

OVERBOOKING THE CITY
AN INTERNATIONAL URBAN DESIGN WORKSHOP
DUBROVNIK, 20.-26. 08. 2017.

DUBROVNIK IN DUBROVNIK-NERETVA COUNTY

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DUBROVNIK-NERETVA COUNTY

DUBROVNIK, 20. 08. 2017.

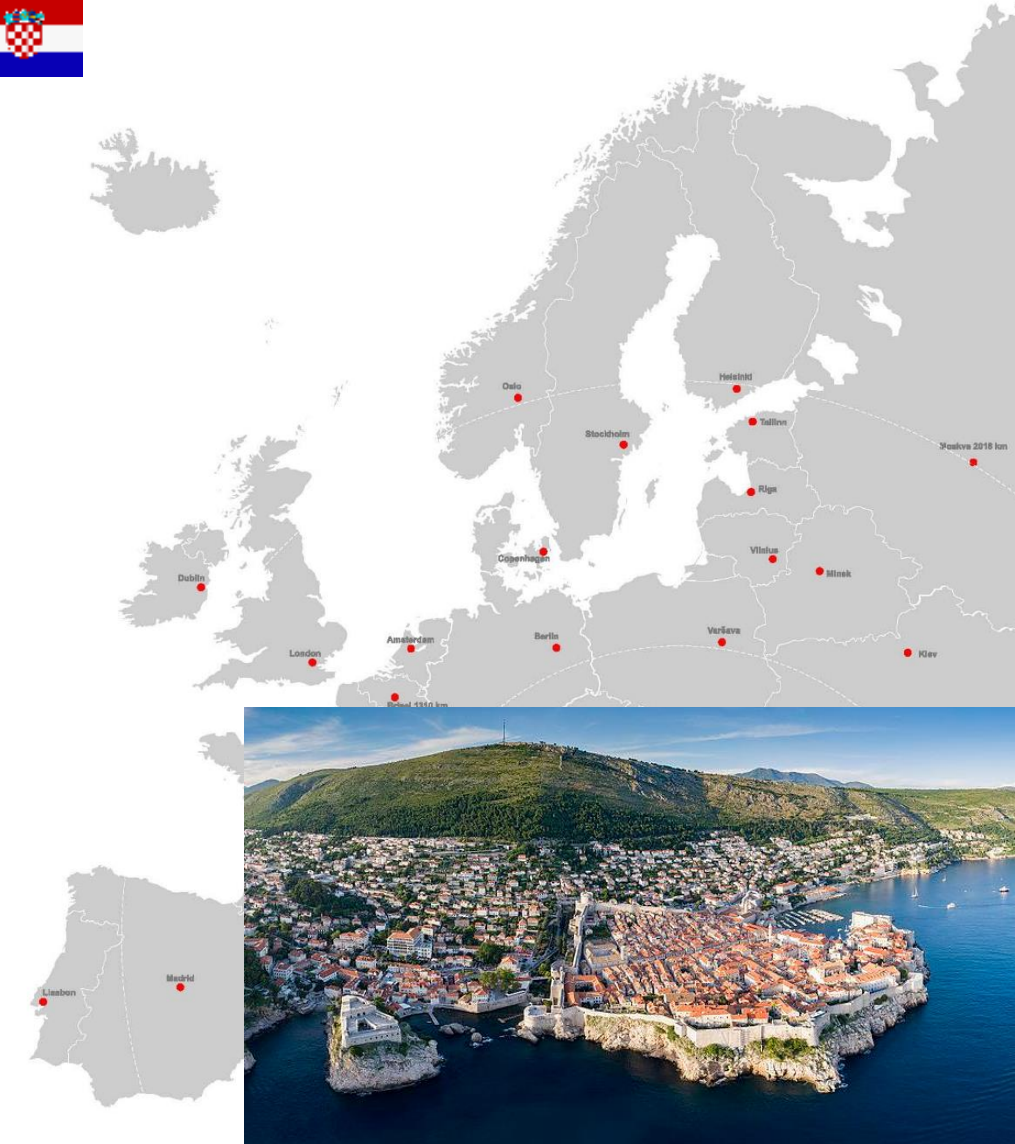
DUBROVNIK-NERETVA COUNTY

SPACE DATA_RESOURCES, AVAILABILITY_CONFLICTS



LOCATION OF CROATIA IN EUROPE

- The Republic of Croatia is one of the 28 member states of the EU
- The capital of the Republic of Croatia is Zagreb
- Geographical size: 56 594 km²
- Population: 4 190 669 (2016)
- Population as % of total EU: 0.8 % (2016)
- Gross domestic product (GDP): € 45.818 billion (2016)

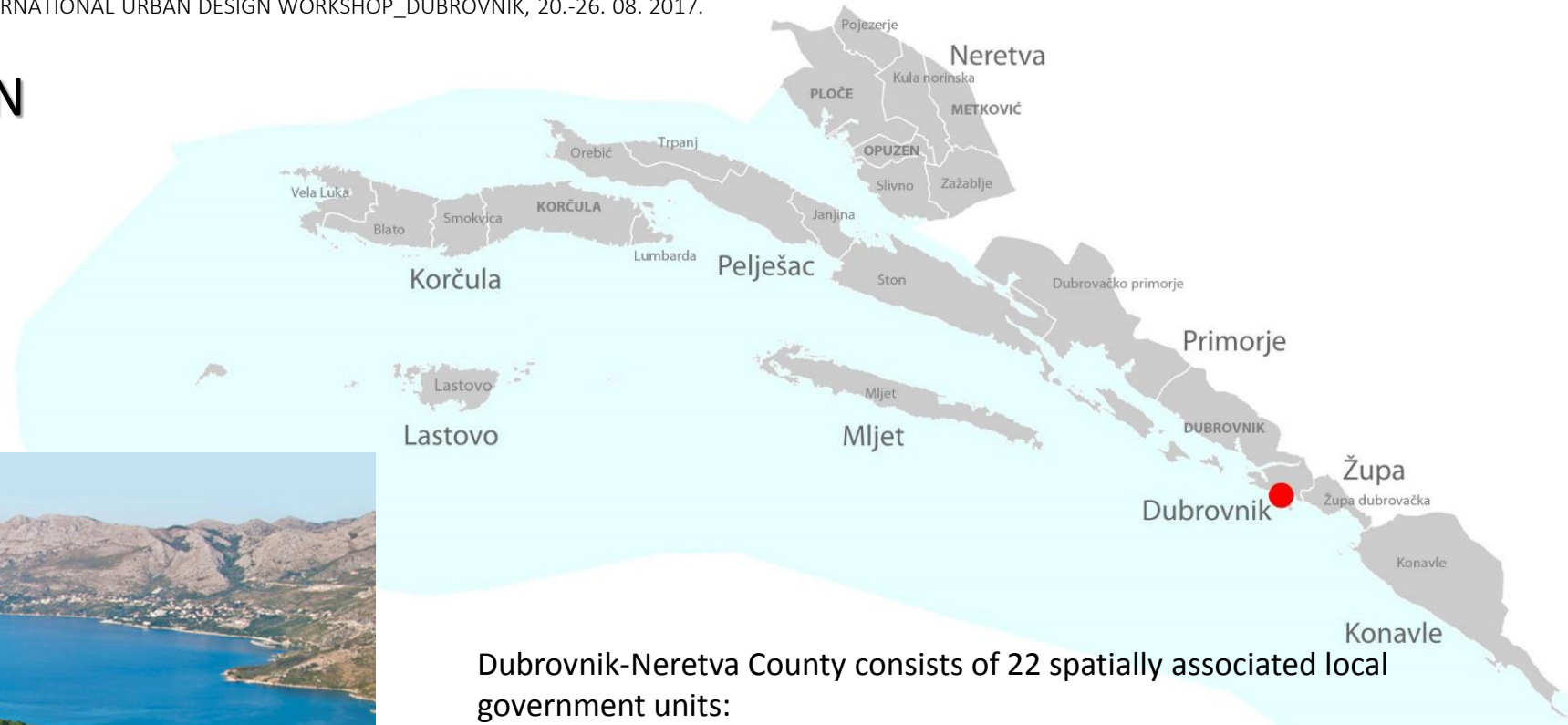


LOCATION AND SIZE OF DUBROVNIK-NERETVA COUNTY

- Dubrovnik-neretva County is the southernmost county of the Republic of Croatia.
- It stretches over 9,289 km², the land covering 1,781 km², and the belonging sea an area of 7,508 km², or 81% of the County.



TERRITORIAL ORGANIZATION

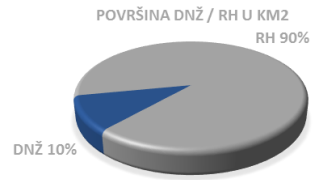
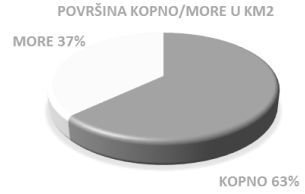
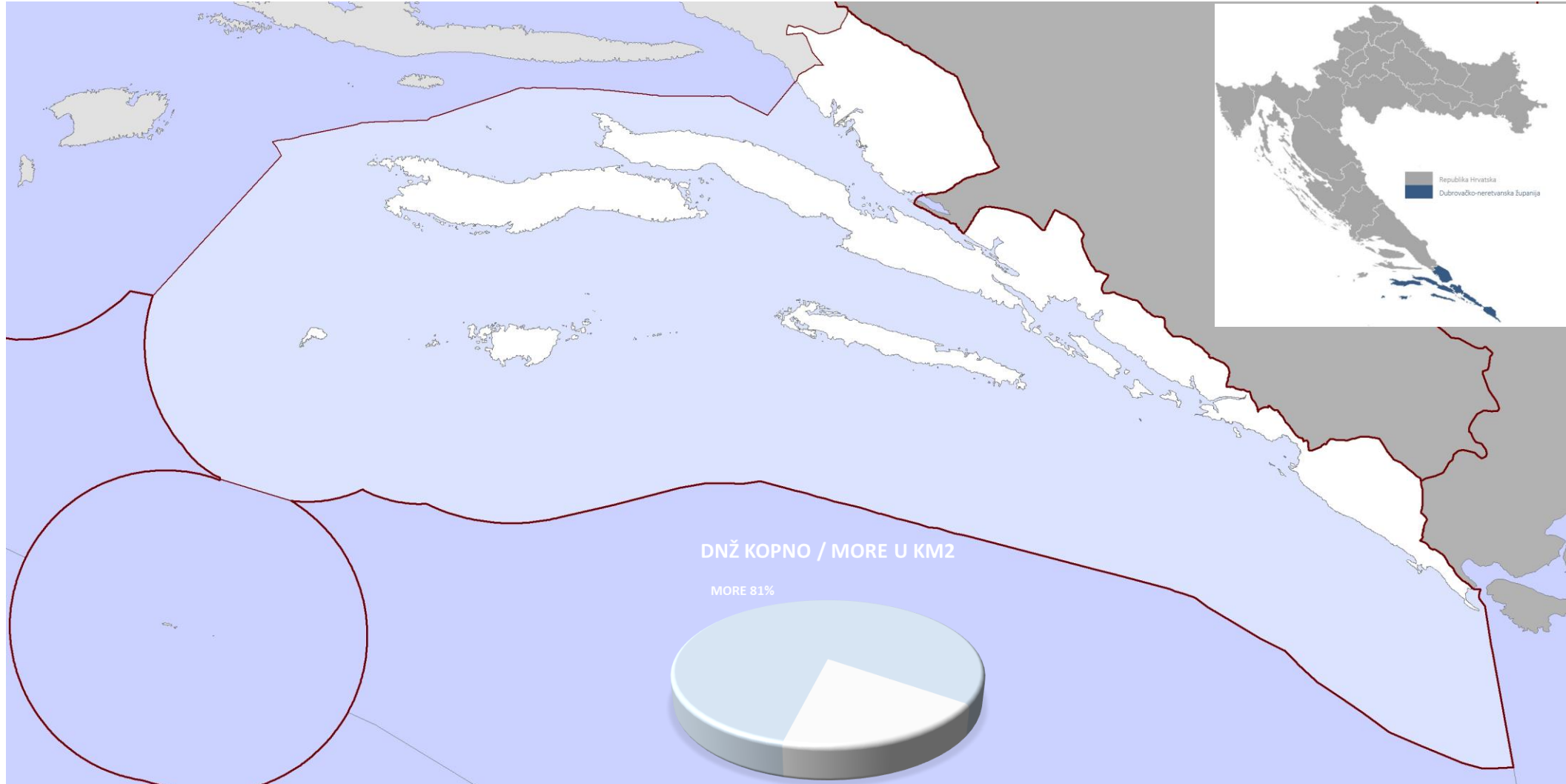


Dubrovnik-Neretva County consists of 22 spatially associated local government units:

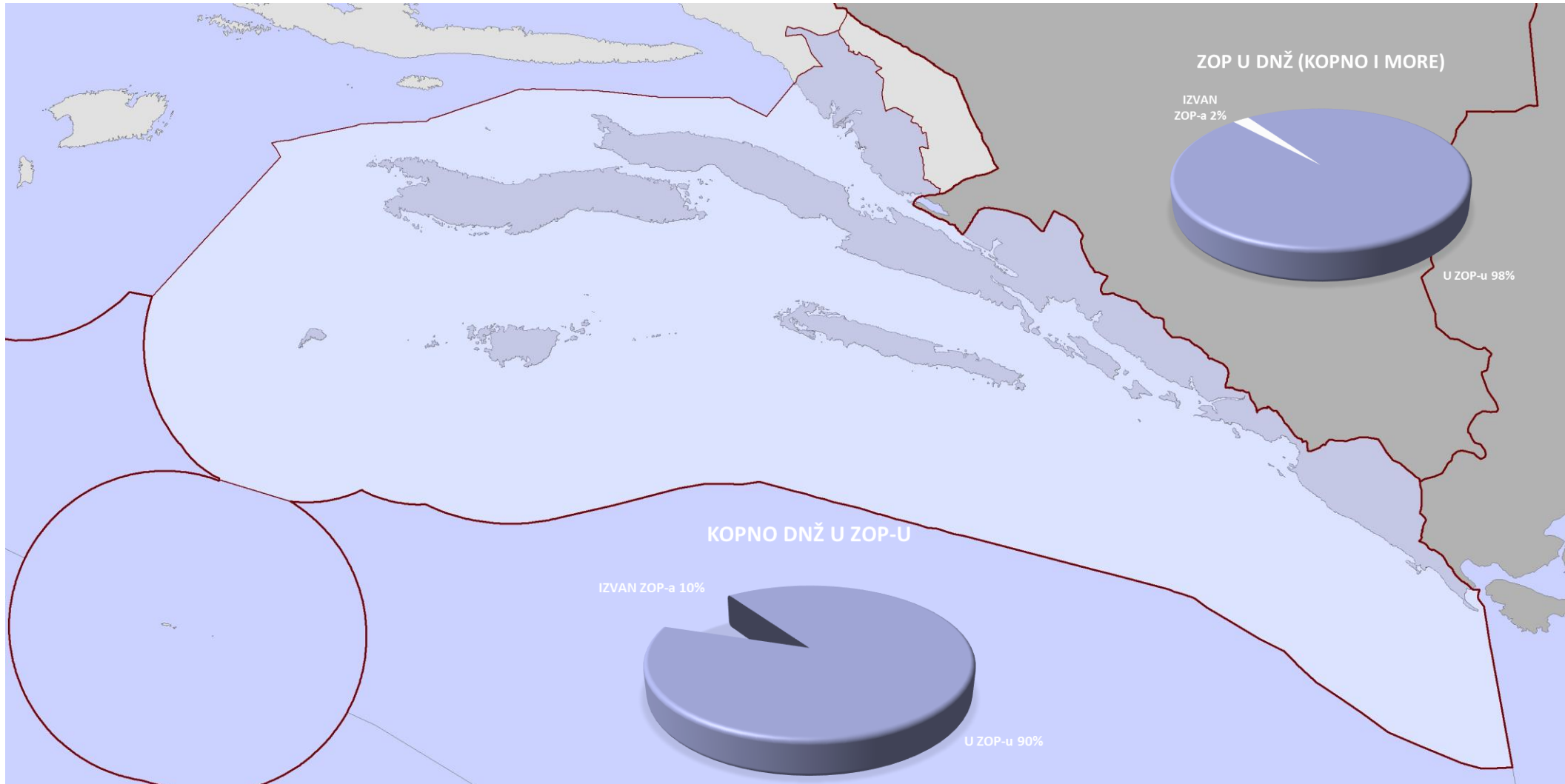
- **5 towns** - Dubrovnik, Korcula, Ploce, Metkovic and Opuzen
- **17 municipalities** - Blato, Dubrovačko primorje, Janjina, Konavle, Kula Norinska, Lastovo, Lumbarda, Mljet, Orebić, Pojezerje, Slivno, Smokvica, Ston, Trpanj, Vela Luka, Zažablje i Župa dubrovačka.

In the area of the County, according to the last official census in 2011 lives a total of 122,568 inhabitants. The city of Dubrovnik itself, the administrative center of the County has 42,615 residents. The average population density is 68.83 inhabitants / km².

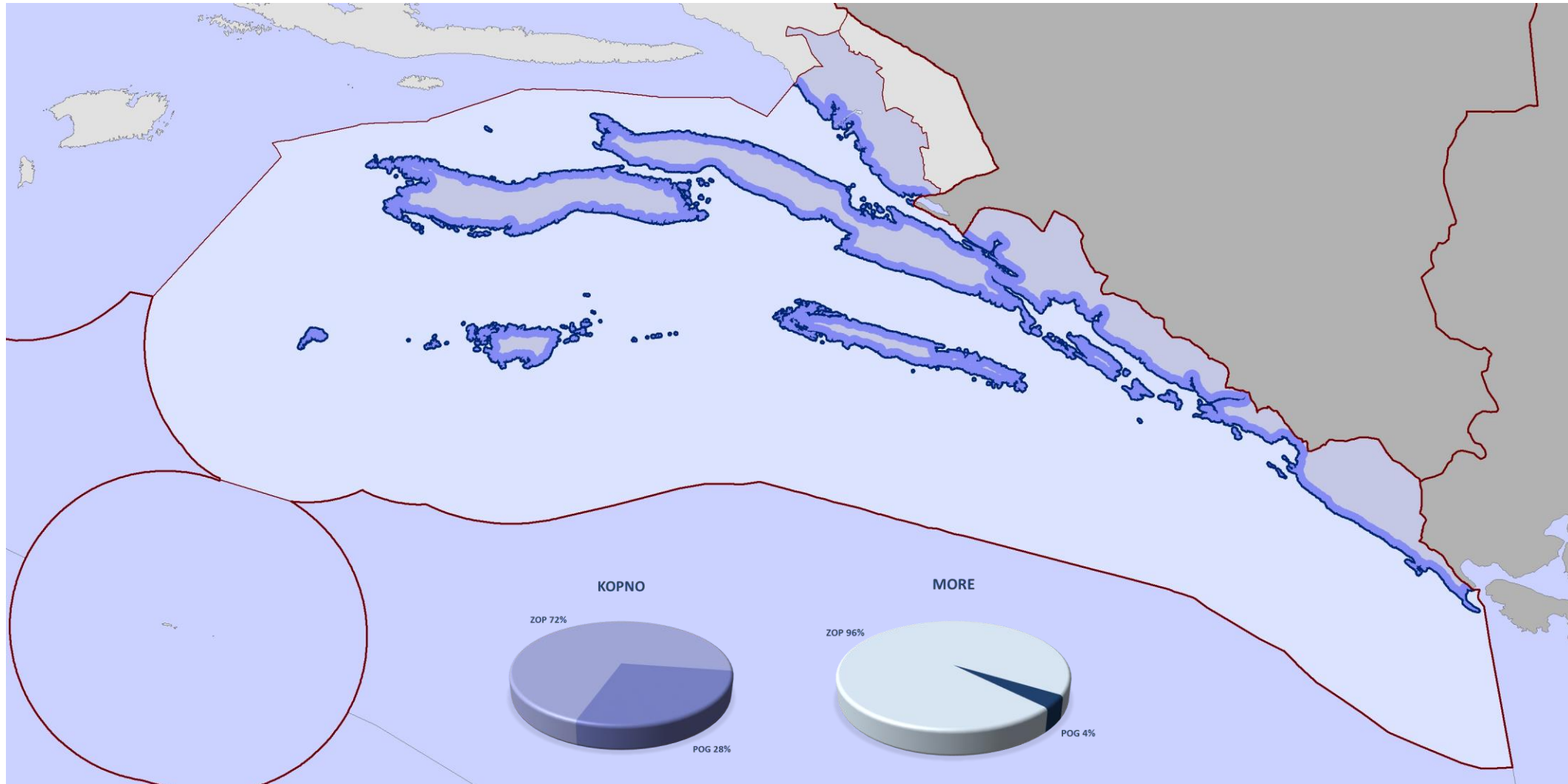
DUBROVNIK-NERETVA COUNTY



DNC IS A COASTAL COUNTY



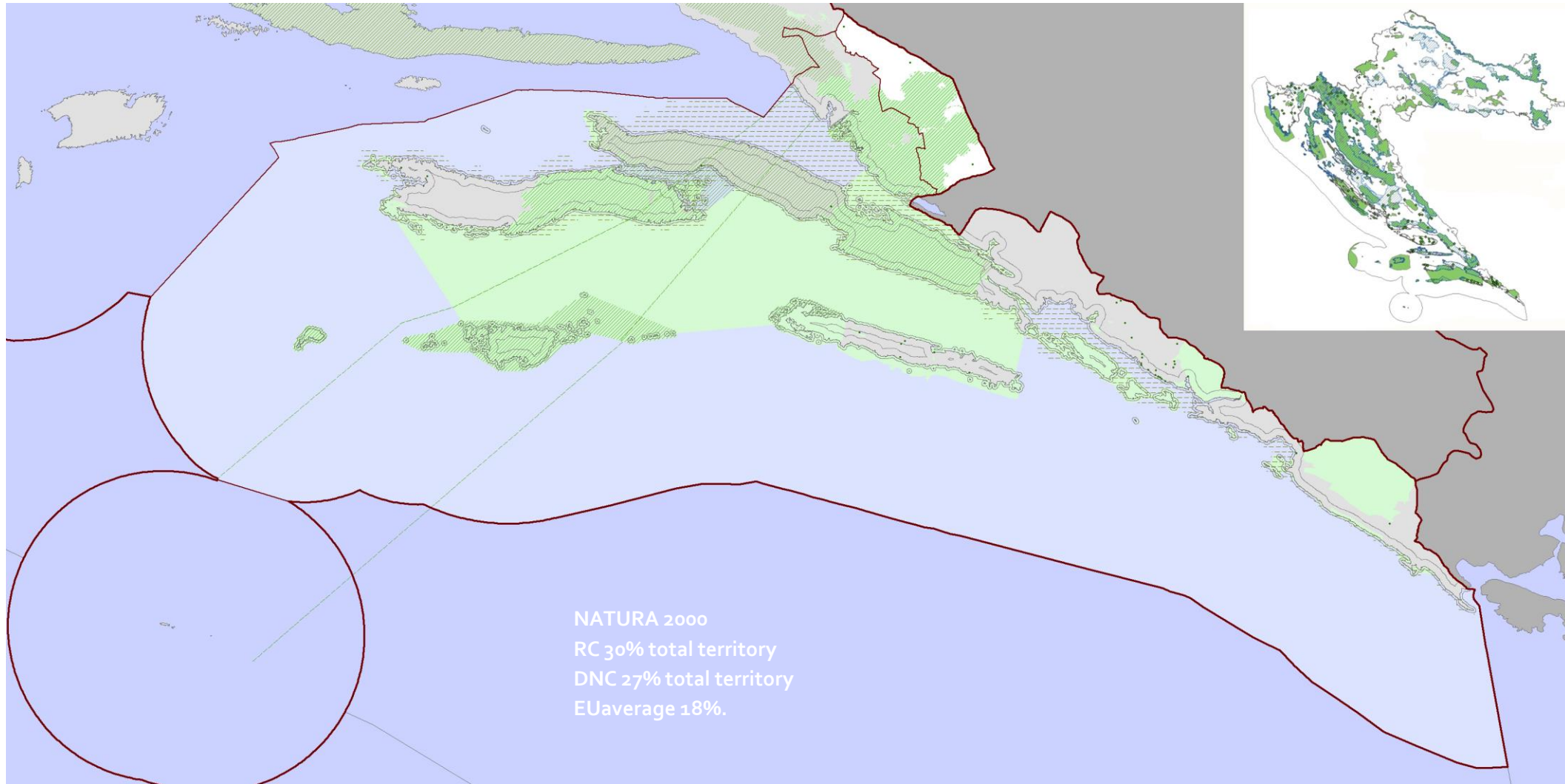
RESTRICTION ZONE



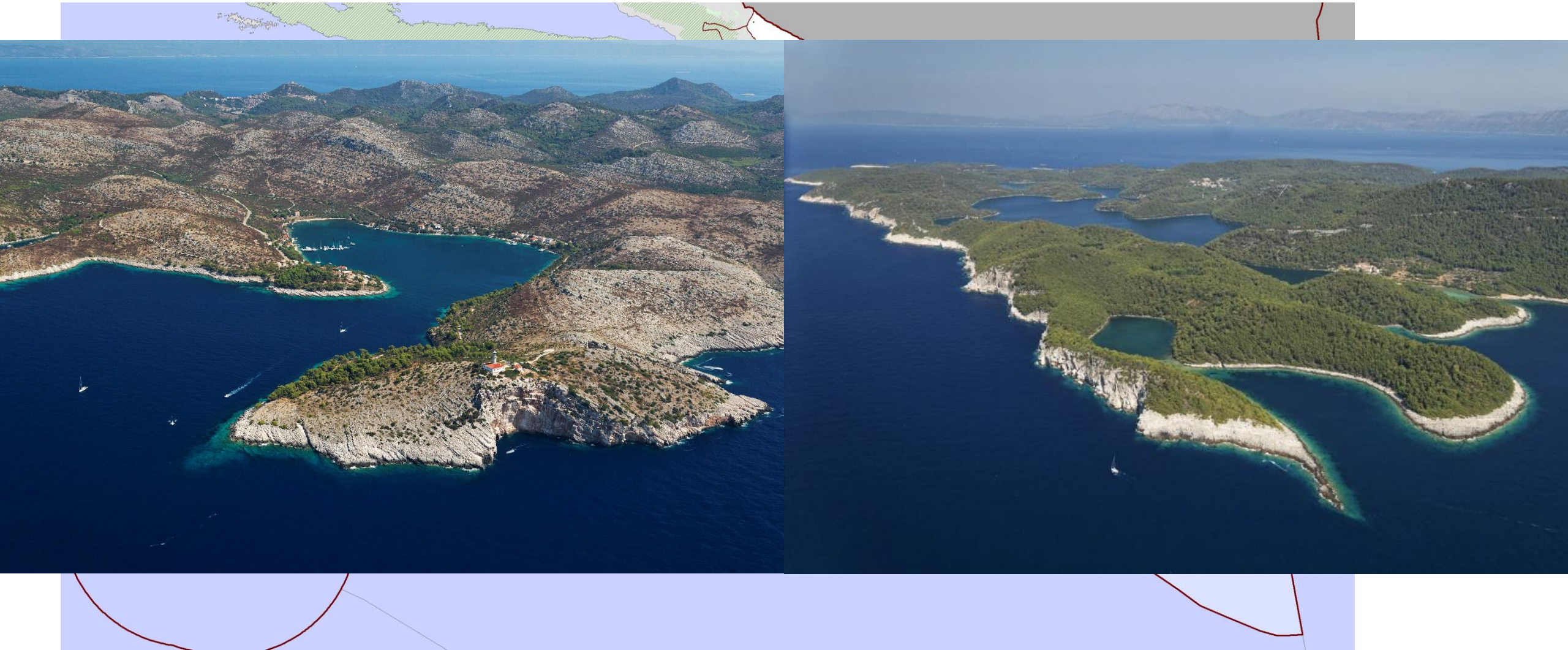
DNC IS A VERY NARROW COUNTY



DUBROVNIK NERETVA COUNTY RESOURCES - NATURA 2000.



PROTECTED NATURAL AREAS



CULTURAL HERITAGE



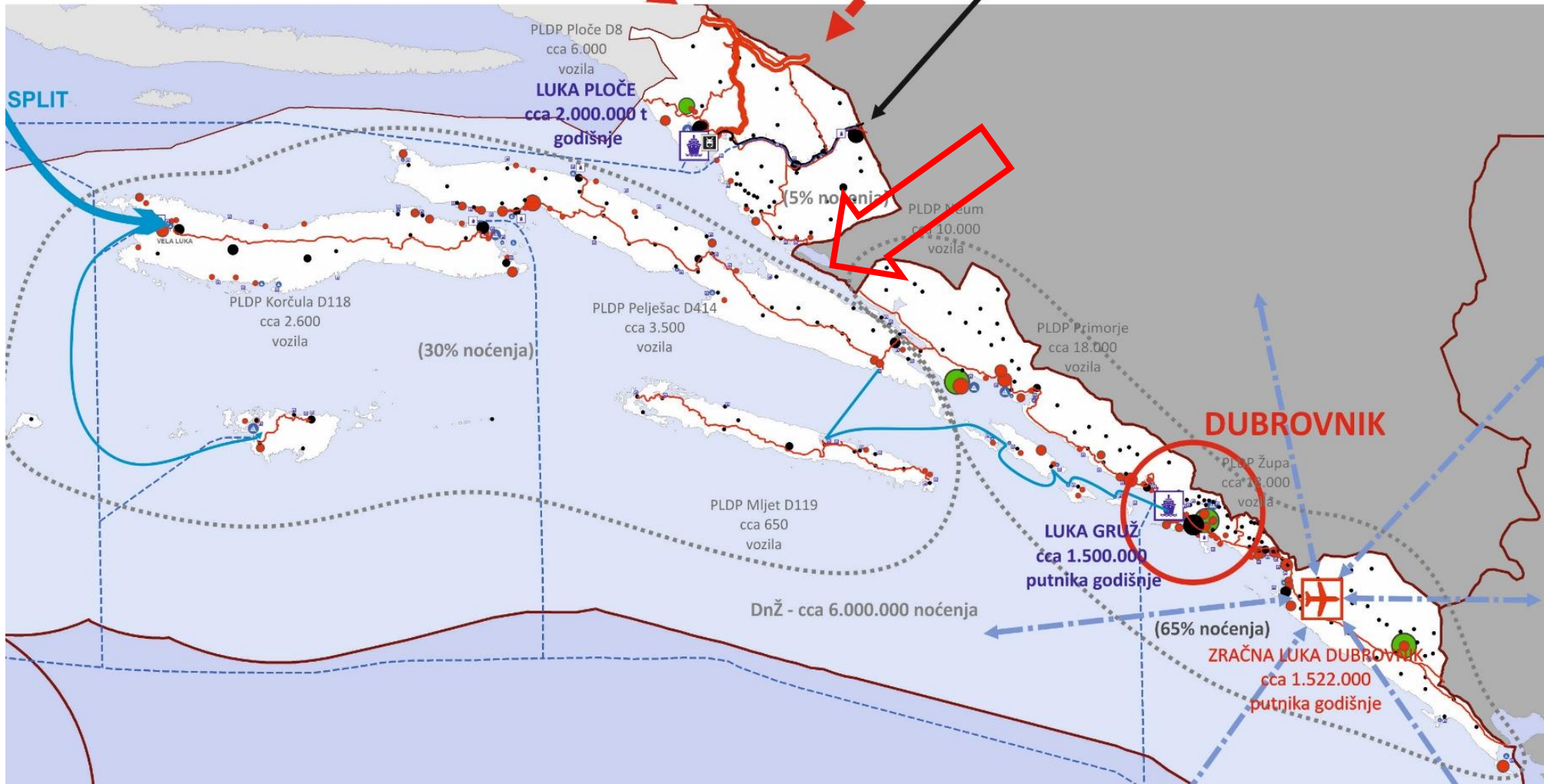
Adventure Dalmatia

LANDSCAPES, PRESERVED SEABED AREAS, WATER RESOURCES & CARSTIC AREAS

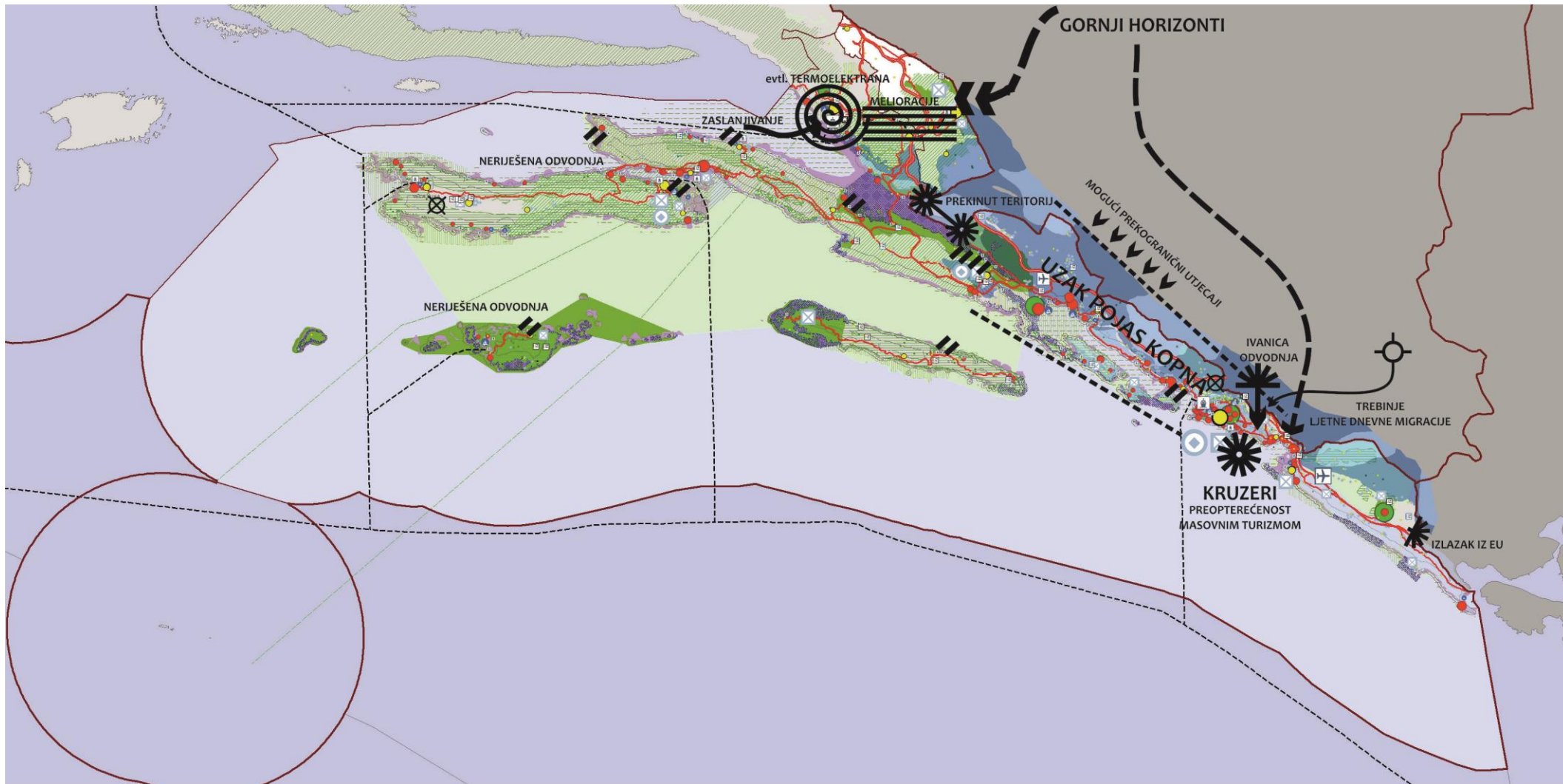


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SPECIFIC PROBLEM OF DNC IS THE DISCONTINUITY OF ITS TERRITORY



CONFLICTS IN DUBROVNIK-NERETVA COUNTY



HISTORY & HERITAGE

DUBROVNIK-NERETVA COUNTY_CITY OF DUBROVNIK



REPUBLIC OF RAGUSA



- **OBLITI PRIVATORUM PUBLICA CURATE**
(Forget private affairs, take care of public ones)

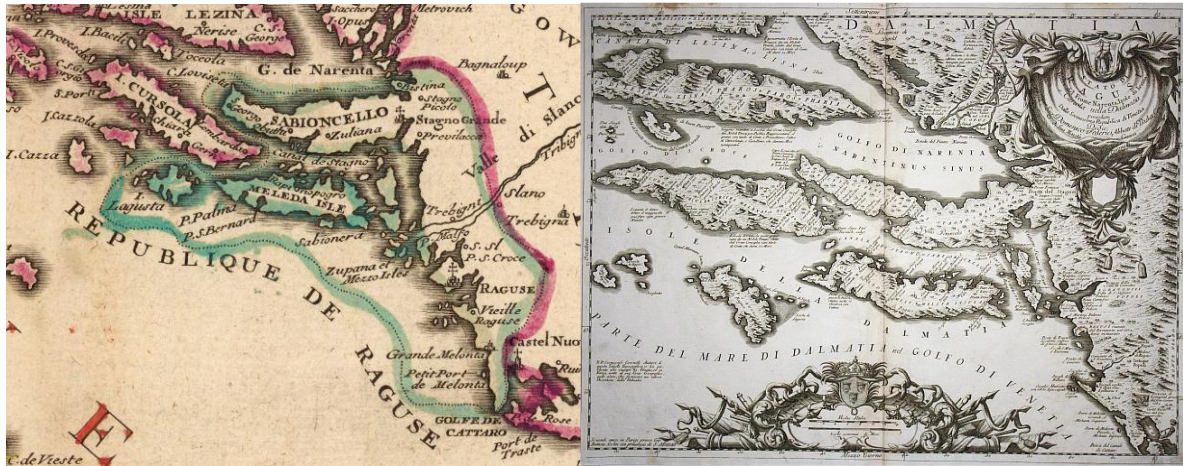
- **NON BENE PRO TOTO LIBERTAS VENDITUR AURO**
(Liberty is not sold for all the gold in the world)

HISTORIC RISE AND EVOLUTION OF CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA



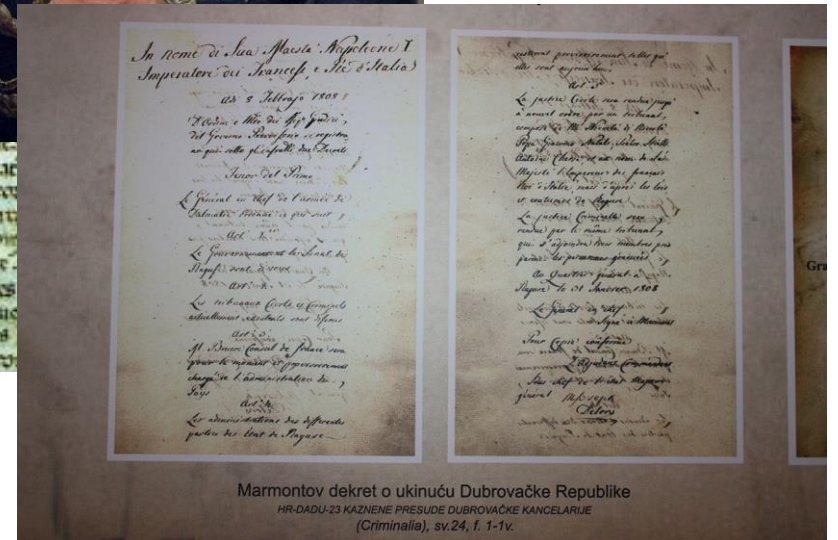
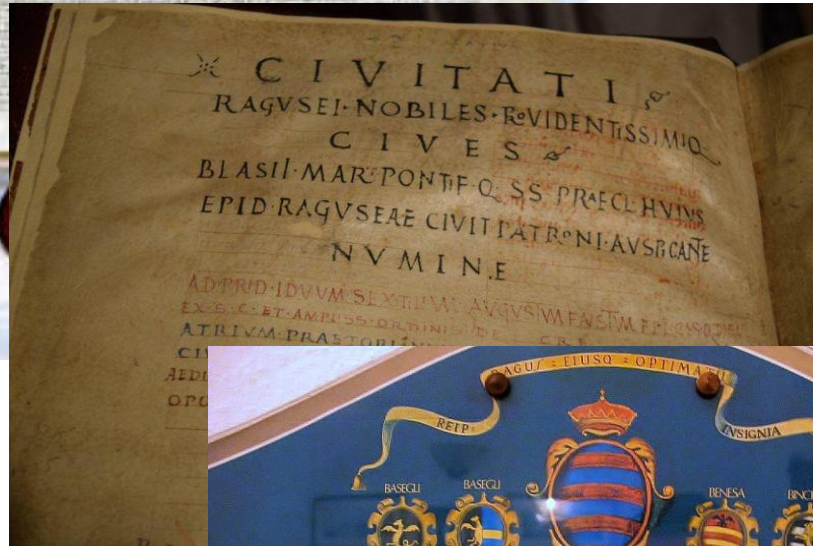
- **6th century:** The seat of the diocese is removed from Epidaurus in favour of Dubrovnik – Castellum was formed at the post of St. Andrews
- **7th century:** The Immigrants from Epidaurus inhabit the west side of the islet Laus. After the expansion into the centre of the islet as well, both inhabited parts of Laus, in due time, become fortified.
- **9th- 10th century:** Development and building of Pustijerna, as well as, further extension of fortification system – wooden bridge connects islet of Laus with today's Pile and its accompanying defence tower
- **10th – 12th century:** Expansion along the coastline, closing of the sea channel and creation of Stradun (Placa), construction of Lovrijenac fort underway
- **12th -13th century:** Fortification of Dubrovnik gains perimeters known today, after the earthquake of 1296 the New Regulation Plan is passed, forming of the city axis or Placa (Stradun), north of the Placa geometric blocks are being constructed, continuous building and improving the city port, as well as, the creation of the Arsenal
- **15th-16th century:** Formation of the city swerves system (partly in function to this day), waterlines, urban equipment, paving of the city streets and building process of the most representative city structures: Rectors Palace, Sponza, Bell Tower and Renaissance towers
- **1667.** The disastrous earthquake demolished the City which was caught by fire that devastated its remains. Aside from the city walls, the Sponza Palace, the Rector's Palace, and a few churches and houses, Dubrovnik was turned into ruins. The City has been gradually restored on its preserved medieval grid, while the Baroque morphological and physical spirit and form was given to the city quarters by interventions during the 17th and 18th centuries.

HISTORIC RISE AND EVOLUTION OF CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA



- District of the 13th century included Astarea (terra firma) and the islands (Insulae). Total geographical surface area of Dubrovnik state and Republic amounted to 1375 square kilometres and numbered 35 000 inhabitants.
- Pelješac was legally seized in the year 1333. During this time another fortified city, the city of Ston, was built along with “Mali Ston”. Both cities became connected with intricate fortification system and together created system of defence walls for the island of Pelješac and Great Salt pans of the area.
- Primorje area surrounding Dubrovnik did not become part of the Republic before the year 1399. This was the area important for its strategic value rather than agricultural potential. Summer villas and countryside houses were built in Slano, becoming important status symbol for the nobility.
- The finishing territory Republic of Ragusa used to encircle their collective territory had been Konavle. The Republic bought Konavle in the years 1419. and 1426. Plans had been made for temporary shelter areas - refuges in Cavtat and Molunat, as well as, reconstruction and rebuilding of the fortification in Sokol.

LIBER STATUTORUM CIVITATIS RAGUSII – THE STATUTE OF DUBROVNIK

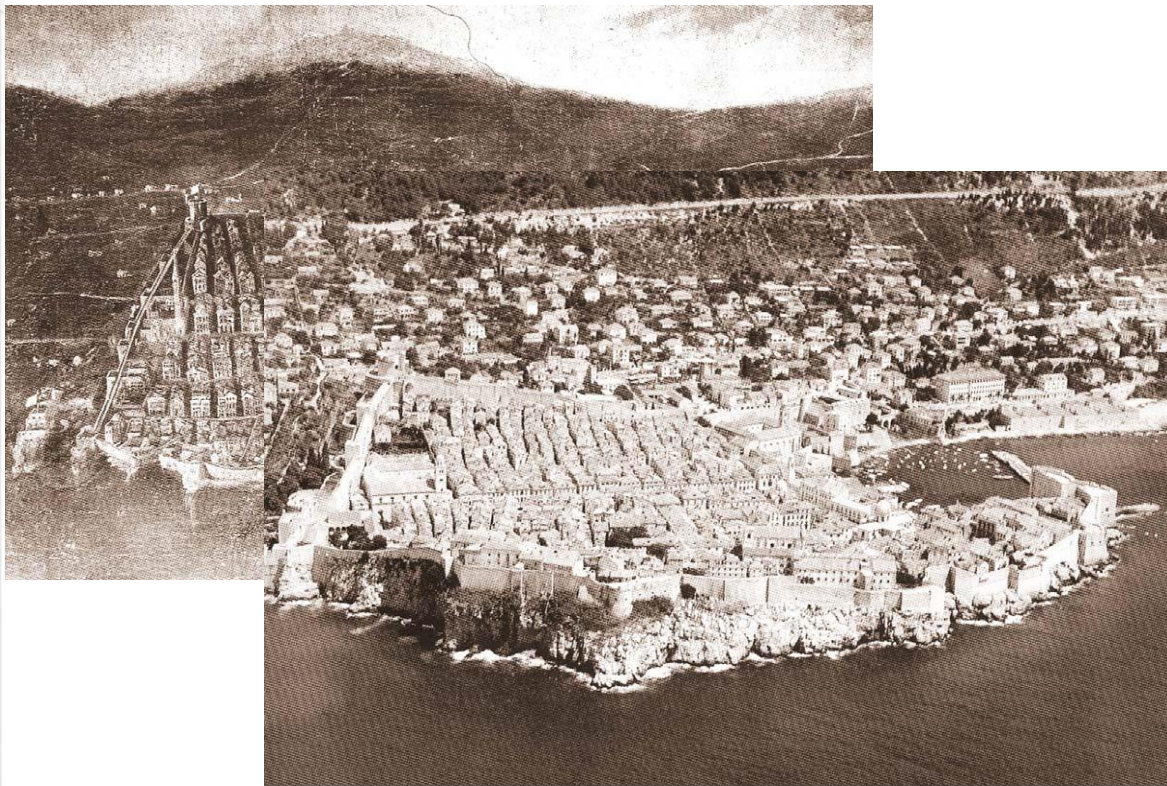


Marmontov dekret o ukinuću Dubrovačke Republike
HR-DADU-23 KAZNENE PRESUDE DUBROVAČKE KANCELARIJE
(Criminalia), sv.24, f. 1-1v.

CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA – Intra Muros

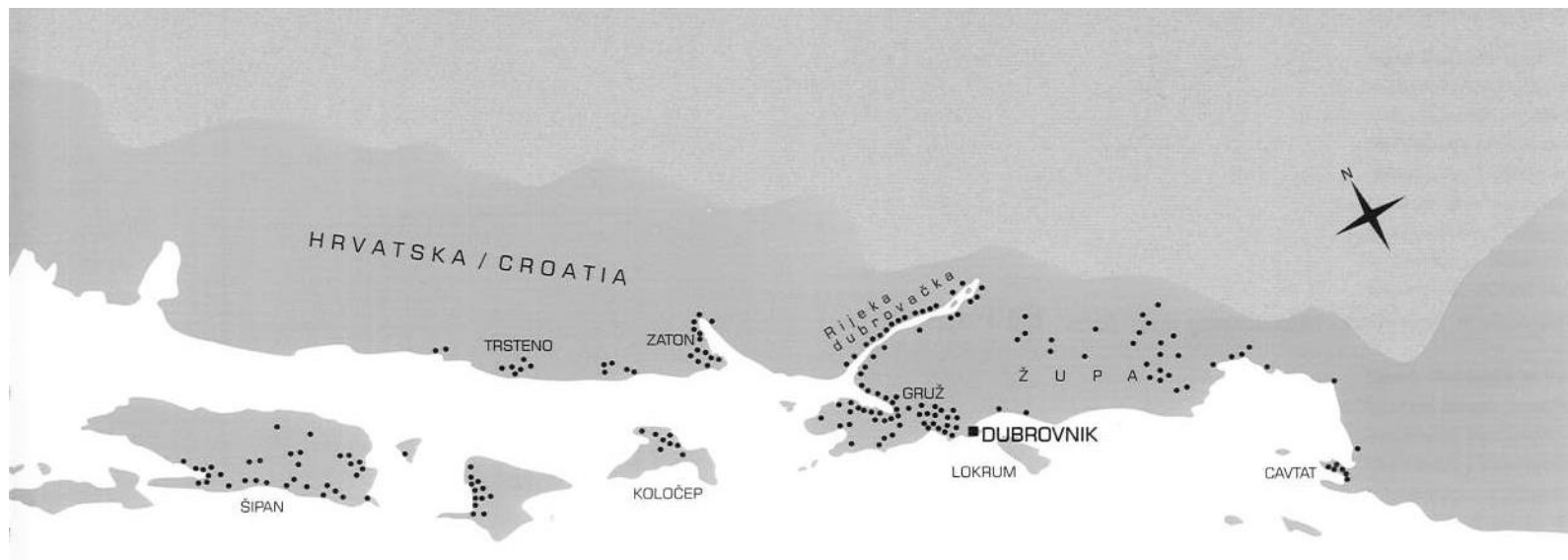


- javna namjena (upravna, gospodarska i komunalna)
- sakralna namjena (crkve i samostani)
- obrambena namjena (zidine i kule)
- stambena namjena
- komunikacije (ulice, trgovi i atriji)



Dubrovnik planned in such a way is a unique example of European medieval town construction on the area of 18.8 ha site comprises approximately 400x 400 meters, and within its walls with 824 buildings serving different purposes, with public spaces - has been retained to this day as a solid city urban matrix - with relatively few changes, even after the Great Earthquake of 1667.

CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA – Summer villas



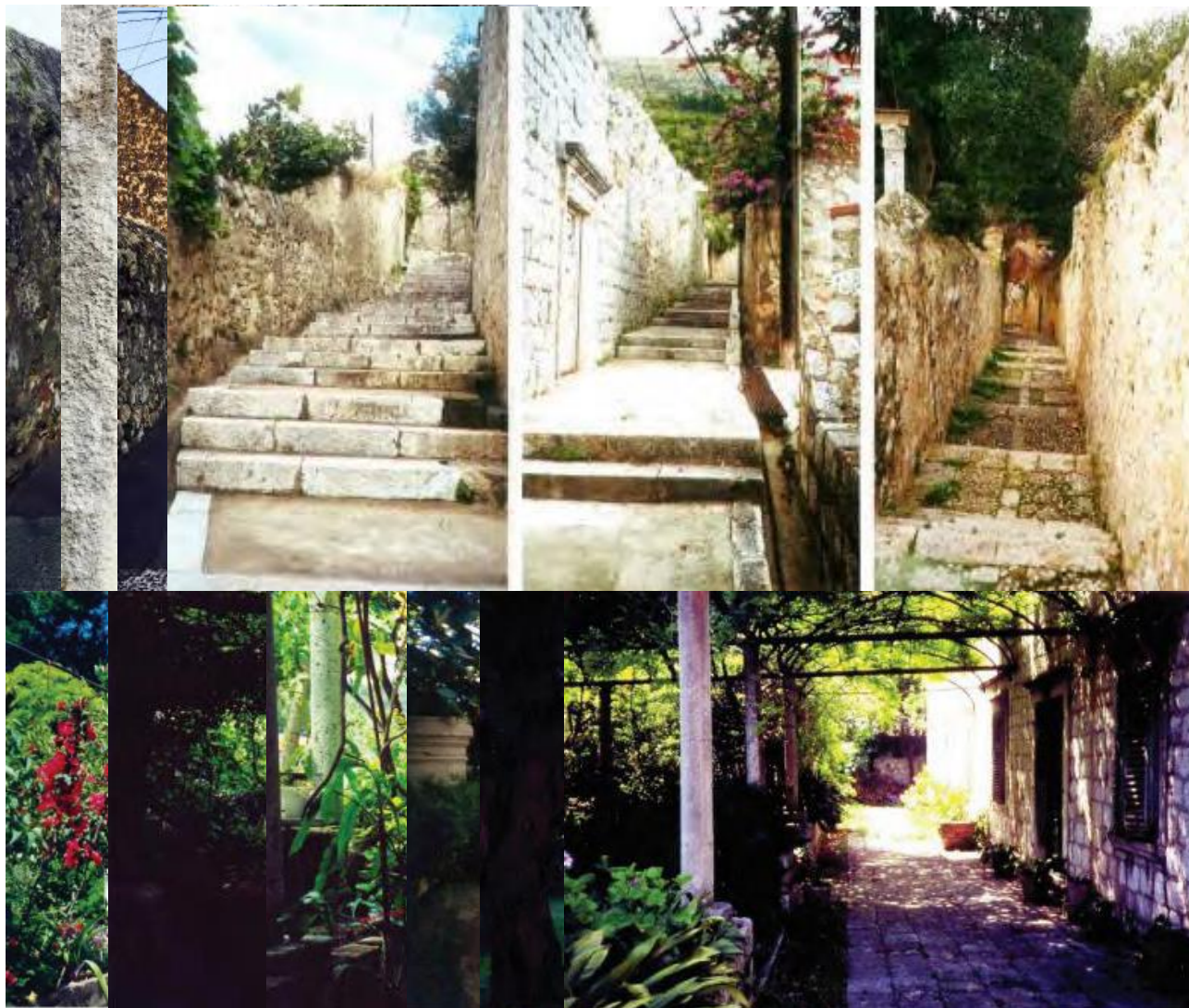
„Dičim se susjedima, no još se više ponosim vodom, zdravim podnebljem i obradom svijetloga gospodara. Evo ti putniče, očitih tragova ljudskoga rada, gdje valjano umijeće usavršava divlju prirodu.“

„I am proud of my neighbors but I am even more proud with water, healthy environment and the cultivation of good master. Here you will find, traveler, the obvious traces of human work, where good craftsmanship improves wild nature.“

Inscription on Villa Gozze in Trsteno



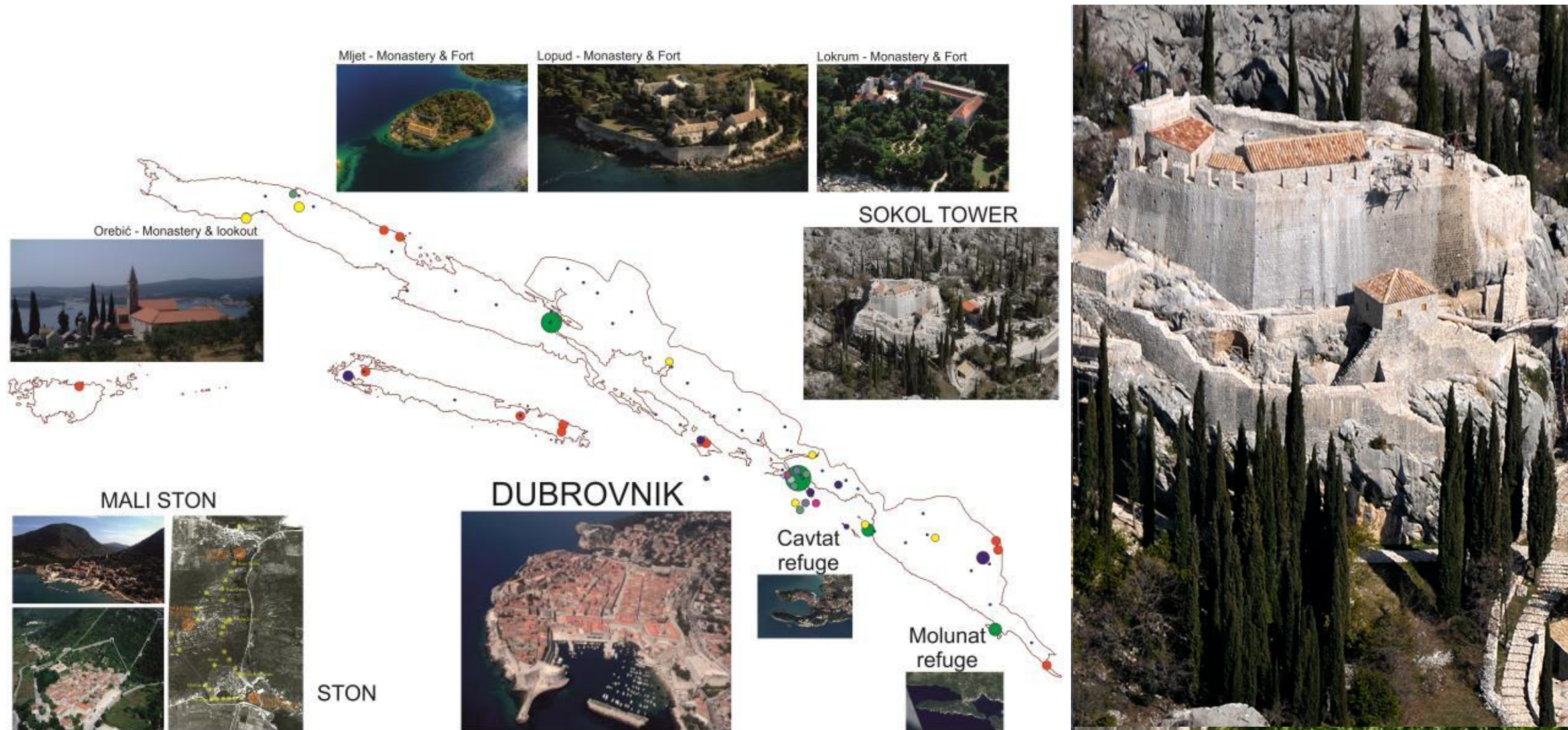
CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA – Garden city



City that favours gardens as its integral part of design cannot be considered suburbia. It is in fact the exact opposite of suburbia. Such city is not yet another backwards village, but an integral cornerstone necessary for successful urban living. When the very process of expansion into surrounding area occurs on a somewhat relative distance, acceptable for the city, we call that process metropolisation.



CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA – Fortifications



Mljet - Monastery & Fort

Lopud - Monastery & Fort

Lokrum - Monastery & Fort

Orebić - Monastery & lookout

MALI STON

DUBROVNIK

SOKOL TOWER

Cavtat refuge

Molunat refuge

STON

CITY OF DUBROVNIK AND REPUBLIC OF RAGUSA – Fortifications - Srđ



THE CITY OF DUBROVNIK

URBAN LANDSCAPE PROTECTION AND ASSESSMENT_BASIC FOR INTEGRAL PLANNING



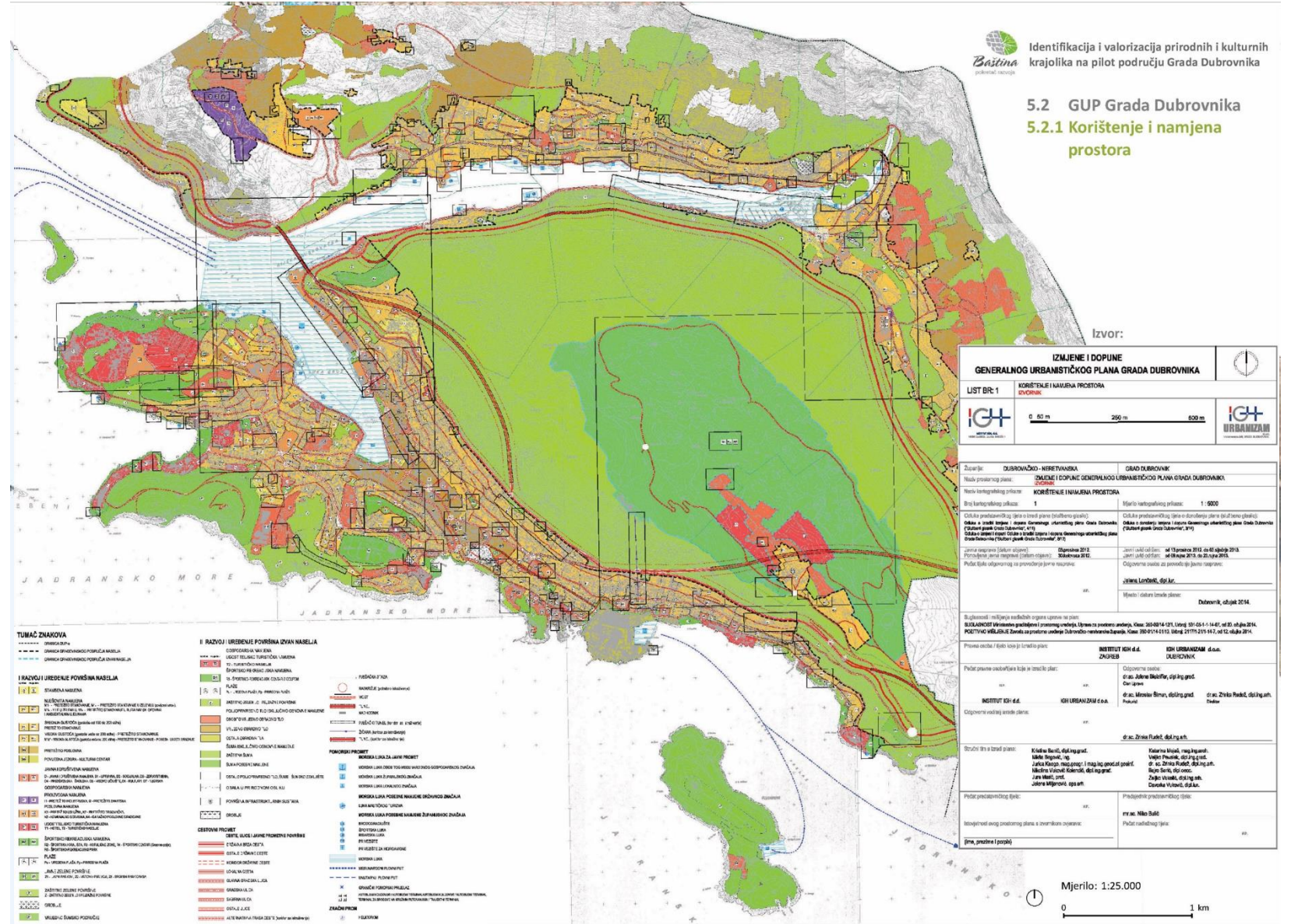






DATA GATHERING,
GEOREFERENCED
HISTORICAL MAPS,
LAND MORPHOLOGY,
LAND USE,
PHOTOGRAPHS

5.2 GUP Grada Dubrovnika
5.2.1 Korištenje i namjena prostora



Izmjene i dopune
GENERALNOG URBANISTIČKOG PLANA GRADA DUBROVNIKA

LIST BR: 1 KORISTENJE I NAMJENA PROSTORA

0 40 m 200 m 400 m

IZVOR:

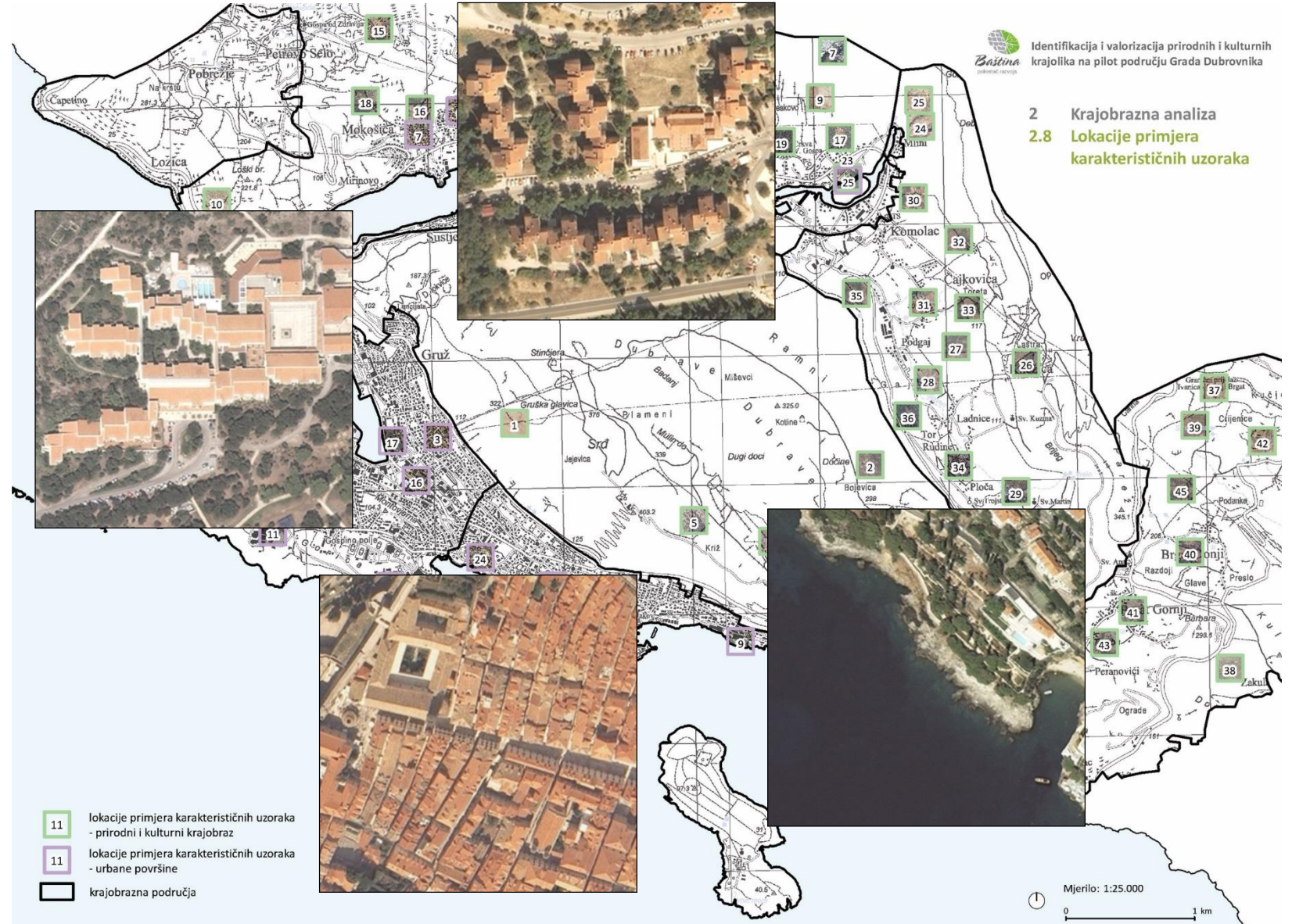
IZRAĐIO	GRAD DUBROVNIK
DUBROVAČKO - NERETVANSKA	DUBROVAČKO - NERETVANSKA
IZMjene i dopune GENERALNOG URBANISTIČKOG PLANA GRADA DUBROVNKA	IZMjene i dopune GENERALNOG URBANISTIČKOG PLANA GRADA DUBROVNKA
Namjena prostora i namjena prostora	KORISTENJE I NAMJENA PROSTORA
Broj kartografskih listova: 1	Mjerna Kartografska priklada: 1 : 5000
Osoba koja projektira (zajedno sa brojem projekta):	Osoba koja projektira (zajedno sa brojem projekta):
Osoba koja izdaje (zajedno sa brojem projekta):	Osoba koja izdaje (zajedno sa brojem projekta):
Jamstvo (zajedno sa brojem projekta):	Dokazivanje i potvrđivanje:
Podjela lista odobravanja i potvrđivanja:	Podjela lista odobravanja i potvrđivanja:

KORISTENJE I NAMJENA PROSTORA	IZMENE I DOPUNE
Koristiti se prostora za:	IZMENE I DOPUNE
IZMENE I DOPUNE	IZMENE I DOPUNE
IZMENE I DOPUNE	IZMENE I DOPUNE
IZMENE I DOPUNE	IZMENE I DOPUNE

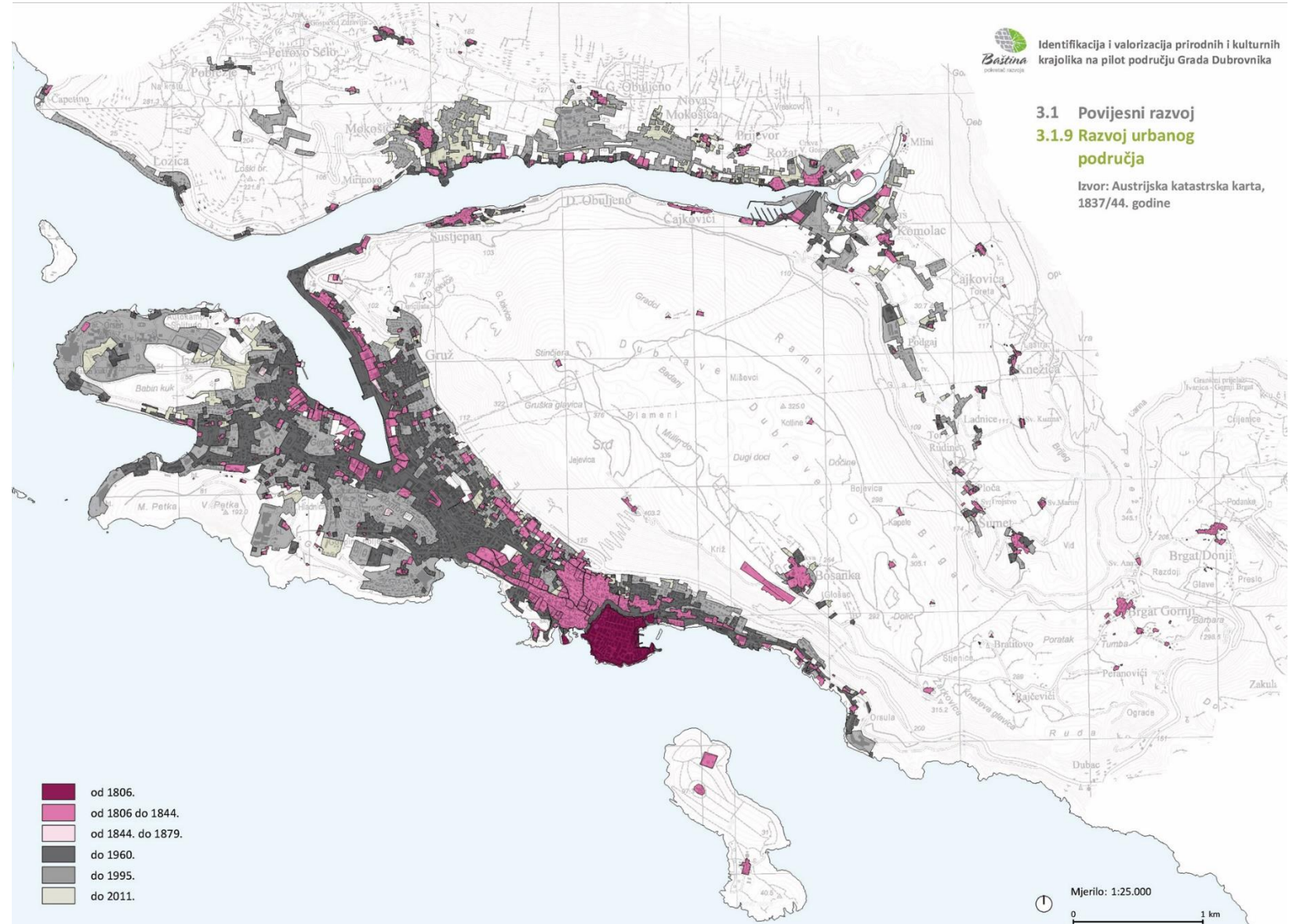
Mjerilo: 1:25.000

0 1 km

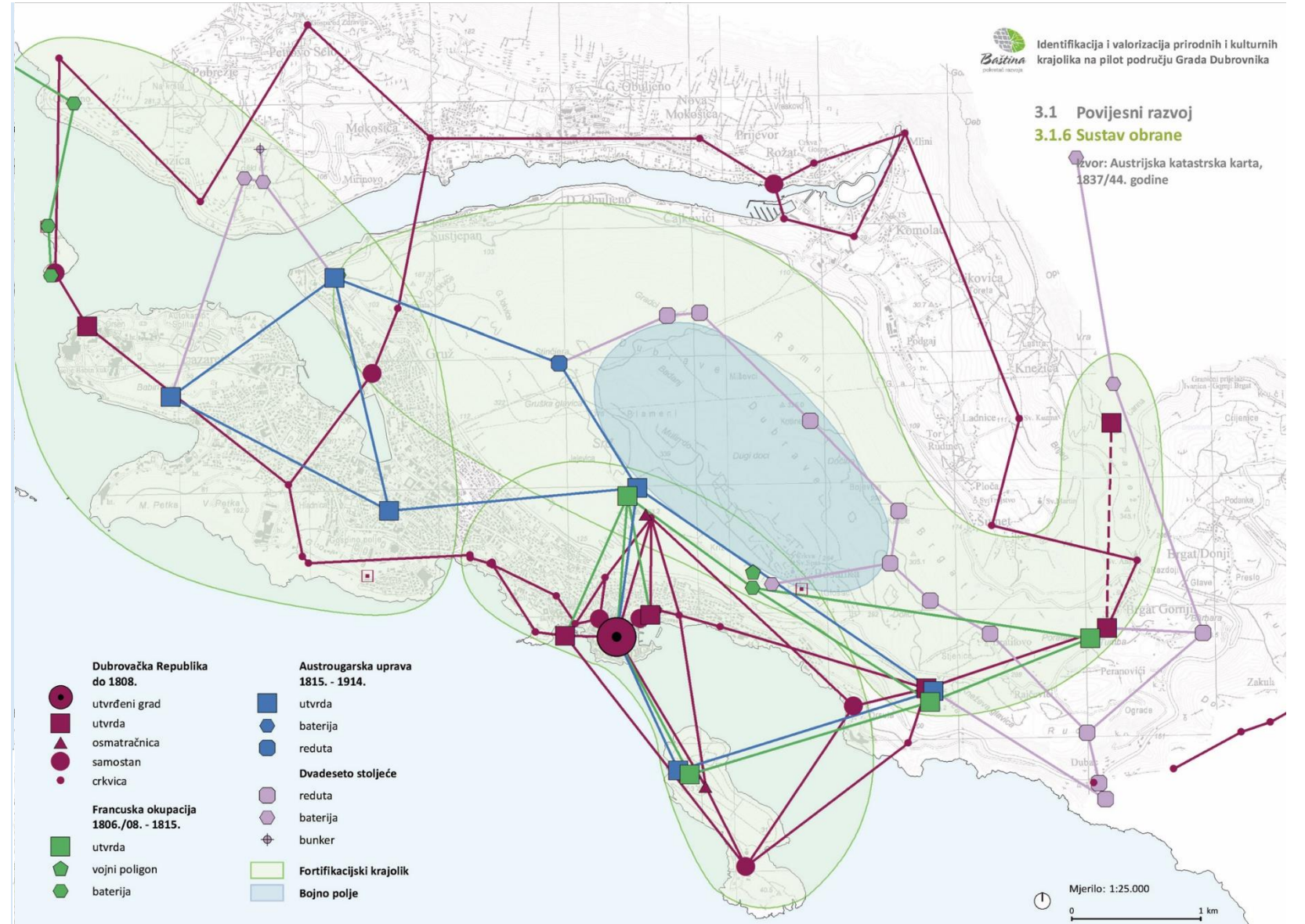
NATURAL, CULTIVATED AND URBAN AREAS, DEFINING LANDSCAPE TYPES, PATTERNS



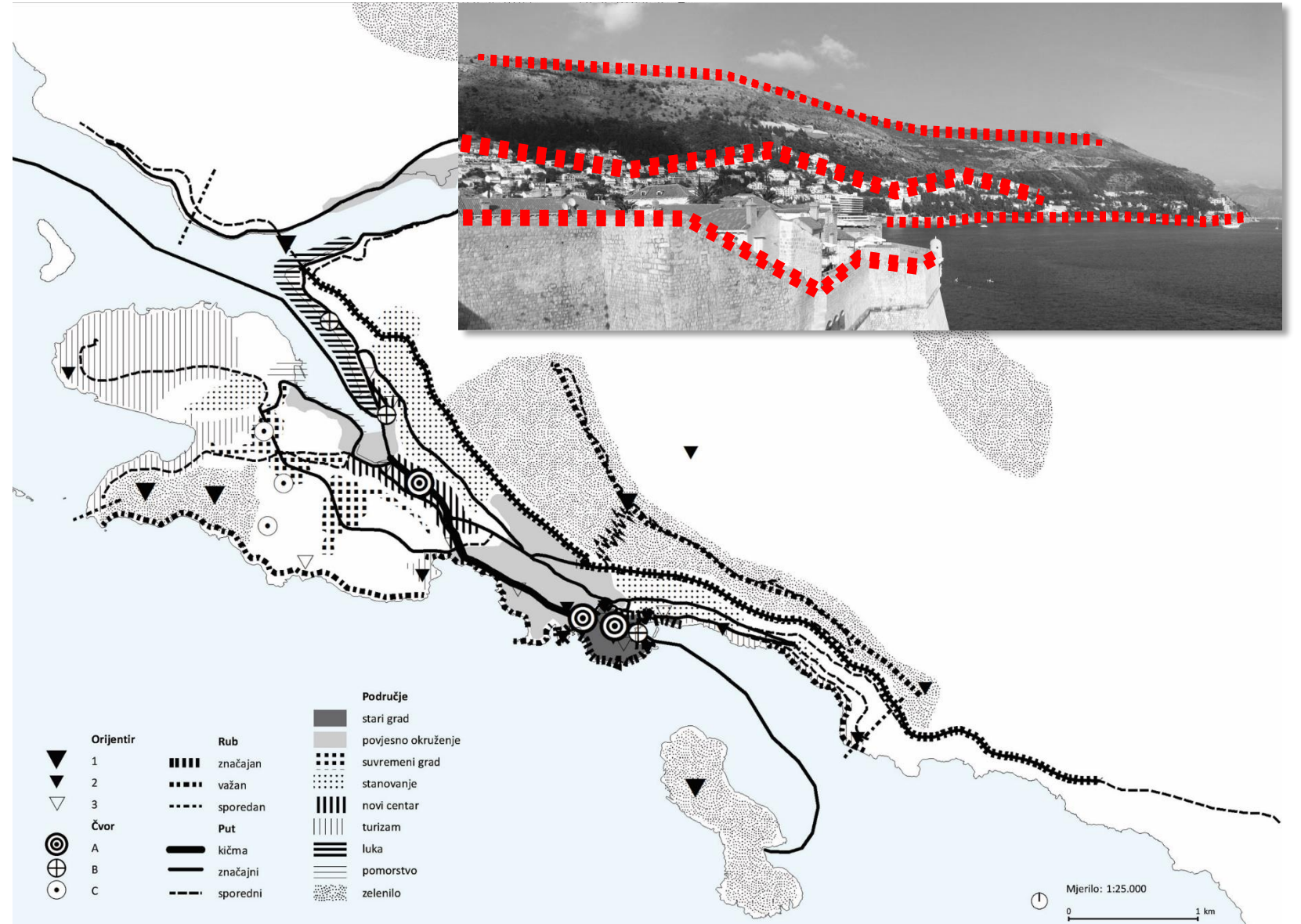
HISTORICAL LANDSCAPE ATTRIBUTES, SPATIAL DEVELOPMENT



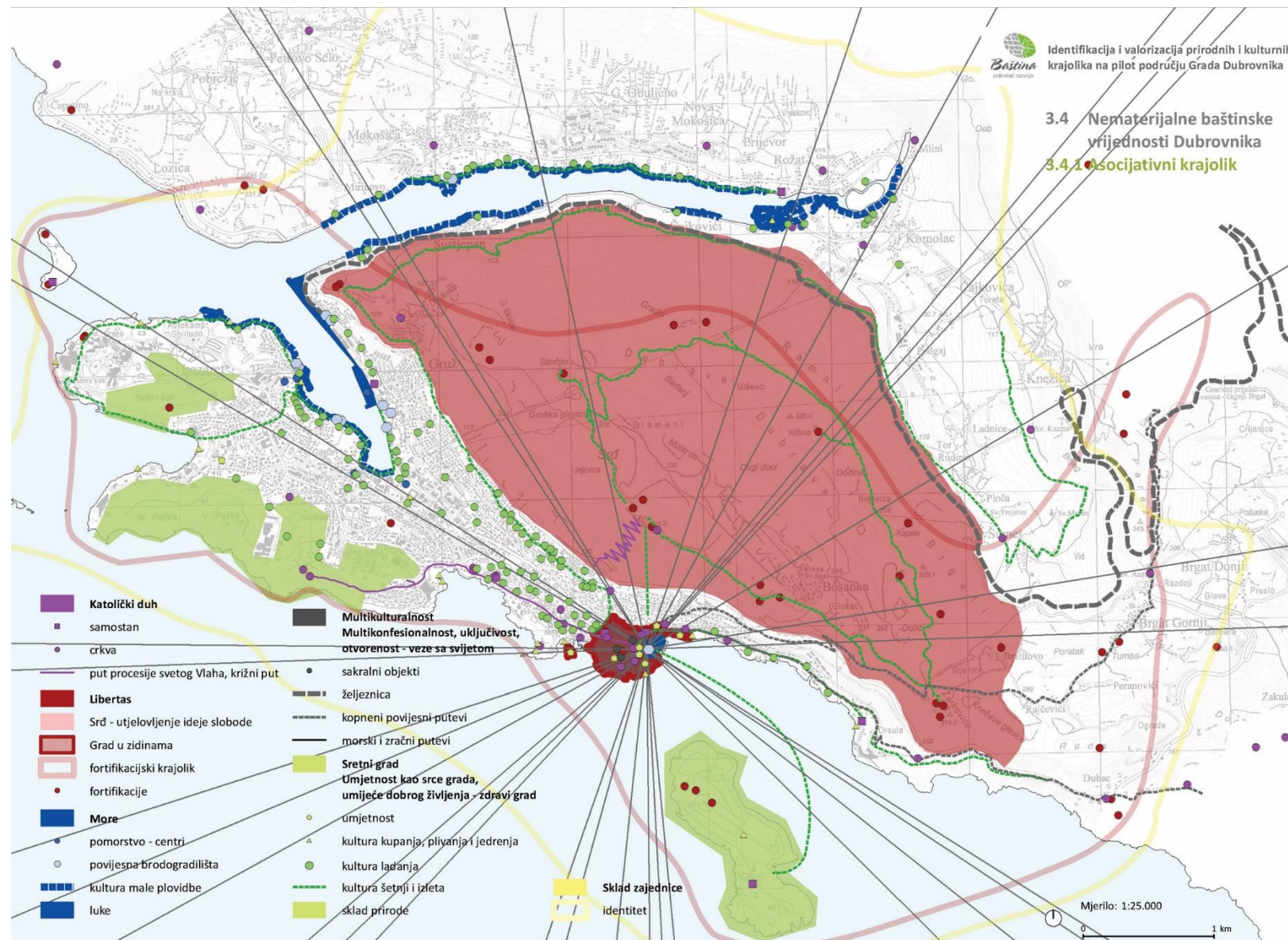
ECOSYSTEMS, CULTURAL SYSTEMS, IDENTITY NETWORKS OF DUBROVNIK



PERCEPTIONS OF LANDSCAPE BY PUBLIC AND EXPERTS IMAGE OF THE CITY, KEVIN LYNCH



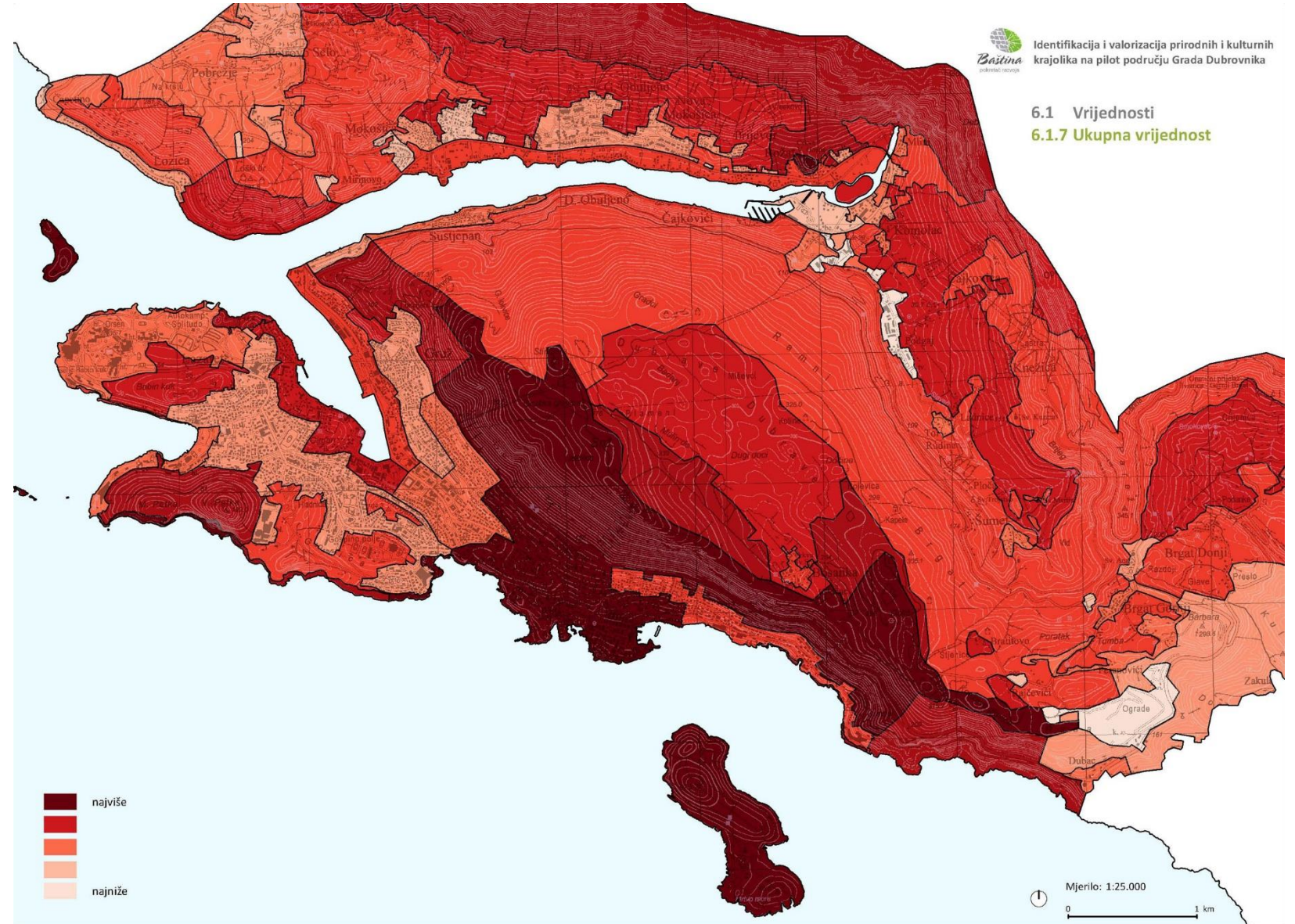
ASSOCIATIVE ASPECTS, RELATED SYMBOLIC MEANINGS, SOCIAL AND SPIRITUAL VALUES



ECONOMIC VALUE ASSESSMENT



INTEGRATING VALUE ASSESSMENTS



ANALYZING THREATS, OPPORTUNITIES AND IMPACTS

KORAK 2: HOĆE LI PREDLOŽENA PROMJENA UTJECATI NA ATRIBUTE?

Primjer: nova cesta , urbani razvoj, zahvati izvan tog područja koji utječu na autentičnost i integritet

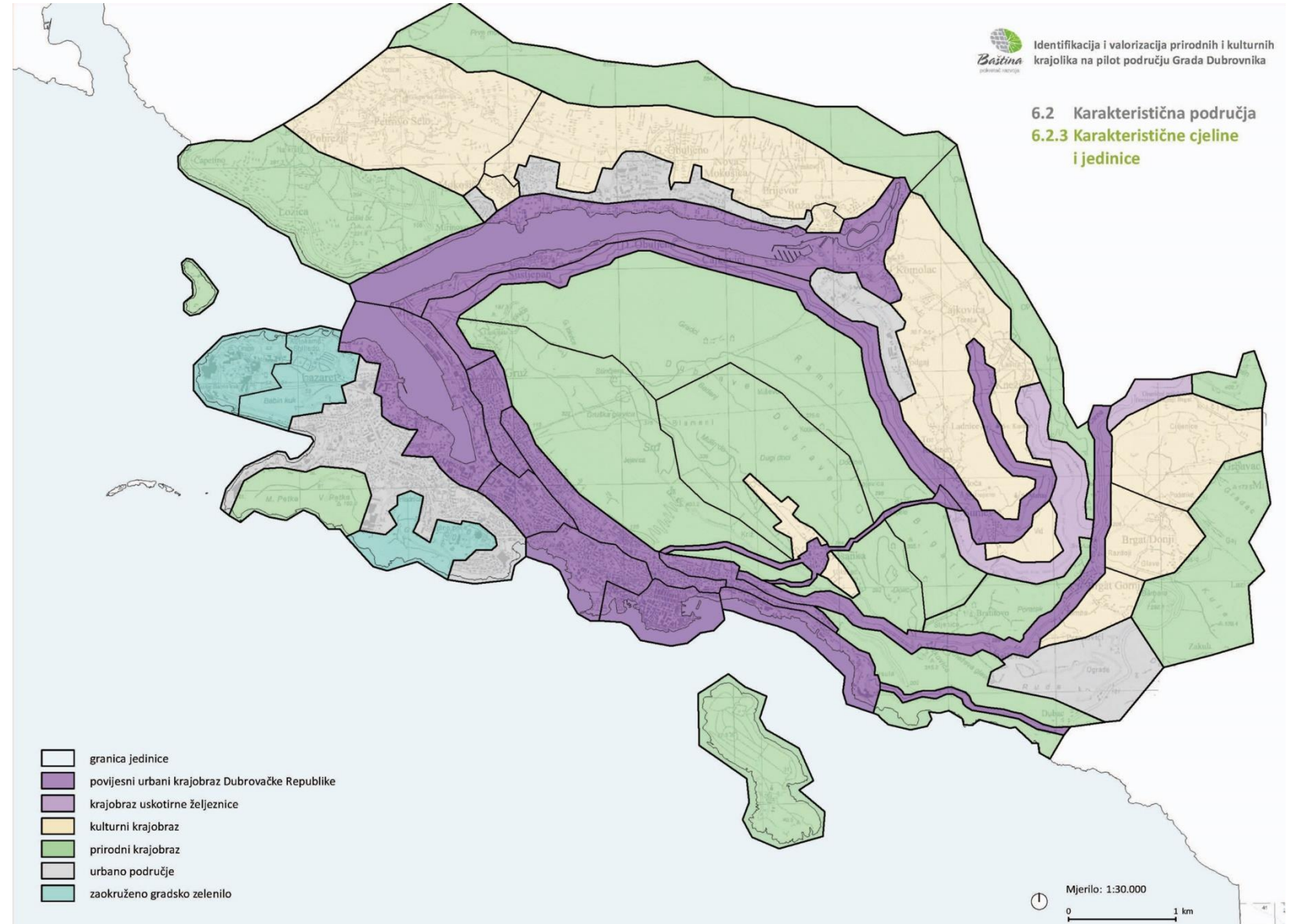
Koji faktori su relevantni za procjenu?

FAKTOR	VRSTA UTJECAJA				PORIJEKLO	
	pozitivan	negativan	postojeći	potencijalan	unutarnje	vanjsko
Gradnje i razvojni projekti						
Dominantni novi projekti		x	x	x	x	x
Širenje grada						
Privatizacija javnih prostora		x	x	x	x	x
Mogućnosti interpretacije i obilaska, staze, info-centri	x		x	x	x	
Promjene namjene (stambena, turistička, poslovna)	x	x	x	x	x	x
Prometna infrastruktura						
Nove prometnice, proširenje prometnica, parkirališta						
Učinci prometne infrastrukture: - svjetlo, buka, vibracije, zagađenje, vizualni poremećaji		x	x	x	x	x
Komunalije ili servisna infrastruktura						
Izvori obnovljive energije; vjetar, solarna energija itd.		x		x	x	x
Dalekovodi, telekomunikacijski tornjevi						
Zagađenje, opasnosti za okoliš						
Zrak, voda, otpad		x	x	x	x	x
Klimatske promjene i jače vremenske nepogode						
vatra, erozija, potres		x	x	x	x	x
Korištenje bioloških resursa / modifikacije						
prenamjena zemljišta, šume		x	x	x	x	x
Društvenokulturno korištenje baštine						
Utjecaj turizma; pritisak posjetitelja						
Vrednovanje baštine od strane društva	x	x	x	x	x	x
Promjene u tradicionalnom načinu života i sustavima znanja						
Identitet, društvena kohezija						
Odgovor upravljanja						
Plan upravljanja, zakonski okvir	x	x	x			



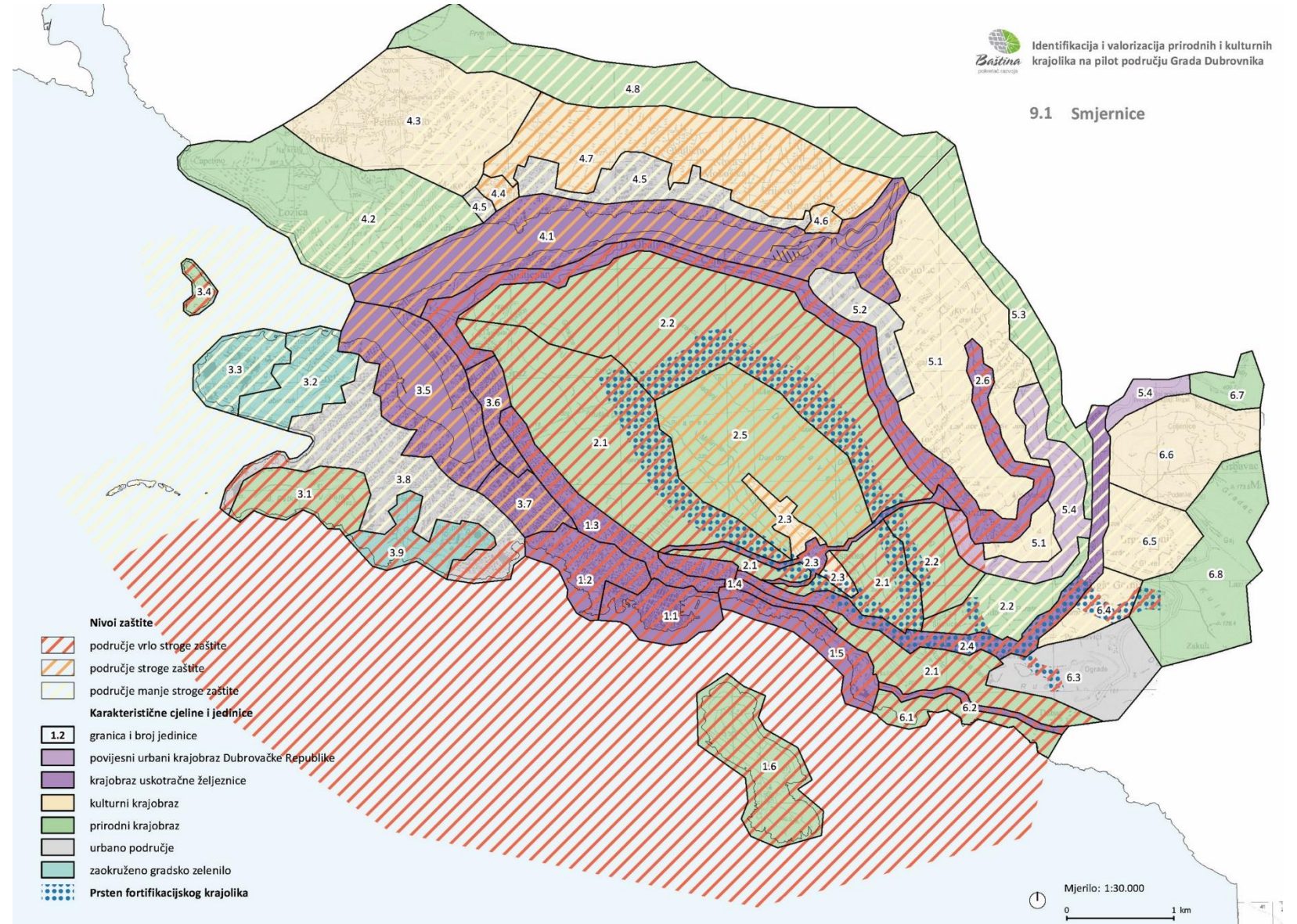
Slika 63: Padine Srđa na starom prikazu i razglednici

PLANNING PROCESS, CREATING POLICIES



GUIDELINES FOR PLANNING

9.1 Smjernice



Integrating value assessments and implementing it as a part of the planning process :

- ❖ creating statements of significance (value assessments)
- ❖ matching values to physical resources and landscape characteristics
- ❖ analyzing threats and opportunities
- ❖ making policies and taking actions

