



Eastern Mediterranean University
Faculty of Architecture – Shojaee Far, Alpar Atun

REAL CORP 2012 RE-MIXING THE CITY - 14-16 May 2012, Schwechat
TOWARDS SUSTAINABILITY AND RESILIENCE?

Prospects for Brownfields at the Edge of Nicosia Buffer Zone

*Mohsen Shojaee Far,
Resmiye Alpar Atun*



Table of Contents

- Brownfield Issue
- Field Study
- Nicosia and Buffer Zone
- Evaluations
- Results as Positive and Negative Issues



Brownfield is a terminology in Land-Use Policies

- Since Brownfield is a **land use status**, it may be defined differently in different countries, regions, or even different professions and disciplines.
- **previously developed land** which is real (estate) properties and may occupy a permanent structure in both built-up and rural locations. These sites have been **affected by former uses** of the site **or surrounding** lands. Brownfield sites are generally abandoned, derelict, idled or underused, and may have real or perceived **contamination** problems, where **require intervention** to bring them back to **beneficial use**



Now these sites has two dimension:

- Problematic spaces within the cities
- **Golden Opportunities** within the cities



Aim:

- Aim of this study is to **provide prospects for brownfields** in **Northern part of Cyprus** in general, and areas close to the buffer zone in particular, **where no any research has been done before in this perspective.**



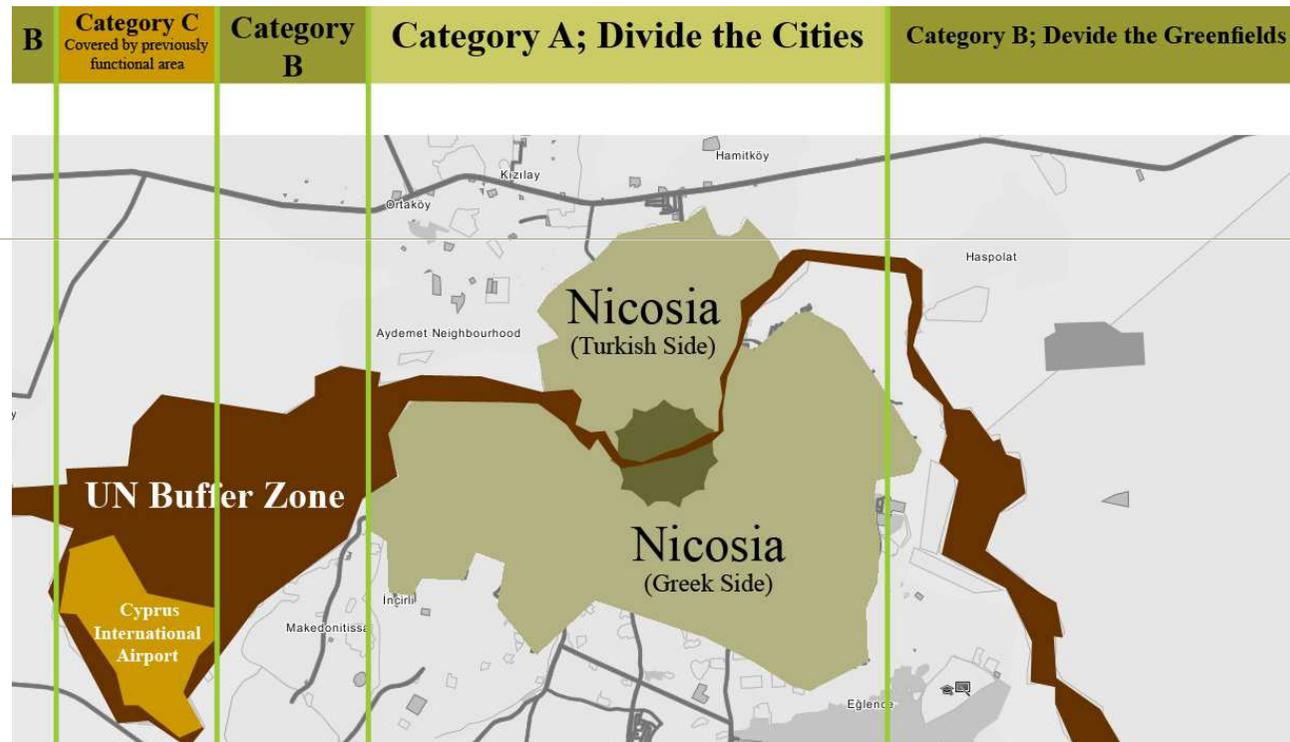
Nicosia, Last Divided City in Europe, Result of Cyprus Conflict in 1974



Cyprus map from CIA World Factbook, after 1974 (Source: CIA Fact Book, URL: https://www.cia.gov/library/publications/the-world-factbook/maps/maptemplate_cy.html)



UN Buffer Zone of Cyprus and Urban Decays Which It Caused in Nicosia



Categories of UN Buffer Zone According to its Location



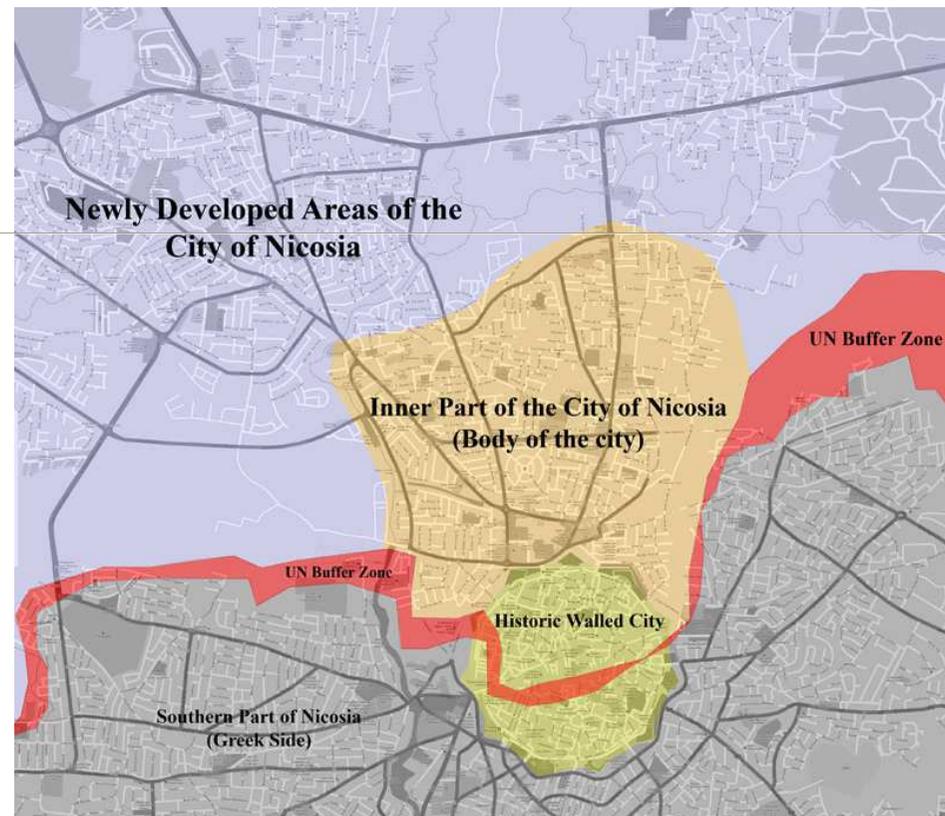
UN-Buffer Zone

- It is one of the **edges of EU**, and Nicosia buffer zone is one of the EU borders
- Now It functions as a **physical barrier** between the two communities.
- If any time in the future the conflict of Cyprus is resolved, then the buffer zone will not have any function and it will turn into a **huge brownfield**



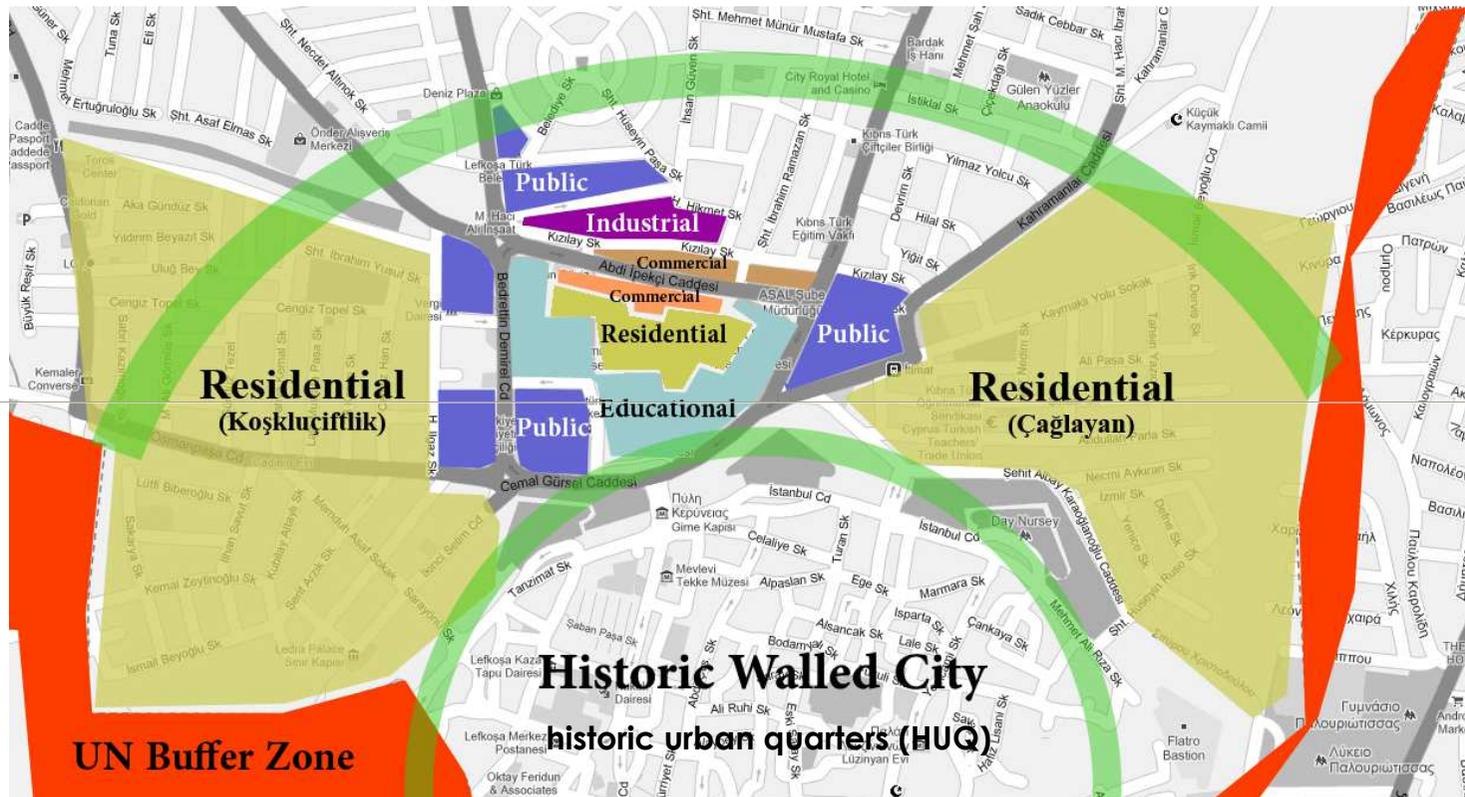
Result of Division in Northern Part of the Nicosia

- Vibrant neighborhoods → **poor** neighborhood
- **negative** political and international situation
- economical **problems**
- big number of **immigrants** with low user's profile,
- Economical activities moved toward the north to get away from buffer zone...





Brownfield Sites in Peripheral of Nicosia Buffer Zone



Brownfields with Characteristics of Partially Occupied Lands

Selected pilot area is in **Northern part of Cyprus**, which is **peripheral areas to buffer-zone is accepted as 'case study'**

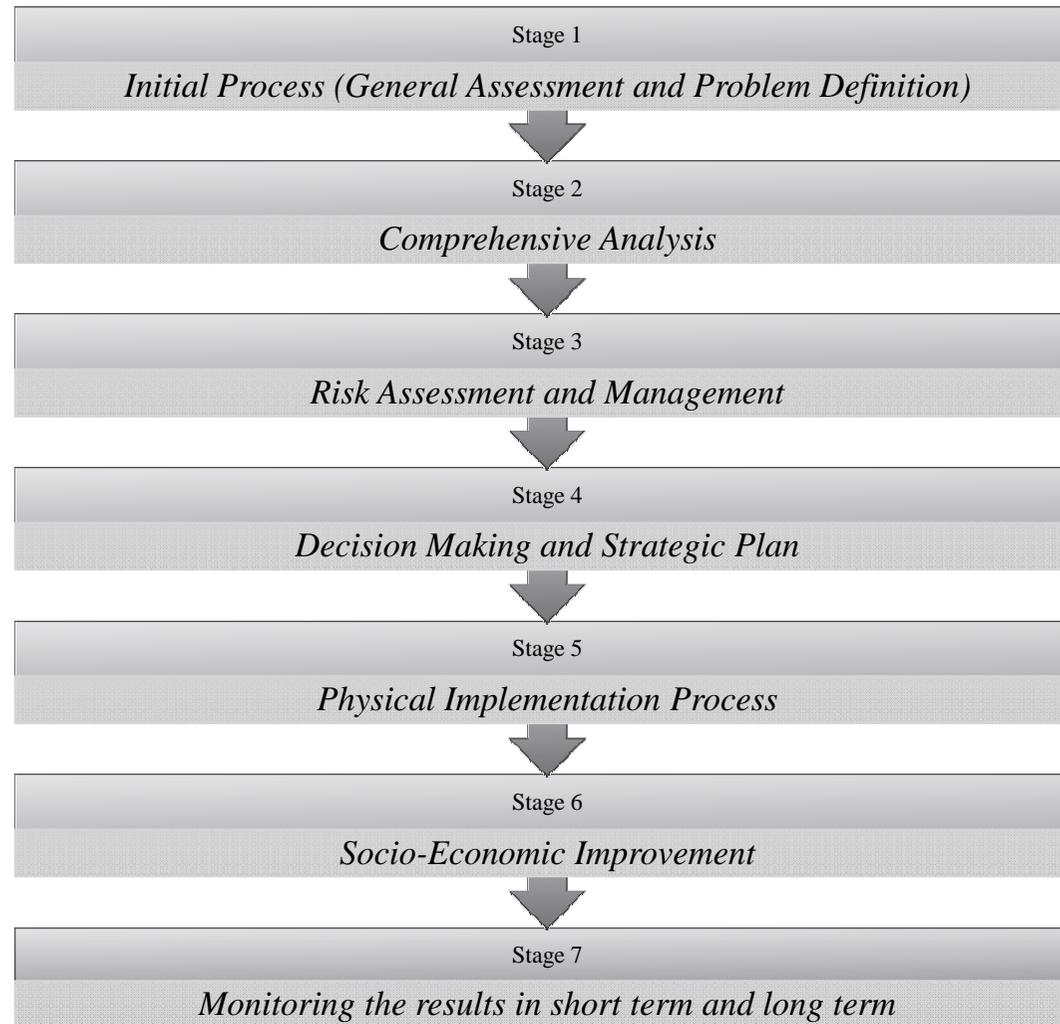


Barriers to achieve sustainable development in these areas

- Lack of professional and contemporary **methods**
- Absence of sufficient **policies** regarding to sustainable development
- **Variety of visions** between local government and professionals
- Poor attention to **social issues**
- **Top Down** decision system
- And existence of **physical and psychological border**



Guideline for process of Sustainable Brownfield Regeneration (SBR) program, which acts as a conceptual model for SBR program





Initial Process (General Assessment and Problem Definition)

Initial Stage of Process of SBR Program

Initial Process

(General Assessment and Problem Definition)

Initial Site Survey:

- Physical/Environmental Site Survey

- Socio-Economic Survey (Interviews, questionnaires, etc.)

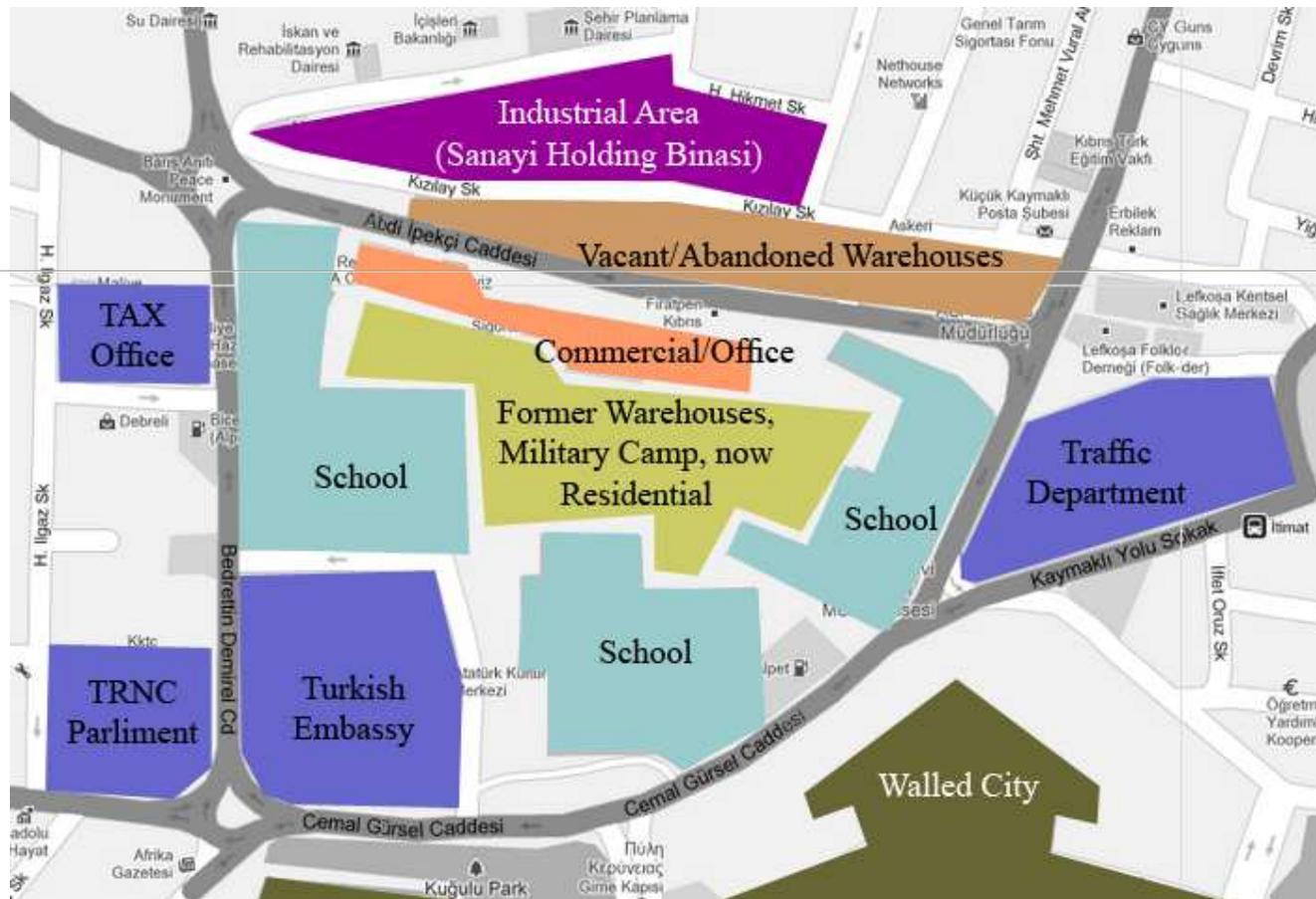
Recognition of Stakeholders to arrange a multi-disciplinary team for further stages

Identification of theme of general problems

Conceptual Framework out of initial analysis for SBR Program to emphasize positive and negative points



Initial Stage; Findings Related to Periphery Area of Nicosia Buffer Zone





Brownfields





Abandoned Industrial Building





Warehouses, which were transformed to residential (Shanty Town)





Back Side of Main Street, And Entrance of Residential Area (Shanty Town)





Vacant and Abandoned Houses at periphery of Buffer Zone





Key Positive Issues

- Historic **walled city**
- **Infrastructure**
- Experience of **cooperation** with the other community (Greek Cypriots) throughout **Nicosia Master Plan.**
- **UNDP** resources
- Edge **of EU**



Key Negative Issues

- **Absence of policies and regulation about brownfields and contaminated sites**
- level of contamination.
- **Ownership problem,**
- users' **un-satisfaction**
- **top- down** decision system
- Lack of permanent **community,**



Key Negative Issues

- **Uncertainty**
- **Gentrifications**
- **lack of community partnership,**
- public-private partnership, partnership of public stakeholders,
- **lack of holistic strategic plan,**
- lack of incentives and grants,
- lack of feasible financial and economic plans,
- lack of management for economic and strategic development.



Conclusion

○ Essential Action Recommendations:

- Improvement in **state policies**,
- Transformation of **abandoned and vacant** properties to the **functional form**,
- Transformation of **military areas** within the city to some other public functions which leads to contribution of those facilities and properties in city life,
- And **enhancing** the **community partnership** which are essential to improve the quality of life in Nicosia.



BUT...

- Nowadays the main development issue in Cyprus has focused on **Greenfields and this sprawl development** will have long term negative impacts to the urban environment of the island. If this situation **continues** with the existing condition, approximately in **next 30 years**, solution for all these problems will be so **expensive** by means of money, time, and effort.



...Thank You For Your Attention...