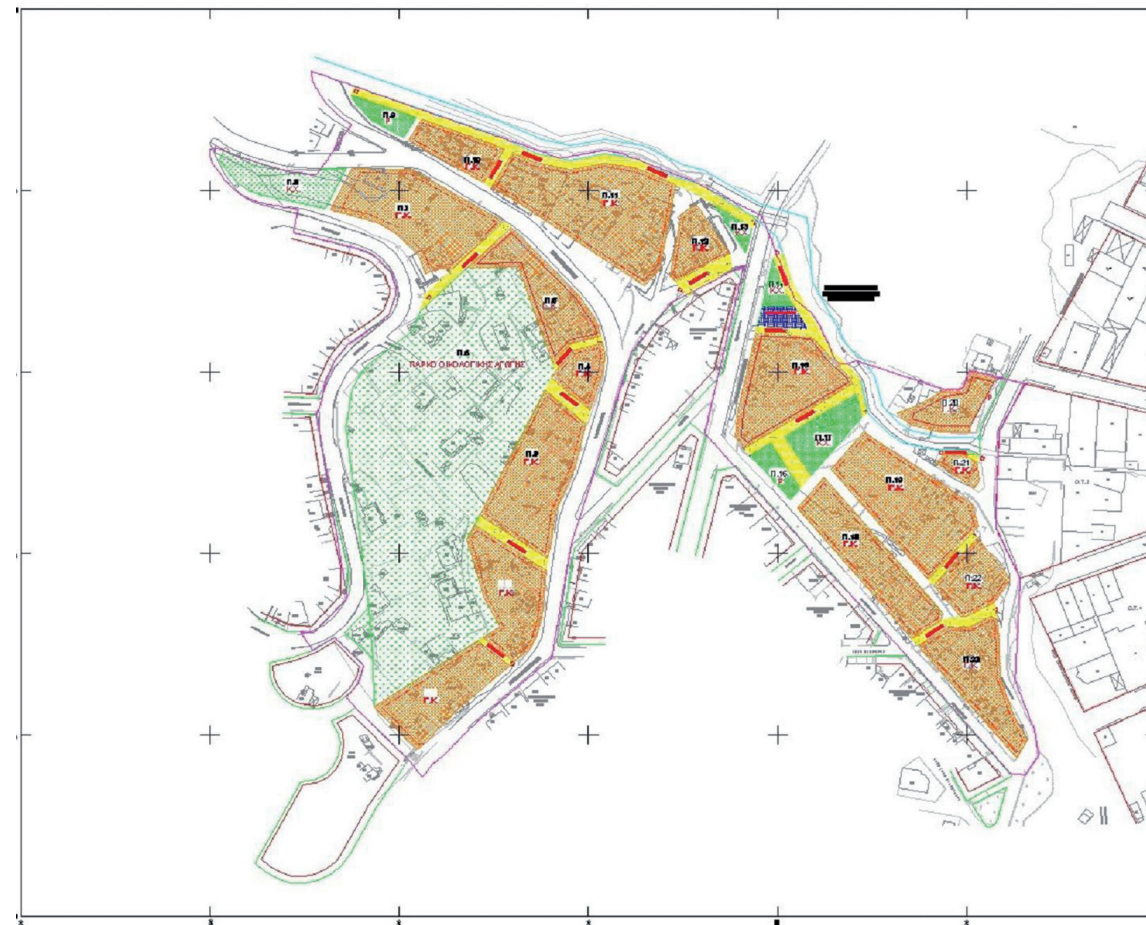


especially regarding the demolition of the 20 buildings and the relocation of the families living there.

The most important lesson learned during the project was that citizen's participation is a key

for the success of planning implementation. It is also very important to clear the responsibilities of the different authorities regarding urban development.



Urban design and land use proposal plan
(brown: housing; green: park, eco-park; yellow: pedestrian roads; blue: church)

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LUMASEC is a European network dealing with strategic land use management as one of the most important topics to address, to ensure competitiveness, attractiveness and sustainability of our European city-regions. It focuses on both the strategic level (planning methods, observation tools...) and the operational level (action plans, case-studies), and aims at producing methods and practical recommendations.

The LUMASEC partners are: Epures (public city-planning agency, Saint-Étienne, France), Certu (France), the cities of Bytom (Poland), Baia Mare (Romania), Kavala (Greece), Bristol (Great Britain) and the Universities of Karlsruhe (Germany) and Ljubljana (Slovenia). The University of Karlsruhe is the lead-partner of LUMASEC.
More information on <http://urbact.eu/lumasec>



Présent pour l'avenir



Land use management for sustainable European cities

epures

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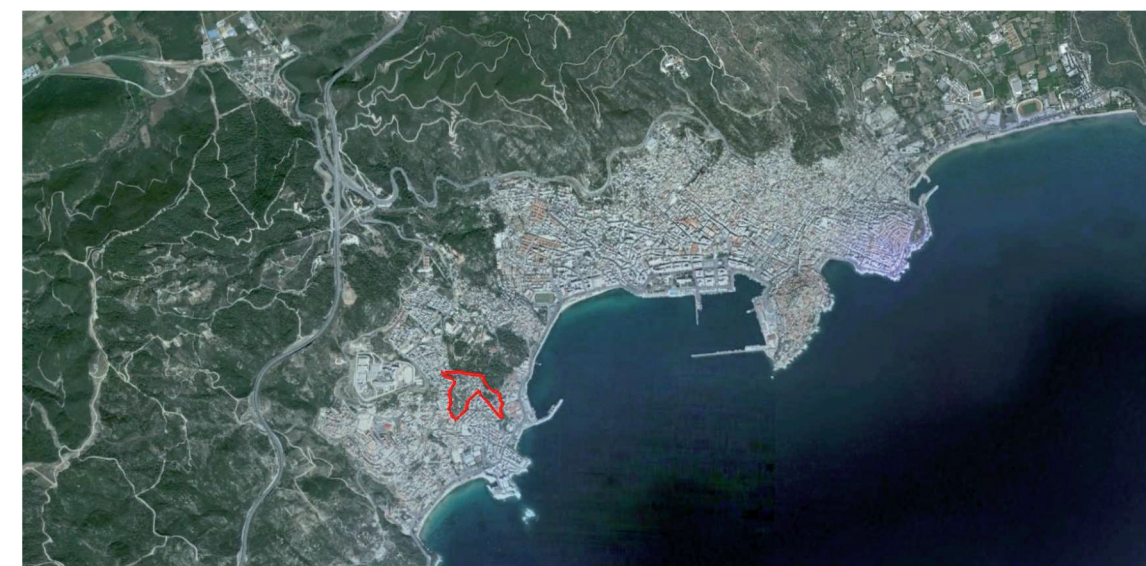


Urban Regeneration in Kavala (Greece): the Case of the Panagouda Area

LUMASEC (Land Use Management for Sustainable European Cities) is a European project which aims to identify the scope of strategic and operational action for European cities in land use planning. Each of the five partner-cities of the project has developed a local action plan (LAP) with decision-makers in order to build up a strategic approach to land use management.

This leaflet presents the local action plan of the city of Kavala (Greece). The Panagouda area has been populated by refugees from Minor Asia for decades but has until now been considered as an illegal settlement area. The municipality of Kavala has recently decided to sort out the building and land ownership permits and to develop a planning strategy. The local action plan aims at creating a higher quality living environment. The overall project has been worked out with strong participation by the residents.

The City of Kavala



Satellite image of Kavala and the Panagouda area (in red)

Kavala city is the capital of municipality of Kavala consisting of Kavala city and four surrounding villages. The city of Kavala is also capital of the prefecture of Kavala and part of East Macedonia and Thrace region. Kavala is located in the North East part of Greece and the South East part of the EU. It is 165 km away from Thessaloniki, 680 km from Athens, 214 km from Sofia and 400 km away from Istanbul. The Kavala Municipality has about 80.000 inhabitants while

the prefecture of Kavala exceeds the 150.000 inhabitants. The Kavala Municipality is the largest city in the Region of the East Macedonia and Thrace which has a total population of about 600.000 inhabitants.

The total surface of the municipality covers 116 square km while the city covers 41 square km, its coastline is longer than 25 km.



Panagouda (limits are in orange) and the surroundings (upper-left side in black, the army field)



Typical house of Panagouda

▶ The City of Kavala

The Local Action Plan of the project LUMASEC examined the area called “Panagouda” with an aim to develop the depressed region which is located close to the center of the city and to introduce the need for sustainable land use management. The area has a beautiful overview of the sea and the gulf of Kavala and it is adjacent to the “Panagouda” urban forest.

The region covers around 7 hectares which is approximately 5% of total Kavala Municipality area. The “Panagouda” region neighbors with “Agios Loukas” district in the west, “Agia Paraskevi” district in the north and “Kalamitsa” district in the south. The central fish market district of Kavala is located east of “Panagouda”.

Most of “Panagouda’s” residents are refugees from Asia Minor (today’s Turkey) that came to Kavala in 1922. Most of them were settled at that area after 1950 with the permission of the Greek authorities. At that time the area was rural and not populated. In the year 1959 the State Topographic Service made the first mapping of the area as urban area and 26 different beneficiaries were recorded. At that time only 2 titles of property were issued.

The Greek state preferred to leave those people living there without giving them property rights but kept collecting rent for those lots for all these years until today. Even the houses that the residents built were not given the appropriate permits and are up to now considered illegal. Despite the houses being illegal, they all have water, electric power, telephone and connection with the networks of Municipality.

The area technically is not part of Kavala’s urban area because its not part of Kavala’s urban plan although more than 500 people live there. “Panagouda” region, being a gray hole in the urban planning of Kavala faces a very unique urban sprawl problem that demands a unique solution.

▶ The Local Action Plan

The exercise to be taken by the LUMASEC programme had at its aim to create a Local Action Plan for the region of “Panagouda”. A complete urban plan study for “Panagouda” region was undertaken as part of the work the municipality of Kavala was going to carry out in the LUMASEC project. The Local Action Plan which is actually an extension of Kavala’s urban plan is now finalized and subject to approval from local, regional and state authorities involved.

This will be a long and difficult procedure due to Greek state bureaucracy. When this procedure is over, “Panagouda” region will be officially part of Kavala’s urban area and the residents will be able to obtain property rights for the land they live in. Building renovation will then be legal and new buildings will be built with the appropriate permits from authorities. Part of the local action plan concerns “Panagouda’s” stream which is now mapped and its boundaries are officially set by coordinates.

Key issue to the Local Action Plan is the involvement and participation of the region’s inhabitants. Many of them were long time active, trying to find a solution to their problems

and some of them were activated due to the anticipation raised from the implementation of LUMASEC project. They even appointed an external expert acting as their advocate planner.

▶ Results and Lessons learned

The pivotal aim of the proposed Local Action Plan was to solve the immediate problems of people living in the area. Both the living standards and the financial status are going to rise with the implementation of the Local Action Plan.



Typical buildings of the surroundings of Panagouda

Furthermore, the Local Action Plan aims at raising the environmental pressure in the area which is very important because the nearby “Panagouda” urban forest is the biggest green space in the city of Kavala.

Lastly, the Local Action Plan aims at creating a higher quality living environment for all Kavala residents and to increase Kavala’s attractiveness. The creation of an ecological park in the area defined from the forestry service as forest will promote sustainable development education amongst Kavala’s students.

The most difficult part of the project was the lack of official urban data for the region. Despite the fact that Kavala is part of the EU Urban Audit program *, the available data are not adequate.

Lack of inter-communal cooperation is also a big challenge. Residents living in adjacent to “Panagouda” regions feel threatened by the municipality’s effort to embed “Panagouda” region to Kavala’s urban plan. They fear that their properties value will diminish when “Panagouda” area starts development

The biggest challenge is the creation of the ecological park especially regarding the few families living now in the area. The designation of the area as forest is something that can not be decharacterized according to the Greek legislation.

So the next steps for the creation of the ecological park is to find the tools and procedures that will help the implementation of the eco-park