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**Spatial Governance and
Planning in Cyprus**
Unfolding the duality of the system

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Abstract

The thesis explores the duality of the spatial governance and planning systems of Cyprus. The latter is intended as a peculiar institutional technology that allows the interaction between the state and the market, aimed at steering and regulating spatial transformations. More in detail, the thesis will focus on the nexus between the provision of land-use rights and a number of other processes and regulations that contribute to influence spatial transformations in the two sides of the island, aiming at pointing out similarities and differences between the two systems and to compare their outcomes.

Keywords: *comparative research, Spatial Governance and Planning System, Cyprus*

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Chapter 1

Introduction

Context of the research

Spatial Governance & Planning Systems (SGPS) comprise a dynamic maze of structures that are in constant flux. Driven by a variety of catalysts ranging from internal transformations to external stimuli, these systems represent a complex field of research. This thesis examines two such systems in the unique context of Cyprus - one recognised by the international community and the other functioning as a de facto system - providing an in-depth comparative analysis to understand their organisational attributes, common features, capacities for information exchange and the trajectory of their interactions.

Focusing on Cyprus, the uniqueness of our case study is underscored by the island's unique mix of morphological attributes, its strategic geographic location at the crossroads of numerous country patterns, and a dynamic history shaped by the settlement of diverse communities over centuries. Remarkably, the absence of traditional wars for territorial dominance has created a multicultural canvas, with communities scattered across the territory and their expansion negligible to the present day.

Aim and objectives

This research aims to dissect the structural components of these SGPSs, scrutinise their instruments of territorial governance, and evaluate the evolutionary trajectory of Cyprus' spatial planning discourse. Furthermore, exploring the consequences of the elements of spatial practice within both systems is a central aspect of our investigation. In particular, the research seeks to unravel whether there is a flow of knowledge in urban planning and, if so, how this manifests itself in the complex interplay between the two systems that

make up the island. The wide range of aspects under investigation seeks to go beyond innovative institutional technologies and extend to other determinants of design technologies, both intrinsic and extrinsic to the territory.

The scope of interest of this research concerns the institutional framework and its processes (Janin Rivolin, 2008). The study seeks to identify practices and discourses of urban governance innovation on the island, as well as their consequences in the field of spatial planning. This includes identifying the catalytic elements of urban development and outlining their similarities and differences.

Since the study of spatial governance is multi-sectoral, a precise contextualisation of the territories of the two systems is provided. This level of detail provides a comprehensive view of space, with the aim of outlining a territorial framework. However, it should not be confused with a kind of geopolitical analysis. More precisely, despite the extensive literature on the geopolitics of the island, the aim of this study is to delineate the characteristic elements of governance and spatial planning and to verify whether these two systems interact and whether there is an exchange of practices in this interaction process.

Another fundamental point is the study in terms of territorial governance. This point is recurrent here because it is conducted in order to outline the final aim as identify the elements of interaction between the systems. What has not been of interest is the ethnic component, which is particularly strong within the representation system of the two systems considered.

As explained in detail in the next chapter, the aim of this study is not to present a possible theory of the legal structure, but rather to take note of the actual situation on the island, confirming the consensus on *de jure* jurisdiction recognised at international level.

Research questions

The purpose of this thesis is therefore to compare the actual state of the two systems in force on the island, in order to study how two states, one of which is European, interact with each other. The research questions are the following:

What are the differences between the two systems in force on the island? The aim is to determine the factual dynamics of spatial planning practices going on in the island context; How do they interact? Do they have the same objectives and what are their consequences? The study wants to highlight if there is a reciprocity of actions, if despite the detached institutions there is a commonality of goals, and the territorial development is the result of a cohesive behaviour . What is the impact of the Europeanisation of the supranational context of the two systems? The supranational factors are supposed to play a crucial role in the spatial development of both systems, it is still an unknown variable. What are the implications of a bi-communal administration for the capital, Nicosia? As last divided capital of Europe, it is fascinating determine how much the two-headed part of the cities developed, through a confront of goals, structures and outcomes.

Preliminary mention to the results

Research's findings shed light on the structural and operational nature of the two systems, highlighting significant differences between the two systems co-existing on the island. Despite the self-proclaimed sovereignty of the Turkish Republic of Northern Cyprus (TRNC) system, its vision and goals are closely aligned with those of its southern counterpart, the Republic of Cyprus (ROC). Both systems display a performative model of spatial planning that suggests considerable flexibility, particularly within the neo-system.

Furthermore, this study examines the dynamics of interaction between these two systems. In particular, the analysis confirms a distinct lack of direct coordination,

suggesting instead analogous tendencies and common trends in land use. These shared objectives, although leading to markedly different outcomes in practice, particularly in the bi-communal Nicosia municipality, reflect a surprising coherence in intent, if not in execution.

Structure of the thesis

The present research begins by delineating the object of comparison through a literature review, with the central aim of assessing the framework of the following analysis. The methodology of this investigation is later depicted, highlighting the research's objectives and boundaries. The subsequent chapter portrays the predominant spatial traditions of the systems, accompanied by a comprehensive geographical and historical background of the island. In the ensuing section, a thorough discussion is conducted on the accumulated data, offering insights and drawing comparisons with data derived from the two systems, considering a variety of elements. In conclusion, the pivotal elements of the comparative analysis will be disclosed, wrapping up the research.

Overall, this research serves as a robust comparative baseline for Cyprus, providing comprehensive insights into territorial governance on the island. Despite certain limitations due to variations in the quality and quantity of comparative data available, the research advances our understanding of existing spatial practices on the island and explores their potential for harmonised, sustainable development. The analytical findings of this study promise to stimulate further research and contribute significantly to the broader discourse on comparative urban planning in Cyprus and beyond.

Chapter 2

Framing the research context

Introduction

The chapter presents the theoretical framework of the study with four sections that unpack the main elements of comparative research as processes of allocation, appropriation and use of land countless and with a variety of mechanism, for this reason they have been analysed above all to be studied in their accomplishments to be classified and compared in order to draw differences and different applicability.

First section explores the reasons to compare planning systems, comparative studies describe territorial settings according to multitude sources, those elements can extract sectorial information revealing each a façade of the system, moreover a comparative study that reveal functioning of a territory identifying the possible applicability in other cases, notable feature nowadays for coordinated territorial development at all administration and actualisation levels. Objects of comparison are clarified in the second section, assuming how they differ because of their nature and scope. Nonetheless the differences, the purpose of a study is underpinned by both elements, indeed the aim the section is strength the interrelated aspects. It is further presented an excursus of the major classification since the beginning of the field, especially in European territory, highlighting purpose, classification, advantages of applicability and limits beside new currents dissimilar by the comparison studies.

Third section presents the systemic composition of spatial organization, it underlines how considering the network of stakeholders and elements as all in one is a turning point in the comparative research. Spatial Governance and Planning System concept is given, with a definition of its elements of composition, functions and the innovative aspects, with spatial development

models that classify the possible management of land use rights concession and perspective of the system are presented.

Final section shows the main peculiarity of the case study, clarifying concepts, perspectives and unicity of situation, given by the different nature and recognition of the two systems. Further, the fourth section includes the theories at the base of the comparison between the two entities, useful to study the institutionalization processes that are applied in distinctive ways.

Why to compare

Write of the variety of experiences of contemporary spatial organization became a relevant topic of study since the beginning of new century. Planning cases proximally close can present differences according to the singular context in which the planning systems are embedded. The possibility to enlighten similarities and differences that compose governments allow the transfer and circulation of best practices that could be identified and applied in local area, regions or national systems. Moreover, internal development of a national system can be identifies in its factors, terms and strategies through a comparative study to identify events that take place across time beside the drivers established by individual and organization.

Place policy practices in new systems comes from a learning process that includes the investigation of planning, policy and administration fields with the in to extract the particular features, driving forces and patterns of internal development that compose the planning cases.

Discerning features of planning systems in an idea of change and adaptation is therefore a recent but already complex field of study, correspondingly to the continuous changes that governance systems actualize aware or not of the self-learning process. Because of this constant process of renovation it is necessary select a way to compare indeed according to the method different features can be enlightened. So far, different approaches led to distinct interpretations and further process of adaptation in the new receiving context.

As matter of the fact, to stress the advantages of planning comparison the investigation focus can lay the lent on structures system's level but also individual and communitarian aspects, practically speaking it can define purposes and elements of policies, plans, laws, informal institutions, concepts, narratives, communities images, individuals spatial interpretations, expectations, ideologies, principles of system design, mechanisms of

aggregation and discussion and internal assessment methods. In fact transfer of policies and practices diffusion passes throughout the social practice to achieve a complete integration.

To achieve the final step of complete transfer of policies it is valuable presenting the major approaches in planning comparison (Van Asseche et al, 2019) to enlightening the wide-ranging elements to connect. For first instance, learning from *the past* is the primary example of comparison practices. It is applicable in self systems or with third parts, collecting data and documents from past experience, comprehending the procedures of manage, assess and adaptation of decision making of the past governance system. Compare through past governance can enlighten present successes and failures, expertise, on assets seen and unseen, on patterns of inclusion and exclusion, on plans effective actualization, on mechanisms which helped the implementation of plans. It is fundamental highlight that in this particular approach is important keep in mind the unicity that characterized the past form of spatial organization investigating to the contextual conditions that led to the modification of its present and possible developments.

Secondly *places* geographically far or proximal to our context can be great examples to compare, considering constantly that this type of research does not look for the identification of best and worst practices of the interested system, thus as best practice concept correspond the methodologies extracted that can fit the scope and the variables of a third system of application. Relevant factors, not just in this case, are the indicators that determine the features taken in consideration carrying silence assumptions in the observing system.

Thirdly *experts of the field and knowledge circulation* have role in the self-transformation and transferability of practices in a system. Ongoing changes are examined and discussed by consultants with rich experience and academicians

filtering the knowledge and practices produced by the society and communities' behaviour with the institutional codifications. Considering these elements is crucial collect a broader vision, taking in account that expertise often come from a different context and deep know-how derived by niche.

The *dialectis* ongoing composed by discourse, epistemological trends throughout the participation and deliberation of feedback is delineated. This kind of comparison exposes the conflicts that affect society, often governance systems—in the name of efficiency or of shared values, identity, or consensus for the fulfilling of 'best practices'—minimize differences, nonetheless a proficient comparison is able to underline differences through valuable criteria to extract information able to detect strengths and weakness to underpin development.

Thus institutions and actors interact, making up the configuration of spatial governance structure, spatial governance has to manage the proper dialog between these set of stakeholders. Comparative approach therefore is a powerful instrument to direct planning trends that are crossing over space, because of easier is the spatial accessibility, faster is the cross-contamination (Scott A.J., 2011). As mention before planning ideas spread over societies through local practices, as consequence comparing research is a tool for administration actors.

What to compare? Comparing plans VS comparing systems

Transfer knowledge in urban planning field can be actuated from a variety of know-how production contexts, the summarization of this tangled interaction can be translated in the study of the plans and systems.

A plan is a statutory tool, it can be mandatory or not, it shows the goals of a government institution with a determined temporary perspective. Comparing plans allow picturing the long-term strategies of two or more geographic areas, to draw a parallel between the elements of renovation pointed in the documents

establishing the conceptual layout that drive the institutions. Check differences and similarities throughout documents show how strategic frameworks are carried, extracting new possible ways to act into the environment and to transfer solutions in relation to the physical and spatial elements researched seeing in advance how those can be manipulated according to determined spatial conditions.

In the case systems is considered how the study of social and economic interrelation is crucial since modern centuries, especially Marxian and Weberian currents of conceptualization emphasized the correlation of these two elements in the policies shaping process. Thus is possible to see the broader investigation actuated by the comparison of systems, able to span through the evolution of structures, needs of stakeholders, formal directives and policies and informal real local practices. Through the systems comparison is possible collect the drivers of internal change through time, rather without a wide and deep break down of the totality of the elements.

Both elements represent valuable perspectives of comparison, the matter refers to what the comparison wants to highlight. Considering a plans association is more relevant the horizontal geographical links connection, the interaction between the different objectives, i.e. how housing, public spaces, transportation and biodiversity endeavours intersect each other; In the other hand systems parallel show up elements that determine stakeholders' viewpoints and interconnections. With respect to the interests of the comparison the area, the scope, the regulation and the procedures touch different borders.

Comparative research in this field shows the constant reorganisation of the spatial planning –concept that will be expanded in the section *2.4 The objective of comparison-* as an innovative process like any other forms of technologies,

thus it elaborates the change through the analysis of the principles, rather than the details, considering the evolutionary aspect of spatial planning.

Main attempts to the comparison, a literature review

A first classification concerns the different legal families: H. Davies (Davies et al, 1989) provides an account of the planning systems of five Western European countries (the United Kingdom, Denmark, France, Germany and the Netherlands) noting how development and control processes can be divided into: *Common Law*, a system dictated by a few rules where decisions are made locally and on a case-by-case basis

Civil Law, which refers to a set of rules and abstract principles that are pre-empted by focusing the comparison on the relationships between plans and control

The study stems from the British government's need to understand how the various spatial processes of the European continent differ, constructing an initial framework of four principles to account for each state under consideration: the definition of 'development' for each country and the aims and procedures regarding development 'control'; how the latter implement building regulations; the roles of reference and procedures established for plan making and how plans are controlled; and the administrative and legal challenges that can influence decisions on development control.

The second main attempt at classification was developed by Newman (P. Newman and A. Thorney, 1996), verifying how the new historical phase at the turn of the 20th century presented a possible response to spatial planning. Different types of systems were categorised on legal and administrative criteria, identifying the various international, national and local processes that have made changes in the last decade. The innovation of this classification is that it is carried out on the basis of the concept of legal style, i.e. those distinctive features

that give the system a particular form such as historical development factors, legal thinking, legal sources and ideology; the result of this division are five European legal families:

British, characterised by the typical English Common Law, a system of laws based on case-by-case legislative development;

Napoleonic, based its legal system on abstract norms that evolves according to the dialectic of principles existing in the social system, with the first French example being the Civil Code; *Germanic*, based on a system of essential principles, through Basic Law, with an extremely abstract and intellectual approach and a clear definition of tasks in the various institutional levels;

Scandinavian, with a hybrid system that has undergone various influences from the above-mentioned legislative families, resulting in a set of basic laws and a broad power of governance of the lower institutional levels;

East European, a system implementing a post-communist policy that is still extremely hierarchical despite the decentralisation pressures present even before 1989, the regional geographic bloc is implementing legal and administrative reforms that make the area in transition with processes at the national level at different stages with an impossibility of defining a true planning trend since the latter includes a certain level of political stability, moreover to create the basis for a market-led planning system.

This analytical criterion, although more elaborate than the previous one, leaves no room for defining the real social and economic dynamics of individual territories.

Subsequent to this categorisation by legal families, studies were elaborated able to expose the actual practical dynamics of spatial planning through the exploration of wide-ranging factors. This need to design different comparative strategies that would go beyond the administrative-legal model is dictated by the

fact that the application of spatial planning regulations is influenced by local practices, the decision-making actors involved and the impact on the individual territory that also generates externalities in the territories and actors in their vicinity. A glaring example of the limitation of normative analysis concerns the evident autonomy of the Scottish territory which, although belonging to the Common Law legal family, has maintained different spatial practices from the UK, influenced by Roman law acquired from the cultural alliances it had in previous centuries with France.

In fact, in 1997, the European Commission developed a pioneering study on the ideal types of spatial systems present on the European continent in order to shed light on all aspects related to the relationships between planning tools, decision-making processes and actual practices implemented in individual territories. The study (CEC, 1997) proceeded by defining the social and cultural characteristics of each system while also linguistically defining the key terms related to spatial planning, thus creating the ideal context for the study of comparative factors: *Scope of the system*, refers to the set of policies in which the planning system can act by influencing productive sectors by controlling land use and development in a more or less restrictive manner; *Extent and type of planning at national and regional levels*, it is the most important factor as it is more diversified among the European systems, because if at local level practices are uniform at higher levels we find different ways built on equally diversified governments; *Locus of power*, defines what is enclosed in the respective national, regional and local levels; *Relative roles of public and private sectors*, differentiates spatial planning from more plan-led to market-led, respectively; *Nature of the system of law*, includes all those laws of a constitutional or ordinary nature that influence land use and property law, including all those laws concerning related spheres such as the environment and the social;

Constitutional provisions and administrative traditions, legal framework referring to that system; *Maturity or completeness of the system*, includes four factors such as the degree of public acceptance of the need for planning regulation, the provision of up-to-date policy instruments, the degree of vertical integration and cooperation between levels of administration, the existence of transparent and productive consultation mechanisms available to incorporate the many relevant interests in the planning process; *Distance between expressed objectives and outcomes*, this refers to how far actual development differs from plans by determining what are the unequal points and triggers that may also be external to the plans.

The variables that resulted from the study of the 15 European countries were classified into four families of ideal types:

Regional economic planning approach: the state plays a relevant role in spatial planning, directing investments in favour of territorial areas and influencing their economic and social condition, an example of which is France with its evident urbanism action;

Comprehensive integrated approach: characterised by an application framework of plans extremely well defined in each hierarchical level with a notable spatial coordination, it is divided into two orientations such as the northern states characterised by a more state-led approach and the continental states characterised by a federal system;

Land use management: planning is guided by actions defined at the strategic and local level, the latter holding great decision-making power even though state authorities have the power to influence trends by defining strategies, a concrete example being the UK;

Urbanism: predominant architectural connotation regarding urban design, townscape and building control. The legal framework is rich in acts, but the

system is not fully established with a difficulty for the public sector to control development, examples are the Mediterranean states.

The study on ideal types was re-elaborated at the European level ten years later, the *ESPON project 2.3.2 Governance of Territorial and Urban, Policies from EU to Local Level* (2004 - 2006). A study of greater relevance because it includes the European situation in the first decade of the 21st century. It maps the evolution of the spatial planning systems of the 15 previously analysed countries plus the new +2 +2 member states (Switzerland and Norway, Bulgaria and Romania). The context of the study is determined by the definition of territorial governance as "process of the organisation and co-ordination of actors to develop territorial capital in a non-destructive way in order to improve territorial cohesion at different levels", therefore the aim of the report is to firstly define the roles of institutions at local, regional and national level considering the European context. In fact, the planning systems examined are defined as non-static and influenced by European spatial development policies, as a result of which there is a tendency towards the comprehensive integrated and regional economic approach ideatypes, but more specifically towards the first ideatype renamed neo-comprehensive integrated planning approach, underlining despite this the important differences at the local level between the member states. The neo-comprehensive integrated planning approach emerges out of the combination of the regional economic and comprehensive integrated approaches; the latter in turn is an evolution of the land use planning through coordination. This tendency due to the influence of the ESDP and other EU policies (for example the Structural Funds) and the supranational processes on going is codified by Janin Rivolin and Faludi (2005) as North-western perspective. It should be emphasised that this new study does not follow the guidelines of the Compendium (1997), but it re-proposes the categories of the

idealtypes previously codified by the analysis of the original 15 countries by verifying the spatial practice of the aforementioned and the new member states according to the previous categorisation, leaving out what was decisive in the Compendium, i.e. the analytical process that carried out a synthesis-product of the possible ideal-types in coordination with all member states.

After multiple attempts, European Commission commissioned a new, and more comprehensive study, in relation to changes in territorial governance and spatial planning systems in Europe since 2000, the *Comparative Analysis of Territorial Governance and Spatial Planning Systems in Europe* (ESPON COMPASS, 2018) has been developed through an applied research methodology producing an authoritative comparative report examining 32 ESPON countries plus 7 additional countries - to test their feasibility. The objectives are to describe and explain changes in land governance and spatial planning systems since 2000, to explain the reasons for the changes - with reference to EU legislation and policy, to identify good practices on the relationship between spatial and territorial policies and EU cohesion policy, to make recommendations on how to improve these relations. The research has been held collecting urban planning expert opinions via two rounds of questionnaires with a *Monitoring Committee* verification. The comparative analysis identified trends on in the European territory and the role of spatial planning at all governance levels, categorising the scope of the planning legal and professional terms in each SGPS and defining practices of spatial planning and territorial governance and case studies. As final aim they provided a series of policy recommendations to reach the Cohesion Policy and all the European Union sector policies.

Consequent to this vast research project, there has been drawn a new categorization of SGPSs, adding a further point of view to the discourse for discerning the most fitting model that allows public authorities to maintain

control of land use with consensus, managing market dynamics and underpinning social infrastructure. The categorization proposed by Berisha et al. (2020) goes over the balance between government system and land-use system, driven mainly by the market, answering to the question of spatial development through the elaboration of the surveys that involved the national experts of the respective countries. An x and y score was synthesized by ten questions extracted, the grade of detail of the questionnaires used included extended degrees of quantitative information and multitude qualitative evidences and observations. X value attributed a score according to the conformative/performative models of planning – models mentioned here will be unpacked in the following section – considering questions 1-8, after an analysis of the answers of each SGPS and therefore the comparison, was established a scale from 0-*Ideal conformative model* to 5-*Ideal performative model*; Y value considers questions 5-10 to process a scale from -3-*Ideal market-led spatial development* to 3-*Ideal state-led spatial development*. By the 39 systems analysed and compared in a Cartesian graph have been identified clusters and singular behaviours. Five new European typologies were synthesized:

State-led systems: the group with the broader variation in spatial planning models, it gathers some of Northern and Western Europe countries that are characterised by a state-led spatial development with a neo-performative way to allocate development rights, due to the consistent influence of stakeholders, especially market at various degrees

Market-led neo-performative systems: Market interest has prevalence despite the category above, which has in common the allocation of development rights, but with a varied bunch of interests between government and market actors.

Conformative systems: this group associates Southern Mediterranean countries, it is based to their resemblance to the assignation of development rights, ergo a

conformative model. The control of spatial development is led principally by market at various degrees, the public control exercises more surveillance according to the longest stability of the systems.

Proto-conformative systems: this type of SGPSs applies a strict hierarchical decision model. It includes all the non-EU countries in the Balkan regions. The top-down approach of rights assignation does not exclude strong market-led interests, operating a land price increase in compliance to the binding zoning possibilities.

Misled performative systems: as the previous group, spatial control is determined by a consistent market interest, whereas the land use development rights follow a performative model that consider the coherence of the projects to the plans creating a gap in the spatial development control by the government system.

For another thing, in the last decades of the past century a new analytical practice started to take place, derived by doubts raised after the fast and sometimes uncontrolled building growth post WW2. This new thoughts flow was related to the concern about the mere economic and functional vision of designing the urban environment pointing out the individual, cultural, and ethnical problems originated by this “technocratic approach to planning” (B. Sanyal 2005) as neighbourhood degradation caused by social exclusion, racial segregation, house affordability.

Planning cultures approaches refers to beliefs, discourses and behaviours of practitioners and depositories of technical knowledge, comprehending all the contemporary practices through which the SGPSs make their purposes operational. The importance in this field of studies regards its value of highlight the "nature" of a system of spatial government and planning as a social

construction aims legitimizing the ordering of space - ordering composed by political and technical practices in a given particular institutional context.

The approach wants to add to the already existing rational comprehensive model (RCM), based on a technocratic and export-driven, a cultural, political and economic sensitivity to the study of spatial planning endeavours, widening the institutional codification of each system in the daily conflict between the private and public allocation of resources.

The “communicative turn” overpassed the common practice of the RCM enforcing the small-scale community organisation, at European level concurred with the interest to expand the juridical codification system to a more integrated one, adding to the ideal type studies a look on the systems a social, economic, economic, and political overview beside the institutional particularities.

This approach positions itself at sub-national/regional level to unpack specific and single trends in a cross-cultural comparison; this is due to the fact that an overall framework for a systems comparison would be leaky through all the criteria aspects, as general context (general beliefs and unconscious or taken for granted assumptions that affect planning), planning context (values and beliefs of professional planners) and finally the planning toolset (policies, strategies, instruments sets).

As Knieling and Othengrafen (2009) stated "Planning culture might be understood as the way in which a society possesses institutionalized or shared planning practices. It refers to the interpretation of planning tasks, the way of recognizing and addressing problems, the handling and use of certain rules, procedures and instruments, or ways and methods of public participation. It emerges as the result of the accumulated attitudes, values, rules, standards and beliefs shared by the group of people involved. This includes informal aspects

(traditions, habits and customs) as well as formal aspects (constitutional and legal framework)".

As last instance, this methodological approach guaranties a crossed vision in the social, economic and spatial transformations, rather the fact that culture is not an essentialism discipline because it varied according to the continuous interactions into the space, further it is a fragmented concept with an aleatory role in the decoding of planning practices, e.g. the Compendium (CEC, 1997) and all the comparative studies until now 'only' focus on constitutional or institutional elements with the aim of define central-local relations. Hence planning cultures approach comparison can be used to develop a focus on a single practice in two contexts as surveys or limited phenomena researches achieving focus or context according to the study respectively of the artefacts of planning (as visible panning products, structures, and processes) or social environment.

A framework of Europeanisation dynamics

The concept of Europeanisation, despite its various interpretations and nuances, has become a critical focus of discourse since its inception in the 1980s. Although it does not constitute a theory per se, it is a compelling academic field that attracts different theoretical paradigms aimed at explaining its nature, scope and effects. Goetz (2001a: 211) astutely warns that Europeanisation could easily be misconstrued as an attempt by the European Union (EU) to impose its objectives or influence at the domestic level.

The definition of Europeanisation remains a subject of scholarly debate, with different interpretations proposed. According to Ladrech (1994: 69), Europeanisation manifests itself as a gradual process that reorients the trajectory of politics, intertwining the economic and political dynamics of the European Community (EC) with the structural mechanics of national politics and policy-making. This view resonates with Radaelli's (2000a: 4) suggestion that

Europeanisation involves the creation, diffusion and institutionalisation of formal and informal rules, procedures, policy paradigms, methodologies, shared beliefs and norms. These elements, Radaelli argues, emerge and consolidate within the EU policy process before being integrated into the matrix of domestic political structures, discourses and public policies.

Alternative research perspectives conceptualise Europeanisation as an institutionalisation process (Stone Sweet et al., 2001) or emphasise its interactive features (Goetz & Hix, 2000). Scholars exploring the concept of "référentiel" suggest that Europeanisation takes place when the EU becomes a benchmark for domestic political action (Muller, 1995). From another perspective, Caporaso et al. (2001: 3) see Europeanisation as the emergence and development of unique governance structures at the European level.

In the realm of broader definitions, Olsen (2002: 924) sees Europeanisation as encompassing a variety of changes, ranging from changes in external territorial boundaries to the establishment of governance institutions at the European level. Olsen also includes the influence of European-level institutions on national and sub-national governance systems, the export of European political organisation and governance beyond Europe, and the political project of forging a unified and politically resilient Europe.

Finally, Schimmelfennig and Sedelmeier (2005: 7) succinctly define Europeanisation as a process by which states adopt EU rules. It is important to distinguish Europeanisation from related but distinct phenomena such as convergence, harmonisation or European integration. The latter is primarily concerned with the pooling of sovereignty among states, whereas Europeanisation is concerned with the consequences that follow from the establishment of EU institutions.

Europeanisation seeks to recontextualise domestic politics within the broader understanding of European integration, rather than simply explaining why and how member states contribute to European integration, or identifying the extent of intergovernmentalism or supranationalism within the EU. As a result, traditional theories of integration may be inadequate for understanding Europeanisation, as they focus primarily on the dynamics and ramifications of European integration, often overlooking its domestic implications. This chapter therefore aims to shed light on these nuances as they apply to the specific case of the Europeanisation of Cyprus.

The breadth of scholarship on Europeanisation is considerable, encompassing a variety of studies that examine the impact of European integration on various facets of domestic governance in member states. The impact of the European Union (EU) on executive, legislative and judicial bodies has been a central focus, although new discourses are beginning to focus on the impact of EU membership on the national administrative systems, frameworks and governments of candidate and new member states.

A central contention in the Europeanisation discourse concerns the influence of the EU on national governments in their capacity as actors. Intergovernmentalists, represented notably by Moravcsik (1993) and Milward (2000), postulate that European integration both enhances and strengthens national governments. In contrast, neo-functionalists, neo-institutionalists and multi-level governance theorists acknowledge the importance of national governments, but also highlight the constraints imposed by the EU. They agree that the impact of the EU on governments in their administrative capacity is less contested, although opinions differ on its relative importance compared to other agents of administrative development, such as public management reform and privatisation.

As regards national parliaments, the prevailing view is that European integration has led to a shift of power from the legislature to the executive. National parliaments' influence on governments in EU policy matters depends on pre-existing constitutional structures, but their role is increasingly recognised as substantial, particularly in terms of parliamentary scrutiny of EU affairs. However, further research is needed to understand the constitutional bases, institutional arrangements and functioning of parliamentary EU affairs committees.

In the area of justice, research has shown that there are significant differences between nations and regions in their engagement with the European legal system. Some studies have highlighted the impact of Europeanisation on the judicial hierarchy, the interaction between parliament and the judiciary, and the frequency with which EC law is invoked in judicial decisions. While national courts have generally accepted the principles of supremacy and direct effect of EU law, there are deviations, often within specific sectors or subject to certain reservations.

However, the impact of Europeanisation on aspects such as court composition, appointment procedures or changes in judicial procedures remains underexplored.

In sum, the literature on Europeanisation encompasses a wide range of investigations into the impact of European integration on numerous components of national governance. It has shed light on the influence of the EU on a wide range of authorities, administrative systems and institutions, including parliaments and courts. Nonetheless, further research is warranted to deepen our understanding of these changes, particularly with regard to the specific impact of Europeanisation on spatial planning dynamics.

The objective of comparison: what is a SGPS

The processes of land transformation are the results of an interdependent relationship between the State and the market, the result of a reciprocal relationship, however, the State is the most active component in the participatory process of land government insofar as it is the institutions, often through local governments, that make land transformations possible, they modify the assignment of land use rights by issuing building permits, this is defined in the international literature as Spatial Governance. Consequently, the complex of administrative and technical procedures through which the state allocates land-use rights is called Spatial Planning in reference to land-use and mobility planning; how the administrative body chooses the form of land-use governance has an all-round impact on the lives of the inhabitants of the designated area to be planned: by changing land-use allocations and mobility conditions, the transformation value brought about by these changes must be in accordance with collective needs, thus in the daily rhythms and quality of life of the inhabitants because the value that is added to the initial value of an area by the allocation of new land-use rights, the allocations, made through land-use plans, can favour or impede the formation of transformation values, and these values are often considerable.

The final configuration of the interlinked processes among Spatial Governance and Spatial Planning can be considered as an overall system, denominated Spatial Governance and Planning System, which encapsulates all individual process of spatial modification, consequently the societal context, in which the individual is located, concurs with the individual's background to shape land configuration.

To assure the social role of SGPSs, it is taken in consideration the conceptualisation of planning system as “hinge” between “government system”, composed by all the structure appointed to this and the general tool of territorial

governance, and the sphere of “spatial production and consumption system” referred to the phases related to projects design and control (Mazza, 2003).

The tie operated by planning system in these spheres of interaction implies that it is articulated according to a complex management of stakeholders’ exchange with a function that cannot be reduced as or regulative or strategic, rather than this dichotomy planning system has multiple natures.

The four functions present in every planning system (Mazza, 2003) are described by Janin Rivolin as: a *strategic function*, concerning both the definition of goals and of policies to achieve them, and the construction of (spatial) frameworks for action, with a transformative nature; a *regulative function*, dealing with land-use regulation, with a regulative nature; a *design function*, regarding the definition of policies and projects for spatial development, with a transformative nature; an *informative function*, dealing with the production and circulation of information, this one can be considered as general function enables interaction, guaranteeing transparency in planning processes and favouring consensus-building.

According to the above functions criteria, Government system in this vision is intended as institutional technology (Janin Rivolin, 2008) that is subjected to innovation indeed to change and constant modification derived by the historical and societal context, not only by the interaction of the actors interested in the process. In the author’s words:

"A planning system is here identified as ‘institutional technology’ and explained, as such, in its overall functioning and capacity to be renewed over time. Particularly, this concept explains the insurgence of planning practices and cultures within wider processes of ‘institutionalization’, triggered by a social convention concerning the public assigning of use rights in land."

The reference to the innovative modification of the settings is intended as regulative function unfolded by the State that is codified through planning

design, putting the spell on the dyad between formal and informal institutions, going ahead the mere legal dimension. The Spatial Production and Consumption System encapsulates the all other design technologies that could be private and public and varied according to the society context in discussion. It is stressed by Nadin & Stead (2008) that planning system encapsulates and process cultural and social manners, being influences by multidimensional factors as historical context, the socio-economic, political and cultural patterns, observing the non-linearity of each system. The context in this sphere manifests itself more complex to the analysis because of the additional stakeholders, creating further formal and informal interplaying. In this sphere the technical core of the spatial plannings is demonstrated across the implementation and control through an objective that could be conformative or performative.

To begin with conformative model, it is market by the conformity of the projects designed to the collective strategies through a mechanism of binding zoning plan. Therefore the strategy is established in the first sphere of government system where the latter sets the transformative function of planning systems, with the regulative one, according to the general tools of territorial governance. The model was considered until the favouring of Europeanisation policies the most widespread and traditional in the continent.

For second thing, performative model is oriented to implement spatial development according to those designed projects able to frame the strategy through the local level assignation of development rights. Projects are able to perform a collective strategy according to a political power - not juridical as in the case above - , without non-binding general tools of territorial governance control, specifically those selected projects fulfil what is claimed, promised, or required by the plan. The model allows pursuing a multi-level collective strategy, reason for which it became so wide-ranging across Europe. UK was the unique

state to historically prioritize an agreed collective strategy as condition for spatial development.

Recently a new model has been categorised, the neo-performative one (Knieling et al., Janin Janin Rivolin, Seixas, & Vladova, 2016), where it is present a binding zoning plan resulted by the process of interaction of the stakeholder, indeed the plan is the “final balance” where is decided the allocation of development rights for land use and spatial development.

As matter of fact, it is relevant to underline the uncertainty, the discretionary for market investment and the higher cost for the public sector of the last two models, however they provide more flexibility and inclusivity in decision making.

Comparative research has shown the constant reorganisation of the spatial planning as an innovative process of all technologies; it elaborated it through the analysis of the principles, rather than the details, considering the evolutionary aspect of spatial planning.

It has been developed according to two main perspectives (J. Janin Rivolin, 2012), the diachronic and the synchronic perspective.

First one point out spatial planning as science devoted to enlighten evolutionary processes of innovation, where individuals play a crucial role with their choices and behaviours in social organizations, and this is codified with an “actor-centred institutionalism” approach. The process leads with a continuous variation through all the levels of the system’s structure: in the social experience it is produced a generation of variety, this multitude of operations are the practices (P) produced in the land use system; in a phase of political acknowledgment, via a policy evaluation the epistemic communities – intended as a network of experts with recognised knowledge and competences in a particular subject area, they share a set of beliefs, which provide a value-based

basis for the actions of the members epistemic community - determine the prevalence of a certain idea, the discourse (D); stepping into the institutional codification and consequently in the sphere of government system, structure (S) is defined across the legal achievement and consequent its propagation; after the propagation, policy formulation lets generate the tools (T), output of the government process, instruments with which is established the order for the new operational framework; the evolution step again into the practices (P) in the land use system for the policy implementation in the social experience.

The second perspective reveals the dynamics that occur in each step of planning systems evolution, considering intra and extra-contextual linkages. Because any adaptive response in a given system it is the driven for the factual transformation of environment, the presented model support the codification of relations between the acts of transformation: structure of the planning system is mainly influenced by the ongoing discourse as evolutionary mainstream process and by statutory extra contextual supra-national structures; tools get influenced in their application by the discourse as intra-contextual relation beside the structure ; practices are shaped by each step according to the mainstream and extra-contextual tools, and by the intra-contextual relation with discourse and structure; discourse is shaped by extra-contextual discourses, by the intra-contextual feedback of the tools application, as well as the practices of the mainstream evolutionary process.

Policies are implemented through a continuous feedbacks passage, the individual action is a constant factor that remind the social role of planning in people interactions.

A theoretical framework

The peculiarity of the case study, the State of the Republic of Cyprus, stands for the unicity of the island as complex of morphological characteristics,

strategic geographical position across multi-pattern countries and a dynamic history shaped by the strategic settlement of all the communities in the previous centuries.

The absence of real warmongering conflicts in a tradition sense, i.e. two states fighting to establish spatial and geographical supremacy, led to the development of a multi-cultural environment where communities expanded scattered on the territory without a significant expansion until nowadays (Potsiou et al, 2009). As it will be discussed in the next chapters, the geographical position recognised as strategic spot in the Levantine Mediterranean Sea paid a crucial role in the modern history where a cultural conflict affected the structure of governance framework. Nowadays Cyprus is considered as a sovereign nation with part of the territory occupied by Turkish army force.

The previous preamble showed the unicity of the case study, for which the intent of this research is identify the modalities of spatial development that occur in that territory. A reference to international law is needed to clarify the mention of the two entities that co-exist *de facto* in the island. According to the *jus inter gentes*, the settings of juridical agreement between two or more nation-states, a sovereign state is defined as a political entity represented by a centralised government that has sovereignty over a geographical area, in particular international law defines sovereign states as having a permanent population, a defined territory, a government and the ability to enter into relations with other sovereign states. However it is possible that at international level a self-determined state would not be recognized by the totally of the international community, the identification of a detached territorial unit is determined by a *de facto* sovereignty established by an evident spatial control on the disputed territory, opposite of a *de jure* situation where the jurisprudence expressed is recognised and exercises the control over a territory by law. Nonetheless a *de*

facto situation does not imply independency in a case of partial sovereignty, it is concept not transferable unlike the latter transferable by law, thus it is on these provisions that in this research the Republic of Cyprus, unique and only recognised institutional entity at international level, and the Turkish Republic of Northern Cyprus are considered as two separated *systems*, more in detail SGPSs that coexist and interact on the defined territory of the island.

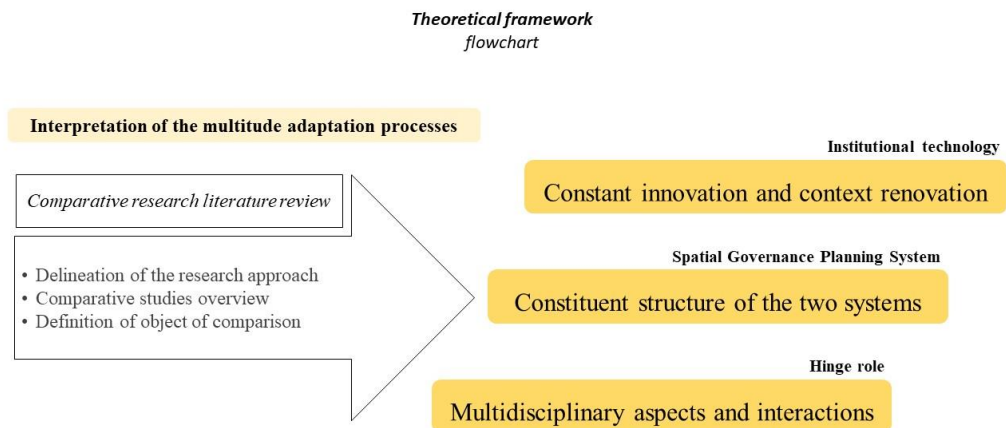
Spatial governance and planning systems are complex structures of land management, they interact with the geographical context in which are embedded, thus is this trait of flexibility that let associate planning systems as technologies that can renew themselves over time, as institutional technologies (Janin Rivolin, 2012). The continuous institutionalization process allows to apply the previous concept as frame of the research according to the broad spectrum of rationalizations of individuals actions detected, in particular the composition of urban environment (Mazza, 2003) is considered as an unique entity, a system were the configuration of formal and informal institutions, their products like plans and tools, and the concrete practices and mechanisms of interaction delineate the planning process in the system.

European typologies allow defining the behaviour of elements in the systems, determining trends and highlight how the relationships between state and market forces elaborate an agreement on the allocation of spatial development rights. E. Berisha et al. (2021) classification is used to unpack Cyprus practices, differences ad interaction. The synthetization of the questionnaires (COMPASS, 2016) highlight the technical core of each planning system crossing the result with the main stakeholders' agency trend.

The actual research, on the basis of the *mised-performative model* (E. Berisha et al., 2021), evaluates and verify trends, relevant changes through time and inspect spatial asymmetries due to the different land administrations.

Further, island territory has been witness of a sequence of turning point events till recent decades with land consolidation measures, the joining to European Union and the favourable tax policies for new residents. Particularly the Europeanisation event has modified the interdependency of the two systems with a conformation of the northern part to the supranational rule on Cypriot republic. Trends and consequences will be highlighted through the analysis of the governances, instruments and land cover transformations. In the chapter devoted to the theoretical framework of this MSc thesis, a structured approach will be employed, grounded in three principal components extracted from the contemporary state of comparative research being scrutinized. We will shed light on a plethora of adaptation processes, centered around the primary focus of our study: spatial planning systems conceptualized as institutional technologies. This examination seeks to unravel their integral and evolutionary constituents. An in-depth exploration of the individual system's attributes will be conducted, with an emphasis on the distinctive features that formulate each one. This analysis aims to provide a comprehensive understanding of their unique configurations and functions within the broader context of spatial planning.

Figure 1 Theoretical framework of the research



Concluding this analytical discourse, an evaluation of the evolution and potential interaction between the spatial planning systems on the two sides of Cyprus will be undertaken. This analysis intends to unearth the synergies and divergences, elucidating the potential avenues of interchange and reciprocal influence that these systems might possess, thus contributing to a more comprehensive understanding of spatial planning in the region.

Chapter 3

Methodology

Introduction

The methodology of this master's thesis is guided by a structured logic of inquiry, which provides a solid foundation for this expansive and multidimensional research. The thesis, which undertakes a comparative analysis of spatial planning in the two SGPS in Cyprus, is formed within a multi-methodological framework. The aim of the thesis as a holistic investigation is elaborated in the following section, which highlights the fundamental aspects of the development of the text, from the requirements of the comparative study to the analytical criteria implemented.

The multi-criterial approach used, a prerequisite for the specific field of research, will be further explained. In addition, the definitions of the elements under investigation will be articulated in order to clarify the parameters of the components analysed.

The following framework is structured to clarify the research objectives, which will be defined both by their explicit intention and by the scope of their definitions. The methodology will be explained by providing an overview of the syllogistic methodology used and justifying its preference over other possible alternatives. Moreover, the elaboration of the modes of data collection will be illustrated; data of different types have been collected in accordance with the numerous disciplines relevant to the subject under study.

In addition, the challenges encountered during the data collection process, which further defined the limits of the available research scope, will be mentioned. This will clarify how the disparity in quality and quantity of data between the two systems was reconciled in the subsequent analysis phase. Finally, we will

describe the analysis process for each category of accessible data, highlighting how the input derived from different data types led to an analysis of the innovative components within the two subject institutions - technologies.

Methodology adopted

The logic of inquiry has the purpose to outline the methodological framework adopted in the process of collecting research information and data. The aim of structuring a research is to ensure the development and coherent analysis of the data and analysis. The methods and principles used to validate new knowledge allow the analytical process to be replicable and therefore more understandable. The approach of the research in question takes into account the complexity of the subject, the cross-sectoral nature of the systems analysed and the questions previously formulated.

The type of research methodology adopted in the following analysis is the abductive reasoning, which was identified as the best method for collecting and processing data, given that the variety of elements collected in the investigation required an inferential process in order to arrive at the most complete explanation (Zelechowska D., Zyluk N., Urbanski M., 2020). In other words, it involves drawing a conclusion from known information, through a syllogistic reasoning that allows for the analysis and comparison of the elements under study. For example

Premise 1: Spatial planning is a fundamental tool for achieving balanced development and conflict resolution in divided cities.

Premise 2: Nicosia, the divided capital of Cyprus, is a city with significant development disparities and inter-community conflicts.

Conclusion: Therefore, spatial planning is a fundamental tool for achieving balanced development and conflict resolution in Nicosia, the divided capital of Cyprus.

From this example it is possible to understand how the definition of a particular data point and the situational context can be examined to identify a consequential and unique piece of information.

In addition to the significant ability to extrapolate information from complexity, in particular to discriminate between hypotheses and theories, thus arriving at the final element of the comparative study, deductive reasoning only evaluates existing theories, which would not have been sufficiently detailed and too fragmented in the study. Similarly, inductive reasoning only generalises from specific observations, which is relative to the exclusivity of the data type (Romeijn J.W., 2008).

Furthermore, this type of analytical reasoning allows the examination of concrete cases, as it can organise both quantitative and qualitative elements in the investigation. The investigation would have remained purely theoretical if it had been analysed inductively, by reasoning only by generalising from specific observations.

It is clear how the application of an abductive methodology makes it possible to identify the so-called gaps in understanding and to enrich the final results in the light of new findings in the disciplines. Last but not least, the interdisciplinary nature of the method makes it possible to establish a clear link between the subjects that make up the systems being researched, to integrate different types of data and to ensure a holistic view.

Data collection

The research adopted a mixed methodology, combining both quantitative and qualitative analytical approaches, which was necessitated by the breadth of the analysis. This involved the extraction and analysis of data in the area of Spatial Planning Systems (SPS), with a particular focus on elements that provided insight into the composition and operationalisation of these systems.

A comprehensive review of the existing literature in the field of spatial systems comparison formed the basis of the research. This review not only delineated the evolutionary trajectory of territorial governance and spatial planning across

Europe, but also enabled the identification of potential research constraints and variables. This was followed by a deep dive into the reference context, gathering historical, geographical and socio-cultural factors that would contribute to an understanding of the evolution of spatial development.

An in-situ study of the two systems was also a key component of the research, with information gathered from field assessments, interviews with staff at the host institution in Cyprus, and a meticulous review of literature, manuals and official reference documents relating to both systems. Finally, spatial data on the island's land cover were extracted from the European Corine Land Cover project. Despite this rigorous methodology, there were a number of limitations to the research process. The most significant of these was the limited availability of data from the Northern System, given its status as a non-state entity, unrecognised by the international community and therefore outside the purview of official organisations. However, the field analysis and expert interviews helped to fill this data gap and provided a comprehensive information framework to facilitate further research.

Another limitation was the timing of the fieldwork, which took place during the summer, resulting in limited access to institutional resources and fewer opportunities for interviews.

Finally, the research faced limitations with regard to the analysis of the Europeanisation of territorial governance, particularly its spatial transformation elements. While much of the existing literature focuses on the political matrix, this research attempts to document institutional changes that affect the analytical context in both systems. The lack of documented analysis of the impact of Cyprus's accession to the European Union on both the northern and southern systems posed a significant challenge, especially given the resulting

supranational pressures on spatial regulation. Unfortunately, there were insufficient catalogued analytical elements to fully address this issue.

Data analysis

In a broader context, this research has attempted to analyse a variety of elements in order to understand the different spatial adaptation processes inherent in the two systems under study. The development and evolution of comparative research, as discussed in the previous chapter, has led to an increasingly sophisticated and structured methodology. This evolution can be attributed to the maturation of the field, as it deepens its understanding and exploration of its multiple dimensions, thereby identifying different evolutionary elements.

In the initial stages of this study, a structured methodology of inquiry was developed, beginning with the delineation of the research approach. The intention was to elucidate the integral components of the SGPS system in both the Greek area, the RoC, and the Turkish area, the TRNC, focusing on their dual spatial governance. At the same time, the relevant literature was identified and reviewed in order to establish the research framework, with an emphasis on charting the development of comparative research on territorial governance in the European context. The research then defined its central focus as the system of territorial governance, perceived as a dynamic entity that is constantly evolving through a combination of internal variables and external influencing factors on a multi-faceted hierarchical scale of interaction.

Through the identification of the research object described above, the national institutional unit, conceptualised as an institutional technology (Janin Rivolin, 2008), was acknowledged in its evolution towards an SGPS. This recognition was followed by the discernment phase, in which the structural elements of both systems and the reference context were elaborated. This phase focused on

identifying the organisation of public structures, the legislative bodies involved, the definitions of land use rights and the transformation processes. The historical and geographical context of the island, the relevant historical events and the main actors involved in spatial transformation processes were also identified.

A multifaceted approach was adopted to examine the functioning, communication and coordination of the two systems. The interdisciplinary aspects of territorial governance and spatial planning were examined. A comparative analysis of the two regulatory plans of the capital was carried out, using defined evaluation categories to identify the visions, strategies, objectives and rules that characterise both systems. The research also included a multitemporal assessment of land use change, juxtaposing quantitative data on spatial change with established objectives and on-the-ground assessments. It was found that individual development processes were consistent with the objectives set out in the plans, although they manifested themselves in qualitatively different ways. This comprehensive evaluation included on-site evaluation notes and professional interviews as fundamental components to measure the qualitative facets of the research.

Chapter 4

Spatial Planning in Cyprus

Introduction

This section aims to provide a comprehensive overview of Cyprus' geo-historical context, socio-economic aspects, spatial planning tradition, governance duality, constitutional and legal framework, administrative framework and spatial planning instruments.

The first part deals with the geo-historical and socio-economic context of Cyprus, focusing on key historical events such as the Ottoman Empire and the British colonial period, the island's independence in 1960 and the subsequent inter-communal violence that led to the current division and the establishment of the TRNC since 1974. The socio-economic analysis covers the mixed, high-income economy of the Republic of Cyprus, driven by tourism, financial services and real estate, and the smaller, less diversified economy of the TRNC, which depends on financial aid from Turkey and income from tourism, and higher education.

The elaborate then examines the island's spatial planning tradition, considering its development within the complex political environment. The comprehensive, top-down planning system of the Republic of Cyprus and the more decentralised approach of the TRNC are analysed separately. This duality of governance results in contrasting spatial planning systems with different priorities and challenges.

This is followed by an examination of the constitutional and legal frameworks, highlighting the presidential systems of both entities and their different legal systems. While the Republic of Cyprus is subject to the laws of the European Union, the TRNC operates independently, although with efforts to align with the EU legal framework.

The administrative framework is outlined in two sub-sections, focusing on the territorial structure division of the Republic of Cyprus and the TRNC.

The section on spatial planning instruments presents the instruments applied at all territorial levels in both systems, discussing the theoretical basis of the national plan in the Republic of Cyprus and the more flexible planning system in the TRNC.

Overall, the Republic of Cyprus and the Turkish Republic of Northern Cyprus offer unique perspectives on the complex relationship between spatial planning and governance in a divided island. Despite their different approaches, both entities face common challenges and opportunities, highlighting the importance of continued dialogue and cooperation in the pursuit of sustainable development and reconciliation.

Geo-historical context

Figure 2 Cyprus boundaries



Cyprus is the third largest island in the Mediterranean Sea, located in the eastern part of the basin and formally included in the historical-cultural region of the Middle East, in fact it is geographically located 65 km south of Turkey, 96 km west of Syria, 385 km north of Egypt, 980 km southeast of Athens and 328 km west of Israel.

The morphology of the island is characterised by two mountain ranges that surround a plain in the centre of the territory:

Troodos mountain chain in the largest mountain range in Cyprus and it is located approximately in the centre of the island, it hosts the highest peak - Mount Olympus, 1952 metres - in addition to many naturalistic spots, the area is famous for its resources such as the copper mines that attracted and allowed the development of several communities over the centuries such as Greek and Anatolian mostly with Levantine, Byzantine, Turkish and Western European civilisations besides the continuous exchange with the coastal areas of Western

Europe. There are also asbestos, chromite and pyrite mines scattered throughout the area. In addition, this mountainous area is of strategic importance as it is home to the last Royal Air Force (RAF) signal station and the National Security Agency (NSA), a national-level intelligence agency of the United States Department of Defense;

The Kyrenia mountain chain covers the northern coast of the island for 160 km, the area host several hamlets scattered along the land. This environment is characterised by numerous cultural phenomena, from the ancient legends of past civilisations to mythology, from ancient castles to the actual and controversial symbol of the Turkish occupation of the island, a painted flag of the Turkish Republic of Northern Cyprus (TRNC) on the southern slope of the mountain range, visible from the capital. Despite the limited height of this last chain in relation to the one previously described, the Kyrenia Mountains present rugged and abrupt mountain ranges due to the thrust of tectonic plates from the north with the Anatolian plate and from the south with the movement of the African plate, the arcuate depression created is called the Cyprus Arc and hosts part of the hotspots of collision border between the African and Eurasian plates;

The aforementioned area is called the Mesaoria plain, a vast and fertile alluvial plain of Cypriot agriculture. It is crossed by the Pedieos river, the largest waterway that crosses the capital, stretching from Morfou bay in the north-west to Famagosta bay in the south-east.

After the main geomorphological aspects of the area, the land use is presented. It shows an almost balanced division between the pure environmental and human devotion of the land, presenting cultivated fields and garden crops, especially extended in the Mesaoria plan as already mentioned, with other spots located close to the main urban settlements, noting complemented irrigated area spread out. The mountain ranges are characterised by dense to sparse forests (especially

olive, carob and orchards) in the highest part to scrub (type of Mediterranean agriculture as cereals, tobacco, almonds and fruit). Vineyards are concentrated mainly in the western part of the Troodos Mountains with scattered areas in the south-eastern part of Mesaoria. Apart from the capital, Greater Nicosia, which is located in the central part of the Mesaoria and has a population of 55,014 in the south and 61,378 in the north, the other major urban settlements are located on the coast: Pafos, Limassol, Larnaca, Famagusta and Kyrenia, the last two of which are on the territory of the TRNC.

The human civilisation of the island shows a complex mixture of cultures. In the following lines, the main passages of the Cypriot timeline are unpacked with the aim of understanding the reasons behind the country's current peculiarities.

The first recorded human activity dates back to the Paleolithic period, and its favourable location in the Levantine Sea made it the land of several civilisations from all over the Ancient Near East.

The Ottoman Empire maintained control of the island from the 1571 for the next three centuries. The territory was considered an eyalet (province) of the empire, which after centuries brought significant changes to the organisational structure of Cyprus, the Greek ethnic group was considerable for the island, it was for the first time sided by people of Turkish ethnicity and the administration was set according to the empire's criteria: A first district division into three sanjaks (Famagusta, Kyrenia and Paphos) with additional districts of the south coast of Turkey under the province; at a lower level, the kazas of Tuzla (actually Larnaca), Limassol, Episkopi, Kythrea, Paphos, Kukla, Lefka, Morphou, Hirsofu, Famagusta, Kyrenia and Mesariye (actually Nicosia) were established, corresponding to a sub-district referring to the Ottoman Turkish - it can be considered as a municipal division in accordance with the Greek word *καζάς*

(kazás¹). The territorial organisation was designed to ensure military protection, in fact the control of the territorial division was given to officials at all levels, and significant infrastructure improvements were made during the rule, such as the construction of the great aqueducts, the securing of the Pedieos River, the building of bridges and roads, and the construction of many monuments typical of Ottoman architecture as places of worship, leisure and public buildings.

Despite the application of the millet system in Cyprus, non-Muslims were granted a significant degree of autonomy within their own community, and many Greek Cypriots began to feel a sense of reunification with Greece (the Enosis campaign), rather due to the increasing power of the Archbishop of Cyprus, who became an ethnic representative figure alongside the representative of the Orthodox Church. All this culminated in 1820, when Greece was granted independence by the Ottomans, while protests and revolts in Cyprus were suppressed. The strong support of the Greek Cypriots for Greek independence led to strong ethnic repression, first against the religious representatives, who also symbolised their own ethnic group, and then against the population.

In 1878 there was a major change in the administration of the island, which became a British protectorate while retaining Ottoman sovereignty, according to a secret treaty between the two parts. This was the result of the diplomatic congress to establish a new state organisation in the Balkan peninsula, which had just ended the Russo-Turkish war. The terms of the Congress of Berlin had a considerable influence on the future development of events in Cyprus: firstly, the new geopolitical asset guaranteed the island protection from further Russian attacks, ensuring the security of trade in the Suez Canal for the British Empire and maintaining de jure the Ottoman's strategic lands; secondly, both the

¹ Strauss, Johann (2010). "A Constitution for a Multilingual Empire: Translations of the Kanun-ı Esasi and Other Official Texts into Minority Languages". In Herzog, Christoph; Malek Sharif (eds.). *The First Ottoman Experiment in Democracy*. Würzburg: Orient-Institut Istanbul. p. 21-51. (Info page on book at Martin Luther University) // CITED: p. 41-44 (PDF p. 43-46/338)

Ottoman and Russian presence in the Balkans was reduced, granting independence to many countries. Due to the different orientations of the First World War, the British military occupied the island in 1914 and proclaimed it the Crown Colony of British Cyprus in 1925. Throughout the period of British sovereignty, public decisions were made according to an undemocratic constitution based on the Legislative Council, which was composed entirely of British citizens. Attempts were made to resist the colonial rule, especially during the 1930s when civil disobedience was carried out by pro-enosis demonstrators and the Church of Cyprus. After the suppression, the island experienced a period of autocracy until the Second World War.

After the Second World War, the British found it difficult to morally justify their colonial empire. As many, the modern terms of the Cypriot question came to the surface, the island, victim of its own geography, was divided by the ethnic division of the inhabitants, Greek Cypriots continued to protest for the Enosis, while the more contained Turkish Cypriots asked for the independence and the British didn't want to give up the strategic military point on the eastern Mediterranean.

After the *Palmerokratia* - a period of autarchic rule named after the governor at the time, Sir Richmond Palmer - the British government loosened the control measures and gave the island a constitutional government, an act aimed at discouraging the Enosis movement, which was nevertheless supported by the Orthodox Church of Cyprus.

Two significant events marked the decades of the 1950s: At the beginning of the decade, Archbishop Makarios III was elected "Father of the Nation", while two years later both Greece and Turkey joined NATO; the importance of these two successive events in history lies in the fact that, firstly, they ignited the conflict even more politically, in fact in 1955 Greek nationalism led to the creation of

EOKA, a nationalist guerrilla organisation, to end the former British rule and the promotion of Enosis; secondly, the entry into NATO of the two states involved in the geographical-cultural conflict put the international geopolitical spotlight on the issue. When real factional fighting broke out, with the emergence of TMT - EOKA's rival organisation promoting 'taksin', i.e. the division of the island into two cultural parts - and the ensuing violent civil instability, the British government declared Cyprus independent, while maintaining two military exclaves on the southern coast of the island.

In 1960, Cyprus became a sovereign state following the Zurich Agreement of the previous year. The agreement established a treaty of guarantees to preserve the bi-communal consociationalism and independence of the new state, providing for the recognition of the two ethnic groups and a system of equal representation within the state. The special feature of the pact was the condition to guarantee fair rights to both ethnic groups through the designation of "three guarantors of Cyprus", which were to be the states of Greece, the United Kingdom and Turkey. The complex legal system that ensured fair representation was quickly challenged due to the length of the process, and President Makarios III changed it through a series of amendments to avoid governmental dysfunction, removing special representative provisions for the Turkish ethnic group. This event was followed by a first period of intercommunal violence after independence. It culminated in an escalation of violence during Christmas 1963, the 'Bloody Christmas', which resulted in the expulsion of the Turkish ethnic communities into enclaves. The following year, a UN resolution was passed to avoid a potential conflict between Greece and Turkey, both NATO members. The consequences of the resolution were the international recognition of the Greek government and a further spatial alienation, barriers were erected to divide the communities in the capital.

Since the 60s, the division reached a considerable level in an ethnic, political and finally physical field, result of the geopolitical pressure of the time during the Cold War, corresponding to the involvement of NATO allies; In fact, the U.S. participated, without publicity, in the drafting, together with Great Britain, of a first backup plan for the partition of the island, in order to guarantee the Turkish presence as a preventive measure against the possible fall of the island, as a strategic point of the Middle East, into Soviet hands; at that time, the President, Makarios III, forged ambiguous relations with the Eastern Bloc countries in the Balkans, the Turkish state being the most important border between East and West. At the end of the decade, Greece became a military dictatorship after a coup d'état by a far-right military junta; this event caused an estrangement of President Makarios III, a strong supporter of Enosis, but hesitant to carry a union with a military dictatorship. The estrangement led to the collapse of peaceful relations between the two countries, culminating in a coup d'état organised by Athens in 1974 to overthrow the president and replace him with one of the main representatives of EOKA, Nikos Sampson. The situation worsened on an international level when it was revealed that the USA was aware of the coup plan, Turkey declared it a violation of international treaties and announced its intention to land in Cyprus with Turkish troops to protect the Turkish ethnic minorities. The consequences of the occupation of 37% of the territory included a de facto partition of the island and the loss of 70% of the national GDP for the Republic of Cyprus and a significant migration flow of ethnic communities to each side.

For the next year, the Cypriot question was the subject of United Nations negotiations between the Republic of Cyprus and the self-proclaimed Turkish Cypriot Federation to promote a bizonal solution to the conflict. In particular, the aim was to establish an independent, bi-zonal, bi-communal federation with

a central government whose powers would be strengthened to ensure the unity of the country.

In November 1983, the TFSC proclaimed the Turkish Republic of Northern Cyprus, recognising the will of the Turkish Cypriot community for self-determination; the new country was internationally recognised exclusively by Turkey. Peace talks stalled due to Turkey's intransigence and the UN's rejection of the new state.

In 2003, the TRNC's efforts to improve international opinion led to the easing of restrictions imposed by the Turkish army, allowing movement between the occupied territory and the Republic.

The objective of a bizonal and bicomunal federation remained the common goal of the parties during the various processes launched in the UN negotiations; an attempt at a draft was submitted to a referendum, but the draft of the Annan Plan (2004) didn't meet with the approval of the Greek Cypriots due to the lack of specifications regarding international interference and daily life without restrictions on an ethnic basis.

Socio-economic context

Republic of Cyprus

Nowadays Republic of Cyprus boasts a wealth of cultural diversity thanks to its central Levantine prime location that has contributed to the development of a thriving tourism industry and a burgeoning European financial centre. Despite a declining growth rate since the beginning of the 21st century, population projections suggest a steady increase over the next fifty years. At the same time, the Cypriot economy has experienced a resurgence, with a steadily rising GDP that has returned to pre-pandemic levels, with a constant price rate of 5.9% and a value of €23,436.7 million. This economic growth has had a positive impact

on the labour market, resulting in higher employment rates and average monthly earnings.

To gain a deeper understanding of the island's socio-economic landscape, it is essential to examine the Human Development Index (HDI), which assesses long-term progress based on life expectancy, education and a decent standard of living. Cyprus' HDI score is 0.887, placing it 33rd out of 189 countries. However, certain inequalities remain, as shown by the GINI index, which measures the distribution of wealth. Cyprus' GINI coefficient of 31.2 has declined since the economic crisis of 2013, highlighting the need for continued efforts to address inequality and ensure that the country's prosperity is shared more equitably.

TRNC

The economy of the Turkish Republic of Northern Cyprus (TRNC) revolves mainly around tourism, higher education and financial services, which have been the driving forces behind recent economic growth. The expansion of the higher education and tourism sectors, together with efforts to improve infrastructure in transport, telecommunications and utilities, has helped the country achieve some economic progress. However, the TRNC faces significant challenges, including a lack of international recognition, limited access to global markets and trade restrictions. As a result, it is heavily dependent on Turkey for economic support and investment.

Despite these international restrictions, the TRNC boasts a secular society with a rich mix of Levantine cultural influences. The population is made up mainly of Turkish Cypriots and mainland Turkish settlers, with smaller Armenian, Russian and English communities.

The TRNC's GDP of €2.844 billion is currently below pre-pandemic levels, but is gradually returning to its 2019 benchmark in most economic sectors. GDP per

capita is €7,435, with an estimated Human Development Index (HDI) of 0.7. Since 2004, the real estate sector has contributed significantly to the TRNC's economic growth, although it has raised concerns about sustainable development.

Education serves as a vital bridge for the TRNC to connect with other countries and cultures, breaking the isolation it has experienced. Unofficially, the EU has established relations with the TRNC through various means to boost reunification process, while the TRNC itself relies on Turkey or its recognised institutions for foreign policy, economic and social matters.

The dynamics of Europeanisation and its application to Cyprus

Europeanisation has drastically changed the governmental, economic and institutional dynamics of Cyprus, triggering substantial changes within the country's executive, legislative and judicial authorities. The establishment of joint EU-Cyprus institutions, such as the Association Council, the Association Committee, the Customs Union Council and the Joint Customs Union Committee, among others, has enhanced cooperation between the EU and Cyprus. Existing institutions have been reorganised to meet EU integration requirements and the country's representation in Europe has been reformed, resulting in the separation of the Cypriot Embassy in Belgium and the Permanent Representation of Cyprus to the EU. Legislative changes have facilitated close links between the Cypriot and European Parliaments, ensuring thorough scrutiny of EU legislation.

Despite these changes, some gaps remain, such as the lack of a central coordinating body for EU affairs, which creates confusion. Strengthening inter-ministerial coordination mechanisms, increasing the involvement of the House of Representatives in EU policy-making and focusing more on early stages of

decision-making could improve the effectiveness of the EU policy-making process in Cyprus.

EU accession has also triggered major changes in the economic landscape of Cyprus. This process has catalysed economic liberalisation, promoted competitiveness within the internal market and attracted foreign investment. The EU's economic paradigm has shaped Cyprus' economic policies and practices, fostered alignment with EU norms and increased economic resilience to external shocks. EU accession has thus strengthened Cyprus' capacity to manage its economic complexities and catalysed its transformation into a more resilient and dynamic economy.

However, large economic disparities remain between North and South Cyprus, due to factors such as international non-recognition, economic isolation and different economic policy responses following the 1974 division. These disparities have been exacerbated by North Cyprus's dependence on foreign aid, which has stifled private sector investment and led to budget deficits. The EU plays a crucial role in facilitating economic integration between the divided parts of the island, potentially bridging the north-south development gap.

The Europeanisation process has thus been instrumental in reshaping Cyprus' governmental and economic fabric. Despite the challenges, integration efforts have stimulated the country's development into a more coherent, effective and resilient entity. However, to ensure sustainable progress, a focus on bridging the north-south development gap and strengthening inter-ministerial coordination is essential.

From an economic perspective Cyprus' accession to the EU led to significant economic changes. This process began with the resolution of internal conflicts, which stimulated economic liberalisation. Cyprus overcame the challenges of its small size, geographical isolation and peripheral status through its integration

into the EU. The impact on the Cypriot economy, highlighted by Sepos (2008), included increased liberalisation, capitalisation and competitiveness, all prompted by EU-led economic reforms.

EU membership catalysed structural change by liberalising trade, promoting market forces and encouraging economic transactions. Stringent reforms imposed by the EU led to changes in policies and regulatory frameworks in the financial and transport sectors. EU-driven competition fostered the competitiveness of the domestic market, despite Cyprus' minor role in world trade.

EU accession significantly capitalised the Cypriot economy, attracting foreign investment and strengthening the financial sector. The EU Structural and Cohesion Funds provided support, partially offsetting the country's unique economic challenges. The EU economic paradigm has significantly influenced Cyprus' production and consumption patterns, facilitating internationalisation, export diversification and access to European and global markets.

Cyprus' adoption of EU policies and institutional models increased its economic resilience. The country integrated EU directorates into its Ministry of Finance and Central Bank, aligning domestic and EU standards. EU membership provided Cyprus with a robust institutional framework that ensured macroeconomic policy consistency with the broader European economic system. Despite the disparities between North and South Cyprus since the island's division in 1974, North Cyprus has undergone an economic transformation, moving from an agrarian economy to light manufacturing and service-oriented sectors such as tourism and higher education. However, the development gap persisted, with GDP growth and labour productivity consistently lower in the north.

The persistence of the development gap wasn't solely due to international non-recognition, economic isolation or limited EU trade. Different economic policy responses to the 1974 division also played a role. South Cyprus created an entrepreneurial environment and pursued an export-oriented policy, while North Cyprus relied on public employment and foreign aid, particularly from Turkey. Economic convergence between North and South Cyprus is essential for reunification. There are synergies and market niches that could benefit both communities, particularly in sectors such as tourism and the export of educational services. The EU plays a crucial role in facilitating the integration of the divided island through regulations and programmes designed to promote economic development and encourage contact between the communities.

The Europeanisation process has had a significant impact on Cyprus' economic institutions, policies, competitiveness and trade patterns. A thorough understanding of the north-south development gap in Cyprus requires taking into account historical economic disparities, policy divergences, external influences and integration efforts. The economic disparities shaping the situation in Cyprus are multifaceted and their underlying causes are intertwined with the island's unique political landscape.

Limits of Europeanisation

According to Kirlappos (2021) the effects of European integration at the municipal level and the reactions of municipal actors in the RoC are considered insufficient, mainly due to the long tradition of centralisation in the Cypriot state and local limitations. These elements contribute significantly to the limited impact of Europeanisation. The process of Europeanisation has led to noticeable differentiations and more significant internal changes in urban municipalities than in their rural counterparts.

Municipalities' responses to European integration have been found to vary widely, depending on several factors such as available resources, institutional structures, responsibilities and leadership styles (Markides, 2009). In particular, municipalities with more sophisticated structures, better resources, greater responsibilities and proactive leadership are found to be more interested in European Union (EU) issues. On the contrary, municipalities with fewer resources and greater institutional constraints adopt a more passive attitude towards Europeanisation.

Historical events have had a lasting impact on local governance in Cyprus (Kirlappos, 2018). The legacy of political turmoil, foreign intervention and the postponement of local elections have limited significant change at the municipal level. Moreover, the resilience of the centralist domestic tradition in Cyprus filters Europeanisation processes and consequently limits their scope and impact. As a result, the impact of Europeanisation is negatively influenced by these historical continuities and constraints on local autonomy.

Municipalities face challenges in overturning past decisions, often preferring to adhere to established rules and norms. This tendency is reinforced by the difficulty of reforming the local government system, a challenge exacerbated by the crisis and the resulting resistance to change. The influence of domestic mediating factors and path dependency are found to play an important role in the Europeanisation process (Kirlappos, 2017). The resilience of domestic traditions and the reinforcing effect of Europeanisation on the basic features of the path followed by Cypriot municipalities are evident.

Despite the implementation of EU legislation and the increased influence of political parties within the multi-level governance system, the control exercised by central structures remains significant.

Thus, past decisions, particularly those dating back to the Ottoman and British colonial eras, continue to shape contemporary relations between the centre and the localities, effectively limiting the options available for change. This dynamic underlines the critical influence of the past on present and future behaviour and decisions at the local level in Cyprus.

In TRNC the European Union has sought to foster relations with the TRNC for both practical and political reasons, despite the suspension of official EU law in the north under Protocol 10 of the Accession Treaty, according to Bouri & Kyris,(2017).

EU engagement has been hampered by the TRNC's disputed statehood and low level of external sovereignty, which create barriers to EU influence in Northern Cyprus. Plans for preferential trade agreements have been thwarted by the Greek Cypriot-led RoC's non-recognition of the TRNC. This lack of recognition has also affected the effectiveness of EU initiatives, forcing the EU to resort to more direct engagement with the region.

Innovative institutional solutions have been introduced to address the specificities of engagement with an unrecognised state, including extensive roles for local technocrats and civil society in the management of EU affairs. For example, the EU Coordination Centre was established by Turkish Cypriots to mitigate the risks of implicit recognition, and the Turkish Cypriot Chamber of Commerce (KTTO) assumed an influential role, demonstrating a shift in power towards civil society.

The Financial Assistance Regulation (FAR) and other similar EU initiatives aim to support Turkish Cypriot development, bring it into line with EU law and promote links with Greek Cypriots. However, the non-recognition of the TRNC and the ambiguity surrounding the reunification of Cyprus limit the impact of these initiatives. Nevertheless, there is evidence of Europeanisation through

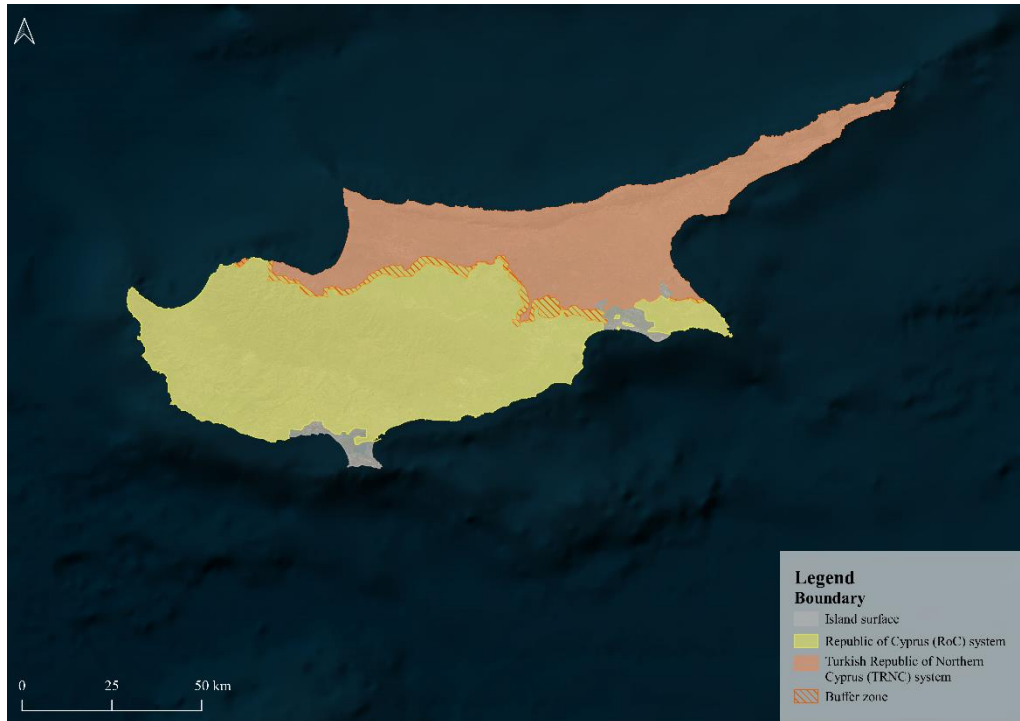
changes in practices and 'ways of doing things', such as new laws and reform of political structures.

The EU has provided technical assistance and capacity-building programmes to Turkish Cypriots, including infrastructure development projects and support for local civil society. Challenges remain due to international isolation and underdevelopment, which manifest themselves in a lack of experience and a need for exceptional supervision in accessing and managing EU grants. Nevertheless, these efforts have enabled some local civil society organisations to influence domestic policies and participate in international platforms.

The EU also strives to 'bring the EU closer' to local people to overcome their isolation and lack of knowledge about the EU. While unfamiliarity with EU practices has led to frustration, youth exchanges and people-to-people contacts have been encouraged. There's been an increase in the technical capacity and professionalism of local civil society, although the long-term sustainability of this impact remains uncertain in an unstable country.

Spatial planning tradition and the governance duality of the island

Figure 3 Spatial Governance and Planning Systems of Cyprus



Cyprus has a unique spatial planning tradition that has been shaped by its history, culture and geography. A significant change occurred in the twentieth century due to the continuous changes in the level of government during these decades, during the period of British rule (1878-1960), the spatial planning tradition in the country was heavily influenced by British planning practices. The British colonial government introduced several new planning approaches and policies in Cyprus, such as zoning, which helped to regulate land use and minimise conflicts between different land uses; gridiron street pattern: The British also introduced a gridiron street pattern in some of the towns and cities in Cyprus, where streets were laid out in a rectangular grid. This approach helped to improve traffic flow and make the cities more navigable; development of public spaces to improve the quality of life; infrastructure system, the British invested in several new infrastructure projects such as roads, bridges and water supply systems. Overall, the British colonial period had a significant impact on the spatial planning tradition in Cyprus, introducing new planning approaches and

policies that continue to influence planning practices in the country today, with different outcomes in the two systems considered on the island.

Republic of Cyprus

The Republic of Cyprus based its spatial planning traditions on the development of *Poleodomia kai Chorotaxia*, a term used to identify 'town and country planning' practices with a land use regulatory approach. The main features of spatial planning in Cyprus are related to: the protection of natural and cultural heritage, the spatial planning tradition in Cyprus emphasises the preservation and protection of natural and cultural heritage sites, including archaeological sites, historic buildings and natural landscapes; sustainable tourism, as Cyprus has a long history of tourism and the spatial planning tradition seeks to ensure that tourism development is sustainable and does not harm the natural and cultural environment; integrated coastal zone management, given its location in the Eastern Mediterranean, Cyprus has a strong focus on the management of its coastal zone. This involves a coordinated approach to balancing economic development and environmental protection; urban regeneration, with a focus on revitalising urban areas, particularly historic city centres, through adaptive reuse and regeneration projects; and environmental protection: The spatial planning tradition in Cyprus gives priority to the protection of the natural environment, including wildlife habitats and natural resources. This is reflected in land use and development policies and regulations. These essential features find their establishment into the *Town and Country Planning Law (1972)*. It regulates the use, development, and conservation of land in the country, It is the main source to establish a planning system to guide and manage the growth and development of urban and rural areas, sets out procedures for development control, and outlines the responsibilities of planning authorities. The law also provides for the establishment of planning zones and

sets out procedures for the preparation and adoption of development plans. It has been amended several times since its enactment to reflect changing circumstances and new planning challenges.

The *Listed Buildings Law of 2002* (Law 240(I)/2002) is the other relevant establishes a framework for the protection of buildings and structures of cultural and historical significance. The law sets out procedures for the identification, evaluation, and registration of buildings and structures to be listed, as well as the criteria for their protection and preservation. Once a building or structure is listed, any alteration, demolition, or damage to it requires permission from the competent authority. The law also establishes a system for monitoring and enforcing compliance with its provisions, and sets out penalties for non-compliance. The law has been amended several times since its enactment replying to the changes in preservation measures of the country's built heritage.

The *Convention for the Protection of the Architectural Heritage of Europe*, also known as the Granada Convention, is a treaty that aims to promote the conservation of Europe's architectural heritage. Cyprus signed the Convention in 1985 and ratified it in 1989 incorporating convention's principles into national legislation and policies. The Convention has also contributed to the promotion of heritage tourism in Cyprus and the recognition of the country's cultural heritage as an important economic and social asset emphasizing the importance of identifying, protecting, and managing cultural heritage sites, as well as promoting public awareness and participation in heritage conservation.

The *European Landscape Convention* (ELC) (Law 4(III)/2006) is a Council of Europe treaty that aims to promote the protection, management, and planning of landscapes in Europe. In Cyprus, the ELC has influenced the country's approach to landscape management and planning adopting a National Landscape Strategy that seeks to implement the principles of the ELC at the national level and

consequently the design of landscape policies and management practices at the regional and local levels. The strategy aims to promote the sustainable development of Cyprus' landscapes, with a regard to the cultural and natural heritage.

TRNC

The TRNC operates in a complex and contested urban planning environment, with different approaches and priorities among the various stakeholders involved. It has adopted a set of planning laws and regulations with an emphasis on centralised decision-making and top-down planning, with a significant Turkish influence in the approaches adopted. The strategic vision of the system in question sets its spatial planning tradition, which pursues land regulation and infrastructure investment as a result of a strong British planning influence. The main spatial planning tradition can be identified in:

Zoning Law (55/1989), it establishes the legal framework for spatial planning in TRNC setting out a comprehensive number of guidelines for the use and development of land. The law outlines regulations for zoning plans, building regulations, land use permits, construction restrictions, land expropriation, and urban renewal projects. The document aims to promote sustainable and organized development in the Republic of Northern Cyprus by establishing rules and procedures for property owners, developers, and local government authorities, as well as penalties for non-compliance.

Town Planning Department Law (109/1988) outlines the establishment, organization, and functions of the City Planning Department organ. The law sets out its responsibilities, its organizational structure, and its relationship with other government agencies. It also specifies the qualifications and duties of City Planning Department staff and the procedures for their appointment and dismissal. The primary objective of the law is to ensure the efficient and effective

planning and development of urban areas in the Republic of Northern Cyprus by preparing and implementing city plans, providing guidance to local government authorities and property owners, and overseeing construction and development projects.

Streets and Buildings Regulation Law (statute 96) outlines the regulations for the construction and maintenance of roads and building. The law aim is related to road and building construction and maintenance, including the qualifications and responsibilities of contractors and architects, building and safety codes, inspection and approval procedures, and penalties for non-compliance. The primary aim of the law is to ensure that buildings and roads in the Republic of Northern Cyprus are constructed and maintained to high standards of safety and quality, while also protecting the environment and surrounding communities from any negative impact that may arise from construction projects.

In order to promote sustainable development with the use of renewable energy sources and the establishment of protected areas, as well as the economic implementation of a tourism concept in line with European regulations, it is also worth mentioning these other laws:

Environmental Protection Law (4/1995), This law aims to protect the environment and promote sustainable development in the TRNC. It requires developers to carry out Environmental Impact Assessments (EIA) for certain projects and activities, and establishes a framework for the management of protected areas and other sensitive environments.

Building and Construction Law (35/2002), this law regulates the construction and use of buildings in the TRNC. It sets out the requirements for building permits, building safety and building maintenance, and provides the legal framework for the enforcement of building regulations.

Land Survey and Registration Law (11/1972), this law regulates the surveying, mapping and registration of land in the TRNC. It sets out the procedures for the registration of land titles and the resolution of land disputes.

The *Tourism Accommodation Standards and Classification Regulation (No. 1/2012)* establishes the standards and criteria for the classification and licensing of tourist accommodation facilities in the TRNC.

Constitutional, legal and administrative framework

Constitution and legal framework

Republic of Cyprus

The Constitution of Cyprus was promulgated in 1960, coinciding with the island's independence from the United Kingdom. This document serves as the fundamental legal instrument that articulates the structure and functions of the government, while at the same time outlining the civil liberties and freedoms granted to citizens. The Constitution establishes a presidential republic, with the President as the titular head of state and the Council of Ministers as the executive. The unicameral House of Representatives is the legislature. Furthermore, it consists of several sections which articulate the basic principles and mechanisms for the governance of the state. The Preamble sets out the historical and political context underpinning the objectives of the Constitution; the Basic Principles explain the fundamental principles on which the Constitution is based, including the sovereignty of the country, the separation of powers and the rule of law; the section on Fundamental Rights and Freedoms guarantees fundamental human rights and civil liberties to all citizens of the country, including the right to life, liberty, security of person, freedom of expression, religion, assembly and the right to a fair trial; the President of the Republic section clarifies the functions and responsibilities of the President as Head of State; the section on the Council of Ministers defines the composition

and powers of the executive branch of government; the House of Representatives section formulates the structure of the legislature and its role as the sole legislative body in the country; the Judiciary outlines the judicial system, including the role and powers of the Supreme Court and other courts; the Independent Commissions establishes bodies such as the Electoral Commission and the Public Service Commission to ensure the impartial and objective administration of government processes; the Finance section outlines the rules that govern the country's finances, including taxation and the development of the national budget; finally, the General Provisions section contains various provisions governing the process for amending the Constitution and regulating the use of languages in official matters.

The Constitution of Cyprus contains provisions relating to the rights of the ethnic communities in the country. In particular, the Constitution recognises the existence of two main ethnic communities in Cyprus: the Greek Cypriot community and the Turkish Cypriot community, thus this provisions are designed to protect the cultural, linguistic and religious heritage of both communities. Therefore, both communities enjoy certain communal rights, including the right to establish and maintain cultural, educational, religious institutions, the right to use their language in official matters and the right to participate in the administration of their communal affairs. The Constitution also establishes that institutions have to promote cooperation and dialogue between the two communities. For example, the President of the Republic is required to consult both communities on matters affecting them, and the House of Representatives includes representatives from both communities. In addition, the Constitution provides for the establishment of a Communal Chamber to facilitate communication and cooperation between the two communities.

However, the implementation of these provisions has been complicated by the events of 1974, which led to the de facto partition of the island. The Constitution has not been fully applied in the northern part of the island, which is currently under the control of Turkish Cypriots. As a result, the protection of communal rights has been an ongoing issue in the country.

The 2013 amendments to the Constitution of Cyprus were introduced to address political and social issues that had arisen since the Constitution's adoption in 1960. The amendments redefined the executive branch of government, giving the President more power to appoint and dismiss members of the Council of Ministers and, additionally, the introduction of the Vice President position provided for a contingency plan in case of Presidential illness, incapacity or absence. The legislative branch was also restructured through the introduction of proportional representation and an increase in the number of seats in the House of Representatives. Decentralization of power was also a key focus, with the establishment of local government and the Inter-Ministerial Committee. The amendments were seen as a crucial step towards modernisation and democratisation of Cyprus, despite some criticisms.

The *Law of Cyprus (Κυπριακό Δίκαιο)* sets the legal framework in the nation, it is composed by hierarchical legislation categories that constitute the legal framework of Cyprus providing the basis for the development and application of laws and regulations in the country, following the norms in order:

European Union law refers to the body of laws and regulations developed by the European Union and applicable in Cyprus as a member state of the EU;

The Constitution of the Republic of Cyprus as extensively mentioned previously, is the supreme law of the land and provides the framework for the legal system and governance of Cyprus;

International conventions, treaties and agreements concluded by Cyprus with other countries and international organisations are binding on the country. Formal laws are laws passed by the House of Representatives of Cyprus and signed into law by the President;

Regulatory acts are regulations and administrative acts issued by governmental and other regulatory bodies in Cyprus to implement and enforce laws and policies. Supreme Court jurisprudence refers to the body of legal precedents established by the Supreme Court of Cyprus, which lower courts must follow in making their own decisions;

Finally, common law and principles of equity are legal principles and doctrines that have developed over time through judicial decisions and legal traditions and are recognised as part of the Cypriot legal system.

TRNC

The Turkish Republic of Northern Cyprus (TRNC) has its own constitution, adopted on 5 May 1985, following the unilateral declaration of independence by the Turkish Cypriot community in 1983. The TRNC is a self-declared state, recognised only by Turkey, its constitution reflects the peculiar political circumstances of the region.

The preamble to the TRNC constitution expresses the intention of the Turkish Cypriot community to establish a democratic, secular and social state based on the principles of human rights and the rule of law. The Constitution recognises the equal rights and status of all persons irrespective of ethnicity, religion or language.

The Fundamental Rights and Freedoms section of the Constitution sets out the basic rights and freedoms guaranteed to all citizens of the TRNC, including freedom of expression, religion and assembly, as well as the right to a fair trial, protection of property and education.

Legislative power is vested in the Assembly of the Republic, which is responsible for passing laws, regulating the budget and supervising the executive. Executive power is vested in the President of the Republic, who is elected by popular vote and is the head of state and government.

The judiciary is autonomous and impartial, and the Supreme Council of Judges and Prosecutors is responsible for the fair and efficient administration of justice. The Turkish Cypriot Security Forces are responsible for the defence of the TRNC.

Further, the constitution contains a number of transitional and final provisions which set out the procedures for implementing the constitution and resolving any disputes that may arise.

It should be noted that the unique political circumstances of the TRNC and the lack of international recognition of the state make it difficult to assess the extent agency of TRNC by Turkey's influence on the Presidency. Overall, the relationship between the TRNC Presidency and Turkey is complex and subject to different interpretations, and the degree of freedom of the TRNC Presidency remains a matter of debate. Considering some of the elements that characterise the TRNC's political system as the strong presidency figure, its balance with the unicameral legislature, the proportional representation of the Assembly of the Republic and especially the special powers for the Turkish Cypriot security forces - the TRNC Constitution recognises the Turkish Cypriot Security Force as an integral part of the state's defence system and grants it special powers and privileges. The Security Force is under the authority of the President and is responsible for the defence of the territory and citizens of the TRNC – and the transitional provisions - the TRNC Constitution contains several transitional provisions designed to manage the integration of the new state into the international system. These provisions seek to address issues of citizenship,

property and other matters affected by the division of the island -, despite these powers granted, some observers argue that Turkey's support for the TRNC gives it a significant degree of influence over the presidency. This influence could manifest itself in a number of ways, including the appointment of Turkish officials to key positions in the TRNC government or the use of economic or military leverage to influence decision-making.

The TRNC has a comprehensive set of laws governing a wide range of legal relationships and activities in the country operating a common law legal system, which is similar to that of the UK. The legal framework of Northern Cyprus is defined by a hierarchical structure of legal sources:

At the top of this structure is the TRNC Constitution, which is the supreme law of the land and supersedes all other forms of legal regulation;

In addition, the TRNC is bound by international treaties and agreements, which take precedence over laws enacted by the Assembly of the TRNC;

Within the TRNC's domestic legal system, the primary source of law consists of laws and regulations formulated and adopted by the Assembly of the TRNC. This legislation covers a wide range of legal subjects, including but not limited to criminal law, civil law, labour law and tax law;

Decrees and regulations issued by the Council of Ministers, on the other hand, have the force of law and serve to implement and enforce the laws promulgated by the Assembly of the TRNC;

Finally, the decisions of the TRNC's courts are binding on lower courts and form part of the TRNC's legal precedents.

The TRNC's legal system faces several challenges, including a lack of resources, expertise and public confidence. In addition, as the TRNC is not recognised by most countries in the world, its legal system may not be applicable outside its territory. Despite these challenges, the TRNC has taken some steps to modernise

its legal system by adopting new laws, creating new institutions and improving legal education and training. At the international level, the TRNC has acceded to and ratified several international conventions, although it is not recognised as a sovereign state by the international community.

It should be stressed that the TRNC's legal system plays a key role in maintaining order, resolving disputes and protecting the rights and interests of citizens. It therefore remains a critical aspect of its identity as a self-governing entity. However, as Northern Cyprus is not recognised by the international community as a sovereign state, its participation in most international treaties and agreements is not recognised.

Nevertheless, the TRNC has concluded several bilateral agreements exclusively with Turkey, such as the Economic and Technical Cooperation Agreement, the Cultural Cooperation Agreement and the Military Training and Cooperation Agreement. It is important to note that these agreements are not considered treaties between two independent states, but rather agreements between Turkey and a Turkish Cypriot administration.

It is important to note that the statehood of the TRNC, the implementation of its treaties and the ratification of international conventions are contentious issues that are the subject of ongoing political and legal debates.

Administrative framework

The Ottoman administration was a significant factor in the distribution of people across the territory, thus it is worth to mention how cultural roots and beliefs often serving as a determinant of administrative organisation.

Over the centuries of Ottoman rule, the millet organisation played a crucial role in shaping human settlements by uniting hamlets with a common cultural membership. Each millet had its religious leaders, who were responsible for collecting taxes and administering legal matters. However, the dominant Muslim

community tended to retain control of the island's administration, resulting in the under-representation and subordination of other members of the community. Instead, the British administration shaped the current administrative structure of Cyprus by creating district areas around the main territorial settlements on the island.

Republic of Cyprus

The country is a unitary state divided at the sub-national level in six administrative districts (*eparchies*), each having its own unique geography, demographics, and economic characteristics, the district administrative division underpins the development of policies frameworks and strategies that address the specific needs of each region.

The first administrative region of Cyprus is the Nicosia Region, which includes the capital city of Nicosia and surrounding areas. The Famagusta Region, located in the eastern part of the island, includes the towns of Famagusta and Paralimni, while the Larnaca Region covers the southeaster part of Cyprus and includes the towns of Larnaca and Ayia Napa. The southern part of the island is divided into the Limassol region, which includes the city of Limassol and its environs, and the Paphos region, which covers the western part of the island, including the city of Paphos and its environs.

The sixth and final administrative region of Cyprus is the Kyrenia region, which covers the northern part of the island.

It should be noted, however, that the region of Kyrenia and the region of Famagosta are, currently completely and partially, under the control of the self-declared Turkish Republic of Northern Cyprus.

Each administrative district in Cyprus is further divided in an organised local level of municipalities or communities, with a total of 615 *dimoi* or *kinotites*.

Municipalities are the key decision-making bodies responsible for the application of national urban planning legislation. Municipal councils are responsible for local policymaking. In particular, the four municipalities of Nicosia, Limassol, Larnaca and Paphos are designated as the competent planning authorities and are tasked with granting planning permission, overseeing implementation and monitoring compliance with planning standards.

Table 1 Administrative levels

Level	Terms used in legislation (home language)	English translation	Number of territorial units	NUTS/LAU level
National level	Ενιαία Πολιτεία της Δημοκρατίας της Κύπρου (Eniaia Politia tis Dimokratias tis Kyprou)	Unitary State of Cyprus Republic	1	NUTS0
Sub-national level 1	Επαρχίες (Eparchies)	Districts	6	LAU1
Local level 1	Δήμοι, Κοινότητες (Dimoi, Kinotites)	Municipalities, communities	615	LAU2

TRNC

The country is divided into six districts, each with its own administrative centre. The districts are Lefkoşa, Gazimağusa, Girne, Güzelyurt, İskele and Lefke. The districts of Northern Cyprus are further divided into sub-districts and municipalities. Lefkoşa, also known as Nicosia, is the capital of Northern Cyprus and is located in the centre of the island. It is the largest district in terms of population and covers an area of 282 square kilometres, Lefkoşa has four sub-districts and eight municipalities. Gazimağusa, also known as Famagusta, is located on the eastern coast of the island, it covers an area of 315 square kilometres and has three sub-districts and eight municipalities. Girne, also

known as Kyrenia, is located on the northern coast of the island covering an area of 352 square kilometres, Girne has two sub-districts and seven municipalities. Güzelyurt, also known as Morphou, is located on the northwest coast of the island covering an area of 685 square kilometres, Güzelyurt has two sub-districts and four municipalities. İskele, also known as Trikomo, is located on the east coast of the island. It covers an area of 230 square kilometres and has two sub-districts and four municipalities. Lefke is situated on the west coast of the island, it covers an area of 290 square kilometres and has one sub-district and two municipalities.

Each district is also represented by at least three deputies in the Northern Cyprus Assembly.

Table 2 Administrative levels

Level	Terms used in legislation (home language)	English translation	Number of territorial units	NUTS/LAU level
National level	Kuzey Kıbrıs Türk Cumhuriyeti	Turkish Republic of Northern Cyprus	1	NUTS0
Sub-national level 1	İlçeler	Districts	6	LAU1
Local level 1	Yerleşim yeri	Municipalities	200	LAU2

Spatial planning instruments

The term "spatial planning instrument" refers to a collection of plans and mechanisms employed to facilitate and govern spatial development. planning authorities are tasked with devising and approval of these instruments related to land use control, properties permissions and development to promote preferred spatial and urban form.

At the end of each section a functions table for the instrument is presented, according to the following categories (ESPON, 2018):

Visionary: setting out a normative agenda of principles or goals for a desirable future; Strategic: providing an evidence-based integrated and long-term frame of reference for coordinated action and decision making across jurisdictions and sectors;

Framework-setting: establishing policies, proposals and other criteria for a territory that provide a non-binding reference for other plans and decision-making;

Regulative: makes legally binding commitments or decisions concerning land use change and development

Republic of Cyprus

A three-tier hierarchy of Development Plans was introduced in 1972 by the Town and Country Planning Law and a further instrument was added in a second moment, the Policy Statement for the Countryside in 1982.

The law give responsibility for implementation to the Minister of Finance and the Minister of the Interior determining *the Planning Authority* – quoting art. 4 of the foregoing law - *is, as the case may be, the Minister or any authority to which powers have been delegated.* Minister of the Interior mandates the Department of Town Planning and Housing at national level and the Planning Board giving to the first one the authority to formulate and implementing urban development, town planning and housing policies, and the second one regarding the preparation, amendment and revision of Local Plans and Area Schemes; at subnational level the administration and coordination of central government policies fall under the responsibility of district authorities; and at local level municipalities have role as town planning authorities by implementing national town planning regulations beside the Municipal Councils that serve as the governing bodies responsible for local policy-making. Exception is made for Nicosia, Limassol, Larnaca, and Paphos that have been designated as competent

planning authorities holding the responsibility of granting planning permissions, ensuring the adherence to standards and policies, with their monitoring the implementation.

More specifically the four instruments following presented are divided in national level tools and local level tools, are not present instruments at subnational level.

National level

Island plan

To σχέδιον δια την νησον (To Schèdion dia tin Nison) - Parth Three of Town and Country Planning Law (90/1972) provides information about the plan for the island, including its preparation, aims, and revision. Article 7 states the drawing up of a survey and a plan for the island and the date of entry into force of the plan for the island. The Minister of Finance has the authority to prepare a report and draw up the plan for the island, as requested by the Council of Ministers. Once the Plan for the Island has been approved, a notification is published in the official gazette of the Republic, stating its availability for inspection. The plan takes effect when this notification is published.

The Plan for the Island has several aims according to article 8, its primary goal is to prescribe the general policy for the promotion and control of development on the island, as framework at national level. Additionally, the plan may indicate the strategic government's intentions regarding the use of immovable property, the distribution of population, industry and commerce, tourism, transportation services, public services, and other matters of local and wider importance.

Articles 9 focus on Island Plan revision, it notes that the Island Plan is under constant review: the Minister submits a report to the Council of Ministers annually, which contains proposals to amend the plan as deemed desirable by the Minister; The Council of Ministers makes decisions on amending the plan;

A notice of any amendment is published in the same manner as the notice of approval of the plan specifying the date of entry into force of the amended plan.

Local level

Local plans

Τοπικά Σχέδια (Topika Schèdia) - Part Four sets out the processes involved in making or amending a Local Plan for an area under the supervision of the Minister. The purpose of the Local Plan is to provide for orderly development in the interests of the health, amenity, services and general welfare of the community. The plan guides the selection or designation of sites for specific purposes, protects areas of social, historic or architectural importance, secures road routes, intubation and other services, and indicates the stages at which development should take place. The existing plan for the island must also be taken into account when preparing a local plan.

The Local Plan should include charters and descriptive material explaining in appropriate detail the proposals for different parts of the Local Plan area. It should define the population for which the plan makes provision, indicate the intended areas of general use for land and buildings, and those required for the protection and servicing of transport areas. The plan may also specify proposed roads, public and other buildings and works, airports, public gardens, recreation areas, nature reserves and other open spaces, or allocate land for residential, agricultural, industrial, commercial, tourist or other purposes.

The local plan may include provisions relating to the distance between buildings, the proportion or percentage of land that may be covered by a building, the minimum size of plots, the height and floor area of buildings, and the extent of land intended and reserved for parking. It may also reserve land for new roads, provide for the disuse of existing roads, regulate the population density of an area and determine the destination of land through public open spaces.

In making or amending a local plan, the Minister must have regard to the views and suggestions of any person, body or authority, including local authorities within the local plan area, submitted in writing in response to a published invitation to do so. These representations will be placed on a special register and will be available for inspection by any interested person on working days and hours. The Minister may also consider representations made by interested parties at a public inquiry, which must be held within a specified period. If the time limit is not sufficient, the Minister has the power to make a final decision as to which representations are to be made at the hearing. The Minister may also invite local authorities and relevant government departments and agencies to submit their views and proposals in writing.

According to the regulations, every Local Plan [and Area Plan] must be kept under review and the Minister must report every five or seven years from the date of publication. The report must include findings on the objectives and implementation of the plan, observations on developments affecting the plan and strategies for possible modifications.

The Minister has the power to amend or adopt any Local Plan submitted to him, subject to certain conditions and requirements. The Minister may also delegate powers to any person, body or authority to prepare, revise and amend local plans. Before the Minister prepares, amends, adopts or approves a Local Plan, he must consider the views and suggestions of any person, body or authority.

When a Local Plan is prepared, amended, adopted or approved, the Minister must deposit a copy in the office of each local authority, the relevant district administration and the relevant district office of the Department of Town Planning and Housing. Notice of the availability of the plan for inspection must be published in the Official Gazette of the Republic and in at least two daily newspapers, and posted in the offices of each local authority, the relevant district

administration and the relevant district office of the Department of Town Planning and Housing.

Reasoned objections based on specific grounds may be submitted in writing to the Minister within four months of the publication of the notice in the Official Gazette of the Republic. The Minister shall consider the objections within fourteen months and submit the local plan or area plan to the Council of Ministers together with the objections and recommendations. The Council of Ministers may ratify the plan or make the necessary amendments.

Area schema

Σχέδιο περιοχής (Schèdio periochìs) - The Minister has the power to develop comprehensive and detailed proposals for specific geographical areas.

The foregoing provisions relating to a Local Plan apply equally to Area Plan. Where an area plan prepared by the Minister includes an area that falls within the boundaries of a local plan, the area plan becomes part of the local plan.

Revision, modification, preparation and publication of Local Plans coincide with Area Plans, referring to the previous section "*Local Plans*".

Policy statements

Δηλώση πολιτικησ (dilosì politikìs) - Article 18A outlines the process by which the Minister may prepare a Policy Statement in areas where there is no Local Plan or Area Plan in force, with the aim of promoting orderly development. The tool is designed to take into account health, amenity, services and general wellbeing when applications are made for planning permission for development in these areas with a strategic and regulatory purpose. It allocates land use and sets out general principles for the regulation and control of development in rural areas and is accompanied by maps and other descriptive material to help explain it. However, it is worth to underline, where a Local Plan or Area Plan is already in force in such an area, it will override the Policy Statement.

Minister is in charge to review the Statement and publish a report at least every five years including changes proposals. In making or amending processes, the Secretary of State must deposit a copy with the Office of the District Officer and the District Office of Town Planning and Housing in the relevant district. The Minister must also publish a notice stating that the policy statement has been prepared or amended and that a copy is available for inspection by any interested person for a reasonable period. This notice must be published in the Official Gazette of the Republic, and in at least two newspapers and in various offices of the Improvement Councils and Village Authorities of the relevant district.

The Policy Statement will come into force on the date of publication of the notification in the Official Gazette of the Republic, provided that other conditions are met. Within four months of such publication, any interested party may submit to the Minister written objections based on specific grounds. The Minister must examine these objections as soon as possible and submit the policy statement, objections, observations and recommendations to the Council of Ministers which has the power either to approve the policy statement as it stands or to make such amendments as it deems necessary.

Table 3, Functions of the spatial planning instruments

Instrument		<i>Visionary</i>	<i>Strategic</i>	<i>Framework</i>	<i>Regulative</i>
<i>National level</i>	Island Plan				
<i>Local level</i>	Local Plan				
	Area Schema				
	Policy Statement				

Figure 4 Relations of spatial planning instruments in RoC system



TRNC

The deliberated planning authority is managed by the Town Planning Department (TPD), responsible central government authority for planning in Northern Cyprus. It operates to achieve balanced urbanisation, facilitate the growth of settlement centres, implement environmental and health measures and improve environmental infrastructure standards. It also aims to minimise disaster-related damage and expedite post-disaster resettlement and housing, working with various stakeholders.

The Department is organised according to law 109/88 (Law of Town Planning Department) under the supervision of a Director and Deputy Director and has branches in Lefkoşa (Nicosia), Gazimağusa (Famagusta), Girne (Kirenia) and Güzelyurt, cooperating with the Ministry of Interior and Ministry of Finance.

Moreover, delegation of specific tasks and authority and responsibilities to subordinates, with clearly defined limits is allowed, and final documents to enter in force need to be approved by Council of Ministers.

The local managing stakeholder invested by the authority is the United Board, local level committee that consists of representatives of the Municipality or

Municipalities in the area or settlement unit where the plan is made and representatives of the District Governorship to which the area or settlement unit where the plan is made is affiliated. It is stated in the article 15 of the Zooning Law (55/89).

Instruments following presented are divided in national level tools normed by Part two of the Zooning Law and local level tools normed in Part Three, are not present instruments at subnational level.

National level

National physical plan

Ülkesel Fizik Planı - Under the National Physical Plan, the Planning Authority is responsible for preparing a comprehensive plan. This process, stated by Part Two of law 55/89, involves conducting research and studies to examine resource use, investment priorities and sectoral objectives at the national level, in collaboration with relevant public institutions and organisations. The purpose of the plan is to promote and regulate orderly development, considering numerous factors such as sectoral objectives, population settlement, general policies on industry, commerce, tourism, transport, infrastructure, public and social services, agriculture and regions of special importance. Measures are taken to maintain ecological balance, preserve natural beauty and ensure balanced investment.

During the preparation of the plan, or when changes are needed, drafts are sent to relevant chambers, professional institutions and organisations for their input. After receiving feedback, the Planning Authority finalises the plan and submits it to the Council of Ministers for approval. Once approved, the plan or amendment is published in the Official Gazette and local newspapers. If no decision is taken within the specified period, the submitted draft or proposed amendment is deemed approved and published accordingly.

The National Physical Plan, which is prepared for the long term, is reviewed during the five-year period of the Physical Development Plan to make any necessary changes. Amendments are organised in a report, illustrated with maps and charts, and submitted to the Council of Ministers for approval.

Local level

Zooning plan

Imar Planı - According to the Part Three of Zoning Law, the Planning Authority is mandated to prepare a Zoning Plan for settlements of all sizes, considering the priorities, problems, programmes and expectations of the Municipality or the *Muhtar* of the relevant settlement unit that cover a 20-years period. Consequently, the plan is developed based on the principles of the National Physical Plan or the objectives of the Zooning Plan in the absence of a National Physical Plan. It is essential to carry out surveys to analyse the physical, ecological, economic, social, cultural and demographic structure of the settlement prior to the preparation of the zoning plan. This information is continually reviewed both before and after the plan is finalised.

During the research and studies, the Planning Authority consults with the Municipality or *Mukhtars'* Offices, taking into account the complaints and expectations of the public within a six-week period. These are then evaluated and forwarded to the Planning Authority.

The main purpose of the Zoning Plan is to ensure the orderly development of towns, settlements or areas containing several settlements. In doing so, it aims to provide a liveable environment that promotes the health, peace, comfort and social welfare of residents, while controlling and directing development. This includes the allocation of zones for specific purposes and uses, and the preservation of socially, culturally, historically and architecturally significant structures and areas. It also outlines the stages and boundaries of development.

The Zoning Plan includes maps and reports detailing infrastructure, buildings, parks, green spaces, recreational and entertainment areas, open spaces, harbours, airfields, and areas designated for residential, agricultural, commercial, industrial, tourism and other uses. In addition, the plan includes regulations on building setbacks, land to building ratios, minimum lot sizes, building heights and floor areas, aesthetic elements, parking and public areas, residential density, reserved areas for roads and parking, industrial and commercial areas, educational and administrative building areas, and areas for social and cultural facilities.

Environmental plan

Çevre Planları - According to Part Three of the Planning Act, planning authorities are required to prepare environmental plans within the framework of national physical plans or zoning plans, focusing on settlements or areas that have experienced rapid development and innovation, as well as intensive issues in various sectors, including architecture, tourism, agriculture, residential, commercial, industrial, transport, cultural and natural resources. These environmental plans should be tailored to the unique characteristics of the region and be based on planning principles, reports and maps that outline their objectives. The law allows for the preparation of an environmental plan for the specified areas, regardless of whether a land use plan already exists or is being prepared. Finally, environmental plans must be submitted for approval to the United Board, which will ensure that they are consistent with broader environmental and development objectives.

Priority areas plan

Öncelikli Alan Planları - In accordance with the Zoning Law, Priority Area Plans are established to address areas of intense problems and urgency, thereby ensuring orderly development within these regions. Consequently, priority areas

may be identified either within the framework of the zoning plan or nestled within the preliminary zoning boundary. Moreover, these priority area plans, which may encompass sub-priority areas, are meticulously designed to limit, direct, control, and maintain orderly development within the designated zones. Ultimately, the preparation of Priority Area Plans must strictly adhere to the specified purpose and scope outlined in the Act.

Table 4, Functions of the spatial planning instruments

	Instrument	Visionary	Strategic	Framework	Regulative
National level	National physical plan	Dark Blue	Light Blue	Dark Red	White
Local level	Zooning Plan	White	Light Blue	Dark Red	Light Red
	Environmental Plan	White	Light Blue	White	Light Red
	Priority Area Plan	White	Light Blue	White	Light Red

Figure 5 Relations of spatial planning instruments in TRNC system



Spatial planning instruments used on the island are statutory, established under the law. There is a noticeable similarity in the structural level of these tools between the two systems, with both managing territorial units through a specific instrument based on a data-driven, comprehensive, and long-lasting framework. Binding land use commitments adhere to higher-level directives. Distinctive elements include a targeted differentiation of urban and rural environments in the Republic of Cyprus, and a dedicated environmental decision-making process in urban areas for TRNC.

In the subsequent chapter, instruments will be examined through a practical example in Nicosia municipality to ensure a thorough understanding of land development practices.

Chapter 5

Results and discussions

Introduction

This chapter critically examines spatial planning strategies in the iconic walled city of Nicosia, highlighting the integral role played by governance mechanisms, socio-economic conditions and the distinctive local environment in territorial development. While both parts of Nicosia espouse similar planning objectives and use statutory planning instruments, their actual planning practices show significant divergences, testifying to the unique socio-political circumstances and administrative constructs prevalent in each part.

By exploring these practices, we gain a panoramic view of a fascinating, tightly knit system that offers invaluable insights for improving the overall effectiveness and adaptability of European planning mechanisms. The practical enactment of spatial planning instruments often shows deviations from their theoretical underpinnings, thereby revealing the intricacies of their practical application.

These deviations are highlighted in the context of the walled city of Nicosia, where the actual practices of the two administrations may vary, influenced by different political, economic and social frameworks. In order to gain an in-depth understanding of spatial planning strategies within the bi-communal administration of Nicosia, it is essential to adopt a holistic and meticulous approach. This involves an in-depth, kaleidoscopic analysis, encompassing elements of vision and goals, spatial organisation, and extensive policies covering traffic management, environment and heritage conservation. This comprehensive examination promotes a nuanced understanding of the challenges and opportunities that guide urban growth in this unique scenario.

By analysing the urban planning tools used in both areas, this study seeks to identify innovative methods and solutions that could improve European spatial planning practices. The impact of Europeanisation on both sides is examined, highlighting the ways in which this supranational force has influenced the direct and indirect acquis in the southern and northern parts respectively. A theoretical clarification of Europeanisation is offered, focusing on the changes in governmental structures and the economy, ultimately highlighting the constraints on the island.

Nicosia Masterplans

Spatial planning practices play a crucial role in the comparison of SGPS, and the case of the walled city of Nicosia will be analysed to achieve this scope; as a unique setting characterised by its bi-communal administration, i.e. the city is divided into two parts, each governed by a different political system.

In this context, it is essential to understand the theoretical definition of spatial planning instruments analysed in deep in the previous chapter, which are plans and tools used to mediate and regulate spatial development, defining and pursuing spatial planning objectives. These instruments often focus on mediating competition over land and property use, regulating land use change, and promoting preferred spatial and urban forms.

The walled city of Nicosia is an example of how spatial planning practices can vary across different territories. In its uniqueness, the capital divided into two parts, with each part governed by its own spatial planning practices has the northern part governed by Turkish Cypriot authorities, while the southern part is governed by Greek Cypriot authorities. This division has led to differences in the planning instruments used, as well as the governance processes and economic and social conditions that shape the development of the city.

Comparing bi-communal master plans in Nicosia, Cyprus, is a crucial perspective for understanding dialogue between the Greek Cypriot and Turkish Cypriot systems. In 1979, the Greek and Turkish mayors of Nicosia agreed to create a joint zoning plan under the United Nations Development Programme (UNDP); the Lefkoşa Improvement Plan, conceived as a comprehensive blueprint for the development of present and future habitable spaces within Nicosia, was methodically completed in two stages, in 1984 and 1986. However, the 1984 joint proposal for the historic city centre surrounded by the walls of

Nicosia encountered an obstacle to its implementation due to the lack of the necessary legislation.

As the world's last divided capital city, Nicosia's urban development has been profoundly affected by the long-standing political and cultural divide. The analysis of the master plans allows stakeholders to identify how urban planning instruments work in practice, evaluate the convergence of objectives, characterise elements of cooperation, integration and sustainable development for both systems and identify best practices as take-off from this complex bi-communal system of territorial governance and spatial planning.

Furthermore, a systematic comparison of the urban planning tools used in the bi-communal master plans can reveal the extent to which these tools are aligned and contribute to a cohesive and integrated urban environment.

The analysis was structured using a multi-category approach, selecting differing analytical perspectives while also considering as reference the macro-scale strategic objectives set out in the previous chapter. The purpose of such an analysis is to identify the gap between expressed objectives and spatial outcomes. The overview of spatial policies allows the drafting of key elements, highlighting points of contact between the two systems. Through an examination of their individual implementation, it reveals if there is a shared direction of development in the objectives, the disparities in how they are executed, and potential departures from individual environments. The comparative categories were chosen based on the quantity and quality of data available in the two RoC and TRNC systems, in reference to the policy themes of the EU Compendium (1997), further considering the local level of regulatory plans.

For instance, the analysis of policies allows attention to be given to shared components and distinctions of the regulations and permits that comprise the plans of the two systems. Consequently, the present research aims to outline how

individual decisions have led to multi-impact changes that have reshaped both spaces.

By assessing the plans across a programme and planning framework and then move on to a factual evolution can gain valuable insights into potential areas of harmonisation, improvement or adaptation to address shared challenges and aspirations more effectively. The categories are briefly explained:

Vision and goals: Examine the clarity, coherence and ambition of the vision and goals, ensuring that they are aligned with broader societal needs and values.

Land use mix: Assess the spatial distribution of land uses, urban forms and densities, considering their contribution to a functional, efficient and attractive urban environment.

Spatial organisation: Evaluate the overall spatial arrangement and integration of different land uses and zones within the city to ensure a cohesive and well-connected urban fabric that promotes efficiency and accessibility.

Traffic policy: Evaluate the effectiveness of the system in managing traffic flow, reducing congestion and improving public transport, while meeting wider urban and environmental objectives.

Environmental policy: Evaluate the effectiveness of environmental policies in conserving natural resources, promoting ecological resilience, and harmonising urban development with the natural environment.

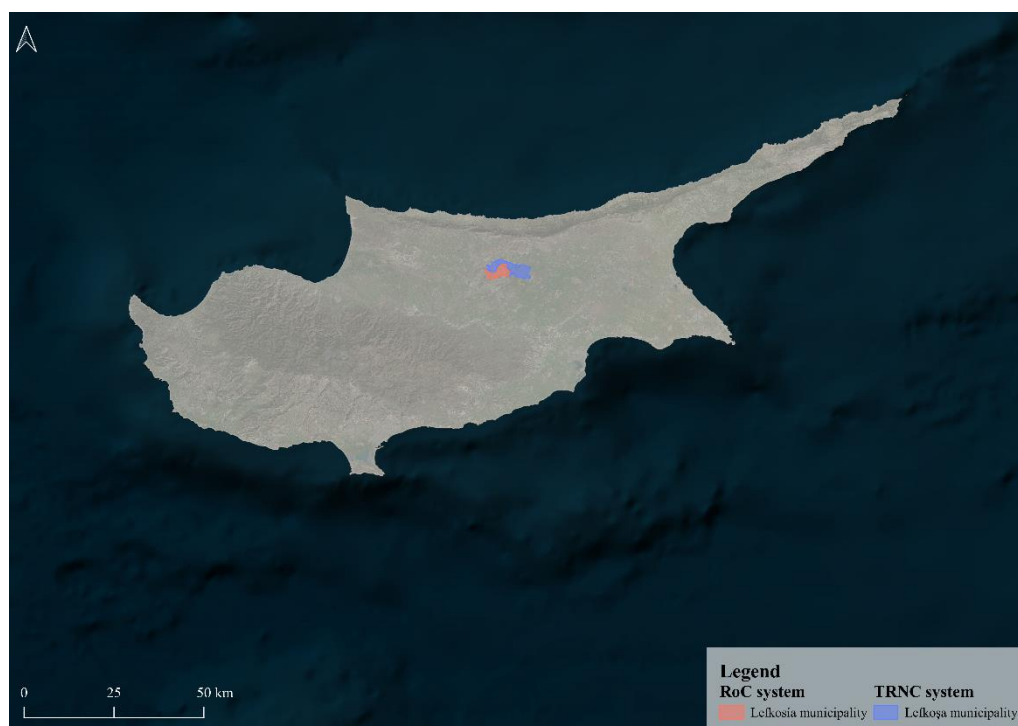
Conservation policy: Evaluate the effectiveness and direction of conservation policies in preserving and revitalising the region's historical and architectural heritage, with emphasis on public participation and awareness. Evaluate the integration of economic, cultural and tourism aspects to ensure sustainable development and the protection of the unique identity of the area.

In order to facilitate a comprehensive comparison of urban planning instruments, the following section provides a contextual understanding of the main events of city's history and about the structure, application and context of the two systems.

Context overview

Brief history of Nicosia

Figure 6 Nicosia municipality boundaries



Nicosia has been the capital of Cyprus for over a thousand years and is an enduring symbol of the island's rich cultural heritage. Recognised as a conservation area in the 1989 Nicosia Master Plan, the historic core of the city, known as the Walled City, is a remarkable example of medieval town planning dating back to the Venetian period of 1489-1571. During this period, the focus was on consolidating the urban form rather than detailing the internal structure, resulting in the construction of the city's Renaissance walls with 11 bastions and three gates.

During the Ottoman period, which lasted from 1570-1878, Nicosia underwent significant changes, transforming itself into a modern capital city through improvements in both infrastructure and the quality of residential areas. In particular, the city's two main communities, the Turks and the Greeks, each resided in separate areas centred on their religious structures, although there was no physical division at this time (Diaz-Berio, 1982).

During the British colonial period from 1878-1960, the city experienced an increase in urban density as previously vacant land was developed (Demi, 1990). The expansion of administrative, commercial and service functions under British rule further facilitated suburban growth beyond the city walls and along main roads (Zetter, 1985). After the Second World War, Nicosia expanded rapidly, reaching a population of 100,000 by the early 1960s. During this period, 1946-1965, the city also became more affluent and new residential areas were added outside the city walls by the two major ethnic communities.

After Cyprus gained independence in 1960, southern Nicosia underwent a period of rapid urbanisation. Older buildings were replaced by modern developments and skyscrapers, which began to reshape the city's skyline. The city also became a magnet for immigrants from rural areas, refugees from the Middle and Far East, former Eastern Bloc countries and tourists, leading to further suburban growth in the outskirts of southern Nicosia. The northern part of Nicosia also felt the effects of this rapid urban expansion.

In 1958, the two main communities established their own independent local authorities, which continued to cooperate until 1963, even after the establishment of the Republic of Cyprus on 16 August 1960.

Political tensions between the two communities led to the division of the city by the 'Green Line' in 1963 and the creation of a buffer zone in 1974. This buffer zone, which cut through the walled city, created a lifeless corridor that disrupted

the unity of the city. From its inception, the Buffer Zone determined the extent of territorial control by the Turkish and Greek forces and significantly influenced the physical development of the city. Along with political, demographic and socio-economic changes, the Buffer Zone accelerated the development of the city outside the Walled City, as the area lost its appeal and residents began to move out. Buildings were quickly occupied by foreign immigrants with lower incomes, changing the traditional character of the area and triggering a wave of environmental degradation, including physical decay, population decline, social marginalisation, loss of economic vitality and inefficient land use (Zetter, 1985).

Republic of Cyprus

In the southern part of Nicosia, spatial planning practices are governed by the Greek Cypriot Town Planning and Housing Department. The department is responsible for preparing and implementing various planning instruments, including development plans, zoning plans, and strategic plans. These plans aim to regulate land use change, protect the environment, and promote sustainable development. The adoption and approval of these plans are performed by the Greek Cypriot Parliament and the Council of Ministers.

Nicosia walled city Area Schema Plan document is a legally valid development plan, prepared in accordance with the Town and Country Planning Law. It aims to guide public and private sector actions to restore the vitality of the city centre and is supported by a set of actions, initiatives, funding sources, control measures and site interventions to ensure effective implementation.

Contextualising Nicosia, the capital of Cyprus, its city centre serves as the heart of the city and encompasses a range of administrative, financial, office and commercial functions. This central area, under the control of the Republic of Cyprus, covers a compact area of 3 square kilometres and houses important government and administrative buildings such as the Ministries, the Courts of

Justice and the House of Representatives. The social and cultural facilities of the city centre should be seen as valuable assets and used as catalysts for the revitalisation of the area.

However, the presence of the buffer zone has significantly weakened the centrality and vitality of the city centre by creating a social and spatial barrier that separates the communities living in the city and prevents it from functioning as a cohesive unit.

The central region of Nicosia comprises four distinct sub-regions, each with its own identity and requiring special attention in terms of urban planning and development. These sub-regions include:

the first sub-region, the Venetian Walls, is a significant historical landmark dating back to the 16th century. These walls, which once served as a model for fortifications in other Venetian territories, are now a reminder of Nicosia's rich past and architectural heritage;

The second sub-region, the Walled City, presents an urban fabric that reflects the diverse cultures that have shaped the island's unique identity over time. This area offers a glimpse into the city's history with its narrow streets, old buildings and culturally significant sites;

the third sub-region, the modern walled shopping centre, offers a stark contrast to the historic parts of the city. This area caters to contemporary needs and provides a commercial hub with shops, restaurants and entertainment venues, making it an essential part of Nicosia's urban landscape;

the fourth sub-region, the south-western administrative and cultural axis, runs parallel to the Pedieion River and is historically the first extension of the city beyond the walls. This area is home to important administrative and cultural institutions that contribute to the city's reputation as the island's capital.

TRNC

The Town Planning Department is the competent authority for spatial planning practices in the northern part of Nicosia. As the planning authority responsible for the Zoning Law, it prepared the Zoning Plan in the public interest, in accordance with the guidelines set out in Article 7 of the Zoning Law. The Zoning Plan was subsequently approved by the Unified Council on 23 February 2001, as required by Articles 14 and 15 of the Zoning Law, as valuable tool to guide plans and project studies related to relevant urban issues and urban sub-areas.

North Nicosia Zooning Plan aims to preserve the identities of the six settlement units that make up the plan area, while promoting harmonious interaction and coexistence between them. The plan wants to achieve a viable living environment that adapts to different political scenarios, of unification as result of a possible agreement or the second scenario focuses on the continuation of the current situation, taking into account possible increased interactions with nearby and distant settlements as a result of ongoing and future developments. Especially, the Zoning Plan of the capital city of Nicosia aims to protect public property, support development and promote healthy urbanisation, while respecting the settlement choices of citizens, it seeks to use assets for the public good in accordance with planning and to protect the rights of others, while taking regulatory measures to preserve historical, cultural and natural assets, the plan ensures a healthy and balanced living environment for all.

In northern Cypriot perspective Nicosia has served as the island's capital for centuries, maintaining its importance as a centre for administration, trade, education and culture. Its central location and status as the capital attract considerable attention, making it a focal point for various sectors throughout the region and the country. Over the past twenty five years, Nicosia's growth has

extended beyond its administrative boundaries to the north-west and north-east. This has created an urban environment that is interwoven with neighbouring settlements such as Gönyeli and Hamitköy.

A particular feature is Ercan Airport, currently the only airport offering international services, which enhances the planning area's national attractiveness due to its proximity to Nicosia, just 12 kilometres away.

Categories comparison

Vision and goals

Acknowledge of the future developments of the islands pass through the determination of the visions of the two plans, nevertheless having in mind the different context previously describes. Starting precisely by the context it is possible to notice a difference of the future perspective of the two systems: while Republic of Cyprus has more precise objectives to reach as developments, TRNC, despite orienting on the same developments, is less clear, this ambiguity can be read as flexibility and capillarity of actions, even if according to the actual practice the implication bring to the surface a great dependency of factors – aka geopolitical isolation, resources dependency, democracy instability.

Providing elements of details, to RoC the main goal for the walled city is build for it a status of “Special Regeneration Zone” (SRZ). This goal will be recognised as national policy as highlighting the remarkable importance if the area to RoC. Moreover by the plan is noticeable the strong interconnection between the walled city and the surrounded area with a willing of underpin economic fabric Designation of the entire Central Area (excluding the Residential Zones) as a Commercial Development Zone with common benchmark objectives, and expand the Residential Zones in the City within the Walls to create neighbourhoods with protected residential amenities and achieve

this goal with specific traffic mitigation measures to limit nuisance neighbouring developments.

Following are reported objectives for the SRZ:

- *Η σταδιακή μετρίαση των επιπτώσεων της νεκρής ζώνης, μέσω νέων διαβάσεων,*
- *Ανάπτυξη της δυνατότητας για αξιοποίηση γης και οικοδομών που βρίσκονται σε δημόσια διαχείριση,*
- *Αύξηση του μεριδίου της εθνικής χρηματοδότησης για σκοπούς αναζωογόνησης του κέντρου και των βασικών υποδομών του,*
- *Διευκόλυνση της αποκατάστασης των υφιστάμενων εγκαταλειμμένων περιουσιών, μέσω πολεοδομικών και οικονομικών κινήτρων*
- *The gradual mitigation of buffer zone impacts through new crossings,*
- *Developing the potential for the use of land and buildings under public management,*
- *Increase the share of national funding for the revitalisation of the centre and its basic infrastructure*
- *Facilitate the rehabilitation of existing abandoned properties through urban planning and economic incentives,*

- *Αναβάθμιση ιστορικών περιοχών με τη χρήση ευρωπαϊκών κονδυλίων,*
- *Ενθάρρυνση της ανάπτυξης κενών ή ελλιπώς χρησιμοποιούμενων οικοδομών*
- *Αναθεώρηση του Ελέγχου Ενοικιάσεων (ενοικιοστασίου) με αντάλλαγμα την ανακαίνιση τους σε τακτό χρονικό διάστημα,*
- *Επίσπευση των νομοθετικών ρυθμίσεων για υποχρεωτική τακτή συντήρηση για διασφάλιση της στατικής επάρκειας, γερασμένων ή διατηρητέων οικοδομών που βρίσκονται σε κεντρικές Περιοχές Ειδικού Χαρακτήρα*
- *Μια πιο ελαστική προσέγγιση για την ανακαίνιση των διατηρητέων οικοδομών*
- *Upgrading historic areas using European funds*
- *Encourage the development of vacant or underused buildings*
- *Review of the Rent Control (rent control) in exchange for their renovation in due course,*
- *Acceleration of legislative regulations for mandatory regular maintenance to ensure the structural adequacy of aged or listed buildings located in central Areas of Special Character*
- *A more flexible approach to the renovation of listed buildings and the*

και την προστασία των Αρχαιοτήτων, για διασφάλιση της κληρονομιάς χωρίς αρνητικές συνέπειες για τους επενδυτές

protection of Antiquities, to safeguard heritage without negative consequences for investors,

- *Πρόσθετες εξουσίες για την παρακολούθηση και προώθηση σημαντικών αναπτύξεων, επενδυτικών ευκαιριών και εξελίξεων*
- *Additional powers to monitor and promote major developments, investment opportunities and developments.*

TRNC has an integral vision of the capital city within the walled area, in particular the scope of planning within the city seeks to seamlessly integrate education, tourism and commercial activities, promoting a model of sustainable development. The city aims to boast an infrastructure that provides services at an international level, fostering a thriving environment for both residents and visitors. Accommodation and leisure facilities will be designed to meet the demands of tourism, while the business sector will benefit from the high quality services on offer. This metropolitan archetype will be recognised as a centre for the production of knowledge, ideas, decision-making and organisation, demonstrating its commitment to innovation and progress. By embracing contemporary living conditions, the city aims to create an environment where individuals can flourish both professionally and personally. Each settlement unit within the city retains its unique social, economic and physical integrity, maintaining a distinct identity that contributes to the overall urban fabric. The physical, social and economic health of the city will be reflected in safe and

liveable conditions, creating a community that embodies the potential of modern urban development.

Following are reported objectives of Northern Nicosia Plan:

- *2020 yılında 80,000'e ulaşacak Başkent Lefkoşa nüfusu için düzenli gelişmeyi sağlamak*
- *To ensure orderly development for the population of the capital Nicosia, which will reach 80,000 in 2020*
- *Başkent Lefkoşa kent bütününde denetimsiz dağılımı en aza indirilebilmesi, gelişme ve büyümenin planlama alanına dengeli dağılımının gerçekleştirilmesi için, gelecekteki gelişmelerin Öncelikli Gelişme Alanları - ÖGA içerisinde gelişmelerini teşvik edilmesini sağlama*
- *In order to minimise the uncontrolled dispersal of the capital city of Nicosia and to ensure a balanced distribution of development and growth in the planning area, to encourage the development of future developments within the Priority Development Areas (PDAs)*
- *Ana arazi kullanımlarla ilgili*
- *To allocate appropriate and*

gelişmelerinin elde edilebilmesi ve yeni gelişmeler ile altyapı donanımının eşgüdümünün sağlanması için, uygun ve yeterli miktarda araziyi ayırmak, konutlar ve işyerleri arasında yakın ilişkiyi teminat altına almaya özel önem göstermek,

- *Düşük maliyetli konut gelişmeleri ve kapsamlı konut gelişmeleri için uygun koşullar yaratılmasını konut kredisi sisteminin kurulmasını teşvik etmek*

- *Artan ulaşım talebini karşılamak, İmar Planı alanı ile bölgesi arasında ve İmar Planı alanı*

sufficient land for the achievement of the main land use developments and for the co-ordination of new developments and infrastructure provision, paying particular attention to ensuring a close relationship between housing and workplaces

- *Promote the establishment of a system of housing loans to create favourable conditions for low-cost housing developments and comprehensive housing developments*

- *To meet the increasing transport demand, to provide access between the Zoning*

içerisindeki yerleşme birimleri ve değişik alanları arasında ulaşıl- 2.0 VİZYON VE ANA HEDEFLER 29 abilirliliği sağlamak, yaya ve toplu taşımacılığı geliştirmek için etkili ve esnek bir ulaşım sistemi oluşturmak

- *Konut yerleşim bölgelerine, kendi yerel donanımları ile hizmetlerinin karşılandığı, işlevsel ve mekansal kimlik kazandırarak, Kentin işlevsel yapısı ve kimliğini geliştirmek*
- *Bozulan, düzensiz gelişen alanlarda kent bütünü ile ilişkili*

Plan area and its region and between the settlements and different areas within the Zoning Plan area.

- *Establishing an efficient and flexible transport system to ensure accessibility and to improve pedestrian and public transport*
- *Residential neighbourhoods are provided with their own local equipment and services. To develop the functional structure and identity of the city by giving it a functional and spatial identity*
- *To develop transformation and reconstruction,*

dönüŖüm ve yeniden yapılanma ve sađlıklaŖtırma, koruma ve canlandırma plan ve uygulama programları geliŖtirmek

rehabilitation, conservation and revitalisation plans and implementation programmes in relation to the city as a whole in areas of deterioration and irregular development

- *Yeni ticari ve endüstriyel geliŖmelerin, belirlenmiŖ alanlarda toplanmasını kolaylaŖtırmak, kent ierisinde uygun olmayan imalata yönelik mevcut kullanımların uygun olan yerlere taŖınmasını teŖvik etmek, Merkezi İŖ Alanının büyüme ve geliŖme yönünü ve konut bölgelerindeki alt merkezler ve Plan Alanındaki diđer yerleŖim birimlerindeki*

- *To facilitate the gathering of new commercial and industrial developments in designated areas, to encourage the relocation of existing inappropriate manufacturing uses within the city to suitable locations, to determine the direction of growth and development of the Central Business District and its functional relations with sub-*

bölgesel merkezlerle işlevsel ilişkilerini belirlemek ve gelişmelerini sağlamak

centres in residential areas and regional centres in other settlements in the Plan Area and to ensure their development

- *İçinde çeşitli türde eğlence dinlenme olanaklarının bulunduğu Kanlıdere yatağını, park alanlarını ve ağaçlık alanları içine alan birbiri ile bağlantılı yeşil alanlar ağı oluşturmak*

- *To create a network of interconnected green areas including the Kanlıdere yacht-network, park areas and wooded areas with various types of recreational facilities*

- *Surlar içine özel önem vererek tarihi alanlardaki bozulmayı durdurmak ve korumak, sağlıklaştırma ve canlandırma programları hazırlayıp uygulamak*

- *To stop the deterioration and preserve the historical areas with special emphasis on the city walls, to prepare and implement rehabilitation and*

*revitalisation
programmes*

- *Lefkoşanın surlar dışındaki, özgün doku bütünlüğüne sahip alanları ile tüm yerleşme birimlerinin kimliklerini oluşturan özgün doku bütünlüğüne sahip eski köyiçlerini, mimarisine, doku bütünlüğüne özgün kullanımlarına, peyzajına ve silüetine uygun olarak korumak, kültürel ticaret ve turizm merkezi olarak gelişimi sağlanmak*
- *To protect the areas of Nicosia outside the city walls, which have the integrity of the original texture, and the old villages, which have the integrity of the original texture that forms the identity of all settlement units, in accordance with their architecture, texture integrity, original uses, landscape and silhouette, and to ensure their development as cultural, commercial and tourism centres*
- *Gerekli yasal ve yönetsel mekanizmalar, mali yatırım ve önlemler,*
- *Necessary legal and administrative mechanisms, financial*

profesyonel bir uygulama grubu ile ilgili olarak Planın uygulanmasına özel önem vermek

investments and measures, special attention to the implementation of the Plan in relation to a professional implementation group give

- *En etkili maliyet sonuçlarını elde edebilmek için etkili kaynak kısıtlamalarını, sınırlı parasal olanakları ve bazı durumlarda, eğitilmiş işgücünü göz önünde bulundurmak.*

- *Consider effective resource constraints, limited monetary resources and, in some cases, trained labour to achieve the most cost-effective results.*

- *. Mevcut etkili birçok belirsizlikler ışığında Planın uygulanmasında yüksek derecede esnekliği amaçlamak ve Planı sürekli gözden geçirerek sıkça güncelleştirmek*

- *Aiming for a high degree of flexibility in the implementation of the Plan in the light of the many uncertainties that are currently prevailing and continuously reviewing and frequently updating the Plan*

It is notorious the prevalence of the attractiveness purpose in the actual strategies of the city, in particular the actin pursued increased level of foreigners and tourists, going to penalize the liveability of residents. Currently, northern Nicosia is experiencing water supply problems, especially during peak demand periods in the summer. Moreover, the city's aging and inefficient sewerage system poses significant environmental and health risks. Also as the population changes and low-income foreign workers arrive, overcrowded and poor-quality housing threatens historic areas eroding city heritage. In the same way, lack of affordable housing options, slow construction processes and underinvestment have created barriers in the housing market in North Nicosia. Strategic planning and enforcement of zoning regulations are necessary to ensure responsible industrial expansion. More specifically, undeveloped parcels or parcels of land present both challenges and opportunities for future growth. Thoughtful urban planning can use these areas to accommodate the city's growing population while preserving its character and environment.

In contrast the northern city developed as cultural, commercial, and educational hub. Nonetheless, to ensuring a sustainable and prosperous future for its residents passes through a fair and structured spatial organisation.

Land use

Corine Land Cover (CLC) is a comprehensive pan-European programme to standardise and inventory the land cover of European countries. The acronym 'Corine' stands for 'Coordination of Information on the Environment'. Initiated by the European Commission in 1985, the main objective of the programme is to provide consistent, multi-temporal and comparable information on land cover across Europe as a valuable tool for environmental, planning and policy studies at various levels.

The CLC uses a hierarchical three-level classification system comprising 44 land cover classes. It includes a wide range of categories such as artificial surfaces, agricultural areas, forests, wetlands and water bodies. The CLC databases have been updated every ten years since 1990, with the latest update in 2020, to reflect changes in land cover. These updates provide important insights into trends and changes in land use over time, supporting environmental impact assessments, habitat conservation efforts, spatial planning and climate change studies.

Each CLC inventory is produced through visual interpretation or automated classification of satellite imagery, supplemented by other ancillary data. The resulting databases and maps are publicly available and widely used by national, regional and local authorities, researchers, NGOs and businesses. Over the years, the CLC's comprehensive and consistent datasets have played a crucial role in supporting European environmental policies and sustainable development strategies.

Following the table with nomenclatures and levels of categorisation and the map legend:

Table 5 Corine Land Cover nomenclatures and levels of categorisation

<i>Corine Land Cover</i>		
<i>level 1</i>	<i>level 2</i>	<i>level 3</i>
1 Artificial surfaces	1.1 Urban fabric	1.1.1 continuous urban fabric
		1.1.2 Discontinuous urban fabric
	1.2 Industrial, commercial and transport units	1.2.1 Industrial or commercial units
		1.2.2 Road and rail networks and associated land
		1.2.3 Port areas
		1.2.4 Airports
	1.3 Mine, dump and construction sites	1.3.1 Mineral extraction sites
		1.3.2 Dump sites

		1.3.3 Construction sites	
	1.4 Artificial, non-agricultural vegetated areas	1.4.1 Green urban areas	
		1.4.2 Sport and leisure facilities	
2 Agricultural areas	2.1 Arable land	2.1.1 Non-irrigated arable land	
		2.1.2 Permanently irrigated land	
		2.1.3 Rice fields	
	2.2 Permanent crops	2.2.1 Vineyards	
		2.2.2 Fruit trees and berry plantations	
		2.2.3 Olive groves	
	2.3 Pastures	2.3.1 Pastures	
	2.4 Heterogeneous agricultural areas	2.4.1 Annual crops associated with permanent crops	
		2.4.2 Complex cultivation patterns	
		2.4.3 Land principally occupied by agriculture, with significant areas of natural vegetation	
		2.4.4 Agro-forestry areas	
	3 Forest and semi natural areas	3.1 Forests	3.1.1 Broad-leaved forest
			3.1.2 Coniferous forest
3.1.3 Mixed forest			
3.2 Scrub and/or herbaceous vegetation associations		3.2.1 Natural grasslands	
		3.2.2 Moors and heathland	
		3.2.3 Sclerophyllous vegetation	
		3.2.4 Transitional woodland-shrub	
3.3 Open spaces with little or no vegetation		3.3.1 Beaches, dunes, sands	
		3.3.2 Bare rocks	
		3.3.3 Sparsely vegetated areas	
		3.3.4 Burnt areas	
		3.3.5 Glaciers and perpetual snow	
4 Wetlands		4.1 Inland wetlands	4.1.1 Inland marshes
	4.1.2 Peat bogs		
	4.2 Maritime wetlands	4.2.1 Salt marshes	
		4.2.2 Salines	
		4.2.3 Intertidal flats	
5 Water bodies	5.1 Inland waters	5.1.1 Water courses	

		5.1.2 Water bodies
	5.2 Marine waters	5.2.1 Coastal lagoons
		5.2.2 Estuaries
		5.2.3 Sea and ocean

Figure 7 Legend Corine Land Cover

Legend Corine Land Cover

- 111 - Continuous urban fabric
- 112 - Discontinuous urban fabric
- 121 - Industrial or commercial units
- 122 - Road and rail networks and associated land
- 123 - Port areas
- 124 - Airports
- 131 - Mineral extraction sites
- 132 - Dump sites
- 133 - Construction sites
- 141 - Green urban areas
- 142 - Sport and leisure facilities
- 211 - Non-irrigated arable land
- 212 - Permanently irrigated land
- 213 - Rice fields
- 221 - Vineyards
- 222 - Fruit trees and berry plantations
- 223 - Olive groves
- 231 - Pastures
- 241 - Annual crops associated with permanent crops
- 242 - Complex cultivation patterns
- 243 - Land principally occupied by agriculture with significant areas of natural vegetation
- 244 - Agro-forestry areas
- 311 - Broad-leaved forest
- 312 - Coniferous forest
- 313 - Mixed forest
- 321 - Natural grasslands
- 322 - Moors and heathland
- 323 - Sclerophyllous vegetation
- 324 - Transitional woodland-shrub
- 331 - Beaches - dunes - sands
- 332 - Bare rocks
- 333 - Sparsely vegetated areas
- 334 - Burnt areas
- 335 - Glaciers and perpetual snow
- 411 - Inland marshes
- 412 - Peat bogs
- 421 - Salt marshes
- 422 - Salines
- 423 - Intertidal flats
- 511 - Water courses
- 512 - Water bodies
- 521 - Coastal lagoons
- 522 - Estuaries
- 523 - Sea and ocean

Following its accession to the European Community, Cyprus actively participated in the Land Use Observation Operation, resulting in the availability of datasets from 2006 onwards. These datasets provide valuable insights into the land use dynamics observed in 2012 and 2018. The spatial analysis covered the

municipal area of both North and South Nicosia, using a delimitation at the Local Administrative Unit (LAU) level.

The use of such boundary data allows for a detailed examination of land use patterns within the walled city and its immediate surroundings, facilitating the identification of specific land use objectives and their evolution over time. This comprehensive approach provides a holistic understanding of land use dynamics, recognising the intricate and interdependent nature of urban processes unfolding in different parts of Nicosia.

Table 6 Corine Land Cover municipality of Southern Nicosia

<i>Level of Classification</i>	LAU RoC					
	<i>2006 (km2)</i>		<i>2012 (km2)</i>		<i>2018 (km2)</i>	
1.1.1 continuous urban fabric	1,46	7,09%	1,46	7,09%	1,46	7,09%
1.1.2 Discontinuous urban fabric	9,44	45,97%	9,62	46,88%	9,62	46,88%
1.2.1 Industrial or commercial units	2,44	11,88%	2,43	11,86%	2,43	11,86%
1.4.1 Green urban areas	1,67	8,12%	0,76	3,71%	0,76	3,71%
1.4.2 Sport and leisure facilities	0,25	1,22%	0,07	0,36%	0,07	0,36%
2.1.1 Non-irrigated arable land	4,53	22,07%	4,36	21,26%	4,64	22,59%
2.1.2 Permanently irrigated land	0,07	0,32%	1,06	5,17%	0,79	3,84%
3.2.1 Natural grasslands	0,68	3,33%	0,38	1,83%	0,38	1,83%
3.2.4 Transitional woodland-shrub			0,38	1,85%	0,38	1,85%
Tot	20,53	100%	20,53	100%	20,53	100%

Table 7 Corine Land Cover municipality of Northern Nicosia

Level of Classification	LAU TRNC					
	2006 (km2)		2012 (km2)		2018 (km2)	
1.1.1 continuous urban fabric	1,16	3,88%	1,16	3,88%	1,16	3,88%
1.1.2 Discontinuous urban fabric	5,09	16,95%	5,50	18,29%	5,50	18,29%
1.2.1 Industrial or commercial units	3,01	10,03%	2,18	7,26%	2,14	7,13%
1.3.3 Construction sites					0,35	1,17%
1.4.1 Green urban areas	0,22	0,73%	0,02	0,08%	0,02	0,08%
2.1.1 Non-irrigated arable land	12,99	43,24%	12,90	42,93%	12,90	42,93%
2.1.2 Permanently irrigated land	4,11	13,68%	4,41	14,68%	4,35	14,47%
2.3.1 Pastures			0,07	0,25%	0,07	0,25%
2.4.2 Complex cultivation patterns	0,06	0,19%	0,06	0,19%	0,06	0,19%
3.2.1 Natural grasslands	1,02	3,40%	0,92	3,07%	0,92	3,07%
3.2.3 Sclerophyllous vegetation	2,37	7,90%	2,63	8,75%	2,37	7,90%
3.2.4 Transitional woodland-shrub			0,19	0,65%	0,19	0,65%
Tot	30,05	100%	30,05	100%	30,05	100%

Figure 8 Nicosia municipality (LAU) – CLC 2006

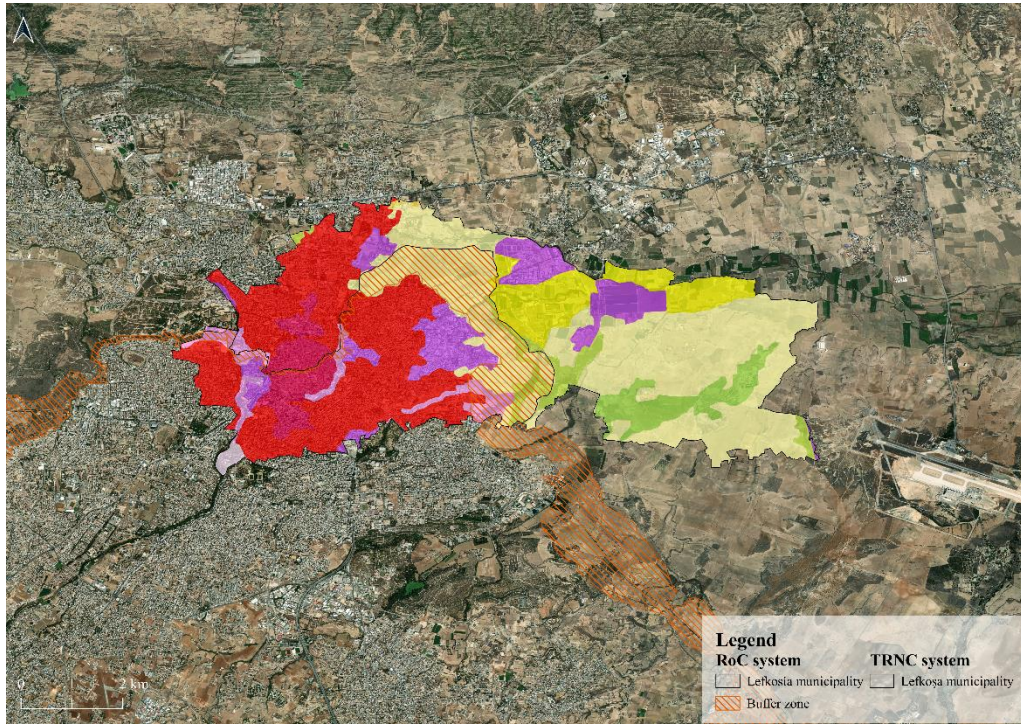


Figure 9 Nicosia municipality (LAU) – CLC 2012

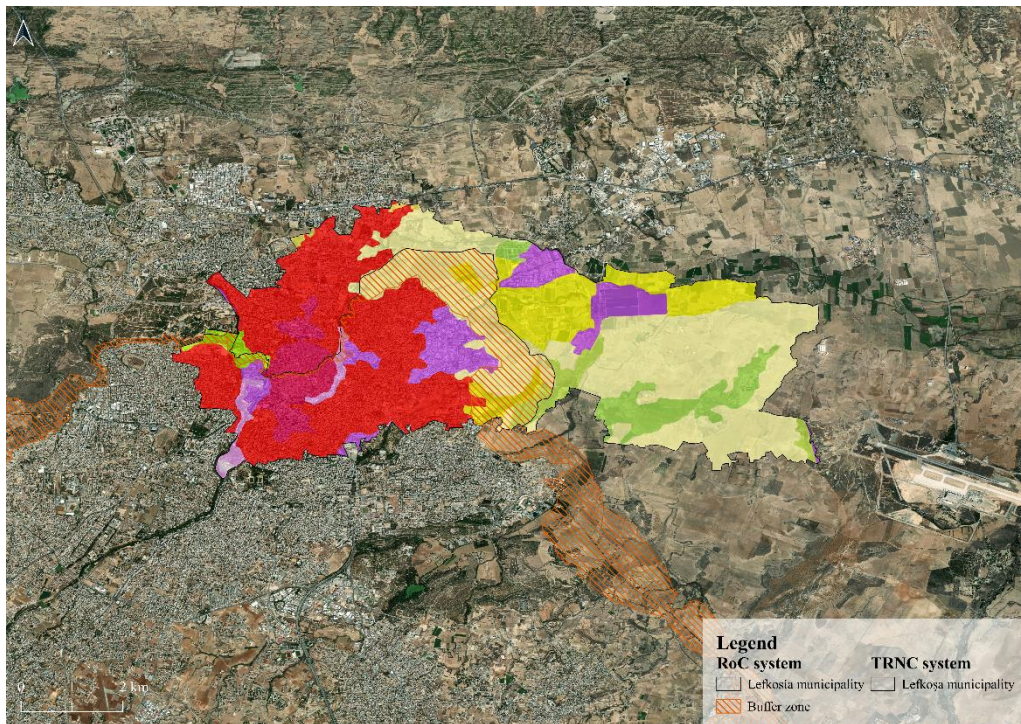
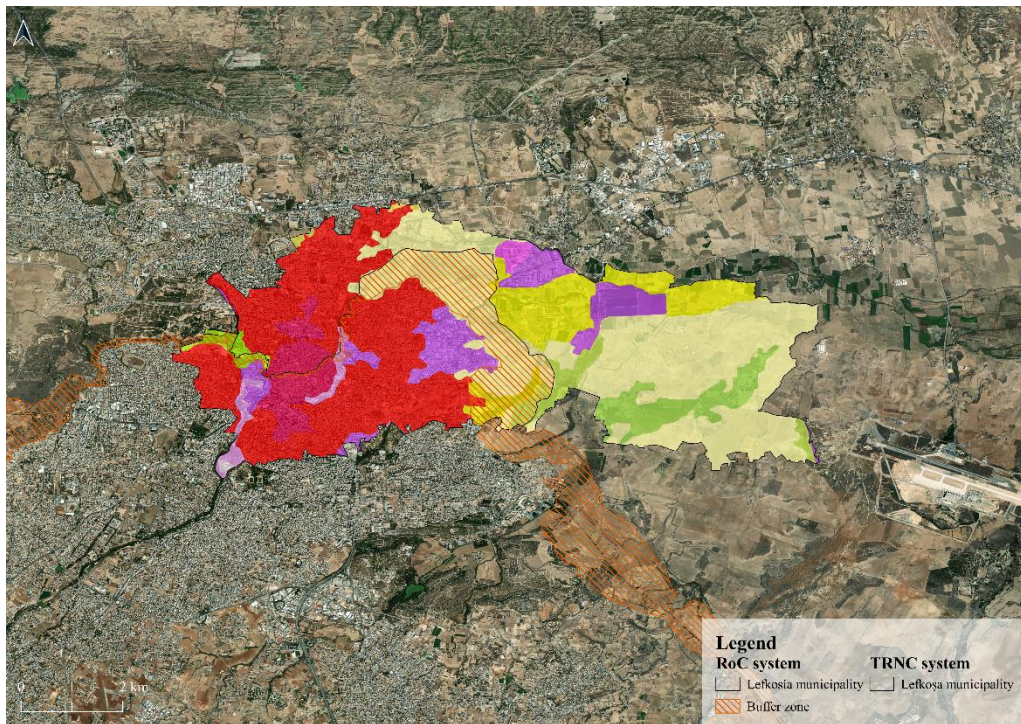


Figure 10 Nicosia municipality (LAU) – CLC 2018



Upper are provided the maps with CLC coverage for a visual interpretation of the territory.

The walled city of Nicosia has a distinctive urban structure, characterised by a continuous fabric that prominently displays the shape of the walls. This urban configuration is accompanied by a continuous commercial zone on both sides, which shows a remarkable continuity. Moreover, the presence of green urban areas is concentrated in specific zones of the territories belonging to the two municipalities. The demarcation of land use within these areas is approximately 0.02 square kilometres, which ensures that a minimum of space is allocated for this purpose. The majority of these green urban areas are concentrated along the perimeter of the walls, with a greater extent in the southern region.

Focusing further on the southern area, we observe that the walled city is surrounded by a less densely populated commercial unit on the eastern and western sides. Although this unit has a similar function and involvement in the

urban environment to other parts of the adjacent municipality, it remains distinct due to its lower concentration. Conversely, the northern part of the city shows a contrasting behaviour, with commercial and industrial units located at the edges of the discontinuous urban fabric, beyond the boundaries of the walled area.

Agricultural areas are concentrated in the eastern part of the city, while the southern region is more homogeneous in terms of land use. This is due to its location within the buffer zone. In particular, the eastern part of the cities is characterised by natural vegetation, which is particularly abundant on the northern side. On the other hand, built-up areas are mainly located in the southern part, although their spatial distribution is decreasing over time.

It is important to emphasise that the spatial organisation of Nicosia varies considerably due to the different morphological characteristics of the areas occupied by the municipalities. In the south of Nicosia, the majority of the area is allocated to the urban fabric, while in the north of Nicosia agricultural areas dominate the landscape. However, there is an interesting shift in trends in the southern region, where artificial areas have gradually decreased in favour of agricultural and semi-natural areas. Similarly, in the northern part of the city, there has been a shift away from artificial land to agricultural land.

Spatial organisation

North Nicosia's CBA proposes land uses primarily for retail, offices and small-scale industry. It also promotes a balance of leisure, cultural and small-scale tourism facilities. The aim is to relocate undesirable and polluting industries or warehouses to more organised areas and to promote the concentration of commercial activities in specific zones without encroaching on residential areas. This includes improving the continuity of commercial functions.

A key point of interest is the area around the Selimiye Mosque, a site of historical importance, which will be developed as a base for cultural activities. The

identification of suitable locations for leisure and cultural activities should be based on land use distribution. In addition, the promotion of tourism incentives should focus on the development of accommodation through the use of the Tourism Promotion Fund. New developments should coexist harmoniously with the historical environment, ensuring the preservation and adaptation of cultural heritage.

Residential use is expected to remain the predominant land use in the future. Initiatives should aim to attract middle-income and young families to settle within the walled city through revitalisation projects. The aim is to modernise living and working conditions and increase the attractiveness of the city.

Conservation of the environment, cultural, architectural and historic buildings is paramount. Instead of building new housing, it's recommended to use and renovate old and unused buildings, thus recovering the economic value of the existing housing stock. The removal of polluting industries or warehouses from residential areas is urged, and the inclusion of diverse functions within residential areas is expected. All new buildings should be in harmony with the historic environment.

A mix of residential development with complementary activities such as retail, offices, light industry and leisure is encouraged. As with other areas within the Walled City, regeneration and enhancement policies are essential during the development process.

The South Nicosia CBA emphasises measures and incentives to preserve the architectural heritage and strengthen the local economy. Land uses include a balanced development of retail and office units, small-scale warehouses, leisure facilities, urban hotels, traditional workshops and housing.

Cultural uses in strategic locations can contribute to and promote the revitalisation of the area, serving both the local population and cultural and

educational tourism. Small hotels can be located within the walled city, but they must respect the scale and character of the area and avoid excessive traffic, particularly in traditional buildings. Priority projects such as the system of pedestrian routes within the Walled City and the redevelopment of Eleptheria Square and neighbouring areas will be promoted, together with an incentive scheme for private development near the buffer zone.

In southern residential areas the protection of living conditions is a priority, with residential uses taking precedence over other uses. Enrichment of residential areas with community facilities and small-scale commercial activities will be encouraged to attract new populations such as young families, students and long-term residents. The relocation of incompatible uses will be encouraged and regeneration projects in declining areas, particularly within the walled city, will be promoted.

Schemes to maintain and increase population in areas along the buffer zone will be encouraged, including listing of buildings and revitalisation of buffer zone areas. Compatible uses that enrich the economic base of the community are welcomed and local commercial centres should focus on local services or needs. Land uses may include small

Small-scale commercial units for day-to-day local services and small-scale office units can be located in residential areas to accommodate professionals such as doctors, dentists, architects and lawyers. Student accommodation may be allowed under certain conditions.

In mixed uses area residential development has priority over other development. Permitted land uses include retail and office units, small-scale warehouses, leisure facilities, urban hotels, traditional workshops and housing, with balanced development ensuring that local living conditions are not disrupted. Cultural

uses are allowed in strategic locations to help revitalise and serve the local population, as well as cultural and educational tourism.

In analysing the spatial planning policies of North and South Nicosia, it is clear that both regions share a common objective of balancing conservation and development while improving living conditions. However, there are some clear technical differences in their approaches.

In the central business areas, both sectors optimise land use for retail, offices and small-scale industry. However, the North places particular emphasis on relocating polluting industries, while the South focuses on preserving the architectural heritage and strengthening the local economy.

In terms of residential areas, the common focus is on preserving the historic environment and revitalising declining areas. However, North Nicosia shows a preference for converting old and unused buildings for residential use. In contrast, South Nicosia seeks to enliven residential areas with community facilities and small-scale commercial activities to provide a vibrant, service-oriented environment for its residents.

Finally, in the mixed-use areas, both sectors aim for a harmonious coexistence of housing and complementary activities, ensuring that local living conditions are not disrupted. However, South Nicosia's policy allows for a wider range of land uses, provided they meet local needs, demonstrating a more flexible approach to the provision of services within these zones.

The architecture of Nicosia manifests distinct aesthetics on its north and south sides, each presenting a unique visual narrative despite a common stylistic heritage – figures below display a representation of the situation.

Originating from a common colonial Neo-Cypriot architectural lineage, the distinct aesthetics of each side have been shaped by different spatial development strategies and policy implementations.

Both sides of the city have sought to pedestrianize their respective areas, a characteristic already evident in the northern part and subsequently pursued as a policy objective in the southern part.

Despite the common architectural style, characterised by the distinctive yellow Cypriot tuff stone and echoes of Cypriot Gothic traditions, building forms have developed differently across the divide. In the south, architectural developments tend towards more intricate block structures, while the north retains its compact and cuboidal structural profile. This divergence in structural composition offers a contrasting perception of the environment in each area. The southern region projects a more organised environment, rich in infrastructure and managed green spaces, while the northern part retains a bustling, bazaar-like ambience characterised by dense, vibrant activity.

Looking at the overall spatial configuration, there is a strategic orientation in the south towards the creation of mixed-use zones within the walled city. In contrast, the northern side has favoured the growth of small-scale tourism and commerce, often at the expense of residential areas, due to less stringent zoning regulations. This dichotomy in development patterns underscores the distinct aesthetic and spatial identities of North and South Nicosia and provides a fascinating study in the evolution of urban environments under different policy frameworks.

Figure 11 Northern Nicosia - sub street of Arasta st.



Figure 12 Northern Nicosia - Yeşil Gazino st



Figure 13 Northern Nicosia - Arasta st



Figure 14 Northern Nicosia - Arasta st



Figure 15 Northern Nicosia - Arasta st



Figure 16 Southern Nicosia - Aristokyprou st



Figure 17 Southern Nicosia - Aristokyprou st



Figure 18 Southern Nicosia - Arsinois st



Figure 19 Southern Nicosia - Solonis st



Figure 20 Southern Nicosia - Ledra st



Traffic management

The transport systems, traffic management and parking schemes in these regions present unique challenges and therefore require differentiated strategic approaches.

In North Nicosia, the main focus of the traffic and parking management strategy is the incorporation of pedestrian-friendly schemes and the overall improvement of traffic conditions that would facilitate smoother movement for both pedestrians and vehicles. Critical to this is the formulation and enforcement of sound vehicle and pedestrian traffic regulations.

An integral part of the strategy is the implementation of a comprehensive traffic management plan designed to maximise accessibility while minimising the volume of transit traffic in urban areas. This includes promoting the use of public transport and improving its facilities. One aspect to be explored is the role of the existing bus terminal as a potential hub for a park and ride public transport system, thus attracting more people to the walled city, a historically and culturally significant part of North Nicosia.

Private car use is another area of focus. Measures to limit this will inevitably need to be studied and considered, given the undeniable need to control congestion. The promotion of alternative modes of transport, such as cycling, offers an ecological and healthy alternative, with the added benefit of potentially integrating central, residential and green areas through a comprehensive network of cycle paths.

Parking management is no less important. Demand and need for parking should be rigorously monitored to ensure the provision of adequate parking, balanced with restrictions on the use of private cars. Ancillary parking should be strategically planned and potentially monetised to maintain order and efficiency. Acquisition of available land for parking is a viable solution, especially given the need for new parking standards.

In contrast, South Nicosia's traffic and parking management policy is primarily aimed at improving traffic circulation in areas close to the buffer zone. Traffic management measures are based on a one-way ring road system, complemented

by traffic calming measures such as bus lanes, pedestrianisation, on-street parking and cycle lanes.

Public transport within the walled city will be encouraged through the use of smaller buses. Special emphasis will be placed on the development of pedestrian and cycle networks within the old city. This includes the extension of pedestrian schemes in commercial and residential areas.

Parking management measures in South Nicosia involve the implementation of unique strategies, incentives and mechanisms aimed at alleviating parking problems, particularly through the creation of peripheral car parks. Importantly, mechanisms for a car park revolving fund are to be established, potentially providing a sustainable source of funding for the maintenance and improvement of car parking facilities.

In conclusion, while both North and South Nicosia are grappling with the challenges of traffic and parking management, the strategies implemented in each region are nuanced and informed by unique geographical, historical and socio-political contexts.

Environment

Nicosia presents an interesting situation for spatial planning policy, with notable differences in environmental perspectives between North and South Nicosia.

In North Nicosia, the role of the environment in urban development and regeneration is underlined by several key strategic objectives. One of these objectives is to transform the moat surrounding the walled city into a recreational area. This initiative aims to harness the inherent potential of the moat through a comprehensive design approach, creating a continuous green space that adds value to the urban fabric.

At the same time, there is a notable emphasis on the maintenance and enhancement of existing green spaces, along with a policy mandate to increase their quantity, thereby promoting ecological integrity within the cityscape. In addition to these green initiatives, the city also focuses on preserving structures of significant historical, architectural and cultural value. This conservation is crucial not only in terms of historical continuity and cultural symbolism, but also as a method of preserving and enhancing the distinctive character of the surrounding environment.

Furthermore, the objective of enhancing the area's attractiveness in order to rejuvenate the social fabric of the Walled City's inhabitants and improve their living and working conditions is a strategic initiative that reflects the socio-environmental symbiosis. This approach promotes a community-driven model of urban regeneration that fosters an engaging and vibrant public realm.

On the other hand, South Nicosia's environmental strategies focus on improving the quality of living conditions. To this end, they emphasise the need for increased government funding for the design, provision and maintenance of green spaces. This increased commitment to public funding reflects a recognition of the vital role that well-maintained green spaces play in urban vitality and overall quality of life.

A key initiative is the enrichment of urban areas with green spaces and leisure facilities. Reservation of space for such facilities and their balanced distribution within the city promotes urban liveability and community well-being. In addition, the proposal to introduce leisure parks and facilities in the moat offers significant opportunities. The creation of a high quality 'ring park' in the city centre, designed to highlight the city walls, represents a convergence of leisure, heritage and green urbanism.

Finally, the creation of a continuous pedestrian and cycle route in the moat reimagines the city's mobility infrastructure. By promoting sustainable transport options, this strategy not only encourages healthier lifestyles, but also helps to reduce the city's environmental footprint.

In conclusion, both North and South Nicosia demonstrate a clear commitment to improving their environmental and spatial aspects through their planning policies. Their respective initiatives reflect a holistic approach that integrates green urbanism, cultural heritage and community well-being into a unified vision for sustainable urban development.

Conservation policies

In North Nicosia, a comprehensive conservation policy is in place to ensure the preservation of the city's rich architectural and historical heritage. These policies are based on the development of comprehensive listing studies for buildings, groups of buildings, areas or monuments of notable architectural or historical value. This systematic approach facilitates a thorough evaluation and prioritisation of conservation activities, providing a structured pathway for the protection of North Nicosia's cultural heritage.

It also advocates a holistic approach to conservation that considers the Walled City as a single entity. The intention is to preserve and revitalise the Walled City by exploiting its potential for tourism, education and culture. By promoting these sectors, a vibrant socio-economic movement can be stimulated, attracting additional investment to the area. This strategy requires that any new developments within the Walled City are in harmony with the existing historical and cultural milieu.

The conservation policies also emphasise the importance of public involvement and awareness. They aim to foster a community ethos that values and supports the preservation of the city's unique historical and cultural heritage. Land use

planning that is sensitive to the character and scale of the historic areas is a key component of these policies. In addition, an overarching aim is to reclaim the unique identity of the walled city that has been eroded by inappropriate development. To facilitate this, the potential of the existing historic environment and the economic capacity of the city will be harnessed, primarily through cultural tourism. Incentives and regulations will be provided to encourage compliance and implementation of established development, conservation and rehabilitation policies.

South Nicosia's conservation policies, similar to those of the north, emphasise the importance of the walled city as a cohesive unit. The policies aim to protect the architectural character of the area, impose aesthetic controls on new construction and regulate the alteration of existing structures. These include zoning restrictions that limit non-residential uses, except for small-scale commercial activities to meet daily needs.

The promotion of a detailed scientific archive is an integral part of the conservation policy, ensuring that all significant elements of the city's architectural heritage are meticulously recorded. Improving the residential environment and promoting traffic management schemes are other priorities. The policy also provides for financial and tax incentives to encourage property owners to preserve listed buildings.

Revitalisation projects that encourage private sector participation are strongly encouraged, with a particular focus on monuments and archaeological sites. The preparation of an Area Scheme for the Walled City aims to achieve a balanced and organised land use structure. At the same time, efforts will be made to relocate incompatible uses. Finally, the overall objective is to protect the Walled City as a whole as part of the World Heritage and to promote the development of a comprehensive archive of the city's architectural heritage.

However, there are subtle differences in their implementation. North Nicosia focuses on harnessing the city's economic capacity and incentivises development, protection and renovation. South Nicosia, on the other hand, emphasises aesthetic controls and zoning restrictions, offers financial incentives for conservation, and prioritises the relocation of incompatible uses and the improvement of the residential environment.

In short, while the overarching conservation-centred approach is shared, the individual policies reveal a distinct mix of efforts, demonstrating the need for flexible, context-sensitive policies for effective heritage conservation and sustainable urban growth.

Chapter 6

Conclusion

Planning systems embody complex and dynamic structures that are constantly evolving. The driving forces behind their innovation are diverse and include both internal transformations and external stimuli. In examining two different Spatial Governance & Planning Systems (SGPSs) in this study, an exhaustive evaluation of numerous comparative factors was undertaken. This evaluation aimed to understand how each of these systems - one official and one de facto - was organised, their common characteristics and capacities for information exchange, and the mechanisms and trajectories of such interactions.

This academic pursuit focused on cataloguing the structural components, encapsulating the instruments of territorial governance, examining the evolutionary trajectory of the island's spatial planning discourse, and exploring the ramifications of the elements of spatial practice within both domains. In particular, the research sought to decipher whether there is a knowledge flow of special practices between the two entities. This involved exploring a wide range of aspects to unravel the intricate interrelationships between the two systems that make up the island. The research extended beyond innovative processes in institutional technologies to other drivers of design technologies, both internal and external to the territory.

In the subsequent tables, it is presented a concise representation of the key elements pertinent to the two systems under consideration. The first table provides a detailed overview of the organizational structures of the state, while the second table focuses on the elements associated with spatial planning.

Table 8 Synthetic overview of the organizational structure of the systems

RoC		TRNC	
Government			
Unitary presidential republic		unitary semi-presidential republic	
Legislature			
House of representative (unicameral)		Assembly of republic (unicameral)	
Area (km2)			
5273		3358	
Population (2011 census)			
838897		294906	
GDP			
Total (bn \$)			
49857		3735	
Per capita (\$)			
54611		13428	
HDI			
0,896		0,7*	

Table 9 Synthetic overview of the main elements of spatial planning of the systems

RoC		TRNC	
Administrative framework			
Unitary State of Cyprus Republic	<i>NUTS0</i>	Turkish Republic of Northern Cyprus	<i>NUTS0</i>
district	<i>LAUI 6</i>	district	<i>LAUI 6</i>
municipality	<i>LAU2 615</i>	municipality	<i>LAU2 200</i>

Spatial planning authorities	
National level	
Department of Town Planning and Housing	Department of Town Planning
Local level	
Municipal Council	United Board
Autonomous competent authority (main cities)	Branches of the Department (main cities)
Spatial planning instruments	
National level	
Island plan	National physical plan
Local level	
Local plan	Zooning plan
Area plan	Environmental plan
Policy statement	Priority area plan

The two spatial planning systems under review have marked similarities, particularly in their overarching structures, which are underpinned by a set of binding laws that frame their respective legal underpinnings. A common heritage can be discerned, undoubtedly stemming from British influences that have significantly shaped urban development throughout Cyprus since the beginning of the last century. The importation of the British style of town planning is evident in the architectural designs of the areas built during the British era. However, the differences between the two regulatory systems are also evident. In particular, the RoC system is much more holistic in its spatial planning tradition. This system integrates elements of social and environmental sustainability and the conservation of the architectural heritage more fully into its objectives, indicating a well-rounded approach to spatial planning.

In terms of territorial division, British influence has also been instrumental in determining the current administrative boundaries. It has encouraged the creation of large urban centres in cities with higher productivity, alongside a dispersal of urban settlements. As a result, a highly polarised urban landscape has emerged, characterised by a pronounced disparity between cities and their peripheries within both systems.

An examination of the mechanisms of territorial governance further reveals that their composition is largely reflected in the use of vision and framework instruments at the national level and strategic-regulatory instruments at the municipal level. This suggests that larger cities have been granted considerable autonomy within both systems. However, this arrangement reinforces the urban-peripheral divide, as pioneering spatial practices often involve high-level stakeholders. These stakeholders tend to gravitate towards municipalities that are more receptive and inclined to innovative spatial transformation ventures. Therefore, this scenario could potentially exacerbate spatial disparities in Cyprus.

The main findings of this study concern the structural and operational nature of the two systems, highlighting in particular the differences between the two systems operating on the island. Notwithstanding the self-proclaimed sovereignty of the Turkish Republic of Northern Cyprus (TRNC) system, its vision and objectives closely mirror those of its southern counterpart. Furthermore, it is worth noting that the spatial planning model of both systems can be categorised as performative, demonstrating even greater flexibility within the neo-system.

In addition, the study examined the interactive dynamics between the two systems. Substantial communication was observed, mainly due to a linkage paradigm that positions the Republic of Cyprus (ROC) system as a sieve for the

TRNC system in the context of international relations, thereby establishing a crucial factor for implications on urban planning. The study confirmed the lack of direct coordination, instead pointing to analogous tendencies and a common trend of land consumption. Objectives were found to be consistent, which does not mean that there is mutual agreement in the pursuit of specific goals, but rather that in practice the results are markedly different, especially in the bi-communal administrative region of Nicosia. Despite the common emphasis on the walled city area as a residential and commercial zone, there is a striking difference in style and trend, albeit pursued differently. This is evident in the northern part of the area, where there is a pronounced tendency towards tourism that shaped contemporary spatial practices.

The distinctiveness of the case study is encapsulated in the island's unique amalgamation of morphological features, its strategic geographic positioning at the intersection of multiple country patterns, and a dynamic history shaped by the strategic settlements of diverse communities over the preceding centuries. The absence of conventional warfare, such as states vying for spatial and geographical supremacy, has created a multicultural milieu in which communities have dispersed across the territory without significant expansion to the present day.

The multifaceted examination of Nicosia underlines that even in the midst of similar circumstances, the rigorous enforcement of design quality control and the assimilation of institutional objectives have the capacity to revolutionise urban spaces. The Nicosia Municipality under Roc is an illustrative example where the historic city centre has successfully undergone a rejuvenation process while maintaining the historical continuity of its architectural heritage.

This achievement is manifested in the creation of liveable, cohesive spaces, thereby narrowing the gap between the concepts of a 'historic centre' and a

'contemporary city'. This intriguing phenomenon can be explained by the principle of cohesion, an aspect that is apparently less conspicuous in the context of the TRNC system. In fact, despite policies aimed at identical results, a triumphant renovation and socio-economic revival of the urban environment has been witnessed exclusively within the original systemic context.

The main catalyst for this diversification of practices seems to be Europeanisation. Its efforts to achieve cohesion and previous reforms to ensure economic and political stability have led to a more holistic and controlled approach to spatial practices. Thus, while the systems show considerable similarity in their structure and intent, it is at the operational level that the RoC system shows more virtuous practices in line with strategic plans.

From this point of view, one could conclude that any potential knowledge exchange could be unidirectional and primarily benefit the RoC. Indeed, the TRNC system could potentially incorporate innovative tools to refine elements of territorial governance that will have a comprehensive and positive impact on the territory. Nevertheless, it is important to consider how the de facto situation of the territory may significantly limit possible elements of knowledge exchange at the spatial level. This is largely due to its dependence on the only country that recognises it, coupled with a strong tendency to develop the tourism sector. The latter often seems to prioritise stakeholder interests over the overall enrichment of the territory, a factor that must be carefully weighed in any analysis or proposed implementation.

This research sought to provide an integrative review of the complex territorial governance systems in Cyprus by contrasting the two systems currently in place on the island. An interdisciplinary approach was adopted, with a central focus on territorial governance. The dynamic facets of these systems were thoroughly examined, which required an in-depth understanding of their constitutive

elements: geographical location, its social dimension and normative facets. Within the European framework, cohesion was identified as a crucial objective, as set out in the Treaty on the Functioning of the European Union. It was found to facilitate rational and compact interactions between different elements within complex systems. The research also emphasised that territorial governance is not just a spatial extension of governance. It constitutes a distinct field of analysis due to the multiplicity of territorial elements subject to change.

The main objective of this thesis was to compare the prevailing states of the two systems on the island, analysing in detail the interaction between two states, one of which is European. This research highlighted the unique governance elements that characterise each state, leading to the identification of replicable elements of good governance within each system. As such, this research has significant implications for comparative studies, providing valuable insights and contributing to a more nuanced understanding of territorial governance systems. In particular, this research highlighted the specificity of the case study, with the aim of identifying the spatial development modalities manifested in this territory through the delineation and interpretation of a series of adaptation processes.

In the context of this dissertation on the comparative analysis of spatial planning systems in Cyprus, this study began by mapping spatial the object of study, the SGPSs, according to different elements. The central objective was to delineate these systems and assess their mutual coherence. The research centred on an examination of the existing literature on comparative spatial planning. This literature, which forms the fundamental basis of this research, was evaluated in the light of significant advances in the field of comparative studies of spatial planning in the European context. This wide range of research covers an extensive timeframe, progressively covering more complex contexts and

analytical components. Consequently, a reference methodology has emerged from this corpus, considering spatial planning as an "institutional technology".

The comparative study aims to highlight the potential for public regulation of territorial development, which is distinctly heterogeneous within the European context. The aim is to highlight the numerous factors that shape the unique power dynamics between the state and the market in each institutional context. In the case of Cyprus, these dynamics are predominantly determined by robust market pressures, notwithstanding the structured system of territorial land use control. Therefore, this research seeks to highlight these dynamics in Cyprus - an island with a unique position in the Mediterranean region and as a border area between the European Union and neighbouring states - in order to facilitate optimal knowledge transfer and territorial cooperation.

The research under review has elucidated a comprehensive understanding of territorial governance on the island. This study has been a notable addition to the existing literature, characterising the evolution of territorial dynamics within Cyprus through a comparative approach.

While the spatial planning system of RoC has often been the subject of European-level research, the current research provides a novel perspective on the existing spatial practices on the island. This practical perspective revealed innovative ways towards a holistic, harmonised and sustainable development of the two systems on the island.

The literature review was deliberately selective, with a preference for European-centred studies. The literature review dissected different conceptual modalities, each identified on the basis of its objectives, components and structural limitations. The aforementioned methodology was chosen because it was considered the most appropriate comparative approach for the Cypriot context.

The analysis encapsulated the components of the SGPSs and also took into account the various elements that influence and facilitate knowledge transfer. One limitation recognised in this study is the paucity of information on the literature that existed before and after the accession of the Republic of Cyprus to the European Union. This paucity influenced the definition of research elements and limited the exploration of the impact of supranational Europeanisation processes on planning policies and practices. Despite this limitation, identifiable facets of Europeanisation from the literature have been defined, shedding light on how elements of governance structures have been modified and their impact at national and local levels within the RoC system and its points of intersection with the TRNC system.

It's also important to note the gap in the literature on the planning system of the Turkish Republic of Northern Cyprus (TRNC) , beside the consideration given to how the essence of de facto existence influenced the accessibility and availability of pertinent information.

Despite the existing geopolitical situation on the island, which is not universally recognised as stable and peaceful in the long term, the current study allows for a consideration of the evolving dynamics of the territory. The aim is to propose, at both local and supranational levels, spatial planning approaches that are in line with existing spatial practices, thus promoting a more effective exchange of knowledge and practices.

The methodological research sought to identify the integral components of the existing institutional technologies within the island's boundaries. However, despite the precision with which the elements under investigation were scrutinised, the research was somewhat limited by the variations in the quality and quantity of the comparative data available. This dilemma was particularly evident in the assessment of actual practices in the allocation of land use rights,

particularly in the northern part of the island. On the basis of the evidence collected, the understanding of this aspect remains regrettably indeterminate.

Thus, this critical assessment of the methodological design forms a key section of the concluding chapter, providing an insight into the complexities encountered during the comparative urban planning analysis in Cyprus and highlighting areas for potential further exploration in the quest to develop a more comprehensive understanding of urban planning dynamics in the region.

This research can be classified as a comparative baseline for the island, opening up avenues for several aspects that can be further elaborated. Among the most important of these is the identification of the impact that processes of Europeanisation have had on the two systems. The analysis should consider whether these processes have led to a change in the dynamics of land use and whether European institutions have brought innovative elements to the northern part of the island. An additional potential area of interest could be to examine the extent to which tourism, a critical economic sector, can foster a link between the two systems and whether it significantly changes the dynamics of the granting of building permits.

However, as the analytical results of this study show, this does not exclude the likelihood of harmonious and corresponding progress at the grassroots level, brought about by a synergistic collaboration of both sectors of the island. These sectors, despite sharing common objectives, have benefited from different contexts of spatial production and consumption, with varying degrees of effectiveness.

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