NICOSIA MASTER PLAN
A Bi-Communal Initiative to change the image of the city
Bi-Communal Projects
Building bridges between the two communities

- 1978: Agreement for the preparation of a common sewerage system
- 1979: Agreement for the preparation of a common physical Master Plan

Aim: To improve the existing and future living conditions of all the inhabitants of Nicosia
The Nicosia Master Plan Team

1981: A bi-communal multidisciplinary team was formed in order to prepare a common planning strategy for Nicosia

Study Area
The Nicosia Master Plan
A FLEXIBLE PLAN ADAPTABLE TO CHANGING CIRCUMSTANCES

First phase: 1981-'84
• Formulation of a general planning strategy for Greater Nicosia

Second phase: 1984-'85
• Preparation of a detailed operational plan for the City Centre
THE HISTORIC CENTRE

• Constitutes a common heritage for all the communities of Nicosia

• Is considered by the NMP team as the most precious part of the city

• This area was subject to physical decay and socio-economic decline conditions for many years
REHABILITATION POLICY

Preservation and rehabilitation as a multi-dimensional process

- **Social objectives:**
  Relating to the rehabilitation of old residential neighbourhoods, community development and population increase,

- **Economic objectives:**
  Aiming to revitalise the commercial core and increase employment opportunities
• Architectural objectives:
  Preservation and restoration of individual historic monuments and of groups of buildings, with significant architectural and environmental qualities
REHABILITATION POLICY

• Planning objectives:
  Balanced distribution of mixed use areas,
  Density of development in harmony with the scale of the historic centre

• The buffer zone
  considered as the most important “gluing area” for the functional integration of the city
REHABILITATION POLICY

Planning objectives: Traffic Circulation

Pattern of one-way loops

Pedestrianisation schemes
REHABILITATION PROCESS

Bi-Communal investment projects:
A common tool of implementation between the two sides

Twin priority projects:

• Contribute directly to the revitalisation of the historic centre

• Provide the opportunity to the public sector to act as catalyst and stimulate private initiative
The overall objective:

- To attract new residents in the old city

Actions:

- Increase of available housing units
- Provision of community facilities
- Improvement of the quality of public open spaces

Projects funded by USAID through UNHCR & UNDP
Commercial activity in the walled city was gradually declining.

**Aim of the project:**

- The environmental improvement of the commercial axis in order to allow it to compete with the new business centres of the modern city.

The project was funded by the European Union.
REHABILITATING HISTORIC AREAS: Omerye - Selimye Projects

Aim:
To rehabilitate and upgrade the environment of two of the most important historic areas of the walled city

Projects funded by the European Union through UNDP/UNOPS
RESTORING THE URBAN FABRIC
Phaneromeni-Samanbahce Projects

Aim of the projects:
To restore the urban fabric of two socially, economically and physically neglected areas

The projects are funded by the European Union through UNDP/UNOPS
THE BUFFER ZONE PROJECT

The buffer zone area is suffering from an accelerating deterioration process

Targets of the project:

- The creation of a record regarding the architectural heritage
- The preparation of the architectural survey of the facades of 265 buildings
- The proposal of emergency intervention measures to save collapsing buildings

The project was funded by USAID through UNDP/UNOPS
BI-COMMUNAL COLLABORATION

Nicosia Master Plan:
Twenty two years of fruitful technical collaboration

New goals:
• To develop a new common vision for the city centre
• To promote more effective mechanisms of implementation
• To stimulate the active involvement of all interested parties
• To raise citizen awareness regarding the need to preserve and rehabilitate the core of the city