

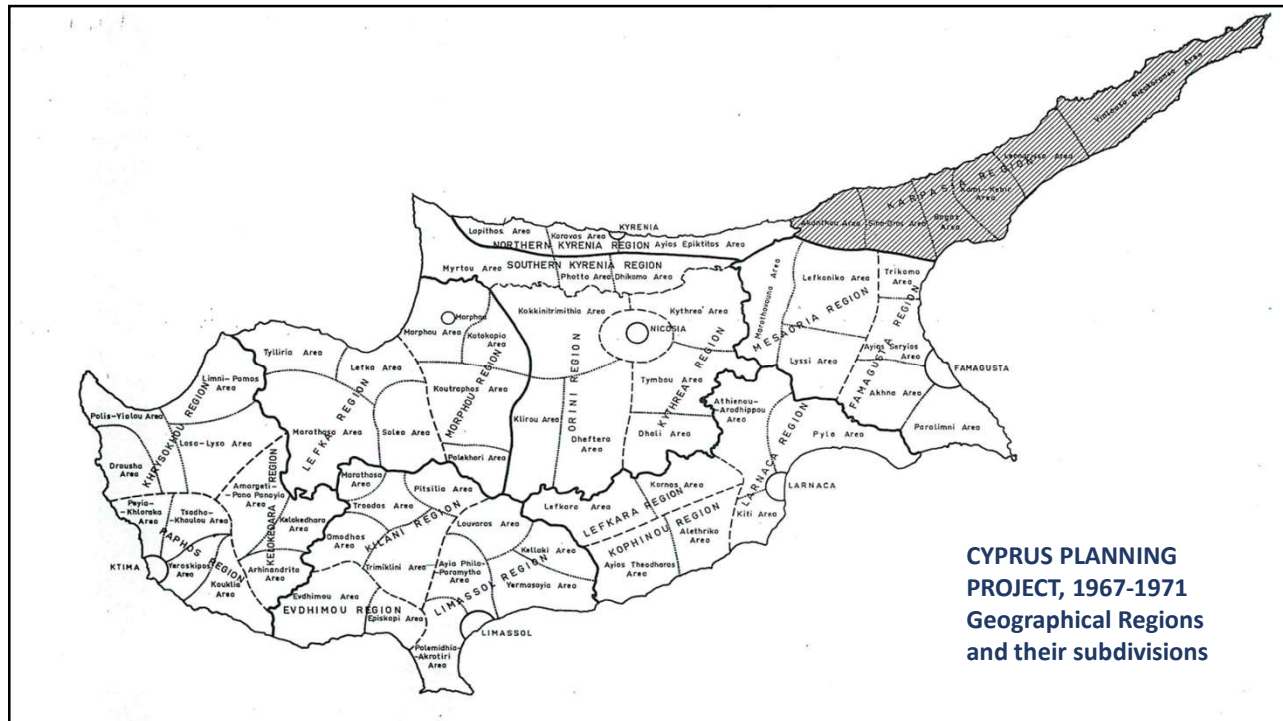
The Island Plan for Cyprus

Its basis on Cypriot spatial planning legislation and its implementation prospects with respect to Vision 2035

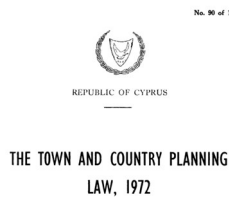
Department of Town Planning and Housing
Ministry of the Interior

The Cyprus Planning Project, 1967-1971

- **11 Topic Studies** investigating various aspects of spatial planning in Cyprus, to provide a comprehensive analysis of existing and possible future situations for the purposes of town and country planning, i.e. population, employment, transport, industry, housing, recreation, service-provision, education, health & welfare, conservation, urbanization
- **19 Sub-Regional Studies** analyzing the situation geographically, including geology, soils, water resources, agricultural land use & potential, settlement distribution by size and trends, employment, shopping and service patterns, utilities, primary and secondary education, health, recreation, and tourism.



The Town & Country Planning Law, 1972



- Drafted in the 1960s
- Presented to the House of Representatives in 1968, where it was passed in 1972
- Official English translation exists
- Part III exclusively concerns the Island Plan concept
- This Part of the Law has never been amended

The Town & Country Planning Law, 1972

- Preliminaries, definitions, terminology (I)
- Planning Authority, role of the Minister, Planning Board, delegation of functions, Orders and Directions (II)
- **The Island Plan, its preparation, purpose and review (III)**
- Local Plan and Area Scheme, purposes/ review, consultation, public hearings, publication process, objections (IV)
- Development control, definition of development (V)
- Planning Authority, planning permission, Development Order, application procedure (V)
- Planning decision on the basis of development plan as well as any other "material consideration" (V)
- Consideration of planning deviations (departures), administrative recourse, compensation, revocation/ modification of planning permission (V)
- Preservation Orders, Tree Protection Orders, control of advertisements, agreements regulating development or use, enforcement notices and other enforcement provisions (V-VI)
- Compulsory acquisition of property, claims for and payments of compensation, betterment charge and miscellaneous provisions (VII-X)

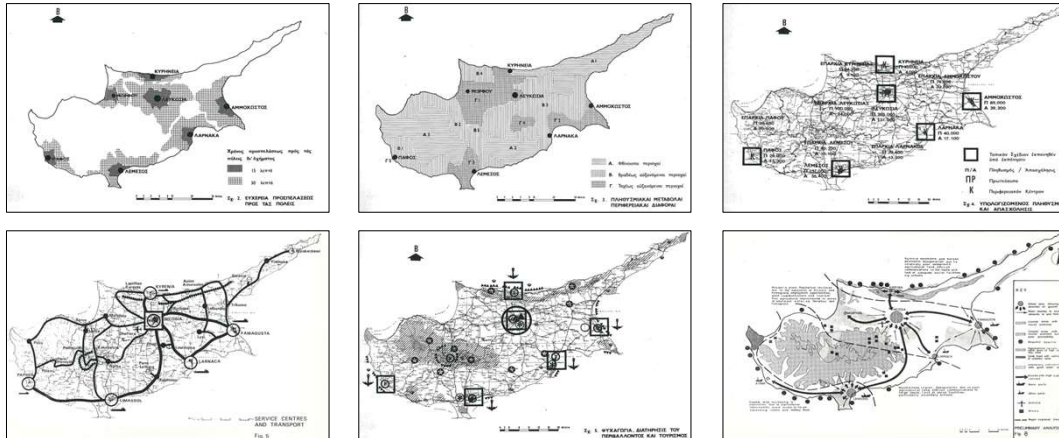
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The Town & Country Planning Law, 1972

- **Part III: The Island Plan (3 Sections)**
- **Section 8** *"...the Island Plan indicates the general policy to be followed in promoting and controlling development and indicates the Government's intentions relating to the use of territory, including the location of population, industry and commerce, tourism, the pattern of transportation, of public services, the definition of areas of special social, historic, architectural or cultural interest or natural beauty and other matters of more than local importance."*
- **Section 9** *"...the Island Plan shall be kept under constant review by the Minister and shall be the subject of a report by him to the Council of Ministers at intervals not greater than one year;" moreover, "...the report shall include such proposals for amendment to the Island Plan as the Minister considers to be desirable;" whereas "...the Island Plan shall be amended as the Council of Ministers may from time to time decide."*
- **In Part IV**, it is also stipulated that *"...every Local Plan shall have regard to the aims and purposes of the Island Plan,"* particularly regarding human settlements, land use and infrastructure networks (Section 11).

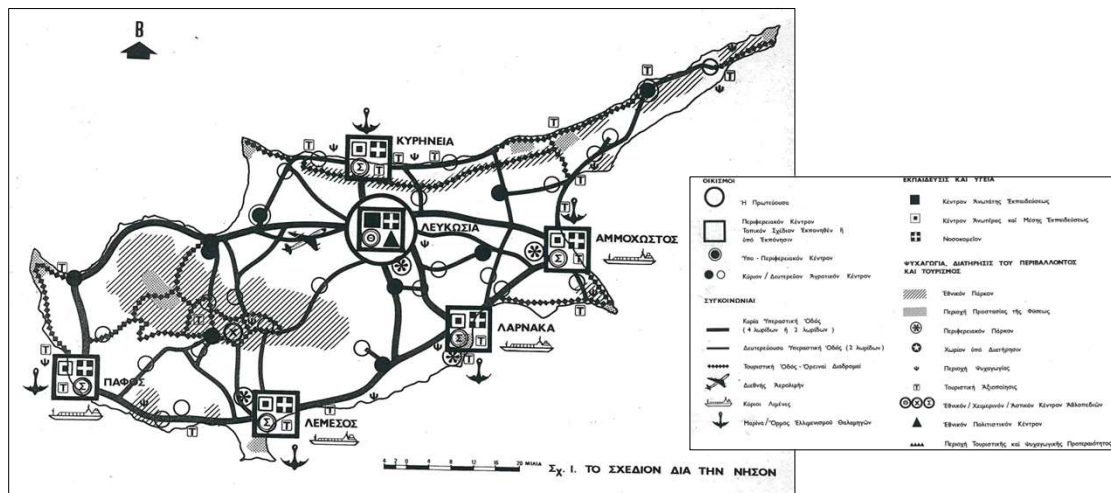
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Supporting Spatial Analysis Maps



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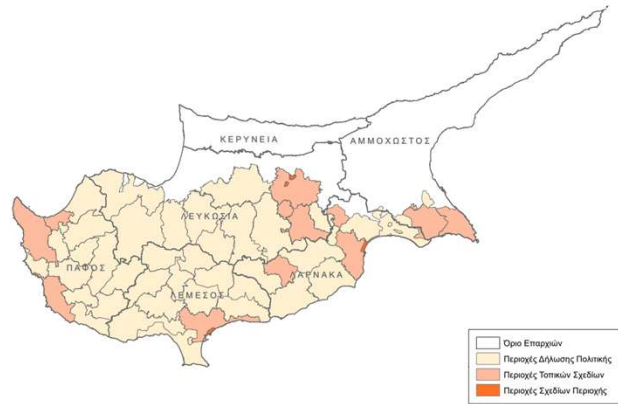
The First Island Plan, 1974



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Implementation of the Law, 1990

- 1972: Town and Country Planning Law passed
- Preparation of Island Plan and Local Plans
- 1974: Turkish invasion – process suspended
- 1974-1990: Streets & Buildings Law used for development control
- 1990: Town and Country Planning Law implemented without an Island Plan
- Since 1990: Law and Development Plans continually amended



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Filling the Gap: Amendments of the Law

- 1982: Introduction of a new section to facilitate the functionality of the Law without an Island Plan, enabling the publication of a Policy Statement for areas not covered by Local Plans
- 2007: Mandatory consideration of open public consultation results and representations deposited by any interested party at a public hearing for the preparation of spatial plans
- 2007: Obligation to publish a 'state of the situation' report prior to each review, which must be carried out between every 5 to 7 years
- 2014: Requirement to consider positions of local authorities, government bodies and stakeholders through formal hearings

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Strategic Guidance without an Island Plan



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Spatial Plans under EU Influence

- Conservation of Natural Habitats and Species
- Natura 2000 Network
- Strategic Environmental Assessment (SEA Directive)
- Hazards Involving Dangerous Substances (SEVESO Directive)
- Waste Framework & Renewable Energy Directives
- Water Framework, Floods & Waste Water Directives
- Waste Management regulatory framework
- Groundwater Quality Monitoring regulatory framework
- ...

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Consequences of not having an Island Plan

- Solutions are provided at the local level through fragmented efforts that are not guided by national development objectives,
- Unbalanced development of different subregions and absence of the necessary interrelationships between them,
- Absence of a distinctive character and specific development role for each city/ area, emphasis on a few select areas of development,
- Improper use of natural and land resources,
- Depopulation of the countryside and abandonment of critical areas,
- Inadequate preservation and promotion of our cultural heritage,
- Lack of coordination and synergy between sectoral policies.

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CECC Landmark Recommendation, 2023

- The implementation of a regional plan constitutes an important axis for economic development
- Preparation and implementation of a regional plan (such as the Island Plan) that will cover the whole of Cyprus and serve national strategic objectives, determine the balanced distribution of resources, development opportunities, and necessary infrastructure, taking into account population distribution, the needs of society, nature and landscape conservation, climate change, and social cohesion
- Such a plan should be linked to the Government's Long-term Strategy "Vision 2035," which sets out Cyprus's development path until 2035 with the aim of transitioning to a new, modern economic model

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TSI Flagship Project: The New Island Plan

- **Vitality & resilience of ecosystems** essential for society, economy, wellbeing
- Carbon sequestration, water cycle regulation, environmental disaster mitigation, provision of biodiversity habitats
- Key sectors of the economy **rely on nature and its services**, including materials & construction, infrastructure networks, **urban development**
- Ecosystem functions vital for job creation, livelihoods, food security etc.
- To halt nature degradation and improve ecosystems resilience to climate change impacts, **natural systems must be considered holistically** in sectoral strategies, public finance, **land use planning**
- It is in this spirit that the Island Plan proposal was conceived, guided by Vision 2035, is in turn guided by strategic frameworks such as EU Biodiversity, Soil, Farm to Fork, Forest Strategies, among other

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Relevance of the Project

- Technical support requested under TSI to elaborate the Island Plan in 2024
- Island Plan envisioned as a policy document with a series of maps depicting strategies to spatially materialise Vision 2035 – this is **Output A** of the Project, presented today
- Additional need to facilitate structured organisation of urban and rural territories, ensuring a holistic and integrated spatial planning approach and enabling linkages across different geographical areas, foster functional interconnectivity, promote balanced territorial development
- Balance between development and sustainability to ensure that economic growth does not come at the expense of environmental conservation, cultural heritage and landscape integrity; included in **Outputs B & C**, not presented today, which will develop digital planning methodologies, leveraging data analytics, geospatial technologies and AI to enhance the efficiency, transparency and reliability of decision-making processes
- Government commitment: pledge to deliver the Island Plan by 2027

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Complementarities & Synergies

The Project is complementary to the following domestic reforms:

- Recovery and Resilience Plan for Cyprus, 2021-2026
- National Long-Term Strategy for Sustainable Development, 2022-2035
- Local Government Reform, 2024
- National Climate Adaptation Strategy, 2017 (currently under revision)
- Policy Statement for Maritime Spatial Planning (PSMSP), 2021; Maritime Spatial Plan (MSPlan), 2023
- Cyprus Civil Protection Approach (on-going)
- Initiatives for the simplification of planning permit procedures (on-going)

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Project Outputs & Activities

- **Output A: Elaboration of a National Spatial Plan**
 - Activity A.1 – Inception report
 - Activity A.2 – Sectoral Territorial Studies by thematic area
 - Activity A.3 – Regional Territorial Analysis
 - Activity A.4 – Synthesis Report: The Island Plan for Cyprus
- Output B: Integrated Spatial Planning Coordination Framework: Enhancing Digital Tools for Spatial Planning
- Output C: Artificial Intelligence (AI)/ Geospatial Information (GI) Tools Feasibility Study

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Activities A.2 & A.3 Deliverables

Sectoral Territorial Studies

Housing; Water management; Natural resources; Transport, connectivity & infrastructure; Urban-rural relations; Nature & Heritage protection; Tourism; Healthcare, Education, Sport, Welfare; Industry, Workshops, Warehouses; Retail & Office; Tertiary Education, Digital Policy, Innovation, R&D, Entrepreneurship, Professional Services, ICT

Regional Territorial Analysis

- Geographic & Physical Characteristics
- Demographics & Population
- Economic and Industrial Analysis
- Infrastructure & Connectivity
- Environmental & Sustainability Factors

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Island Plan Strategic Significance & Scope

- The national territory is the basis for the development of the economy, population and society, for strengthening its identity, the capitalization of territorial potentials, and the conservation of cultural and natural assets.
- The timeless character of the territory and geography of Cyprus is a feature which significantly influences the identity, character, spatial and socio-economic circumstances.
- European integration, globalization and economic restructuring, urban growth, the rapid development of information technology and digital transition, increased ecological awareness, as well as the sustainable development paradigm, all affect spatial development and require relevant responses in spatial planning. A strategic-level document is necessary to provide guidance for development through an integrated approach.

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Consultations & Stakeholders

PROCEDURE OF STAKEHOLDER INVOLVEMENT

- Identification of all stakeholders
- Evaluation of each stakeholder's importance
- Assessment of each stakeholder's interest
- Definition of each stakeholder's involvement
- Securing stakeholder consent
- Recording a specific action plan for stakeholder involvement
- Periodic evaluation of Plan status in relation to stakeholders

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Consultations & Stakeholders

- | | |
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| • Directorate General Growth | • Ministries of Education, Sport & Youth;
Labour and Social Insurance [DLI, HRDA] |
| • Ministry of Transport, Communications
and Works; Public Works Department | • Deputy Ministries of Tourism and Culture;
Department of Antiquities |
| • Ministry of Agriculture, Rural
Development and Environment;
Agricultural Research Institute | • Deputy Ministry of Shipping, Integrated
Maritime Policy & Spatial Planning Sector |
| • Departments of Water Development,
Environment, Forests, Agriculture,
Geological Survey, Fisheries & Marine
Research | • District Local Government Organizations |
| • Ministry of Energy, Commerce and
Industry; Energy Department | • Unions of Municipalities and
Communities |
| • Departments of Statistical Service of
Cyprus; Department of Lands & Surveys | • Ministries of Health; Defense; Foreign
Affairs; Deputy Ministry of Social Welfare |
| | • Universities and Chambers [particularly
Scientific & Technical Chamber, ETEK] |

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Thank you!

Phaedon Enotiades, BSArch, March, MCRP

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