



European HR

EUROPAN 15 – SITE VISIT – NIN

The site visit took place on 10th of May 2019 at from 11AM to 3PM.

13 competitors joined the guided visit, from 4 teams from Italy, France and Austria.

The visit was guided by Vjekoslav Žele of Ministry of Construction and Mirko Buvinić of European Croatia, together with Jozo Mustac from the City of Nin and Kristijan Cvriljevic, associate in Tourist Office of Nin.

The teams gathered at the parking on the west border of the project site at 11AM. They have explored the site in detail – the beach, the Ždrijac neighborhood, Brickworks and Salt mine, and their questions have been posted in the Q&A section. After the site visit, they have visited the the Museum of salt and Museum of Nin antiquities.

The site visit lasted until 3PM, and the questions posed by the competitors have been posted at the Q&A section.

THE BEACH

1. Is there a shuttle service to the beach?
No, there is a shuttle service from Zaton tourist resort to the city center.
2. Is the land intended for the construction of a parking lot (in the area called „west wing“) owned by the city?
Yes.
3. Which side of the Zdrijac beach is intended for swimming? (towards the sea or towards the city)
Swimming is allowed on both sides, but due to the depth of the sea, the north-west side is more suitable.
4. Who owns the beach bar?
The city owns the beach bar; and in the summer students work there;

5. Are the trees by the beach new? Why were they planted?
After the large flood in 2017, it was necessary to repair the beach so salt cedar trees were planted as their roots prevent wind erosion of the sandy ground.
6. Do you need to bring new sand to the beach every year?
No, approximately once in 20 years.
7. Do large boats or yachts visit this area?
No, the sea is too shallow.
8. Can underground levels be planned in Ždrijac?
Because of the groundwater level (sea) construction of underground floors is very expensive.
9. Is it possible to live here during the winter, is there any heating, is it too cold?
Residents living in Ždrijelac in the winter have heating (the winters are mild and do not last long). The problem of a small population is not caused by weather, but by the fact that most of the houses in Ždrijelac are holiday homes, whose owners live in other cities or abroad.
10. How were the houses built, who owns them?
Private owners (90% of existing homes) have built them up themselves with the help of smaller construction companies or bought them from their previous owners. Other houses (buildings with several apartments) are built by private entrepreneurs or businesses and are intended for sale.
11. What is the average value of holiday houses?
1000-1500 eur/sqm.
12. What do the residents of Nin think of a settlement that lives only during the season and is built only to "respond" to tourist needs?
All residents benefit from tourism, and as Nin has a small population (under 2000) there is not enough 'critical mass' for those who would advocate some other urban scenarios.
13. Economy of Nin - only in summer or winter? What to do in winter?
Cromaris + Salt works (20 employees in the winter).
14. Is there any agricultural land?
Yes; the agricultural area stretches from Nin to the Krka River.
15. Is food produced here sufficient for the local population? Does the food have to be imported?
No, Croatia imports significant quantities of food products. In the recent times, tourists' houses and hotels started to procure food products from local eco-farmers in order to further promote their services.
16. What do people who work in tourism during the summer, do during the winter?
Tourism is only an additional activity for some, and others make so much money during the season that they do not have to work in the winter.
17. How long does the tourist season last?
4 months (June, July, August, September).
18. Is there a high school in Nin?
No, just elementary school.
19. We saw the school children who came on a school trip, can you tell us more about it?
Nin is a significant historical city so a large number of children come to Nin on school trips.

20. Does Nin have a mayor?
Yes, although according to the number of inhabitants it should not (minimum 10000 inhabitants); it does because it is a historical city.
21. Do other cities also have the same problems as Nin - Population in summer / winter? Has any settlement already solved the problems, are there any examples?
Yes. There are positive examples of solving some 'problems', but there is no comprehensive solution.
22. Did the street layout of the Ždrijac village originate spontaneously or was it planned?
Planned.
23. What is the issue with connections between streets? Why aren't they connected?
The streets are not connected due to the complex property and legal relations, and insufficient 'pressure' of the inhabitants of the settlement to remove existing illogicality. It should be noted that this is a "living" resort only in the summer and that 'things work' with the existing street network.
24. Who owns the street?
The City.
25. Is the city authorized to solve the problems?

It is, but it has to take private ownership into account, ie buy land from private owners.
26. Is there a sewage system and is it discharged into the sea??
Sewerage is not released into the sea. At present, houses are connected to septic tanks, and it is planned to build a sewerage system.
27. Why are so many houses marked „for sale“?
In Nin there are several very active real estate companies and house owners decide to put their homes on sale, so if they get a satisfactory price they are ready to sell them.
28. Must there be an architect in Croatia for all buildings? In France, for some buildings there is no need for an architect.
Yes, with a few exceptions .
29. Are taxes different for the first house and for a holiday home?
Yes.

MILJAŠIĆ JARUGA / BRICK PLANT

30. What are the plans for Miljašić Jaruga?
There are water management projects. All that has been made available to us is enclosed with the competition brief.
31. Do they charge for mooring?
Not at the moment.
32. What are the plans for the brick plant?
There have been many plans for the brick plant, but none has been realized. The problem is in the complicated adaptation of a protected industrial heritage building to new commercial programs.
33. Who owns the brick plant?
City / State.

34. Can the brick plant be the center of the main topic (task) of the European project?
Yes, in another session.

SALT WORKS

35. Is the whole area at the south of Ždrijac intended for construction?
Yes.
36. Is the whole area at the south of Ždrijac in the flooding zone?
Yes.

