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TEMPorary USEs as start-up actions to enhance port (in)angible heritage

D3.3.1 – SEMI-STRUCTURED ROUNDTABLE ON TUs REPORT



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INTRODUCTION

The present Report is related to the exchange session performed preliminarily at the kick-off meeting and more deeply through an Online Meeting among the PPs involved into the different Pilot Areas. The main aim of this report is to align all PPs on the shared approach to be applied in order to test TUs in pilot cities.

The document is based on three preliminary questions shared in advance among the PPs involved and proposed in order to foster, activate and facilitate the discussion on TUs. Below, the three questions subject of discussion are reported:

What does the pilot consist in?

Why do you consider your pilot a Temporary Use (TU)?

What are your national standards and regulatory requirements related to Temporary Uses (TUs)?

1. EXCHANGE SESSION RESULTS

1.1. What does the pilot consist in?

SOLIN: The pilot consist in renovation and consolidation former “Prvoborac” cinema, constructed in 1950. Due to its history, it is a strong urban and social marker and therefore ideal to host project activities that aim to test potentials and triggering wider transformation of port area.

RIJEKA: Our pilot consists of two exhibitions dealing with maritime heritage. It is related to the work package 3 which consists of mapping the locations of the old heritage port of Rijeka, the locations of industrial heritage in Rijeka that are related to the development of the port and all the economic entities of the recent times who were in coordination with the activities of the port of Rijeka. The first exhibition is scheduled for June 2020 and it will show the historical development of Rijeka port since its beginning until the second half of the twentieth century. The second exhibition, which is planned for June 2021, will show the results of heritage mapping, the impact of the first exhibition on the entrepreneurs of Rijeka, and will also show the way in which historical maritime and industrial properties were adapted for contemporary use by local entrepreneurs and citizens.

RAVENNA: The pilot comprises a small settlement made out of boxes (e.g. containers) and public spaces for hosting the temporary activities. In order to build the pilot, several works are needed: underground works and grid connections, landscaping, common spaces, boxes for the activities, plants and settings.

The area chosen for the pilot, situated on the left-side of the channel at 1.5 km from the railway station, is strongly connected to the port identity and heritage of Ravenna, and forms an important connection among the Darsena, the new port of Ravenna, the city center and the rural territory.

The area is property of the Agrarian Consortium of Ravenna and is now abandoned. Considering the barycentric positioning of the individuated area, it can be considered a strategic place in which locate a TU pilot for both Citizens and Industrial stakeholders operating into Ravenna port area.

1.2. Why do you consider your pilot a Temporary Use (TU)?

SOLIN: Since local non-governmental organizations (NGO's) lack space for their activities, start-ups and entrepreneurs lack (co)working spaces, while local government, local and regional institutions lack space for activities such as conferences, educations, exhibitions, the pilot will be useful to host part of these activities. The City of Solin will maintain and manage the pilot infrastructure since it falls under its scope of action, and since it has human and financial resources. The infrastructure is needed as a trigger of the process of port regeneration via testing different scenarios of its future functions, which can serve to other Croatian, Italian and EU port cities facing the same urban challenges. It will function as a community hub hosting cultural, educational and entrepreneurial activities that lack adequate space, but at the same time it will be the first building in Solin to tell the story of the port and of the cement industry that connected two shores of Adriatic Sea in the 20th century.

RIJEKA: We consider our pilot important for the development of the whole region since in the past the economic strengthening of the port and port industry has benefited the entire region including the islands and the coast. The Kvarner region was directly dependent on the port of Rijeka, as it has been a catalyst for development for the past 150 years, not only of the city but also of the wider

area. Construction of the modern harbour has created preconditions for the advancement of shipbuilding, the arrival of the railway and the establishment of the Torpedo factory in Rijeka.

The second exhibition will unite the activities of PPMHP and Porin Agency in Rijeka.

The concluding exhibition should be permanently set up in the PPMHP, since there is currently no possibility for its evaluation in the harbour in situ, due to the lack of space for the public and experts outside the museum's building.

RAVENNA: We consider our pilot a TU, since it will host temporary entrepreneurial activities, start-up, exhibitions and other activities defined through the Open Call. All these activities should be connected with the port identity.

These Temporary activities will trigger the regeneration of the Darsena left-side by activating the area at a social as well as economic level. They will bring the attention of the citizens to the neglected heritage, setting up new entrepreneurial networks and cultural polarities. Results of Temporary activities should be capitalized on for attracting bigger investments in view of more definitive interventions of heritage valorization, impossible at the current conditions.

The temporary reuse of abandoned or unattractive areas will offer the opportunity to act on free areas through a refunctionalization of existing spaces. Aggregative elements, with a strong connection to port heritage, will foster the creation of new entrepreneurial activities and will be aimed to regenerate the district. Through this process, the area will be considered a reference point by the community, able to connect the city, the Darsena channel and the countryside. Temporary uses will include cultural and leisure activities that will be integrated in a context animated by commercial services, incubators and spaces for associations. The functional heterogeneity of the area will become a fundamental element for reviving the Darsena, creating a new attraction for the city and for the citizens who in this way can continue to live the Darsena as the place of everyday life.

The design of the Temporary Uses will be based on four fundamental principles: sustainability, innovation, sociability and reversibility of the intervention. It will offer also the opportunity to implement new planning and design methods, through the reuse of elements belonging to the production and port context.

1.3. What are your national standards and regulatory requirements related to Temporary Uses (TUs)?

SOLIN: The main regulations that shall be considered for the realization of Temporary Uses (Tus) are:

- The **Construction Act** (Official Gazette 153/13,20/17,039/19): it regulates design, construction, use and maintenance of buildings and the implementation of administrative and other related procedures;
- The **Physical Planning Act** (Official Gazette 153/13, 65/17, 114/18, 39/19): it regulates the system of spatial planning, i.e. goals, principles and subjects of spatial planning. It is also related to the conditions and monitoring of the spatial planning, the adoption of spatial plans including their preparation, implementation and adoption procedures.
- The **Ordinance on Simple and Other Buildings and Works** (Official Gazette 112/17, 34/18, 36/19): it defines simple interventions and other works that can be constructed or performed without a building permit.
- The **Croatian Obligations Act** (Official Gazette 35/05, 41/08, 125/11 and 78/15): it regulates the basics of binding contractual and non-contractual relationships. It can be applied to design contracts, construction works and professional supervisions of works, as well as to all other public procurement contracts.

The City of Solin, according to Croatian laws, already has the Usage permission for the building that will host TUs, since the former "Prvoborac" cinema was built before 1968.

For the main architectural designs, which has been already done, and for the planned reconstruction works on the former "Prvoborac" cinema isn't necessary to require a Building permission, since all these works will be done in accordance with the "*Ordinance on Simple and Other Buildings and Works (Official Gazette 112/17, 34/18)*". In accordance with this Ordinance, several types of works can be performed without a Building permit:

- Works on existing structures that improve the fulfillment of the basic requirements of the building and do not change the conformity of that building with the location conditions that it had when it was built;

- Works on existing buildings that will be refurbished and that will adapt the space to new needs, e.g. interventions on non-load-bearing partition elements of the building and / or installations, whose changes do not affect the mechanical resistance and stability of the building and / or the fire safety, interventions that do not change the conformity of that building with the location conditions that it had when it was built. In this category are included also the works on existing commercial buildings aimed to develop a different business from the one specified in the Building or Usage permit, to develop another activity, to reduce or increase the number or size of functional units within the existing shopping center, and all the works that don't change the location conditions.
- Works on the existing building that:
 - a) add, renovate or replace parts of a building with a new or innovative technological system, such as transparent facades elements, floors, walls, ceilings, flat, sloping and rounded roofs thermal insulation, covers, waterproofing, equipment, or installations for heating, cooling or ventilating and for automatic control, regulation and remote monitoring of energy or water consumption; sewerage, gas and electrical installation.
 - b) Replace the existing domestic hot water (DHW) system with a new one that employs the soil thermal energy through heat pumps.
 - c) set up a solar collector system for producing heat for the building needs.

RIJEKA: Parts of today's Port of Rijeka and related industrial facilities are under temporary protection of the Conservation Department in Rijeka and the Ministry of Culture of the Republic of Croatia. The laws that apply to them are: Law on the Protection and Conservation of Cultural Property of the Republic of Croatia, the Law on Maritime Property and Seaports of the Republic of Croatia, the Ministry of the Sea and Transport of the Republic of Croatia, and within it the provision for the establishment of the Port Authority of Rijeka and its jurisdiction and the Law on Harbour Master's Office of the Republic of Croatia.

Since Rijeka pilot has no planned construction or renovation and since no public spaces will be used for the exhibitions but the premises of project partners Porin Agency (for the first exhibition) and PPMHP (for the second exhibition), no permits of the authorities are required. Exhibition production in general doesn't involve adaptation measures that alter the fabric of a protected cultural property, but rather consist only of painting the walls and putting up screens that divide the exhibition space.

The first exhibition will be held in the agency Porin, in the area of the Port of Rijeka in the hall number 14 of the famous former Torpedo factory which has already been renovated. The second exhibition will be held at the PPMHP located in the Governor's Palace and will become part of the museum's permanent exhibition after the project is completed.

RAVENNA: Temporary Uses are regulated by a Municipal Regulation (POC Tematico Darsena – Titolo IV – Capo 1° - Artt. 41 - 45) (referred to the Darsena Area) based on the key-elements and regulatory pillars defined through the Regional Regulation (L.R. 21 dicembre 2017, N. 24 – L.R. 24 marzo 2000, N. 20).

The Municipal Regulation allows Temporary Uses for:

- regenerating the cultural heritage with a specific interest to quay areas and buildings related to industrial archeology;
- booting/triggering, in the short term, urban regeneration processes;
- avoiding wasting of cultural heritage;
- revitalizing the district, with a specific focus to activities related to culture, leisure and tourism.

Abandoned or semi-abandoned buildings and open spaces can be used for Temporary Uses since they comply with the following requirements: static safety, healthiness, accessibility, aeration and lighting.

For public areas, the public administration stipulates a loan for use contract with the Temporary User where it is defined the expiration date of the contract and the interventions that are allowed.

For private areas, the private owner stipulates a loan for use or a lease contract with the Temporary User.

The reuse of semi abandoned or abandoned buildings for the settlement of private or commercial activities is allowed through renovation and restoration interventions.

The reuse of semi abandoned or abandoned buildings for the settlement of temporary cultural, social and sport activities is allowed through three levels:

1. light furnishing (first level);
2. light furnishing with electrical/hydraulic system and the corresponding infrastructures (second level);
3. light furnishing with electrical/hydraulic system and the corresponding infrastructures, and light structural works (third level).

The reuse of open spaces is allowed for temporary activities consisting in cultural, social, leisure and sport activities. It is allowed to install a kiosk or platforms for concerts and events.

CONCLUSIONS

According to the outcomes of the Exchange session is possible to identify two different approaches on TUs directly implemented into TEMPUS framework that has been shared among the PPs involved in pilot cities:

- One more related to physical interventions on Ports cultural heritage with strict connections to infrastructures, technical activities, renovation processes and important implications on local and regional regulations in terms of Authorizations, Management of the area involved and interface with local authorities (e.g. Ravenna and Solin small scale infrastructures).
- Another more related to intangible cultural heritage without the activation of renovation processed, but strictly related to local context. Also in this case implications on local and regional regulations in terms of Authorizations, Management of the area involved and accessibility to the same area have to be take into consideration (e.g. Rijeka exhibition).