

# **ESTABLISHMENT OF A TECHNOLOGICAL PARK IN CYPRUS**

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## **Planning Provisions in Cyprus in relation to Research and Technology projects**

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**Ministry of the Interior  
Department of Town Planning and Housing**

**Nicosia, 6 September, 2004**

## **A. PLANNING LEGISLATION**

- 1. Town and Country Planning Law of 1972**
- 2. Law enacted on 1.12.1990**
- 3. Promotion and control of development through the implementation of published Development Plans, including Local Plans (Nicosia, Limassol, Larnaca, Paphos and large communities such as Lefkara, Athienou, etc), Area Schemes, and the Statement of Policy for the Countryside (villages and rural areas)**
- 4. Island Plan: the socio- economic development for the entire area of the Cypriot Republic/ not yet published**

## **B. LOCAL PLANS**

- 1. Local Plans contain policies and measures for all types of development including housing, retail development, industry, and other basic activities in urban centers, as well as policies for transportation, tourism, etc**
- 2. Latest publication of Local Plans in March 2003**
- 3. The Plans:**
  - address key spatial planning issues of the last decade**
  - incorporate appropriate market trends**
  - prepare the ground for Cyprus as a full member of the European Union, adopting the goals of the government's Strategic Development Plan**
- 4. Previous Plans did not contain adequate and specific policies for Research and Technology projects**

## **C. STRATEGIC DEVELOPMENT PLAN**

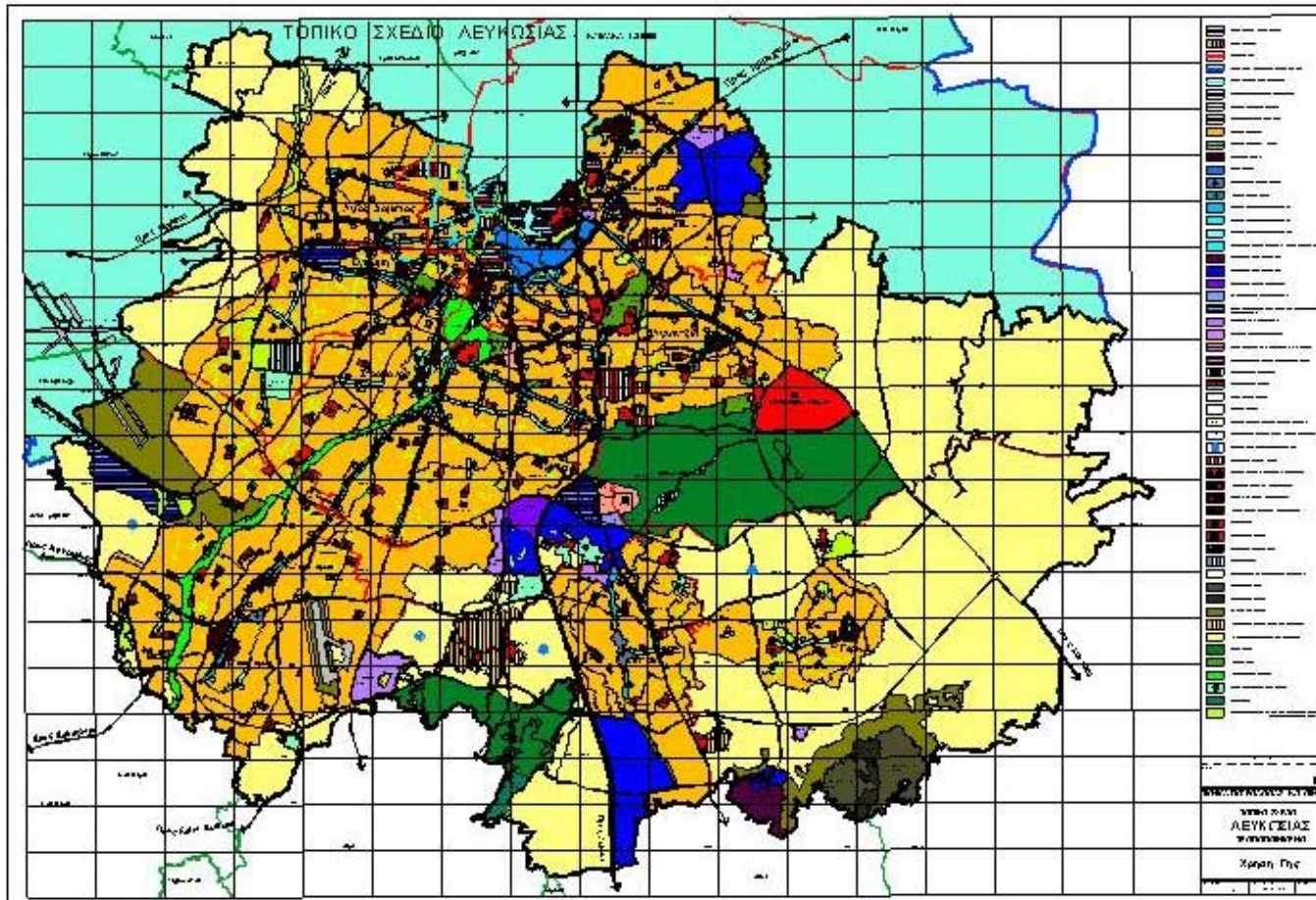
- **Broadening of the economic base/ disengagement of the economy from the tourism sector**
- **Promotion of Cyprus as a major international and peripheral center for the provision of services in the areas of:**
  - \*Health**
  - \*Education**
  - \*Research and Development and High Technology**

**D. LOCAL PLANS 2003  
SPECIALIZED DEVELOPMENT AREAS**

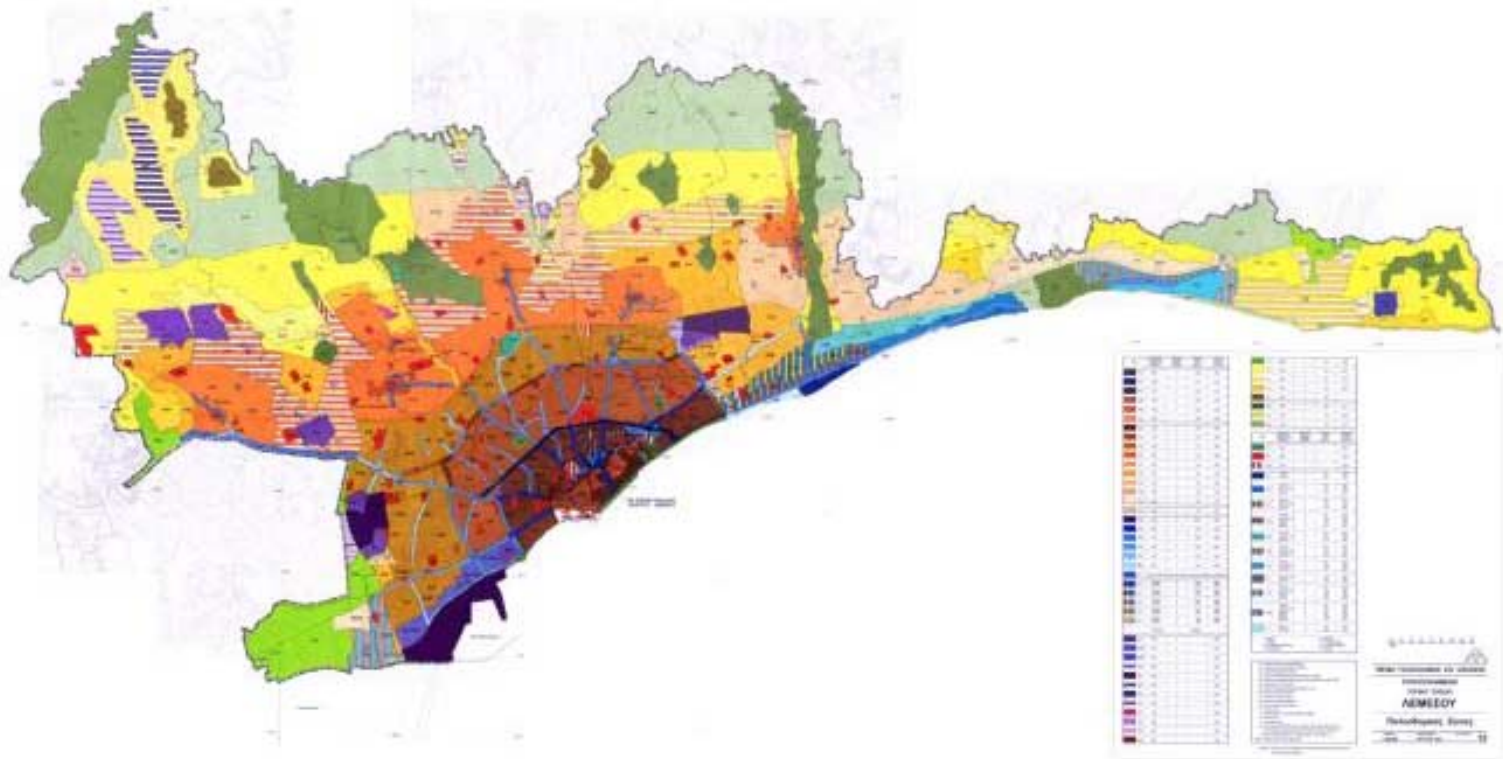
- **Goals of the Strategic Development Plan**
- **Basic problems for the development of major special uses, due to shortcomings of the previous Local Plans, resulting in lack of interest**
- **Designation of Special Development Areas where major comprehensive uses contained in the Strategic Development Plan can be successfully incorporated**

**Criteria for the designation of Areas**

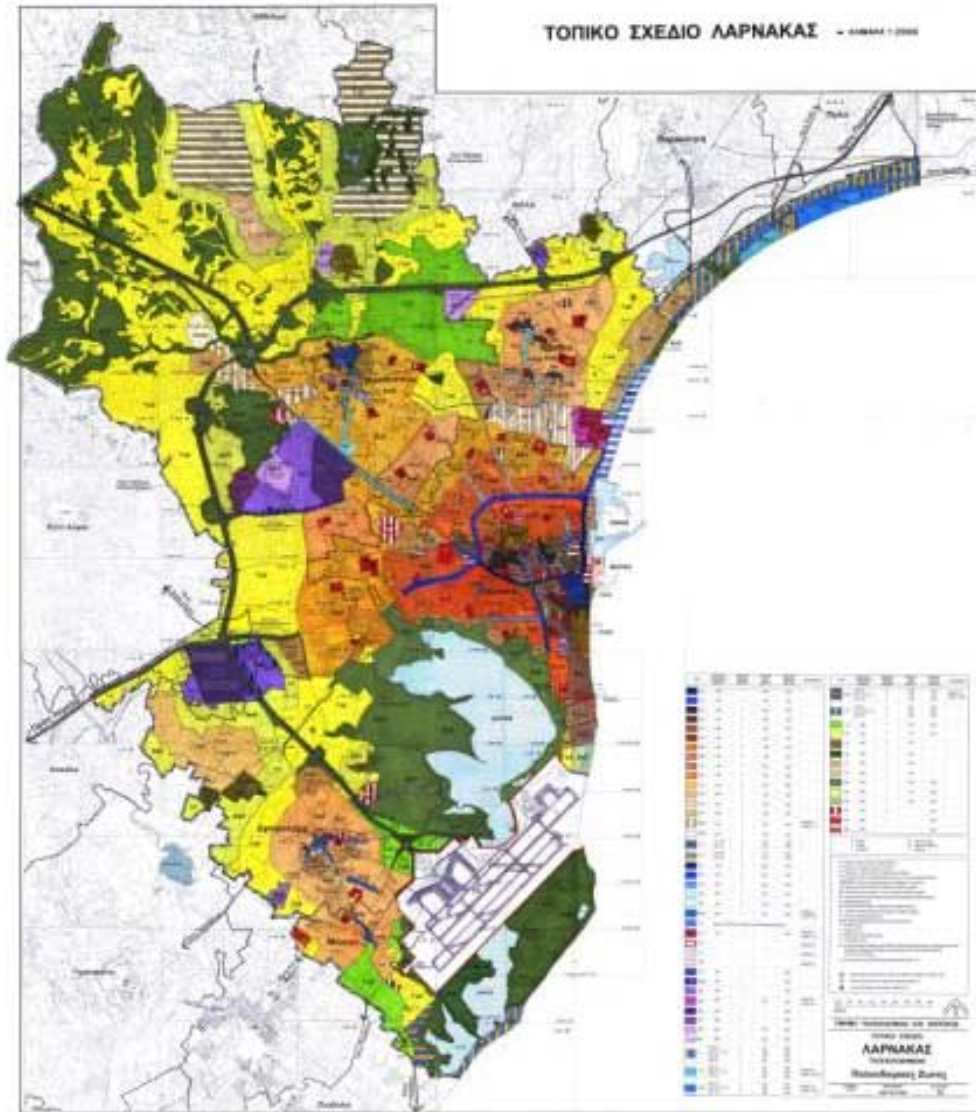
- 1. Situated in strategic positions of the Local Plan for balanced development of all areas of the Plan**
- 2. Access from designated primary roads, in close proximity to national road network**
- 3. Close proximity to large green areas and parks**



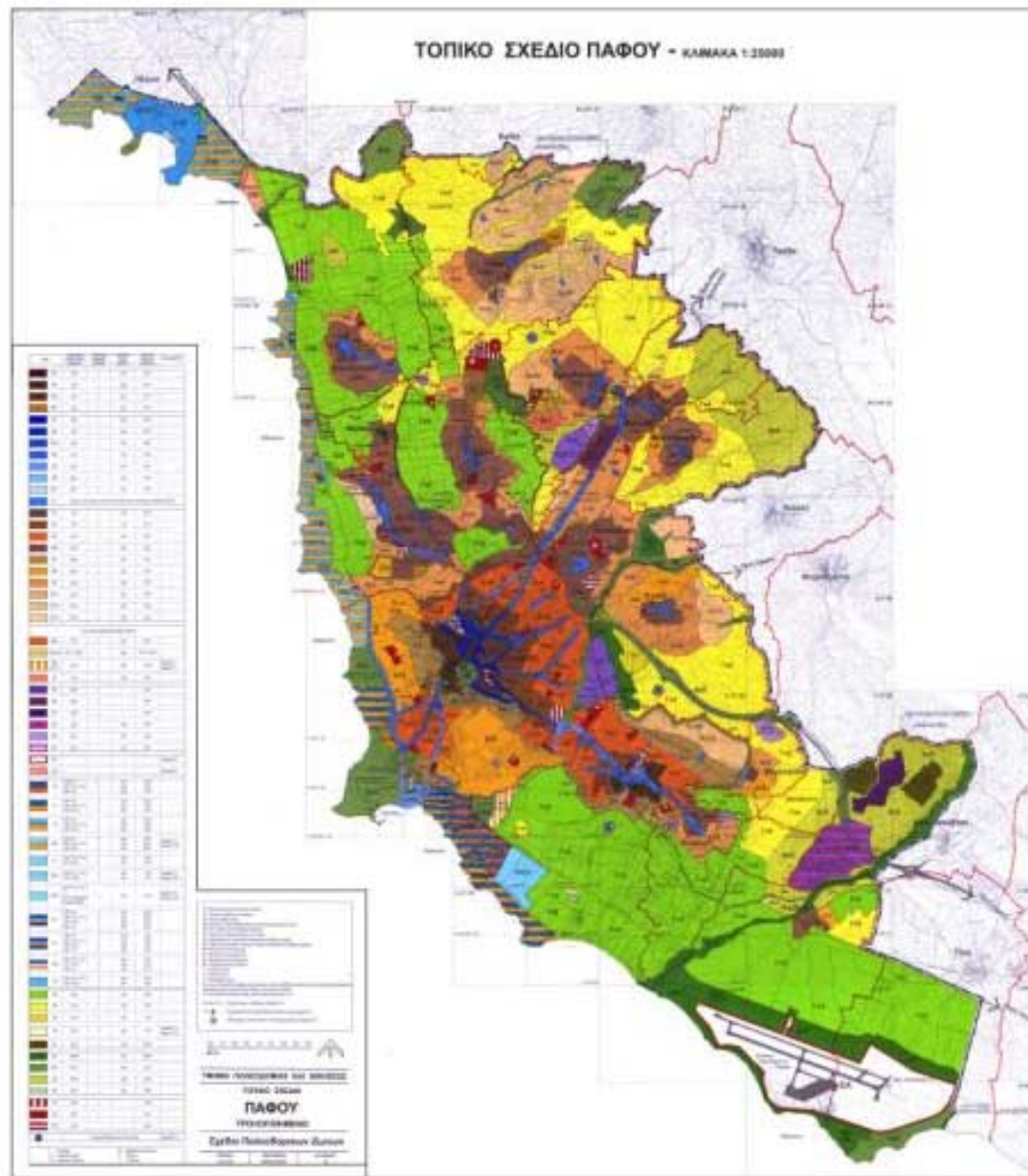
ΤΟΠΙΚΟ ΣΧΕΔΙΟ ΛΕΜΕΣΟΥ - ΜΑΡΤΙΟΣ 2004











## **Types of uses**

- 1. Educational Institutions such as universities, special schools**
- 2. Specialized Medical Centers**
- 3. Research and Development Centers**
- 4. High Technology**
- 5. Sport and Recreation Centers**
- 6. Theme Parks**

## **Requirements**

- Large plots of land**
- Low intensities**
- Construction and landscaping of high quality**
- Design parameters such as parking, distances etc**

**Supporting uses: to give incentives**

**Approval and implementation procedures**



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## **E. RESEARCH AND TECHNOLOGY PROJECTS**

- **Specialized Development Areas**

- \*15.000 square meter plot

- \*0,15:1 coverage area/ 0,25:1 plot ratio

- \*High quality landscape

- \*Supportive uses such as shops, restaurants, etc

### **Major comprehensive development in the above areas**

- \*300.000 square meter plot, higher development densities

- \*combination of the Research and Technology project with either a university/ high degree institution or an international medical center

- \*comprehensive housing development and business parks with conference facilities etc

- \*cultural projects and environmental upgrading