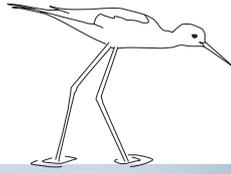


# Moć vjetra

## Weathly winds



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### From landscapes to tourism

*Traces in its historical tale reveal that Nin's landscape sprang out of the match of natural elements and human infrastructures. Man has lived in this exceptional site for millenia and so managed to take advantage of the resources of such a territory. Providing fish supplies throughout the ages while proceeding through the estuary, the sea enabled the harvesting of salt that spread into salt-meadows, upon which sheperds settled down. Each family once planted olive trees, fig trees or vines in the fertile hinterland of Zadar. Through the hanging Sokols to the curves of landforms, the Bura and the Jugo shapes the social, landscape and architectural practices of the whole region.*

*Facing the Velebit, Nin stands as a land of hospitality where life is sweet all year long. Thus, since the opening of borders, people from Germany, Austria, Poland, France, Italy or the Netherlands come to the beaches each year in greater numbers.*

*This air call has stimulated a littoral dynamism and so tourism has now been raised as a pillar of the national economy. So as to satisfy an ever growing demand, some of the territories have specialized in seasonal hosting. By devoting land areas to visitors accommodations, the intensive urbanization of the littoral area has led to importing generic models providing a standardized "all inclusive" offer. Resorts have started dropping across the territory, sometimes to the detriment of local riches.*

*How could ancestral local "winds" and foreign new-coming "winds" ever be conciliated ?*

### From resorts to territory

What can the *all-inclusive* culture produce ? How does it exchange with the site ? What are its inner rules ? If the resort model (such as Zaton) is one of an autonomous structure that provides monofunctional enclaves powered by mass tourism, the way it works also bears many advantages which are worth recapturing.

Since it owns independent governance and fundings, the resort is, literally speaking, a "micro territory". On his own area the manager can handle the whole infrastructures, layouts and constructions and so has the ability of planning his site with an accurate precision. The result is an attractive, targeted as well as diversified offer deployment as far as hosting, shopping and services are concerned. This concentration of programmes provides an intense community life in a defined area, during the high season.

The resorts are nowadays considered as a strong economic market by public authorities. Urbanism documents conceive them as local development devices, so they are logically bound to increase. However, the profit for collectivities and inhabitants will never match the sum of introverted economic cells which are scattered on the Adriatic shores. The resort is based on a seasonal importation of consumers, thus it remains an enclosed entity which generates a self-focused periodical economy. On the one hand the local economy can take advantage of some punctual trips but on the other hand the resorts programmes are dedicated to its own customers – the *all-inclusive* bundle is *all-exclusive* too. Is it possible to imagine open resorts, in which the programmes and its management could be shared ? Considering this model's dynamic, the challenge stands at the focal point of different preoccupations :

- *How is it possible to shift from a sparse intensive tourism to a contextualized extensive tourism ?*
- *To what extent can local resources collaborate and associate with tourism, so as to combine in shared common wealth ?*
- *How can a collective initiative, beyond its economic prospects, become the means of anticipating ecological uncertainties on a worth-preserving littoral ?*

### From territory to project

Then the project strategy focuses on reinterpreting the resort model to territorialize it : **shift from a unique and private governance to a joint and reciprocal one**, from a monopoly to a plural economy. Thanks to a **partnership between the collectivity and different investors** (operators, tourism promoters, manufacturers, farmers) the purpose is building up a hybrid model. This will enable **private individuals (inhabitants, entrepreneurs) to join the investment channels** and generate a new pattern which could be adapted to the rest of the territory, in which Zdrijac

appears as an innovative area. Some of the elements are already in place. They only need to be activated and articulated.

The area of Zdrijac finds its origins in a progressive and sometimes informal coastal urbanization : its structure lies on dead-end streets on a perpendicular axis facing the littoral front on which collective buildings and individual houses stand together. Between “Airbnb” and rental management, most of this dwelling stock consists in commercial accommodations. Just as a resort Zdrijac afford a diversified offer. Being devoted to tourism only, it can be considered as an *informal resort*. Beside this existing matter, some operators, such as Solana, are already here and eager to increase their participation. Others can still be able to take part. Let’s now picture the tale of the conciliated winds.

### **From Project to Zdrijac**

The *Zdrijac Mixed Economy Company (ZMEC)* is a joint group which gathers the comitat and the investors. This coordinator puts the operators in touch and guides them so as to direct the organization of the site. In the same way as a resort owner, they program the operations, support the property, the layouts (networks, infrastructures) and help project leaders in their procedures (rules, advice, financial support). They mobilize local building sectors. On the site of Zdrijac this public-private collaboration results in two complementary spatial figures – littoral and estuary. **From the edges to the heart of the area, their combination becomes the supporting frame which enables the settlement of individual initiatives** (inhabitants, entrepreneurs).

#### **> Estuary figure : investing flood-prone lands** (private operators)

As a true ecological niche, the ancient delta of the Miljačić jaruga as well as the salt-works are a rich and humid environment which is worth preserving. For Solana, the dip in this flood-prone land area is an opportunity to diversify their activity and spread it to the culture of glasswort. The cycle of glasswort production brings a new activity over the four seasons of the year while matching the continuation of local crafts, between land and sea. This plant contains many virtues (in gastronomic, therapeutic, cosmetic fields, etc.) and triggers a new economy while amplifying the environmental background. As for the salt-works, it spreads out a wide network that extends the wet area through clear water pools.

The reliefs of this network connect to the weft of

Zdrijac. They are designed to receive camping pitches and offer a singular “nature” accommodation. Inside this natural sanctuary, the sanitary-units of the camping become bird-watching spots. **The new Museum of Salt integrates into ecological hospitality and touristic hospitality.**

It welcomes visitors and inquiring minds and also proposes a shopping point. This one conceals a warehouse and a transformation space for glasswort. **It recaptures traditional Croatian devices and its simplicity proposes an answer to several urban functions.** Its out of water floor allows a pedestrian communication while its adaptable structure offers covered external spaces for different types of performances (outdoor museum, campers meeting-point or quick shelter). **These urban attentions mingle into architectural details and permit daily seats and amenities.** It is built with local materials, and in so doing demonstrates the skills of the ZMEC.



#### **> Littoral figure : preparing the soils, setting up sedentarity** (public operators)

Every year Zdrijac gets busy. Before the touristic season, public spaces awake. Beauty enhancement rituals start again. Sand is laid on the beaches, beach-umbrellas get painted again, beach-bars are rebuilt. **What is left after tourists’ coming in ?** From touristic hospitality to resident hospitality the purpose is to prepare amenity conditions for a future area that is both residential and touristic. It stands in the choice of ground materials, their reversibility or perennity as well as in the accuracy of planted tree-essences. They need to be adapted to the environment, to maintain the sand and the land to ensure the stability of the littoral background.

On the edge of the lagoon a permeable soil is required. A generous planting gives a vegetal procession ensuring the support and resistance of soils. This wide and shady space leads the pedestrian way up to the littoral. The roadways are reprofiled to incorporate car-park rows

in its width. They will become wider in some places, turning into sport-grounds (volley-ball, tennis) the rest of the year while keeping the same parking capacity. So, **once the cars have left, parking disappears to give way to a bank of public leisure-activities and contemplation.**

On the other edge of Zdrijac, the banks of the channel are converted into a public dock that ends the pedestrian ways and dispatches private accesses to the wharves.

Prolonging the perpendicular dead-end streets, a plot system is frugally settled. As in public gardens, grass and lawns are preserved to give shelter to sitting spaces and childrens' playgrounds. These plots can be reconverted easily according to the craftsmen or entrepreneurs settling around (eg : Sokol dryers). Pedestrian paths join them transversally following the cadastral possibilities. **Domestic thresholds, lanes, alleys, gardens and tiles ventilate the uses. In the interweaving of public spaces, the echo of practices, the skillful soil will enable guided improvisation.**

The complementarity of these two figures, one from public sources, the other from private ones, creates a meshing which lets individual initiatives settle down between public spaces and productive spaces.

> **Individual particular initiatives**  
(inhabitant-operators)

In an **urban frame characterized by self-building, individual initiatives are crucial for the evolution process** of the area. The spell of Zdrijac lies in the heterogeneity of its architecture. From traditional croatian devices to individual ornaments, urban implantation has to be supported while allowing diversities in appropriation and in possible uses : reasoning with densification to absorb needs for housing. Thus, the awaitings of a resident family may differ from those of tourists concerning flats. So the purpose is an **hybridization between flats of different type, in view of anticipating coming evolutions.** This typological and architectural encouragement also profits from the technical and financial support of the ZMEC.

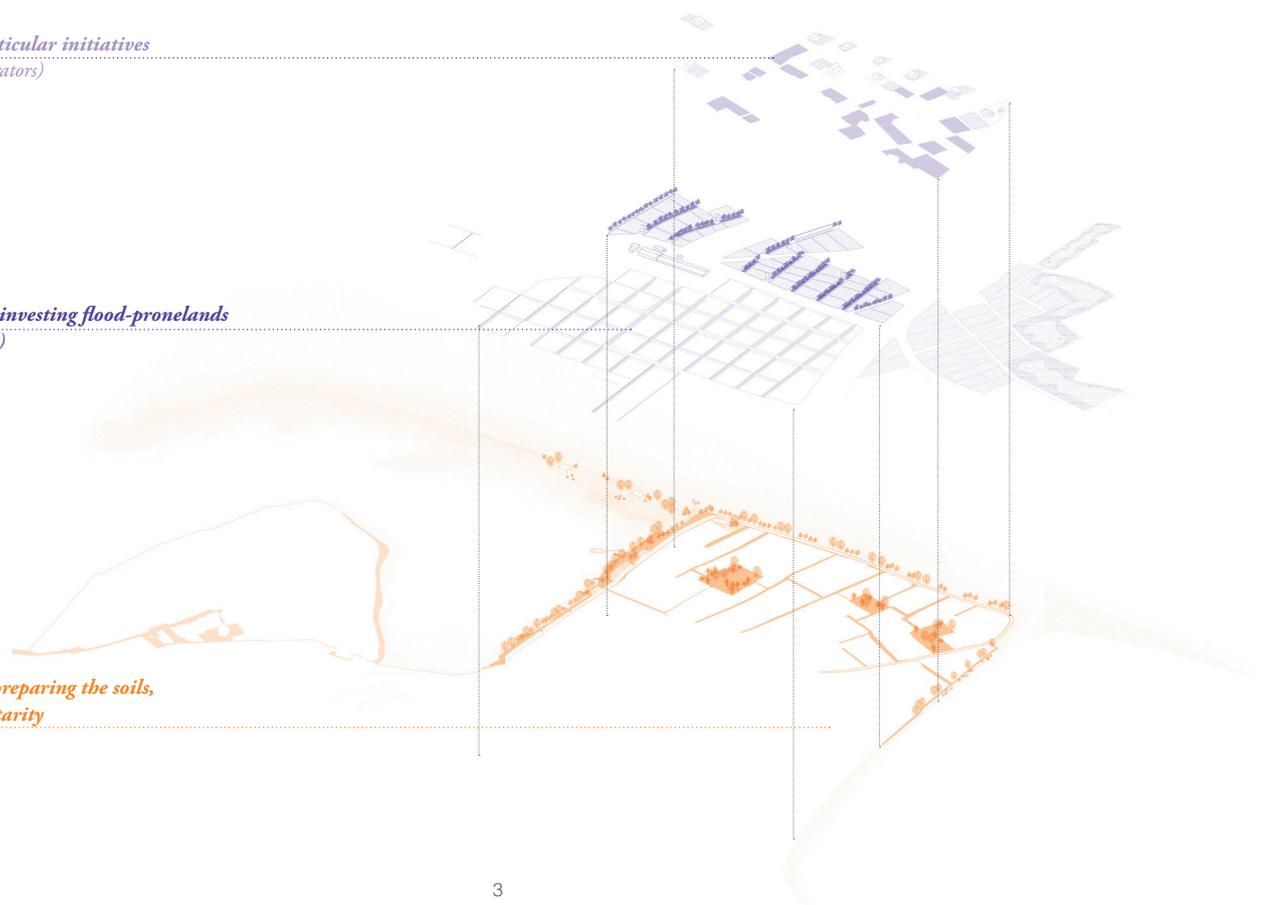
Many constructive skills are already involved. So **the project takes advantage of this DIY richness by mobilizing the local branches of construction.** While preserving the usual techniques of the inhabitants, it introduces virtuous materials. The wind-tower, a natural ventilation system, can cool the inside spaces in summer while being used as a fireplace in winter. This massive element becomes the pipe-block, thanks to its generous dimensions, it can contain domestic elements such as water-rooms. In this area, part of the ground floors are designed so as to be easily transformed into workshops in the mid to long term.

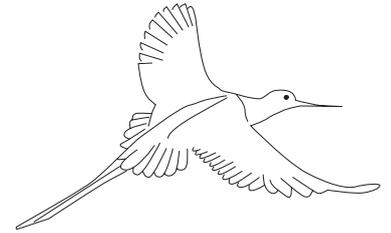
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*Individual particular initiatives*  
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Between readaptation and new constructions this process displays many strategies :

- On the littoral road (*Ul.Hrvatskih gradova*), the challenge is to create an active commercial and artisanal fringe. Raising a simple building on a plot of land near the street curb, allows a craftsman to settle down. This one can either inhabit the whole place (building and house) or rent the building through a leasing contract.
- An individual person who wants to build a touristic space on his property has the possibility of renting the place to different groups of tourists. They will share the “day-rooms” thanks to the external stairs which separate the first-floor bedrooms from the common spaces on the ground floor. In the long run this typology can suit a resident family.
- In the same way, in the case of a collective operation from a land-developer, a building typology with individual stair access enables the separation of different lots. Considering the idea of separable duplex, this layout leads to a supple evolutivity between local owners, local tenants and individual commercial accommodations. An individual extension is possible between all plots (garage, workshop, bed-room). Every ground floor has an external space, shared gardens are available at the back of the plot. These gardens match the local urban plan (20% of the ground) in an alternative way, and offer shared external amenities.

These different situations are typical cases which can be executed on the whole area of Zdriljac. Through an iterative implementation, they stimulate a progressive and evolutive mechanism. The ZMEC supervises this evolution. They bring a technical expertise, financial support as well as they take up part of the rental management through the linking of tourists and inhabitants. As a compensation, a specific taxation concerning all the operators, project-holders, and individuals, supports the operating of the ZMEC. Tourism, residents, production, this joint and plural cooperation is the opportunity for a breath of fresh air for Zdriljac.

## ***From Zdriljac to landscape***

Glasswort growing, camping, bird-watching, the Salt Museum, public spaces can become **programmes which manage to conciliate flood risks and living territories**. Between immediate development and long term ambitions for lasting activities, the project displays a flexible process. It lies on **various simple initiatives** (private, public and individual ones) **and while taking the existing plot plan into account, it can be progressively set up according to different occurrences both in time and space**.

This pattern can naturally redeploy itself in the long run and is meant to create fertile links between the territory actors and individual ones. Economy becomes territory ecology. It grasps the “resort dynamic” and while hybridizing it, it gives structure to an interbreeding of its riches. In so doing it inforces its strength towards the touristic single-ressource – a **plural resilience which combines the cycles of landscapes and inhabitants**.

At the same time, it addresses other resorts that are already planned. Many elements are preexisting, others will soon emerge : golf courses, riding-centers, spa mud baths can become efficient tools to produce agriculture, cities and prevent from natural risks. From a larger point of view, this pattern echoes throughout the whole Croatian littoral scale.

This territory transformation can be actualised thanks to public involvement. By supporting and inciting these private actions, the State, the Comitatus, the City can master the “orientation of winds” and address to the inhabitants and the great touristic investors of the country :

*“ To those of you who build resorts, don't make parks and summer accommodations, build agriculture and cities, make landscape. Build up a territory in which winds come across, meet and exchange, turn your fences into beginnings...”*