



The morphology of the terrain on which the town-island formed in the shallow lagoon contributes to the unusual imagery and distinguishes Nin as a town with one of the three salt ponds on the eastern Adriatic coast that have been in operation since ancient times. The rich historical heritage, the proximity of large tourist resorts and the city of Zadar, resulted in the fact that the population of Nin (2,750 inhabitants in winter) explodes fivefold in the summer months (14,000 in the summer), which is a record number in Croatia.

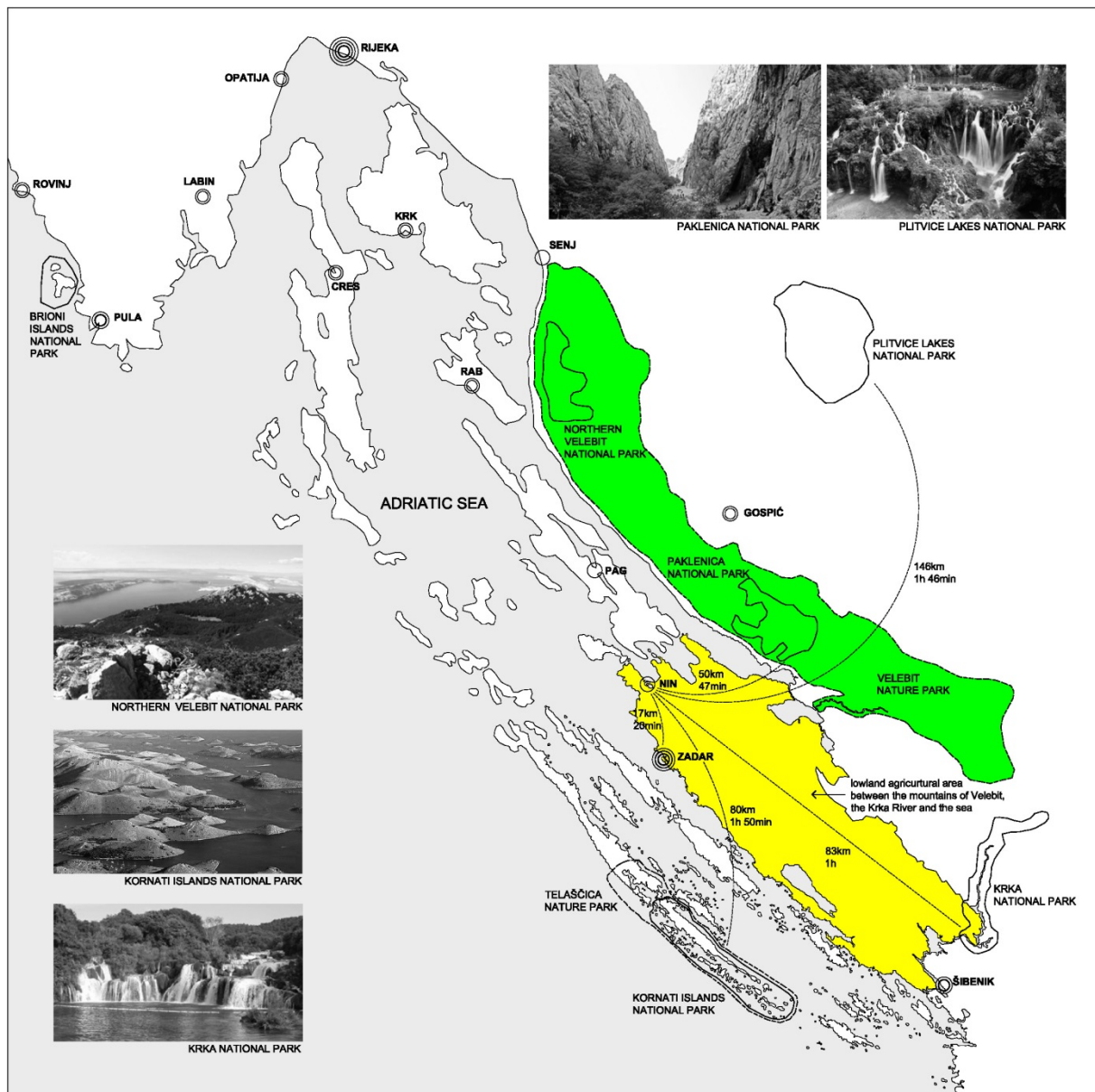
Providing only seasonal accommodation facilities, as a support to 'tourist' environment (natural and cultural sights, beaches ...) creates a monofunctional housing ghetto within the city area. In the winter when the surrounding activators disappear and tourists leave, these parts of the city turn into dormitories. Small towns (villages) do not have urban power or social potential to resist the six months of hibernation. Summer modes of community motivated by profit completely disappear in winter. But small towns can be an appropriate place to explore and plan different sustainability models that we can call *the winter use of summer strategy*.

NIN / LOCATION / HISTORICAL AND URBAN DEVELOPMENT

The City of Nin is situated in the lowest and flattest part of agricultural area between the mountains of Velebit, the Krka River and the sea (the most fertile part of Dalmatia, located in the hinterland of Zadar).

The geography of the surrounding area of Nin is characterized by alteration of limestone karst and alluvial deposit, resulting in fertile agricultural land. The importance of soil in the historical-geographic development of Nin as an urban center is quite evident from the degree of their valorization, which is evident in the thousand year long tradition of agriculture as the economic base of this area.

In an extremely delicate flat landscape, appearing even gentler compared with the neighboring Velebit mountain, the harmonious spatial relation of the built area and the natural environment is preserved.

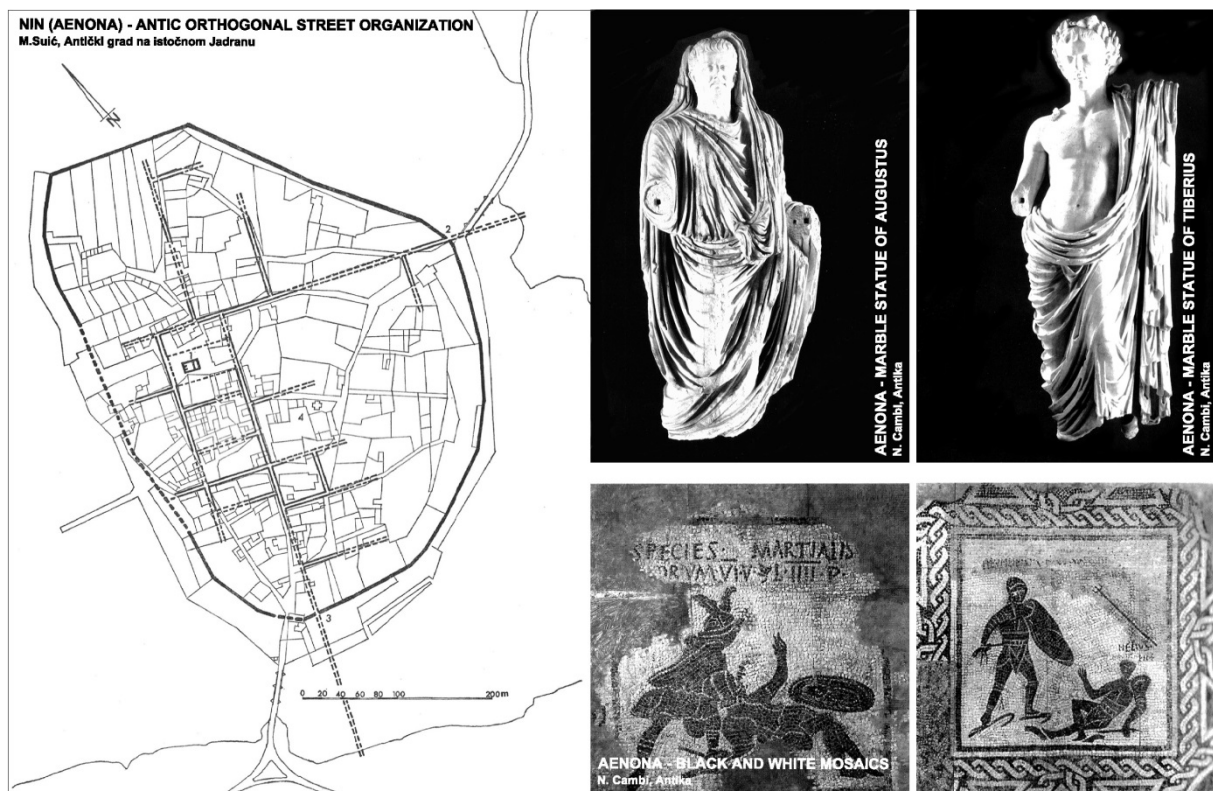


Nin originated on a small sandy shoal, which is today an oval shaped island, measuring about 0.3 km² of surface and with the altitude up to 4 m above sea level, connected to the mainland by two bridges. It is situated on the lagoon mouth of the Miljašić jaruga stream, called Ričina, which flows from the southeast. The stream ran from the south side of Nin until the beginning of the 20th century, flooding the wider area southeast of today's saltworks, creating wetlands and depositing peloid rocks in the

port. The stream caused problems, but at the same time brought about favorable conditions for the first settlement of the area, by providing plenty of fresh water for agriculture and daily use.

Nin was founded in the 9th century BCE in a previously uninhabited area. Development of the Liburn community can be continuously monitored, from the foundation of the settlement up to the beginning of the Common era when Aenona became a significant center and capital of one of 14 Liburnian municipalities. By then, the settlement covered the whole surface of the island with a radial-concentric street layout, common to Liburn settlements.

Roman dominance in the 1st Century CE did not bring changes to the layout of settlements of minor importance. Integrating the irregular plan of the city into a hierarchically fragmented urban network of Roman *urbs quadrata* ensured continuity of development of Nin, its geographical integrity and independence of the community, at the same time enabling its political and economical accession to the Roman state system with municipal organization. Unlike the neighboring newly-built Zadar /Iadera/, Nin has never been a Roman town in the true sense, but its openness to new urbanity and civilization brought by Rome can be attributed to the prosperity of the strong Liburnian indigenous community in the Roman municipal system.



Within the city walls, on the surface of cca 15 hectares, there was a city whose new orthogonal layout has been adapted to bridges - major inbound and outbound routes. The main city streets were determined by these paths, and their intersection was at the city Forum. It is assumed that the road from Zadar was continued from the southern city gate to the Forum as *cardo*, and the one beginning at the upper city gate as *decumanus*, indicating the insertion of the Roman urban scheme modified according to the existing conditions.

The monumental Forum was in the north-west, instead of being in the geometric center. Public, political and cultural events took place on the Forum, and since there was no theatre or amphitheatre, this is probably where public performances and competitions took place. In the center of the Forum there was also a magnificent temple, probably on the site of an older sanctuary.

Throughout the city there are remains of ancient structures - streets, sidewalks, residential buildings /villa urbana/, shops, baths... The population of Nin counted around 4000 inhabitants at that time.

It is assumed that, at the time of the establishment of the Nin municipality, the land was meliorated and developed, in particular the area of today's saltworks, the settlement of Zdrijac, Ninsko blato and the island with the city. The seafront was probably at the site of today's sunken stone shoal, Ploče, which is clearly visible at a depth of 0.8-1.3m. The drinking water supply was organized by the Roman municipality of Nin, with a complex system, via an aqueduct from the water spring in Boljkovac, 4 kilometers away. The Roman era, a relatively long peaceful period, provided the harmonious economic and cultural progress of this region.



In the 4th century, due to the large migrations, significant changes began at the borders of the Empire. The economic weakening of Rome and the events that took place in the following centuries, technical supervision of the extremely complex mouth of Miljašić jaruga was discontinued, primarily because of the difficulty of funding such large interventions. Absence of comprehensive works on maintenance of buildings began to endanger vital functions of the city. For several centuries, Nin might have lived on the heritage of a stable Roman Empire, but without the maintenance of all the city's facilities and functions, the quality of the social standard has gradually diminished.

At the time of the young Croatian duchy, who, as a vassal of Byzantine Empire, had their capital in Nin, in the neighborhood of Zadar - the center of Byzantine Dalmatia, the town continues its urban history thanks to its geo-strategic position. Opportunities were brought by the Frankish conquests in the early 9th century, as their views on ecclesiastical jurisdiction coincided with the interests of Croatian rulers. Thus, after 812, the Latin or Byzantine dioceses on the Croatian territory were abandoned. The cities of Zadar, Trogir and Split remain under Byzantine rule, and the land of Croatian

rulers came under the rule of Franks under the leadership of Charlemagne. Since then, Nin has been confirmed as the center of Frankish Croatia. A new center was built with a basilica, ruler's court, bishop's palace and other public buildings. This was the most prominent period in Nin's history in Croatia. The configuration of the low, sheltered coastline around Nin contributed to the construction and accommodation of the Croatian naval fleet.



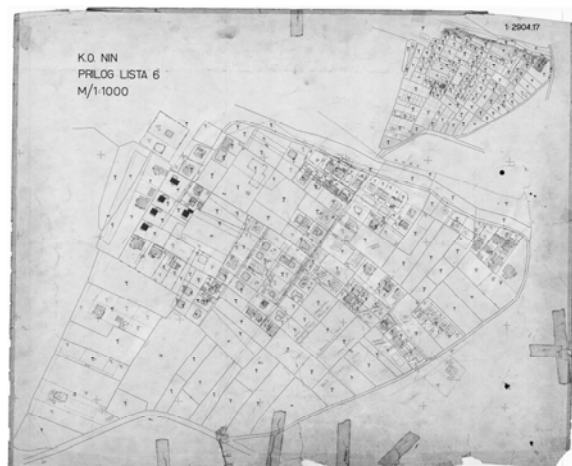
In the age of Venetian domination, although strategically important to the new ruler, Nin gradually declined. In 1348 malaria was first mentioned in Nin. The noble population started leaving the city and it became a major problem for the Venetian government due to the unhealthy environment with declining population, and relatively large urban heritage, fortress and territory system generating costs that exceeded the city's revenue. In the mid-15th century, the authorities sought to boost the populating of Nin by allocating municipal land to new residents, but this did not stop depopulation because the main causes of malaria and other contagious diseases were not eliminated.

Newcomers have been mostly rural population, so the town turned into a village with numerous ruins and few inhabitants. The decline of Nin was also accelerated by the Turkish invasion, and by the end of the century the city and its surroundings were thoroughly ravaged. Nin was finally destroyed at the time of the so-called War of Candia between Venice and the Turks, when, the Venetians destroyed the city on April 28, 1646 for strategic reasons.

The state of Nin was more or less unchanged until the arrival of the Austrian administration at the end of the 18th century. In 1786, large plantations of tobacco and other cultures were introduced, industrial and factory buildings were built on the site of today's village Grbe, a network of amelioration channels was built along the Miljašići harbor and land was divided into plots. Under the management of the Zadar marquis Girolamo Manfredi, the estate was well maintained, but later the results were weaker, because of malaria, bad health conditions and poor treatment of the peasants, whose number was insufficient to tend to the vast plantations. In 1828 Nin lost the last institution of the medieval town when the Nin bishopric was abolished by the pope.



AUSTRO-HUNGARIAN LAND CADASTRE MAP FROM 19.TH C.



20.TH C. - URBAN PLANNING ON AUST.-HUNG. LAND CADASTRE MAP

Nin – a productive town

Existing 'summer-winter' scenario brings a number of problems to the functioning of everyday life. Programming of the development and planning of new public spaces are burdened by seasonal (tourist) population. The basic task of future urban development is to create a balance between the productive (4 summer months) and the unproductive part of the year. To be "more productive" for Nin means re-utilizing the city's public and private accommodation and facilities created under the pressure of seasonal tourism in the winter period as well. In Ždrijac neighborhood - the strategic site perimeter - the problems identified at the city level are strongly perceived, making it a suitable site for exploring new trends in development.

The development strategy of the City of Nin 2016-2020 states: 'The City of Nin aims to develop a sustainable year-round tourism, based on: marine tourism (sun and sea), culture tourism (3000-year-old history), health tourism (medicinal mud), sport and recreation tourism (bicycling, kite surfing, wind surfing) and industrial tourism (saltworks, birdwatching).

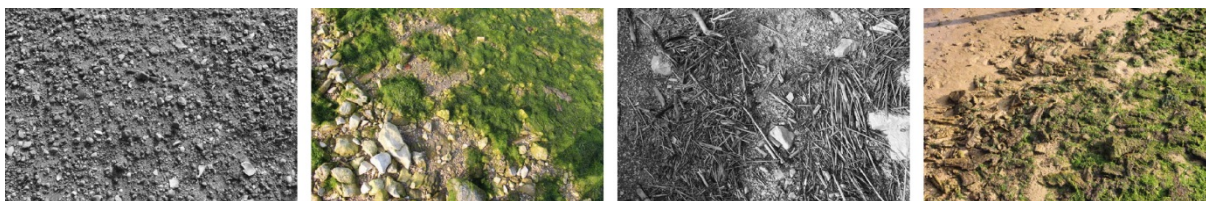
The reality is that in the following years the economic growth of Nin will be based on tourism, so one of the directions of future development of this core activity must be its adjustment to the contemporary needs as well as finding new programs to improve the tourist offer. The proclaimed goal of reaching all-year tourism is difficult to achieve without stronger support of the local population. Until now, the tourism was based on landscape and historical features that needs to be complemented by new products that will broaden the base of potential users. Residents of the city need to generate these new offers.

The analysis and consideration of productivity in small monofunctional (tourist) towns may often lead to incorrect conclusions. If we consider productivity in the narrowest sense as the ratio of invested funds and resources to the achieved results, we will find that good results can sometimes be achieved with very little (sometimes barely any) investment because tourism is an "inert" system based on the concept of "sun and sea", which always meets the expectations of a large number of tourists. In such cases, even modest results ensure that the ratio of investment to results stays in the positive zone. However, this is not a desirable direction for a location's tourist development, as there are negative sides to it, such as functional problems (mass tourism, insufficient capacity of infrastructural resources, uncontrolled construction, environmental pollution...). Successful tourist locations (towns) must control the tourism industry-related processes, and the simplest and the most efficient way to do so is by ensuring continuous investment. There is no profit without investment. Investment allows us to define and plan the desirable results. This leads us to the key moment in which most investors make mistakes because they see planning exclusively as a means of reaching the seasonal figures, which can be compared to "putting out the fire".

Programming, urban planning and design must be based on forecasts, remaining focused on new developments and aimed at generating new values.

A town is truly a living organism. Its vital energy is found in the space in which it develops and grows, as well as in its residents. Programming and planning activities must always be performed taking into consideration the needs of the town's residents. The needs of its temporary residents (tourists) can only be one of the factors, and by no means the only factor. The local tourist potential has been almost fully reached and it can be upgraded only by revitalising the space, including:

- transforming the town which "only lives in the summer" into a town with year-round events;
- creating a programme and plan based on the principles of "green infrastructure*", which needs to result in functional changes in the residential area, thus producing a powerful effect on the lifestyle habits and way of life of the town's residents;
- working towards transforming the living environment into a changing organism, and towards a *final design which will be something more than the sum of multiplication of circular urban economies.*



* Green infrastructure is a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation. This network of green (land) and blue (water) spaces can improve environmental conditions and therefore citizens' health and quality of life. It also supports a green economy, creates job opportunities and enhances biodiversity. The Natura 2000 network constitutes the backbone of the EU green infrastructure.

Green infrastructure planning is a successfully tested tool to provide environmental, economic and social benefits through natural solutions and help reduce dependence on 'grey' infrastructure that is often more expensive to build and maintain.

The European Commission has developed a Green Infrastructure Strategy. This strategy aims to ensure that the protection, restoration, creation and enhancement of green infrastructure become an integral part of spatial planning and territorial development whenever it offers a better alternative, or is complementary, to standard grey choices.

Socio-economic parameters

According to the population census of 2011, the Town of Nin has 1,132 residents - 2,744 together with the surrounding areas.

In the Town of Nin, the working population (age 15 – 64) accounts for 66 % of the total population, and the average age of its residents is 43.4 years. The ageing index, which shows the ratio of persons over the age of 60 to persons under the age of 20, is 140.7. The old-age coefficient, which shows the share of persons over the age of 60 in the total population, is 28.4.



The Town of Nin has an economic development index of 109.29 %, which puts it into the above-average developed category of the local administrative units in the Republic of Croatia.

The oldest economic activity in the Town of Nin is salt production, today carried out at Nin Saltworks, where salt is extracted through a traditional process, using the effects of the sun and the weather.

Next to the Salt Processing Plant, there is a fish hatchery operated by the company Cromaris, where sea bass and sea bream fry are cultivated using sea water from the lagoon.

The hatchery, opened in 2015, is one of the largest and most modern hatcheries in Europe. With its output of 6,000 tonnes, it is one of the ten largest European producers of sea bream and sea bass.

In 2014, 42 companies were registered in the Town of Nin, with a total of 153 employees.

All of these companies fall into the category of small enterprises. They mostly perform the activities of accommodation provision and food preparation and service, followed by construction, administrative and ancillary services. The development of entrepreneurship is also supported through the development and construction of three entrepreneurial zones.

The Nin area is highly suitable for the development of tourist economy, Mediterranean-specific agriculture and an economy based on its seashore location, which will be the fundamental factors in the development of this part of Zadar County.

The Extreme Sports Centre is located on the beach of Ždrijac (project site), where sports equipment is sold and various sports activities are offered (windsurfing, sailing school, kayaking, kitesurfing).



The development of Nin is focused on the sustainable development of sea-based tourism. A part of the local population is employed in the tourism industry, and they also perform the activities of apartment rental, food preparation and service, souvenir sale etc.

Zaton Holiday Resort (apartments and camping) plays a key role in the Nin area, as it accounts for almost 60 % of tourist stays in this area.

In 2018, Nin visited 155,744 tourists and achieved 1,318,745 overnight stays.

According to the official data on the categorised facilities, the Nin area has a capacity of 12,000 beds, out of which 8,000 are located at Zaton Holiday Resort.



The Nin area has a significant agricultural potential, especially for viniculture, vegetable and fruit growing. This lowland area between the Velebit mountain, the Krka river and the sea comprises approximately 30 % of the total Dalmatian agricultural area.

The Town of Nin possesses the necessary prerequisites for ecological agriculture. A total of 83 farms are registered in the Nin area.

There is one nursery and one primary school in Nin. There are no secondary schools, higher or adult education institutions.

According to the data from the Register of Associations in the Republic of Croatia, there are 32 registered and active associations in the Town of Nin. Sports associations are the most numerous (16 in total), followed by cultural associations:

Sports associations:

Five-a-side football club "Aenona" Nin

Boules club "Grgur Ninski"

Basketball club "Grgur"

Five-a-side football club "Azine"

Five-a-side football club "Poljica brig"

Five-a-side football club "Zaton"

Five-a-side football club "Žerava"

Motor boating club "Nautilus"

Nin Majorettes

Hunting association "Jarebica" Nin

Hunting association "Jarebica 1923" Nin

Minigolf club "Zaton"

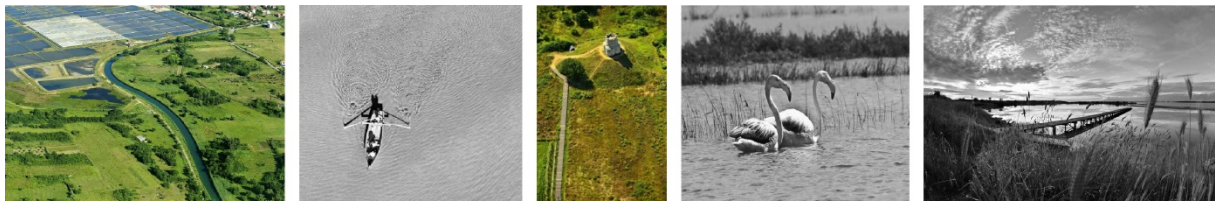
Parachute club "Gavran"
Sports fishing association "Pestoć" – Zaton
Equestrian club "Nin"

Cultural associations:

Folk ensemble "Branimir" Nin, including "Branimir" tambura orchestra
Folk ensemble "Kuntrada"
Dalmatian male klapa group "Condura" Nin
Matica Hrvatska Nin

Other associations:

"Velebit" Association
Women's Association "Aenona" Nin
Association for the promotion of a healthy lifestyle "Mare vitalis"
The Youth Association of Nin
Volunteer firefighters' association "Pljusak" Nin
Nin Accommodation Renters' Association
Citizens' association of family and holiday home owners Bilotinjak Nin
Citizens' association of family and holiday home owners Ninske vodice Nin
Citizens' association of land and holiday home owners Lapti
Nin German Shorthaired Pointers Owners' and Lovers' Club
Nin Kennel Club
Funeral company "Zaton"
Funeral company "Miljašić"



Climate

The Town of Nin has a Mediterranean climate, with dry and hot summers. The average temperature is 25 °C in the summer (with an average sea temperature of 23 °C) and 7°C in the winter. An essential characteristic of this climate is the regular rhythm of the seasons, with no periods of continuously high or low temperatures, or long periods of drought or rain.

These three characteristics define the local climate:

- stable and pleasant weather in the summer and early autumn,
- unstable, dry and cold weather in the colder half of the year.

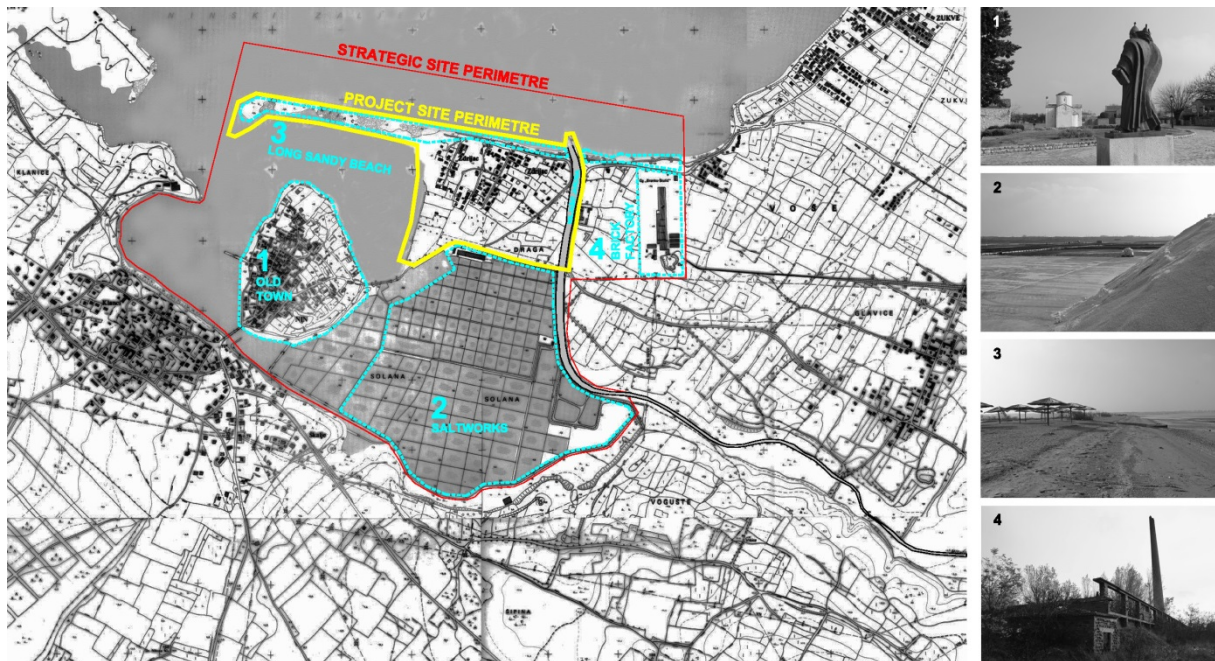
There are two types of weather with jugo wind in the colder half of the year:

- cyclonic with jugo wind – cloudy and wet with strong wind and large waves, heavy rain and thunderstorms,
- anticyclonic with jugo wind – warm weather with clear skies and lower humidity.

Air circulation is characterised by strong winds. The dominant wind direction is northwest across the northeast to the southeast quadrant. Similarly to the neighbouring islands of Pag and Vir, the bura wind has a strong influence, although it is milder in comparison. Bura has left a strong mark on the vegetation, lithology, and agriculture, and it has conditioned the orientation and layout of buildings, villages, and harbours. Its influence must not be overlooked when intervening into the space, and the interventions must take into account the strong wind impacts and salt sediments.

Strategic site perimeter:

The historical centre of Nin, Saltworks, Miljašić Jaruga stream, brickyard, sandy beach along the Ždrijac neighborhood



The historical centre of Nin is located on a low and flat oval-shaped island approx. 450 m in length, with an area of approximately 19 ha and a maximum height of 4 m above sea level. It is connected with the land by two bridges and lies at the mouth of the Miljašić Jaruga stream, also known as Ričina, which flows into the lagoon. The lagoon is separated from Nin Bay by a low sandy shoal and a shallow sea passage. The island has been inhabited ever since antiquity.

The Church of the Holy Cross, built in the 9th century, is one of the town's symbols. It is located in the centre of the island, where the town developed in the Early Middle Ages. In the era of the Croatian rulers it served as the court chapel of the nearby duke's court. It has been completely restored.

Near the Church of the Holy Cross, you can find the remains of residential buildings dating from antiquity and late antiquity (1st – 6th century), as well as the ruins of a Croatian Pre-Romanesque necropolis which partly reveal an antique settlement. The Church represents a calendar of sorts, as the play of sunbeams inside the church can be used to determine the exact dates of the solstice and equinox (i.e. the beginning dates of the seasons of the year). With its prominent position and beauty, it dominates the surrounding area. The Church is also a symbol of the Zadar region, appearing on the flag and coat of arms of Zadar County.

The small area of the island used to contain 12 churches and 3 monasteries, of which 3 churches have been fully preserved to this day: the Church of St. Ambrose, the Church of St. Anselm, and the Church of the Holy Cross.

The walls of Nin were built in the Middle Ages on the remains of the Roman fortifications. They follow the perimeter of the island in a curvy line and include two gates – at the lower, Duchess' Bridge, and the Upper Bridge. The preserved remains of the walls date back to the 15th – 18th century. Nin has been a member of the European Walled Towns (EWT) association since 1992. The walls are given a lot of attention, they are studied systematically and according to plan, and the remains are renovated and conserved.

The Venetians destroyed the city in 1646 for strategic reasons, and in 1900 malaria struck the town due to excessive amount of mud and poor maintenance of the shallow lagoon, reducing the number of its residents to 200.

Nin played an important part in the Croatian history and was thus granted town status, extending also to the surrounding villages under its administrative jurisdiction.



Nin **Saltworks**, extending over 55 ha, it originates from the Ancient Roman era.

The plant has a production capacity of 3000 - 5000 tonnes. Salt is produced in a traditional manner, through the natural evaporation of the sea water.

Next to the Saltworks, you can find the Salt Museum, and tourist can also visit the shallow pools where salt is extracted.

The plant area, with its low, muddy and sandy shores and deep lagoons with shallow and swampy parts is also a valuable ornithological area inhabited by as many as 280 bird species at times.

These kinds of habitats are endangered not only in Croatia, but also in Europe, and they are covered by the EU's Habitats Directive and included in the Natura 2000 network.

Next to the Saltworks, there is also a modern fish hatchery, from which fry is transported to open-air cages for further cultivation. The hatchery covers the area of 7,300 m², whereas the area of the of the plant is 5,300 m².



Miljašić Jaruga stream / Up to the beginning of the 20th century, the Miljašić Jaruga stream (with a total length of 25 km) flowed into the sea in the south of Nin and flooded the wider Nin area to the southeast of the town, where the Saltworks plant stands today, thus forming wetlands and causing the deposit of peloids.

Systematic cleaning and maintenance was the only way to enable large ships to access the well-protected natural harbour on the northwest side of the town.

Even though the stream was causing problems, it was also what attracted the first settlers to the area, as it offered an abundance of fresh water for agricultural and household use.

In the period from 1903 to 1909, the mouth of the stream was redirected by cutting a channel directly to Nin Bay. This prevented agricultural surfaces from becoming swamps, which, along with the improved medical prevention activities, had a positive effect on the vital statistics.

In addition to its economic value, the agricultural area along the Miljašić Jaruga stream also has a significant landscape value. Together with the Saltworks, this area is an oasis of unspoilt nature in the developed landscape. The remains of several water mills can be found along the Miljašić Jaruga.



Brickyard / Brick making has been practiced in Nin for centuries. Clay objects were made already in the era of the Liburnians, Ancient Romans, and early Croats. Brick making activity was renewed in 1893 when a brickyard with an oven was constructed east of Nin, by the sea, in an area rich in top-quality clay.

The successful operation of the brickyard was interrupted in 1907 by a fire which destroyed the plant.

The brick and tile industry was renewed in 1955.

The brickyard went out of operation in the 1980s due to a lack of quality raw material.

The technological process of production and the need for ever larger open-air storage spaces for the finished products have shaped the brickyard on a line defined by an extraordinary rhythm of architectonic elements, in contrast with the chimney above the circular oven.

No resorts have been built in the area surrounding the brickyard because it was designated as an industrial zone in the plans.

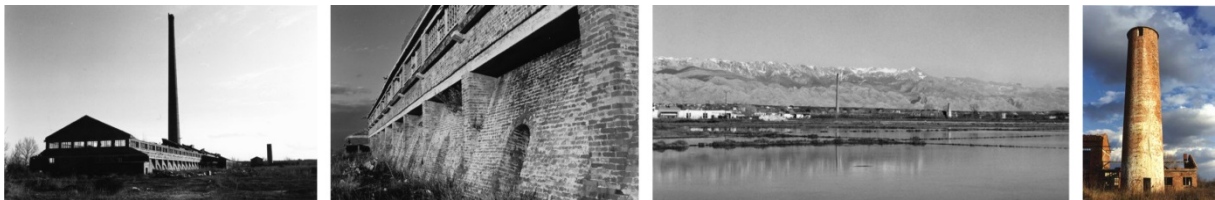
It has recently been redesignated as a tourist zone – T2 tourist resort.

The location of the plot is extraordinary, as it is situated in the first unused area located at a walking distance from the historic town core.

The construction of a small eastern detour (for which plans have been made) around the island of Nin and a road in the direction of Vrši which would circle the whole town, would contribute significantly to the appeal of the plot, which is already valuable due to its location on the seashore, near the river and its mouth as a natural shelter for ships.

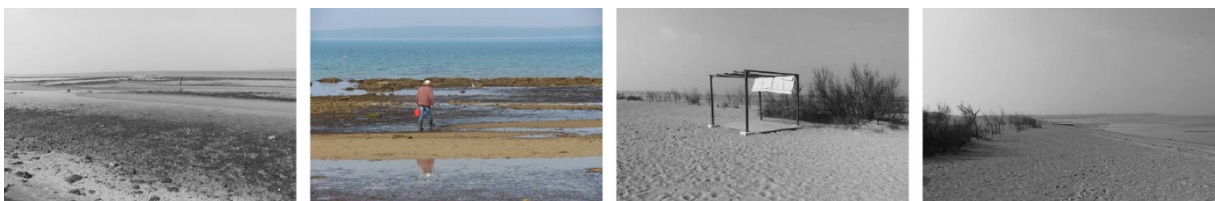
The brickyard has become a toponym, and its chimney has been an important point of reference for travellers on land and at sea for decades now.

The brickyard area has been defined in the current spatial planning documentation as a zone designated for new tourism and service facilities, and such transformation of this almost completely undeveloped part of the town represents an opportunity to design, at the concept, planning, and tendering level, spaces and facilities which will contribute to the urban development of this highly monofunctional town.



Nin is known for its sandy **beaches**, among which the sandy beach along the Ždrijac neighborhood and the Queen's Beach (Kraljičina plaža) are considered to be the most beautiful.

Long sandy beaches are highly appealing because their clean and shallow sea makes them ideal for a family holiday with small children or kite surfing, and also because they are a rarity on the Croatian coast.



Project site – Ždrijac neighborhood

The village of Ždrijac was named after the sandy shoal which encloses the lagoon around the Nin peninsula in the north.

The Ždrijac neighborhood is located to the northeast of the centre of Nin and is delimited by the sea (the lagoon) in the west, the beach (shoal) after which it was named in the north, the channel of Miljašić Jaruga stream in the east and the Salt Processing Plant in the south.

The village was established as a tourist resort in the 1970s and 1980s, with houses constructed by people who lived outside of Nin.

It was a village which “lived only during the summer” and was empty for the rest of the year, so the investments in utility services were adequate only for temporary use, and the variety of public spaces was not even considered.

The second wave of “urbanisation” started in the second half of 1990s, when the people who came only during the summer started to spend more time in the village. In this manner, the character of Ždrijac gradually began to change, as the holiday homes slowly became residences.

In this period, a change in the ownership structure occurred, with the former owners selling their houses to the local residents, who then used them as family homes.

The tourism boom at the beginning of the 2000s (accompanied by the crash of all other economic activities) resulted in the transformation of holiday and family homes into apartment buildings to be rented to tourists during the summer months.

Today there are a large number of holiday homes and apartments in the village, but the accommodation capacity of this part of the town is insufficient in the summer, whereas there are almost no permanent residents in the winter. The built-up part of the village is characterised by numerous buildings on small plots.



The hybrid character of the village left a strong mark on its appearance. Various structures and upgrades; old and new; continuous increase in the number of storeys, all on the fragile foundation of a weekend resort.

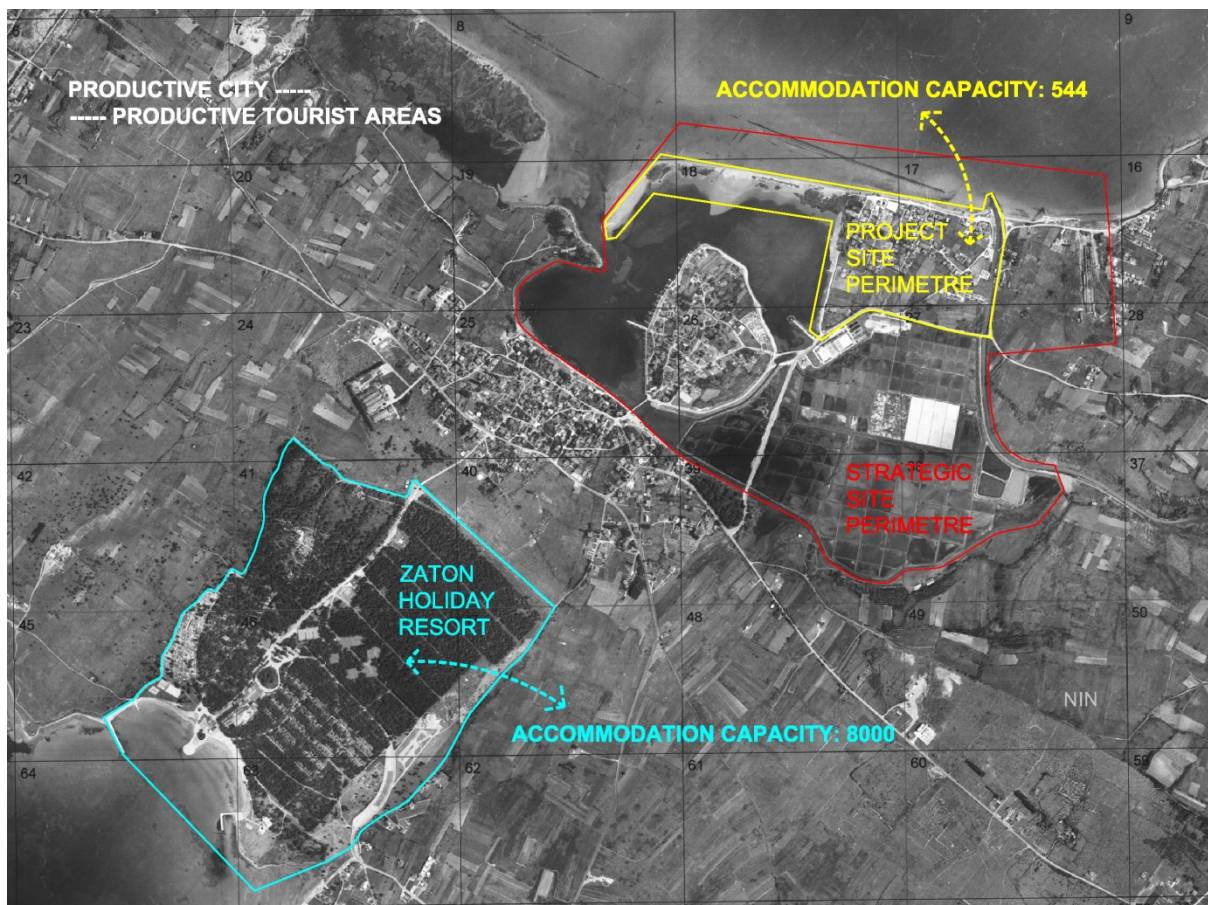
Illegal construction resulted in the almost complete absence of investment in the utility infrastructure, and it's especially tragic that the construction of each new apartment was not only excessive, but also had a negative effect on the tourist appeal of Ždrijac.

The town has never really “seriously dealt with” this area and quality changes have not been introduced by spatial planning.



In spite of the above, due to its exceptional location, the Ždrijac neighborhood has the potential to become a place where programmes initiated by local residents can be implemented with the aim of contributing to a greater urban activity and the introduction of year-round events, which should also provide an initial impetus for the improvement of the tourist offer.

Providing only seasonal accommodation facilities, as a support to 'tourist' environment (natural and cultural sights, beaches ...) creates a monofunctional housing ghetto within the city area. In the winter when the surrounding activators disappear and tourists leave, these parts of the city turn into dormitories. Small towns (villages) do not have urban power or social potential to resist the six months of hibernation. Summer modes of community motivated by profit completely disappear in winter. But small towns can be an appropriate place to explore and plan different sustainability models that we can call the summer strategy for winter life. Planning of all areas in the resort (public spaces, social standard buildings, infrastructure and recreational areas, catering facilities, including private houses for tourism) must have a clear off-season use. Planning of reusable (and thus more productive) spaces, both public and private, can enrich the off-season life in the resort and encourage residents to create a different social and business infrastructure. The task is to create projects following contemporary (innovative) planning methods that will reinterpret the hybrid character of the resort in the program sense, and maintain the vitality of the settlement (the city), which is the basic precondition for sustainable development. If these activities make a small shift towards creating a different city, all actors can be satisfied.



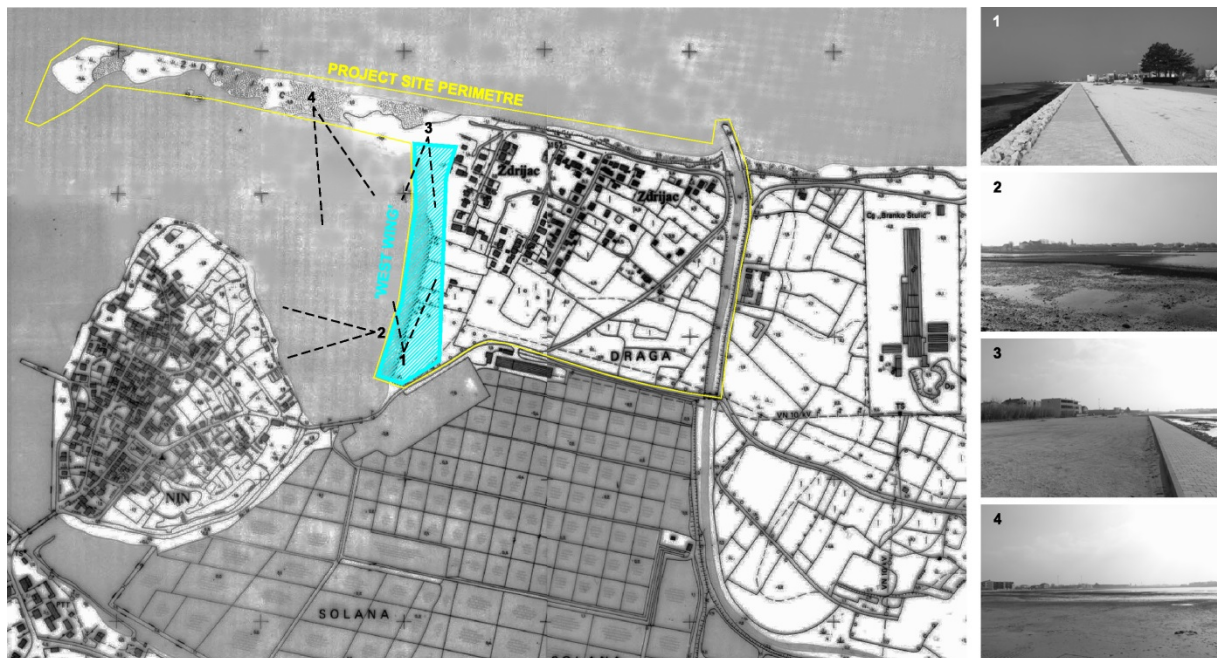
Project site – project tasks:

'West wing' is a wide promenade along the western edge of Zdriljac neighborhood, placed next to the saltworks, the beach and old town which gives it the possibility to become the new town centre.

This is the starting point for tourists and visitors who come to visit the old city center and salt museums or to go swimming. This is part of the Zdriljac neighborhood with significance at the level of the City – an addition which becomes more important than the whole.

This area is organized as a parking lot during the summer period but is empty in the winter, with no clearly defined purpose.

The difference between summer and winter (in season and off season) use of this space together with its already existing hybrid character result in a competition brief in line with the postulates of 'productive city'. Competitors are expected to plan and design the area of the western perimeter of the project site ('west wing'), which will be used as a parking lot for the large number of cars in the summer, and as a public zone with playgrounds, green areas, recreational areas in the winter; at the same time suitable for accepting new activities/programmes (plug-in) that will contribute to a higher quality of urban life throughout the year.



Competitors should propose new ways of using this space by tourists and residents of the neighborhood in the summer, and the residents of the wider area in the winter, as well as the possibility of developing a new model of tourism. The term „model of tourism“ should be regarded in the widest sense, as any qualitative change affecting the lives of both the residents and tourists.

This space has to be seen as an infrastructure strip (not just extended street corridor) - a space where underground channels are placed in function of the fish hatchery, at the same time considering the possibility of its upgrading and the connection with neighboring traffic and pedestrian corridors.

As part of the graphic material, a variant of the western perimeter of the project site is available providing the competitors with the outline of basic functional requirements. Competitors should only consider this solution as part of the spatial data, and their autonomous, innovative design is expected in accordance with the brief.

'Beach life' – The shallow sea and long sandy beaches in Nin are equally enjoyed by different groups of visitors. This is the most valuable, but also most vulnerable place in the Nin area. This fluid ecosystem survived a series of transformations - from the ancient harbor (under the sea the remnants of the former coast line are visible) to today's long sandy shoal, which has almost disappeared during a catastrophic flood in the fall of 2010.

The sandy beach along the Ždrijac neighborhood is included in the project site, although it is a functional part of the city due to its strong influence on the urban transformation of the border area. The Ždrijac neighborhood itself was built because of the beach.

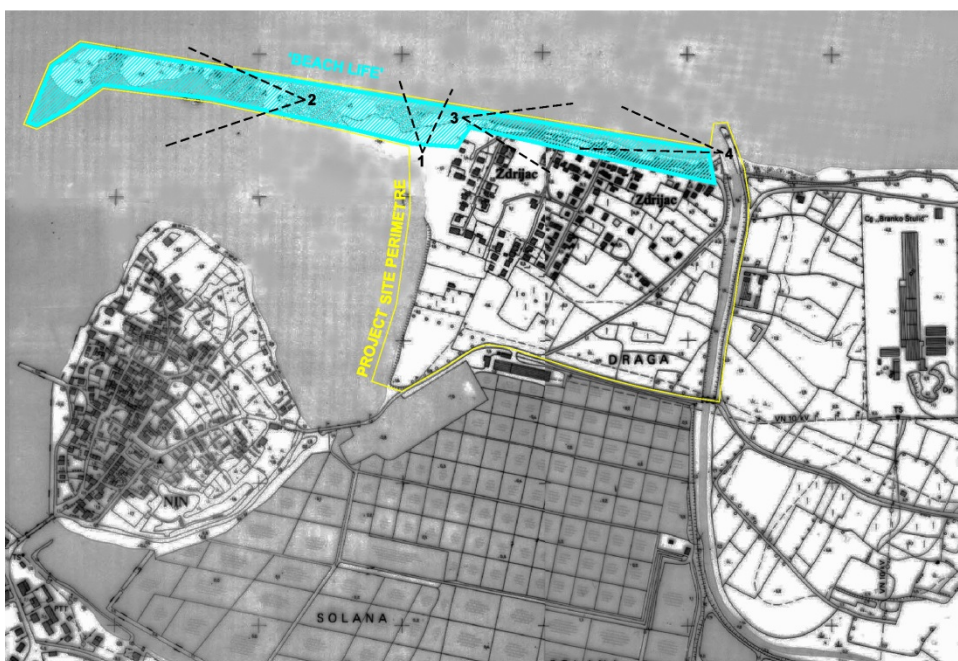
Beach life is a term that describes the strong connection between the city's functioning and the seafront, resulting in a series of synergic effects.

How do Nin and its beach cohabitate? Could this coexistence be any different? Does the Ždrijac neighborhood have the characteristics of a coastal village – in what way is it linked to the sea? Could we change something, and what would be the modalities and dangers of these changes? What new features can we offer tourists and the off-season inhabitants? Does the sensitivity of the ecosystem necessarily mean absence of any intervention in space? Temporary spaces (facilities) in winter instead of temporary spaces (facilities) in the summer?

Through their vision of this area, competitors will create a roadmap of urban (and tourist) development of the city.

In the wider area of the City of Nin, there is no social center that would encourage daily meetings of residents (children's playgrounds, spaces for gathering, entertainment or leisure for all ages, reading of daily papers and playing of card and chess games, occasional market for local agricultural products, a place to hold cultural events) so planning and programming such a center could be the first step of the new beach life strategy. Programming and dimensioning is left to the contestants, and the planned location is on building lot no.1214 (owned by the City of Nin), located next to the border of the beach and the western perimeter of the project site *.

As part of the graphic material, a variant of the beach design and the northern perimeter of the project site is available providing the competitors with the outline of basic functional requirements. Competitors should only consider this solution as part of the spatial data, and their autonomous, innovative design is expected in accordance with the brief.



* within the building area of the neighborhood, public and business buildings can be built under the following conditions:

minimum plot area: 600m²

maximum number of floors: basement + ground floor + 2 floors

maximum Building Coverage Ratio: 0.4

maximum Floor area ratio: 0.8

maximum height of the building: 12.0 m

The Municipal Spatial Plan of Nin defines the whole area of Zdrijac (project site) as an archaeological site.

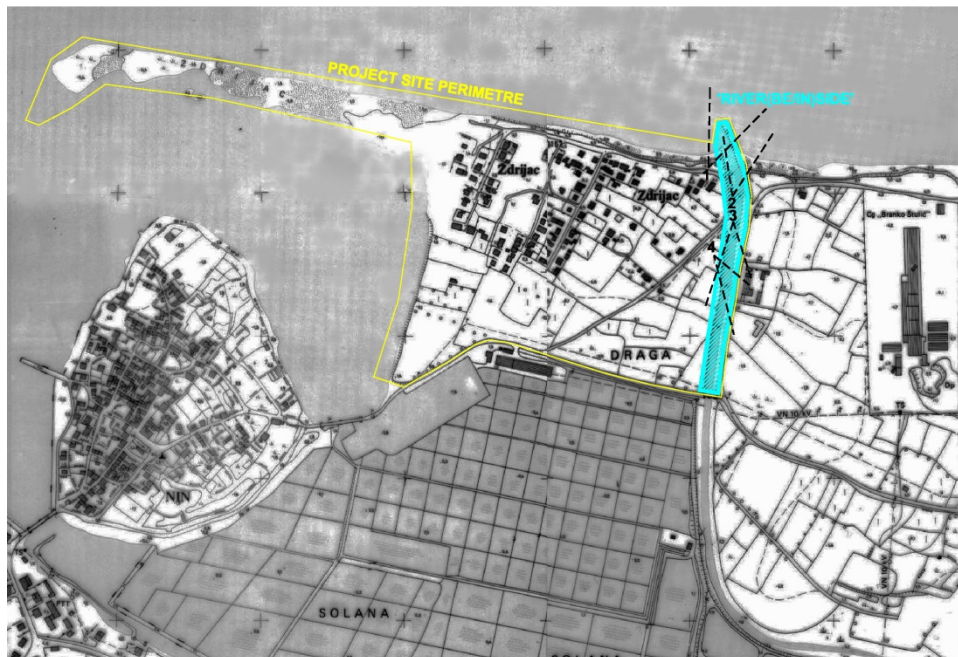
These conditions are given to provide competitors with an idea of the existing building regulation. Competitors can adhere to the above conditions, but also propose new building rules for the site.

'River (be / in) side' - Miljašić jaruga or Ričina defines the eastern perimeter of the project site. Its channeling in northern direction stopped further deterioration of the Nin lagoon and provided favorable conditions for construction of the Ždrijac neighborhood. The current appearance of the channel in the contact zone with Ždrijac represents a different picture compared to the usual postcard pictures of Dalmatia. Planned residential construction on both sides of the river, as well as a planned road passing along the eastern coast, leaves little room for 're-urbanization'. Competitors are asked to analyse spatial possibilities from a new angle to create - under these limited conditions – a spatial simultaneity defined in the title of the task:

riverside - how to build (the appearance of) the coastline - the most exclusive spaces?

river beside - how does the river affect (define) Ždrijac and brick plant areas (wider zones)?

river inside - river as a green infrastructure – a 'street' or something entirely different?



'Fish, salt and greenery' are the ingredients of a good Dalmatian meal, but also the task 'served' to the competitors. The southern perimeter of the project site is characterized by a wide area covered by lower vegetation, shrubbery, abandoned fields and gardens.

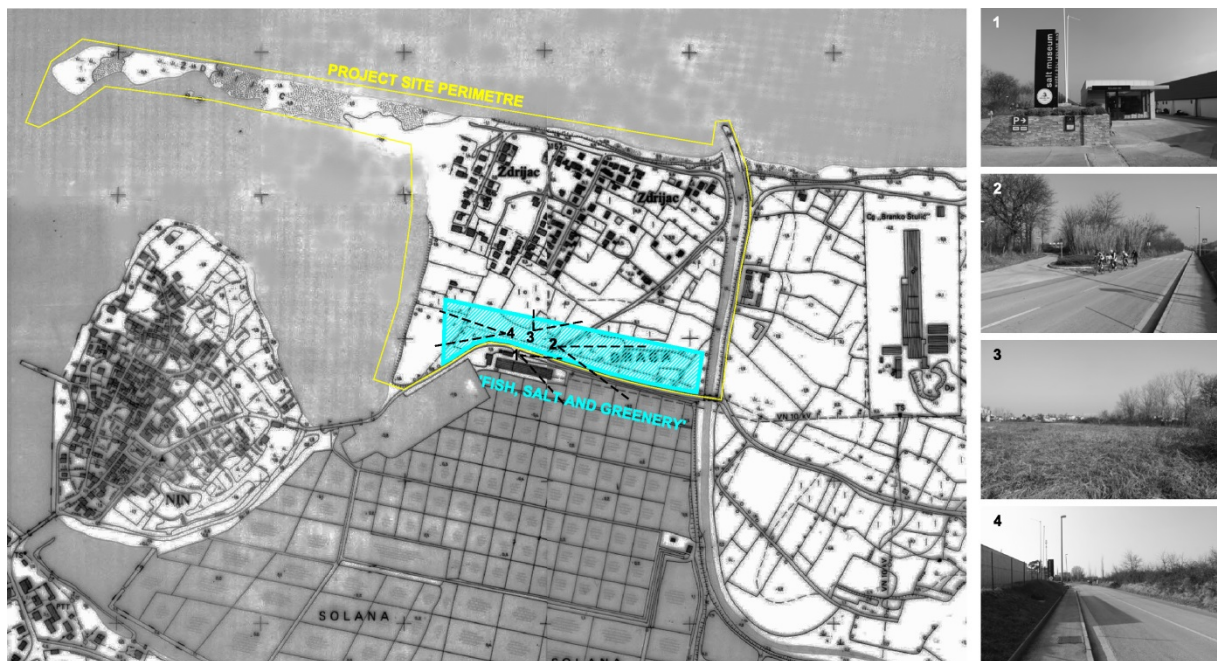
The site boundary is defined by the road passing by the saltworks and the hatchery.

On the south side are the shiny salt fields spreading in their millennial functionality, and the rebuilt (modernized) fish factory. The proper network of paths defined by the salt harvesting fields further emphasizes order and organization. The fish hatchery leaves a similar impression. On the other side is a chaotic web of neglected and unused green surfaces.

In immediate vicinity, different zones stand next to each other in unusual coexistence. Saltworks area was used 2000 years ago and is perceived as part of nature. Saltworks is open to visitors. The fish hatchery is a strictly closed and controlled area. Zdrijac is a neighborhood with family houses and holiday homes, built in the past 50 years, and has characteristics of urban sprawl. It is regarded by many as an example of what a 'city' should not be. Derelict green (private) lots in the southern part of project site are awaiting the same fate.

Competitors will examine modalities of community life in such an environment. Does it exist at all? What are the programs, projects, urban interventions that can be introduced to improve this model?

The existing salt museum with its spatial capacities does not meet the needs of an increasing number of tourist visits. Competitors need to propose a sketch of a new salt museum (new presentation spaces) along the southern perimeter of project site (across the existing museum and saltworks). Programming and dimensioning is left to the competitors *.



* within the building area of the neighborhood, public and business buildings can be built under the following conditions:

minimum plot area: 600m²

maximum number of floors: basement + ground floor + 2 floors

maximum Building Coverage Ratio: 0.4

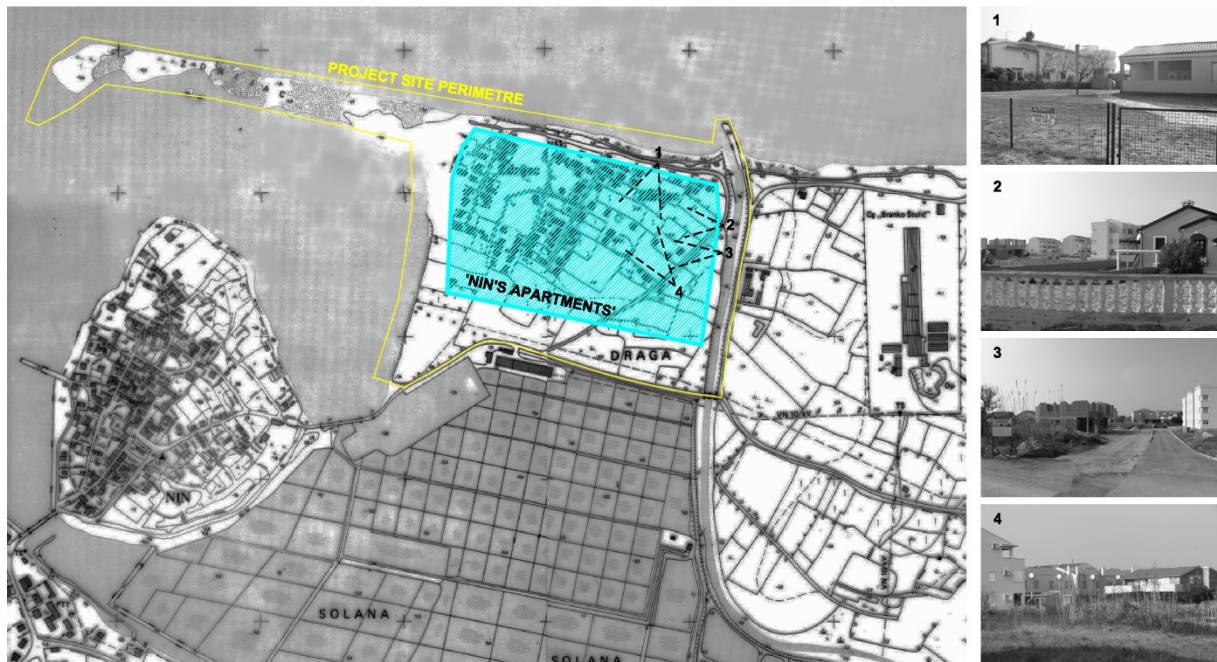
maximum Floor area ratio: 0.8

maximum height of the building: 12.0 m

The Municipal Spatial Plan of Nin defines the whole area of Zdrijac (project site) as an archaeological site.

These conditions are given to provide competitors with an idea of the existing building regulation. Competitors can adhere to the above conditions, but also propose new building rules for the site.

'Nin dwellings' - Classic apartment is no longer a desirable lodging for tourists, and because of its primary emphasis on utility it is not suitable for family housing. This is the premise that we used to present the last task to the contestants. Many will not agree but accepting it opens up more interesting scenarios.



The usual apartment (holiday home) is a product of the international style and modernization processes of 20th century housing. Two bedrooms, a bathroom, a kitchen with dining area, a living room and a balcony, became a postulate following which most of the housing was built in the last 70 years. This model was equally applicable in the construction of holiday apartments, so today's tourists are living in small apartments in houses or apartment buildings. And when the tourists leave, the apartments are vacant or the owners live there in the winter period and adapt their needs to the premises primarily intended for tourism.

This model of tourism can exist in cities and in less attractive destinations. We consider Nin (Zdrijac) a destination where such a form of tourist accommodation in private facilities will soon show all the deficiencies compared to the potential of some other models. Also, if we want the neighborhoods or parts of a city where the majority of homes are tourist apartments to become the place for permanent inhabitants and be the guarantee of development, we have to think about the new modalities of tourist units that are suitable for all-year life, work and business activities. We need a new typology.

'Nin dwellings' is the name of this task, and the task is characterized by a powerful ambiguity. It is the name of a neighborhood located to the south of Ždrijac. This is the area where the people of Nin used to have farms in the past centuries, and stayed there during the seasonal activity. It was a temporary residence outside of home (secondary housing) - something like Ždrijac neighborhood. But this is where the similarities end. In Nin dwellings people lived and worked in nature, they had direct contact with nature, in some way nature and their environment dictated all their actions and activities. The principles of 'green infrastructure' have existed for centuries in the daily life of the local population.



The entire project site (Zdrijac neighborhood) is defined in the existing planning documents as an area where construction is allowed *, so the area will be completely built in the future. Could the new construction of Nin dwellings (a task for defining a new residential typology) look less like apartments, and more like Nin dwellings (spaces for temporary living in intense contact with nature)?

'Nin dwellings, apart from the names, are also a description of the task - to design a typology that can satisfy the need for modified apartment tourism in the summer period and at the same time suitable for the year round modalities of life.

Competitors have to propose a different model of living and tourism, modifying and upgrading the existing urban matrix within the project site. The new model have to be based on economic reality because private landowners (owning almost all available land) will expect financial viability and investment viability through private investments. On the other hand, the interest of the City and of the community should be directed towards the urban renewal of space aiming to completely change the level of communal equipment, traffic infrastructure and the quality of public space.

* within the building area of the heighborhood, residential and business buildings can be built on building plots under the following conditions:

- The building plot must have a car access min. 5.0 m wide
- parking must be provided on the plot (minimum 1 car per housing unit)
- minimum 20% of plot surface must be covered by protective and decorative greenery using native plant species

construction of the following types of residential buildings is allowed:

residential building type A can have up to two (2) apartments
 maximum number of floors: basement + ground floor + first floor
 maximum height of the building: 7.5 m

detached house:
 minimum plot area: 350m²
 maximum Building Coverage Ratio: 0.3
 maximum Floor area ratio (above ground): 0.6
 maximum Floor area ratio: 0.8

semi-detached house:
 minimum plot area: 300m²
 maximum Building Coverage Ratio: 0.35
 maximum Floor area ratio (above ground): 0.7
 maximum Floor area ratio: 0.8

row houses:
 minimum plot area: 300m²
 maximum Building Coverage Ratio: 0.35
 maximum Floor area ratio (above ground): 0.7
 maximum Floor area ratio: 0.9

residential building type B can have up to four (4) apartments
maximum number of floors: basement + ground floor + 2 floors
maximum height of the building: 9.0 m

detached house:
minimum plot area: 600m²
maximum Building Coverage Ratio: 0.3
maximum Floor area ratio (above ground): 0.6
maximum Floor area ratio: 0.8

semi-detached house:
minimum plot area: 450m²
maximum Building Coverage Ratio: 0.35
maximum Floor area ratio (above ground): 0.7
maximum Floor area ratio: 0.8

residential building type C can have up to ten (10) apartments.
maximum number of floors: basement + ground floor + 2 floors
maximum height of the building: 9.0 m

minimum plot area: 1000m²
maximum Building Coverage Ratio: 0.3
maximum Floor area ratio (above ground): 0.6
maximum Floor area ratio: 0.8

The Municipal Spatial Plan of Nin defines the whole area of Zdrijac (project site) as an archaeological site.

These conditions are given to provide competitors with an idea of the existing building regulation. Competitors can adhere to the above conditions, but also propose new building rules for the site.

Through these five topics, problems and defined tasks are presented that competitors have to resolve by critical, explorative and innovative thinking.

Although the tasks are defined as separate and related to particular zones within the site, competitors are given the option of choosing whether their design will be clearly following these entities, whether a particular topic will be given a greater or lesser emphasis, and whether they will create some new thematic links at the level of the competition site.

The results obtained should be the basis for the city's institutions to define new urban and tourism development strategies, as a basis for developing new detailed urban plans and as a solution that will possibly be implemented, depending on the quality of the design and property issues.

You can find more information about city and space at:

<https://ispu.mgipu.hr/>
<https://geoportal.dgu.hr/>
<https://www.nin.hr/en>

EUROPAN 15 – NIN (HR) SITE BRIEF

SITE REPRESENTATIVE
<p>M.Sc. Danijel Žamboki, B.Sc.Econ. Ministry of Construction and Physical Planning Directorate for Physical Planning, Legal Affairs and European Union Programmes Assistant Minister</p> <p>Vjekoslav Žele, M.Arch. Ministry of Construction and Physical Planning Sector for EU Programmes and Projects Head of Department Mail: Vjekoslav.Zele@mgipu.hr</p>
ACTOR(S) INVOLVED
<p>Jozo Mustać, B.Sc.C.E. City of Nin, Head of the Department of Communal Affairs</p> <p>D.Sc.Marija Dejanović Nin Tourist Board, Director</p>
TEAM REPRESENTATIVE
Architect
EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS
-
COMMUNICATION
Communication after the competition (with the events dates when known)
JURY - 1 ST EVALUATION
Without the participation of the site representatives
POST-COMPETITION INTERMEDIATE PROCEDURE
<p>Presentation of the rewarded teams to the site representative(s), followed by a discussion.</p> <p>Workshop onsite with the rewarded teams (winner(s), runner(s)-up, special mention(s)) allowing the site representative(s) to choose a team for the implementation phase.</p> <p>In the case where site falls under public market regulations, organization of a 2nd step as a paid contractual study and/or workshop, involving the rewarded teams (maximum 3) to further develop their projects and approaches and to allow the site representative(s) to choose one or more team(s) for the implementation phase.</p>