

**B. Purchase/lease of land and/or compensation payments for use rights**

*ACTION B.1:*

***PURCHASE OF LAND FOR THE GRAVEL BARRIER BUILDING IN THE ZELENCI PROJECT AREA***

*Description (what, how, where and when):*

In the Zelenci project area, a barrier on a steep mountain stream will be built in order to stop the gravel before it reaches the alkaline fen (C.1.1.).

In order to be able to carry out action C.1.2 (construction of a gravel barrier) a part of the land parcel No. 508/1 (approx. surface area of 1.400 m<sup>2</sup>) of the Podkoren cadastral unit in the Kranjska Gora municipality will be purchased. This parcel is privately owned. The purchase of the land is the most effective option in order to be able to carry out action C.1.2. The parcel No. 508/1 is grassland with overgrowing bushes. It is located in the south-eastern part of the project area, and at the edge of the central part of the Sava Dolinka river spring.

The gravel barrier can only be built on the existing (one) mountain stream flowing into Zelenci area, if the aim of the project is to be achieved. The aim is to stop the gravel before it reaches the alkaline fen on the Zelenci project area.

The land parcel, over which the stream flows, is a State property. The width of this parcel is only 3.3m. This is not enough for the entire gravel barrier. The size of the planned gravel barrier is 28m wide and 40m long. The right bank of the stream is also a State property but the left bank is a private property. Only the needed area/land on the left bank (privately owned) will be purchased (1400m<sup>2</sup>). A short access road to the barrier will also run through this area, so that the barrier could be emptied regularly. There is no other area, which would be suitable for the gravel barrier construction and would be entirely in the property of the state.

The land will be purchased before the building permit for the barrier construction will be obtained. The coordinating beneficiary will buy the land and sign it into the land register as a national property. Its ownership will then be transferred to the Water Fund of the Republic of Slovenia, in accordance with the Water Act (Official Gazette of the Republic of Slovenia, No. 67/2002). The Water Fund of the Republic of Slovenia is managed by the Ministry of the Environment and Spatial Planning. This will guarantee that the land will be assigned definitely to the nature conservation purpose, consistent with the objectives of the EU Birds and Habitats Directives.

Current prices of a metre squared of grassland are from 1,5 to 10 EUR/m<sup>2</sup>. They depend on the conditions for agricultural production, e.g. the wetness of the terrain, its steepness, etc. The recommended prices are determined by the Ministry of the Environment and Spatial Planning for groups of areas with similar conditions.

The formal procedure of the purchase will base on the official evaluation of the land price which was obtained in the end of year 2007. In 2009, we observe that the agricultural land prices have not changed significantly since 2007. Geodetic measures and parcelation of the existing land plot, notary's expenses, etc. are included into the associated charges. According to the LIFE+ Nature and Biodiversity Guidelines for applicants 2009 – Chapter: 2.b How to conceive a LIFE+ Nature project proposal, Land purchase/lease, we provided the evidence that the purchase price is consistent with the current market prices for the type of land and the region concerned (Annex III - Land evaluation scan).

Preparatory activities for the purchase will start in the beginning of the first project year (2011), and it will be completed in the first third of 2012.

*Reasons why this action is necessary:*

The purchase of the land is the most effective option in order to be able to carry out action C.1.2. Improvement of hydrological conditions in project area Zelenci, action in which a gravel barrier will be built. The function of the barrier will be to prevent the gravel accumulation over the project area, and to assure the favourable hydrological conditions of the project area Zelenci.

*Beneficiary responsible for implementation:*

Institute of the Republic of Slovenia for Nature Conservation

*Expected results (quantitative information when possible):*

1. Approx. 1.400 m<sup>2</sup> of land purchased which will enable us to carry out action C.1.2.
2. Improved hydrological conditions of Zelenci project area will assure a long-term favourable conservation status of alkaline fens (7230), transition mires (7140) and depressions on peat substrates of the Rynchosporion (7150) habitats.