Urban Separation: Nicosia

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Abstract— The concept of "city" was defined in different ways in different periods of history. The definition of city varies between historic periods. The concept of "dual city" emerges with gaining importance of economic factors in the city. Social inequality gradually increases in cities with the global economic system. Social inequality gradually increases in cities with the global economic system. This causes urban separations (division). Cities can divide into economic and social segments as well as administrative and physical segments due to political issues. urban planning is one of the most important tools to be used by urban administers to prevent "urban separation" and "urban inequality". This study addresses Nicosia as a divided city. The purpose of this study is to explain importance of urban planning for resolution of problems in divided cities. In this respect, it will be addressed how political problems in the country put an effect on Nicosia. The study also covers how the problems caused by urban separation will be resolved with urban planning. Besides urban and environmental problems, unplanned urbanization causes political and economic problems in Nicosia case. It is possible with political discretions of societies to ensure Northern Nicosia and Southern Nicosia which have been continuing development as two different cities for 40 years in a country which seeks for permanent peace on the island, maintain existence as a single city and Nicosia becomes an EU capital in integrity. Planning for development of the city would provide benefits for both Northern and Southern Nicosia.
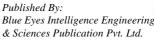
Index Terms—Urban Planning, Urban Separation, Dual City, Urban Division, Nicosia.

I. INTRODUCTION

The concept of "city" was defined in different ways in different periods of history. The definition of city varies between historic periods. Social, cultural, economic and political structures of communities living in cities affect the definition of city. Every city has an authentic existence story. Existence of the city is considered as the beginning of civilizations [1]. For this reason, cities have an important role in development of civilizations. According to Mumford, "The city in its complete sense, then is a geographic plexus, an economic organization, an institutional process, a theater of social action, and an aesthetic symbol of collective unity" [2]. Urban economies direct development and transformation of cities. Urban economy has an important effect on the urban population. Transformation and development in cities with industrialization progress in parallel with economic development of the city. For this reason, the industrial revolution has important effects on the city. Considering the reasons for urbanization, we see technologic, political and socio-psychological as well as economic reasons.

Today with the circle created by the global system, urban places have acquired a new dimension and economic factors have become more important than all other factors. The concept of "dual city" emerges with gaining importance of economic factors in the city. Social inequality gradually increases in cities with the global economic system. This causes urban separations (division). We see increasing urban inequality especially in Europe. London, Paris, Rome, İstanbul, Athens and Oslo are defined as the cities where such problems are encountered [3]. Moreover, this separation in European cities is headed towards social and spatial polarization [4]. Urban separation became more apparent with the industrial revolution [5]. We see separation of cities in many periods of history. Separated cities are not a new condition in urban history. Cities can divide into economic and social segments as well as administrative and physical segments due to political issues. Cities have been considered beyond settlement areas since the city states in Ancient Greece and they have been acknowledged as places which have a determinative role in formation of social, political, cultural and economical structure. These cities began to occur as political organizations in Ancient Greece with collapse of big kingdoms in the 5th and 4th centuries BC. This was an era where cities were unsafe places. Accordingly, self governing small city states were founded with political separations. The "Polis" concept represents the city states of this era. In this period, the city, in other words the "Polis" was a lifestyle. Polis is a moral, cultural, social and political unit rather than determined borders on an area [6]. For this reason, planning in cities have acquired great importance since then. "Hippodamus was one of the first city planners known to history, and he achieved fame in the ancient world by designing cities... He realized, apparently, that a city was something more than a collection of houses, streets, markets, and temples; and so, whilst he was putting the physical town to rights, he concerned himself with the more basic problem of the social order" [7]. As previously mentioned, every city adopts a different identity depending on the era, society, economic, social and political structure. For this reason, we see urban planning has gone through many stages since Ancient Greece. A planned city is defined as "the city development and growth of which have been realized according to a draft and which does not have challenges in fulfilling its functions" [8]. For this reason, urban planning is one of the most important tools to be used by urban administers to prevent "urban separation" and "urban inequality". As can be understood from definitions, urban planning does not only plan use of land in a city. Urban planning designs lifestyles of individuals in a city. We see separated cities due to political reasons besides urban separation based on urban inequality. The concerned urban separation means separation of field/land or space rather than a social separation. Shortly, reflection of a political separation

on the place causes urban separation. Despite the rare number of these cities in the urban history, Berlin, Belfast, Beirut, Jerusalem, Mostar and Nicosia can be given as examples to cities divided due to political problems. Every city has a specific historical process to separation. Every society has its own social, cultural and religious values. Every society has its own economy and political system. The main common character is the physical separation in the city. Factors causing physical separation can be political, religious or ethnical [9]. There are many problems caused by separation in cities divided by city walls. Two separate cities are obtained from a physically divided city. The city needs to pay the cost for separation. Urban separation (division) has high costs for societies. There is a traditional urban security problem in divided cities. This can be associated with the security problems in Ancient Greek cities. If walls are built when political problems cannot be solved through diplomacy, it means this issue has gained a local, national and international dimension. This study addresses Nicosia as a divided city. Nicosia is the last divided capital city in Europe. The city is generally characterized by its walls, separation, buffer zone and green line [10]. Nicosia has been the largest city of Cyprus Island during the history of Cyprus. The city also has a rich historical structure as the capital of the island for 1000 years. Cities are a part of the social, political, cultural and economic systems in their respective countries. No city can maintain existence outside the system of its country. Cities, therefore, are affected by political attitudes of their countries. These effects sometime leave deep marks on the identity of a city. The purpose of this study is to explain importance of urban planning for resolution of problems in divided cities. In this respect, it will be addressed how political problems in the country put an effect on Nicosia. The study also covers how the problems caused by urban separation will be resolved with urban planning. This study was planned as a qualitative research. Data were mainly collected by document reviews and interviews. In the study, all written and non-written sources, mainly legal documents associated with the theme of the study, were reviewed in detail. Furthermore, opinions of field experts were taken. There are limited studies on Nicosia in literature. Results of the study are important in identifying problems in the city and determining new trends to practice.

II. OVERVIEW OF CYPRUS ISLAND AND PLANNING

As mentioned above, cities cannot be considered separately from social, cultural, economical and administrative systems of their respective countries. The island was under control of different national in different periods. Cyprus Island was administered as a colony of the United Kingdom between 1878-1960. In 1960, Turks and Greeks in Cyprus left English dominance and declared the "Republic of Cyprus". The Republic of Cyprus was not able to maintain its existence due to political problems between these two societies. In 1974, Turkey made a "Peace Operation" to regain peace on the island. With 1975 population exchange agreement following the Peace Operation, 120.000 Greeks moved from the north to the south and 65.000 Turks moved from the south to the north. Therefore, two separate sections of population were established on the island. These two sections were separated from each other with a "buffer area" at 5-7 km width and 180 km length [11]. Political problems on the island prevented permanent peace on the island. Cyprus Turkish community declared the Turkish Republic of Northern Cyprus (TRNC) in Northern Cyprus in 1983. Greek Cypriot Administration of Southern Cyprus continued to represent the Republic of Cyprus in the international arena. According to 2011 data of TRNC State Planning Organization, Northern Cyprus has a population of 294.396 [12]. On the other hand, according to 2012 data of Greek Cypriot Administration of Southern Cyprus Statistics Office, 865.900 Greeks live in the southern part of the island [13]. Failure of acknowledging TRNC,1 in other words Northern Nicosia administration in the international arena but recognition of Southern Nicosia as the capital city of the Cyprus Republic internationally negatively affected the integral structure of the city. The Cyprus Republic was accepted to European Union (EU) membership in 2004. As from that date, southern part of the island was defined as EU land and the northern part maintain existence with an administration which is not recognized at international level. Briefly, while Southern Nicosia is a European Capital, the other half of the city cannot benefit from this status. The main problem here is that while Southern Nicosia which is an EU city is administered as per the Union Acquis, the northern part has not such liability. This has caused a major "inequality" in Nicosia. This also contributes creation of a "dual city". Considering the planning system on Cyprus Island, there are two stages of planning. They are divided as the periods before and after separation of the societies. The first stage covers the period between 1950-1974 and the second stage covers the period from 1974 until now [14]. The first stage covers the period when two communities lived together. The second stage, on the other hand, described the period when the space was divided. After 1974, while Cypriot Greeks maintained their existence on the southern part of the island as continuation of the Republic of Cyprus in the international arena, Cypriot Turks established their own administration in Northern Cyprus. It is not possible to talk about an integral plan on the island after 1974. As from this date, the southern and the northern parts of the island were planned separately. When we review the planning system in Southern Cyprus, we see the "The Town and Country Planning Law" was put to effect on 1 December 1990. "Island Plan", "Local Plans or Master Plans", "Area Schemes" are among the "development plans" to be prepared under this law [15]. The Republic of Cyprus, "The Department of Town Planning and Housing" operates under control of the Ministry of Internal Affairs. The main purpose of the department is to make urban and regional planning. Moreover, this department is responsible for implementation of the Town and Country Planning Law (The Department of Town Planning and Housing) [16]. Considering the planning system in the Turkish Republic of Northern Cyprus, we see the 1985 TRNC Constitution [17] made certain regulations on national planning. As per article 36 of the Constitution, the right of property can be limited with the law for "urban and national planning". The planning authority in the Northern Cyprus planning system has been granted to the "planning authority". The planning authority is a central administration body. This central administration body functions as the Urban Planning Office. The planning system in Northern Cyprus is mainly based on central administration. Moreover, the

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[1] TRNC is only recognized by the Turkish Republic.

planning system carries the planning tradition inherited from the British Administration (1878-1960). A major part of the "Streets and Buildings Regulation Law" - "Chapter 96" which was accepted in 1946, is still in practice. In addition to "Chapter 96" the Zoning Law was put to effect in Northern Cyprus in 1989 [18]. There is a zoning plan (master plan) specific to Nicosia in Northern Cyprus.

III. NICOSIA MASTER PLAN (ZONING PLAN)

The need for planning in Nicosia was not a condition which occurred after 1974. In 1996, planning was initiated for the city by the Greek region but Turkish region did not take part in the plan. A separate urban planning was initiated for Northern Nicosia under Turkish administration in parallel. Following a permanent separating in the city after 1974, previous planning required revision and reconstruction. As from this date, the northern and the southern parts of the city began growing and developing like to independent cities. There was a sewage problem in entire Nicosia in 1979. This situation asserts itself as an indicator of requirement for an integral plan. Then, preparations a common zoning plan (master plan) were initiated for Nicosia with joint work of Cypriot Turk and Greek communities under the leadership of the United Nationals Development Program (UNDP). Although the zoning plan was completed in 1984, many problems occurred in implementation of the plan [19]. The Capital Master Plan aims at planned development Nicosia and its close surroundings. The planning area covers all settlements and sub areas. The plan also includes targets and policies oriented at healthy development of the city. The city plan needs to be reviewed and updated according to changing conditions in every five years and whenever necessary. According to the Northern Cyprus Urban Planning Office, the Capital Nicosia Master Plan was commissioned in 2001 and modified twice in 2005 and 2009. Furthermore, the transformation processes was initiated again in 2010 upon request of Nicosia and Alayköy municipalities. One of the most important factors is that the population level predicted for 2020 was reached in 2010 in Northern Cyprus [20].

IV. DIVIDED CITY NICOSIA

Nicosia is a Mediterranean city located in a central position on Cyprus Island and affected by all political, social, communal and economic changes and development on the island. The city of Nicosia is founded on an ancient city called "Lidra". Nicosia has been considered a "city" from the 10th century [21]. Cyprus Island has hosted many different civilizations. The city which carries traces from different civilizations including Byzantine, Lusignan, Ottoman Empires and the United Kingdom was surrounded with walls by the Venetian in 1576 [22]. Political problems between Cypriot Turks and Greeks on Cyprus Island affected Nicosia on social, economic and administrative terms. The capital of the island was divided into two in 1974 following the war between the two communities on the island. These two communities on the island have different ethnicities, religious beliefs, languages and cultures. Cypriot Turks created Northern Nicosia and Cypriot Greeks created Southern Nicosia as two new cities. However, these cities have not lost their characters as commercial and state administration centers. There is a buffer zone between these two cities. With discussions for permanent peace on the island under the control of the United Nations, people are in an increased expectation for resolution of political problems and merger of the cities. It is expected for both parts to accept the situation for merger of the cities. Because this requires a new social, economic and administrative structure. Planning has utmost importance at this point. According to Ersoy, the planning concept has thee main characters. These are defined as "a design for the future", "aimed at certain targets/purposes" and "creating a systemic action sequence" [23]. Considering the fact that Nicosia has not been divided in a planned fashion, it is highly important what kind of a planning the city undertakes after separation. First, the country needs to have a planned structure for the planning culture to reach cities. In Northern Cyprus "people and politicians have a negative approach to planning. Politicians usually do not believe in benefits of planning. Their considerations for elections and lack of political will negatively affect planning. Politicians who do not want to contradict with the public avoid planning" [18]. Nicosia has never been a city which solely belongs to Turks or Greeks. In 1831 population census, 57% of the city was Muslim, in other words Cypriot Turks while the island was under control of the Ottoman. In 1891, this figure receded to 43%. In 1931 during the rule of United Kingdom on the island, non-Muslim population reached 67% and in 1946 population census, Greek Orthodox, in other words Cypriot Greek population was 60%, Cypriot Turkish population was 30% and other communities were 10%. In the first census in the Republic of Cyprus established in 1960, 60% of the city was Greek, 32% was Turkish and 8% was others [24]. During periods of political problems and disputes between communities (1950, 1963, 1974), societies experienced ethnical separation in the city. Turks migrated to Turkish regions and Greeks migrated to Greek majority regions in Nicosia [24]. Shortly, the city was halved on social and communal terms before physical division of the city in 1974. In 1958, municipal services in Nicosia were divided into two for more efficient service. On this date, Nicosia Turkish Municipality was established to fulfill local services of Cypriot Turks. With the establishment of the Republic of Cyprus in 1960, Nicosia Turkish Municipality is legally defined in article 173 of the Constitution of the Republic of Cyprus (article 173 of the Constitution of the Republic of Cyprus, 1960) [25]. Therefore the city which was divided socially and culturally was also halved on administrative terms during the British rule on the island (1958). Invisible walls started to be constructed in the city in 1958. In 1974, the Turkish Republic made a "Peace Operation" to regain peace on the island. As from that date, the city was halved on physical (spatial terms) and the United Nations has undertaken the longest peace keeping mission in history of Nicosia since 1964 [26]. "United Nations Peace Keeping Force in Cyprus" (UNFICYP) is responsible for the area that separates the two sides, or the Buffer Zone. The zone - also called 'the Green Line' [27]. When Nicosia was divided into Southern Nicosia and Northern Nicosia, the city was halved spatially. Two regions did not develop on equal terms. Considering Southern and Northern Nicosia as two separate cities, we see urban inequality problems in both cities. There

are important differences between two cities when we compared them to each other. First, economic differences between Northern Cyprus and Southern Cyprus put an effect on the cities. As previously described, the Greek Cypriot Administration of Southern Cyprus is among EU members states. Despite its membership, it has been determined that the Southern Cyprus economy has had major problems since 2012. Increasing unemployment rate is observed in the Southern Cyprus economy. The unemployment rate of 3.6% in 2008 increased to 11.3% in 2012 [28]. Considering the population of Nicosia, two thirds of the population (67.2%) live in cities according to 2012 data of the Greek Cypriot Administration of Southern Cyprus Statistics Office. Nicosia Greek region ranks first among cities with 337 thousand. [29]. According to 2011 data of the Turkish Republic of Northern Cyprus, State Planning Organization, the population of Northern Cyprus if 97.293 [12]. Nicosia is the most populated city in both Northern Cyprus and Southern Cyprus. In this case, merger of these two cities would cause numerous problems. Two different sections of this city maintain their existence with their different populations and different economies.

V. CONCLUSION AND ASSESSMENT

Nicosia has hosted many different cultures and societies with a rich cultural heritage. The destiny of the city was changed with the destiny of the island. Irrespective of political and economic condition, the city has always been the most crowded city and commercial center of the island. Although the city was affected by political problems on the island, it has not lost its character as a capital city. Nicosia which has been continuing development as two separate cities for more than 40 years needs integral urban planning to become a city again. Preparation and legalization of the Nicosia master plan is undoubtedly important. However, the critical point is to ensure implementation of the city plans. To do this, both sections need to have political will. Eliminating differences in development levels of two cities is as important and necessary as removing urban inequalities in the city. Importance of urban planning comes to the forefront again at this point. Besides urban and environmental problems, unplanned urbanization causes political and economical problems in Nicosia case. It is possible with political discretions of societies to ensure Northern Nicosia and Southern Nicosia which have been continuing development as two different cities for 40 years in a country which seeks for permanent peace on the island, maintain existence as a single city and Nicosia becomes an EU capital in integrity. Planning for development of the city would provide benefits for both Northern and Southern Nicosia.

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