



State and Public Sector Land Management
in relation to
European Landscape Convention:
Social Needs,
Economic Activities and Environment

Verona, 9 settembre 2008

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With the terminology
“management of Public Landscape and State Territory”
we mean to define
the activity by which the government
aims to transform land resources
into wealth and well-being
for all the peoples of the world.

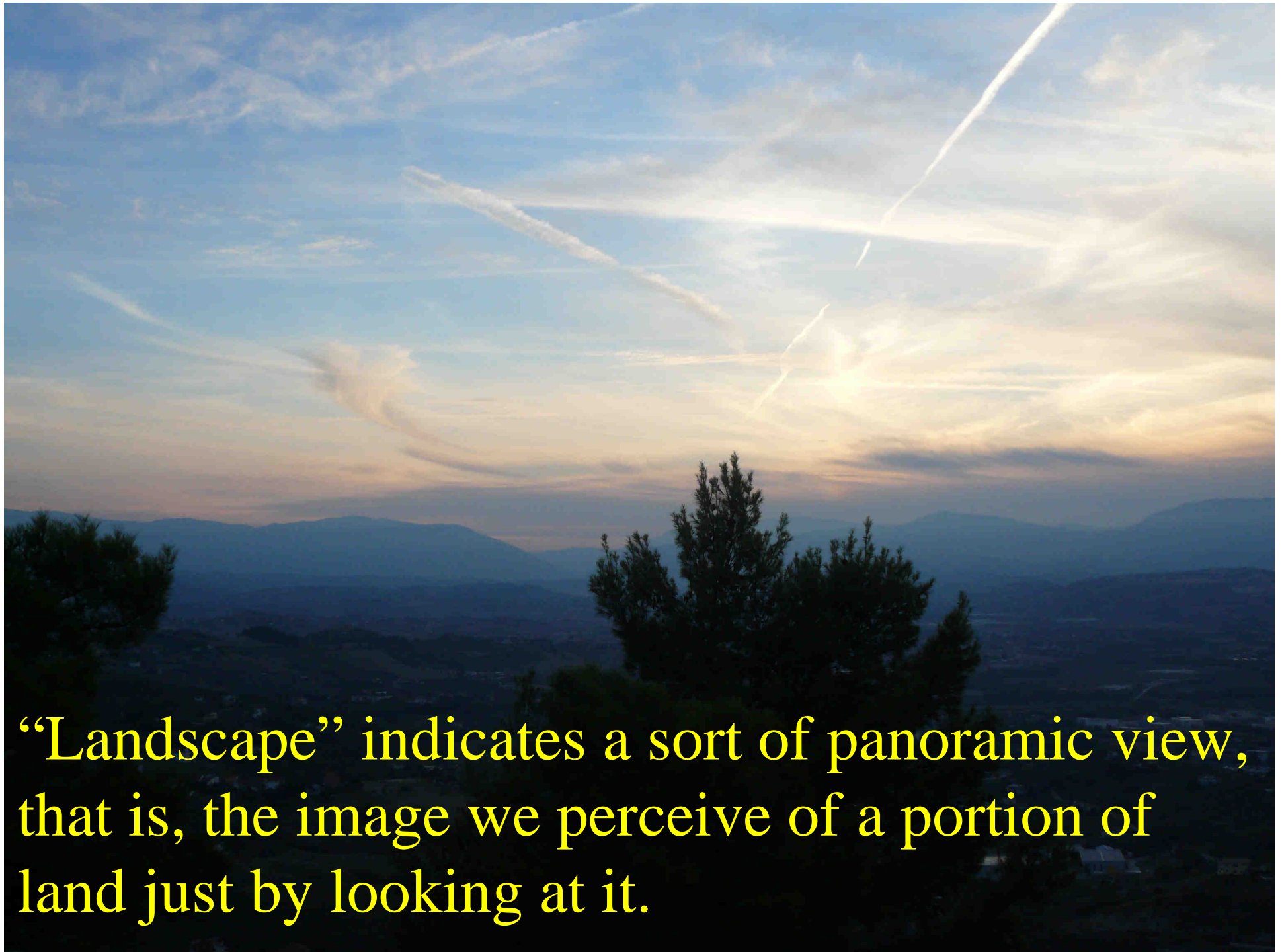
Often, the words
“Environment”,
“Landscape”
and “Territory”
are used as synonyms,





whereas:

“Environment” means the whole of those elements that together constitute space and the conditions where human activity and the ecosystem life take place (vegetation, animals, human conditions, etc.);



“Landscape” indicates a sort of panoramic view, that is, the image we perceive of a portion of land just by looking at it.



“Territory” is a portion of earth surface referred to the ground and the underground, and defined by its physical features (Basin, plain, etc.), its administrative organization (Municipalities, counties, etc.), and its political entity (State boundaries).

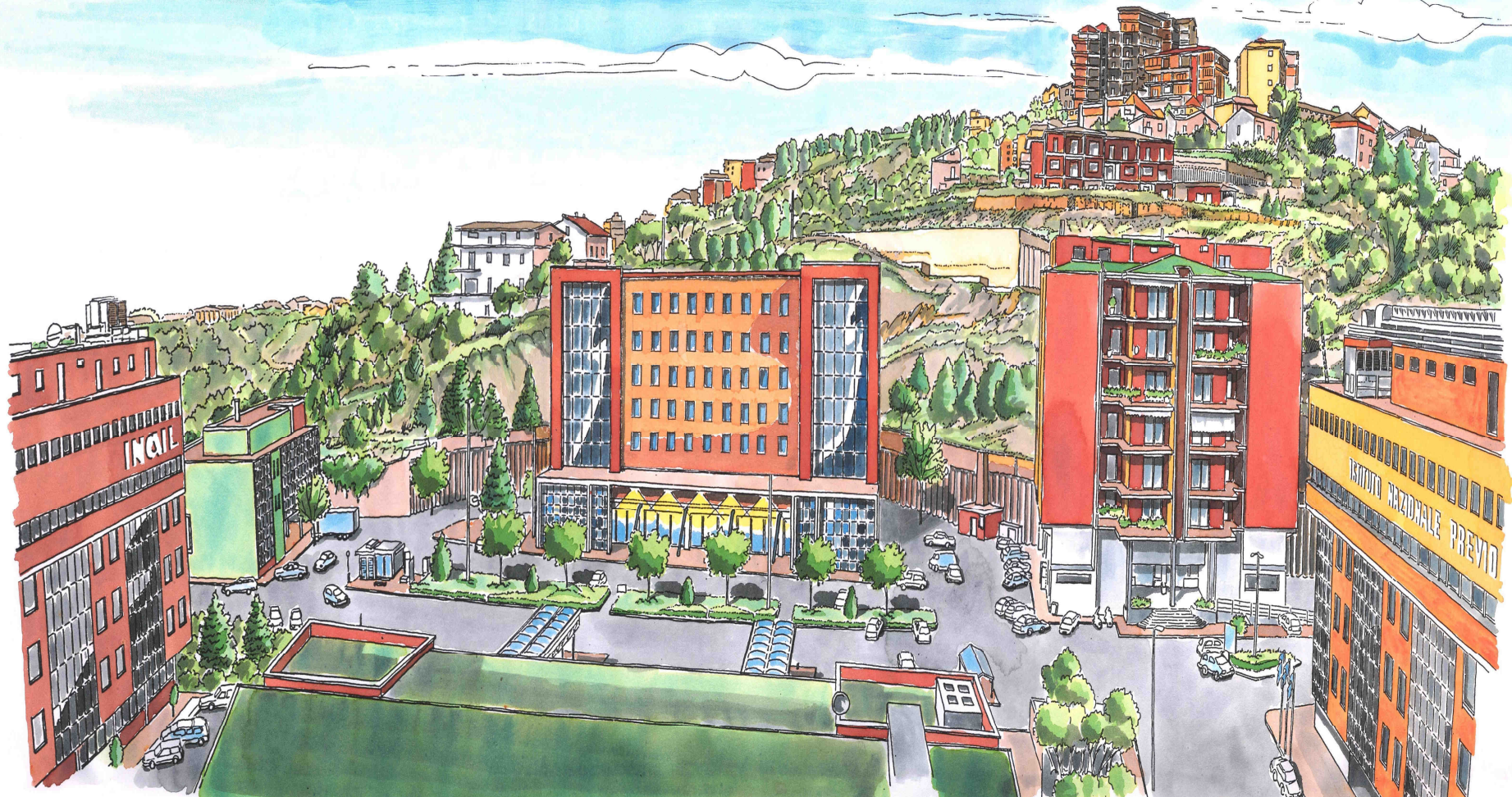
Every economic enterprise aims to a development from which both the public and the private sector expect the maximum possible result.

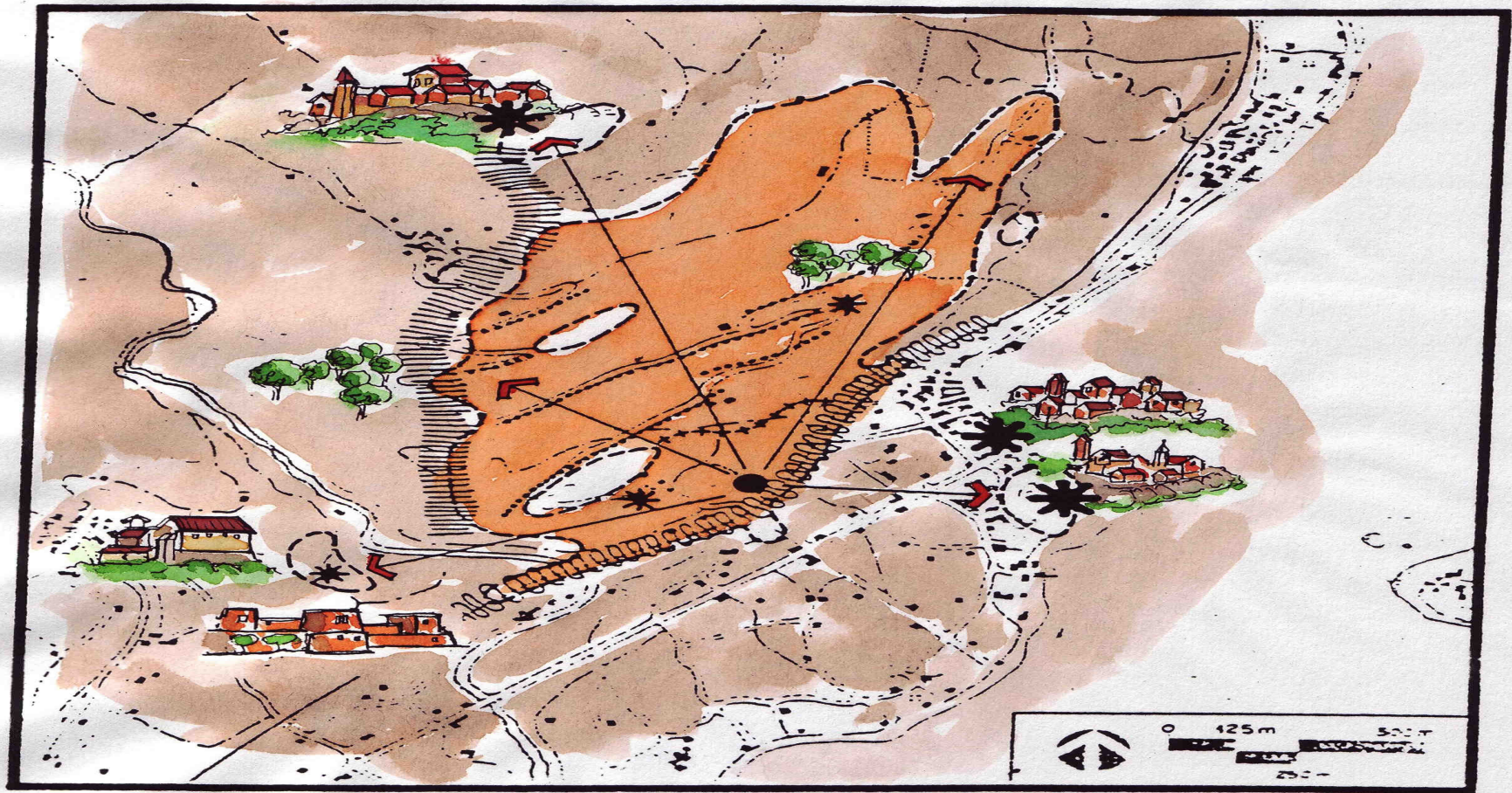




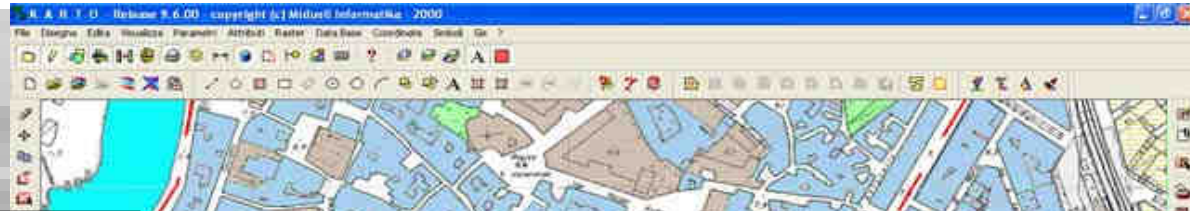
but, lacking a planned model for such a development, the results of every action are mere probabilities and hardly ever satisfactory.

An economic growth to the expected level
needs a proper plan.





In this field, the knowledge of all the data on a specific land is necessary in order to establish a proper policy, effectively aimed to optimum results.



ZONE [Correzione scheda esistente]

File Modifica Visualizza Imposta ?

zone territoriali omogenee

 **COMUNE DI MAZARA DEL VALLO**

Tabella Zone Territoriali Omogenee

Tipo di zona

Area numero Superficie (mq)

Area soggetta a strumento urb. attuativo (S/N)

Strumento urbanistico att. approvato (S/N)

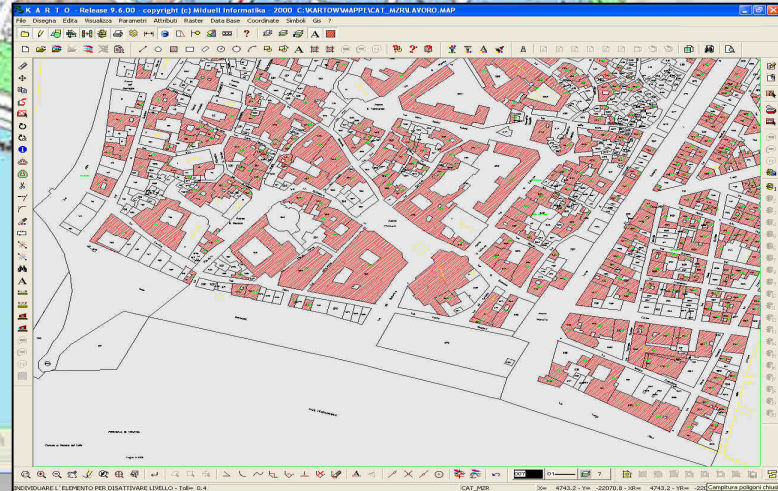
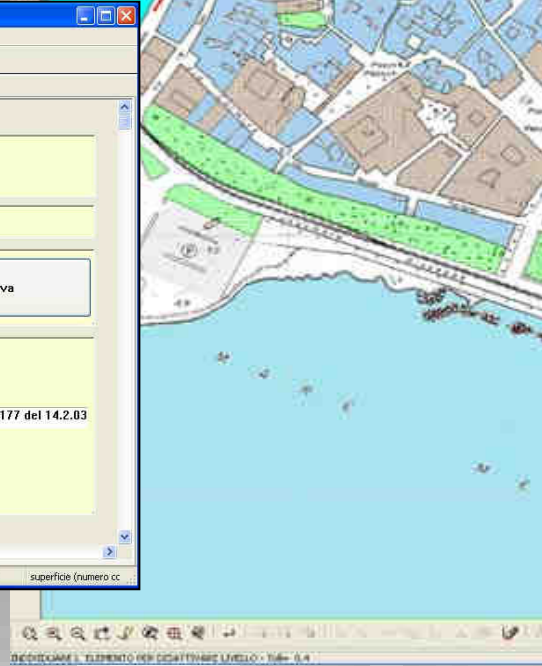
Tipo strumento urb. attuato PRG app. con D.DIR. n.177 del 14.2.03

Densità edilizia fondiaria mc/mq

Densità edilizia territoriale mc/mq

Indice di copertura %

Record 729/5945 superficie (numero cc)



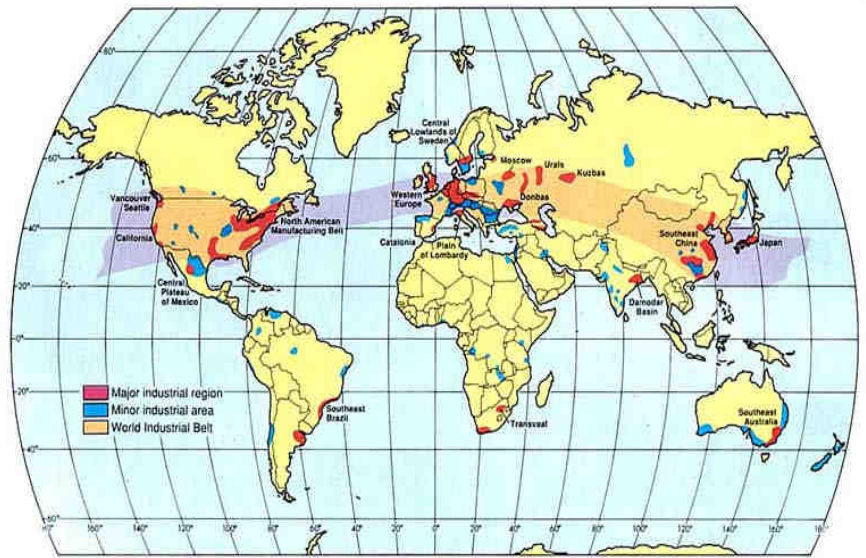
These two aspects, i.e. the knowledge of geo-logistic data (which is: a technical work of surveying, graphic representation, defining the possible uses, etc. that is mainly carried out by the surveyors) and the Landscape Management, are both fundamental for all kinds of development.



Moreover, the “Land Management” implies a necessary link between building activity and socio-environmental features.



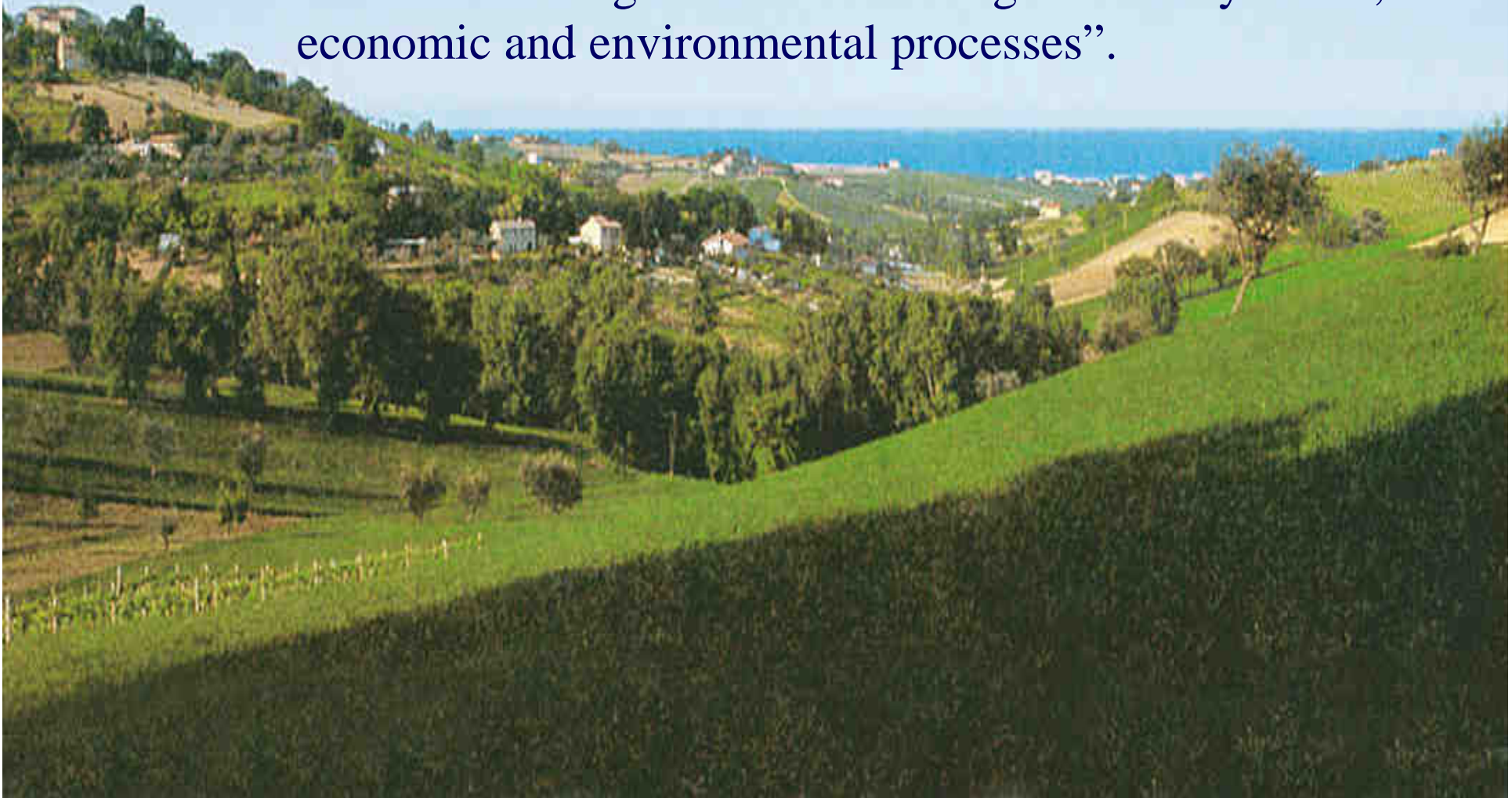
In the countries of the world, the need to protect the territory has been expressed sharply only in the last thirty years. Environmental awareness has grown following the Chernobyl experience (Soviet Union).



Even the European Community deals with territory management as in the Convention signed in Florence on the 20th October 2000,

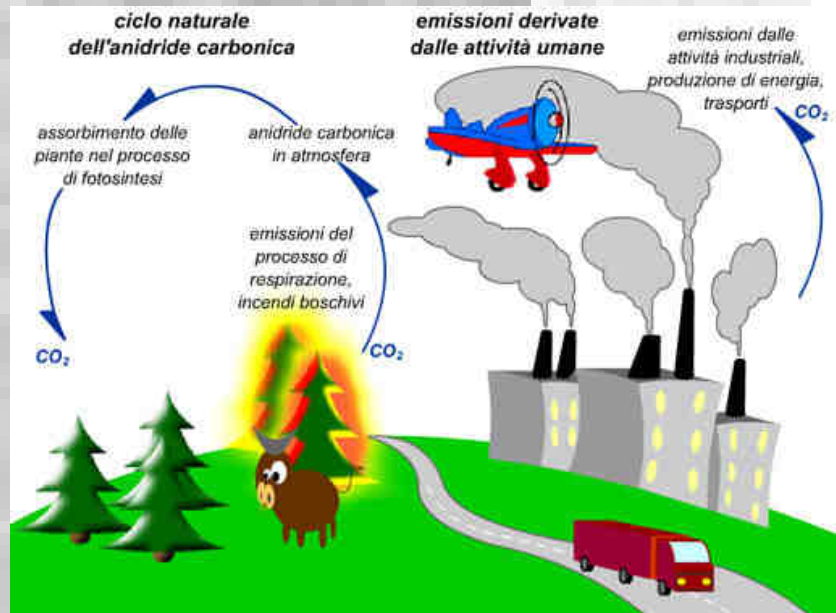


“Land management” means an expression by competent public authorities of general principles, of strategies and guidelines that permit sustainable development to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes”.





In Italy, only in the last thirty years have the lawmakers turned their attention to the need of a land preservation policy.



At first, the public Administration had the mere task of safeguarding the public hygiene and environmental wholesomeness (air, water, noise, etc.).



Later on, while regulating the specific sources of pollution (toxic emissions, industrial wastes, dumping, etc.), the legislation identified the actual responsibilities, competencies and control systems necessary to the environmental protection.

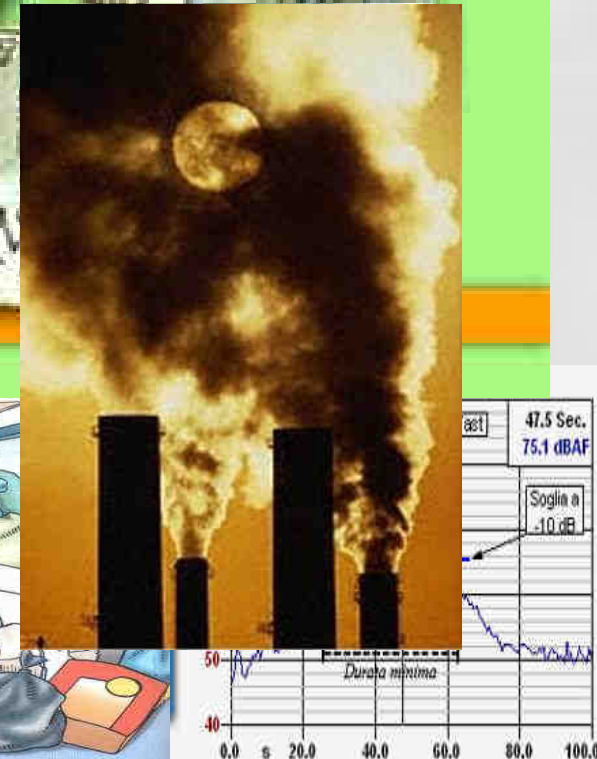
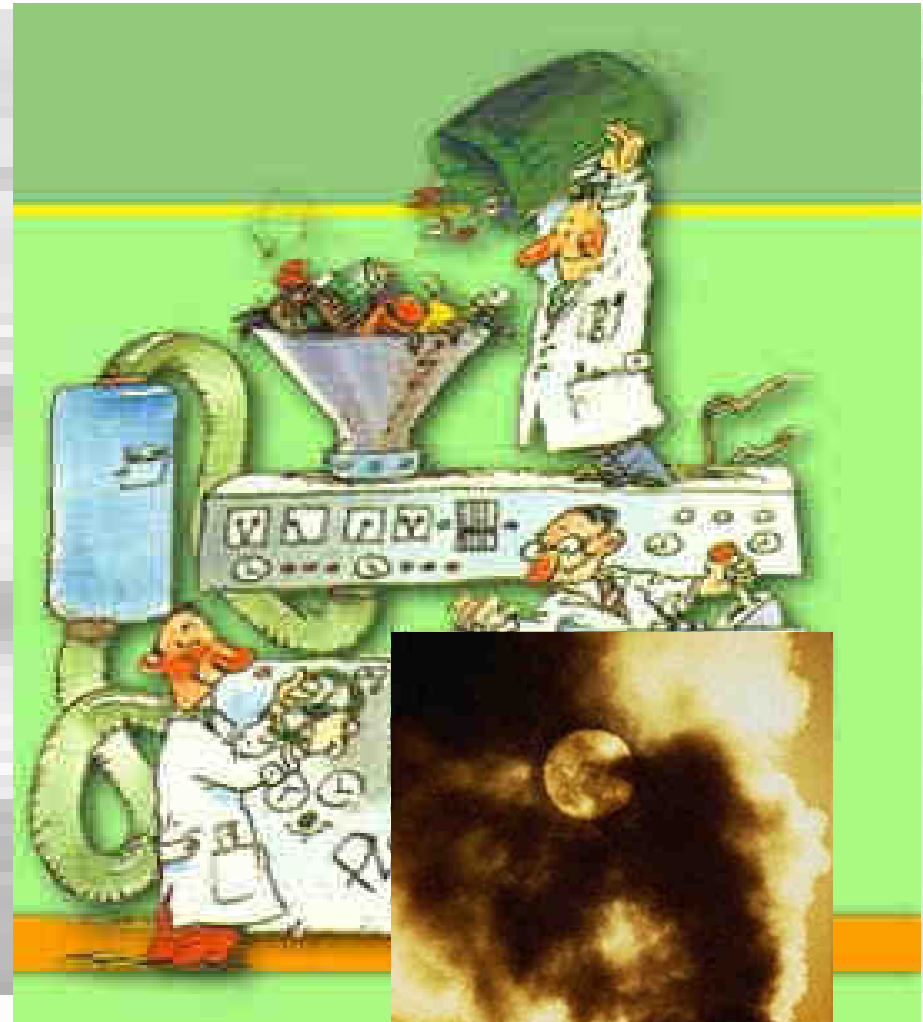


Fig.4 Identificazione automatica degli eventi con LD-824



As it has been finally recognised as the human habitat and the necessary condition of existence for every form of life, nowadays the environment is protected by laws that consider it a “fundamental right” for the whole community, without distinctions. Therefore interest for the protection of the territory, globally understood, does not belong to a single individual indistinctively.



The enjoyment of the environment by the individual is limited to the concurrent enjoyment of other members of the community.

The above-mentioned goals justify preventive protection of the environment through rules that avoid damages often irreparable.





On the other hand, however, it's impossible to stop every human activity and interference.




That is the reason why it is necessary to avoid every conflict between economic and environmental requirements. We must make the long-term ecological and economical advantages fit together.



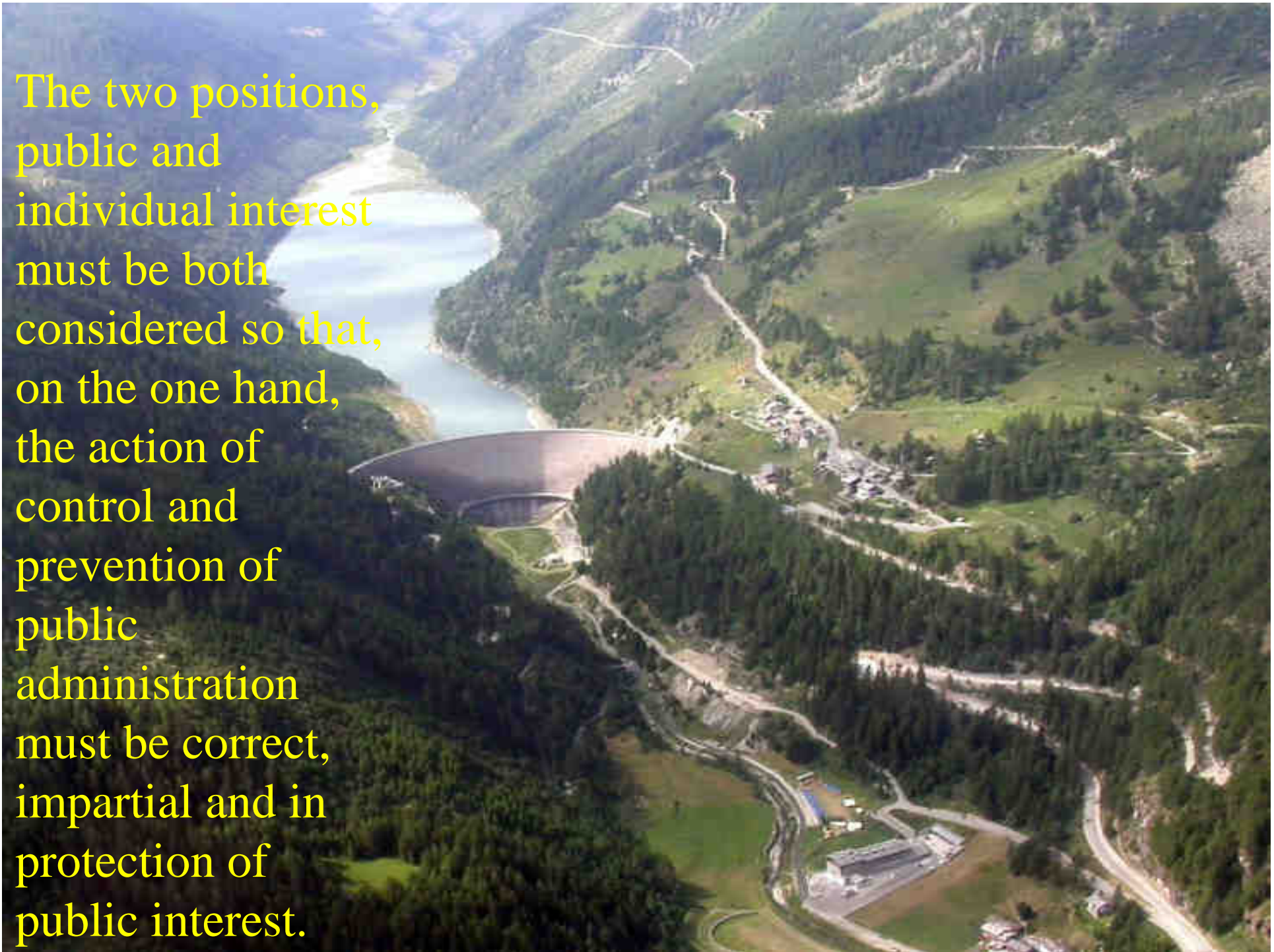
Every territory has different kinds of resources, not necessarily economic ones, that qualify the landscape itself:

- lack of natural dangers (sismicity, vulcanism, geological instability, earth's crust movements);
- climate;
- underground resources (mines, quarries, caves, archaeological sites, etc.);
- vegetation value;
- historical and architectural value;
- panoramic beauty;
- inclination towards development.

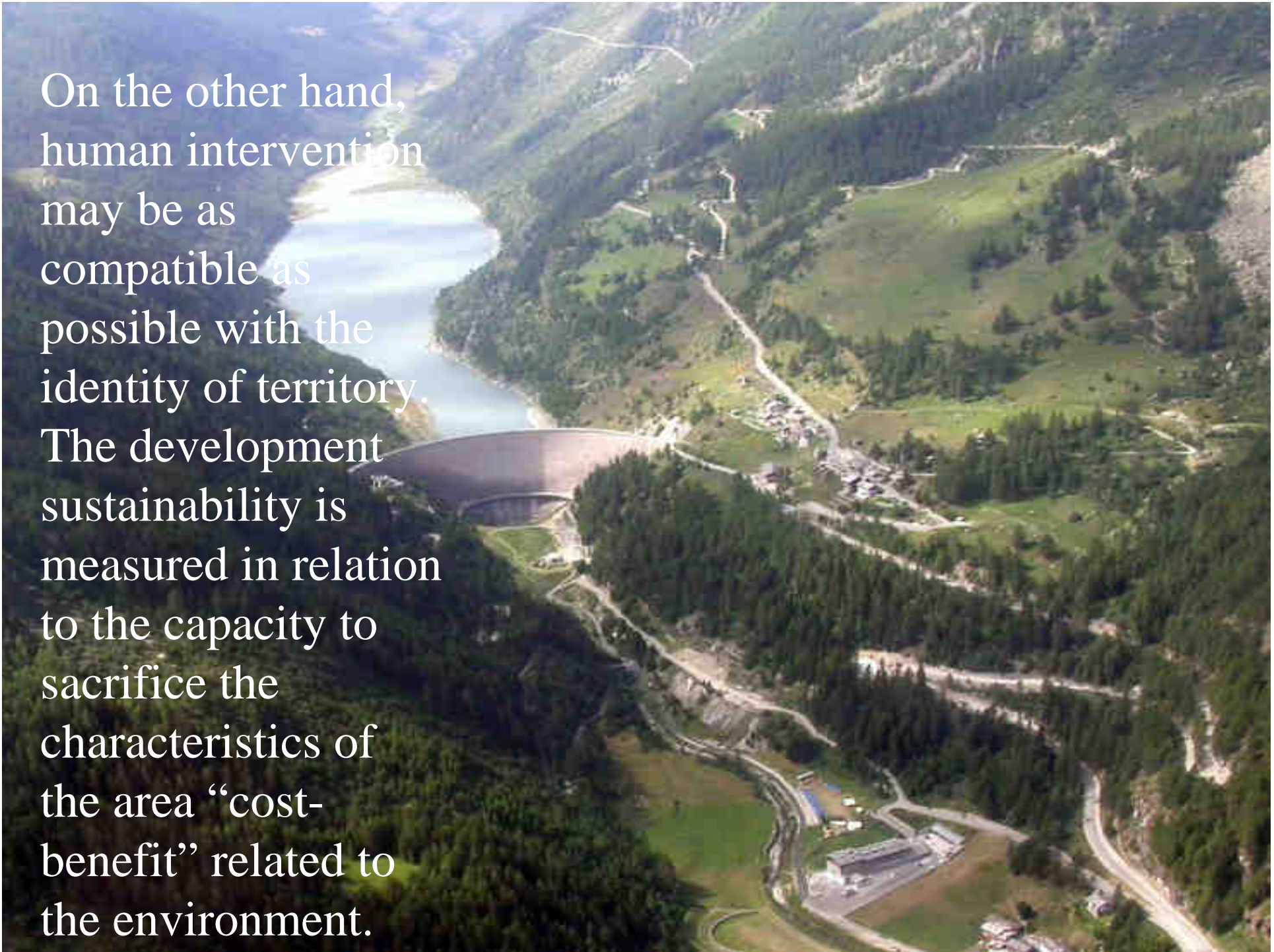
An aerial photograph of a large concrete dam situated in a deep, forested mountain valley. The dam is curved and holds back a large reservoir of water. The surrounding landscape is lush green with dense evergreen forests. A road and some buildings are visible near the base of the dam. The text is overlaid on the left side of the image in a yellow, serif font.

The dynamic of economic value of the public well-being matches exactly the way we use the resources and the changes that transform daily the relationship between nature and human intervention.

The two positions, public and individual interest must be both considered so that, on the one hand, the action of control and prevention of public administration must be correct, impartial and in protection of public interest.



On the other hand, human intervention may be as compatible as possible with the identity of territory. The development sustainability is measured in relation to the capacity to sacrifice the characteristics of the area “cost-benefit” related to the environment.





In a developing world, the Government that chooses bonds and a mere maintenance policy, chooses to decline. Development needs favourable factors to create wealth.

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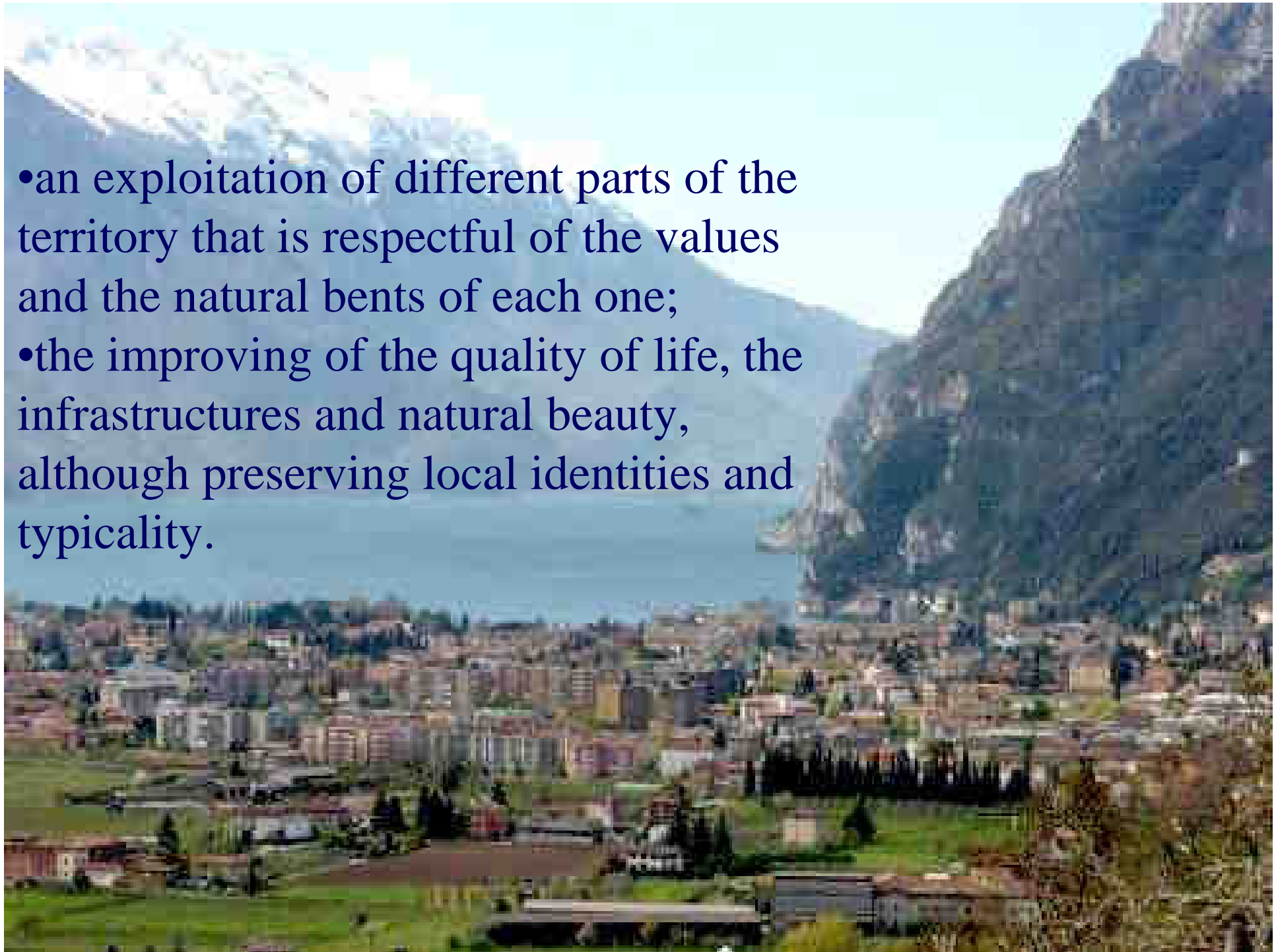
ITALIA 3D



Consequently, it's up to Government Agencies at different levels to establish suitable procedures for the management of Territory resources, and through them, to encourage:

- an evolution in the techniques of agricultural and forest production and of human transforming action, both finalised to the socio-economic support to their Countries;

- an exploitation of different parts of the territory that is respectful of the values and the natural bents of each one;
- the improving of the quality of life, the infrastructures and natural beauty, although preserving local identities and typicality.



To limit the consumption within the “capacity” is not enough to ensure the sustainability.

To contain the exploitation means to regulate and control every activity, setting a balance between social needs and development demands.



An aerial photograph of the Messina Strait Bridge, a suspension bridge spanning the Messina Strait between Sicily and Calabria. The bridge's two tall towers and the main span are prominent. In the foreground, a boat with a white canopy is visible on the water. The background shows the city of Messina on the Sicilian coast. An inset map in the top left corner shows the strait connecting Sicily and Calabria, with a yellow line indicating the bridge's location. The word 'sicilia' is written in white on the map, and 'calabria' is written in white on the map.

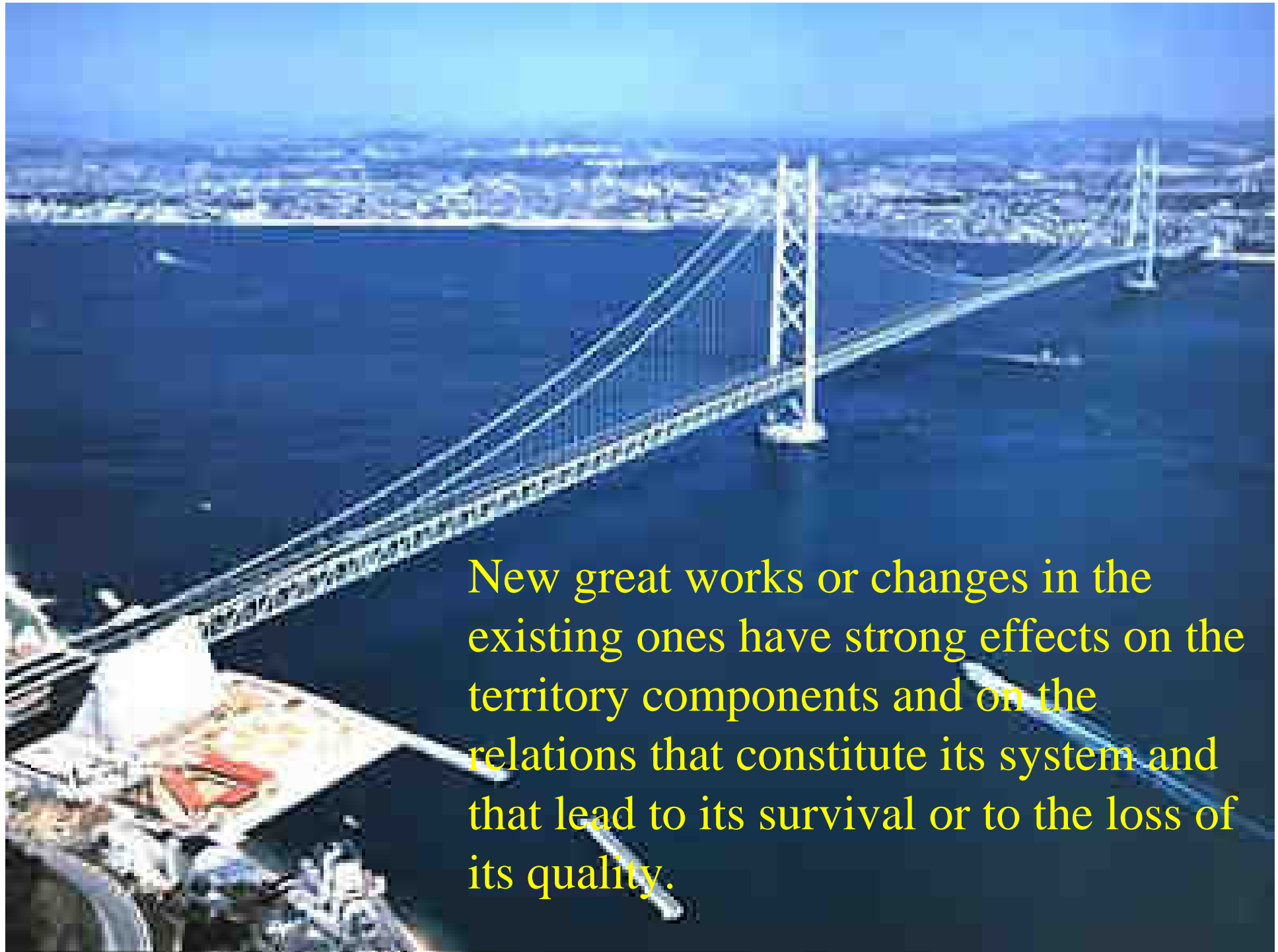
sicilia

The Bridge on the Messina Strait

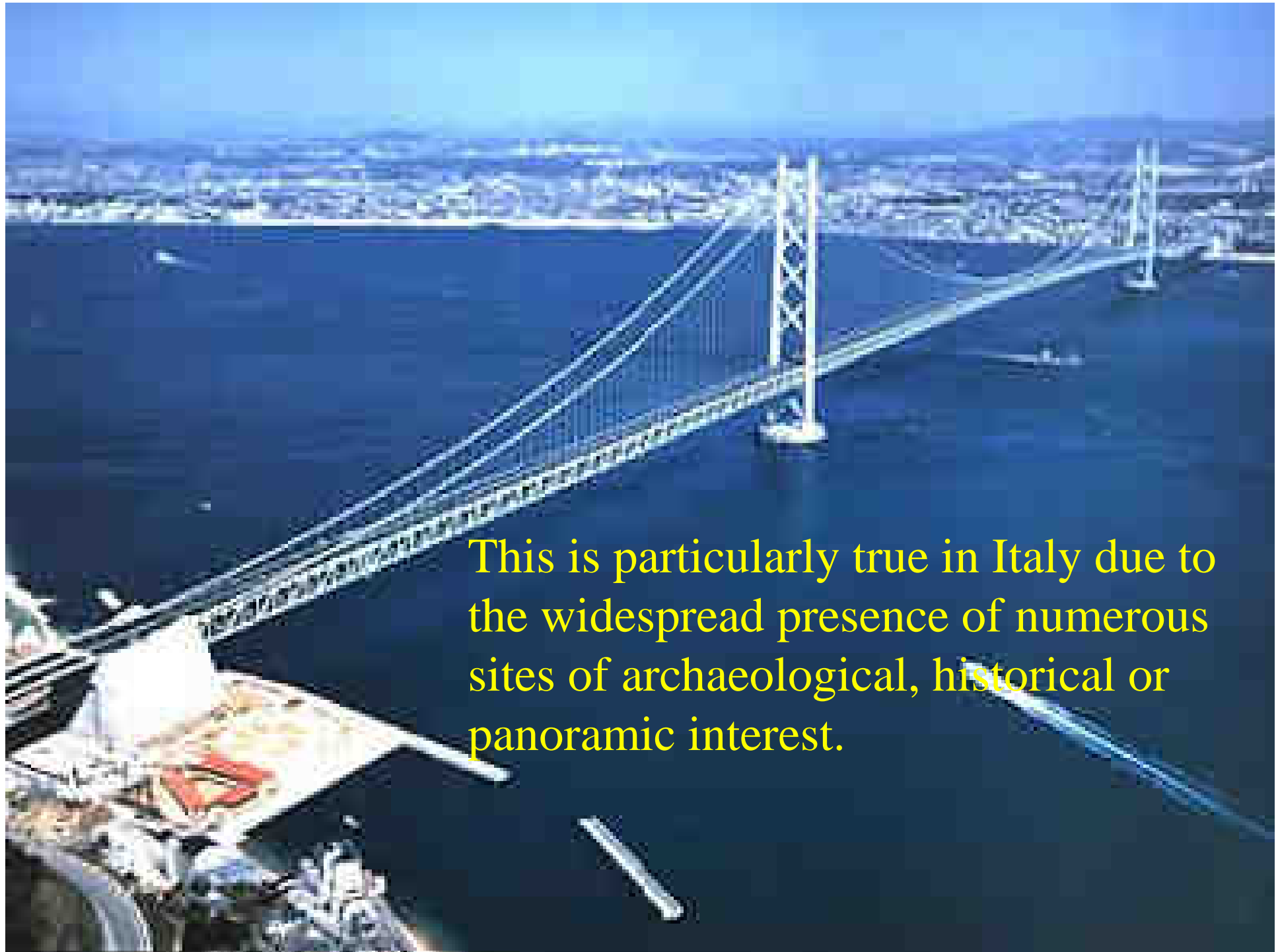
A Shakspearian dilemma for 30 years : to build? or not to build?

calabria

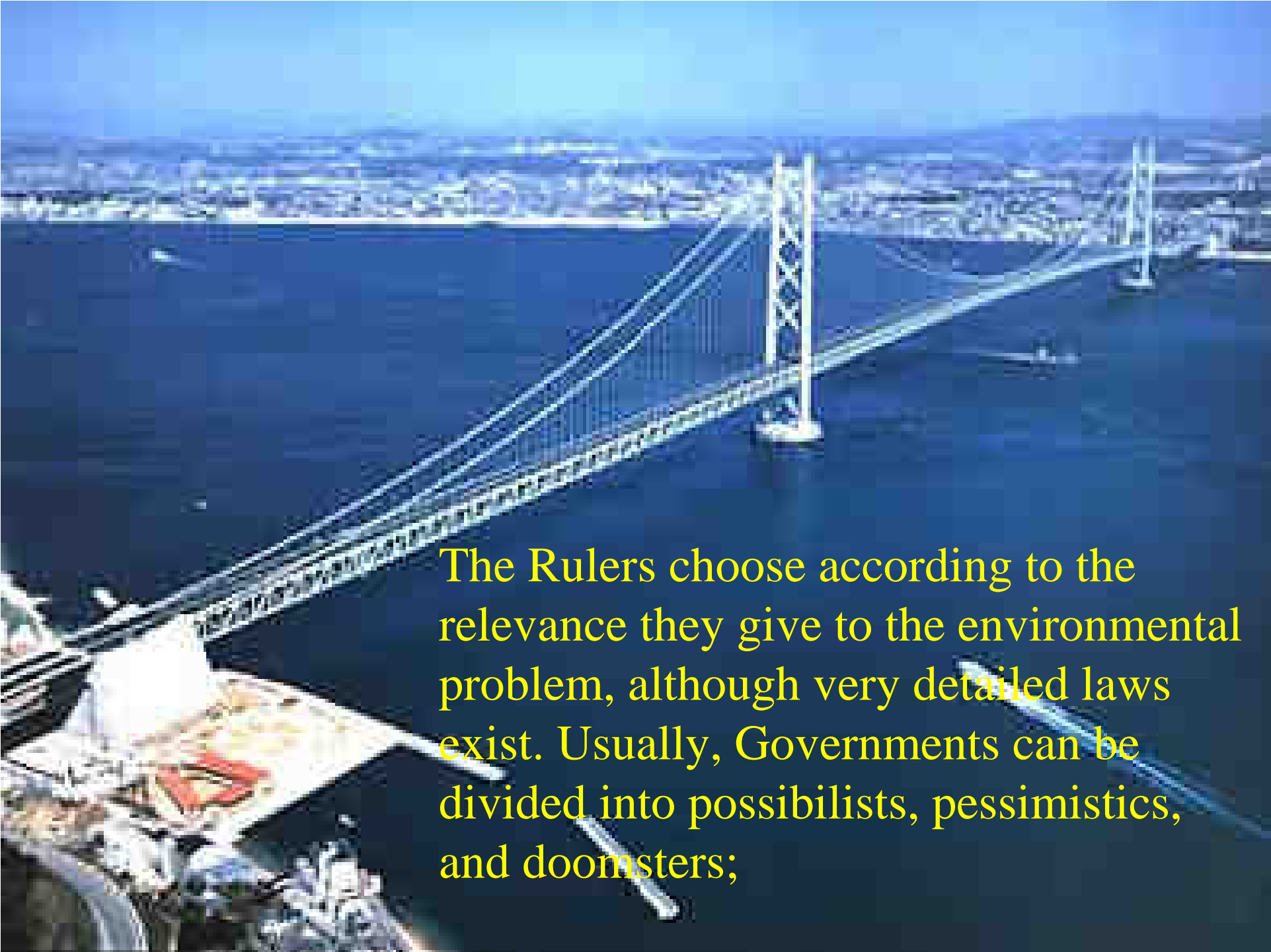
A major problem in land management arises when the modification activity consists of a so-called “Great Work”.



New great works or changes in the existing ones have strong effects on the territory components and on the relations that constitute its system and that lead to its survival or to the loss of its quality.



This is particularly true in Italy due to the widespread presence of numerous sites of archaeological, historical or panoramic interest.

An aerial photograph of the Golden Gate Bridge, showing its two main towers and the suspension cables. The bridge spans across a large body of water, with a cityscape visible in the background under a clear blue sky. The bridge's structure is a mix of white and yellow, and the water is a deep blue. The city in the distance is densely packed with buildings.

The Rulers choose according to the relevance they give to the environmental problem, although very detailed laws exist. Usually, Governments can be divided into possibilists, pessimistics, and doomsters;

However, the Government can't focus its action simply on the preservation. From an economic point of view, well-being can't exist without development.



A real development needs to be welcomed and planned



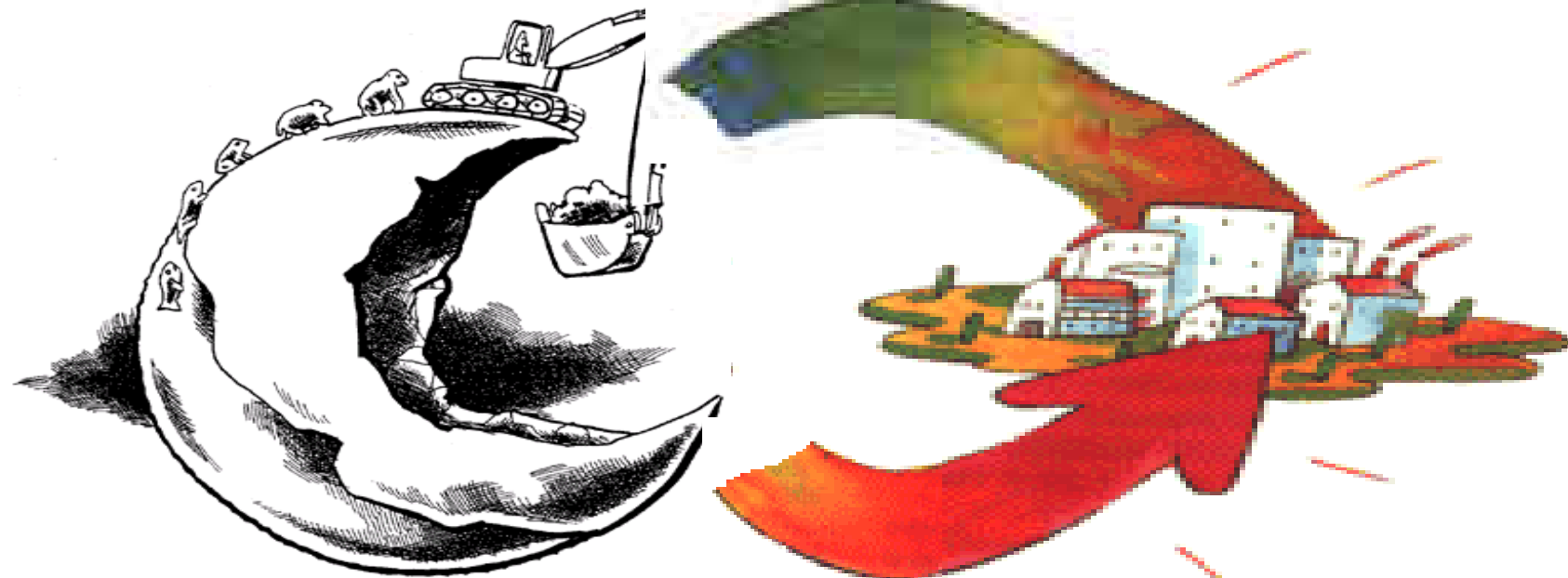


Conditions which favour development:

1. precise census and typological catalogation of areas of archaeological, historical and environmental interest;
2. Clear and firm rules;
3. Fair and appropriate government;
4. Possibility of action in sites selected by the market;

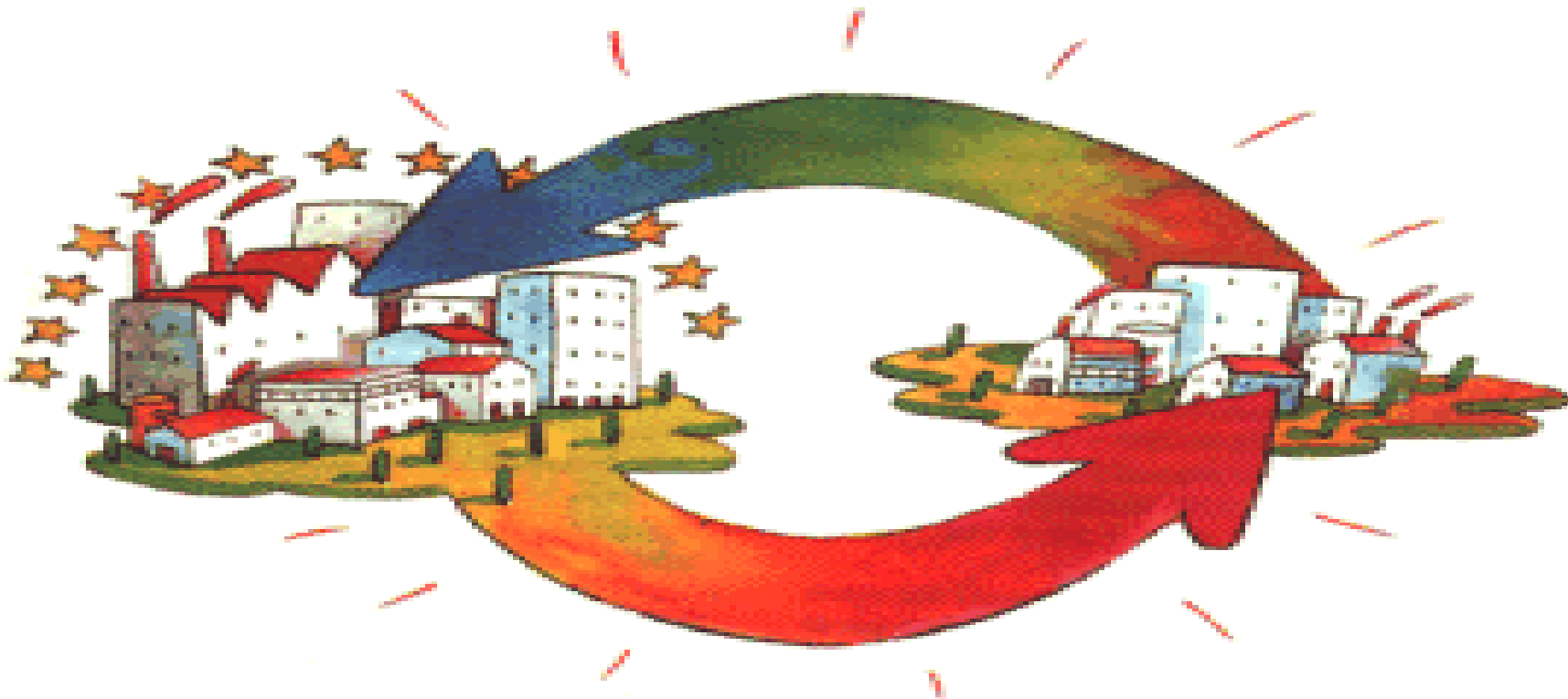


As, in the end, ecological and socio-economic benefits must be matched, an irremediable contrast between economic and environmental demands cannot exist.





In the contrast between economic demands and social needs, important requirements are at the basis of the choice in favour of development against mere preservation.



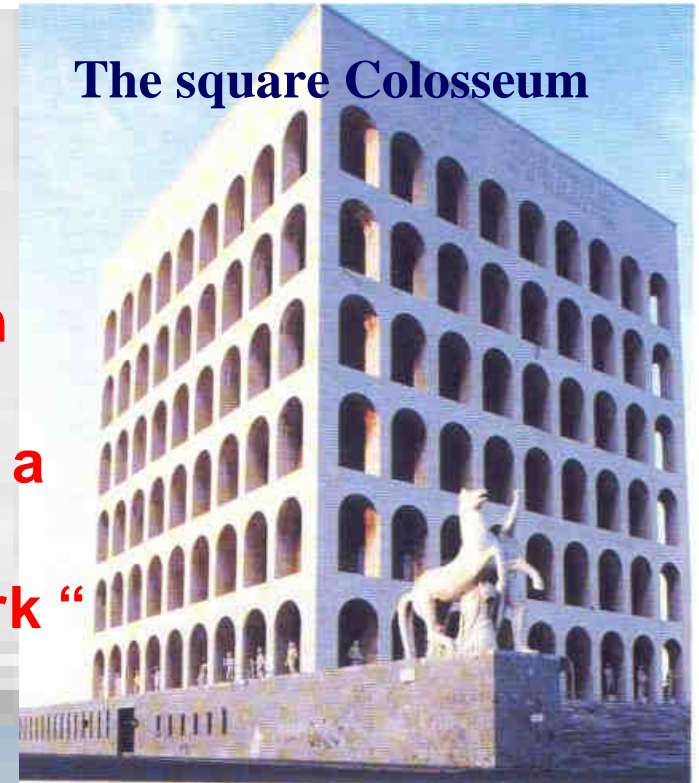


The requirements, which guarantee successful development, are:

- the high social value of the work;
- the sustainability of the actions in the long term;
- the proportion between the action and the benefit pursued;
- the balance between social needs and development demands;
- the adoption of precautions in the land use when the works are being carried out:
 - . protections
 - . minimizations
 - . compensations

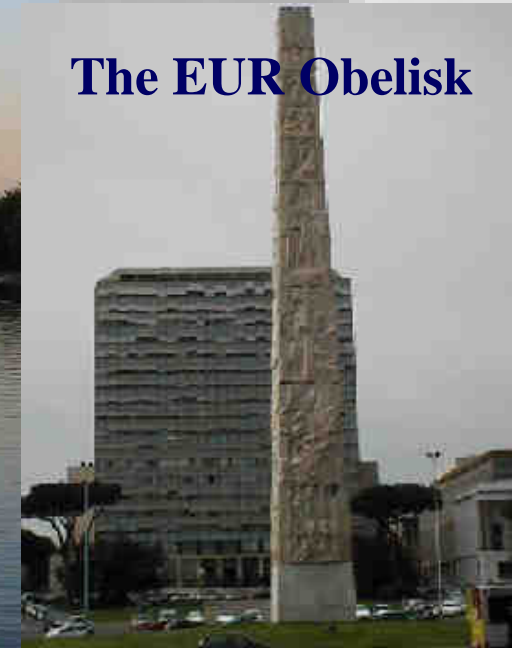
The EUR in Rome represents a successful “Great Work”

The square Colosseum



The EUR Lake

The EUR Obelisk



No longer transits near the beach

Ancient city

New tunnel under the
city for the railway

New freeway

AMMODERNAMENTO E POTENZIAMENTO DELLA FERROVIA
ADRIATICO SANGRITANA

TRATTA SU SEDE ATTUALE RETTIFICATA

VIADOTTO FELTRINO L = 823.10

Protection operations consist in defending certain elements and existing functional relationships constituting the environment or characterizing its qualities, which would risk to be diminished or destroyed by the intervention in examination.



An architectural sketch of an ancient city built on a hillside. The city features traditional stone buildings with tiled roofs. A modern road, labeled 'Galleria Scanno', runs through the city. A parking area, labeled 'Parcheggio', is located at the bottom center. A roundabout, labeled 'Rotonda', is situated near the parking area. The sketch is rendered in black lines on a light background.

Ancient city

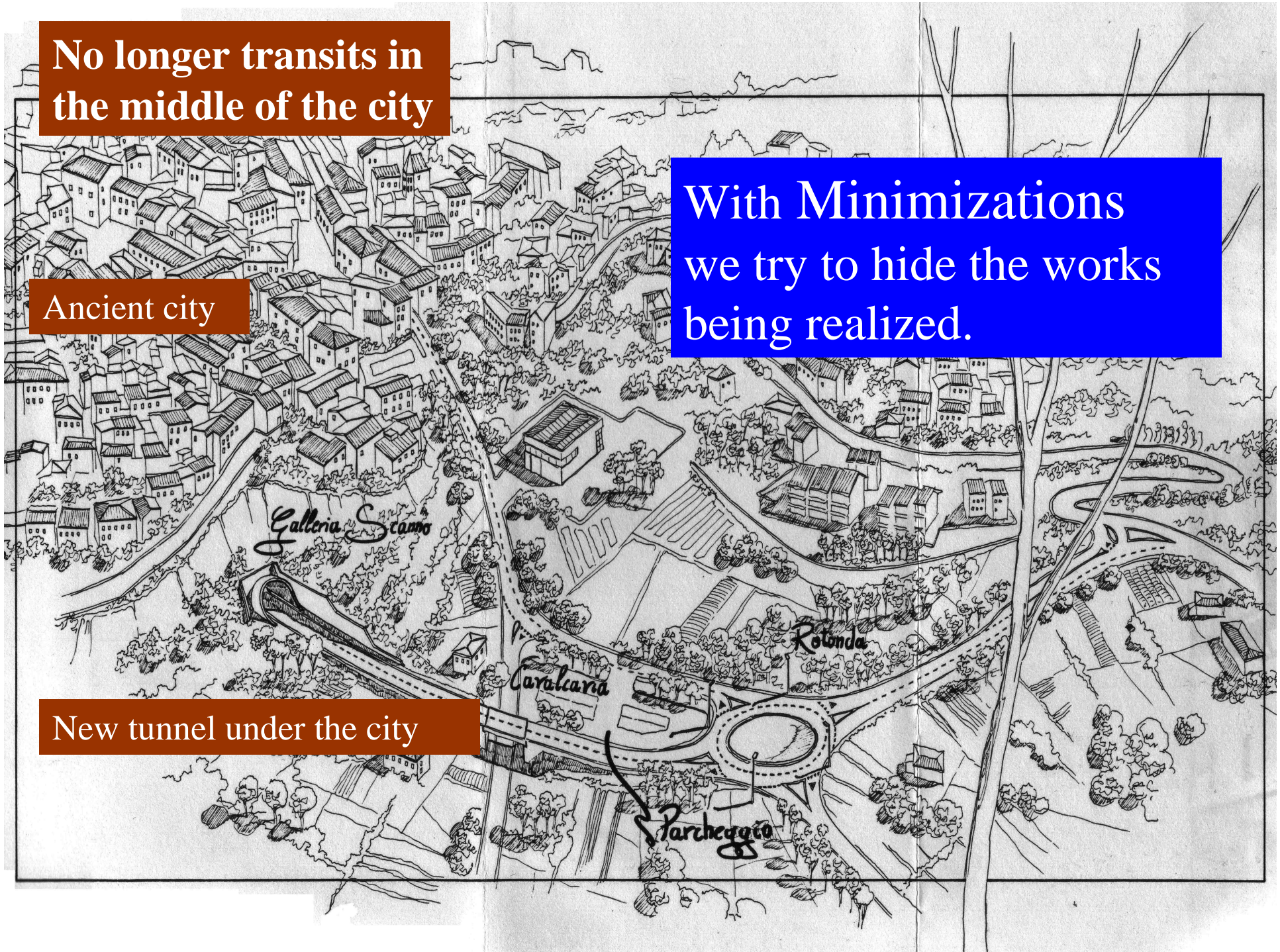
Minimizations are the operations suitable in annulling or reducing impacts produced by the intervention.

No longer transits in
the middle of the city

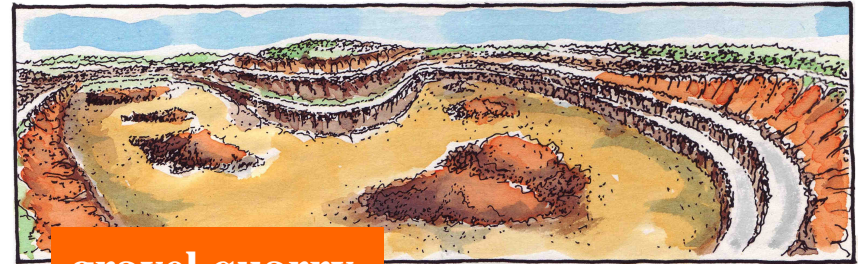
Ancient city

With Minimizations
we try to hide the works
being realized.

New tunnel under the city



Compensations



gravel quarry



Recovery project

compensations are used when mitigation or elimination is impossible on any type of impact without compromising the general validity of the entire work under examination.



Conclusions:
Public land is highly important for the common benefit. If it is properly managed and preserved, it can:

- *represent an important resource for the inhabitants;*
- *allow a sustainable development based on a fair balance among social needs, economic activity and environmental management.*

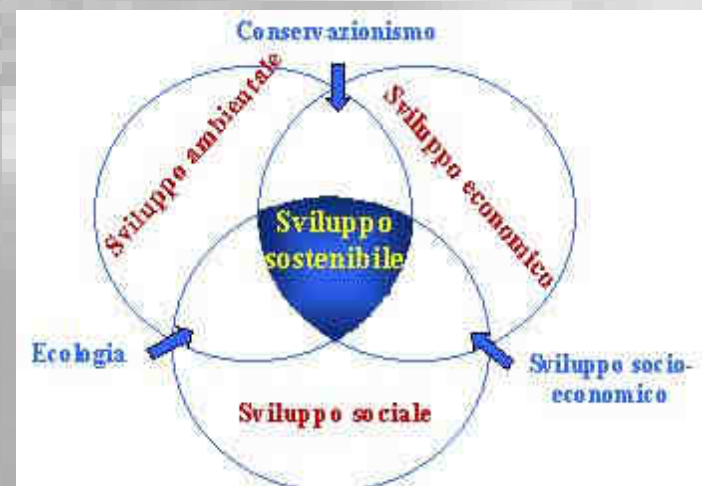
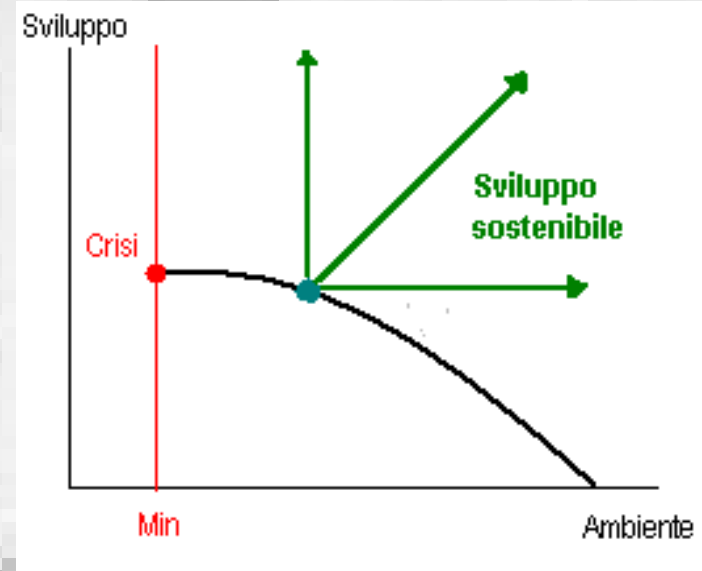


Figura 1: Lo sviluppo sostenibile



Enrico Rispoli



Grazie per l'attenzione

THANK YOU FOR
YOUR ATTENTION !

