



**LAMCODE**

Landscape management  
for countryside development

[www.lamcode.eu](http://www.lamcode.eu)

**FINAL MEETING**

**15th – 16th October 2007 - Asti**

***DEPEPOK S.A.***



ZEP  
KOZANI  
GREECE

# ZEP

## Zone of Alternate Urban Planning

***AN AREA DEDICATED TO THE  
REDEVELOPMENT OF EXISTING OR THE  
CREATION OF NEW URBAN STRUCTURES***

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## **DEPEPOK S.A. is responsible for ZEP's real estate development.**

### **Shareholders:**

- Municipality of Kozani (98%)
- Development Agency of Kozani (2%)

### **The Board of Directors (13 members) consists of representatives of:**

- The municipality and the opposition
- The Technical Chamber of Greece / Dept. of Western Macedonia
- The Industrial and Commercial Chamber of Kozani
- The labour Union of the Prefecture of Kozani

Partner description

**Legal framework for the Alternate Urban Planning Zones (ZEP):  
Laws 947/79, 1337/83.**

**Urban Plan of Kozani (1986):** control the urban development of Kozani

In 1988: **DEPEPOK S.A.** is formed by the **Municipality of Kozani**

In 1989: the ZEP is finally created by Presidential Decree and the **Entrusting Agreement** is signed with the **Greek State**

In **1992** the municipality fully grants the **property of ZEP** to **DEPEPOK S.A.**

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## The new economical and social situation



**New role for Kozani:** important economic and trade center in the southwestern Balkan

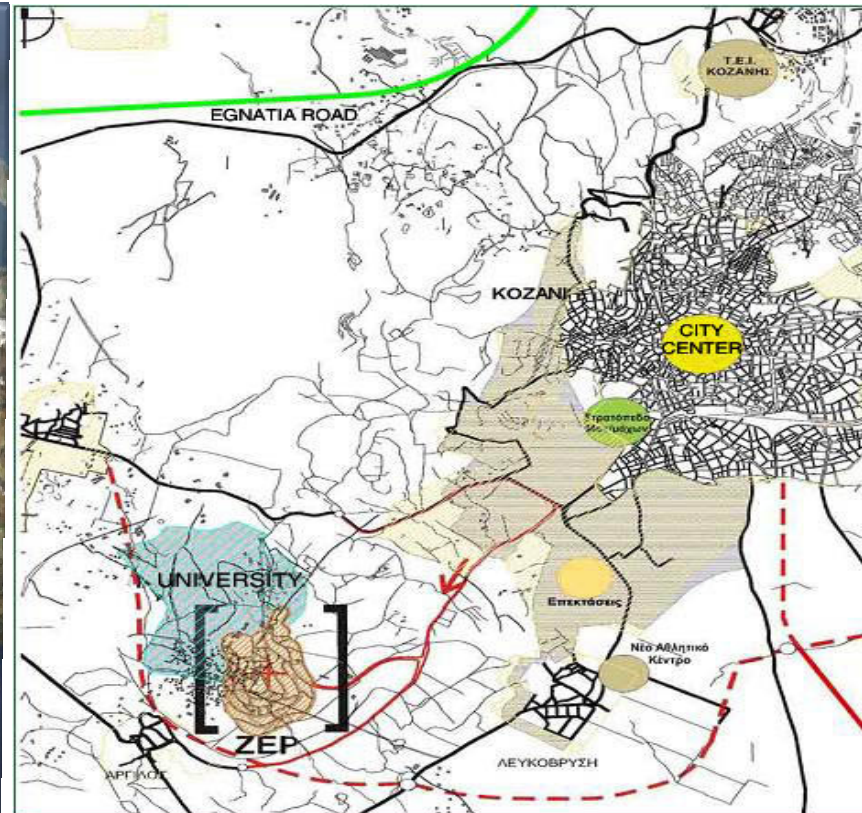
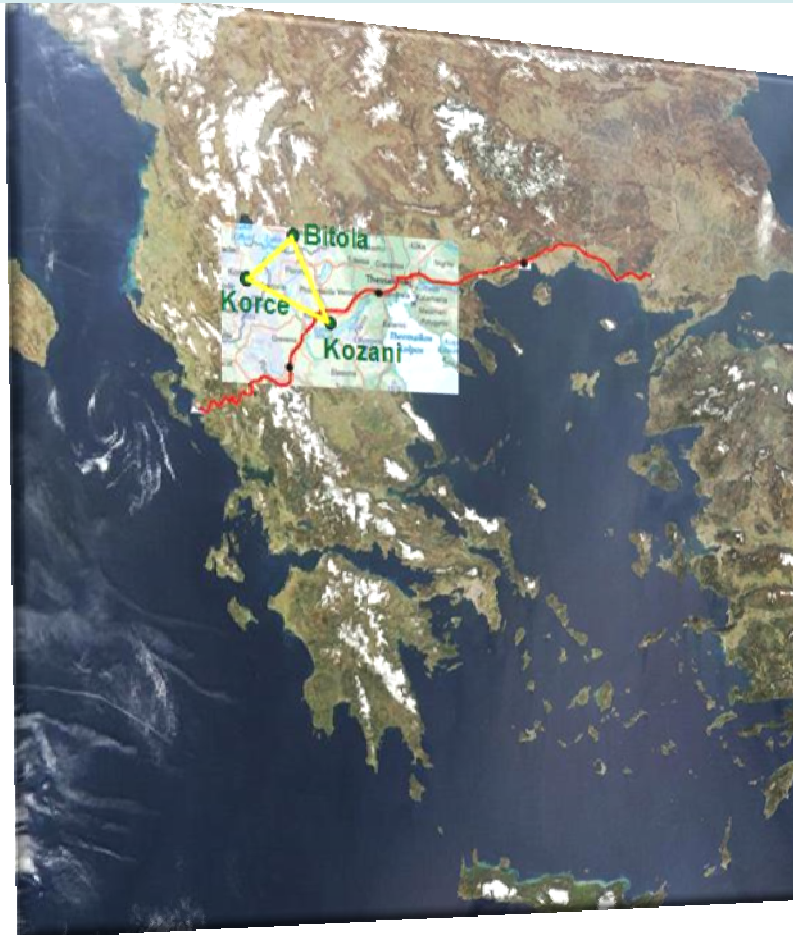


**In 2004 a Strategic – Business plan for ZEP**  
(following a Business Plan of 1989)



**New role for ZEP:** urban center at a supra-local level

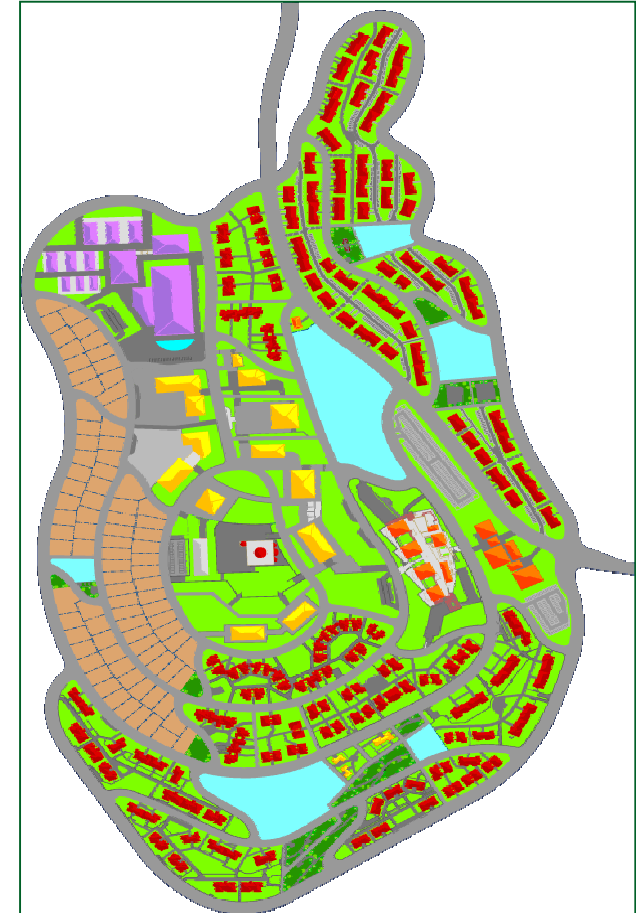
## ZEP LOCATION



## ZEP: THE IDEA....

**... an urban development that has people and the environment at its main interest**

- ▶ 90.000 m<sup>2</sup> of green and recreational space
- ▶ Sports areas in every sub division
- ▶ 11000 m<sup>2</sup> of green pavements belts
- ▶ Underground installation of all networks
- ▶ District heating
- ▶ Servicing of all community needs
- ▶ Underground garage parking
- ▶ Broadband network (Metro Ethernet 10Gbps)
- ▶ Only 25% total site coverage



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## TOOLS FOR THE CREATION OF ZEP

### AIM LANDSCAPE MANAGEMENT FOR SUSTAINABLE DEVELOPMENT

1. OPERATIONAL REGULATION
2. PLANNING AND DESIGN PRINCIPLES
3. ENERGY SPECIFICATION

## TOOLS OF DEPEPOK

### OBJECTIVES

- ✓ Assurance of high and equal living condition quality
- ✓ Contemporary qualitative architecture
- ✓ Respect of landscape and natural environment by use of bioclimatic and ecological principles
- ✓ Investor – Residence protection from downgrading that is due to uneven and low construction quality

## ZEP TODAY

DEPEPOK S.A. has completed the **creation of public infrastructure** (road network, water supply, drainage, electricity, lighting, heating network, broadband fiber optics network)



278 houses residences constructed by the Workers Housing Association on a 5.5 Ha area



The headquarters of the Western Macedonia District, on a ~1.5 ha area

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## TOOLS OF DEPEPOK

### OPERATIONAL REGULATION

#### Assures:

- ✓ Harmonic neighboring and living along with high standard of living for the residents of ZEP
- ✓ Continuous application of the planning principles

## TOOLS OF DEPEPOK

### PLANNING AND DESIGN PRINCIPLES

**Aim to achieve a highly aesthetical and operational output during the construction of the settlement in relation to architectural and urban planning issues**

#### **Intervention points**

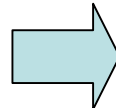
- ✓ **Building Position Within Space**
- ✓ **Architectural Style (Building Morphology, Materials)**
- ✓ **Construction Rules**
- ✓ **Formation on the frontage (fences, adjustment of the landscape and natural ground, plants)**
- ✓ **External Building Facades (general elements, roofs, balconies)**
- ✓ **Compulsory Parking Spaces per Building**

## TOOLS OF DEPEPOK

### ENERGY SPECIFICATIONS

#### Intervention points

- ✓ Indoor air quality
- ✓ Thermal comfort
- ✓ Visual comfort
- ✓ Low energy consumption

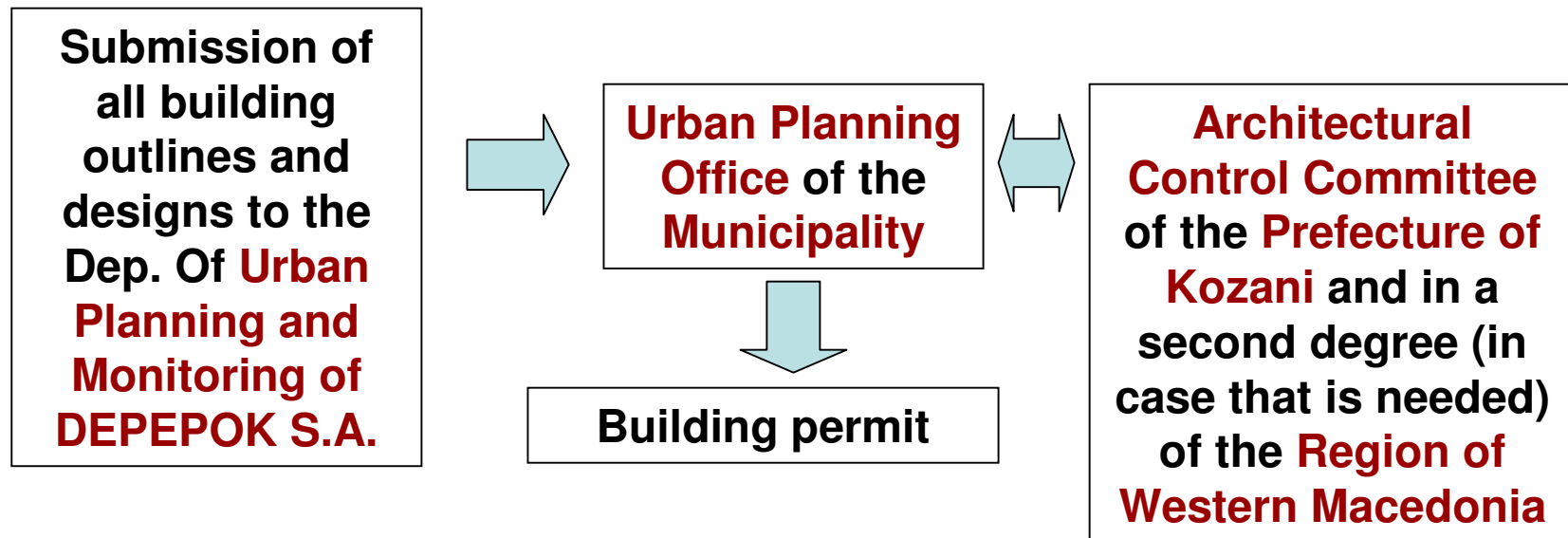


#### Expected results

- ✓ Achievement of thermal, visual comfort and good indoor air quality
- ✓ Reduction of energy consumption
- ✓ Reduction of heating expenses
- ✓ Increase of the building market value from such constructions
- ✓ Reduction of CO<sub>2</sub> emissions

## TOOLS OF DEPEPOK

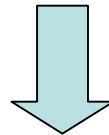
### APPLICATION



## TOOLS OF DEPEPOK

### APPLICATION

**Absence of legal provisions concerning the role of such agencies as DEPEPOK S.A. whose role is consultative and not binding**



**The procedure already described has not been incorporated in the legislation as DEPEPOK S.A. is not entitled to introduce it in the legal framework. **It is based on the willing of all agencies to co-operate.****

## TOOLS OF DEPEPOK

### MONITORING, EVALUATION AND REDESIGN

- The **Department of Urban Planning and Monitoring** will evaluate the plans, formulate the tender dossiers, evaluate the tender bids, monitor the implementation of projects and be in charge of the promotion campaign. It will also give its consent to the issue of a building permit.
- The **Department of Urban Management and Operation** will ensure the alignment of all tenants and owners to the agreements made and regulations set, after the end of the implementation phase and during the operation. In case of any violation, it will denounce it to the Urban Planning Office, which is then responsible to make an autopsy and impose penalties.

## OUR AMBITION...

### ...ZEP AS AN EXAMPLE IN GREECE FOR SUSTAINABLE LANDSCAPE MANAGEMENT

**ZEP** can be proved to be **best practice in Greece** for the development of settlements with respect to the landscape

**LAMCODE PROJECT** is a **CHANCE!**  
that may lead to the improvement of the Greek legislation in terms of sustainable landscape management - an important step towards the implementation of the European Landscape Convention in Greece.

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## AT THIS STAGE: CONTINUITY OF THE COOPERATION

### INTERESTING POINTS FROM LAMCODE METHODOLOGY

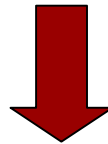
- ✓ **Asti' s case study in terms of the specific tools:**
  - Guidelines for **sustainable architecture** and SB 100 system
- ✓ **Talamanaca' s case study in terms of “public participation approach”**

## CONTINUITY OF THE COOPERATION....

...is judged necessary in order to achieve the  
confirmation of LAMCODE METHODOLOGY



IS LAMCODE METHODOLOGY FUNCTIONAL?  
...through the implementation of it in our cases



Implementation of LAMCODE METHODOLOGY in  
European Level!



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Contact person/phone number/e-mail...

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