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THE URBAN PLANNING PROCESS AND SUSTAINABLE CONSERVATION IN AMASRA

AMASRA KENTİ ÖRNEĞİNDE KENTSEL PLANLAMA SÜRECİ VE SÜRDÜRÜLEBİLİR KORUMA

Dr.Öğr.Üyesi. Seçil Gül MEYDAN YILDIZ

Yozgat Bozok University, Faculty of Engineering and Architecture, Department of Urban and Regional Planning, Yozgat/TÜRKİYE

ORCID: <https://orcid.org/0000-0001-9869-4159>

Öğr.Gör. Gamze SEÇKİN

Çankırı Karatekin University, Çerkeş Vocational School of Higher Education, Department of Architecture and Urban Planning, Academic, Çankırı/TÜRKİYE

ORCID: <https://orcid.org/0000-0001-7674-8670>



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ÖZET

Kentsel koruma alanları, kentlinin koruma ve kullanma dengesini benimseyerek tarihsel ve kültürel değerlere sahip çıkmasını sağlayan bir planlama bölgesidir. Koruma kavramının mekansal çözümlenmesi, imar uygulamaları ve programları aracılığıyla yerel yönetim birimlerince gerçekleştirilmektedir. Ancak, bu sürecin sağlıklı gelişebilmesi için etkin bir kenttaş katılımı ve koruma bilinci gereklidir. Bu çalışmanın temel amacı, koruma bölgelerinde alınan plan kararlarının mekana aktarılma sürecinde karşılaşılan sorunların, Amasra yerleşim dokusu örneğinde incelenmesidir.

Köklü bir tarihe ve kozmopolitik bir kültürel çeşitliliğe sahip olan Amasra ilçesi konumu, doğal güzellikleri, kentsel dokusu ve kimliğiyle korunması gerekli önemli bir yerleşim alanıdır. Bu çalışmada, koruma bölgelerinde yapılan koruma amaçlı imar planlarının yıllara oranla değişen koruma politikaları ve uygulama sorunları sürdürülebilirlik ilkesi çerçevesinde incelenmektedir. Amasra kimliğine yönelik özgün koruma politikalarının önerildiği bu çalışmada derinlemesine alan araştırması, plan analizleri, haritalama ve literatür tarama metodu kullanılmaktadır.

Anahtar Kelimeler: Koruma, Koruma Amaçlı İmar Planı, Sürdürülebilirlik, Amasra (Bartın)

ABSTRACT

Urban protected area is a planning region that enables the city to adopt the balance of protection and use and to protect the historical and cultural values. The spatial analysis of the concept of protection is carried out by the local government units through the implementation and programs. However, an effective urban participation and awareness of protection is necessary for the healthy development of this process. The main purpose of this study is to examine the problems encountered in the process of transferring the plan decisions taken in the conservation zones to the space in the case of Amasra settlement texture.

Amasra, which has a long history and cosmopolitan cultural diversity, is an important settlement area that must be protected with its natural beauties, urban fabric and identity. In this study, conservation policies and conservation problems of reconstruction plans in the protected areas are examined within the framework of the sustainability principle. In this study, in which original conservation policies are proposed for Amasra identity, in-depth field research, plan analysis, mapping and literature screening method are used.

Key Words: Conservation, Reconstruction Plan, Sustainability, Amasra (Bartın)

1. INTRODUCTION

One of the primary targets of the sustainable preservation is to protect and sustain the heritage presented by the historical, cultural and natural environment to the urban space as a whole, together with tangible and intangible values (Houk vd., 2015). Urban planning consists of researching, preparing, planning, executing, monitoring and evaluating. It aims to balance the past, the present and the future in order to sustain the urban identity (Meydan Yıldız, 2018).

Planning activities which became legalized to be used in the conservation districts are called as "Conservation Master Plan". 2863 numbered "Code of Protection of Cultural and Natural Properties" includes the cities and remains which cogitate the social, economical, architectural and cultural aspects of their active era and represent the various civilizations from the prehistoric times to the present day, as site areas which should be protected (Meydan Yıldız ve Bahçeci, 2018: 1178). It is stated in the corresponding code that (article 17) "Conservation Master Plan" (CMP) must be executed in the site areas. Urban planning is an execution area which states not only the urban land use but also economical, societal and demographical planning of a city in line with the corresponding area's environmental, cultural and historical values much as parcel based designs (Keleş, 2018). Therefore, urban planning processes should be addressed as a whole. These processes should be planned on principle of supplying accordance, harmony, order, quality, originality and awareness among conservation districts, development areas and interaction sites (Li and Liu, 2008).

The balance among conservation, usage and development is connected with the environmental, societal, economical and cultural aspects of the sustainable urban conservations process (Chiu, 2012). Enabling the execution of the decisions taken by local and central government units in accordance with these aspects is another important subject. Besides, the awareness of the local residents on conservation, sustain and participatory attitude is one of the key points of sustainable conservation (Meydan Yıldız, 2016). Otherwise, artificializing, banalizing and commoditizing with commercial purposes regardless of the historical cultural and natural environment aspects and conventional house pattern and the urban silhouette, is inevitable.

The first settlement in Amasra, which is the sampling area of this study named "The Urban Planning Process and Sustainable Protection in Amasra", is thought to started during late bronze age. It is known that the city was named as Sesamos and Amastris during the ancient period (Eyice, 1965; Toksoy, 2009). Thanks to its original topographic structure it was a defence city in medieval age and it is known for port trade too (Türkoğlu, 2014). Today it is a conservancy district with its high competitiveness in tourism sector thanks to its ecological, archeological, historical and cultural values. Amasra county has an important location thanks to its natural beauty and historic fabric.

Conservation policies has begun with the proclamation of the republic in Amasra county which is individuated with its cultural richness and its historic fabric dated back to three thousand years ago. Yet, an urbanisation process which grow away year by year from the equilibrium of conservation and usage is at stake because of the urban insensibleness, economical concerns, comfort requests, lack of resources, confusions on authorisation and property problems.

Amasra county, which has a deep-rooted history and a cosmopolitan cultural richness, is an important residential area when it comes to its location, natural beauty, urban texture, urban identity and it should be protected. In this project, execution problems and changes in the policies of construction plans in conservancy districts throughout the years has been researched in terms of sustainability principle by taking Amasra county as an example. This research upholds genuine conservancy policies which are suitable to Amasra county's urban identity and it is formed with in-depth area research, plan analyzes, mapping and literature review.

This research's method consist of five different steps:

- (i) Analysing all the construction decision applied in Amasra county, from the first one to the last one and modelling the reflections of these decisions on the place in terms of history
- (ii) Comparing the “Conservation Master Plan” (CMP) decisions with the present space usage
- (iii) Identifying with SWOT Analysis the potential and/or present problems and facilities which is caused by the planning decisions on the areas other than the research area.
- (iv) Detecting the environmental, spatial and social decisions and executions which threaten the traditional texture
- (v) Upholding policies on how to hand down the employed plans resulted from the researches to the next generation.

2. GENERAL FEATURES OF AMASRA COUNTY

2.1. Location and Geographic Features

Amasra county is one of the most important centres of western black sea part of the black sea region and it has a unique urban identity thanks to its geographical location, natural beauty, climate and historical texture. Amasra, as its first name in the history Sesamos city has a background dating back to XII. Century B.C. In those times, Amasra residential area was used by Phoenicians after the sovereinities of Gasgas and Hittite (Tunçer, 2014: 14).

In the later periods the city entered into the domination of Lydians and in IV. century B.C. Persians took over it. After the Persian period, the city continued it’s development for two centuries (II. and I. B.C.) as a part of Pontus Empire (Tunçer, 2014: 14). The city became a part of the Roman Empire during the time of Claudius. At that time, Amastris became prominent as a conventus (province) of the Pontus Empire. The prominence of the city during the Byzantine period, comes to light when its churches and city walls are examined. Amastris city has marched forward in time and has been advanced to the capital city of eparchy of Paphlagonia (Tunçer, 2014; Bartın İl Kültür ve Turizm Müdürlüğü, 2007).

The city has maintained its acropolis and seaport aspect during the Byzantine period as well. It is known that this residential area became an important military center in IX. century. Ruins of the Hellenistic period belongs to the time of VI. Mithridates the king of Pontus. City walls which belongs to the Byzantine period, sweeps both the acropolis and Boztepe Island. In XIII. Century the city was captured by the Genoese tradesmen. It had stayed under the domination of Genoese till 1460 and became a part of Ottoman Empire after that (Tunçer, 2014: 15).

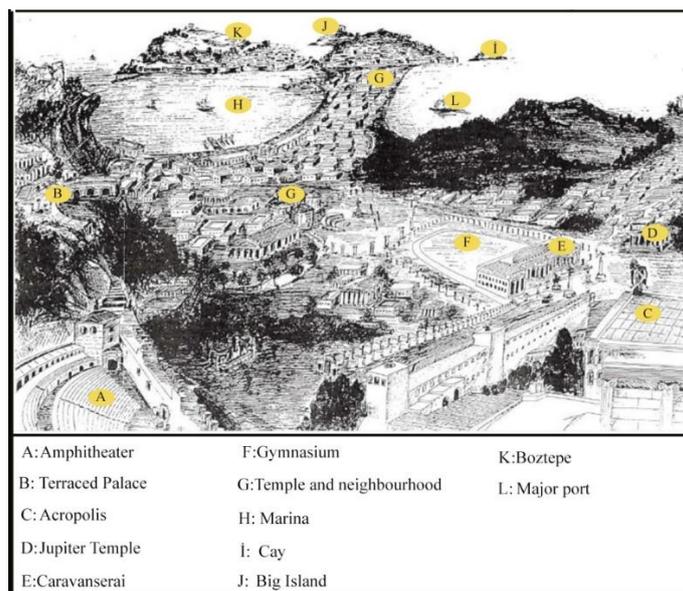


Figure 1: Castle City Structure During Roman Empire Period (Sakaoğlu, 1999).

It is provided to keep a restricted Castle City structure with the city walls added to the overall structure during and before the Roman and Byzantine periods. The city, started to develop outside of the city walls during the Ottoman Empire period. Therefore, the open city concept began to be known and the organic city macro form which is surrounded by blind-streets, mansions, small squares and narrow streets is constituted (Sözen, 2006: 202).

Amasra is located in the north part of Turkey. Four out of the five small islands, which take place on the skirts of the steep slopes of Black Sea mountains, got together and formed the city. It is surrounded by Black Sea on the northside, Bartın state on the south and southwest side and Kurucaşile province on the east side. Besides, it is a peninsula surrounded by Boztepe, Zindan, Küçük Ada, Tekke Tepesi and Büyük Ada (Tavşan Adası) as well (Türkoğlu, 2014).

With the proclamation of the republic, both conservancy policies and developments on the tourism and mining sector begun. Conservancy Master Plans begun to be planned by the second half of XX. Century in Amasra, which has a long history and unique urban texture.

Amasra became a “county” in 1987 and in 1955 municipal organization was established. It is located 10 miles away from the Bartın state and its altitude above sea level is 25 meters (url-1). Amasra county consists of 6 neighbourhoods and 30 villages which take 120 square kilometer place (Amasra Belediyesi, 2018).

2.2. Historical and Cultural Values

When the research is done, it can be found that Amasra is a city in which a lot of different civilizations has lived. It can be seen that the civilizations established one over another by reflecting their values on their urban structure have made Amasra a unique one. There are nearly 80 registered artifacts in Amasra such as castle region, city walls, mosques, churches, bathhouses, bridges, fountains, mansions, market region, mansions as museums and archeological remains. Besides there are 13 registered buildings which was made of stone and wood in Amasra. Locations of historical, cultural and archeological values and the important focal points of the city can be seen on the Figure 2 schematically.

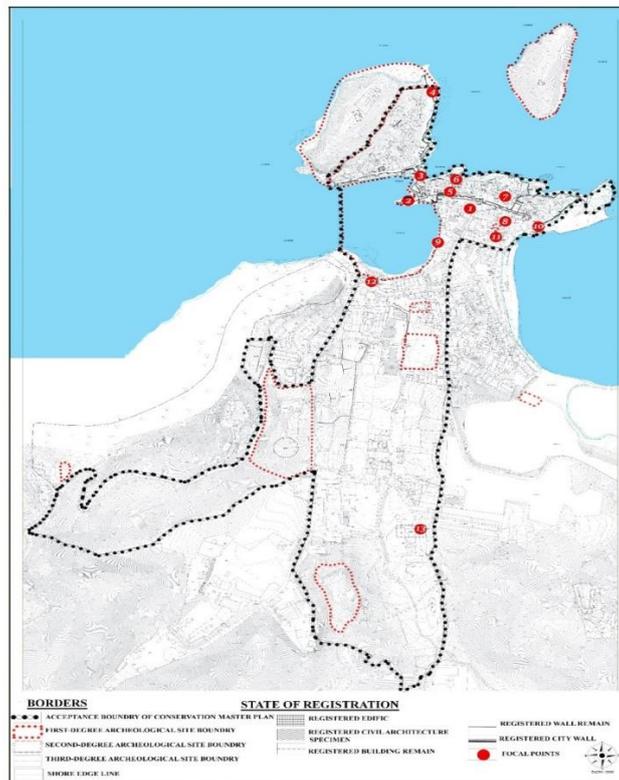


Figure 2: City walls, conservation areas and focal points

decisions. These areas can be listed respectively as below:1) Çekiciler Çarşısı (Kum Mahallesi), 2) Direkli Kaya (Kaleiçi Mahallesi, Third-Degree Site Area), 3) Kemer Köprüsü (Kaleiçi Mahallesi), 4) Ağlayan Ağaç (Boztepe Mahallesi), 5) Kaymakam Evi (Kaleiçi Mahallesi), 6) Fatih Cami, Eski Kilise (Kaleiçi Mahallesi), 7) Kilise (Kaleiçi Mahallesi), 8) Amastris Meydanı (Kum Mahallesi), 9) Barış Akarsu Parkı (Kum Mahallesi), 10) Balıkçı Heykeli (Kum Mahallesi), 11) Amasra Hamamı (Kum Mahallesi), 12) Amasra Müzesi, Bahriye Mektebi (Kum Mahallesi), 13) Bedesten (Kum Mahallesi, Second-Degree Site Area)

The relation between these areas and their round can be seen on the picture die plate in Figure 3 and Figure 4 according to the order in the Figure 2. These unique artifacts and places which are located in the Amasra settlement constitute the focalpoints of the city.

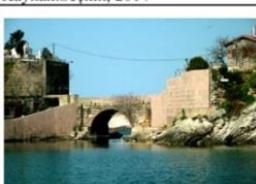
Focal Point	Name	Neighbourhood	Picture 1	Picture 2
1 Number	Çekiciler Çarşısı	Kum Mahallesi	 Kaynak:Seçkin, 2016	 Kaynak:Amasra Belediyesi, 2018
2 Number	Direkli Kaya	Kaleiçi Mahallesi	 Kaynak:Seçkin, 2014	 Kaynak:Seçkin, 2014
3 Number	Kemere Köprüsü	Kaleiçi Mahallesi	 Kaynak:Amasra Belediyesi, 2018	 Kaynak:Seçkin, 2014
4 Number	Ağlayan Ağaç	Boztepe Mahallesi	 Kaynak:Seçkin, 2016	 Kaynak:Seçkin, 2017
5 Number	Kaymakam Evi	Kaleiçi Mahallesi	 Kaynak:Seçkin, 2014	 Kaynak:Seçkin, 2014
6 Number	Fatih Cami	Kaleiçi Mahallesi	 Kaynak:Seçkin, 2017	 Kaynak:Seçkin, 2014

Figure 3: Die Plate of Focal Points (Seçkin, 2019)

Focal Point	Name	Neighbourhood	Picture 1	Picture 2
7 Number	Kilise	Kaleiçi Mahallesi	 Kaynak:Seçkin, 2016	 Kaynak:Seçkin, 2016
8 Number	Amastris Meydanı	Kum Mahallesi	 Kaynak:Seçkin, 2017	 Kaynak:Seçkin, 2017
9 Number	Barış Akarsu Parkı	Kum Mahallesi	 Kaynak:Seçkin, 2017	 Kaynak:Seçkin, 2017
10 Number	Balıkçı Heykeli	Kum	 Kaynak:Seçkin, 2017	 Kaynak:Seçkin, 2017
11 Number	Amasra Hamamı	Kum Mahallesi	 Kaynak:Seçkin, 2014	 Kaynak:Seçkin, 2016
12 Number	Amasra Müzesi	Kum Mahallesi	 Kaynak: Seçkin, 2017	 Kaynak:Amasra Belediyesi, 2018
13 Number	Bedesten	Kum Mahallesi	 Kaynak:Seçkin, 2017	 Kaynak:Seçkin, 2017

Figure 4: Second Section of the Die plate of Focal Points (Seçkin, 2019)

Thanks to the hilly and bumpy topographical aspects of Amasra settlement area, the city has been developed organically. There are two bays in Amasra, which are called as “Büyük Liman Area” and “Küçük Liman Area”. Amasra Castle, which belongs to the Byzantine period, consists of two main sections. Inland waters length of Zindan Castle, which is connected to the Kemere Bridge, is 600 meters (~0,38 miles). The height of North and South fortification walls of Sormagir Castle, which is located in Boztepe Island, is 300 meters (~0,187 miles). There are three gates in the castle, one in the northeast section called as “Büyük Liman Gate”, one in the West section called as “Küçük Liman Gate” and one in the South section called as “Zindan Gate”. Most of the walls which surrounds the east, northeast and West side of the city, have fallen down. Just the 50 meters part of West walls, adjacent to the gate, have been preserved. Castles in Amasra consist of holes for towers, inner divisions partly, and Roman block stones on which Genova crests, Cupid, Medusa, falcon and ox head figures take part (Hill, 1992: 19-25). Amasra Castle remains in the residential area. Castle’s silhouette has been disrupted because of that location.

2.3. Urban Planning Process and Conservation Policies

The first planning project had been approved by İller Bankası in 3rd March 1956 in Amasra (Figure 6). When this plan is analyzed, it can be seen that the construction plan area just covers Boztepe

Mahallesi, Kaleiçi Mahallesi and Kum Mahallesi. There were a lot of existing buildings and green fields in Boztepe Mahallesi. On the other hand, Kaleiçi Mahallesi were sparsely populated and it was the first settlement area and the Bedesten area had been preserved. South section of Küçük Liman area was reserved as recreation area and the coast located in the South section of Büyük Liman area had been closed with a guard band and green field. Besides, building density had kept low in Kum Mahallesi in order to preserve ancient theatre from the affects of urban density.

In 1950's Amasra became a well-known summer resort. Then the construction of the port began and some military establishment constructions came after. In 1955 municipal organization had been founded and the first urban planning project was launched in 1956. The appearance of Amasra in 1950 can be seen in Figure 5.

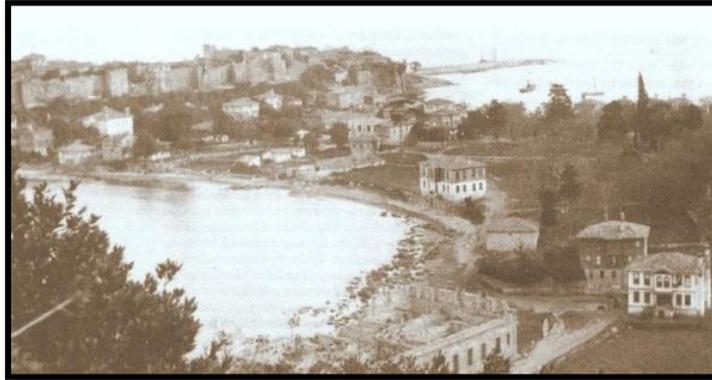


Figure 5: Küçük Liman and Boztepe in 1950 (Amasra Belediyesi, 2018)

With the preparation of base maps in 23rd July 1968, (Yıldırım, 2014) it was determined that the former (1956) planning decisions were not suitable to provide neat and balanced urbanization. As a result, a new construction plan were made in 28th September 1970.

When 1970's planning decisions are analyzed, two different borders have been determined. One of them is "the border of the buildings and areas which have to be preserved because of historical and archeological value and are registered as monument" and the other one is "the border of natural values and the other archeological and artistic buildings and areas which have been projected to preserve but are not registered as monument". Restrictions have been made to prevent urban density in Boztepe Mahallesi and Kaleiçi Mahallesi but it has been approved to build two-story houses in the area which is in between Büyük Liman and Çekiciler Çarşısı.

Yet another important decision is to determine the "city walls in Kaleiçi and Boztepe, remains of Büyükada Church, Direklikaya, remains of the church in Boztepe, Fatih Mosque, old chapel, İskele Mosque, Turkish Bath, Ottoman Bath, absentee remains of a building in Tekke Tepesi and remains of city walls in Bedesten area" (Yıldırım, 2014: 83) as special areas for conservation.

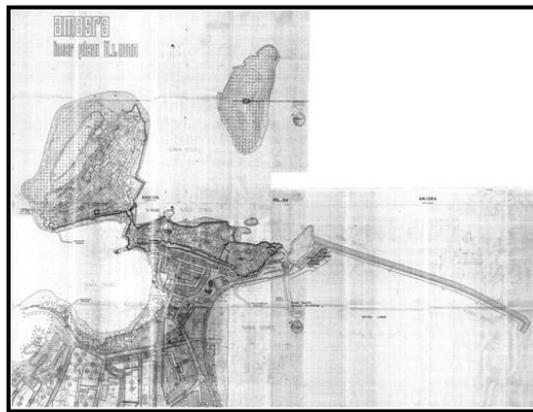


Figure 6: Construction Plan, 1970 (Amasra Belediyesi, 2018)

A year after the 1970's construction plan had been approved, Revision Construction Plan was made in 1971. The attached and two-storey buildings located from Çekiciler Çarşısı to Büyük Liman was revised as three-floored buildings with this plan. (Yıldırım, 2014: 86). Conservation decisions was developed on the grounds that "Kaleiçi and Boztepe Mahallesi not only were archeological protected areas but also were urban site areas which reflect the local architecture and traditional aspects of the city thanks to their residence fabric. This aspects of the area had to be preserved and repairs and new constructions had to be approved in a restricted way" (Amasra Belediyesi, 2018). Moreover, there was a decision stating that "most part of the city walls were located in between the private properties and public green fields and concourses adjacent to the city walls had to be made". It was stated that the public lands in Kaleiçi Mahallesi should have been used as greenfields. Also, it was stated that "the plain area between the North of Çekiciler Çarşısı and city walls should have been called as open areas". Therefore, it is an important plan compared to the former construction plan because it contains decisions to increase the open green fields and to let new constructions restrictedly. Yet, to decide letting higher buildings resulted differences between the conservation areas and their environment in terms of fabric, density and scale.

In 1986 dated construction plan decisions, seeking a solution to the effects on the demographical structure of the swift development in mining sector thanks to the establishment of Turkish Hard Coal Enterprise (Url-1) Institution which was subject to the statutory decree no. 96 enacted in 1983, was a dominant issue. When the fundamental principles of the construction plan dated 22nd July 1986 are analyzed, it can be seen that the plan aims to preserve the old city fabric by decreasing the demands of structuring in the areas which are determined as natural and archeological site. In this plan, it is stated that the population growth arising from the developments of mining sector is bad for the tourism potential and the conservation areas of the city. Therefore, it is predicted to spread the settlement to the outer areas of the city within the bounds of demographical possibilities. There are structuring decisions made on preserving the civil structure of Kaleiçi and Boztepe Mahallesi, providing houses to the mine workers without damaging the silhouette of the city and these decisions result urban sprawl. Besides, there are decisions mentioning environmental pollution such as not to pollute Küçük Liman and Büyük Liman area (Yıldırım, 2014: 85).

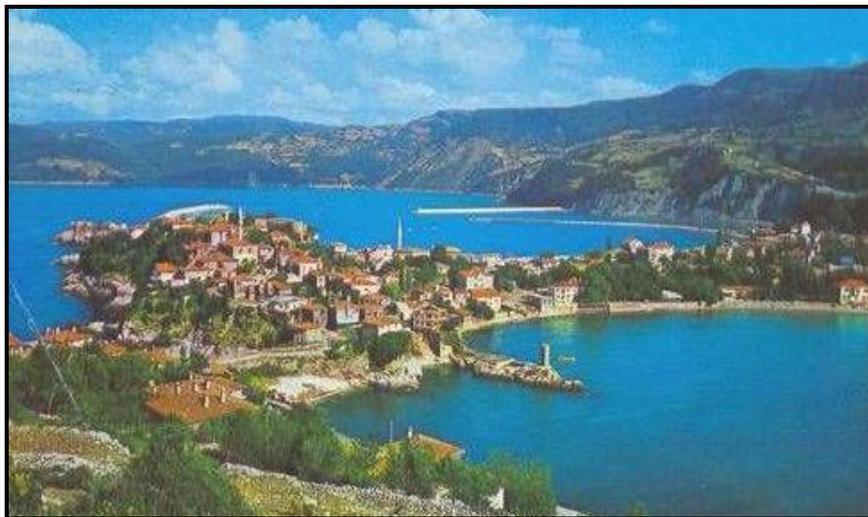


Figure 7: State and appearance of structuring in Kaleiçi and Kum Mahallesi in 1980 (Amasra Belediyesi, 2018)

The swift development in mining sector has caused the tourism sector to take a backseat. As a result of the population growth, new neighbourhoods has been established (Fatih Mahallesi and Kaleşah Mahallesi). Because of the unplanned urbanization, urban pressure on the conservation areas and underestimation of conservation concept, Amasra Conservation Master Plan was made in 1988. "Conservation Master Plan" was approved according to the decision no. 119 dated 1st April 1988 of Ankara Cultural And Natural Heritage Conservation Board. Terms of "Amasra Conservation Master

Plan Bylaws” are deemed valid for “all the buildings which will be renovated and are a part of acceptance boundry, excluding registered buildings” (Yıldırım, 2014; Amasra Belediyesi, 2018). This CMP aims preserving the Amasra city as a whole. When the plan and notes are analyzed, it can be seen: 1) Decisions are limited to Kaleiçi Mahallesi, Boztepe Mahallesi and Kum Mahallesi, 2) Restrictions are made to the density of structures in Kaleiçi and Boztepe Mahallesi, 3) When it is necessary to decide structuring in Kaleiçi and Boztepe Mahallesi, the structuring aspects in the plan will be valid, 4) It will be considered to be aware of the guard band in the areas near to the city walls, 5) Registered buildings are determined, 6) It is arranged that the storey height will be 12.50 meters in Çekiciler Çarşısı, 7) It is restricted that the height of the buildings around Küçük Liman will be 9.50 meters, 8) First Degree Site and Second Degree Site areas are specified in the plan and it is stated that structuring is forbidden in those areas, 9) Decisions was made in order to increase the number of greenfields (Amasra Belediyesi, 2018).



Figure 8: Conservation Master Plan, 1988 (Amasra Belediyesi, 2018)

In the existing settlement areas on the plan, structuring conditions and specifications are only limited to the number of floors and fellow or other kinds of structuring conditions are not included. (CMP,

2014). There is no provisions regarding new structuring which is suitable in accordance with the construction plan in terms of Third Degree Archeological Site areas. New structuring demands on these areas are only allowed if the expenses are covered by the requestor. These demands are only allowed on the condition that an archeological research is made on the whole parcel under the control of Directorate of Museums in order to find whether there is any archeological remains or not. If not, new structuring demands will be approved according to the provisions of construction plan.

With the decree no. 2221 dated 18th February 1992, regulations are made in Büyük Mendirek area in terms of “Conservation Required Slope” and park, restaurant and tea garden structures are allowed. After the year the plan had been approved 1988, archeological remains was found in Kum Mahallesi, where it was shown as a park area in CMP. This area was declared as a first degree archeological and natural site in 2nd April 1991 but an updated plan for this area was never made. (Yıldırım, 2014).

In 2008 Conservation Master Plan Revision was made. After the decree no. 674 dated 28th September 2007 of Karabük State Cultural And Natural Heritage Conservation Board, some of the settlement areas, which was formerly declared as third degree site, scratched from that list. Following that, an additional construction plan was made in 2008. When this plan is analyzed, it can be seen that all the buildings are categorized as commercial zone in the city centre, structuring conditions are declared as attached buildings, their height increased to five floor, greenfields are decreased and the height of the buildings in the Küçük Liman and its environment increased one more floor to the existing height.

Construction plans and housing decisions ever made, have put the silhouette and original urban fabric of Amasra in danger of extinction. In order to prevent the density of structuring and increase of floor numbers, Regional Council for the Conservation of Cultural Property decided to declare the areas which had been scratched from the list of third degree site as third degree site again with the decree no. 905 dated 18th May 2013.



Figure 9: State and appearance of structuring in Kum Mahallesi in 2006 (Amasra Belediyesi, 2018)

Making a Conservation Master Plan and a Revision Housing Plan in order to make the urban fabric good again became a main issue after it had gone worse. With the decree no. 68 dated 5th July 2015 of the Town Council, “Amasra Revision Housing Plan” was approved. When this plan is analyzed, it can be seen that the populoussness is predicted as 12 thousand in 2030 and half of them (6 thousand) will live in the conservation area and the other half (6 thousand) will live in revised area. It can be seen in this plan that greenfields are located out of the city, the number of the floors increased one

more floor from the existing numbers (three-floored buildings will be four-floored and four-floored buildings will be five-floored) as well.

The latest Revision Housing Plan of Amasra was made in 2015. Equivalence values of the residential areas were increased and their footprint was expanded. Even though the development decisions state that in order to create an urban unity there should be a transport policy which creates a balance between the pedestrians and vehicles while connecting central area, residential areas and trading area, there is no supporting ideas in this plan. In the planning area, in order to decrease the shortage of social reinforcement areas, they are expanded. Yet, when it comes to choosing places for both social reinforcement areas and active greenfields, it can be seen that this is not an all-embracing system. These areas are located in the outer parts of the city, that is to say, planning decisions are not suitable for the topographic aspects of it. Furthermore, it can be seen that the planning area are not regarded as a whole and the planning decisions which provide unity in conservation areas are not included in this plan.

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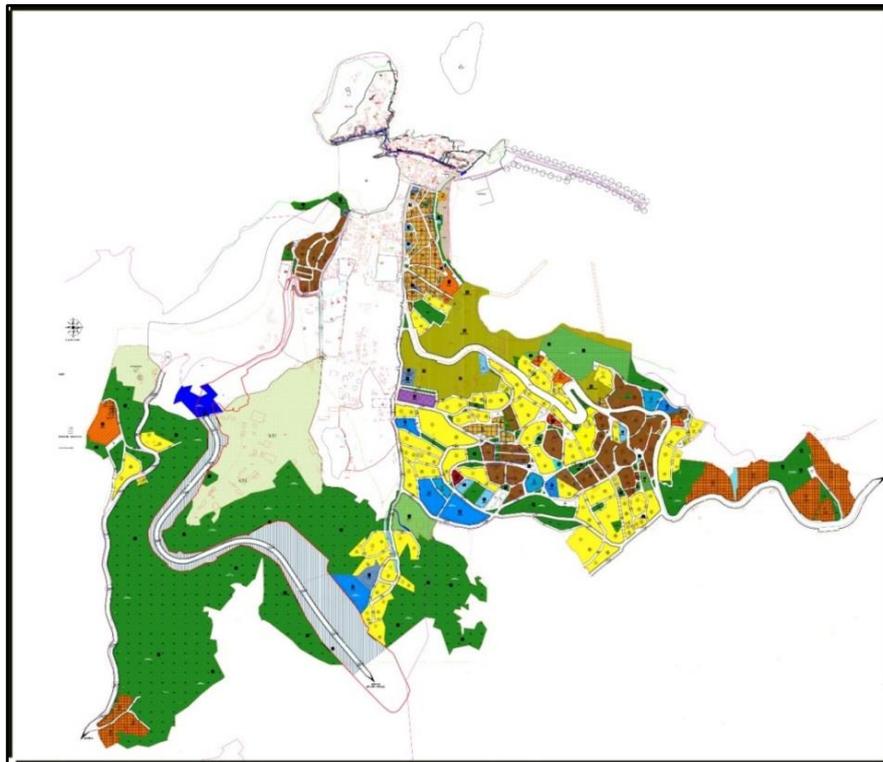


Figure 10: Revision Housing Plan (Amasra Belediyesi, 2018)

2.4. Existing Land Use and Planning Problems

It can be seen that the spatial effects of sustainable conservation and sustainable tourism policies of Turkey are tried to be applied in Amasra according to the updated planning practices. Yet the demands

of the community on wanting to live in apartments in comfort with sea and nature views and the pressure of unearned income damages the originality of the conservation areas (Figure 11).



Figure 11: General Appearance of Amasra Settlement Area (Amasra Belediyesi, 2018)

Bearing in mind the site areas, the development of the city is in the direction of south in accordance with the construction plans made by local government units. The process of building high-rise housing estates causes urban sprawl on the south section of the city and dense, disordered, non-scaled apartmentization in the conservation areas to take place in the city silhouette as well. Besides, pedestrianization projects are planned only for the south section of the city walls and the other parts of them left as they are.

The development of the city separately from the conservation and construction principles only provide the advantage to the pressure groups such as land speculators who generate profit from disorder and disregard the public welfare. Unauthorized buildings in the conservation areas can be seen in purple in Figure 12. Conniving at the illegal housing and high-rise buildings in the city center and its environment, which is the key point of the city, causes the unique values of the conservation areas and existing identity of them to be lost day by day. Illegal housing lead to remain the Amasra Castle, which is nominated to the UNESCO'S temporary World heritage list, in between the dense urban structuring.

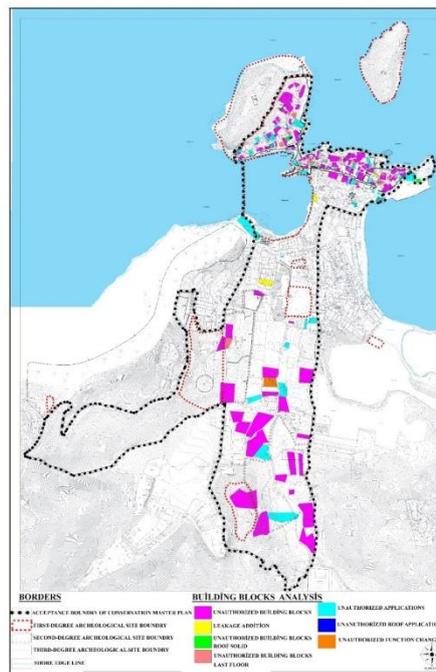


Figure 12: Unauthorized Building Blocks in the border of areas (Amasra Belediyesi, 2018)

Uncontrolled development of the settlement areas in the Boztepe and Kaleiçi Mahallesi, which are called as third degree archeological site, creates unplanned, disordered and unhealthy urbanization. The density of the unauthorized buildings and conniving at this situation leads to the conservation policies to be developed disjointedly from the sustainability principles and the conservation decisions not to be applied.

SWOT analysis of Amasra as follows, according to the social, cultural, environmental and economical effects on the existing land use:

➤ Strengths

Strengths of Amasra:

- 1) There are not only natural beauties but also cultural and historical values
- 2) In addition to the surrounding natural and historical values, the city is surrounded by sandy beaches
- 3) It has archeological values
- 4) Production of hard coal continues
- 5) Alternative tourism sector is active (nature, highland, hunting etc.)
- 6) Richness in forest products
- 7) Existence of traditional handcrafts
- 8) It has a coastline convenient to the sea tourism
- 9) It has a blue flag beach which has a touristic value as well
- 10) Revival of interest in the city day by day
- 11) Climatic convenience to grow any kind of fruits and vegetables in the vineyards and orchards in the city
- 12) It has lands which are convenient to to organic agriculture.

➤ Weaknesses

Weaknesses of Amasra which affects the urbanization process:

- 1) Not making sizable investments which require added value
- 2) Construction plans made not suitable for the urban fabric and existing unauthorized buildings
- 3) Unplanned urbanization which damages the urban identity and urban fabric
- 4) Parking lot shortage in the city
- 5) Insufficient tourism management
- 6) Tiny area for the city centre
- 7) Pollution around the bays in the city centre
- 8) Insufficient port capacity
- 9) Shortage of agricultural estates
- 10) Existing agricultural estates are zoned for construction
- 11) Underestimation of research, development and innovation
- 12) There are no active awareness-rising campaigns on urban values.

Opportunities

Opportunities of Amasra:

- 1) Rising awareness of natural and cultural aspects of the city with its nomination to the UNESCO'S temporary World heritage list
- 2) Environmental values are in the forefront
- 3) Natural site areas act as a natural threshold to preserve the environment without deterioration
- 4) Developed gastronomic tourism
- 5) It is one of the rare places in which hard coal field is present.

Threats

The threats against the urbanization of Amasra in accordance with the sustainability principles:

- 1) Establishing a fossil fuel plant within the border of the province
- 2) Planning to establish a 2640 MW fossil fuel plant and approving the environmental impact assessment report for it
- 3) Damages on the shoreline because of the construction decisions
- 4) Lack of resources for the restoration and study in the historical areas
- 5) It is a first-degree seismic zone and there is a danger of overflow, rockfall, landslide.

3. CONCLUSION AND SUGGESTIONS

Modern urban planning process predicts to acknowledge the urban values as a whole and hand them down to the next generations. Based upon the Amasra city example, it can be seen that the partitive categorisation (non-residential areas except from the conservation areas, developing residential areas, forest lands, coastal areas and touristic zones) resulting from the desing policies causes unplanned, disordered and unhealthy urbanization. This situation is one of the main problems of the planning applications of our country and it is tried to be solved. While making CMP, other areas should be taken into consideration as per the "generality", "unity" and "sustainability" principles of urban planning. But technically, the conservation plans are made separately from the construction plans and as a result, there are problems such as disintegration with the urban fabric and being unable to apply sustainable conservation accordingly.

It is detected when the change in the conservation areas of Bartın State, Amasra province, which is located in the West section of Black Sea region, that the construction decisions made in terms of conservation has become imprecise year by year and there has been some setbacks on the application of that decisions when they are analyzed in accordance with the sustainable conservation and construction principles. The construction plans aimed to protect the city contain conservation principles yet they are not efficient in terms of sustainability. Therefore, there are continuous revisions which involve partitive decisions.

Conservation areas are an important part of the urban environment. The main concern at this point is to create a sustainable environment protection and sustentation awareness between the conservation areas and the other areas in order to guarantee the handing down of these areas to the next generations. The root cause of the abeyance of conservation decisions is disregarding the construction provisions which are actually statutory decrees by taking one-day investment decisions. Today, providing sustainable conservation policies and creating an integrated urban plan is accepted as a "social development indication". Historical regions which are the reflections of the civilization history, are accepted not only as a heritage of their location's but also world's common heritage. The process of "Conservation Master Plan" in Amasra, has been held separate from the Construction Law no. 3194 and it has not been accommodated with the integrated conservation and construction principles. On

the other hand, the natural, archeological and historical values of Amasra are exposed to the strict urban pressure and it is a result of not adopting sustainable, integrated conservation principles.

In Amasra, which has a narrow settlement area because of its geographical location and physical aspects, conservation areas are under the pressure of urban fabric. As a result, floor numbers of the buildings are increased continuously with revisions and additional construction plans made after every planning period.

The most important problem of the urban areas in need of protection is the quality of the structuring restrictions and actions to be taken. Because every building has its own problems, it is obvious that the general categorization, which should be all-embracing and be the determinant of the interference technique, produces erroneous results in practice. In order to prevent possible inconveniences in the future, need of the buildings and reinforcements areas the future population would have, should be predicted and the principles based on the integrated conservation should be accepted by the society, local administrations and nongovernmental organisations.

It is essential to establish a coordinative planning and administrative system among the Provincial Directorate of Culture And Tourism, Provincial Directorate of Environment and Urbanism, Directorate of Conservation of Natural Assets, Amasra Municipality, Amasra District Governorate and Bartın Governership in Amasra. In order to realise it, a senior planning coordination should be established. Because the archeological, natural and historical areas are interwoven in Amasra, bringing the integrated and sustainable conservation policies into action is important in order to be able to hand down the urban values to the next generations. Otherwise, it is important to keep in mind that Amasra city will be vanished if the conservation policies are changed continuously under the regulation, improving and renovation projects. Lastly, the implementation of the fossil fuel plant project in Amasra, in which a lot of problems are experienced during the process of planning a sustainable conservation policy, will cause new, irremediable environmental, social and urban problems.

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