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In the tourist resort town of Kaş 540 illegally constructed buildings have been detected in one year

Every square inch of Kaş is full with villas. People pay the fines for illegal construction and rent luxury villas to Covid -19 escapees. Weekly rental prices as high as 50 thousand lira are fuelling illegal construction in the area.



The Kaş region of Antalya, possessed of a rich natural and cultural heritage, is one of Turkey's most important tourist regions but in recent years has become surrounded by buildings that are virtually all illegal. During the Covid-19 pandemic an explosion of illegal construction has spread from the town to the surrounding villages. The protected areas as well as the olive orchards, agricultural fields, designated and the large stretch of coastline which together make up these lands is filling with villas.

In April at a meeting of the Kaş Municipal Council the problem of unregulated tourism driven by illegal construction was put on the agenda. Planning Commission Member, Cemil Tufan, who took the floor whilst the Mayor's Annual Report was being discussed, claimed that in 2019 some 540 illegal buildings had been detected and went on to say that the topography of "Greater Kaş" is being sacrificed to unregulated and irregular activity. Our

Planning and Environmental Department, whose main task is to plan, set rules and supervise, seems to have turned into the "Detect and Fine Directorate". This situation is not sustainable ”.

Kaş, one of the few places in Turkey where the tourism economy touches every part of the population, is rapidly turning in to a centre of unregulated tourism and illegal construction. Until recently, as mass tourism and all-inclusive accomodation had not been established, boutique hotels and family pensions rather than 5-star hotels were the norm. In the last few years family run *pansyon* have begun to be replaced by “villa tourism” with a particular increase in luxury villas.



KAŞ' BIGGEST ASSET IS BECOMING ITS ACHILLES HEEL

An important part of the Kaş region consists of the urban protected area, the surrounding areas of natural and archaeological interest and the Special Environmental Protection Areas (ÖÇK in Turkish). The concentration of protected areas has actually enabled Kaş to preserve its tourist appeal until now. However, in the last few years, the natural and cultural heritage which makes up this unique fabric is under threat from uncontrolled and illegal building. The Covid-19 pandemic and its notion of social distance has encouraged the idea of a secluded vacation. The blend of tourism and nature, the strongest feature of Kaş' model of tourism, has fired up a process in this time of pandemic that will spell its end. While 5-star hotels put up their shutters during the last season, an explosion of demand in luxury villas spread to villages around Kaş and Kalkan.



VILLAS FETCH BETWEEN 15 AND 50 THOUSAND TL RENTAL PER WEEK

Talking of this year, although Turkey is completely closed at this stage, and even if there are no certainties about the season for which preparation is being made, the construction spree around Kaş and Kalkan is in full flow. Olive trees and gorse bushes are cut down, slopes are terraced and, on what locals call the “*taşı tarlar*” (stone strewn fields) of previously "subsistence" farmland, luxury villas with or without seaview are rising up. Weekly rental fees of luxury villas in Kalkan Kaş vary between 15 to 50 thousand TL. These exorbitant prices are accelerating the rate of construction in the region as well. But while in most places luxury houses that have been built without planning consent or

legal permission are seen as major problems, for some these illicit “off the radar” assets are seen as a lucrative source of cash and votes.

Net ölçüler:

Salon ve amerikan mutfak 50m²
Ortak banyo 13 m²
Yatak odası 1 Alt kat yatak odası 22 m²
Yatak odası 2 Üstkat yatak odası 19 m² + 3m² banyo wc+ 2.8 m² giyinme bölümü
Yatak odası 3 Üst kat 22m² + 4.62 m² banyo wc + 7.60 m² giyinme odası

2 ci kat gün batımı terası 33 m²
2 ci kat balkon 14 m²
Çatı teras 120 m²

Havuz ölçüleri
Yüzme havuzu 4x10 40 m²
Sig ve sezlong havu 40 m²

Toplam 80 m²

Belediye tarafından kesilen cezasıda ödenmiştir.

Ailenizle yaşayacağınız huzur dolu bir ortam. Yada ticaret amaçlı haftalık 20 bin 30 bin arası kiraya verme imkanınız
Yaşamak yerine ticaret düşünüyorsanız yaz sezonunda 300 400 bin tl getiri imkanı.

Özellikler

Cephe

Batı	Doğu	Güney	Kuzey
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İç Özellikler

ADSL	Ahşap Doğrama	Akıllı Ev	Alarm (Hırsız)
Alarm (Yanım)	Alaturka Tuvalet	Alüminyum Doğrama	Amerikan Kano

PLANNING COMMISSION MEMBER CEMIL TUFAN IS REBELLING

Some striking figures on illegal housing emerged from the agenda item on illegal construction at this April Assembly meeting of Kaş Municipality,.

Cemil Tufan, who is both a CHP Council Member and a member of the Kaş Council Planning Directorate, took the floor during discussion of the Mayor's Annual Report to express his opinions and make suggestions regarding developments that are illegal and without planning consent. Speaking at the council meeting, which was also broadcast live on the social media account of Kaş Municipality, Tufan pointed out that the prime responsibility of the council is to make plans concerning the everyday lives and future prospects for the people to whom they are accountable. In this respect he emphasized the importance of the Planning and Environment Directorate.



"AS FAR AS THE PLANNING OF KAŞ NOTHING WORTH WHILE WAS ABLE TO BE DONE"

Underlining that with a strong and well-resourced planning department, it is possible to make Kaş a good well ordered place to live, Planning Directorate member Cemil Tufan said he had examined the activities of the Town Planning Department in the Mayor's report but claimed, "On studying the report, I realised that nothing of any value with respect to town planning had proved able to be achieved".



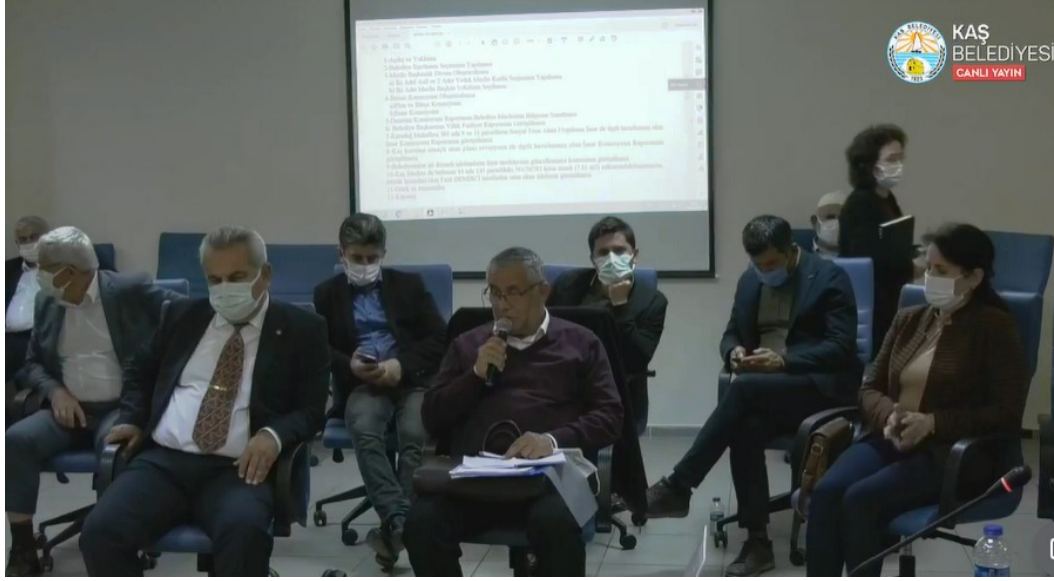
THE PLANNING DEPARTMENT HAS TURNED INTO A "CRIME DETECTION DEPARTMENT"

Councillor Cemil Tufan stated that in one year Kaş Municipality Planning and Environment Department had detected 415 illegal buildings and granted 210 construction permits and 92 habitation permits, going on to say: "When we look at the activities of this directorate we can see that in 2019, 540 illegal buildings 254 construction permits and 80 habitation permits were granted. We can go back and see that our council has not been able to do any work on the planning for the Greater Kaş region of any significance since 2014, when Kaş became a region of Greater Antalya under the reorganisation. The beautiful Kaş landscape, a God given corner of heaven, has been sacrificed on the altar of unregulated, unplanned construction. Our " Town Planning Department ", whose main task is to plan, set rules and supervise, has turned into a "The Department of Detect and Fine". This situation is not sustainable.



OF KAŞ' 54 DISTRICTS ONLY 3 ARE OPEN TO PLANNING

Noting that Kaş consists of 54 neighborhoods in total, Councillor Cemil Tufan, stated that the "Greater Kaş" plan includes only the development plan for the centres of Kaş and Kalkan along with the cooperatives area in Gelemiş (Patara), "As for our remaining 51 neighborhoods, their planning difficulties continue. Could there be a situation any more dysfunctional than this?" he asked.



"PLANNING ISSUES HAVE BEEN SWEEPED UNDER THE CARPET FOR YEARS "

Despite the drawing up of development plans being a primary responsibility of local councils, the question of planning in the Kaş area had never been counted a priority but rather swept under the carpet and, Tufan continued: "The 'Environmental Plan' for the Specific Patara Environmental Protection Area was made in 1991. This plan was made 30 years ago. The development plans for administration of Ova and Kınık were made 24 years ago and Yeşilköy's plans were made 14 years ago. However, these plans were drawn up as 'land registration plans' and not put into effect. In other words, the planning problems of these towns have been covered up and swept under the carpet for years.



COURAGE AND DETERMINATION ARE NOT BEING BROUGHT TO BEAR ON THIS PROBLEM

In tackling this issue to date there has been an absence of courage and determination. It is hard to understand why. In seven months, we have not yet been able to prepare and send to the Land Protection Board proposals for some of the districts and their associated villages in 12 of our neighbourhoods. Now I ask you, with a record like this, how we can solve the 30-40 per cent bigger planning problems of 'Greater Kas' during our 5-year tenure? I am not optimistic about this. "

THE DIAGNOSIS IS CORRECT BUT NO PRESCRIPTION IS OFFERED

Tufan, touching on the section headed "Threats and Opportunities" in the last part of the Annual Report, completed his evaluation as follows: "The progress review of the last 5 years, states in black and white that the first problem threatening our region of Kaş is "unlicensed construction". Looking at the progress reports, the disease is correctly diagnosed, but there is no prescription for recovery. So why is there no cure offered even though the diagnosis is made correctly? As I see it, our municipal council does not have a clearly focused position such as creating a planned and proper identity embracing 'Greater Kaş. It is as if this irregularity and lack of planning works for some people. The Town Planning Department, which is one of the Council's most important directorates, is also one of our most overstretched and under-resourced directorates. Despite the department's importance, there is no hands on management, its premises are poky and staffing is inadequate. The hard pressed officials are wedged in a confined space between filing cabinets. As far as I understand, nobody shows any interest in their opinions. In order for this directorate to function as it should, both its premises and personnel need urgently restructuring.

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