

Trusting the People

the special case of Varosha

Disclaimer

What follows is by no means an official position. It has however been mostly informed by the experience of planning for the return of displaced persons to their homes in the event of an agreed solution to the Cyprus Problem

Will there be a solution?



2014/06/16

Will there be a solution?



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Will there be a solution?



Will there be a solution?



2014/06/16

Will there be a solution?



2014/06/16

What is Joe Biden doing in Ukraine?



Joe Biden has a son: Hunter Biden



There is a Ukrainian oil and gas company: Burisma



Burisma's Board of Directors



Alan Apter



Aleksander
Kwasniewski



Hunter Biden



Devon Archer



ANZELIKA
PASENIDOU

RIGINOS
CHARALAMBOUS

Meanwhile in New York there is a
company named

rosemont seneca

TECHNOLOGY PARTNERS



DEVON ARCHER

Managing Director

New York

Meanwhile in New York there is a company named

rosemont seneca
TECHNOLOGY PARTNERS



R. HUNTER BIDEN

**Managing Director
Washington DC**

Rosemont Seneca is half-owned by Rosemont Capital

ROSEMONT CAPITAL



Christopher
Heinz



Devon
Archer



ROSEMONT SENECA
PARTNERS



ROSEMONT
REALTY

rosemont seneca
TECHNOLOGY PARTNERS

2014/06/16

ROSEMONT CAPITAL, LLC, The Carnegie Hall Tower, 152 West 57th, 47th Floor, New York, NY 10019

Christopher Heinz is the stepson of John Kerry



Burisma's Board of Directors

ANZELIKA PASENIDOU

[BURISMA FINANCE PLC](#) » [Anzelika Pasenidou](#)

Address

155 PROTEAS HOUSE , 5TH FLOOR
ARCHIEPISKOPOU MAKARIOU III
LIMASSOL
CYPRUS

Information

Date Of Birth:Sep-1977

Age:36 Years

Nationality:GREEK

Country of Residence:CYPRUS

Occupation:LAWYER



RIGINOS CHARALAMBOUS

Director

Mr. Charalambous was appointed as a Director in 2013. Prior to that, he worked at Gramarco Accounting Services Limited. Mr Charalambous has an Associateship in Accountancy from Sheffield Hallam University in England.

Burisma is 100% owned by another Cypriot company: Brociti

| File Content | Addresses | Directors & Secretaries | Share Capital | Charges & Mortgages | Name History |
|---|---------------------------------------|-----------------------------|---------------|---------------------|--------------------------------|
| Name | BROCITI INVESTMENTS LIMITED | | | | |
| Reg. Number | HE 290022 | | | | |
| Type | Limited Company | | | | |
| SubType | Private | | | | |
| Name Status | Current Name | | | | |
| Registration Date | 05/07/2011 | | | | |
| Organisation Status | Active | | | | |
| Status Date | | | | | Last Annual Return Date |
| <input checked="" type="radio"/> Present | <input type="radio"/> Historic Review | Last Date of Changes | | | 30/07/2012 |
| Class Name | No of Shares | Currency | Unit Value | | |
| Authorised Share Capital | | | | | |
| Authorised share capital EUR 1.000,00 divided as | | | | | |
| ΣΥΝΗΘΕΙΣ | 1.000 | EUR | 1,00 | | |
| Issued Capital | | | | | |
| Issued capital EUR 1.000,00 divided as | | | | | |
| ΣΥΝΗΘΕΙΣ | 1.000 | EUR | 1,00 | | |
| MYKOLA ZLOCHEVSKYI | | | | | |
| Reitarskaya St., 29 | Country of Citizenship: | | | | Ουκρανία |
| Διαμ/Γραφείο 26 | | | | | |
| Kiev | | | | | |
| Ουκρανία | | | | | |
| Class Name | No of Shares | Currency | Unit Value | | |
| ΣΥΝΗΘΕΙΣ | 1.000 | EUR | 1,00 | | |



Mykola Zlochevski

Further Complications

Mykola Zlochevski was Environment Minister between 2010 and 2012 before serving on the Security Council. He was well-connected in Yanukovych's government, ousted in February 2014.



But more serious problems are taking place too

ISIS advances in Iraq

ISIS fighters have seized Tikrit in a bid to set up a Sunni Islamist state. What the Islamic State of Iraq and Syria now controls:

 Territory, cities controlled by ISIS  Fighting



Source: McClatchy Washington Bureau

McClatchy Tribune graphic

Water as a weapon of war

The militant Islamic group ISIS now has control over the flow of both of Iraq's major rivers, the Tigris and the Euphrates

Controlled by ISIS
 Dam/barrage  City

Controlled by Iraqi government
 City



Barbarism at the gates



2014/06/16

Barbarism at the gates



غزوة اسد الرحمن البيلاوي... ابو عبد الرحمن

اسد على الضعفاء وفي الحروب نعامة



2014/06/16

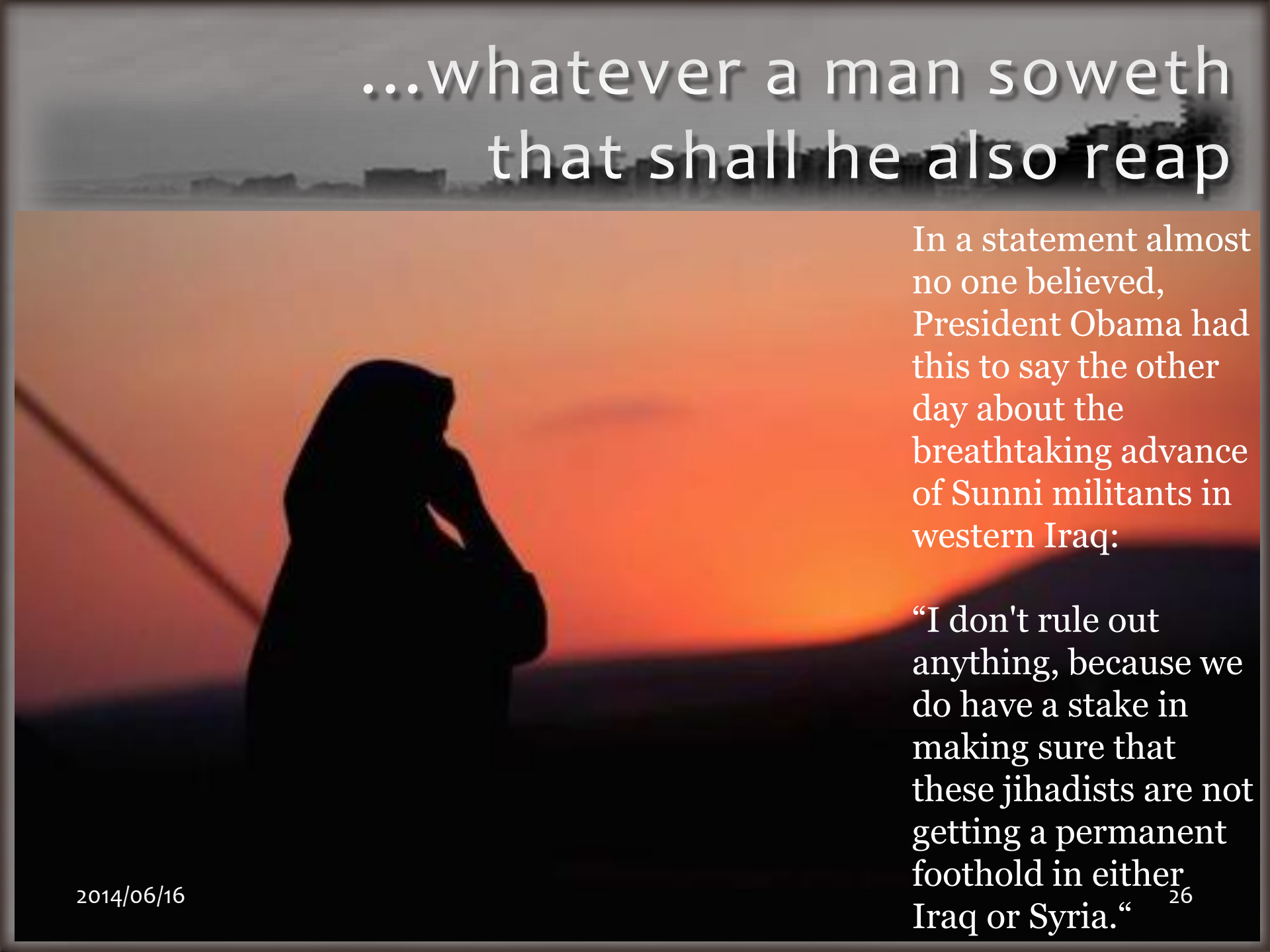
Barbarism at the gates



غزوة اسد الرحمن البيلوي... ابو عبد الرحمن

نصفية المنات من فطعان الجيش الصفوي الفارين من المعارك بالزبي 2014/06/16





...whatever a man soweth
that shall he also reap

In a statement almost no one believed, President Obama had this to say the other day about the breathtaking advance of Sunni militants in western Iraq:

“I don't rule out anything, because we do have a stake in making sure that these jihadists are not getting a permanent foothold in either Iraq or Syria.”²⁶

There will be a solution!

- The Cyprus Problem is becoming **insignificant** in the new World Order
 - The Americans and the West have much more pressing problems to allow Cyprus to spoil their efforts
 - The Americans and the West need some **stability** in the Region
 - For stability they need to mend relations between Israel, Turkey and Egypt
 - They need to end Greco-Turkish tensions – thus, solve the Cyprus Problem
- Hydrocarbons
 - Probably insignificant as a World Resource
 - Significant enough (at least in the minds of Cypriots) to lubricate the talks

There will be a solution!

- A 'solution' does not necessarily mean Reunification
 - Obviously, a **peaceful reunification** is the preferred option
 - If this is not possible, other, more violent 'solutions' will be considered
 - The economic crisis is already changing the minds of everybody
- In extreme despair, a new **armed conflict** cannot be ruled out
 - In the South the 'rejectionist' front is weakening but small hardcore nationalist groupings are beginning to emerge

Varosha at the forefront



- If there is **movement towards a solution**, Varosha will be at the forefront
 - Varosha as part of the solution – It is probably **equally difficult** to agree on the ‘modalities’ of the return of Varosha to its owners as it is to solve the Cyprus Problem
 - Varosha as part Confidence Building Measures – Probably the most important aspect of the return of Varosha will be the goodwill it will create among the population and the **optimism** it will create
 - In exchange for Varosha it will be easy to break old taboos and open the Famagusta harbour and probably Ercan airport

Varosha at the forefront



- Whatever the case we should be **preparing** for the opening of Varosha
 - **Preliminary studies** – environmental, safety, data collection
 - **Short term planning** – temporary infrastructures, emergency plans, logistics of resettlement
 - **Medium and Long term planning** – a Vision for Famagusta, town planning, logistics of reconstruction

Famagusta



- The wider Famagusta Area
 - From Dherynia to Salamis
- The Walled City
 - Traditionally inhabited by Turkish Cypriots
- The Closed Area
 - The object of immediate resettlement

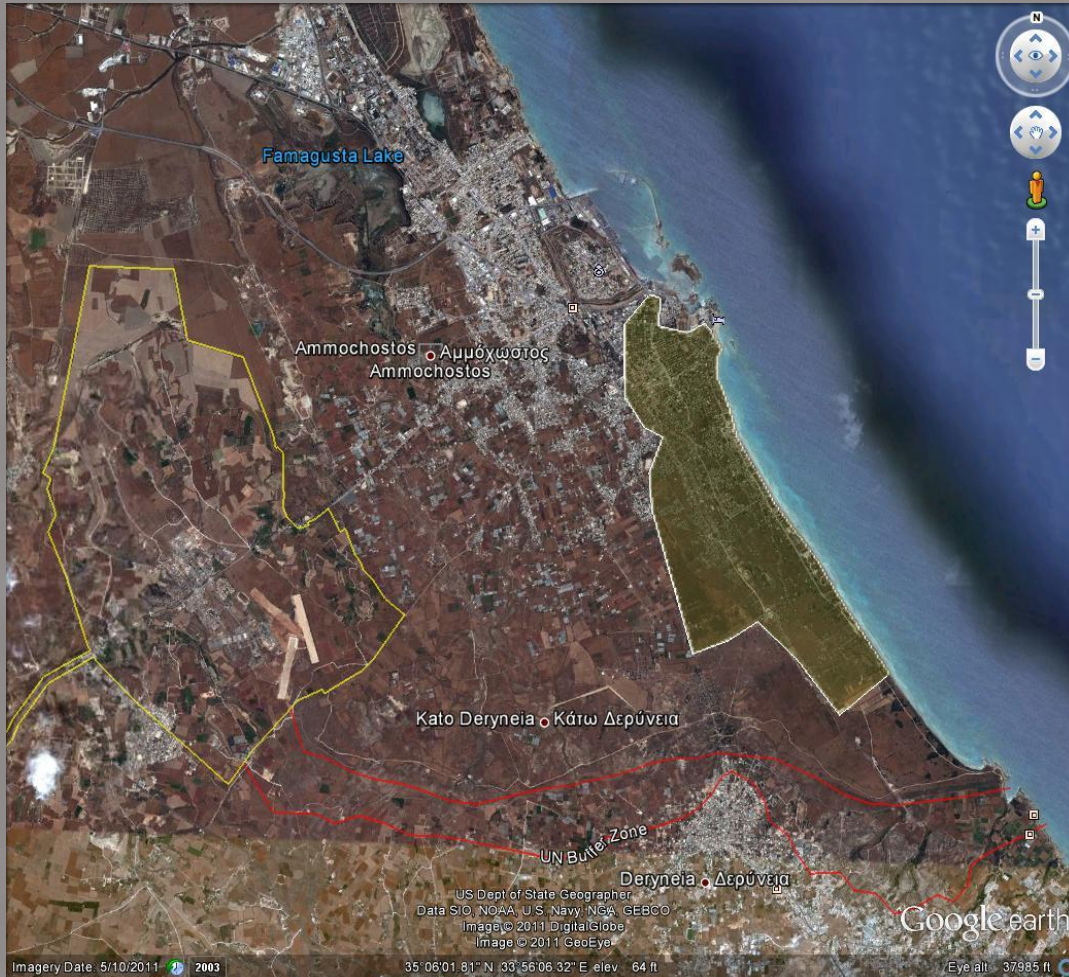
Varosha



○ The City

- We can see the limits of the closed city on Google Earth

Varosha



o The Closed Area

The Absence of human activity



Coastal Front



Inside the Closed City



Inside the Closed City



Inside the Closed City



Inside the Closed City



Nature, red in tooth and claw

Other examples



Other examples



Other examples



The Buffer Zone



The Buffer Zone

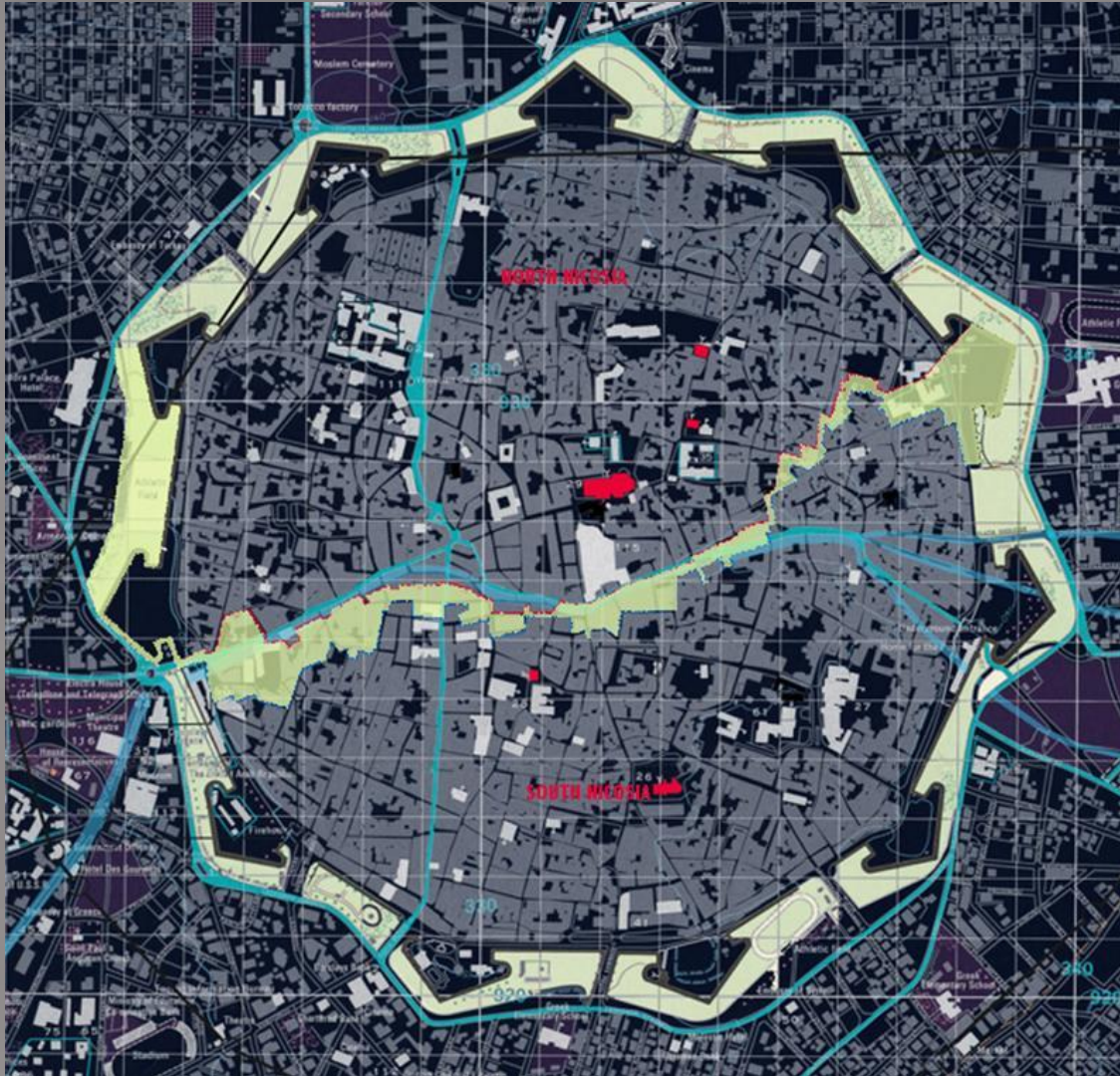


Buffer Zone studies

Cyprus GreenLineScapes Laboratory Future Scenarios



Buffer Zone studies



A huge natural Laboratory

- Unique Ecosystem
 - How does nature reclaim a city?
 - Unique Flora and Fauna
 - Document the existing situation and collect and store data
- Teams of experts – Biologists, Environmentalists etc.

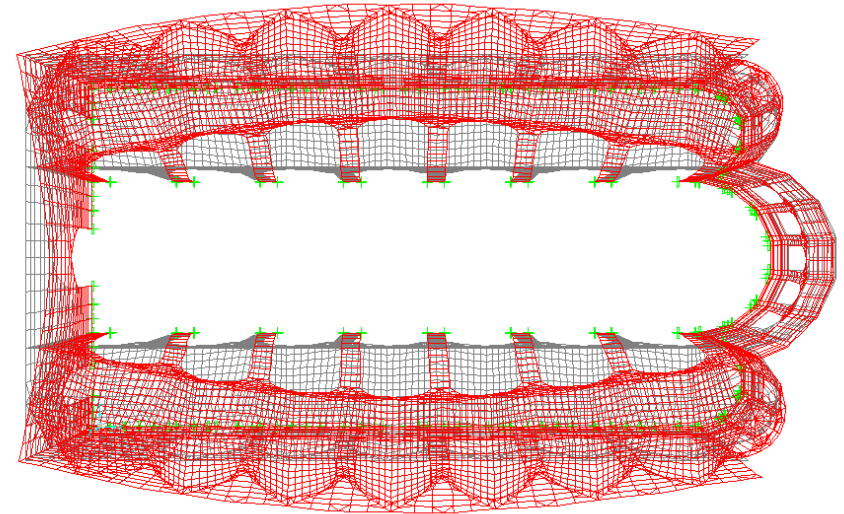
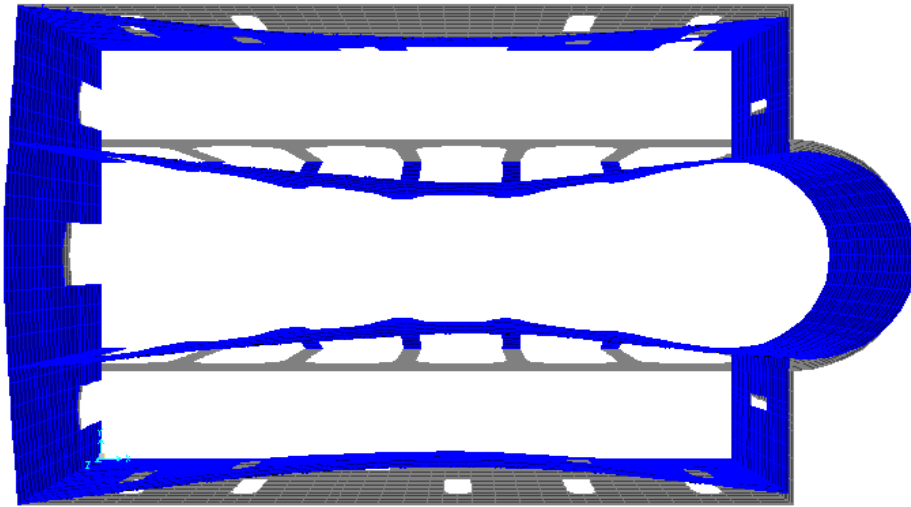


A huge natural Laboratory

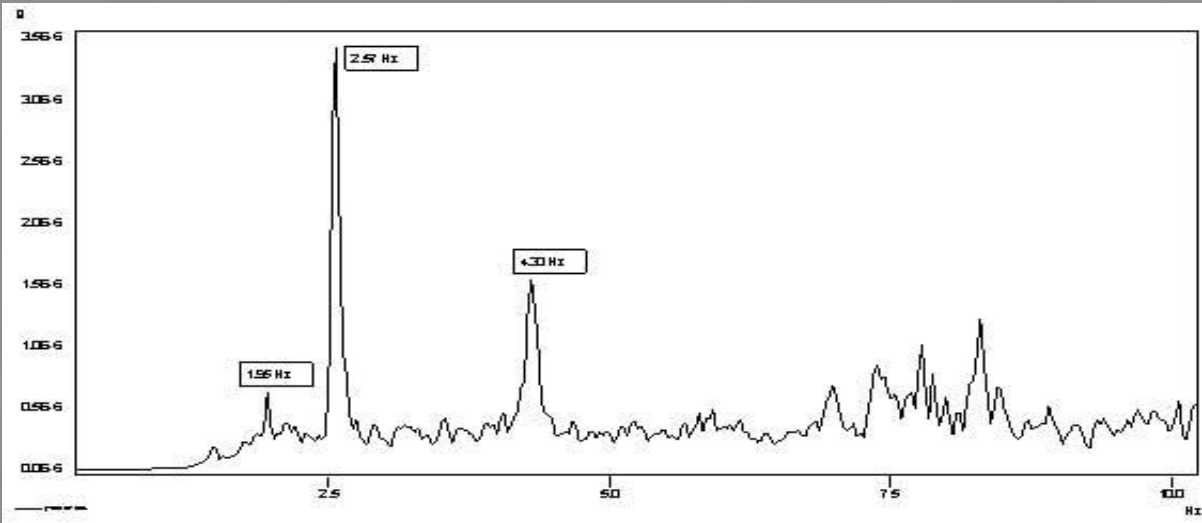
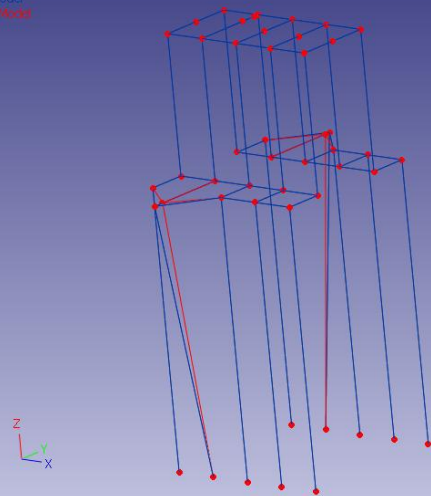
- The deterioration of buildings
 - Environmental effects in the absence of maintenance
 - Disintegration of materials and the effect on safety
 - Documentation and collection of Data
- Teams of experets – Civil Engineers, Architects etc.



A huge natural Laboratory



FE Model
Wind Model



A huge natural Laboratory

- The Memories of Men
 - Famagusta and the dream of returning
 - Memories and Realities
 - Documentation and Collection of Data
- Teams of experts – Psychologists, Sociologists etc.



The Memories of Men



The Memories of Men



The Fenced City



- Town planning provisions. Do the 1974 rules apply?
 - Providing infrastructure
 - Rules and guidelines for reconstruction
- Who will pay for the reconstruction?
 - Private and Public funding
 - Is there a 'loss of use' issue?
- Most issues can be translated to financial arrangements

The Fenced City



- The logistics of Resettlement
 - Development of an **Emergency Plan**
 - Safety and building characterisation
 - Return of the home owners
 - Emergency infrastructure
 - **Establishment of Municipal authority**
- Implementation of Reconstruction Rules and Guidelines
 - Building permits for **repairs and refurbishment**
 - Permits for **demolition and rebuilding**
 - **New codes**: fire and earthquake resistance requirements

The resettlement of the Fenced City



- Imposing solutions does not go down well
- No formula, however complicated, can take care of all situations
- Complicated formulae **scare off people** and are exploited by populists and nationalists
- People will not be satisfied if they don't **decide themselves** for their affairs – especially their property
- Empower people to make that choice within the bounds of a **few simple rules** they can understand and accept

The resettlement of the Fenced City



- The Centralised Top-Down scenario
 - Assume control of the City, clear the area and assess building safety
 - Establish Municipal authority
 - Decide which buildings are worth preserving and demolish the ones that are beyond repair
 - Redesign the City with a modern town planning outlook
 - Undertake extensive land consolidation reforms
 - Reconstruct old and create new infrastructure networks
 - Return the City to its inhabitants

The resettlement of the Fenced City



- The de-Centralised Bottom-Up alternative
 - Assume control of the City, clear the area and assess building safety
 - Establish Municipal authority
 - Allow the return of owners to their properties
 - Reconstruct old and create new infrastructure networks
 - Let the owners decide on the fate of their buildings in line with a few simple rules:
 - Restoration can proceed almost without any new requirements
 - New construction or modifications should follow a new City Plan
 - Provide guidance on reconstruction
 - Provide assistance through financing and land consolidation policies

The resettlement of the Fenced City

The Centralised Top-Down scenario

○ Advantages

- Allows for **rational planning**
- Creates a modern city
- There are very few uncertainties

○ Drawbacks

- People will not relate to it – it could even be **impossible to implement**
- It is prone to **abuse and corruption**

The De-centralised Bottom-Up alternative

○ Advantages

- It allows owners to access quickly their properties
- Owners **decide for themselves** the fate of their properties
- More accountability

○ Drawbacks

- There will be individual grievances
- Allows **the old** to dictate the form of **the new**

Do we trust each other?

- What if everybody wants to return?
- What if everybody refuses to move?
- Possibilities of **abuse or political sabotage**
- Big landowners and property developers

- **In the final analysis, the sustainability of a solution has to be based on mutual trust**
- We cannot guard against every eventuality on the premise of the other's untrustworthiness

More on the Fenced City



- I can see no rational reason why the Fenced City of Famagusta should remain deserted
- The City can easily be returned to its inhabitants in a way that does not offend their sensitivities
- It is imperative that scientists and engineers be given access to the city immediately in order to study it and create a basis for future planning
- Joint research groups could provide a vehicle for such studies in order to avoid political objections or misunderstandings
- European Academic institutions (including Greek and Turkish ones) would be interested in taking part in such research projects
- European funding should be easily obtained

Extrapolating...

- Can the same principles be applied to the **property issue** in general?
- The Centralised Solution – **Resolve every issue** through detailed discussion of all possible situations
 - This has been the approach up to now with very **mixed results**
 - It is doubtful whether **anyone understood** the provisions of the Anan Plan in a comprehensive and meaningful way
 - People were asked to **take on trust** the analyses of the politicians. These analyses were **mostly propaganda** for 'yes' or 'no' rather than honest assessment of the realities of the property proposals

Extrapolating...

- The de-Centralised alternative – Establish a few simple, easily understood principles and let the people decide for themselves
 - Fully recognise the right of ownership and its exercise
 - The exercise of the right of ownership should cause no undue distress to present users
- Set a time-frame for the resolution of possible conflicts
- Set up a property commission to mediate in conflicts
- Provide incentives and encourage joined development ventures

A blurred city skyline is visible across a body of water. The buildings are out of focus, creating a soft, hazy effect. The water in the foreground is a deep blue with gentle ripples. The sky is a pale, clear blue.

Give me artificial blooms—the glories of porcelain and metal
which shrivel not and do not rot, with forms that do not age.

Blooms of the exquisite gardens of another place,
where Theories and Rhythms dwell, and Knowledges.