

BUSINESS PLAN FOR THE MEDIEVAL TOWN OF RHODES

SECTORS OF ACTIONS

Text by

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Strategic planning

Description and evaluation of the existing situation

a. Geographical features

The Medieval Town of Rhodes (M.T.), which is designated as a world heritage town by UNESCO, constitutes a distinctive urban entity of the town of Rhodes. It occupies the north eastern part of the town, it is a part of its centre and has a particular cultural value of international importance.

It has an area of 40(forty) hectares plus 17(seventeen) hectares that of the fortifications with the moat. The fortified town is a "natural" barrier between the 20th century city-centre (Mandraki) and the post war town.

The permanent population is constantly decreasing. The 2001(two thousand and one) census gives 2240(two thousand two hundred and forty) inhabitants, whereas in 1991 (nineteen ninety one) there were 2797(two thousand seven hundred and ninety seven), in 1981 (nineteen eighty one) 4463 (four thousand four hundred and sixty three) and in the 1960's (nineteen sixty's) the population consist of 7500 (seven thousand and five hundred) souls. We see that the population has shrunk by 50% in this 20- year period and if a special policy is not applied the MT will end up being to a dead monument. This business plan is aiming to change this tendency.

b. Historical information on conservation planning of the MT of Rhodes.

The preservation of the MT as a historic centre was the primary aim of the master plan of the town carried out by the architect Florestano Di Fausto during the 2nd Italian period (1923-1936) (nineteen twenty three until thirty six). It was ordered by the governor M. Lago, who approved it, in 1926 (nineteen twenty six) and it was completed ten years after.

In 1920 (nineteen twenty) the monumental zone (Zona Monumentale) suggested by the archaeologist A. Maiuri was defined, as seen in the map.

The zone included the entire fortified town, the moat, the mole of the windmills, the mole of Nallac and the fort of St. Nicolas. The area of the Jewish and Islamic cemeteries along the moat was also included.

c. plan

The plan of MT of Rhodes was approved in 1961 (nineteen sixty one). Since then the urban plan of the town has been applied.

The revision of the urban plan of the MT which was submitted to the Ministry of Planning in 1985 ((nineteen eighty five) is still waiting for an approval, as well as the Presidential Decree draft defining detailed building regulations and land uses in the MT. On the other hand the General Plan of Rhodes approved in 1987(nineteen eighty seven) reflects the will for preservation of the area and reinforcement of the residential use. This is clear through the proposed buildings for social activities, the hierarchy of the street network and the provision for underground cable network.

This draft Presidential Decree was produced by the Ministry of Planning in collaboration with the colleagues of the Office for the Conservation of the MT in 1993. (nineteen ninety three) It expected. This decree has not been approved

The building activities in the area are controlled by the local department of the Ministry of Culture. The municipal authorities have applied some of these regulations in the form of municipal rules Particularly about the land uses in the MT.

In 1984 (nineteen eighty four) the Ministry of Culture and the Municipality of Rhodes agreed in a close collaboration for the architectural conservation and management of the MT. The targets of that agreement were carried out through a special "Office for the Conservation of the MT of Rhodes", which was established in 1985 (nineteen eighty five)and became a department of the Municipality of Rhodes.

In 1988 (nineteen eighty eight) the MT was designated a World Heritage City by UNESCO. This reinforced the interest of various state agencies for the MT. The collaboration of the Ministry and the Municipality was terminated after 20 years as provided from the initial agreement.

Any conservation policy should be accompanied by the proper legislation and management policies.

Έχει ήδη εκπονηθεί η αναθεώρηση της Πολεοδομικής Μελέτης και το Σχεδίου Ειδικού Προεδρικού Διατάγματος, από την Δ/σηΠροστασίαςΜεσαιωνικής Πόλης και την Διεύθυνση Πολεοδομίας του Δήμου Ροδίων, με την συνεργασία της 4^{ης} Ε.Β.Α. και αναφέρεται στον έλεγχο των δραστηριοτήτων ,τις χρήσεις γής, των όρων και περιορισμών δόμησης και στην προστασία, συντήρηση και αποκατάσταση του κελύφους της περιοχής.

Το 2008 Η Μεσαιωνικής Πόλης κήρυξη «αρχαιολογικός χώρος» σύμφωνα με τα άρθρα 2 και 14 του Ν. 3028/ 2002 «Περι προστασίας αρχαιοτήτων»

Strategy and development priorities

The MT like many similar historic towns is not only a monumental entity but a living town which includes functions of an urban centre. Hence, the overall actions should be related to the development and cultural enhancement of the area, securing the preservation of the historic buildings and the urban tissue. The need for architectural preservation is permanent and urgent.

The particular social and cultural identity of the MT should be the basis for preserving it as an active urban unit of the entire city of Rhodes and not be limited to a recreational sight.

The following analysis of the business plan is aiming to develop priorities which are based on the following guidelines:

A. Improvement of the quality of life

“ Social policy, Education and culture” aiming to increase the permanent population of the MT, retaining the existing inhabitants and attracting new families to live there. Solving various problems of the city centre which spread to the historic centre too.

This will be realized through:

A.1 Ratification of the Presidential Decree for the MT

A.2 Infrastructure

A.3 Rehabilitation of open spaces like:

A.3a. Designing of squares- parks and coastal zone

A.4 Rehabilitation of state owned buildings

A.5 Incentive policy

A.6 Vehicular traffic-parking

A.7 Urban planning

B. Control of the tourist growth

"Local economy and Employment" aiming at:

Preserving the MT as a living entity and not as a recreational sight.

Improvement of the quality of the tourist sector, reducing its implications.

Emphasis on cultural tourism like:

B.1 Tourist beds

B.2 Encouraging traditional crafts and trades

B.3 Restoration of the built environment

B.4 Enhancement and rehabilitation of open –air spaces

B.5 Cultural activities master plan

B.6 Cultural itineraries all the year round

C. Enhancement of the entire MT

"Natural and Built Environment –Technical infrastructure" aiming at:

Restoration of building shells (significant historical buildings, fortifications) and rehabilitation of open-air spaces.

C.1 Moat- fortification

C.2 Zone around the MT like:

C.2.a. Rehabilitation of the coastal zone

C.3 Restoration of churches

C.4 Restoration of Islamic (Ottoman) monuments

C.5 Rehabilitation of state owned buildings – today administered by various agencies

C.6 Expropriation of significant private- owned buildings

C.7 Enhancement of public spaces

C.7.a Application of the regulations.

The record of the above information concerning the actions of the Business Plan of the Municipality of Rhodes for the MT, constitutes an account of the most significant measures taken for the preservation and protection of the history and culture of Rhodes.