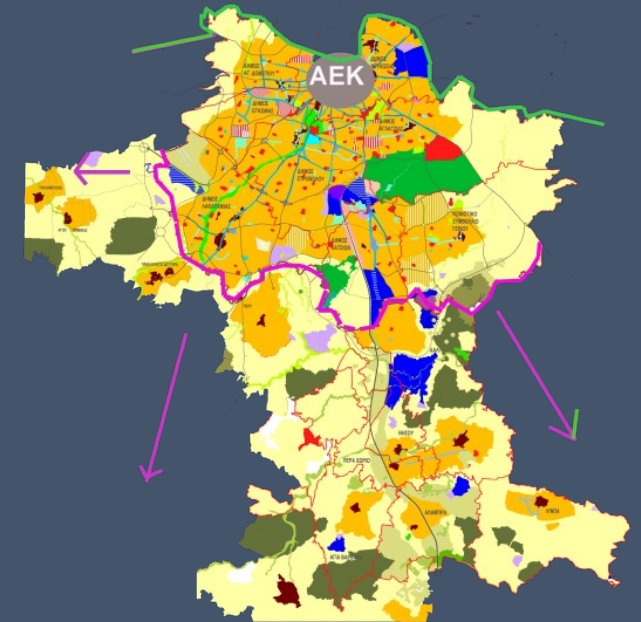




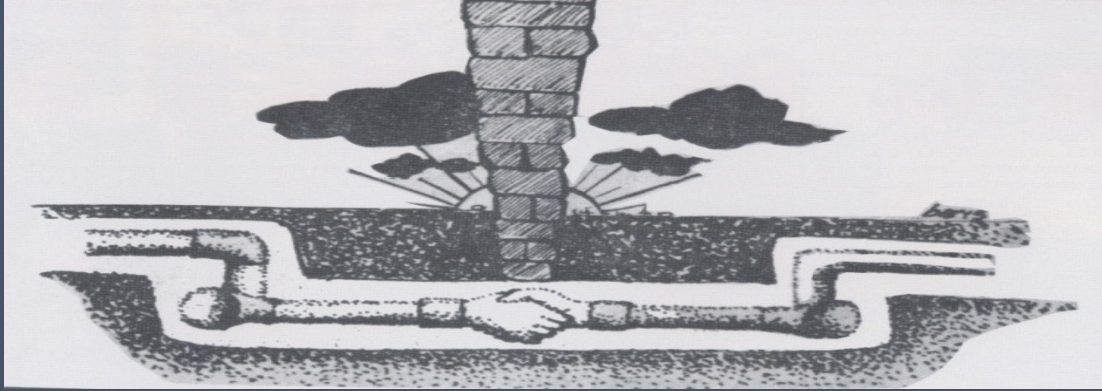
# NICOSIA MASTER PLAN

A bi-communal initiative to improve and demonstrate benefits of cooperation



The city centre of Nicosia faces many problems similar to those of many inner city areas of Europe. Moreover, it faces the serious economic and social impacts of the existence of the division which caused the spatial and social disintegration of the city's entity.

# BI-COMMUNAL COOPERATION



**1978:**

The representatives of the two communities took the initiative to establish a close cooperation in order to address together the lack of infrastructures and they implemented a common sewerage system



**1979:**

The representatives of the two communities agreed to work together for the preparation of a common physical master plan with the aim to improve the existing and future living conditions of all the inhabitants of Nicosia.



Nicosia Waste Water Treatment Plant



**AIM:** to secure that the two parts of the divided city will be developed according to the same strategic plan keeping the prospect to function in the future as one entity in case of reunification.



# THE NICOSIA MASTER PLAN TEAM

1

2

3



**1981:**

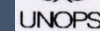
A bi-communal multidisciplinary team was formed with the participation of Greek Cypriot and Turkish Cypriot young professionals in order to prepare a common planning strategy for Nicosia.

Initially the team had to resolve operational problems



The project, named “Nicosia Master Plan” (NMP), was placed under the umbrella of the United Nations Development Programme (“UNDP”).

UNDP provided the project manager and international consultants in all the fields of planning.





# PLANNING AND IMPLEMENTATION

1

2

3

Nicosia Master Plan Project's aim was to prepare a common planning strategy for the divided city.

This planning strategy had to be flexible adaptable to changing circumstances .

This included two scenarios:

- One addressing the problems under current circumstances , and
- One addressing the planning issues of Nicosia as an integral entity in the case that political circumstances will allow this in the future.



0

02



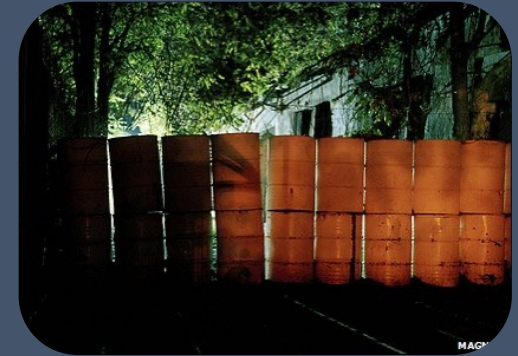
Urban planning process in a city that still faces physical partition can become an integral part of a wider peace building process.

## A Different Agenda:

- Negotiations to achieve cooperation
- Rebuild infrastructure
- Revitalise devastated city centre
- Revert trends of social disintegration
- Build commonly accepted institutions
- Re-definition of urgent priorities for both the communities in order to direct resources towards the real needs

## Constrains

- Unstable political & economic conditions
- Lack of confidence
- Complex urban issues





# NICOSIA MASTER PLANNING PROCESS



1981-1985

A FLEXIBLE PHYSICAL  
MASTER PLAN



1986-2003

IMPLEMENTATION  
PHASE



2017-2018

AREA SCHEME  
DETAILED PLAN



2003-2012

NEW VISION  
PROJECT



2018-2021

STRATEGIC PLAN



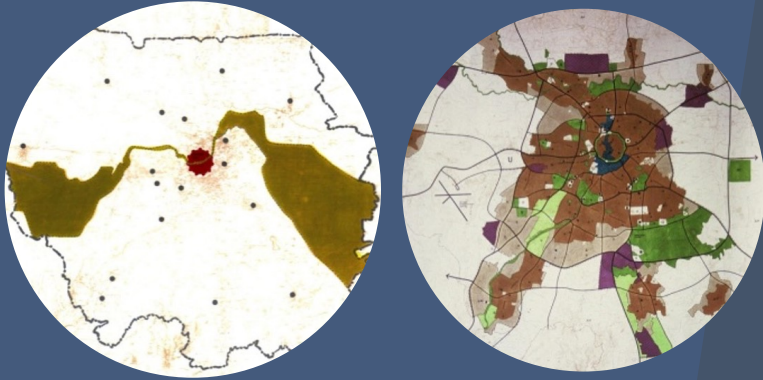


# MAJOR URBAN ISSUES IN NICOSIA

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2

3



## Major issues in 1981

- The division of the town into two separate urban parts.
- The abandonment of the city's core adjoining the buffer zone.
- The extensive urban sprawl towards the outskirts.

### MASTERPLAN STRATEGY FOR THE METROPOLITAN AREA 1981-1984:

Definition of a strategy that was focusing on the need to concentrate and consolidate the development of the wider area of Nicosia in order to promote more sustainable patterns of development.

The second phase of the project between 1984-85 focused on the preparation of a detail area scheme for the central area of the city that was very much affected by the division.



### DETAILED PLAN FOR THE CITY CORE 1984-1985

The major task of the team was to identify proposals for strengthening of the administrative and service functions of this area so that to re-establish its role as the city centre.



# NICOSIA MASTER PLANNING PROCESS



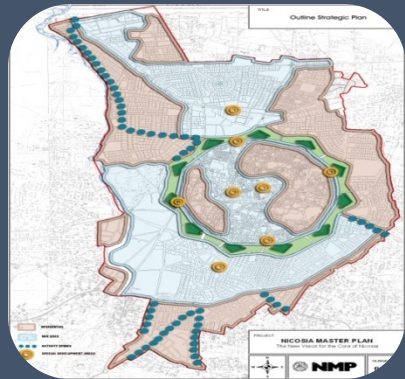
The definition of a bi-communal planning strategy is an ongoing process, which begun in 1981, under the umbrella of the United Nations Development Program (UNDP) and continues its progressive course until today.



1981-1984



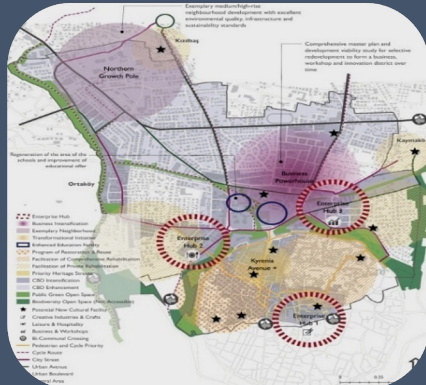
1996-2012



2003-2005



2012-2020



**NEW VISION PROJECT**

**BINDING DETAILED PLANNING FOR THE CITY CORE**





# THE MONUMENTAL AREA OF THE HISTORIC CENTRE

An area of particular importance

1

2

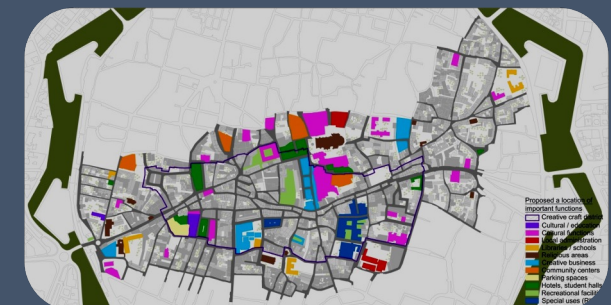
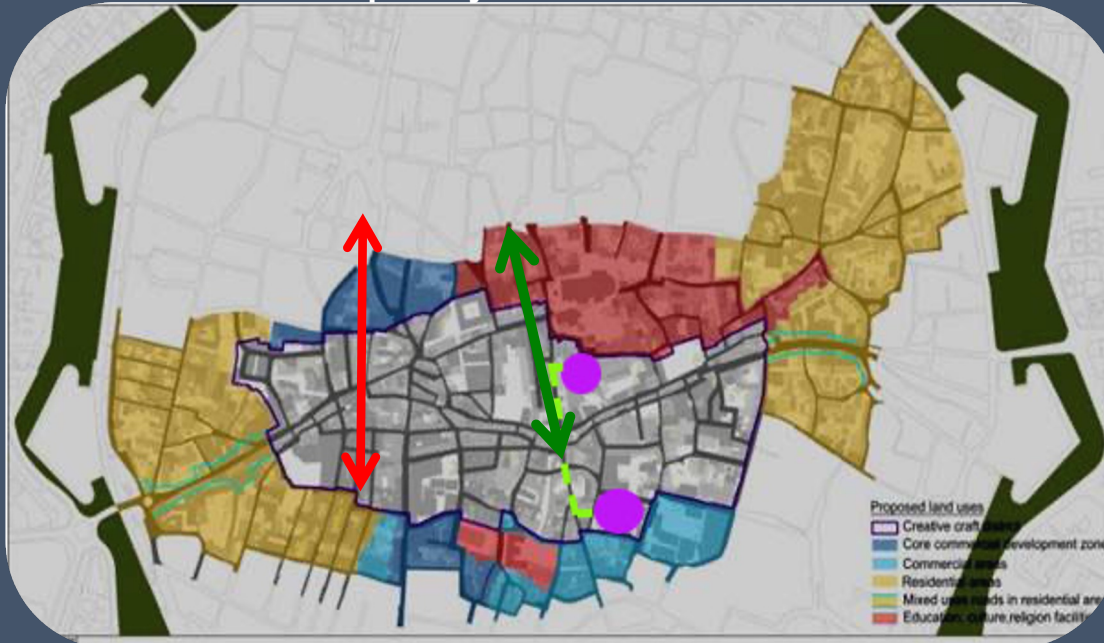
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**Aim:** To safeguard the exceptional architectural heritage of the area and preserve its potential to play a significant role in the future functional integration of the city.

**CYENS:**

The Research Centre on Interactive media CYENS ,smart systems and Emerging Technologies that is based in the heart of the walled city next to the buffer zone and it will provide service to both communities.

This centre is becoming a new destination for creative and innovative activities that will attract the interest of young people from both communities. Its priority corridors will cut across the buffer zone..





# AREA SCHEME for THE CORE OF THE CITY

Based on the bi-communal NEW VISION planning strategy



**VISION:** The redevelopment of the Core in **A MULTIFUNCTIONAL CENTRE**

that will provide to the citizens a new experience where multiple

Functions will be found to a single destinations

## IMPLEMENTATION TOOLS

PROVISION OF A PACKAGE OF PLANNING INCENTIVES TO INVESTORS

PRIORITY PROJECTS FOR THE IMPROVEMENT OF THE PUBLIC SPACES

