

Housing development in islands

Ion Siotis
Antiparos

Summary of main points:

- House building outside towns (i.e. outside the areas covered by “town plans”) in the countryside is a controversial issue in Paros and generally in Greece.
- This controversy doesn't arise in many other Mediterranean countries and Nordic countries where house building in the countryside is common.
- The problem in Greece and the Greek specificity lies in the lack of respect for, and enforcement of the planning and building regulations.

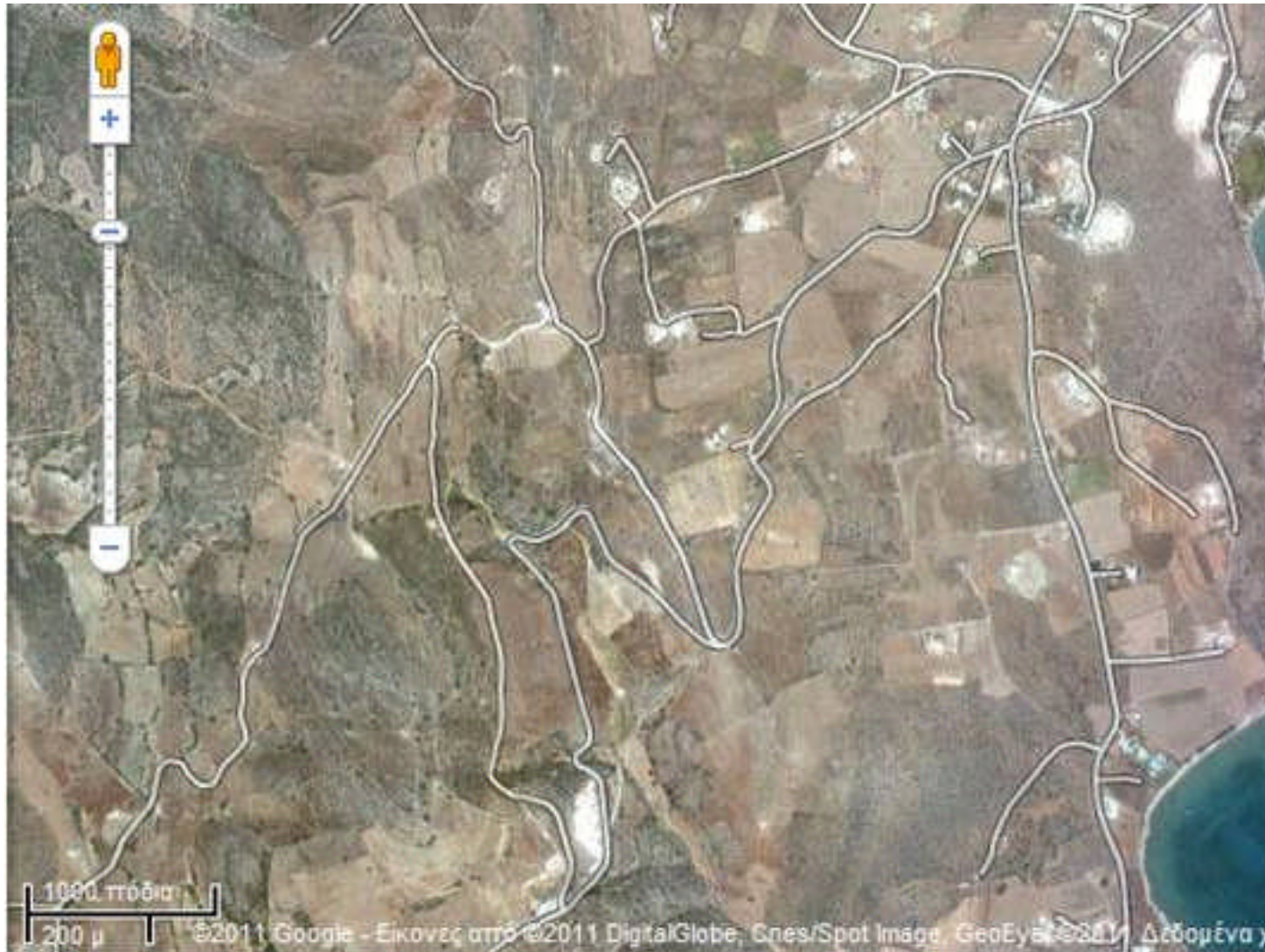
- Attempting to stop house building outside towns would be an over-reaction and a mistake, as it won't deal with the problem of excessive and unauthorised development due non-compliance with the regulations.
- Also, allowing or encouraging development outside the towns to take place in new “town plan” areas would be a mistake. Such formal plans adopted even in Cyclades espouse grid-iron street patterns and small building plots, and remain partly developed and an eyesore.
 - Picture 1 shows such an example from Aghios Georgios, Antiparos
 - This should be compared with the “organic” and “natural” development patterns in other parts of Antiparos (Pic. 2) and Pantelleria, Italy (Pic. 3)

- To address effectively the issues of building in the countryside, we need:
 - A. Appropriate regulations, including a reduction in the floor space allowed and a requirement for the provision of rainwater cisterns and renewable energy systems in every house.
 - B. Spatial planning that relies on a bottom-up approach and procedures in which the local people and local government have a central role.

Εικ. (1) Κάθε ένα από τα περίπου 60 οικοδομικά τετράγωνα πρόκειται να φιλοξενήσει από 8 ως 12 κατοικίες των 400μ, δηλ συνολικά 600 κατοικίες, χωρίς δίκτυο ύδρευσης και αποχέτευσης.



Εικ. (2) Ίδιο νησί με Εικ.1. Η κατάτμηση γης «εκτός σχεδίου» είναι αποτέλεσμα διαχρονικής διαδικασίας , το ίδιο και οι δρόμοι .



Εικ. 3 «Εκτός σχεδίου» δόμηση στην Pantelleria, νότια της Σικελίας, μόνιμος πληθυσμός 8000 , επιφάνεια 83 τετραγωνικά χιλιόμετρα. Για σύγκριση: Αμοργός, μόνιμος πληθυσμός περίπου 2000, επιφάνεια 121 τετραγωνικά χιλιόμετρα.

