

Fact sheet for planning levels

Planning level		Type of plan				
Local planning		Planning Zones Map				
Planning level	Planning instrument	Content of plan	Local scale	Policy maker	Implementation	Legal framework
National level	Urban Plans (Urban Use of Land)	The Urban Plans are the primary instruments for the development of the urban environment. They define the general policy for the development of the urban environment, the location and the extent of the urban area, the location and the extent of the urban area, the location and the extent of the urban area.	National level	Ministry of the Environment, Urban Planning and Natural Resources	Ministry of the Environment, Urban Planning and Natural Resources	Urban Planning Law (1974)
Intermediate level	City Master Plan for the Country (Cyprus, Nicosia, Limassol, Paphos, Famagusta)	General Policies and Guidelines for the development of the urban environment. It defines the general policy for the development of the urban environment, the location and the extent of the urban area, the location and the extent of the urban area.	Intermediate level	Ministry of the Environment, Urban Planning and Natural Resources	Ministry of the Environment, Urban Planning and Natural Resources	Urban Planning Law (1974)
Local planning level	Local Plans (Local Urban Planning)	Local Plans are the primary instruments for the development of the urban environment. They define the general policy for the development of the urban environment, the location and the extent of the urban area, the location and the extent of the urban area.	Local level	Ministry of the Environment, Urban Planning and Natural Resources	Ministry of the Environment, Urban Planning and Natural Resources	Urban Planning Law (1974)
Local planning level	Area Scheme (Local Urban Planning)	Area Schemes are the primary instruments for the development of the urban environment. They define the general policy for the development of the urban environment, the location and the extent of the urban area, the location and the extent of the urban area.	Local level	Ministry of the Environment, Urban Planning and Natural Resources	Ministry of the Environment, Urban Planning and Natural Resources	Urban Planning Law (1974)

Facts: Area Scheme of the Former Oil Refineries of the Urban Area of Larnaca/ Livadia**Legal basis**

The Area Scheme was prepared according to the provisions of Part D, Articles 13 & 14-18 of the Town and Country Planning Law.

Competences

According to the Town and Country Planning Law, the Minister of the Interior is the competent authority for the preparation of the Area Schemes. However, the Minister of the Interior has entrusted the preparation of the Area Schemes to the Planning Board. The Department of Town Planning and Housing provides technical support to the Planning Board.

Binding force

The Area Scheme is binding for all planning applications. Exceptions and departures from its provisions are possible after a respective decision of the Ministerial Council.

Tasks and content

- The textual part of the Area Schemes is organised in four parts. Part A includes a general introduction; Part B lays out the vision for the area; Part C includes the policies for the development of uses as well as other policy objectives, and is by far the lengthiest part of the plan; Part D deals with the implementation of the plan. Urban design guidelines and architectural design codes are presented in a separate annex.
- The textual part of the Area Scheme is accompanied by nine maps, which show the location and the boundaries of the intervention area and present the proposed planning with regards to the planning zones and land uses, the road network, the protection of the environment, and the prevention of floods.

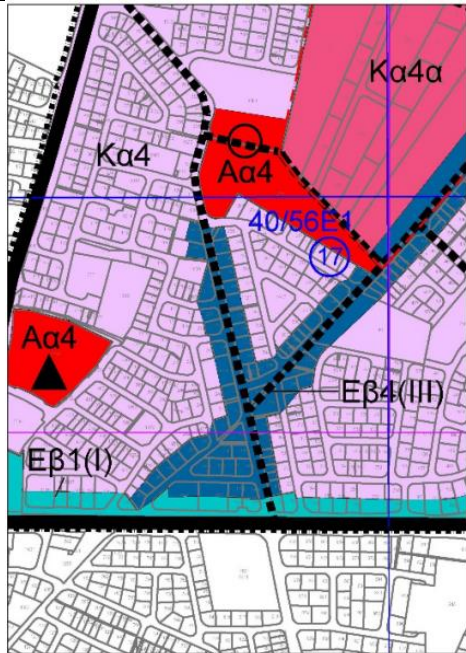
Process, duration, participation

- The preparation of the specific Area Schemes became necessary due to the existence of oil and gas refineries and the associated facilities, which, for many years, prevented the rational development of the area. These uses were a source of environmental pollution and would comprise a threat to the city of Larnaca in the event of a large-scale industrial accident. The preparation of the plan was also pursued by the Municipalities of Larnaca and Livadia, which were seeking to revitalise the area.
- The plan was published by the Minister of the Interior in the Government Gazette on 14 August 2020.

Duration of validity

According to the Town and Country Planning Law, the Minister shall revise any Area Scheme within approximately five years after its publication. However, this deadline is usually not met in practice, with Area Schemes remaining binding until a revised version or amendment enters into force.

Details of the plan



Ζώνη	Συντελεστής Δόμησης Βάσης	Ανώτατος Αριθμός Ορόφων	Ανώτατο Ύψος (Μέτρα)	Ανώτατο Ποσοστό Κάλυψης	Παραπομπές
ΚΠΠ	1,50:1	-	-	0,50:1	Παράγρ. 17.3
ΖΕΑΑ	1,00:1	-	-	0,50:1	Παράγρ. 17.2
T-ΟΙΚ	Οικιστική Χρήση 1,00:1 Τουριστική Χρήση 0,50:1	3	13,50	0,50:1	Παράγρ. 17.6
Kα4	1,20:1	3	13,50	0,50:1	Παράγρ. 17.9
Kα4α	1,20:1	3	13,50	0,50:1	Παράγρ. 17.9
Kα8	0,60:1	2	10,00	0,35:1	Παράγρ. 17.8
ΖΑΔ1	-	-	-	-	Παράγρ. 17.4
ΖΑΔ2	0,40:1	2	10,00	0,25:1	Παράγρ. 17.5
Eβ1	2,00:1	6	24,00	0,50:1	
Eβ4	1,40:1	4	17,00	0,50:1	
Eβ5	1,20:1	3	13,50	0,50:1	
Αα4	0,50:1	3	-	0,30:1	
Γα4	0,10:1	2	7,00	0,10:1	Παράγρ. 17.7
Δα1	0,005:1	1	5,00	0,005:1	
Δα2	0,01:1	1	5,00	0,01:1	
Δα-ΖΕΑΑ	-	-	-	-	Παράγρ. 17.2

Πολεοδομικές Ζώνες

ΚΠΠ : Κεντρικός Πολυλειτουργικός Πυρήνας
 Κα : Περιοχές με επικρατούσα χρήση την κατοικία
 T-ΟΙΚ: Ζώνη Τουρισμού - Οικαγορευτικών
 ΖΕΑΑ: Ζώνη Ειδικών Αστικών Αναπτύξεων
 ΖΑΔ : Ζώνη Αθλητικών Διεγκαταστάσεων
 Εβ : Εμπορικές και άλλες συναφείς δραστηριότητες
 Γα : Αγροτική Ζώνη
 Δα1 : Ζώνη προστασίας ποταμών/καναλιών, παραλίας
 Δα2 : Ζώνη προστασίας δρόμων, αυτοκινητόδρομου
 Αα : Δημόσιες χρήσεις (σχολεία)
 ΤΕΚ : Τοπικό Εμπορικό Κέντρο
 Δα-ΖΕΑΑ : Προστατευόμενη Παραλιακή Ζώνη
 ● : Περιοχή Εξειδικευμένων Αναπτύξεων
 ΕΛ : Ειδική Ζώνη Λιμανίου (Τοπικό Σχέδιο Λάρνακας)

----- Οριο Σχεδίου Περιοχής πρώην Διυλιστηρίων
 - - - - - Διοικητικά Όρια
 - - - - - Οριο Τοπικού Σχεδίου Λάρνακας
 [Green hatched] Περιοχή Δικτύου Natura 2000 (Λίμνη Ορόκλινης)
 [Green hatched] Προστασία Λίμνης και οδών πλησιοναδίας (buffer zone) (απόσταση 200μ. από το όριο Natura 2000)
 [Black hatched] Αυτοκινητόδρομος
 [Black hatched] Δρόμοι Πρωταρχικής Σημιασίας - Πρωτεύουσας Αρτηρίες (Τοπικό Σχ. Λάρνακας 2019)
 [Black hatched] Δρόμοι Πρωταρχικής Σημιασίας - Πρωτεύουσας Αρτηρίες (Σχέδιο Περιοχής)
 [Black hatched] Δρόμοι Πρωταρχικής Σημιασίας - Δευτερεύουσας Αρτηρίες (Σχέδιο Περιοχής)
 [Black hatched] Βασικοί Συλλεκτήριοι Δρόμοι (Τοπικό Σχέδιο Λάρνακας 2019)
 [Black hatched] Βασικοί Συλλεκτήριοι Δρόμοι (Σχέδιο Περιοχής)

Characteristics

Location of the area

The Area Scheme covers a nodal part of the city of Larnaca, since the intervention area: (a) sits between the main coastal road and the sea, (b) is in close proximity to Larnaca's city centre, (c) is next to Larnaca's port and marina, (d) is adjacent to residential areas, (e) abuts a large, undeveloped area of agricultural land, and (f) extends as far as the Oroklini Lake, which belongs to the European Natura 2000 network. The size of the intervention area is 420 ha.

Initial situation

The predecessor to the 2020 Area Scheme was the 2013 Local Plan for Larnaca. The Planning Zones Map of the 2013 Local Plan retained the industrial character of the area resulting from the presence of oil refineries and other associated facilities. The relocation of these facilities provided space for new visions, which were further explored and expressed by the 2020 Area Scheme.

Particularities of the procedure and/or contents

Due to the presence of industrial facilities, the area features large plots, which, after the relocation of the refineries and the other installations, are now empty and can serve large unified developments. The vision for this area aims at its transformation into a fresh, clean, and friendly area for residents, workers and visitors. The planning of the area aims at redefining the relationship of the whole city of Larnaca with the sea and at creating a high-quality sustainable, healthy and multifunctional urban environment that will be a destination of choice for residences, work and leisure.

Notes and links

- [Link to the Planning Zones Map](#)
- [Link to the set of policies \(textual part\) of: The Former Oil Refineries of the Urban Area of Larnaca/Livadia Area Scheme](#)

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