

# The 7 Most Endangered 2016

## Project Fact Sheet

<b><u>Project Title</u></b>	<b>Kampos of Chios, Island of Chios, GREECE</b>
<b><u>Location</u></b>	<b>Chios, Greece</b>
<b><u>Initial input date</u></b>	<b>22.10.2017</b>
<b><u>Current status</u></b>	<b>Follow-up</b>
<b><u>Latest update</u></b>	<b>3.10.2018</b>
<b><u>Summary, status, prognosis</u></b> The objective of the nomination was to prevent the erosion, degradation and eventual disappearance of a unique blend of historic structures, land use, irrigation and land demarcation. The specific risks include: <ul style="list-style-type: none"><li>• Loss of historic structures damaged during seismic events and not subsequently rebuilt and brought back into use;</li><li>• Traditional land use patterns being lost: despite being a protected area, loopholes in the planning laws are being used to build developments of modern villas with small gardens, destroying the area's homogeneity;</li><li>• Inappropriate conversion and modernisation of historic buildings in styles which are not part of the Kampos' architectural vernacular;</li><li>• Changing land use, with smallholders substituting water intensive annual crops for the traditional citrus fruits, in an effort to remain profitable;</li><li>• Excessive water extraction, leading to a lower and increasingly saline water table;</li><li>• Loss of the characteristic high walls between the plots which not only provided security and demarcation, but also formed part of the Kampos' water management system.</li></ul>	
<b><u>Classification:</u> <b>D - Poor Progress</b></b>	
<b><u>Basic data</u></b> <b><u>Nominator:</u></b> Prof. C. Carras, Elliniki Etairia (Originally C. M. Stamatopoulos, President - Elliniki Etairia) <b><u>Brief description:</u></b> Area of the island of Chios with a unique combination of historic buildings, land use, irrigation and land demarcation.  <b><u>Owner:</u></b> Predominantly private individuals, some areas in national public ownership.  <b><u>Administrator:</u></b> N/A	
<b><u>Context, Description</u></b> The Kampos is a flat plain running South from close to the centre of the town of Chios, on the island of the same name. It has shrunk over the years as the town has spread, but an area of 44.8 sq.km is now defined as an historic monument. This area comprises approximately 220 estates, most of which are economically active, although many of the original structures are in a state of ruin and decay. The common features are <ul style="list-style-type: none"><li>• <u>Walls:</u> In stone, typically 1.6 – 2.0 metres high, with one access gate;</li></ul>	

- Land and Irrigation: Flat, to allow gravity-fed, open channel irrigation;
- Water Use: Well based originally, now pumped boreholes;
- Land Use: Citrus and olives as cash crops plus subsistence crops/livestock;
- Mansion House: Owner's house, built out from the wall, close to the gate;
- Farm buildings, outbuildings, accommodation etc. – built out from the wall.

#### Challenges:

- Walls: Many stretches of wall are in danger of collapse – expensive to repair;
- Irrigation/Land use/Water use: Over use of water, leading to raised levels of salinity, exacerbated by inappropriate crops;
- Mansion Houses: Many badly damaged in the 1881 earthquake, with many still in ruined condition;
- Outbuildings: Many of these buildings have fallen into disuse. However, alternative uses for them may form part of the recovery plan for the Kampos;
- Inappropriate development: Although protected, loopholes and grandfathering rights allow developers to build relatively high-density housing within the protected area.

### **Issues, problems, threats**

There are four issues which need to be addressed:

- Land use – either the use of the land has to change significantly, which is difficult within the agronomical context, or the way in which existing crops are commercialised must change and with it the proportion of the land which is under crops. Tourism in a range of forms offers landowners an alternative.
- Building Controls – All developments, changes of use, and alterations to structures within the Kampos should be in accordance with the existing building styles. However, the conversion of existing buildings to new economic uses should be encouraged, with no artificial or unreasonable barriers. The question of inappropriate development is probably not unique to Chios. As planning policy and historic building protection are set at a political and physical level which is above that of the Commune of Chios, the changes required will need to be pressed at a regional and national levels, and will inevitably require political support, as well as economic and heritage arguments.
- Water use – the residents of the Kampos are at particular threat from a falling water table. The Kampos is a flat plain, only a little above sea level – which means that they will be the first to suffer the effects, and will suffer the most severe effects. Partly this is self-inflicted with too many of the smallholdings taking too much water and wasting it. This is driven by water being a free good, with no financial or economic penalties for excessive extraction. Again, at a politically much higher level, Greece needs to address this issue which is common to most of the Greek islands.
- Economy – The historic economy has disappeared and must be replaced by new economic activities which work with the same inputs as the old one. Agricultural diversification and a deeper and more diversified tourist product is required. However, this will require economic support and guidance. One option would be to establish a development centre in one of the state-owned estates to act as a model, training centre and financial consultancy service.

### **Status pre-mission**

The Nomination documents identified a range of issues, but these were mainly physical. Problems were identified but not quantified. There were examples of good practice for the future developed by individuals within the Kampos, and many of the problems had been identified and researched. However, there was no catalogue of activities across the Kampos – good and bad. There was also no comprehensive list of buildings at risk, although the largest and most obvious problem structures are well known. Again, there was no analysis of actual land use.

This might suggest that the issues were subjective. However, the mission showed this not to be the case, and that, in addition, the situation is worse than depicted in the Nomination. The roots of many of the problems are legal and economic, and these issues will need to be addressed as a matter of urgency, before any preservation of cultural or physical heritage can be undertaken.

### **Summary EN/EIBI mission recommendations, action programme:**

The Technical report, issued in November (available on EN website) identified a number of activities which were required. It found four issues to be addressed:

- Redevelopment of individual estates. Must be proprietor led/managed, but this may require skills development. A development organisation would be helpful in supporting the individual landowners through training, diversification planning and preparation of business cases for funding.
- Protection and development of abandoned/ seriously neglected properties. Requires a coherent plan for the rescue and redevelopment of estates in this category: another role for the development body. By extension they should be able to take over abandoned or empty buildings, land and other structures where ownership cannot be established.
- Local and regional lobbying will be important, to cover issues such as planning and the availability and functionality of local infrastructure. All new construction permits should be tested against the objectives set for the Kampos.
- National Lobbying, to regulate the use of natural resources – specifically water. It will also need to negotiate improved transport links.

However, it is important that the initial target area is surveyed as soon as possible. The level of detail does not need to be high, but a baseline is required. At the same time, a survey of the non-agricultural activities is required.

### **Progress on recommendations and latest status**

1) Constant lobbying efforts from ELLET have resulted in a meeting with the former Ministry of Culture of Greece (Lydia Koniordou) who agreed with the positions of ELLET. ELLET argues in favour of new legislature based on the existing legislative framework, according to which, either the state or the municipality will have the right, when the owners are neglecting their houses, to intervene and assign conservation and reuse rights to private sector entrepreneurs. This will be done on the condition that the entrepreneurs, after the conservation works are completed, will make an annual payment to the legal owner of the house based on the income they will have generated from the reuse of the property.

The promotion of this legislative change is quite a difficult task. ELLET will continue to press and to lobby for this.

2) ELLET met with the General Director of the Ministry of Culture and agreed that there is a need to change the existing legislative framework, with regards to land uses and taxation. More precisely ELLET, agreed with the General Secretary that there is a need to protect the historic and agricultural character of Kampos, which is not reflected in the current taxation policy, which treats the farmlands as buildable plots. This will alleviate the owners from significant economic burdens.

3) A scientific conference has been organised to take place in November 2018, with the participation of representatives from public authorities, the mayor, owners and so on. The aim is to raise awareness with regards to the problematic legislative framework concerning Kampos and promote a constructive discussion between private owners and the State. Simultaneously, one of the subjects of this conference has to do with the proposal of a new measure which has recently been introduced in Greece called “multifunctional farmlands” which allows to farmland owners to use their land for different parallel uses (agricultural,

touristic, educational, cultural and so on). This measure will possibly lead to a new approach towards the heavy taxation of the landfarms of Kampos.

### **Impact of EIBI/EN intervention**

#### **Nominator's Comments:**

Already from experience with the 7ME nomination of Kastoria, as Nominators we had concluded that the reason for the problems Greek Local authorities faced in handling the rapid deterioration in the condition of the outstanding local architecture of that city, was not the factor which we had originally anticipated, namely centralization of the Ministry of Culture's archaeological and architectural services in Athens, but obstacles flowing from Greek law.

Unlike Kastoria, the Kampos of Chios faced the additional problem that land which is in fact –and should remain- agricultural is taxed at rates of developable land within the actual built-up city. Kampos is within the city limits but outside the built-up area on the historical basis of the Genoese commercial aristocracy's preference their country houses should belong to the ruling town rather than to any village, all villages being the objects of Genoese rule. Two tax experts have advised that the case for change in taxation basis is overwhelming but needs to be coordinated with the major, legal, issue.

The major issue is that while it is clear the Kampos, like Kastoria, cannot be restored in an economically viable manner (in Kampos, for instance, one serious proposal was to envisage a solution based on time share for a large number of properties managed together) unless either the state or the municipality obtains the right, when it is clear owners are not repairing/maintaining their houses, to intervene and, assign conservation/management rights to private sector entrepreneurs on the condition these last, after conservation is completed, make some annual payment to the legal owner. The Minister of Culture herself strongly supported the proposal in a meeting with senior civil servants in her Ministry, who however continue to delay, clearly fearing reactions from the political right on the issue of the absolute right of ownership, and from the political left on the issue of private firms undertaking conservation and management of the properties in question.

To end with good news: one of the most outstanding houses in Kampos, its core perhaps originally of Byzantine date, has been bought by a prominent shipowner and is to be restored, hopefully in the same way as that of George and Alexandra Prokopiou.

#### **Appraisal Team's Comments:**

The need for concerted action in support of this project was clear during the appraisal. However, there was also an impression that the local heritage groups and the National level organisations did not appear to be as well integrated and co-ordinated as they would need to be for optimal impact.

### **Lessons learned:**

Although the objective is to stop further deterioration of the homogeneity of the Kampos and to encourage the restoration of its heritage, the issues cannot be resolved by paying for buildings to be restored. There are a range of other issues which need to be addressed:

- Planning rules need to be changed to give historic protection primacy over possible grandfathered development rights;
- The Kampos can only be restored and redeveloped if the landowners and other stakeholders can be assured of a sound economic future. A guided regeneration plan is required.
- Alternative sources of revenues need to be identified and developed based on traditional agricultural and horticultural techniques, to allow the water table to be restored.

<b>Data on inputs &amp; timing</b>	<b>Dates, Participants</b>
<b>Appraisal:</b>	
Nomination form submitted	30 July 2015
Project selected as 7 ME:	May 2016
Questionnaire from EIBI	20/08/2016
Response to questionnaire	N/A
Appraisal mission	12 September – 14 September 2016
Participants:- EN EIB Institute	Costa Carras Campbell Thomson
Feedback letter post mission	n/a
Response to further questions	n/a
<b>Technical report issued</b>	November 2016 (Draft)

**Follow-up:**

Request for <b>progress report</b>	n/a
Response on progress	n/a
Follow-up visit	n/a
Participants: EN EIB Institute	n/a n/a
Report on follow-up visit	n/a
Fact sheet prepared by	n/a