

Case Study 2

Verengaria; Limassol

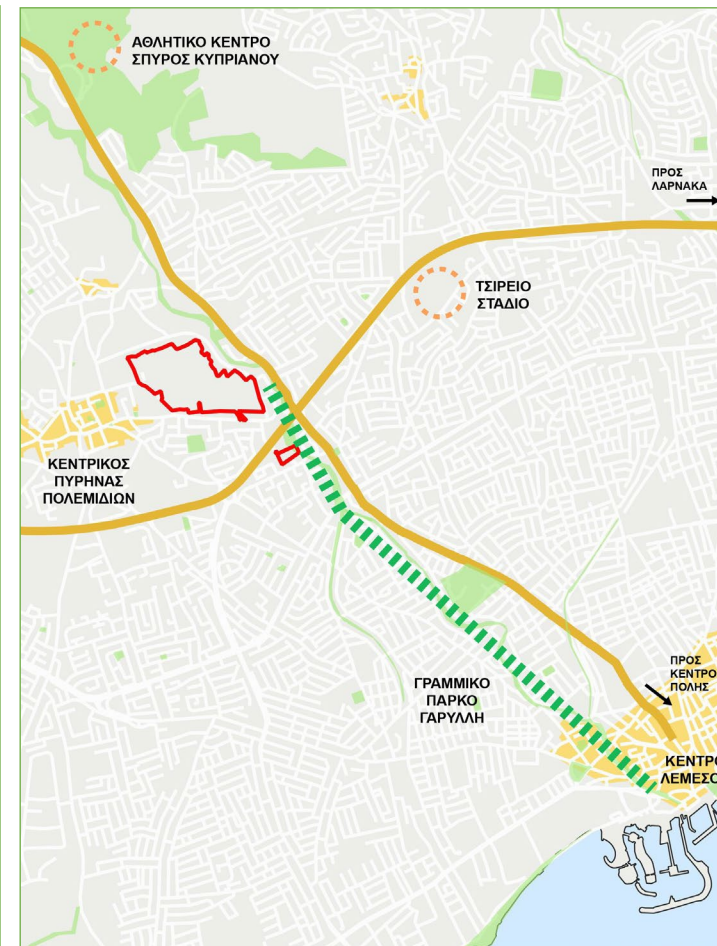


Verengaria Masterplan: introduction



The Site

The Verengaria Settlement was constructed in 1954 and encompassed a total area of 260.000m². It provided housing, infrastructure and amenities to host the British Forces and their families. The site is in close proximity to the urban centre of Limassol city and the historical core of Kato Polemidia municipality. It has good accessibility with intercity routes.



Historical Background

In 1998, following a decision by the British Government, the settlement was abandoned. The area has since been vacant and defined as a brownfield site. In 2001, following an agreement between the Republic of Cyprus and the British Government, the settlement area became the property of the Republic of Cyprus. In 2018, the Council of Ministers in Cyprus has decided the re-utilization of the area with new uses.



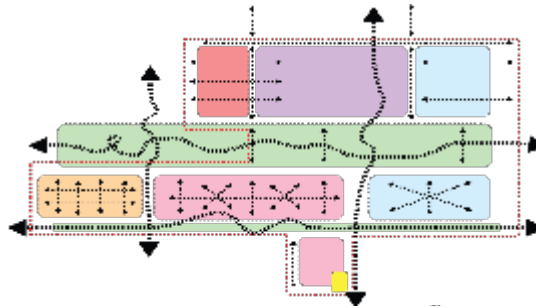
Verengaria Masterplan: introduction



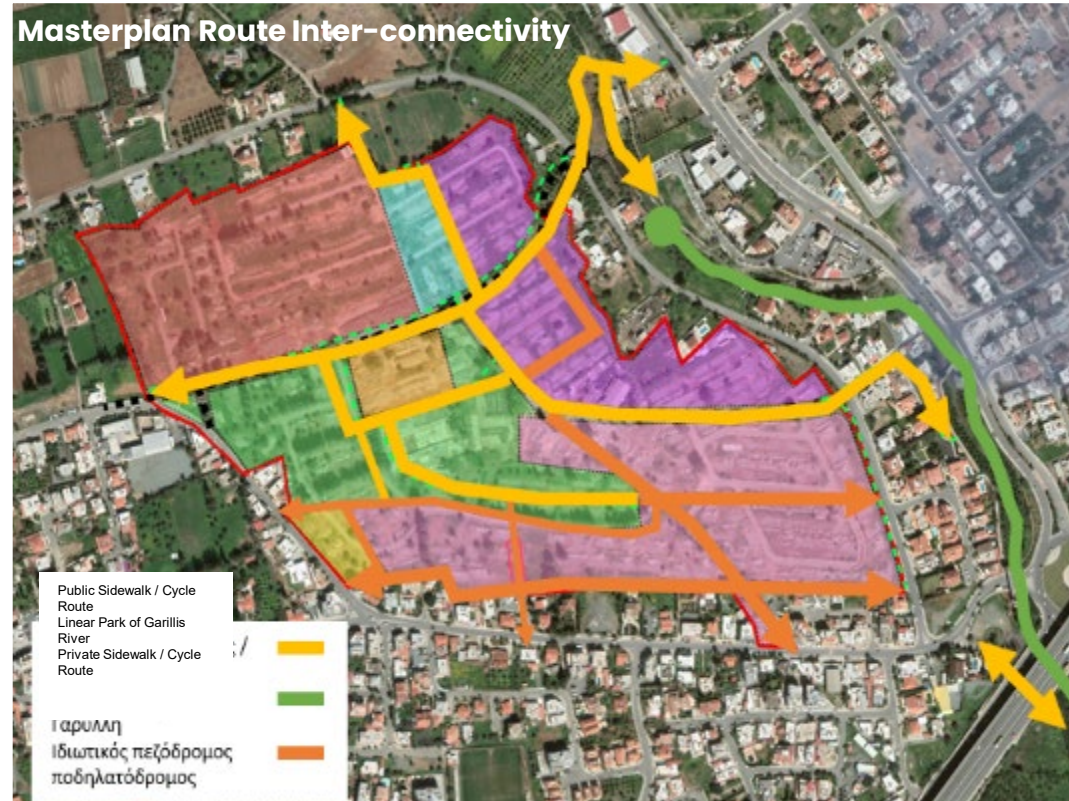
Approach and Result

The Scope was to create a new Masterplan, following a holistic and sustainable approach, which takes into account cutting-edge and innovative practices of urban design and sustainability. The New Masterplan proposal applies contemporary principles of sustainable development and mobility and creates synergies and links between the proposed uses within the Verengaria area and the existing urban network of the surrounding region.

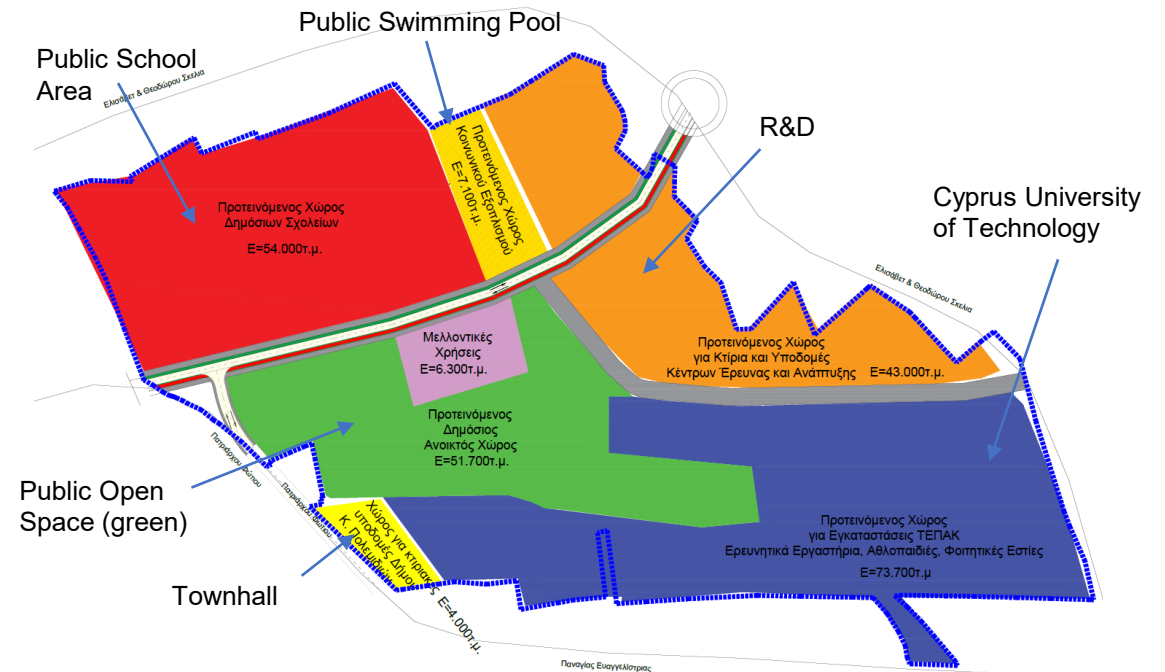
Route Inter-connectivity



Masterplan Route Inter-connectivity



The New Masterplan



Verengaria Masterplan: STAMP



The need for a Sustainability Tool

Within the framework of the Erasmus+ project Knowledge Alliance for Evidence-Based Urban Practices (KAEBUP) and the inclusion of the Verreggaria Masterplan as an ALA Planning Partnership case study, a need has been identified, for a sustainability toolkit for assessing the degree of sustainability of masterplans.

The tool is designed to assist:

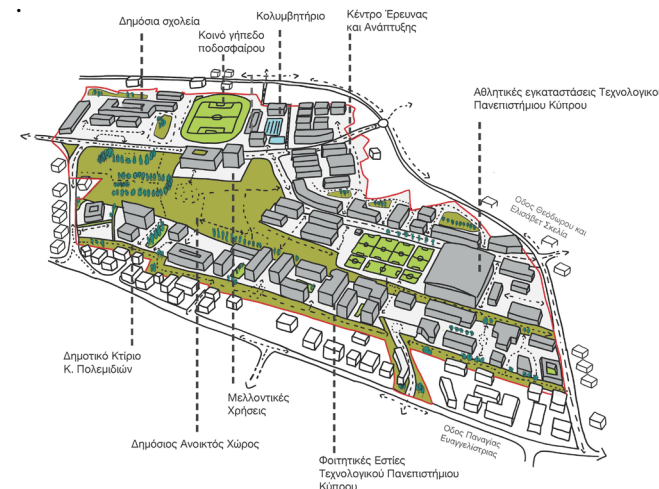
The Toolkit aims to assist practitioners and students in the built environment field in assessing the degree of sustainability of proposed masterplans and to incorporate sustainability into their design. In short, it is aimed for:

- Built environment professionals to self-assess their masterplan design throughout the design process from initial design to final design and construction.
- Academics as a teaching and learning tool to assist the teaching of architecture, planning and master planning students and inform them about sustainability principles.
- Professionals in the public and private sectors (planning/permitting authorities, consultants, etc.) closely involved in the masterplan design process to support them assess the sustainability of a proposed master plan.

Development of the Toolkit

The toolkit titled STAMP (Sustainability Toolkit for the Assessment of Master Plans) has been prepared by a collaboration between (i) ALA Planning Partnership, (ii) the Society and Urban Form (SURF) Research Lab at UCY and (iii) the Software Engineering and Internet Technologies Lab at UCY.

The workability of the toolkit has been tested by assessing a number of real-life masterplans. Consultation meetings were also held during development to gain feedback from practitioners and public authorities. The tool was presented to Architectural Students of three Academic Institutes: The University of Cyprus, Neapolis University and Frederick University and their feedback was used to subsequently improve the tool.



Verengaria Masterplan: STAMP



Sustainable Toolkit for the Assessment of Master Plans (STAMP)

STAMP which can be accessed via <https://www.kaebup.eu/index.php/stamp/> is a free to use, web-based platform, for academics, students, and practitioners, which can assess masterplan designs and provide feedback on the level of sustainability of their masterplan design.

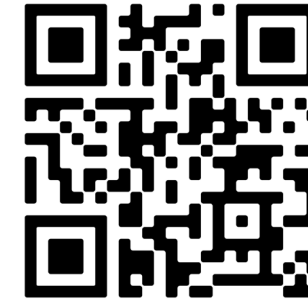
It allows the creation and storage of various masterplan projects, which can be evaluated at different phases of the design process. It provides a visual summary (chart) of each evaluation, as well as comparative charts of multiple evaluations of different stages/versions of the same master plan. The master plans are evaluated across 14 categories which include vision, governance, health, mobility, air, climate, nature, water, soil, landscape, waste, land use, construction and community.

The toolkit is designed to be a time-efficient and easy to use instrument to foster consideration of different sustainability aspects within master plans. It can be completed within 30 minutes, providing immediate feedback for decision-making and clarity on the actions needed to improve the sustainability of a project.

The STAMP Platform

To use The STAMP Platform, each user has to go through a number of simple steps to carry out the masterplan assessment.

The masterplan is assessed over 14 thematic categories. Each category is presented with a set of questions or statements related to sustainability. The user is asked to read each question or statement carefully and select the appropriate response based on the design of their masterplan.



To what extent has the masterplan considered any Sustainable Urban Mobility Plans (SUMP) that are in place or other sustainable mobility plan/guidelines?

0 (to no or minimal extent)

The masterplan has not considered either the local Sustainable Urban Mobility Plan or any other sustainable mobility measure.

1

The local Sustainable Urban Mobility Plan and/or other relevant sustainable mobility plan/guidelines were considered and discussed by the masterplan design team. Some goals were set with regards to sustainable mobility.

2

A sustainable mobility strategy, aligned with the local SUMP or other plans/guidelines, was discussed with the masterplan design team, clear goals and related planning/design strategy was put in place.

3 (to a great extent)

A sustainable mobility strategy/vision for the masterplan, aligned with the local SUMP or other plans/guidelines, has prepared in the form of a report/manual and this has been disseminated to the masterplan design team. The report sets out clear sustainable mobility goals and planning/design actions for the project and these have been implemented during the design process.

VISION	GOVERNANCE	HEALTH	MOBILITY
AIR	CATEGORIES		CLIMATE
NATURE	WATER	SOIL	LANDSCAPE
WASTE	LAND USES	CONSTRUCTION	COMMUNITY

Verengaria Masterplan: STAMP assessment



Using the STAMP toolkit, an assessment of the Verengaria Masterplan took place.

The Verengaria Masterplan proposes various uses for a site in Kato Polemidhia, Limassol, Cyprus. The site which has a total area of 260.000m² was originally a settlement hosting the British Forces and their families has been abandoned in 1988 and has been classified as a brownfield site. In 2018, the Council of Ministers in Cyprus has decided the re-utilization of the area with new uses.

Following this decision, the Department of Town Planning and Housing proceeded in October 2018 with the preparation of a Preliminary Spatial Plan (Masterplan) for the area

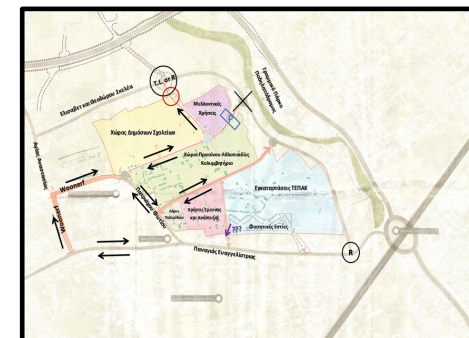
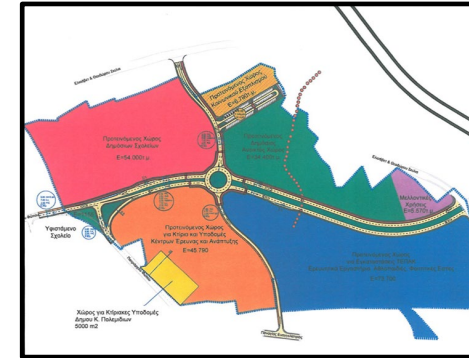
In January 2020, however, the Municipality of K. Polemidia appointed ALA Planning Partnership Consultancy L.L.C for the preparation of a New Masterplan with the objective being the relocation of the proposed uses and the creation of a functional road network based on sustainable mobility principles for the optimal utilization of the Verengaria area.

In total, the masterplan underwent 3 design iterations.

1. The preliminary Materplan (2018) was prepared by the Department of Town Planning and Housing and comprised proposals for building facilities of the Cyprus University of Technology, an R&D Centre, Public School Infrastructure, the Kato Polemidia Municipal Building, a Swimming Pool, Open Public and Green Spaces as well as road infrastructure favouring and enabling mainly cars.

2. The revised Masterplan (2020) prepared by ALA Planning Partnership Consultancy Ltd, following a holistic and sustainable approach, and taking into account cutting-edge and innovative practices of urban design and sustainability. The revised Masterplan applied contemporary principles of sustainable development and mobility.

3. The third evaluation for the Verengaria masterplan took place in December 2022 by the Department of Town Planning and Housing (DTPH). This masterplan maintained the 2020 land uses but rearranged them but proposed changes to the the road networking system. Also, some proposals regarding community spaces and waste management from the 2020 plan were not incorporated or finalized.



Verengaria Masterplan: STAMP assessment



STAMP Results – The Vereggaria Masterplan

Using the STAMP toolkit, the three versions of the Vereggaria masterplan were assessed according to their degree of sustainability. The toolkit identified the strengths and weaknesses of each version of the masterplan against each sustainability theme.

From the radar diagram to the right, the results strongly suggest that the 2nd version of the dated January 2020' is the one that scores most strongly in the sustainability assessment covering a wider area in the radial diagram.

The initial version of the masterplan (2018) scores lowest in a number of categories, including Vision and Strategy, Governance and Stakeholder Engagement, Mobility and Connectivity, and Nature and Biodiversity.

The new allocation of land uses and the more sustainable mobility principles of the revised masterplan (2020) shows much improved values in Community Facilities, Vision and Strategy, Governance and Stakeholder Engagement, Mobility and Connectivity, and Nature and Biodiversity, and Water Management.

The 3rd iteration of the masterplan which modified the road network and connectivity scored the same on Mobility and Connectivity but lower on Community Facilities, Health and Wellbeing, Waste, and Land Uses and Open Space since some of the proposals of the 2020 plan were not incorporate or finalised in this version of the plan.

The 'Construction and Materials' category received 0 marks in all masterplan assessments since no masterplan took these into account and should be something to be considered in future design iterations.

The STAMP Radial Diagram Output

