



# GUIDELINES

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## Foreword

### Local Guidelines: what they are and what they are useful for

This document is an operative manual regarding the design, sustainable enhancement and conservation of the Historical Built Areas (hereinafter HBAs). The guidelines directly derive from a shared strategy developed in Central Europe within the BhENEFIT project. They are an instrument that integrates and supports the already developed local spatial and urban plans. The main objective is the sustainable development of HBAs based on holistic, multidisciplinary and participated approach in the governance and management process of the HBAs.

Each project partner has identified peculiar territorial characteristics and has elaborated this site-specific document strongly rooted in the territory it belongs to.

The contents of the local guidelines are:

- general objectives;
- planning recommendations for new projects concerning the HBAs;
- stakeholders' involvement, times and methods of participation;
- decision-making mechanisms and characteristics of the participatory and multidisciplinary approach.

## GOVERNANCE AND MANAGEMENT GUIDELINES

### Foreword

#### What are HBAs' guidelines?

The guidelines are generally based on the current situation of HBA Mikulov assessed with a previous shared analysis and other strategies and concepts of HBA's regeneration.

#### The role of HBAs' guidelines

The regeneration program kicked off the process of restoring historical cities 26 years ago. A number of objects from 13th to 19th century have been managed to restore in the MPR Mikulov area, which would be destroyed or neglected without help. With some exceptions, the state of MPR Mikulov is satisfying in 2017. However, a number of objects that were restored during the early stages of the regeneration process in the 1990s require new repairs and building interventions.

### Chapter 1: VISION and MISSION of the HBA

#### 1.1 Vision

Mikulov is a cultural and tourist center of international importance. It has long been a renowned destination for tourism. The managed regeneration of the historic center is an important part of the town's life and an integral part of its economic and social prosperity. All economic and social activities are friendly to the city's historical and cultural heritage. Mikulov keeps its "genius loci" and is a friendly and safe town for its residents and visitors alike. The monuments are appropriately used for tourism and cultural activities in accordance with their value and with the internationally and nationally valid principles of heritage conservation and protection.

#### 1.2 Mission

In order to define the mission, first of all it is necessary to define the primary values and the attitudes of the town, to set up the parameters of the desired target state HBA Mikulov. The HBA's mission is to build the town of Mikulov as an important cultural center of the region with infrastructure supporting the balanced development of the town including the MPR, i.e. with the focus on cultural activities and other ways of full-time spending of leisure time. The main objectives accomplishing the mission:

### Sustainable support for the conservation and maintenance of HBA's historical monuments

- systematic care for restoration and maintenance of monuments
- permanent support of historical monuments
- building a representative historical center

### To preserve and to pass on cultural and intellectual heritage to the next generation

- supporting activities underlining the historic character of the town center

### Effective management of the town property and financial resources

- reducing energy costs of real estate property of the town

### Cultivation of cultural and natural wealth

- to establish a timetable for the restoration of cultural heritage and to set up priorities
- to permanently care of architectural and artistic heritage and their accessibility
- maintenance and restoration of the landscape

### Development of tourism services quality

- improving the HBA's traffic situation
- off-season commissioning of selected monuments in HBA
- the use of cultural monuments to support the further tourism development.

## Chapter 2: PARTICIPATORY APPROACH

Identification of the different city players to be involved. For each category, definition of timing and tools to permit a wide and effective participation in the governance or management process

### 2.1 The participatory approach in general terms

HBA Mikulov has established local working group that fulfills its urban regeneration programs. The group is the cornerstone of a participatory approach to the HBA's regeneration, as well as the implementation tool of local government, participating in the development of local strategic plans, territorial and regulatory plans and creating conditions for planning and spatial protection of HBA.

In general, the participatory approach is based on cooperation in implementation of the **Mikulov HBA's Regeneration Program** (updated 2017), which is in line with other goals

and concepts of the city development. The regeneration program is intended to provide economic, informational and organizational assistance to the city and the other owners and users of HBA's real estate.

Main programme goals are:

- protection and care of historical heritage
- systematic preparation, implementation and instigation of the restoration and regular maintenance of buildings in the MPR Mikulov area
- restoration and maintenance of technical infrastructure
- urban and architectural care, particularly in compliance with approved regulations of spatial planning and with prudent approach in maintenance of the monument fond
- completion of the public areas with small architecture and greenery, establishment of traffic-restrained and pedestrian zones
- preparation and execution of renovation and maintenance of public areas, solutions of their equipment with architectural elements and greenery
- care for the existing and restoration of the defunct historical greenery and sensible establishment of new public green
- establishing of traffic-restrained and pedestrian zones in HBA
- HBA recovery, especially the Square, as a historical public centre of the city with appropriate business and public activities and operations focusing on the long-term concept and goals of the city
- restoration and care on the quality of natural components of the environment and its ecological stability
- encouraging the interest and willingness of the city's inhabitants to participate in regeneration - to instigate and support cultural and educational activities to expand information territory systems

## 2.2 Stakeholders' involvement

Although the HBA's regeneration in Mikulov has long been supported by the city's management and other institutions involved (particularly the South Moravian Region, the Ministry of Culture of the Czech Republic), HBA's management is facing a long series of problems. Although the overall technical status of the monument fund can be regarded as predominantly satisfying, it requires comprehensive care with significant costs for rescue services and recovery. There should be one common task for all actors both in the public and private sphere, to make an effort to a permanent conceptual revitalization of the town center, ideally with the dominance of the town's tourism services development.

### 2.2.1 Stakeholders by law

Institutional actors must be involved in the HBA's decision-making process from the beginning. In the case of HBA Mikulov, the town of Mikulov itself is primarily the leader, which is responsible for the creation and implementation of the Mikulov HBA's Regeneration Program.

#### The town of Mikulov

Is the natural powerhouse of activities related to HBA's Regeneration Programme implementation, local strategy and document acquirer, and, among others, the author of Mikulov HBA's Regeneration Program (2017), which is the main implementation tool of the city.

The first document of this kind was created in 1983.

The town of Mikulov is annually announcing a subsidy program for the historical objects owners - Support for the restoration of cultural heritage (especially for the reconstruction of housing stock); financing of the technical infrastructure reconstruction (communications), acquisition of conceptual studies for the square reconstruction; preparing relevant documents such as the Mikulov Strategy Plan (2013-2026), with the Mikulov Action Plan (2015-2018) following up; managing the work of a permanent working group set up to support the regeneration of HBA Mikulov.

#### 2.2.2 Additional stakeholders

A wide range of stakeholders is involved in the Mikulov HBA's Regeneration Program implementation. They can be joined in decision-making process at different times and in different ways if they have not been involved at the time of initiation. An important role can be played by big investors, who are, however, found sporadically in the case of Mikulov HBA.

#### **The South Moravian Region**

It is a representative of regional government. And so the owner of a number objects in the Mikulov HBA (Castle premises) and founder of the Mikulov Regional Museum. The South Moravian Region has long been involved in the HBA regeneration through a special programme, Culture Development and Conservation Support, with 1.2 mil. € allocation each year (for all the region); and so Conception of Preservation and Restoration of Cultural Monuments of the South Moravian Region; and the South Moravian Development Programme (Strategy) 2018-2021.

#### **Ministry of Culture of the Czech Republic**

It is representing the national (state) level of monument fund care by issuing HBA status and supervising compliance with HBA title conditions as well as the "Programme of the

regeneration of urban conservation areas and urban conservation zones” conditions. The ministry is continuously involved since in 1992.

### **National Heritage Institute**

It is representing a professional and research institution of monument care with nationwide competences. It is a state state-funded organization set up by the Ministry of Culture of the Czech Republic. Among other things, it provides professional supervision of the implementation of comprehensive monuments’ care and their permanent use.

It continuously processes expert declarations as a basis for binding statements, usually within the frame of the Building Code Management for all the HBA’s projects.

### **Mikulovská rozvojová, Ltd.**

Founded in 2006 as a trading company, the only founder is the town of Mikulov. Focused on production and promotion of cultural, wine and social events. Tourism, culture and other related areas are among its interconnected activities. These are realized primarily in the area of the Square, the Chateau, the Dietrichstein tombs.

### **TEDOS Mikulov, Ltd.**

A company established by the town of Mikulov for the administration and maintenance of real estate (housing and non-residential town fund). Continuously providing technical services within at Mikulov HBA.

### **NGO’s**

- Society for the Development of the Mikulov Fine Arts Symposium "workroom"
- Civil Association for Convention
- Association of the Mikulov friends
- Fellowship of Friends of Jewish Culture in Mikulov

NGO’s are already involved in the initiation, support, preparation and implementation of projects aimed at the development of community co-operation, oriented towards the revitalisation of the Mikulov center. They are also engaged in the gallery operating within the premises of the former Capuchin church of St. Lausanne, also in promoting of Jewish monuments and Jewish culture.

### **Private owners and traffic and technical infrastructure administrators**



Technical Administration and Administration of Communications (the town of Mikulov), Water Supply and Sewerage Services (Břeclav), Gasworks (RWE), Electricity Supply Services (E.ON) and others (eg telecommunications, data and mobile operators).

Continuous administration and maintenance of transport and technical infrastructure within the town including HBA. Participants under the Building Regulations proceedings on HBA projects.

### 2.2.3 Citizens and real estate owners within HBA Mikulov

The Mikulov HBA is also co-created by local citizens. Planning of the future character and use of the Town Square, including its transport connection, is taking place under the guidance of impartial experts, for example. It is a form of getting new information and listening to new suggestion directly from citizens besides standard planning processes. The already established concept of local involvement in the revitalization of some historically valuable objects outside and within the HBA can build on engaging the citizens, for example through donor SMS and adoptions.

### 2.3 Internal collaboration

The town of Mikulov set up a permanent working group for the regeneration of HBA. The working group is complemented by the Commission for City Strategy and Building Commission of the City Council of Mikulov in selected activities.

## Chapter 3: POOLING AND OPTIMIZING RESOURCES, TRADE-OFF MECHANISM

### 3.1 The general framework and the methodology

The support of the legal framework with a focus on the Mikulov HBA can be achieved mainly by implementing the local plan. The Mikulov local plan was approved by the Town Council in May 1996. Last change no. 8 was approved in June 2012. A new local plan is currently being developed, a proposal for joint action is available on the city's website. For urban development, including the HBA, the local plan is crucial. The HBA's regulatory plan is not yet available (will be prepared in 2019).

The Mikulov City Strategic Plan (2013-2026) development of the town of Mikulov 2013-2026 was elaborated in 2013. The Strategic plan and the local plan are taken directly by the town of Mikulov. Both documentations are based on the needs of the town and at the same time the interrelation of both documents is ensured.

### 3.2 Mapping of the local resources

The groups of actors can be divided according to their origin and their expected relations to HBA Mikulov (financial, professional). From the origin point of view, it is possible to carry out a basic classification into public and private partners.

The technical status of monuments and their funding are generally linked key issues of the heritage conservation and urban regeneration. All the monument owners can benefit from special titles provided by the Ministry of Culture of the Czech Republic - using Programme of the regeneration of urban conservation areas and urban conservation zones (established in 1992); Emergency Programme; Architectural heritage rescue programme; Restoration Programme for Movable Cultural Monuments; Subsidies to civic associations; Support for the restoration of cultural heritage (via municipalities with extended competences - i. e. Mikulov). In case of HBA Mikulov these programmes are used besides the South Moravian Region subsidies, other EU programs and structural funds as well as grants in the form of donations. The town of Mikulov annually declares its own subsidy program to the building owners - The Development Support of the Conservation Area. All the competencies in the process of planning and project preparing within the HBA area are clearly defined by valid legislation.

### 3.3 Description of the trade-off mechanism

In Mikulov HBA, the trade-off mechanism will be used to find a balance between preserving and using the historical heritage in a conservation area and the economic profit associated with their use (renting), and in keeping a high level quality of planning processes in the historical center of the town at the same time. The result of the trade-off selection will be in accordance with the principles of the protection of the historical heritage of the Czech Republic, which is defined by a Monument Law.

## Chapter 4: MONITORING AND RESULTS

The regeneration program should be understood as an open project, which will gradually complement and evolve reflecting the current situation of the Mikulov HBA. The succession of individual sub-investment projects is difficult to unify into a fixed schedule. Since it is difficult to quantify the actual costs need to be spent on regeneration process - it is necessary to set up monitoring indicators and to launch a monitoring plan. The program's actions are planned with a view to 2022.

- the current Regeneration Program of Mikulov HBA is following the previous document approved in June 2005 and its outputs are continuously documented and analysed
- the actual recommended cycle for updating the regeneration program is five-year period,
- the monitoring of the regeneration process is the basis of the strategic HBA Mikulov design
- one of the indicators will be the number of newly recommended projects

- the total amount of funds invested in the maintenance of historical monuments will be determined

Indicators such as building-technical condition of monuments, transport solutions and availability of objectives and services within HBA, including their cost are, in general, the most monitored and prioritised indicators by the Mikulov HBA management. Monitoring of savings by introducing energy-saving measures or monitoring of insulation or greening indexes are not yet widespread, and experience of other BhENEFIT project partners will need to be used to assess the relevance of these indicators. within Mikulov HBA.

Information on the results and the fulfillment of the monitoring indicators will be carried out using modern communication tools as well as during the processing period. The principle of partnership will be respected, allowing the access to the implementation of the Mikulov regeneration program, both for professionals and so for the general public.

## ATTACHMENTS

Projects planned and financed

[http://www.mikulov.cz/digitalAssets/368859\\_TABULKA\\_c.4\\_-\\_HARMONOGRAM\\_AKCI\\_2018-2022\\_-\\_priloha\\_c.1.pdf](http://www.mikulov.cz/digitalAssets/368859_TABULKA_c.4_-_HARMONOGRAM_AKCI_2018-2022_-_priloha_c.1.pdf)