plot borders and, at sea, the border is the sea coast. The shape of the said zone is positionally, naturally, configurationally and climatically suitable for guest relaxation and recreation, both in closed and open-air spaces. Its size is of shallow depth, on an average 400-500 meters and manyfold length of the indented coastline. (Fig. 2). The shapes of tourist zone "Lanterna" (Fig. 3) and "Koversada" (Fig. 4) have similar characteristics to the tourist zone "Ulika". The aforementioned zones have the following characteristics in common: work space, gentle configuration of natural terrain along the sea coast and planning markings and the differences relate to the sizes, capacities and positional shapes, which have no replicas. Unique plot shapes are recognised by colours or letter marks in the surface purpose, but spatial indicators, ordinal numbers and classified purpose units are missing. The absence of the said spatial indicators points to deficiency and impaired recognisability of purpose units and their identities, making them inadequate for information technology application.

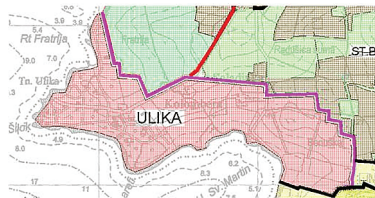


Figure 2 "Ulika" – tourist zone (III/12 a-p) unique plot shape, 88 ha, 8,000 beds [27, 28]

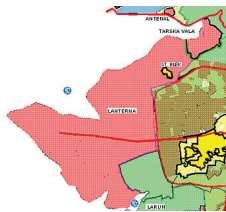


Figure 3 "Lanterna" – tourist zone (III/12a -p) unique plot shape, 410 ha, 20 500 beds [27, 28]

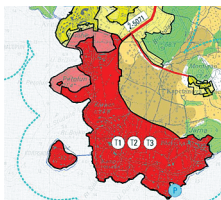


Figure 4 "Koversada" – tourist zone (III/12 a-p) unique plot shape (built-up and unbuilt), 124,7 ha, 12 000 beds [29]

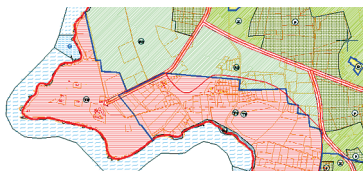


Figure 5 "Ulika" – camp complex (III/12 n-m) "Saladinka Sv. Martin" - hotel complex (III/12 d-m). Unique plot shapes (T3) and (T1 i T2) [30]

In the subordinate elaboration of the "Ulika" fractal, two surfaces were created, namely, the "Ulika" camp complex and the "Saladinka Sv. Martin" hotel complex. Their shapes are separated by a division border and by the

manner of use of newly created surfaces in camp and hotel complexes and connections to belt plots (Fig. 5). The other two shapes, of divided "Pical" (Fig. 6) hotel complex and the complex of "Slatina" (Fig. 7) camp are observed separately. The "Pical" hotel complex contains two surfaces, of which one is the hotel complex and, next to it, an unclassified surface consisting of accompanying facilities (sanitary point, coffee bar, mini golf, sailing boats, kiosks and similar). The aforementioned hotel and camp complexes have irregular shapes and other characteristics which are similar to the tourist zone.

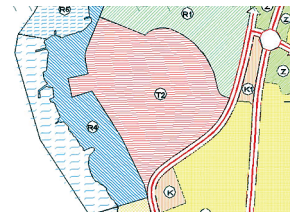


Figure 6 "Pical" – hotel complex (III/12 d-m) unique plot shape (T2) [30]

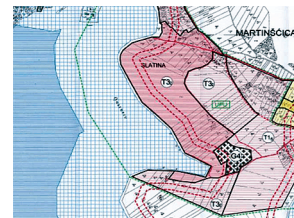


Figure 7 "Slatina" – camp complex (III/12 n-p) unique plot shape (T3) [31]

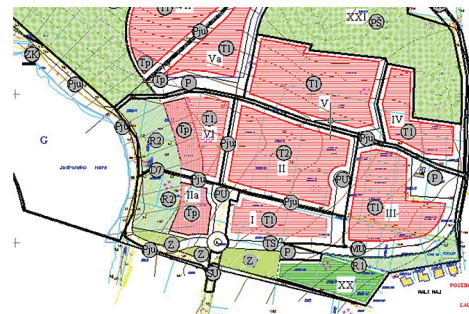


Figure 8 Saladinka Sv. Martin - hotel areas (III/12 i-k) and tourist villa areas (III/12 d-g), unique plot shapes (I, II, III...) detail "D" [32]



Figure 9 Camp Slatina – camp areas (III/12 o-p) [33]

By surface elaboration in the volume of the complex of: hotel Saladinka Sv. Martin (Fig. 8) and camp complex "Slatina" (Fig. 9), new area surfaces were created. These

are the surfaces of hotels and tourist villas and sub-areas of camps, as well as unclassified accompanying facilities.

For example, in the fractals "Saladinka Sv. Martin", plot belts for pedestrians are visibly shown, as well as roads for vehicle use and addition of electrical sub stations, parking lots and beach, but they are not separated from the surface plot. The shapes of the areas: hotels, tourist villas and camps are irregular and have other characteristics, similar to the aforementioned complexes. The reason that surface plots and belt plots are not separated is that it facilitates harmonious resolution of equal and proportional ownership ratios at the level of a unique plot, as property co-ownership. The unique shape of a specific area in the subordinate elaboration facilitates unhindered land subdivision and implementation of planning belt and surface plots, as there are no internal boundaries, which means that there is no need to prove them. In the event that ownership remains in the parts of cadastral plots within the surface plot, then the shape of positional construction is channelled to adjustment to majority owner border boundaries and the process of resolution of belt plots is long-lasting and uncertain, which is the current practice. In space planning it is better to adjust surface construction into a form of ownership share which is mobile, rather than adjust construction surface area (fixed) in a specific cadastral plot in a part or full ownership. Within the surface plot, the share provides a greater creative freedom of shapes and a faster solution of ownership in the process of land subdivision, thus also removing the creation of unequal ownership relationships. [20].

The fractals of camp areas, as the surface contour, are the conveniences of the position and equipment of camping guest units and, in this example, they are marked with colours: blue is the Premium camp sub-area, pink is the Comfort camp sub-area, light green is the Standard camp sub-area, deep green is the camp pitches sub-area and red, the mobile homes sub-area. The plot shapes of the said sub-areas are irregular, just like the plot shape of all sub-areas together, which is classified as "camp area". Remaining unclassified areas are camp complex accompanying facilities.

What is missing from spatial indicators is a classified unit of purpose for hospitality and tourism industry construction, as it is not prescribed, nor is it adequately numerically marked.

3.2.2 Shapes of the second level dedicated plots

By elaboration of the hotel and villa complexes in the volume of "Saladinka Sv. Martin", shapes of surfaces of hotel and tourist villa blocks and plot belt shapes (road for vehicle and pedestrian traffic, parking, square and beach) with addition of electricity sub-stations, as well as the surface shapes of plots intended for greenery and other accompanying facilities. Calculation of the total number of beds which belongs to the said complex is a study one [17] in the size of between 1500 and 3000 beds, whose numerical expressions are integrated into the spatial planning superior plan [30].

Calculation of the sizes for shaped surfaces is a "terrain unit of use" or unit of use load on the terrain

surface area or how many m^2 of the terrain belong to a bed [34].

A regulation [21] is applied by which upper limit density of $120 m^2/ha$ or terrain unit of utilisation of $83,34 m^2$ for one bed is determined. By application of the size of the aforementioned unit, natural terrain facts (configuration, vegetation coverage, inarable land, coast, sea, nature protection, etc.) and created values (roads, main infrastructural installations, existing buildings, etc.), as well as observations by owners and competent institutions, creative surface shapes are determined in the permitted size for elaboration of concept designs and related planning plots.

Surface creative shapes are irregular, but functionally adjusted to the belt plots. At this level of belt plot purpose, shapes of streets which functionally service surface plots and which creatively resemble the object of a comb or permanent crop plants, are visibly hierarchically shown. The said streets are connected for access for vehicle use, as collector to locally bypassing streets. Access streets are connected to collector or locally collector and contain parking lots for private vehicles and have a circular finish, as a precautionary measure for one-way vehicle movement in order to easier maintain cleanliness, deliver mail or facilitate other deliveries, etc. Apart from vehicle use streets there are also pedestrian streets which are equally functional and creative as the aforementioned vehicle-use streets, consisting of paths of larger, medium and smaller service. Larger service path is a seaside walkway, to which beach is tied to and medium service path, which links parking lots, squares, blocks and greenery. To the mentioned walkways, paths of smaller service are tied, such as access paths to the hotel and tourist villa entrances. Creative and functional plot shapes are in the competence of spatial planners. The plot shapes of aforementioned streets (for vehicle use and pedestrian), as well as of other plots, are irregular, creative, functional and purposefully adjusted for guests in the environment of service activities of high added value without replicas, (Fig. 10). The second level of plots in application of harmony is suitable for elaboration and implementation of land sub-division plan for separation of roads or belt plots from surface plots.



Figure 10 Saladinka - Sv. Martin hotel blocks (III/123 i-k) and tourist villa blocks (III/122 d-g), and other plots [32]

3.2.3 Shapes of the first level dedicated plots

At the first level of dedicated plots are planning plots (surfaces and belts), as a plot of the smallest elaboration

shapes, which are conditionally subordinate to other superior purpose units.

Camp complex "Slatina". Example of the "Slatina" camp complex, surface plots are the following plot shapes: camp plot unity (Ia/1241 o), camp pitch unity (Ia/1241 p), bungalow unity (Ia/1241 n), groups of guest units and accompanying facilities and, for the belt plots, are the shapes of roads for vehicle or pedestrian traffic, parking, as well as the beach, (Fig. 11).



Figure 11 Shape of plot surfaces and belts in elaboration of the "Slatina" camp complex Surface area volumes of land 35,7 ha and sea 25 ha [33]

The unity of camp plots or camp pitches are oblong surface plots, of an irregular shape, containing a sanitary point and several camping guest units (Fig. 9), their border limits being belt plots. Next to them, there are plot shapes consisting of a group of guest units without a sanitary point, which are also of an irregular shape. Unity of bungalows is mentioned, of an irregular shape and is missing from the plan under that term. It is recognised by the terms of construction of classified and non-classified purpose units. Their position is the central part of the Fig. 11 and they are marked according to the plan for construction of base and space arrangement for the following purposes: "accommodation in an arranged space in the open air, with use of mobile camping equipment: tents, caravans, mobile homes, campers, etc."

In the upper part of the aforementioned figure, there are accompanying facilities of a rectangular shape (reception, restaurant, shops, etc.) and in the bottom, lowest part, there is an irregular shape of the mooring for maintenance and mooring of sea vessels. The "swimming pool" area was planned in the content of pedestrian traffic, in the shape of a ring, ribs and small squares, of which oval and irregular shapes represent the surface for construction of the swimming pool (blue) and two boundary parking surface areas, which resemble a rectangular and an irregular shape. The said area is shaped creatively and pedestrian traffic is separated from the vehicle parking, which touches the pedestrian area and, from that aspect, a related functional solution is achieved. The plan is descriptively elaborated in the characteristics of several shaped zones: hospitality and tourism industry purpose – camp and auto camp (T3) and sub-zone (zones 1 to 3), composite business purpose, sport and recreational purpose (bathing area: natural sea beach - R3_p), green surfaces - park (Z1), zone of protective green surface, as well as the zone of residential building and social activity which do not belong to the title of plan for

the planning mark zone (T3). Surface plots are adapted to the terrain configuration, creating an integrated group of dedicated contents, very creative and of an irregular shape. The belt plots are also of irregular shapes, they contain functional solutions of particular areas for separated pedestrian and vehicle traffic. At the level of camp complex, collector street with a roundabout separates vehicle and pedestrian traffic from some areas.

We can emphasise that the plan in question is elaborated to a great detail in the manner of building use for several "areas" and "sub-areas", but corresponding terms and glossary for distinction of the title zone, complex, area and the smallest purpose unit, which are term-wise neglected, are missing.

By means of colours, the purpose units in the mentioned camp can be identified regarding their plot shape and position, but they are missing spatial indicators for individual plots (ordinal number and classified purpose unit), from that aspect being deficient.

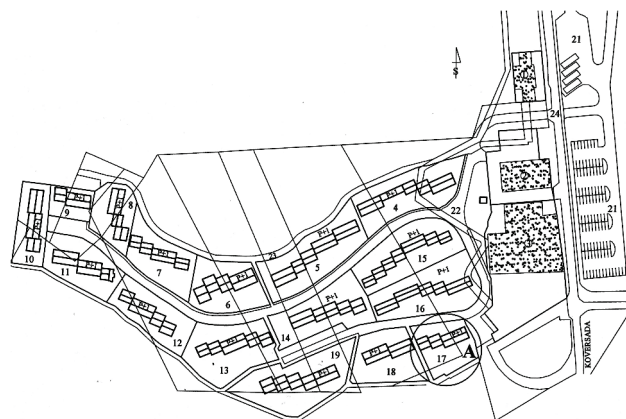


Figure 12 Construction plan "Petalon", Koversada, 1986 [35]

"Petalon" tourist villa area. The tourist area Petalon has a gross surface area measuring 500 ha and 538 beds. Tourist villas contain 48 apartments with 186 beds and 176 rooms with 352 beds. It encompasses 17 tourist villa plots and 12 complementary content plots (reception, business buildings, restaurant, market, swimming pool, electricity sub-station, villa gardens, streets, beach and other land) [34]. Two tourist villas and reception have regular shapes and the remaining facilities are of an irregular plot shape (Fig. 12).

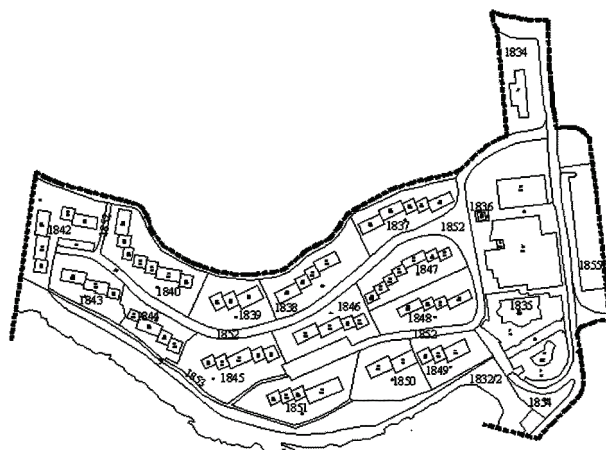


Figure 13 Subdivision plan "Petalon", Koversada, 2002 [36]

Subdivision plan "Petalon". On the Construction plan base (detailed urban plan), subdivision plan is prepared and implemented. Tourist villa plots contain 47 % of the tourist area Petalon surface area.

Plot position and shapes from the aforementioned plan are copied in a documented manner, subdivided and implemented in the cadastral plan and land registers (Fig. 13).

Table 2 Spatial indicators in the application of spatial plans

Spatial indicator characteristics		Spatial indicators of purpose units from spatial plans									Data			
		"Ulrika" [27, 28]	"Ulrika1" [30]	"Ulrika2" [32]	"Lanterna" [27, 28]	"Koversada" [29]	"Petalon" [35, 36]	"Pical" [30]	"Slatina" [31]	"Slatina 1" [33]				
Plot level	I	surface	a1	-	-	-	-	-	-	+	-	-	-	
			a2	-	-	-	-	-	-	-	-	-	-	+
			a3	+	+	+	+	+	+	+	+	+	+	+
			a4	-	-	-	-	-	-	+	-	-	-	+
			a5	+	+	+	+	+	+	+	+	+	+	-
			a6	-	-	-	-	-	-	-	-	-	-	+
			a7	-	-	-	-	-	-	+	-	+	-	-
			a8	+	+	+	+	+	+	+	+	+	+	+
			a9	-	-	+	-	-	+	-	-	-	-	-
			a10	-	-	-	-	-	-	-	-	-	-	-
			a11	-	-	+	-	+	-	-	-	+	-	+
			a12	-	-	+	-	-	+	-	-	-	-	-
			a13	-	-	-	-	-	+	-	-	-	-	-
			a14	+	+	+	+	-	+	+	+	+	+	+
			a15	+	+	-	+	+	+	+	+	+	-	-
			a16	+	+	+	+	+	-	+	+	+	+	+
		belt	b1	-	-	+	-	-	+	-	-	-	-	
			b2	-	-	+	-	-	-	-	-	-	-	
			b3	-	-	+	-	-	+	-	-	-	-	
			b4	+	+	+	+	-	+	+	+	+	+	
			b5	-	-	+	-	-	+	-	-	-	-	
			b6	-	-	+	-	-	-	-	-	-	-	
	b7		-	-	±	-	-	-	-	-	-	-		
	b8		-	-	+	-	-	-	-	-	-	-		
	b9		-	-	+	-	-	-	-	-	-	-		
	b10		+	+	+	+	-	+	+	+	+	+		
	b11		+	+	+	+	+	+	+	+	+	+		
	II	surface	c1	-	-	+	-	-	-	-	-	-	-	
			c2	-	-	+	-	-	-	-	-	-	-	
			c3	-	-	+	-	-	-	-	-	-	-	
			c4	-	-	+	-	-	-	-	-	-	-	
			c5	-	-	+	-	-	-	-	-	-	-	
			c6	-	-	+	-	-	-	-	-	-	-	
			c7	-	-	+	-	-	-	-	-	-	-	
			c8	-	-	+	-	-	-	-	+	-	-	
			c9	-	-	+	-	-	-	-	-	-	-	
			belt	d1	-	-	+	-	-	+	-	-	-	-
				d2	-	-	+	-	-	-	-	-	-	-
		d3		-	-	+	-	-	-	+	-	-	-	
		d4		+	+	+	+	+	+	+	+	+	+	
		d5		-	-	+	-	-	+	-	-	-	-	
		d6		-	-	+	-	-	-	-	-	-	-	
		d7		-	-	±	-	-	-	-	-	-	-	
		d8		-	-	+	-	-	-	-	-	-	-	
d9		-		-	+	-	-	-	-	-	-	-		
d10		+		+	+	+	+	+	+	+	+	+		
d11		+		+	+	+	+	+	+	+	+	+		
III		surface	e1	-	-	+	-	-	-	-	+	-	+	
			e2	+	+	+	+	+	-	+	+	+	+	
	e3		+	+	+	+	+	-	+	+	+	+		
	e4		+	+	+	+	+	-	+	+	+	+		
	e5		+	+	+	+	+	-	+	+	+	+		
	e6		+	+	+	+	+	+	+	-	-	-		
	e7		-	-	+	-	+	-	-	-	-	-		
	e8		±	+	+	±	+	+	+	±	±	±		
	e9		+	+	+	+	+	-	+	+	+	+		
	e10		+	+	+	+	±	-	+	+	-	-		
	e11		-	-	+	-	-	-	-	+	-	-		
	belt	f1	-	-	+	-	-	-	-	-	-	-		
		f2	+	+	+	+	-	-	+	+	+	+		
		f3	+	+	+	+	+	-	+	+	+	+		
		f4	±	±	+	±	-	-	±	±	±	±		
		f5	+	+	+	+	+	+	+	+	+	+		
		f6	+	+	+	+	+	+	+	+	+	+		

yes (+), no(-), yes/no (±)

3.3 Application of spatial indicators

Spatial indicator characteristics are applied in the example of purpose units from nine relevant spatial plans (Tab. 2). The purpose unit "Ulika" elaborates the planning zone and inherently pervades all three plot levels. At the first plot level, the surface has 16 items, of which 6 are confirmed, namely the term of purpose unit in the identity of hotel, tourist complex and camp and in characteristics of numerical surface area sizes /a5/, building heights /a8/, method of calculation of a single parking space /a14/, type of building plot "free standing", "semi-integrated" and "integrated" and protection measures /a15/, which are descriptive and general /a16/.

At the first belt plot level, there are communal plots with the width of vehicle traffic connection points measuring 3,4 and 8 meters /b4/, with 3 confirmed items. It is possible to calculate the number of parking lots for the size of dedicated content of "hospitality and tourism industry accommodation facility, apart from the motel; 1 accommodation unit = one parking space" /b10/. The method of waste disposal is also confirmed by establishment of a comprehensive waste management system /b11/. At the zone purpose of the said purpose unit, there are 9 positive items, out of the total of 27 spatial indicator items.

At the second plot level of 20 spatial indicator items there are characteristics of three confirmed items which are similar to the first belt plot level /d4, d10, d11/. It can be established that in the technical profession, planning block purpose units as construction blocks are known, but in spatial planning they are neglected both regulation-wise and in terms of spatial plan elaboration.

The third plot level consisting of a total of 17 spatial indicator items, of which 11 are confirmed, 4 unconfirmed and two in the combination of confirmation. At the surface plot level, the following spatial indicator items are confirmed: plot colour (pink – red) /e2/, purpose unit term – tourist zone /e3/, plot shape - irregular /e4/, unique plot numerical sizes: surface area 88 ha /e5/, 8,000 beds /e6/, utilisation density 90 beds/ha, /e9/ satellite installation location in accordance with regulations (antenna pole height 5-30 meters and higher) /e10/. Belt plot has confirmed items for corridor widths of local and other roads in a settlement of 10 meters and outside settlement 20 meters and has regulatory described connections for public roads (slopes, lengths, bends, etc.) /f2/. The existing number of electricity substations is determined /f3/, as a method of disposal of harmful and un-harmful waste using the aforementioned system. Ordinal number of surface and belt plots is missing /e1, f1/, total number of staff /e7/ and method of resolution of ownership relationships /e11/.

Permitted capacities of consumption of communal installations are at the level of territorial unit (The town of Poreč) and, from that aspect, are deficient or combined confirmations for the zone in question. In confirmation combination are minimal and maximal building heights in meters, without storeys.

The reasons for the said deficiencies, both at the plot level and at the level of their items, can be interpreted differently; one thing is sure, it concerns spatial indicators which are not determined by regulations and, according to

the available literature, neither are they comprehensively scientifically researched.

The purpose unit "Ulika 1" is also a planning zone; it is similar to the previously mentioned "Ulika". The differences lie in the shapes of the unique plot, as two shapes of plots were created out of a single one, or two "complexes", but not table recorded. At the first surface plot level quantities of consumption of water, drainage and gas at the level of the volume of the town of Poreč are determined and not for the associated local authority territory /b7/. The point of connections for the surface plot containing up to six building plots is determined /b8/. The question is asked why the elaborations of one and the same purpose unit at the level of the spatial plan in the volume of the territorial authority of the town of Poreč and the volume of the town of Poreč itself are similar? The answer is clear; there are no purpose units for the planning area, nor for planning zones proscribed by regulations, therefore purpose unit duplication occurs. It would be logical that at the level of the town of Poreč planning area or purpose units were determined in the volume of the settlement of the small town of Poreč, and its qualification documented with IV plot level spatial indicators, which are not the subject of this research. Why are detailed spatial indicators determined for the first plot level in the global purpose? The answer is similar to the previous one, but it is complemented by the fact that spatial standards have not been determined for building and communal plots, which are missing from spatial planning.

Purpose unit "Ulika 2" is a planning block through three dedicated plot levels. In comparison with spatial indicators "Ulika", the first surface plot level additionally contains – confirmed three items from number of beds /a9/, build-up and usability coefficients /a11/, building connection points for communal installations /a12/ and it does not contain building plot types /a15/. Spatial indicators of first level belt plots are complete, except for quantities of consumption of communal installations which are solutions for the whole complex /b7, d7/. Spatial indicators of surface and belt plots for the second and third purpose unit level are also complete and the differences lie in unconfirmed items of "Ulika" and "Ulika1" spatial indicators. It is important to emphasise that for the "Ulika 2" purpose units a harmonious method of solutions of ownership relationships is determined /e11/, this being one of the indicators for belt plot subdivision plan and its implementation.

The "Lanterna" purpose unit has similar spatial indicator characteristics to the "Ulika" purpose unit. The differences are position, surface area and number of planning zone beds, as specific qualities without markings. The "Lanterna" tourist zone is a separate part of the rural settlement Tar-Vabriga and the "Ulika" tourist zone is a separate part of an urban settlement.

The "Koversada" purpose unit is a planning zone which contains considerable differences in comparison with the "Ulika" purpose unit. At the first surface plot purpose level, the first mentioned purpose unit differs in the expression of the build-up and usability coefficients /a11/ and it does not have the building plot type /a15/ and the road width and number of parking lots /a14/ of a specific hierarchy for the belt plots /b4/.

At the second surface and belt plot level, the differences are the same as for the said "Ulika". At the third plot purpose level, the differences are the following: the number of staff in tourism (400) is confirmed /e7/. The following items are unconfirmed: road width /f2/ and calculation of water and energy consumption /f4/. In combinations of confirmations, there is the satellite installation location, except for the telephone /e10/. It is important to emphasise that the said purpose unit is complemented by spatial indicators of a wider scope at the level of the municipality territorial authority and these include a detailed population processing with all its statistical data: sex, generations, employment, business levels, as well as the expression of number of unemployed persons.

The "Petalon" purpose unit is a planning plot which contains differences in comparison with the said purpose unit "Ulika". At the first plot purpose level, those differences are as follows:

For the surface plots, "Petalon" has the confirmed items: ordinal number /a1/, building plot and its shape /a4/, building ground level /a7/, number of beds /a9/, building connection points for communal installations /a12/ and does not have the following confirmed items: protection measures /a16/ and plot colour /a2/. The following items are confirmed for belt plots: ordinal number /b1/, road shape /b3/, directions and position of communal installations /b5/. The second plot level has confirmed spatial indicator items for surface plots, similar to the first plot level and, for belt plots, the differences lie in the expression of the ordinal number /d1/, road shape /d3/, directions and position of communal installations /d5/. The third plot level does not contain associated spatial indicators, except the total number of beds /e6/, permitted height of two storeys /e8/, waste water drainage and treatment with connection to the main collector /f5/.

The "Pical" purpose unit is a planning zone and has similar spatial indicator features to the "Ulika1" purpose unit. Their similarity emanates from the method of processing of spatial indicators which are contained in the same spatial plan, but with positional differences. The "Pical" purpose unit is situated inside and "Ulika", outside urban settlement.

The "Slatina" purpose unit is a planning zone which contains slight differences in comparison with the "Ulika" purpose unit. The differences lie in some spatial indicators, so, for the first surface plot level, "Slatina" has the following confirmed items: building ground level /a7/ and built-up and usability coefficients /a11/. At the second plot level, it has confirmed items of permitted construction height /c8/ and at the third plot level, the ordinal zone number /e1/ and does not have the confirmed number of beds /e6/.

The "Slatinal" purpose unit is a planning plot. The spatial indicator differences in comparison to the "Ulika" purpose unit are as follows: at the first surface plot level, the "Slatinal" purpose unit has the following confirmed items: purpose colour /a2/, building plot shape /a4/, position of flexible construction surface area /a6/, built-up and usability coefficients /a11/ and does not have the building plot type /a15/. At the same plot level, the belt plot has the following confirmed items: kerb colour /b2/, road shape /b3/, directions and position of communal

installations /b5/. At the second plot level, the said purpose unit for surface and belt plot has the same differences as in the first plot level, while for the third plot level, surface unit does not have confirmed items for satellite installation position /e10/ and number of beds /e6/. According to the determined and conducted data processing methodology, the following conclusions can be made:

4 Conclusions

For the hospitality and tourism industry construction:

- glossary of purpose unit or planning unit in the hierarchy of planning zone, planning block to planning plot is defined;
- 19 terms of planning plot dedicated construction, two terms of dedicated construction for planning zone and 13 terms for dedicated construction for planning zone, with a total of 32 glossaries, are classified;
- planning zone is divided in one term of tourist zone, two terms of tourist complex and 10 terms of tourist area;
- description of aforementioned terms for method of service use with indication of locality outside the tourist zone, as a glossary of dedicated construction units, is defined;
- hierarchical purpose unit shapes, on the example of 9 spatial plans, are processed;
- purpose unit or plot shapes are irregular, with the exception of some regularities;
- shaped purpose is characteristic for the following criteria: work space, creativity, functionality and harmony.

The spatial indicators of zone, block and detailed plot purpose are such that they extend through three plot levels of both surfaces and belts. Particular zone plot purposes are duplicated in the processing of the spatial plan in the volume of the territorial authority units and town area volume. In the zone plot purpose, numerical expressions of detailed elaboration of the first plot level are also defined. Some plot levels do not have the spatial indicator unity for surface and belt plots. Terms of some purposes are not defined and are reduced to building description according to its purpose feature. Belt plots are shown differently. In some cases, road plot shape is a plot consisting of several streets and sometimes of a hierarchically elaborated street, both term-wise and according to its size and the shape and connections of specific communal plots. Communal installations (electricity, water, gas and telephone) are shown from their source in the spatial plan volume and corresponding purpose unit connections and their permitted load are missing, both at the level of zone and block and a more detailed purpose of plots. At the level of units of plot purposes, the following are missing:

- spatial indicator equations for dimensioning of communal installations, roads, coefficients, density and terrain units of use and similar;
- classified purpose units of accompanying facilities in tourism; and
- spatial standards, except for coefficients.

The idea of what are the characteristics of associated purpose unit of the hospitality and tourism industry construction is not clear. Purpose unit characteristics are unknown in spatial planning, but light is thrown on them hereafter. Purpose units are a spatial planning structural rule. Each purpose unit from the aforementioned criteria has primary characteristics.

- The characteristic of the third level of plot purpose is resolution of ownership relationships or equal distribution of properties and elaboration of subordinate purpose units, with clear terms and connections of corresponding belt plots and connections of communal installations and their permitted loads.
- The characteristic of the second level of plot purpose is elaboration of belt surfaces and plots within the limits of permitted sizes and connections to smaller units, for the purposes of achievement of a certain service quality. Subdivision belt plot plan as well as elaboration of concept designs in the volume of a larger surface area and a more simple distribution of ownership unities are added to the implementation of the second level of plot purpose.
- The characteristic of the first level of surface plot purpose is a detailed purpose for one user, as a single construction plot of newly planned construction or arrangement, to which belt plot or communal access road plot is added, all within the limits of permitted load for construction and arrangement of streets, parking lots and squares, as well as associated communal installations.
- A detailed block and surface plot purpose for preparation and implementation of the subdivision plan, ownership unity solutions and preparation of concept designs and remaining documentation in accordance with the regulations currently in force.

The hospitality and tourism industry construction units are work space of inhabitants of associated territorial authority unit with additional characteristics of purpose shaping and rational utilisation of natural and created values, possibilities of employment of work-capable population, as well as creation of profits and associated space protection measures.

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