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ID 1480 | PLANNING FOR CREATING A PEACE PARK; PEACE PARK BETWEEN TURKEY AND GEORGIA AS CASE STUDY

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1 INTRODUCTION

There are a whole host of environmental issues for biota along the political borders. Many international borders, not only appear on maps, but are bounded by fences or other obstacles that fragment landscapes and ecosystems. More or less, many international borders have been caused ecological issues including biodiversity reduction; the fragmentation of habitat (particularly for endangered animals which both require wide open spaces to survive and maintain gene pool diversity); habitat destruction through land filling and extensive service roads and invasive vehicular patrolling (Cunningham, 2012).

In these situations removal of border obstacles and creation of designated corridors to facilitate animal movement has sometimes proven to be a worthwhile solution. However, cross border conservation solutions have been used more. Typically solutions like this are called Transboundary Conservation Areas (TBCA's) which is also known as peace park.

Following the World Parks Congress in 2003, a Global Transboundary Protected Area Network was established by International Union for Conservation of Nature (IUCN) and based in South Africa. IUCN defines a Transboundary Protected Area (TBPA) as:

> "an area of land and/or sea that straddles one or more borders between states, sub-national units such as provinces and regions, autonomous areas and/or areas beyond the limit of national sovereignty or jurisdiction, whose constituent parts are especially dedicated to the protection and maintenance of biological diversity, and of natural and associated cultural resources, and managed cooperatively through legal or other effective means".

In addition to TBCA's, two other types of transboundary areas have been classified. Table 1 quantifies all three typologies (Mayoral-Phillips, 2002).

Transboundary Conservation Areas	Areas that span well-defined borders, within precise and linear concepts of international borders (Krukoski, 1998). Aim: conservation of biodiversity, cultural heritage and economic benefits
Trans frontier Conservation Areas	Areas that span regions where boundaries have not been agreed upon (Krukoski, 1998). Aim: as with TBCA's. In addition to ameliorate tensions related to disputed borderlands
International Peace Parks	Areas that have definite political objectives and are largely symbolic in nature. Objectives: confirm, strengthen, or re-establish good relations with a neighboring state(s); prevent escalation of border disputes; safeguard biodiversity.

Table 1- Typologies of Conservation Transboundary Areas (Source: Singh, 1999)

TBPA itself can be developed based on a wide variety of different cross-boundary arrangements including:ational Park in the USA and the Waterton Lakes National Park in Canada (Mayoral-Phillips,

2002). By the late 1990's there were 136 protected areas, adjoining 112 international boundaries in 98 countries (Ali, 2007).

Although peace parks can be found in various ecoregions of the world, they are mostly categorized based on their location in two groups; terrestrial and marine conserved areas. Waterton-Glacier International Peace Park, The Great Limpopo Transfrontier Park, “W” Transborder Parks, Kavango - Zambezi Transfrontier Conservation Area are the terrestrial cases and Binational Red Sea Marine Peace Park, Iona – Skeleton Coast Transfrontier Conservation Area, and Mnazi Bay-Ruvuma Estuary Marine Park are the Marin TBPA.

Peace parks address ecological degradation and demands cooperation across national and other geopolitical boundaries (Cunningham, 2012). These cross border efforts are instrumental in reunifying artificially-divided landscapes and can facilitate development of coordinated conservation practices. Other benefits of peace parks creation over borders include improved political relationships between countries, increased tourism opportunities, and the involvement of local communities in conservation solutions that will provide direct local benefits (Laverty, 2007). This article aims to envestigate the cooperation between Turkey and Georgia by a transboundary park. Since early 2000th, World Wild Fund for Nature develops concept for establishing Georgia-Turkey cross- and transboundary cooperation for biodiversity conservation and sustainable resource use in South Colchic region (Ajara Autonomous Republic of Georgia and bordering part of Turkey). From Georgian side, apart of Mtirala NP, Machakhela river valley (Machakhel in Turkish) is considered as the key area for development of transboundary activities.

Machakhela is relatively small transboundary river: upper part locates in Turkey – protected area as Camili Biosphere Reserve and middle and lower streams locate in Georgia. The valley is rich not only in biodiversity, but also from a historical cultural viewpoint. The idea of international cooperation and participation to conserve the areas crossed the political border has been discussed for a few years in Turkey and Georgia. However, no survey and assessment has been performed about the possibility of the idea. This article makes attempt to analyze the management and planning strategies of two counties considered for the valley in order to create an international peace park.

2 METHOD AND MATERIALS

The area which is proposed as Transboundary Peace Park in this research is a huge valley with three main landscapes of forest, mountain, and residents located over the international border of Turkey and Georgia, in the northeast of Turkey and southwest of Georgia (figure1). The Turkish part of the site has been known as Camili (Jamili) and the Georgian part is known as Machakheli.

To analyze the current situation of each part, three main factors including biological assessment, Socio-Economic assessment, and planning approaches are considered. To get the information and data, it uses the secondary reports, and available documents and internal sources. After the situation analyses, necessary planning phases are suggested in order to integrate and define the areas as a whole under one main category of International Peace Park.

Figure 1- Location of the site between Georgia and Turkey

2.1 SITUATION ANALYSES OF CAMILI WATERSHED AREA/TURKEY

The Turkish part of the site is situated 25-30 kilometers from Batumi (Georgia), one of the oldest harbors in the Black Sea. Camili Watershed Area and its surroundings have thus been conquered many times throughout history. Since 1925, Camili is included in the Borçka district of Artvin Province in Turkey .It has six villages having both official Turkish and unofficial Georgian names. In 2005, Camili became Turkey's only UNESCO-recognized biosphere reserve (Figure 2). Besause Camili Watershed Area also enters Georgian Borders, the area is defined by open natural borders (7) (Pirselimopglu &et.al, 2008).

Figure 2- Location of the Camili Watershed Area in Turket (Source:UNESCO,2017)

2.1.1 BIOLOGICAL ASSESSMENT OF CAMILI

The Macahel (Camili) river basin (27,000 ha, 400–3415 m) in the province of Artvin borders the state of Georgia on the eastern edge of the Black Sea region. With its Caucasian mixed temperate rain forest and high alpine meadows, the river basin is rich in biodiversity and features many endemic species.

Mount Karçal (3415 m) and neighboring peaks, as high as 2000 m, close off the basin on 3 sides (figure 3). The Karcal Mountains (3,415 metres high), are in northwestern and there are also three main valleys; the Ugur-Maral, Efeler and Duzenli in the area. The area has a very steep land structure. The altitude varies from 400-500 m high in deep valleys to 3500 m in mountain top. Two important rivers at the arena are Ugur and Efeler stream and they have various supporting branches. The most important water source at the area is Karagol River with an area of 10 ha.

The forest at the area has mostly kept their natural qualities. There are a great numbers of trees which are considered monumental in the forest. The area is also very rich for endemic species (71 endemin species) (Teksoz &et al, 2016).

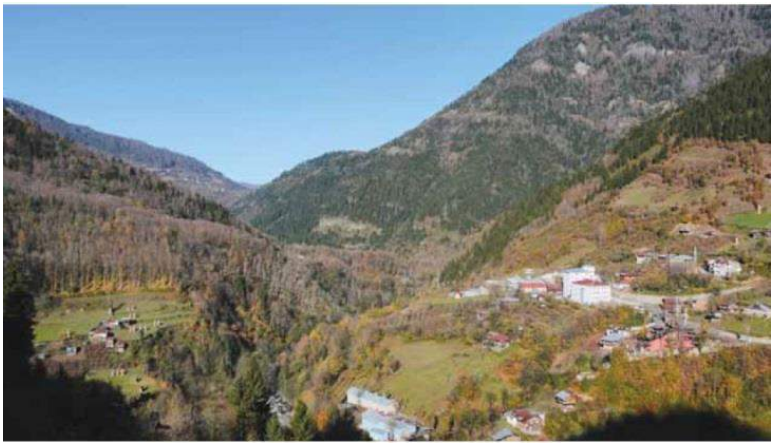

Figure 3- A vast view of the Karçal Mountains (Teksoz &et al, 2016)

Wildlife at the area is very rich. It includes mammals, 90 bird species. It is highly significant part of the bird migration route within the Black Sea Basin. The Karçal Mountains is one of the important habitats of the endemic Caucasian black grouse (Tetrao mlokosiewiczi). It is an important zoo-geographical area for insects-pure Caucsian bee race (8) (Pirselimopglu &et.al, 2008). There also exists a large population of bark beetles that present a threat to the regional forest ecosystems. Important carnivore species in the area include wolf, jackal, red fox, badger, marten and weasel.

2.1.2 SOCIO-ECONOMIC ASESSMENT

Villages at elevations of 500–1000 m in this geographically isolated basin are surrounded by natural and artificial barriers on all sides. The area is with the area of 16.000 hectares includes 6 villages named Camili, Duzenli, Kayalar, Efeler, Maraal and Ugur Villages (population of 1213 people, 268 households). Numerous archaeological sites can be found within Camili, for instance, the Iremit mosque in Maral village, Tamara's cave and an arched bridge at the entrance of Efeler village. Altogether, six villages are located within Camili, and each of these exhibits notable architectural values (figure 4). Old houses that contain four to six rooms and wooden balconies are typical of this traditional style.

Figure 4- A vast view of Camili Village (Kaymaz, 2012)

Natural condition of the area- climate and land structure and dense plants has limited the economic use of the area. Due to the geographical conditions of the area the roads are blocked by snow for 4-6 months in winter. Local people are dependent on nature in order to perpetuate their living. Human-nature relations are built on traditional knowledge and experiences from the past (UNESCO, 2017)

In addition to these natural conditions, limited transport and communication opportunities do not let economic life to grow (Pirselimopglu &et.al, 2008). Income resources at the area are cattle-dealing, bee-keeping, hazelnut and corn growing, fruit and vegetable growing. Camili has a very traditional rural lifestyle with hazelnut farming and honey production as the main economic activities (figure 5).

Figure 5- Traditional lifestyle of people in Camili (Teksoz &et al, 2016)

Cultural, ethnographic and historical values of the area which the locals have produced for centuries (language, folklor, clothing, hand-craft, songs, cuisine, authentic production systems) are important elements to be considered among the objectives of the regional cultural tourism development.

2.1.3 PLANNING APPROACHES IN CAMILI

There are two projects at the area; “Biological Diversity Project (Global Environment Facility supported by World Bank and “Camili and Karagol Forest Ecosystem Protection and Development Opportunities Project” being carried out by The Research Association of Rural Environment and Forestry (RAREF) . In the light of these studies, Decisions were made for protection area and sustainable resources use and Camili-Gorgit (Heba High Plateau) and Camili-Efeler (Findik High Plateau) Nature Conservation Areas (NCA) was established. These Nature Conservation Areas which are connected to the General Directorate of Wild Life do not have borders and Management.

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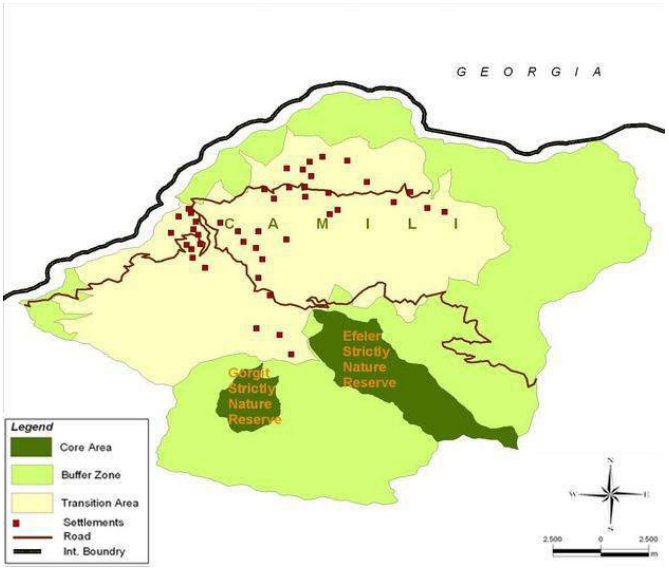
- Camili Biosphere Reserve

In 2005, the area (the part in Turkey) was registered as Biosphere Reserve. The biosphere reserve area with a surface area of 25.222 ha is bordered with Georgia. The area between Black Sea and the high mountains beyond it show mild and humid climate features with subtropical oceanic character (İnandık, 1969). World Wide Fund for Nature (WWF) registered this area as one of the 20 Ecologic Regions. There are also two nature reserve areas Camili-Efeler ve Camili-Gorgit) in the biosphere reserve area (figure 6) (Kaymaz & et al, 2012).



Biosphere reserve area where precipitation is observed in each season according to climate characteristics is rich in terms of hydrographic elements. The water in the area is drained by Efeler, Uğur and Düzenli rivers (Koday& Kaymaz, 2013).

Figure 6- Surface area (terrestrial): 27,152 ha , Core area(s): 2,237 ha , Buffer area(s): 13,731 ha , Transition area(s): 11,184 ha (Source:UNESCO,2017)

Biological Diversity and Natural Resource Management Project (BDNRMP) , which is supported by the GEF between 2000 and 2006, is being carried out in the Camili Biosphere Reserve. The organizations responsible for the application of the management plan are the Republic of Turkey, the Ministry of Environment and Forestry, the General Directorate of Nature Conservation and National Parks, and BDNRMP Camili Project Management (UNESCO, 2017). The forest area is under the authority of Directorate of Forestry and the Two Strict Nature Reserves are managed by the Directorate of National Parks (Ministry of Environment and Forestry, 2014).

After the border is set, the area remained in the north east of Turkey, remote, isolated and set apart from its previous Centrum, Batumi, however governance process helped the conservation of ecosystems. After the border between Turkey and Russia (at that period) was set, the number of brown bears living in the border has increased. This is because there is no human entrance, interference in the region. Entering the area was not possible for foreigners. The permit was removed for Turkish citizens in 2004, but remains obligatory for foreign citizens. This requirement for a permit together with the difficulty to reach the area

has helped to keep the ecotourism activities on a modest level that resulted in the ecosystems to remain undestroyed (Ministry of Environment and Forestry, 2014).

2.2 SITUATION ANALYSES OF MACHAKHELA/GEORGIA

Georgia lies in the west of the southern part of the Caucasus region. Georgia holds the major part of the region's biodiversity with almost all Caucasus eco-systems and habitats represented and a high number of globally threatened species (GEF & NUDP, 2016). Machakhela valley is located in the south of Adjara/Georgia on the border with Turkey (figure 7). Machakhela is considered as the Eco regional Conservation Plan for the Caucasus (ECPC) on the border with Turkey and close to the existing Mtirala National Park and Kintrishi Nature Protected Landscape.

Figure 7- Machakhela is located in the south of the Adjara/Georgia

2.2.1 BIOLOGICAL ASSESSMENTS

Machakhela includes two landscapes: secondary fields (orchards, residential areas) and deciduous forest with evergreen sub-forest. There is a river named Machakhela River that is relatively small trans-boundary river between Georgia and Turkey.

Machakhela valley is home of the unique variety of relic and endemic plants (figure 8). 10,868 ha of Machakhela valley is covered by forests, 75 % of the territory is virgin forests. Most of the territory of the valley is occupied by the Colchis forest communities, which include an understory of evergreen shrubs with various endemic species such as Urgern's Rhododendron, and other common species like Cherry laurel or Caucasus box (Ilia University, 2015). Dominant species are beech, chestnut, oak, spruce, maple, persimmon and etc. Around 200 species of vertebrates' mammals, birds, amphibians, reptiles and fish) are found on the proposed territory.

The area is an important bottleneck for migratory birds (Batumi Flyway) in spring and autumn. Among the species that can be observed are: Imperial Eagle, Lesser Spotted Eagle, Steppe Buzzard, Black Kite, Booted Eagle, etc (GEF & NUDP, 2015).

Figure 8- Vegetation in Ajara PA´s (GEF & NUDP, 2015)

Anthropogenic landscapes are covered with cultural and invasive vegetation, while forested section is mainly covered with local Colchian species. The areas where mature Colchic forest is well preserved are notable for that pristine wilderness and scenic beauty (GEF&UNDP, 2015). Colchic forests provide an important habitat for large mammals, including brown bear, golden jackal, European lynx, European roe deer, wild boar, and wolf.

2.2.3 SOCIO-ECONOMIC ASSESSMENT

In the area, old traditions are well preserved, and it has good connection with neighboring Protected Area in Turkey. Cultural and historical heritage including the medieval Tskhemlari Bridge, and many other arch bridges, the Gvara Fortress (6th-7th century AD), different churches and monasteries, and other ethnographic attractions such as an old wine press.

Popular festivals and celebrations are also part of the cultural richness of Machakhela region that are worth mentioning, such as the popular Machackhloba Festival held in the second half of September (UNDP & GEF, 2016).

Eight inhabited villages are in the area of influence of the Machakhela National Park with 3.048 inhabitants. The vast majority of local families keeps their own farm and lives from agriculture and development of local products, which opens a possibility for the development of agro-tourism and rural tourism activities that enable visitors to experience the culture and traditions of local communities while generating additional sources of income for the local population.

The area has specific geographic and climatic conditions. Main part is mountainous and is characterized by small lands. Utilization of new lands is practically exhausted. Agricultural production has predominance, infrastructure is also developed. There are tree tea factories, inert material factories, building blocks manufacturing complex. The lack of agricultural lands does not allow development of large-scale farming. Therefore, mostly small farming is presented. Accordingly, production capacity of industrial sector is insignificant (Gamma Consulting, 2011).

Tourism is the most promising and rapidly developing field of Adjara. But unfortunately, Georgia-Russia conflict of 2008 and later world economic crisis has deteriorated situation in Georgia and among them – Adjara. This adversely affected all sectors of economy, including tourism.

2.2.4 PLANNING APPROACHES OF ADJARA/GEORGIA

Georgia holds the major part of the Caucasus region's biodiversity with almost all Caucasus ecosystems and high number of globally threatened species (MoEPNR & KfW, 2011). However, Georgia's biodiversity

is threatened by unsustainable logging of forests, over-grazing of pastures, poaching of wildlife, the cultivation of wetlands, the inappropriate siting of built development, mining and quarrying, and mass tourism. Georgia's main strategy for biodiversity conservation is the development of its network of protected areas (MoEPNR & KfW, 2011).

The Government of Georgia's policies regarding PA development and management are set out in the National Biodiversity Strategy and Action Plan (NBSAP) adopted in 2005. The Eco-regional Conservation Plan for the Caucasus (ECPC) serves as a guiding document for the NBSAP. However, there are weaknesses in the policy framework with regard to the integration of environmental protection goals into national policies, communication between ministries with functions related to natural resources management, and sustainable land management (MoEPNR & KfW, 2011). Since 2008 Georgia has been developing a comprehensive program on protected areas and strong partnerships with international organizations such as World Bank, EU, KfW, IUCN, GEF/UNDP, etc.

Ajara PA´s, are part of an important priority conservation area in the Caucasus Eco-Region and have good opportunities for the development of ecotourism. The two project PA´s are an important priority conservation area in the Lesser Caucasus including; Mtirala National Park (area of 35 000 hectares; 20 000 hectares covered by forest), and Kintrishi Protected Area (GEF & NUDP, 2015). Machakhela, as recently established National Park is still underdeveloped (GEF & NUDP, 2015). Machakhela National Park which joins on the south with the Camili Biosphere Reserve in Turkey creates an excellent opportunity for transboundary cooperation towards a better protection and integrated management of the involved territories (figure 9). Establishment of Machakhela PA will consolidate the network of PAs in the region and fill an important gap in the representation of the forest biome.

Figure 9- Machakhela Valley crossed the border of Turkey and Georgia and links to the Camili Watershed Area

- Machakhela National Park

The area was first established as a National Park in 2015, becoming part of the system of protected areas of the Autonomous Republic of Adjara. With a total area of 7,359.44 hectares Machakhela National Park is located in the gorge of the Machakhela River in the Adjara Region in Georgia. This park supports contributing of an ecological corridor between the protected areas of south-west Georgia (in particular, Mtirala National Park and Kintrishi state reserve) and protected areas of north-east Turkey in particular, Camili Biospheric Reserve. It is located within the administrative boundaries of the municipalities of Keda and Khelvachauri.

The need for transboundary conservation was indeed recognized as a priority by different experts from the Caucasus region stated by international organizations such as UNDP and IUCN (2013)

Machakhela NP is to establish a transboundary PA as it shares borders with the Turkish PA Camili (figure 10) (UNDP&GEF 2016)

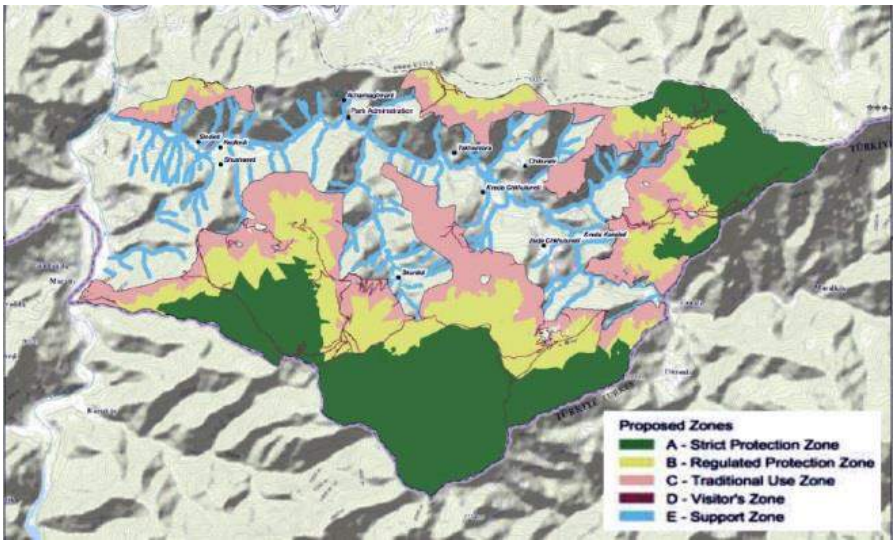


Figure 10- Machakhela NP Zoning Map according to the Law on Protected Areas; Strict protection Zone (Zone A): established to preserve virgin nature and educational activities, Regulated Protection Zone (Zone B): established to protect the living environment, Traditional Use Zone (Zone C): established to conduct economic activities related to the environment protection , Visitor's Zone (Zone D): established to conduct environmental recreational and educational activities (Source: Ilia University, 2016)

Objectives and authorities of in Machakhela National Park in Georgia include:

- Conservation and protection of unique ecosystems;
- Tourism development;
- Creation of an ecological corridor between the protected areas of south-west Georgia and protected areas of north-east Turkey
- Improve socio-economic conditions for local community
- Promoting transboundary cooperation _ linking the Machakhela national park with the adjacent protected areas in Turkey.

Since early 2000th, The World Wide Fund for Nature (WWF) develops concept for establishing Georgia-Turkey cross- and transboundary cooperation for biodiversity conservation and sustainable resource use in South Colchic region (Ajara Autonomous Republic of Georgia and bordering part of Turkey). From Georgian side, apart of Mtirala NP, Machakhela (Machakhel in Turkish) river valley is considered as the key area for development of transboundary activities. Machakhela is relatively small transboundary river: upper part locates in Turkey – protected area as Camili Biosphere Reserve (established within the framework of Global Environmental Facility) and middle and lower streams locate in Georgia. The valley is rich not only in biodiversity, but also from historical cultural viewpoints (WWF et al, 2006).

In addition, Adjara PA´s has a great potential for tourism development that should be addressed some issues like the governance and management structure by facilitating the participation of different administration levels, local communities, private sector, etc. in the PA 'decision-making and a more flexible system of revenue sharing between APA and the PA´s. Agreements should be made in order to allow PA´s to retain a share of income generated from tourism activities (UNDP &GEF, 2016).

3 RESULTS

Part of Machakhela Valley in Turkish territory is called Camili. It has been defined as biosphere reserve by International Union for Conservation of Nature (IUCN) and includes Efeler and Gorgit Strictly Nature Reserve. While, the main part of Machaekhela Valley in Georgia has been considered as National Park by IUCN. It is one of the three Protected Areas in Ajara region of Georgia. Based on the Table 2, each categories has definite objectives and definition. Biosphere reserve is a unique kind of protected area that differs from a national park with different aims. National parks and other kinds of protected natural areas usually are primarily concerned with conservation; however biosphere reserve aims research and sustainable development

Categories	Definition (IUCN)	Primary Objectives (IUCN)
National park	Large natural areas set aside to protect large-scale ecological processes, along with the complement of species and ecosystems characteristic of the area, which also provide a foundation for environmentally and culturally compatible spiritual, scientific, educational, recreational and visitor opportunities.	• To protect natural biodiversity along with its underlying ecological structure ; • To supporting environmental processes, • To promote education and recreation.
Biosphere Reserve	Areas which cover a larger area of land, may cover multiple National Parks, Sanctuaries and reserves. It will also include the entire buffer and tourism zones and offers protection to not only the wildlife and flora but to the indigenous people as well. some controlled economic activities will be permitted in these areas - like mining and farming etc.	• To conserve genetic resources, species, and ecosystems; • To do scientific research and monitoring; • To promote sustainable development in communities of the surrounding region.

Table 2- The definitions and aims of Nature Park and Biosphere Reserve in IUCN categories are summarized

The management system of a biosphere reserve needs to be open, not closed, to community concerns; and it needs to be adaptable to changes in local circumstances. While, nation Park allows no human activities inside the buffer or core zone. There may be limited activities (other than tourism) within the tourism zone of a National park. Biosphere reserves are meant to be places where communities can work with the area's land-managing agencies, local governments, schools, and other institutions to design responses to external political, economic, and social pressures that affect the ecological and cultural values of the area.

By considering the Machakhela Valley that covers whole of the areas including villeges, Karcal Mountains, Camili Biosphere Reserve, Machakhela National Park as an international peace park between Turkey and Geogria, the achievements would be:

- to enhance ecosystem integrity and natural ecological processes by harmonizing natural resources management approaches; and facilitate wildlife migration;
- to promote alliances in the management of biological and cultural resources and encourage social, economic and other partnerships among their Governments and stakeholders;
- to foster trans-national collaboration and co-operation in implementing ecosystems and cultural resource management;
- to develop strategies for local communities to benefit from peace parks; benefit from the increased eco-tourism to the area, promote tourism through the loosening of borders; and
- give better knowledge of ecological and socioeconomic dynamics of the area ecological monitoring

4 CONCLUSION

Finally, to create an International Peace Park between two countries of Tukey and Georgia, 6 main phases are suggested in this study.

Phase 1: Analysis of

- Natural environment, climate, topography, ecological systems and natural resource areas (wild life, vegetation, water surfaces) and geology.
- Cultural heritage
- Socio-cultural economic environment, population characteristics, cultural structure, values, human migration, local participation, tourism, economic situation, settlement, infrastructure
- Agriculture/Production systems, capacity building, people-nature relations,

- Demand analysis, residents perception and preferences, Attitudes, stakeholders' interests
- Environmental quality problems
- Institutional structure, existing plan and policies, legal framework, capital, human resources.

Phase 2: To determine the formulation of the plan and planning approaches

- Environment –sustainable development approach carrying capacity.
- Community participation approach- maximum participation of the effected community in the planning process. The determination of choices of policies and plans together with local residents and related civil authorities.
- Constantly overlapping flexible approach –because the planning is an ongoing process .This approach emphasize constant observation and feedback and doing arrangement and corrections

Phase 3: Planning

- Produce plans and suggestions related to planning elements will management plans (including associated programmes) and multi-annual operational business plans for the selected areas in coordination with relevant stakeholders and projects.
- Create geo-referenced base maps for the selected site.
- Carry out baseline surveys (Key Biodiversity Area, land use, socio-economic).
- Delineate the external boundaries of Peace Park.

Phase 4 : Zoning the area that defines: Areas with special potential worth protection (strictly and semi protected), Areas with potential for tourism and recreation like cross border festivals, and multi-purpose protection area will be determined on protection tourism and recreation area.

Phase 5: Integrated Monitoring: After plan prepared according to the suggestions, to witness the application of the plans and the realization.

Phase 6: to observe the situation conflicting with objective, plans produced after plan formulation, policies and suggestions, and doing necessary arrangement and correction and feedback.

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ID 1483 | URBAN REGENERATION AND ITS ROLE ON MARKET SUSTAINABILITY: A CASE STUDY OF MANCHESTER

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1 INTRODUCTION

The role of planning policies in the property market, particularly in regeneration, has been recognised as to shape, regulate and stimulate the market (Adams et al, 2010 & 2015; Jones, 2014). These scholars pointed out the lack of market indicators to evaluate the outcomes of planning and regeneration policies, which shows that the need for regeneration policies to engage with property market still remains neglected and there was little discussion on whether urban regeneration policies encouraged sustainable property markets as important economic institutions.

This paper intends to explore the impact of regeneration policies on the evolution of property market toward a more sustainable level against the conceptual framework with three evaluation indicators identified in this research including market maturity, competitiveness and resilience by looking at how Manchester has been transformed through its regeneration schemes over the past few decades with the effort of all stakeholders and particularly the Manchester City Council by interviewing the council’s leaders and planning officers. Moreover, this paper looks at the feedback and opinions from the developers and planning consultants and the others who have experiences in working with the Manchester City Council for their development proposals to find out what made this city commercially successful and whether it really has profoundly regenerated the city through numerous property developments.