
Nice, capital of Riviera tourism (France) No 1635

Official name as proposed by the State Party

Nice, capital of Riviera tourism

Location

City of Nice

Provence-Alpes-Côte d'Azur

France

Brief description

The city of Nice bears witness to the evolution of the winter climatic resort (*villégiature d'hiver*), influenced by its location next to the Mediterranean Sea and its proximity to the Alps. From the middle of the 18th century, the mild climate and picturesque setting of Nice attracted an increasing number of aristocratic and upper class families, mainly British, who took to spending their winters there. Over the next century, the growing number and social and cultural diversity of the winter residents became the main driving force behind the successive development phases of new areas of the city, situated next to the old medieval town. The diverse cultural influences of the winter residents and the desire to make the most of the climatic conditions and scenery of the place, shaped the urban planning and architecture of those areas, contributing to the renown of the city as a cosmopolitan winter resort.

Category of property

In terms of categories of cultural property set out in Article I of the 1972 World Heritage Convention, this is a *group of buildings*.

1 Basic data

Included in the Tentative List

6 March 2017

Background

This is a new nomination.

Consultations and Technical Evaluation Mission

Desk reviews have been provided by ICOMOS International Scientific Committees, members and independent experts.

An ICOMOS technical evaluation mission visited the property from 21 to 25 September 2020.

Additional information received by ICOMOS

A letter was sent to the State Party on 28 September 2020 requesting further information about the justification for the criteria, the comparative analysis, the boundaries of the

nominated property, and protection and management issues.

An Interim Report was provided to the State Party on 17 December 2020 summarizing the issues identified by the ICOMOS World Heritage Panel. Further information was requested in the Interim Report including: justification for inscription; description and delimitation of the nominated property; state of conservation; and protection and management.

Additional information was received from the State Party on 13 November 2020 and 23 February 2021, and has been incorporated into the relevant sections of this evaluation report.

Date of ICOMOS approval of this report

18 March 2021

2 Description of the property

Note: The nomination dossier and additional information contain detailed descriptions of this property, its history and its state of conservation. Due to limitations on the length of evaluation reports, this report only provides a short summary of the most relevant aspects.

Description and history

Located in the south-east of France, not far from the Italian border, Nice benefits from a Mediterranean climate. The city is protected from cold winds by a succession of mountain massifs, from west to east: the Pyrenées, the Massif Central, the Alps, and the Ligurian Apennines. The proximity to the sea also contributes to its mild climate.

In the 18th century, a number of aristocratic and upper class families, mainly British, took to spending their winters in Nice, attracted by its picturesque setting and mild climate. Surrounded by mountains, accessing the town by land was difficult; this changed with the construction of a new port, next to the old urban settlement, or *Vieux-Nice*, between 1749 and 1756, facilitating access by sea. The new port was part of the urban renewal decided upon by the Duchy of Savoy, then rulers of the city.

Foreigners did not want to live in the old town with its narrow streets and buildings, leading to the construction of villas and apartment buildings with balconies and terraces, surrounded by gardens. The *Faubourg de la Croix de marbre* or "New Borough", located to the west of the Paillon river, became one of the first areas developed to meet the desired lifestyle of the new residents. Many of the buildings constructed during this initial phase were later demolished to make way for hotels and apartment buildings (called *immeubles d'agrément*) to accommodate the winter guests. However, it is worth noting that in terms of proportion, built heritage during this initial phase equals 61% in the historic centre (outside the medieval core).

From 1835 onwards, the number of winter residents increased steadily. The French joined the English and, from the middle of the century, especially after the arrival of the Empress Alexandra Fedorovna, Nice's appeal extended to the Russian aristocracy.

Real estate pressure to accommodate more and more winter residents prompted the first attempts to control town planning and the architecture of new buildings. To control urban growth, the local authorities seized the opportunity promoted by the royal government of Savoy to establish regulatory plans based on the example of Turin, then the capital of the Kingdom of Savoy-Piedmont-Sardinia. As a result, Nice approved its first plan in 1832. A *Consiglio d'Ornato* was established to facilitate the execution of the plan. The *Consiglio* had considerable powers; for instance, it could impose construction bans outside the areas covered by the plans and had the right to prescribe the external aspects of buildings, in particular the architecture of the façades, but not their interiors. The overall aim was to promote the external harmony of the new developments and to make Nice a beautiful city, attractive to foreigners.

The regulatory plans of the years 1834-1835 were relatively discreet and concerned mainly the *Faubourg de la Croix de marbre*, which was always regarded as an entity outside the city. The development of this area of the new town included the transformation of the *Camin dei Inglesi*, a modest 2-metre wide path along the sea shore, into a prestigious promenade. In 1852, in view of the increasing construction in the plain to the north of the sectors covered by the regulatory plan, the *Consiglio* considered that the limits of the plan should be extended.

The new grid plan dictated the development of the structured urban blocks that today occupy the plain of Nice. The main axes oriented east-west intersected the narrower streets oriented north-south. The new blocks had to have interior courtyards in order to plant trees and height regulations were also imposed to let light into the courtyards. On all major boulevards, buildings had to be set back 7 metres from the street in order to plant trees and other types of vegetation.

After the Treaty of Turin in 1860, Nice was definitively ceded to France and a new chapter in the city's development began. In 1864, the opening of the new train station led to an increase in visitor numbers: arrivals rose from 100,000 in 1864 to 400,000 in 1881 and continued to grow. Before, it was mainly the aristocratic and upper classes who wintered in Nice; after, the majority of visitors and tourists belonged to the wealthy classes from the worlds of finance and high administration, or were pensioners and heirs to great fortunes. This new profile had consequences for the development of the city because the railway made shorter stays possible. While villas had previously been the preferred accommodation, after hotels and furnished flats for rent (the *immeubles d'agrément*) were more in demand.

The integration of Nice into France also brought about a change in the legal framework that had hitherto governed it. The *Consiglio d'Ornato* disappeared and the principle of the regulatory plan was abandoned. Private enterprise and speculation took over from the strict control exercised over town planning and construction during the Savoyard/Sardinian period.

Four complementary plans were drawn up during the decade 1870-1880, but from then onwards the municipality no longer produced regulatory plans. On the perimeter of the areas covered by the regulatory plans, there was an increase in the number of housing estates (*lotissements*). This was a new type of real estate development in Nice, based on private enterprise, which largely replaced municipal urban planning.

The First World War led to an unprecedented drop in tourist numbers and largely put a stop to the expansion of luxury tourism. Instead, the appeal of Nice as a summer season destination began. In the 1920s and 1930s, Nice also started to attract more and more retired people, adding to the demand for secondary homes linked to the summer season. The development of the *Promenade des Anglais* dates from this period.

After the Second World War, the summer season definitively replaced the winter season in terms of its touristic importance. The steady increase in the number of tourists, the demand for holiday homes and the growth of the permanent population, led to a construction boom in the 1950s: after Grenoble, Nice was the French city with the most ongoing construction. This trend led to the densification of the city, by reclaiming old parks and gardens of villas built before the First World War. Fewer villas were built and the majority of new constructions were 5-storey concrete residential buildings with balconies and loggias. Their forms were simple; the decoration that characterized and contributed to the architectural richness of many of the old buildings in Nice was abandoned, even if the ironwork on some balconies still perpetuated the old decorative tradition. At the same time, tourism, while remaining critical to the city's economy, ceased to be the main and almost exclusive driving force for the development of the city.

Boundaries

The original boundaries of the nominated property as proposed in the nomination dossier had an area of 566.4 ha, and a buffer zone of 4,561 ha.

However, in the Interim Report provided to the State Party in December 2020, ICOMOS noted that there were areas inside the nominated property that were mainly built before and after the timeframe when the development of the city was largely driven by the need to accommodate the winter residents. Consequently, in the supplementary information sent in February 2021, the State Party submitted a revised perimeter for the nominated property covering an area of 553 ha and a buffer zone of 4,232 ha. In this new perimeter, the area of the old town, or *Vieux-*

Nice, has been consequently excised, creating a hole within the area of the nominated property.

ICOMOS acknowledges the State Party's willingness to revise the boundaries of the nominated property, within such a short space of time. However, it considers that such revisions merit further consideration, based on the mapping of the attributes that truly reflect the potential Outstanding Universal Value of the nominated property and the timeframe associated with it. Whereas in the supplementary information sent in February 2021, the State Party argues that this timeframe equates to the period between 1760 and 1949, ICOMOS is of the view that it should be stopped at 1939. As noted in several sections of the nomination dossier, the summer season, which grew in importance from the end of the First World War onwards, and the economic crisis of the 1930s led to the bankruptcy of many hotels and shortened the average duration of stay of the visitors; this entails a difference between what could be considered seasonal residents to visitors or tourists. In addition, the Second World War has to be seen as a disruptive event.

ICOMOS also notes that, as in the case of *Vieux-Nice*, mentioned as the example in its Interim Report of an area not having been shaped under the influences that led to Nice being considered a winter climatic resort, there are other areas where the boundaries should be slightly modified. For instance, ICOMOS questions the inclusion of *Place Garibaldi* (formerly known as *Place Victor*), which was conceived as a royal square under the Kingdom of Piedmont-Sardinia, the description of which in the nomination dossier acknowledges that it was not influenced by the new purpose of the city as a winter resort. From the historical maps included in the nomination and the supplementary information, the area of the *Promenade des Anglais*, until 1939, seems to have been limited in the west by the Magnan River and not to the extent included in the boundaries of the nominated property, which currently include most of the *Baie des Anges*. From the mapping of the key identified attributes included in the nomination, ICOMOS also notes that there seem to be some urban blocks where the density of attributes related to the historical timeframe of 1760-1939 is lower.

For these reasons, ICOMOS considers that the boundaries should be further and more carefully revised to reflect the attributes that truly convey and embody the potential Outstanding Universal Value of the nominated property and the timeframe associated with it.

The delimitation of the buffer zone is determined by the visibility between the nominated property and its direct landscape setting. As a result, the buffer zone constitutes an extensive area. While ICOMOS considered that the approach taken to draw the limits of the buffer zone was logical, it asked the State Party to provide further information on the legal and protective measures in place to ensure that it truly acts as an added layer of protection to the nominated property, as requested by the *Operational Guidelines*. The State Party explained that

the Local Urban Planning Plan (PLU, *Plan Local d'Urbanisme*) will constitute the main instrument to regulate the buffer zone and that it already includes concrete measures to do so. ICOMOS takes note of the information provided and the challenges presented in terms of protection and management of such a large area, with multiple actors involved with different responsibilities for the management of the nominated property, its buffer zone and the wider setting.

State of conservation

Most of the initial developments prompted by the arrival of the winter residents took place outside the pre-existing urban areas, safeguarding older parts of the city such as *Vieux-Nice*. Subsequent waves of development led to the replacement of some buildings constructed before 1860 for and by the first wave of winter residents, in response to the changing cultural influences, desires and fashions of later waves of newcomers. But many buildings dating from the 1860's to the 1930s, and particularly the urban structure, deriving from the regulatory plans developed by the *Consiglio d'Ornato*, have been preserved.

Despite aerial bombardments in 1944, only a few buildings were destroyed during the Second World War. Some large hotels, requisitioned by the Italian and German occupation authorities and later by the American army, suffered from such use, but none were demolished. In the following decades, development pressures led to the densification of some areas, namely the Cimiez and Mont-Boron hills, which nevertheless retained many of their green spaces and architectural quality.

Between 1965 and 1990, the dominant vision at the municipal level was one of embracing modernity and progress. Initiatives to adapt the city to the automobile led to the construction of the Mathis expressway, which began in 1962. Its impact on the urban landscape was significant, even if to some extent mitigated by the decision to build the road next to the existing railway line. During this period, little attention was paid to the built heritage, particularly that of the 19th and 20th centuries. Only the old town, as a symbol of a native Nice identity, benefited from a rehabilitation effort at the end of the 1970s, with the transformation of the Lascaris Palace into a museum.

In the 1990s and early 2000s, the first measures were taken to protect several historic buildings (hotels and villas), mainly dating from the 19th and 20th centuries. The old town, or *Vieux-Nice*, was listed as a "*secteur sauvegardé*" (the equivalent of an urban conservation area) in 1994. The local town plan now protects several hundred buildings, very often villas, which bear witness to the history of tourism in the city.

Based on the information included in the nomination dossier and the observations of the technical evaluation mission, ICOMOS considers that the state of conservation of the nominated property is good in general. There are no serious disruptions in terms of the coherence of the built fabric, with a few exceptions such as the Hotel *Le Méridien* on the *Promenade des Anglais*. The condition of the

buildings is also good, with only a few cases of abandonment or physical deterioration.

In its Interim Report, ICOMOS also enquired about the state of conservation of the interiors of the buildings described in the nomination and the measures in place for their protection. The State Party replied that many of the interior decorations have been preserved because they contribute to the real estate value of the buildings. It added that, as part of the nomination process, the Municipality has started procedures to list some additional buildings and that the management plan includes initiatives to help conserve the interiors of historic hotels under a scheme called "*Hôtels historiques de Nice*".

ICOMOS considers that the interiors of the buildings that constitute important attributes of the nominated property should be better inventoried and more robust measures for their protection be put in place, including by raising awareness of the buildings' owners to their importance, offering guidelines as to how to conserve them during building maintenance and rehabilitation works, and a closer examination by the relevant authorities of any significant changes proposed as part of construction permits and similar requests.

Factors affecting the property

Based on the information provided by the State Party and the observations of the technical evaluation mission, ICOMOS considers that the main factors affecting the property are development pressures (in particular land and real estate pressures), tourism pressures and environmental pressures.

The nomination dossier highlights significant land and real estate pressures, driven by speculation and economic interests, similar to that of other large conurbations in France, and which can lead to undesirable changes in use, or transformations, of the built fabric. According to the 2015 census of the National Institute of Statistics and Economic Studies (INSEE), the proportion of secondary or occasional residences within the perimeter of the nominated property is around twice that of the municipality as a whole (approximately 26% compared to 13%, respectively).

High housing costs in the city centre contribute to the increase in numbers of commuters travelling to the city centre for work and leisure. This leads to traffic congestion, pollution and increased demand for road and parking infrastructure. In recent years, the municipality has reinforced the public transport network, and the construction of the tramway lines since 2008 has helped mitigate those pressures.

Although the development of Nice has been influenced by tourism over the past two centuries, current trends in tourism development can negatively affect the nominated property. The effects of uncontrolled mass tourism, especially during the summer, contributes to the increased use of buildings for temporary accommodation (e.g. hotels, Airbnbs, secondary residences, etc.), with

detrimental social and economic impacts. The high numbers of tourists and visitors also increase the demand for public services. To address some of these problems and mitigate the impacts of the exponential development of this sector, the municipal and metropolitan authorities have set up a control system for short-term rentals.

Another risk linked to the development of tourism is that of adopting a model based on the dominant presence of large hotel chains and international brands offering "iconic" structures with a strong, immediately recognizable visual impact. A clear example is the 'Iconic' Complex project, designed by the architect Daniel Libeskind, which will include a Hilton hotel and a large shopping mall. This project, currently under construction, is located next to the railway station, just outside the perimeter of the nominated property. Based on information received by ICOMOS during the technical evaluation mission, the project was approved before the city's decision to nominate the property to the World Heritage List and was subject to recommendations by the relevant authorities to mitigate its impact on the urban context. ICOMOS nevertheless notes that, once completed, the visual impact will still be considerable given the volume, shape and materials of the buildings.

Other factors that may affect the property are related to natural and environmental aspects. The nomination dossier highlights the spread of invasive species that can put at risk the quality of the vegetation, which represents one of the characteristic components of Nice's urban heritage. In the past, the introduction of exotic species, both in public and private gardens, was a common practice, and actively promoted. However, in recent decades, there is increasing awareness of resultant health and sanitary problems due to parasites and other harmful pests. To address these problems, the metropolitan authorities have developed a Local Biodiversity Plan and the City of Nice has increased its efforts to fight the spread of the Red Palm Weevil, which affects the palm trees, an emblematic tree species commonly associated with the popular image of what constitutes a 'Riviera' town.

The erosion of beaches also poses concerns. This phenomenon increased following the extension of the airport, on land reclaimed from the sea, in the 1970s, and the construction of numerous coastal infrastructures. To balance the annual loss of sand, the beaches need to be regularly refilled.

As far as other natural risks are concerned, Nice is classified as a zone of average seismicity. Since May 2011, new constructions need to comply with earthquake-proof construction rules. Flash floods and landslides are also becoming more frequent. A multi-risk plan (*Plan Communal de Sauvegarde multirisques*) was developed in 2007 and has since been complemented by other risk plans (e.g. earthquakes, fires, floods, landslides).

3 Proposed justification for inscription

Proposed justification

The nominated property is considered by the State Party to be of Outstanding Universal Value as a cultural property for the following reasons:

- Nice bears witness to its evolution as a winter climatic resort (*villégiature d'hiver*) over a period of approximately two centuries.
- The city represents a new type of human settlement, almost exclusively dedicated to holidays and leisure and largely influenced by its mild climate and picturesque character.
- The urban planning and architectural heritage of Nice were influenced by its geographical location, climatic conditions and cultural diversity of the winter residents. Its hotels, villas and apartment buildings (*immeubles d'agrément*) showcase the succession of styles that were fashionable in Europe between the end of the 18th century and the middle of the 20th century, from neo-classicism to the modern movement, via the historicist eclecticism of the Belle-Époque and Art Deco.
- Due to its cosmopolitan dimension, Nice attracted many writers and artists whose works helped spread the reputation of Nice as a quintessential destination.

In the nomination dossier, tourism was at the centre of the proposed Outstanding Universal Value of the nominated property. In its Interim Report, ICOMOS expressed its view that tourism is a vast theme, with many facets, manifestations and even phases, that are not easily identifiable or categorized. ICOMOS considered therefore that no single site on its own could be said to fully and adequately illustrate this vast cultural phenomenon and particularly its evolution over time. ICOMOS also expressed its concerns about positioning the concept of tourism as the main driving force for the development of Nice, mainly in the past but still ongoing. It considered that the consequences of this, both for the protection of the nominated property and the precedents that such an argument could set for the protection of other World Heritage properties, needed to be weighed carefully in its evaluation. For these reasons, ICOMOS considered that while tourism was a critical influence in the history and development of the nominated property, it could not be accepted as the cornerstone of the justification of the potential Outstanding Universal Value.

In the supplementary information, the State Party largely agreed with ICOMOS's views and presented a justification for inscription focusing on the evaluation of the city as a winter climatic resort (*villégiature d'hiver*) as described above. To reflect this new approach, it also submitted a revised Statement of Outstanding Universal Value, based on the same criteria and without fundamental changes to their justification. The State Party also submitted a new title for the nomination as "Nice, the riviera urban *villégiature*". ICOMOS thanks the State Party for having considered changing the name of the property to better

reflect the new focus put forward. However, ICOMOS considers that "urban *villégiature*" does not reflect adequately the revised proposed significance of the nominated property, which is considered as a "winter resort". Therefore, ICOMOS recommends that the name of the nominated property be changed to "Nice, Winter Resort Town of the Riviera".

Comparative analysis

The comparative analysis is structured in three parts. The first part focuses on comparisons with other human settlements resulting from the influences of "proto-tourism", namely spa towns, mountain resorts, climatic resorts and seaside resorts. The second part offers comparisons with other human settlements located on seashores with remarkable bays and surrounded by mountains. The third part compares Nice with other Riviera sites.

Regarding the comparisons with other human settlements resulting from the influences of so-called "proto-tourism", only a couple of examples are given for each of the four typologies presented: Bath (United Kingdom) and Vichy (France) in relation to spa towns; Saint-Moritz (Switzerland) for the mountain resorts; Hyères (France) and Alger (Algeria) as climatic resorts; and Brighton (United Kingdom) and Miami (United States) as examples of seaside resorts.

No detailed explanations are given for the rationale behind this typological framework, nor as to the choice of comparators. Therefore, in its request for supplementary information sent to the State Party on 28 September 2020, ICOMOS noted that many other climatic and seaside resorts appeared from the end of the 18th century in Europe, with similarities in the way they developed to meet new leisure demands. Therefore, it asked the State Party to provide more details on: the geo-cultural area underlying the comparative analysis and how it was defined; the framework and the parameters used to structure and develop the comparative analysis; and how the sites that are compared with the nominated property were selected out of a much wider range of possible comparisons.

In its response, the State Party clarified that the definition of the nominated property as a new type of urban settlement that developed mainly as a result of a new phenomenon, known as "tourism", is one of the main methodological principles structuring the comparative analysis. As such, it considers that the nominated property can only be usefully compared with sites where development was mainly shaped by the touristic function.

The second part of the comparative analysis focuses on human settlements located on seashores with remarkable bays and surrounded by mountains. The analysis identifies five comparable sites: Naples and Palermo (both in Italy); Rio de Janeiro (Brazil); San Sebastian (Spain); and Acapulco (Mexico). Both Naples and Palermo attracted winter residents but this phenomenon did not have the same level of influence in the development of these towns as in Nice. Acapulco on the

other hand developed in relation to its touristic function mainly in the 20th century.

The third part of the comparative analysis identifies other sites fitting the concept of 'Riviera'. The nomination dossier explains that from the second half of the 19th century, that term ceased to refer exclusively to the coast of the Gulf of Genoa (considered to comprise the area between the River Magra to the east and the River Var to the west, therefore including Nice), to become a common name for a coastal place associated with tourism and with the following characteristics: a location in close proximity to the mountains and the sea; a sheltered climate, particularly in winter; a Mediterranean vegetation; urban amenities allowing people to take advantage of the climate and the picturesque environment (e.g. promenades and gardens); and an architecture in keeping with the fashions of the wealthy classes who used to frequent these 'Rivieras' and allowing them to enjoy the views of the landscape and the amenities of the climate. The comparative analysis distinguishes four geographical zones fitting this concept: Liguria in Italy; the Dalmatian Coast related to the Austro-Hungarian Empire; the Crimean Riviera; and the Alpine Rivieras, in Switzerland and Italy. The State Party considers that Nice stands out against all the identified sites mainly for its urban scale: its vast coastal plain allowed the construction of an extended city dedicated to tourism.

ICOMOS in its first request for supplementary information, sent in September 2020, asked the State Party to clarify how the sites that are compared with the nominated property were selected out of a much wider range of possible comparisons. The State Party responded that the comparative analysis does not include other seaside resorts that multiplied in number on the European side of the Mediterranean Sea, then worldwide, in the 20th century, because these are considered to be too different from Nice, particularly because of the standardized and dense architecture on the seafront. On the other hand, ICOMOS notes that the State Party did not provide any additional information in relation to the wider range of comparisons in terms of the climatic resorts associated with the winter season as in the case of Nice. Only Saint Moritz, which could be considered as a winter resort, is mentioned in the comparative analysis submitted with the nomination dossier but as an example of mountain resorts. These comparisons would have been particularly important given the change in approach offered by the State Party in the supplementary information submitted in February 2021 and focusing on the role of the city as a winter climatic resort and not a city shaped by tourism in general, as previously argued.

In its request for supplementary information, ICOMOS also asked if the State Party could expand the comparative analysis in relation to the interchange of influences exhibited by the nominated property mainly in relation to developments in urban planning. In particular, ICOMOS asked about possible comparisons with other towns within the Kingdom of Piedmont-Sardinia, the development of which were influenced and controlled by *Consigli d'Ornato*.

The State Party replied that, between 1826 and 1842, 37 cities developed this type of Commission. However, most of them had mainly a formal role, with little influence over the development of the cities they worked for. Nice is considered a unique case in this regard given that its *Consiglio d'Ornato* influenced the development of several urban plans to help design a new town for the purpose of its winter residents.

ICOMOS considers that the comparative analysis as presented in the nomination dossier and supplemented by additional information submitted by the State Party during the evaluation process, could have considered a larger representation of sites located in the cultural region described as *le Midi*. In light of the emphasis on the importance of the city as a winter climatic resort, in the supplementary information submitted in February 2021, ICOMOS also considers that the comparative analysis should have been reinforced to take into account this shift in approach.

Despite these shortcomings, ICOMOS considers that the historical importance of Nice as a winter climatic resort, its cosmopolitan reputation mainly during the 19th century and the diversity of influences deriving from the diverse cultural backgrounds of the winter residents, are tangibly reflected in its architecture and to a certain extent in its urban structure, to a higher degree than other sites influenced by similar cultural phenomena. The city became a melting pot of architectural styles, designs and ideas, resulting in an assemblage of buildings, urban and green spaces that developed in response to the wishes of the winter residents, to take advantage of the geographical location, scenery and mild climate of the city. Its architecture and urban structure are also the result of its historical past as part of the Kingdom of Piedmont-Sardinia and the craftsmanship of the many Italian artisans that extensively decorated the façades of the villas, hotels and *immeubles d'agrément* built to attract a demanding international clientele.

ICOMOS considers that the comparative analysis justifies consideration of this property for the World Heritage List.

Criteria under which inscription is proposed

The property is nominated on the basis of cultural criteria (ii), (iv) and (vi).

Criterion (ii): *exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;*

This criterion is justified by the State Party on the grounds that, because of the various influences of having been part of the Kingdom of Piedmont-Sardinia and later of France, as well as those of its culturally diverse winter residents, Nice became a melting pot for the interchange of ideas in the fields of architecture, urban planning and landscape design.

In its letter of 28 September 2020, ICOMOS requested the State Party to clarify in what way the interchange of ideas should be interpreted; either as the embodiment of an idea or concept imported from another region, or if the nominated property itself influenced other areas or, alternatively, if there could have been a two-way flow of ideas. In particular, ICOMOS asked how the interchange of influences exhibited by the nominated property can be said to be outstanding from the point of view of architecture and urban planning and how that is tangibly embodied in the attributes of the nominated property in a substantial and important way. The State Party replied that Nice should be seen first and foremost as the embodiment of ideas imported from other regions, although playing a certain role in influencing other areas as the archetypal model of the image of the 'Riviera' town.

In its Interim Report, ICOMOS added that the nomination dossier describes that in terms of architecture, the municipality of Nice did not impose or promote a particular aesthetic but tolerated broad eclecticism. Therefore, it asked for further information as to how such eclecticism was linked to the different nationalities of the winter residents and how it contributes to the potential Outstanding Universal Value of the nominated property. The State Party argues that from an architectural viewpoint, Nice was a melting pot reflecting multiple influences: the cosmopolitan character of the clientele commissioning the buildings and the architects that designed them; the know-how of the Italian artisans and masons that contributed to the construction of those buildings and settled in Nice in large numbers after 1860; and the annexation of the city as part of France, which stimulated the introduction of new architectural references.

The State Party also argues that the nominated property also reflects an important interchange of ideas in terms of urban planning and landscape design, particularly under the influence of the work carried out under the *Consiglio d'Ornato* and its regulatory plans. These plans were drawn up to create an urban structure that took advantage of the landscape setting and climate of the site, orienting streets and boulevards according to the winds and establishing visual axes between the sea and the mountains, and promoted the development of buildings with façades facing south to benefit from the views and the natural light, as well as numerous promenades and green spaces.

ICOMOS notes that the elaboration of urban plans to direct the development of the city does not demonstrate *per se* how the influences exerted by those plans resulted in an urbanism that could be considered outstanding.

The interchange of ideas and influences on the urban and landscape design is less substantial than that expressed by the architecture.

Although not outstanding by themselves, the town planning and landscape design form an important foundation and background to the architecture and cannot be dissociated from it. ICOMOS considers that the nominated property represents an important example of the merging of British, Italian, French, Russian and other cultural influences resulting in a diversity of architectural styles, designs and building decoration that express its cosmopolitan character as a winter climatic resort, particularly during the 19th century.

Criterion (iv): *be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;*

This criterion is justified by the State Party on the grounds that the nominated property is an outstanding example of a new type of human settlement developed exclusively as a winter climatic resort. Under the direction of a *Consiglio d'Ornato*, that developed a series of regulatory plans, the new city was organized around major urban axes, numerous promenades and an extensive vegetation cover.

ICOMOS notes that whilst significant areas of the city developed in response to the needs and desires of the winter residents, the town had been founded centuries before. Whilst the development of the new areas might have been prompted by a unifying purpose, they do not represent a distinguishable new type of human settlement, consistently different from other settlements in the wider geographical region of Provence-Alpes-Côte d'Azur in France and the parts of the Ligurian territory in Italy, that were shaped by similar influences, even if to different degrees.

ICOMOS also notes that the types of buildings presented as main attributes of the nominated property (villas, hotels, and *immeubles d'agrément*) cannot likewise be defined as new types of buildings but were commonplace in other places shaped by the influence of tourism, during a similar timeframe. No new and clearly identifiable architectural forms emerged from the fact that Nice developed as a winter resort.

Criterion (vi): *be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance;*

This criterion is justified by the State Party on the grounds that the nominated property was directly or tangibly associated with the invention of the 'Riviera' and that its hedonistic atmosphere and its cosmopolitanism attracted many writers and artists whose works helped to shape the image of Nice and to promote its international influence.

ICOMOS considers that Nice became fashionable firstly with the aristocratic and upper classes and later with the wealthy classes along with artists and writers; these people also patronised and visited many other places as part of a nascent modern tourism industry. Moreover,

many of the winter residents of Nice also spent considerable periods in Hyères, which was initially favoured because it was easier to access. From the mid-19th century onwards, other cities such as Cannes started growing in importance for similar reasons to Nice and attracting similar visitors and residents.

ICOMOS considers that the nominated property meets criterion (ii) but criteria (iv) and (vi) have not been demonstrated.

Integrity and authenticity

Integrity

The integrity of the nominated property is based on the evidence related to development of the nominated property as a winter climatic resort and as the embodiment of the interchange of ideas between the mid-18th century and the 1930s, mainly on developments in architecture.

Examining the conditions of integrity requires assessing the extent to which the nominated property includes all elements necessary to express its potential Outstanding Universal Value, is of adequate size, and whether it suffers or not from adverse effects of development and/or neglect. The first two aspects are deeply connected with the adequacy of the boundaries of the nominated property, for which ICOMOS has already expressed some concerns. Because of the historical timeframe associated with the potential Outstanding Universal Value (between 1760 and the 1930s), ICOMOS considers that the boundaries of the nominated property do not adequately reflect that timeframe and need to be further revised, to exclude areas that were not significantly shaped by the same interchange of influences and during that particular period.

The urban layout influenced by the different regulatory plans drawn up by the *Consiglio d'Ornato* has been preserved, along with a large portion of the historic buildings associated with it, despite some changes in function over the years. In the second half of the 20th century, when Nice became mainly a summer destination, development pressures led to the densification of some areas, namely the Cimiez and Mont-Boron hills, which nevertheless retained many of their green spaces and architectural quality.

Changes to the road system and public space arrangements to accommodate the evolution of different modes of transport have in general respected the pre-existing urban structure within the nominated property. The enlargement of the *Promenade des Anglais*, in the 1930s, to allow two automobile lanes and the expansion of the beach infrastructure, maintained its function as an urban promenade.

ICOMOS has noted its concerns regarding the lack of a comprehensive inventory and understanding of the state of conservation of the interiors of the buildings that reflect the typologies associated with the role of the city as a winter climatic resort and are not listed as individual monuments.

The adverse effects of more recent developments such as the 'Iconic' project, located just outside the boundary of the nominated property, cannot be ignored. ICOMOS considers that any potential future projects that could potentially impact the nominated property, even if located within the buffer zone, should be subject to rigorous heritage impact assessments before being granted approval.

ICOMOS considers that the conditions of integrity could be met provided the revision of the boundaries of the nominated property is made.

Authenticity

The authenticity of the nominated property is based on whether the potential Outstanding Universal Value is truthfully and credibly expressed, namely through location and setting, form and design, materials and substance, and use and function.

ICOMOS considers that in terms of location and setting, the nominated property truthfully conveys how the geography and topography of Nice were critical elements influencing its development as a winter climatic resort. Despite changes associated with the evolution of the city into a summer destination and the later expansion of the city, the relationship with the sea and the surrounding mountains remains fundamentally the same. The expansion (in length and width) of the *Promenade des Anglais* in the 1930s to facilitate traffic circulation, respected its function as a pedestrian promenade.

As for form and design, the urban layouts of the areas developed according to the regulatory plans drawn up by the *Consiglio d'Ornato* are to a high degree intact. The areas of the nominated property that were not influenced by such plans, but developed largely based on privately-promoted housing development projects, retain nevertheless similar characteristics, such as wide roads lined with trees, low density plots and extensive vegetation.

The architectural typologies and construction characteristics of the buildings that marked the development of Nice as a winter climatic resort are still clearly visible and generally well preserved. The various holiday and tourism typologies, with their neoclassical, eclectic, art deco or rationalist architecture, depending on the period, often produced by foreign contractors and architects, are still a distinctive feature of the city. It should be noted that most of the conservation and rehabilitation interventions are carried out with respect for the original materials, colours and decorative elements.

In terms of use and function, Nice remains an important tourism destination, both in winter and summer. Most of the hotels, villas and *immeubles d'agrément* retain their original function and still attract an international clientele.

ICOMOS therefore considers that the nominated property demonstrates the necessary qualifying conditions of authenticity as required by the *Operational Guidelines*.

In conclusion, ICOMOS considers that the nominated property meets the conditions of authenticity but that the conditions of integrity are only partly met at this stage.

Evaluation of the proposed justification for inscription

Since, in the nomination dossier, tourism was at the centre of the proposed Outstanding Universal Value of the nominated property, in its Interim Report, ICOMOS expressed its concerns about the consequences of this, both for the protection of the nominated property and the precedents that such an argument could set for the protection of other World Heritage properties. Consequently, the State Party submitted a justification for inscription focusing on the evaluation of the city as a winter climatic resort (*villégiature d'hiver*) and a revised Statement of Outstanding Universal Value, based on the same criteria and without fundamental changes to their justification.

ICOMOS considers that criterion (ii) is justified and that the nominated property represents an important example of the merging of British, Italian, French, Russian and other cultural influences, resulting in a diversity of architectural styles, designs and building decoration that express its cosmopolitan character as a winter climatic resort, particularly during the 19th century. However, ICOMOS is of the view that criteria (iv) and (vi) are not justified, since the nominated property cannot be considered to exemplify a new type of human settlement; that the types of buildings that represent key attributes of the property (villas, hotels and *immeubles d'agrément*) were commonplace in other places shaped by the influences of tourism during a similar timeframe; and that the same applies to the artists, writers, aristocratic and wealthy classes that visited and resided in Nice but also patronised and visited many other places in other seasons and different years.

Whereas conditions of authenticity are met, conditions of integrity have not been met at this stage. ICOMOS considers that the conditions of integrity could be met provided the revision of the boundaries of the nominated property, based on the mapping of the attributes that significantly embody and convey the interchange of influences that led to development of the architecture between 1760 and the 1930s, is made. ICOMOS also considers that whilst the urban planning and landscape design cannot be dissociated from the architecture, in themselves they cannot be considered as outstanding.

Attributes

The attributes of the nominated property need to be identified, taking into account the historical timeframe associated with the justification of potential Outstanding Universal Value. The attributes of the property that convey the interchange of ideas and the merging of British, Italian, French, Russian and other cultural influences are first and foremost the buildings and their diversity of architectural

styles, designs and building decoration, both external and internal. Craftsmanship and traditional techniques associated with and required to conserve those decorative elements should also be considered as attributes. The use and function associated with the buildings also convey part of the significance of the nominated property.

Since the architecture cannot be dissociated from its context, the urban structure, the landscape design, the green spaces and the promenades associated with that timeframe are also important attributes. Other attributes are: viewpoints, visual axes, the relationships between built and green spaces, the relationships with the geographical setting, and the ratio between the density of the built fabric and the vegetation.

ICOMOS considers that the attributes that convey the potential Outstanding Universal Value of Nice are those that significantly embody and convey the interchange of influences that led to development of architecture between 1760 and the 1930s.

4 Conservation measures and monitoring

Conservation measures

Whereas, up until the 1990s, the municipal policies favoured a development approach with little concern for heritage conservation, since then there has been a growing determination to protect Nice's cultural heritage. The old town, or *Vieux-Nice*, (originally included in the nominated property) and the neighbourhood of the port were both listed as "*secteur sauvegardés*" (safeguarded sectors) in 1994. In recent years, particularly since the decision to nominate Nice to the World Heritage List, the municipality has multiplied its interventions to protect and conserve the city's heritage.

Conservation measures in place aim mainly at the conservation of the exterior of the buildings. The municipality offers financial incentives to support the conservation of the façades and in particular the exterior decoration. ICOMOS, in its Interim Report, requested further information about the conservation of the interiors of the buildings. Based on the State Party's reply, ICOMOS considers that more work should be done to further study and inventory the interiors of the buildings that constitute key attributes of the property, and more stringent measures should be put in place to ensure their protection (both in terms of the decor as well as the organisational space). In addition, ICOMOS recommends the completion of the ongoing inventory of built heritage, so that it could be used as a basis for conservation strategy and management purposes.

The municipality invests considerably in the maintenance of public spaces to promote the city as a high-quality tourism destination. Based on the information included in the nomination dossier and the findings of the technical evaluation mission, public interventions reflect an approach

that favours making the urban environment pleasant and conducive to leisure. ICOMOS considers that, given the historical timeframe associated with the justification of the potential Outstanding Universal Value, such interventions need to carefully balance the need to address contemporary needs with that of maintaining the historical evidence of Nice's past as a winter climatic resort and the embodiment of the interchange of influences that resulted from that role.

Monitoring

There are sufficient inventories and information systems in place to adequately monitor the overall state of conservation of the nominated property, except for the interiors of the buildings.

The State Party has defined a set of monitoring indicators in relation to the main types of attributes. ICOMOS considers that some types of attributes need to be more closely monitored than others, and in more detail, such as the vegetation and the architecture. In particular, ICOMOS considers that the monitoring of slow changes to the attributes which can have negative cumulative effects over the long-term, should not be overlooked. Examples of such slow changes and their cumulative effects would be the replacement of historic vegetation, introduction of additional species in areas that historically never had green spaces or that change the density of the vegetation cover, changes in function of residential historic buildings and changes in the interior organization of those buildings.

ICOMOS considers that the monitoring programme is adequate but could be improved.

ICOMOS considers that present conservation measures and the monitoring programme are adequate but could be improved.

5 Protection and management

Documentation

Nice has been the subject of many studies and publications, resulting in extensive bibliographic records. Between 2017 and 2019, the responsible authorities developed a database specific to the heritage of Nice related to tourism, based on guides, directories and periodicals from 1840 to 1960. In addition, a general inventory related to the "*patrimoine de villégiature*" was started in 2016.

Documentary materials are kept by the Municipality and the Municipal and Regional Archives. Building inventories are kept by the Municipality and other relevant authorities. Much of this information is available on Geographic Information Systems, allowing quick access to data. The nomination dossier builds on many historical records, including accurate and detailed maps.

ICOMOS recommends the completion of the ongoing inventory of built heritage, so that it could be used as a basis for conservation strategy and management purposes.

Legal protection

In 2015, the Municipality started the procedures for designating the nominated property at the national level, initially as "*Aire de Valorisation de l'Architecture et du Patrimoine* (AVAP)" (Architecture and heritage enhancement area), replaced by that of "*Sites patrimoniaux remarquables*" (Notable heritage sites) in 2016.

ICOMOS in its request for supplementary information sent on 28 September 2020, asked the State Party to clarify if the designation at the national level was still expected to be completed before the end of that year. At that time, the State Party informed ICOMOS that despite some delays, the proposal had already been validated by the Regional Commission of Heritage and Architecture. Further information provided in February 2021 explains that the designation will be submitted to public consultation in March-April 2021.

ICOMOS considers that when approved the designation as a *Site Patrimonial Remarquable* would provide adequate legal protection for the nominated property. In addition, national legislation for heritage protection (the *Code du Patrimoine*, modified by the Law n° 2016-925 of 7 July 2016) includes provisions for the protection of World Heritage properties, namely the establishment of buffer zones, the development of a management plan, and the integration of that plan into other planning instruments.

Many other legal instruments are in place at the national, regional, and local levels that help protect the nominated property in its entirety or in part. Some of these instruments are also important to support the function of the buffer zone as an added layer of protection. The *Plan Local d'Urbanisme* (PLU, Local Urban Planning Plan) constitutes one of the main instruments to regulate the buffer zone. To ensure a better protection of the hills that surround the nominated property, the rules and regulations of that Plan are complemented by other instruments, such as the *Orientation d'Aménagement et de Programmation* (a sort of Spatial Planning Ordinance), which stipulates, for example, that the height of new constructions cannot exceed 7.5 meters.

Overall, ICOMOS considers that only once the designation of the *Site Patrimonial Remarquable* is completed and legally approved, can the legal protection for the nominated property be considered as adequate.

Management system

The designation at the national level as a *Site Patrimonial Remarquable*, larger than the perimeter of the nominated property, entailed the development of a *Plan de Valorisation de l'Architecture et du Patrimoine* (PVAP, Enhancement Plan of the Architecture and Heritage). This type of plan is accompanied by regulations detailing

provisions for the construction of new buildings as well as the conservation of existing ones. Based on the additional information provided by the State Party in February 2021, this plan will be subject to public consultation in March-April and is expected to be finally approved in September 2021. Legal requirements demand that the provisions of this PVAP are then incorporated in the Local Urban Planning Plan (*Plan Local d'Urbanisme*).

A management plan (2020-2030) has also been drawn up applying both to the nominated property and the buffer zone. The plan is structured around five broad themes: shared knowledge of the property; reinforced regulatory protection; maintenance and restoration; control of use and enhancement of the property; and governance. ICOMOS considers that the content of this plan reflects more a strategy than an operational plan, to guide the protection and management of the nominated property over a 10-year period. Each theme is detailed in a series of broad actions (called *fiches-action*) detailing who will be responsible for the implementation of those actions, the objectives associated with them, a summary of the timetable for the implementation of activities, and an indication of the financial resources available for their implementation. ICOMOS notes that some of the actions proposed have a broad scope, applying to the heritage of Nice in general. Many of the activities mentioned refer to past years and are therefore outside the timeframe for the plan (2020-2030). The broad actions and their objectives will remain nevertheless valid for the whole duration of the plan, therefore, it would be important that they are detailed in annual (or bi-annual) operational plans to ensure that the desired outcomes are achieved. ICOMOS also recommends to carry out a mid-term review of the plan and evaluate its adequateness to guide the protection and management of the nominated property and its buffer zone.

From a governance perspective, the Municipality will assume the main responsibilities for the management of the nominated property. A special unit, named *Mission Nice Patrimoine Mondial*, directly responsible to the Mayor's Office, has been set up to coordinate the implementation of the management plan. A Local World Heritage Commission has also been established regrouping elective representatives of the municipal and metropolitan authorities, representatives of State Services (e.g. Regional Conservator for Historic Monuments, Architect of the Buildings of France) and other qualified professionals (e.g. scientific experts, representatives of citizens associations). This Commission will be responsible for validating the programme of actions and monitoring the implementation of the management system and will meet once a year. A Steering Committee, with a very similar structure but presided over by the Municipality, will be responsible for implementing the decisions of the Local World Heritage Commission; this Committee will meet two to three times per year. The control of the conservation works within the perimeter of the nominated property will be ensured in particular by the 'Architect of the Buildings of France' and the municipal services.

The designation as a *Site Patrimonial Remarquable* will entail additional administrative procedures and approvals regarding building permits. Consequently, this will require additional human and financial resources. The additional information provided in February 2021 explains that additional positions will be created but does not detail how many, in which institutions, nor the type of expertise expected. An organisational diagram illustrating the institutional framework for managing the property details that the Nice World Heritage Mission (*Mission Nice Patrimoine Mondial*) will include at minimum an administrator, a conservator, an urban planner-architect and an historian.

Visitor management

Nice has been shaped by tourism over centuries. Many hotels and other types of accommodation are historic buildings, which therefore require great care to ensure that transformations necessary to meet the changing demands for comfort do not impact on typological and architectural features that are significant from an heritage perspective; ICOMOS has already noted its concerns regarding the need to protect the interiors of the buildings that constitute attributes of the nominated property. Based on the information included in the management plan, the Tourist Office, in partnership with the Federation of Hoteliers, the Regional Directorate of Cultural Affairs and the Nice World Heritage Mission, have launched an initiative providing the label of "Nice Historic Hotels" and encouraging the owners and managers of hotels built before 1958 to restore the surroundings, façades and common areas of their establishments whilst respecting their historic features.

The nomination indicates that the State Party does not forecast a considerable increase in visitor numbers in the event that the nominated property were to be inscribed on the World Heritage List, given the current reputation of the city as an international destination.

Community involvement

Throughout the nomination process, events have been organised to inform the local communities of the nomination process as well as to promote a better understanding of the history and heritage of Nice as a winter climatic resort. The ICOMOS technical evaluation mission confirmed the State Party's efforts to inform the public periodically and through a variety of communication approaches.

Evaluation of the effectiveness of the protection and management of nominated property

ICOMOS considers that there is a good understanding of the factors affecting the nominated property and that the State Party has, for the most part, developed adequate responses to address the potential impacts deriving from those factors. ICOMOS recommends nevertheless that the adaptation of historic buildings that still retain their traditional function as hotels and other types of accommodation to meet changing demands for comfort and modern facilities, be carried out with respect to their typological and architectural features that are significant

from a heritage perspective. The same applies to conservation and rehabilitation of other private buildings, and ICOMOS has already mentioned the need to better document their interiors and put measures in place for their protection. In light of the ongoing construction of the 'Iconic' project, next to the train station, just outside the boundary of the nominated property, ICOMOS considers that any potential future projects that could potentially impact the nominated property, even if located within the buffer zone, should be subject to rigorous heritage impact assessments before being granted approval.

ICOMOS acknowledges the State Party's efforts to develop comprehensive governance arrangements to facilitate the involvement of different actors in the management of the nominated property. Given the high number of actors involved and the size of the nominated property in conjunction with the buffer zone, ICOMOS considers that it is important that close collaboration and cooperation between the actors is ensured, particularly regarding development strategies for the city and the wider territory.

Regarding the legal framework, ICOMOS considers that the national legislation offers a strong legal basis to protect the nominated property and its buffer zone. The designation, at the national level, of a larger area than the nominated property as a *Site Patrimonial Remarquable* will provide an adequate legal protection, but since this process has not been completed at the time of writing of this evaluation, ICOMOS considers that, at present, the legal protection is insufficient.

From a planning perspective, there is a comprehensive planning framework in place that will support the protection and management of the nominated property and its buffer zone. The management plan resembles more a strategy than an operational plan and many of the activities mentioned refer to past years and are therefore outside the timeframe for the plan (2020-2030). Therefore, ICOMOS recommends to carry out a mid-term review of the plan and evaluate its adequateness to effectively guide the protection and management of the nominated property and its buffer zone.

In terms of human resources, ICOMOS notes that the nomination dossier and additional information mention that additional positions will be created but does not detail how many, in which institutions, nor the type of expertise expected, namely for the Nice World Heritage Mission (*Mission Nice Patrimoine Mondial*).

ICOMOS considers that the management system can be considered adequate but certain elements could be improved. ICOMOS considers that, at present, the legal protection is insufficient but that this would be resolved once the designation as *Site Patrimonial Remarquable* is finalised and officially approved.

6 Conclusion

The nominated property represents an important example of the merging of British, Italian, French, Russian and other cultural influences resulting in a diversity of architectural styles, designs and building decoration that express its cosmopolitan character as a winter climatic resort, particularly during the 19th century.

ICOMOS considers that the historical timeframe of 1760 to the 1930s needs be used as a basis to further, and more carefully, revise the boundaries of the nominated property. This revision should also be based on mapping of the key attributes that significantly express the interchange of influences mainly in relation to developments in architecture, whilst recognising that the urban planning and landscape design cannot be dissociated from it. ICOMOS also considers that further revisions should avoid a delimitation of the nominated property that would result in large holes within it.

These issues related to the boundaries have implications for the evaluation of the conditions of integrity, which therefore can only be considered as partly met at this stage. At present, the nominated property is not affected by adverse effects of development or neglect that could undermine the conditions of integrity but ICOMOS notes the visual impacts of the 'Iconic' project, just outside the nominated property. ICOMOS considers that the conditions of authenticity have been met.

The protection and management mechanisms in place are overall adequate but could be improved, and only once the designation as *Site Patrimonial Remarquable* is finalised and legally approved can the legal protection be considered as adequate.

7 Recommendations

ICOMOS recommends that the nomination of Nice, capital of Riviera tourism, France, be **referred back** to the State Party to allow it to:

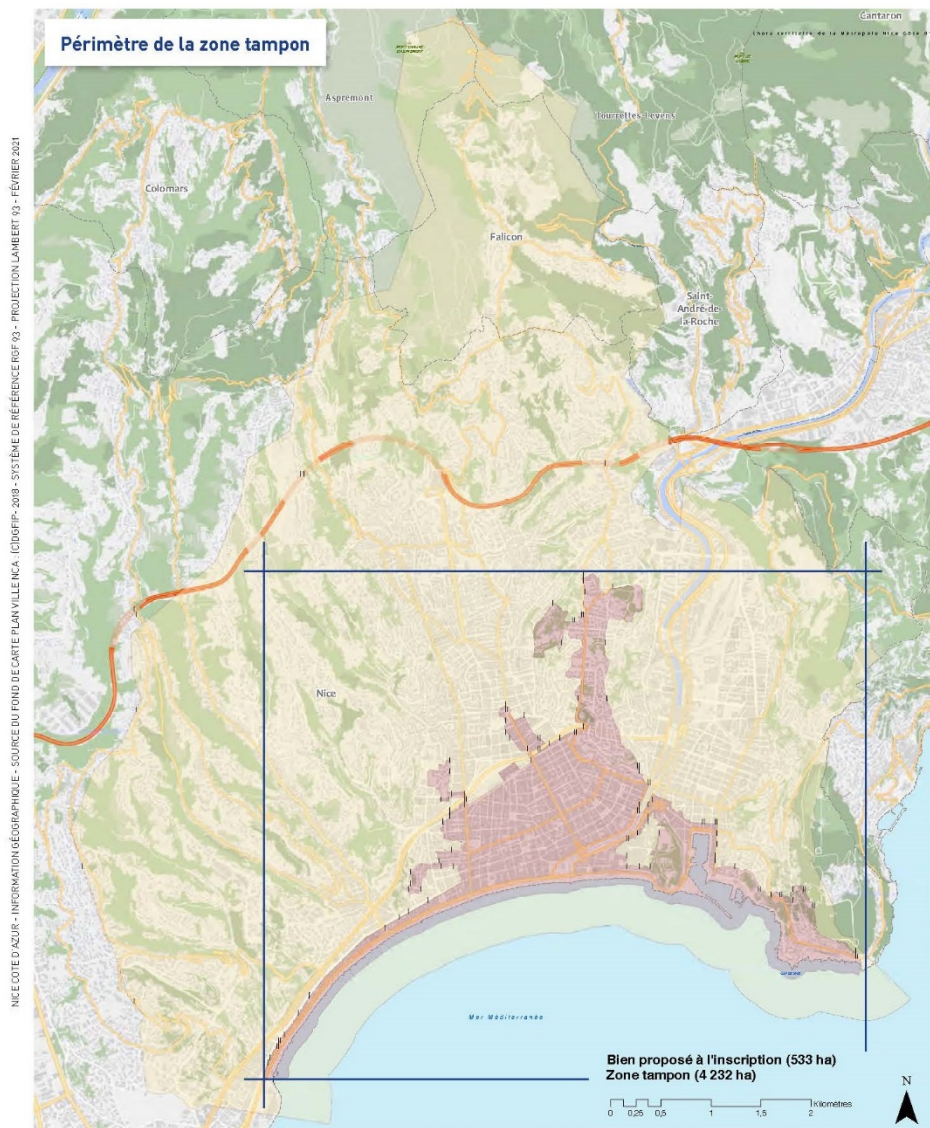
- Further revise the boundaries of the nominated property to reflect the historical timeframe between 1760 and the 1930s and the mapping of the key attributes that significantly express the interchange of influences, mainly in relation to developments in architecture;
- Finalise and officially approve the designation of the *Site Patrimonial Remarquable*, to ensure an adequate legal protection for the nominated property.

Additional recommendations

ICOMOS further recommends that the State Party give consideration to the following:

- a) Completing the ongoing inventory of built heritage, which will serve as a solid basis for conservation and management purposes,
- b) Documenting the interiors of the buildings and put measures in place for their protection, particularly in relation to adaptations to accommodate modern living and hospitality standards,
- c) Reinforcing monitoring indicators for slow changes to the attributes which can have negative cumulative effects over the long-term,
- d) Ensuring that mechanisms are in place to facilitate coordination between multiple actors with responsibilities for the management of the nominated property, its buffer zone and the wider setting,
- e) Carrying out a mid-term review of the management plan and evaluating its adequateness to effectively guide the protection and management of the nominated property and its buffer zone;

ICOMOS also recommends that the name of the property be changed to become “Nice, Winter Resort Town of the Riviera”.



Revised map showing the boundaries of the nominated property and its buffer zone
(February 2021)