

Fact sheet for planning levels

Planning level	Type of plan					
Local planning	Planning Zones Map					
Planning system of the Republic of Cyprus						
Planning level	Planning instrument	General of plan	Local laws	Policy maker	Legislation	Approval stage
National plan	Master Plan (Spatial Strategy 2020)	Includes the general policy directions for the development, the outline of general directions and the guidelines, the main objectives, the strategic areas of development and the key actions.	Local laws: Planning Law (No. 157(I) of 2011)	Minister of the Interior	Minister of the Interior	The Urban Planning Council (UPC) (Law 157(I) of 2011)
Intermediate level	Planning Statements for the Local Authorities (Policies, the development)	General policy directions for the development, the outline of general directions and the guidelines, the main objectives, the strategic areas of development and the key actions.	Local laws: Planning Law (No. 157(I) of 2011)	Minister of the Interior	Minister of the Interior	The Urban Planning Council (UPC) (Law 157(I) of 2011)
Local planning of urban and town areas	Local Plans (Detailed Urban)	Defines the urban planning, the development, the general policy directions and the guidelines, the main objectives, the strategic areas of development and the key actions.	Local laws: Planning Law (No. 157(I) of 2011)	Minister of the Interior	Minister of the Interior	The Urban Planning Council (UPC) (Law 157(I) of 2011)
Local planning of rural areas	Area Schemes (Detailed Urban)	Defines the rural planning, the development, the general policy directions and the guidelines, the main objectives, the strategic areas of development and the key actions.	Local laws: Planning Law (No. 157(I) of 2011)	Minister of the Interior	Minister of the Interior	The Urban Planning Council (UPC) (Law 157(I) of 2011)

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Facts: Policy Statement for the Countryside (Community of Zygi)

Legal basis

The Policy Statement for the Countryside was prepared according to the provisions of Part D, Article 18A 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 Policy Statement for the Countryside. The Department of Town Planning and Housing provides technical support.

Binding force

The Policy Statement for the Countryside is binding for all developments falling within its territorial reference, until a Local Plan or Area Scheme comes into force for the specific area. Exceptions and departures from its provisions are possible after a respective decision of the Ministerial Council.

Tasks and content

General principles and relevant maps to guide, secure, promote and control the methodical development of the countryside; selects or defines sites for particular purposes; protects features or areas of special importance; safeguards routes for infrastructure; and indicates the development stages. Planning zones for each community.

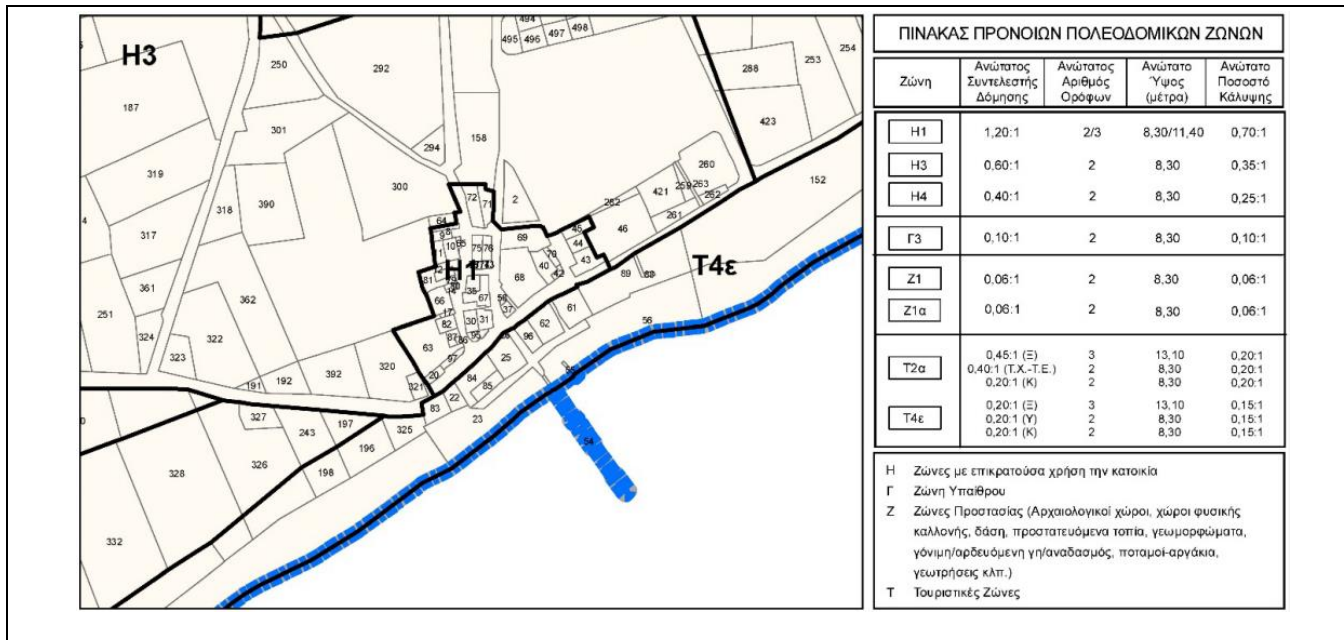
Process, duration, participation

- The policy part of the Policy Statement for the Countryside was first published in 1990 and parts of it were gradually revised and amended in December 1996. Various parts of the policy were further amended in 2000, 2007, 2009, 2010 and 2014. The Policy Statement for the Countryside has remained in force since its last amendment.
- The Planning Zones Maps (one map per group of adjacent Communities, but usually one map per separate Community) are published individually. The specific Planning Zones Map for the Zygi Community was ratified by the Ministerial Council and published on 24 January 2020.

Duration of validity

According to the Town and Country Planning Law, the Minister shall revise the Policy Statement for the Countryside within five years after its publication. The Planning Zones Maps of the various Communities are usually revised within this timeframe.

Details of the plan



Characteristics

Location of the area

The policy part of the Policy Statement for the Countryside is valid for all rural areas of Cyprus which are not covered by a Local Plan. However, the Planning Zones Maps are usually prepared for the administrative area of each Community. In most, if not all, cases, a Community comprises only one village, along with the rural area that corresponds to its catchment area. The average size of each Community is rather small, both in terms of area and its permanent population (200 out of the 349 Communities have fewer than 300 residents).

Initial situation

The policy part of the Policy Statement for the Countryside has remained the same since 2014. The Zygi Planning Zones Map was revised in 2013 and firmed up in 2015, and revised again in 2018 and firmed up in 2020. Revisions are limited to small adjustments to the land uses, with no particular impact on the general planning structure, especially since they are located on the periphery of the settlement.

Particularities of the procedure and/or contents

In March 2022, a new Development Plan was published for the Base Areas of Akrotiri and Dhekelia. This document, titled Policy Statement of the Sovereign Base Areas (SBAs) of Akrotiri and Dhekelia, was developed pursuant to the Arrangement signed in January 2014 between the Republic of Cyprus and the United Kingdom for the purpose of achieving a consistent approach regarding the determination and designation of planning zones and the policy on the siting of development in the SBAs. The Policy Statement consists of a written text, which includes general and specific policies for each type of development, accompanied by Planning Zones and Land Uses Maps. It shall be kept under review by the SBA Administration and shall be reviewed at least once every five years.

Notes and links

- [Link to the Planning Zones Map for the Community of Zygi](#)
- [Link to the set of policies of the Policy Statement for the Countryside](#)
- [Link to the Policy Statement of the Sovereign Base Areas \(SBAs\) of Akrotiri and Dhekelia](#)

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