



CONSIDERING LANDSCAPE AT THE GRASSROOTS

landscape Convention and local democracy

Irene Hadjisavva - Adam,
DEPARTMENT OF TOWN PLANNING AND HOUSING, CYPRUS



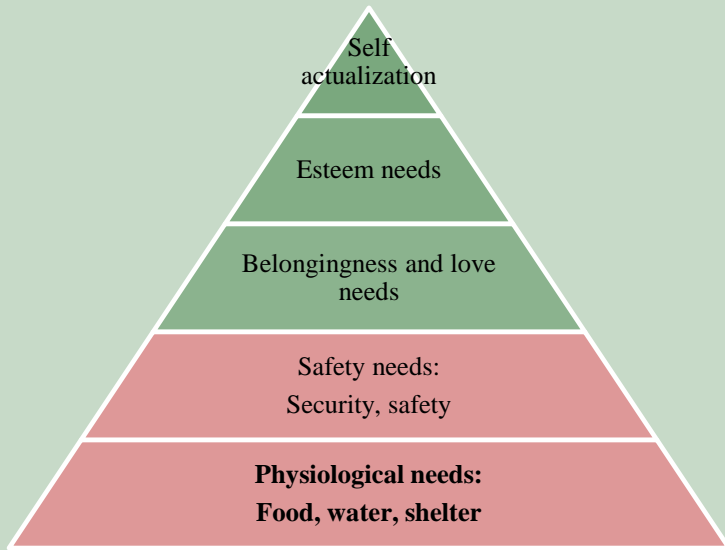
CONTEXT

“Landscape is not, as some perceive it, a mere sum of land, plants and water. It is *the projection of the soul of a people over mater.*”

Odysseas Elytis



CONTEXT



SOURCE: MASLOW

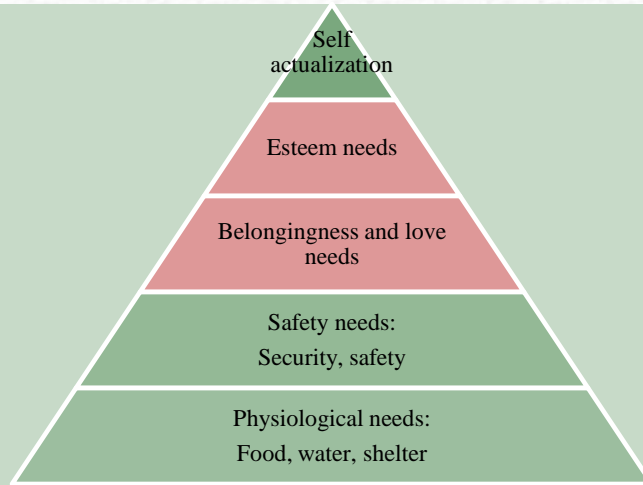


CONTEXT



- Compact settlements to assure land for cultivation
- Landscape as context, scenery and inspiration for spiritual quests
- Connected with story telling and the formation of local identity
- Collective decision making based on common wisdom

CONTEXT



SOURCE: MASLOW



- Land as an economic asset or a commodity

CONTEXT



- During severe economic crisis, new developments provide the much aspired investments

SOURCE: World Wide Web

LANDSCAPE CULTURAL VALUES

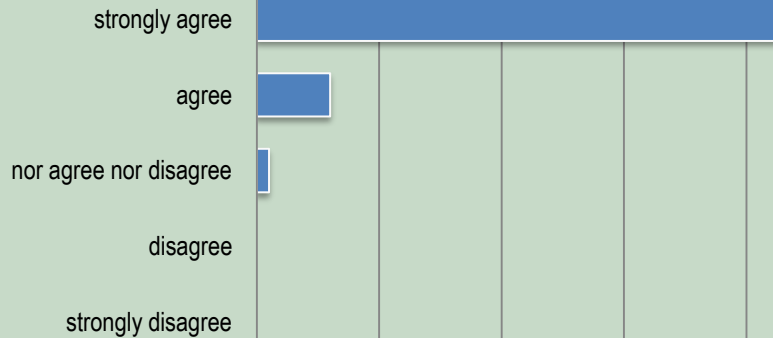


Responsibilities of the elected local council:

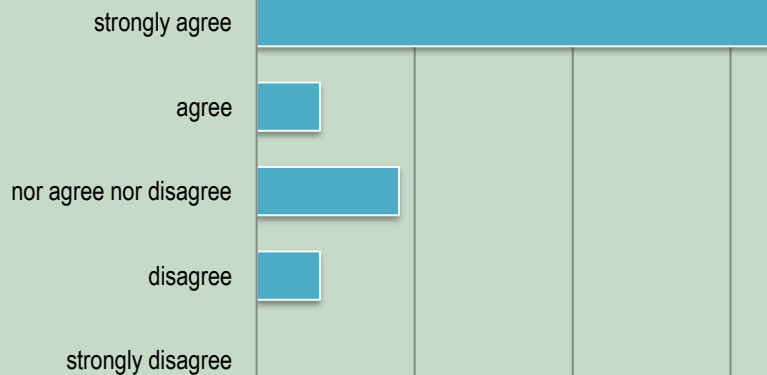
- cleaning services and water management
- allocation of public spaces and infrastructure in cooperation with the district and central government
- participates in the spatial planning process
- organizes cultural and recreational events

LANDSCAPE CULTURAL VALUES

Landscape quality around my village is important for its attractiveness



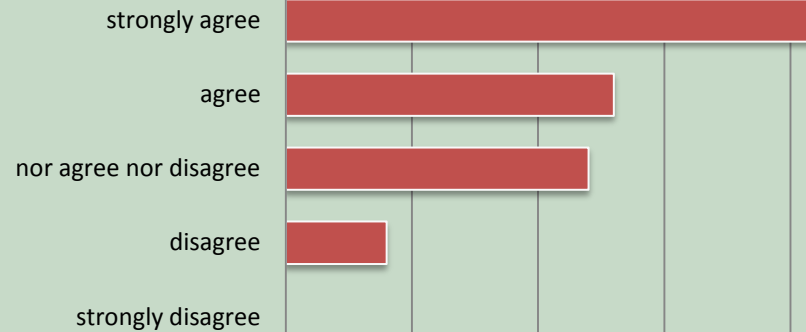
Architectural heritage quality around my village is important for its attractiveness



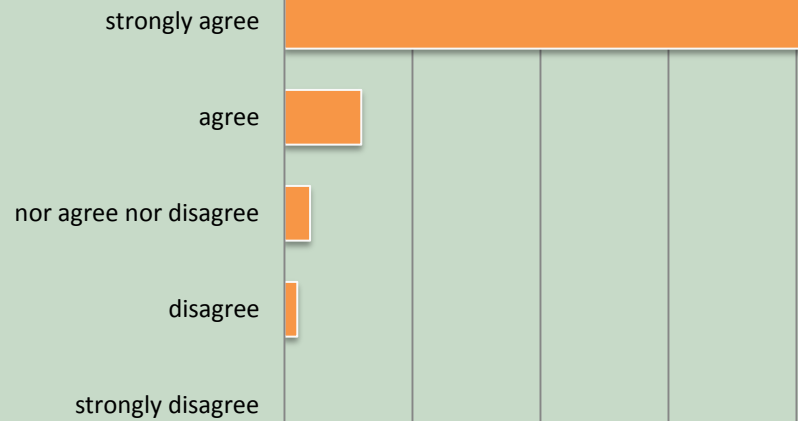
SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

LANDSCAPE CULTURAL VALUES

Landscape is related to shared identity



I am proud of the landscape of my village

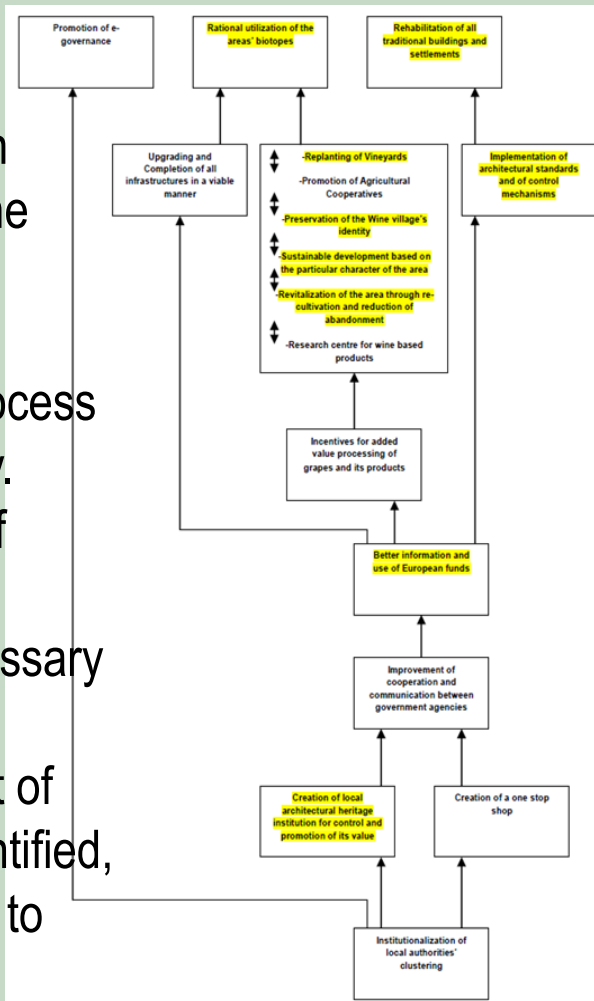


SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

LANDSCAPE CULTURAL VALUES



- participation process of the Structured Democratic Dialogue Process methodology.
- a number of fundamental actions necessary for the development of the area identified, were related to landscape

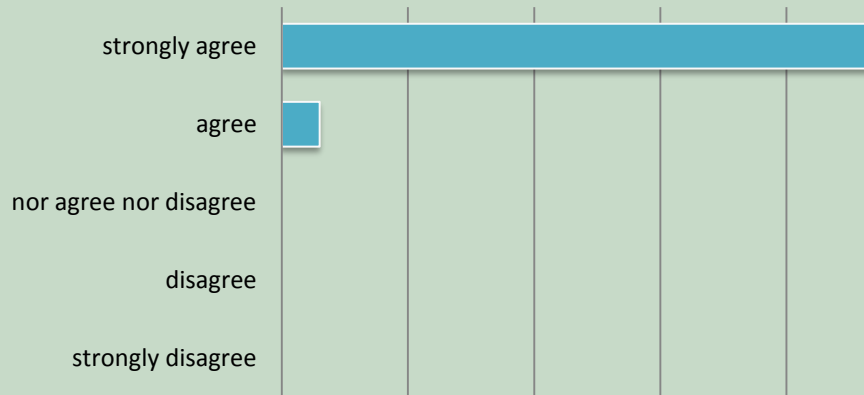


SOURCE: LOCAL DEVELOPMENT PILOT PROJECT FOR THE WINE VILLAGES OF LIMASSOL



LANDSCAPE CULTURAL VALUES

Projects to improve accessibility and visitability should be developed



- Communities develop nature trails and picnic sites with the collaboration and funding Department of Forests

SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017



LANDSCAPE CULTURAL VALUES



SOURCE: LOCAL DEVELOPMENT PILOT PROJECT FOR THE WINE VILLAGES OF LIMASSOL

LANDSCAPE ECONOMIC VALUES and SPATIAL PLANNING

"Buy land, they' re not making it anymore"

Mark Twain

"As soon as the land of any country has all become private property, the landlords, like all other men, love to reap where they never sowed, and demand a rent even for its natural produce."

Adam Smith

"Land: A part of the earth's surface, considered as property. The theory that land is property subject to private ownership and control is the foundation of modern society, and is eminently worthy of the superstructure."

Ambrose Bierce

"I would say that I bought the land under which Trump Tower sits while playing golf."

Donald Trump

LANDSCAPE ECONOMIC VALUES and SPATIAL PLANNING

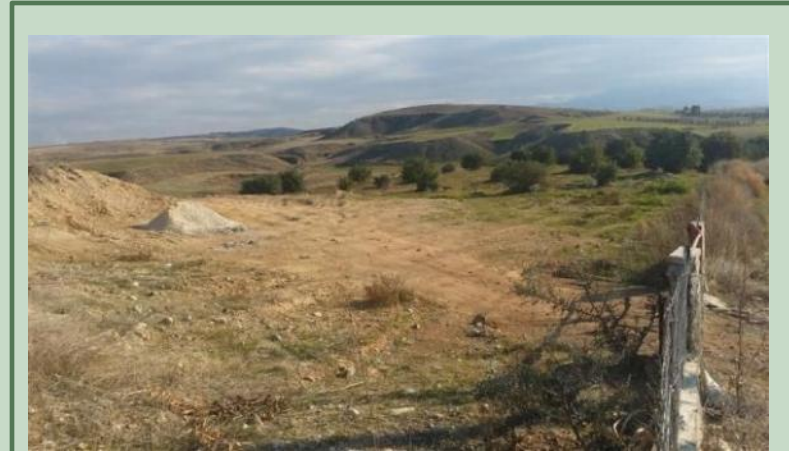
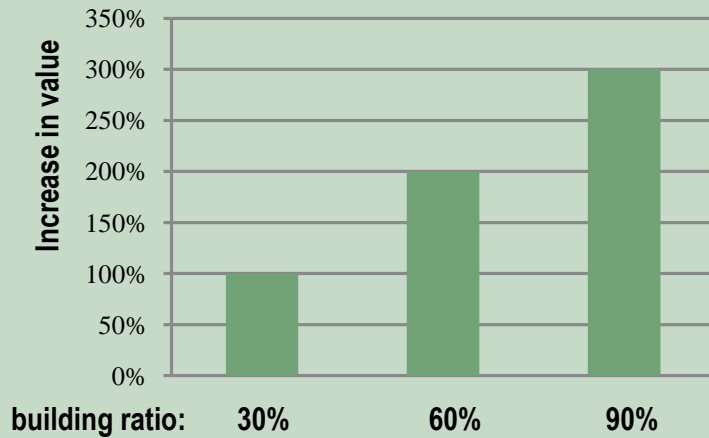
Important land dimension: ownership

Context:

- agricultural land surrounding settlements is privately owned and highly fragmented
 - land for agricultural purposes, or
 - investment in anticipation of higher return in the future
 - investors turned to the real estate market after the stock market and banking crisis
- High returns accomplished through changes in land zoning during the revisions of spatial plans**

LANDSCAPE ECONOMIC VALUES and SPATIAL PLANNING

Land value after change in zoning



Add from www:

Agricultural zone:

Building ratio: 15%

Suitable for: investment, housing, photovoltaic park

Good location, nice view, asphalt road, near village, fast developing area

SOURCE: ELECTRONIC PRESS

LANDSCAPE ECONOMIC VALUES and SPATIAL PLANNING

Scatter residential development policy

Social need for housing reasoned the policy for scattered residential development. This allows the construction of residential buildings outside the development limits of settlements under circumstances.

The policy was perceived by local councils, owners, investors and financial institutions as a vested right. Judged as adverse to sustainable development was abolished in 2016 but was reintroduced 4 months later by a political decision under political and economic pressure.

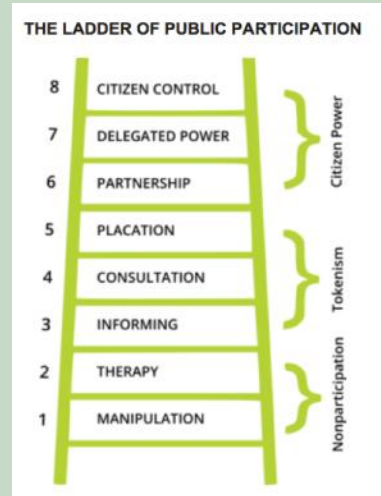


SOURCE: DEPARTMENT OF TOWN PLANNING AND HOUSING

LANDSCAPE ECONOMIC VALUES and SPATIAL PLANNING



PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION



New public participation procedures were introduced since 2007 for the preparation of Development Plans:

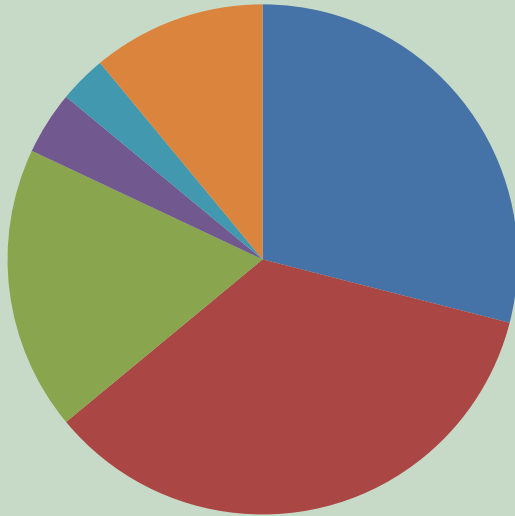
- The difficult route from tokenism to partnership



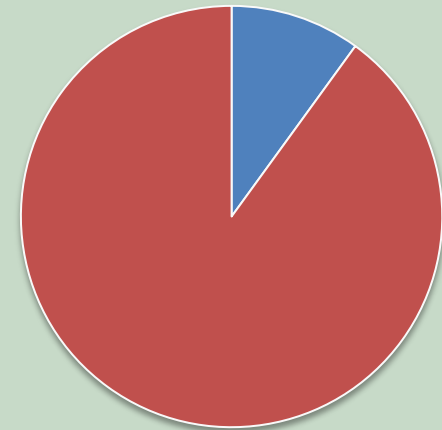
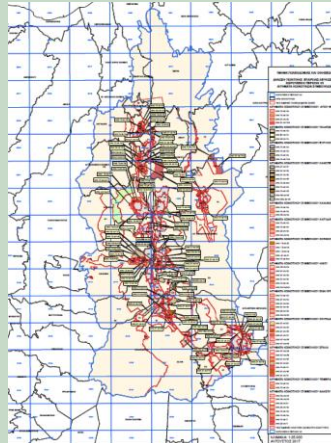
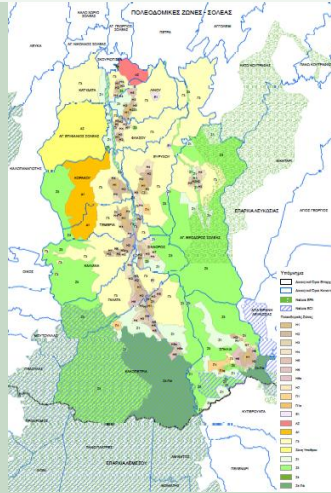
SOURCE: LOCAL DEVELOPMENT PILOT PROJECT FOR THE WINE VILLAGES OF LIMASSOL

PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION

Local authorities requests for zoning revision



- nature protection to residential zone
- agricultural to residential zone
- higher ratio residential zone
- public use zone
- nature protection zone
- other

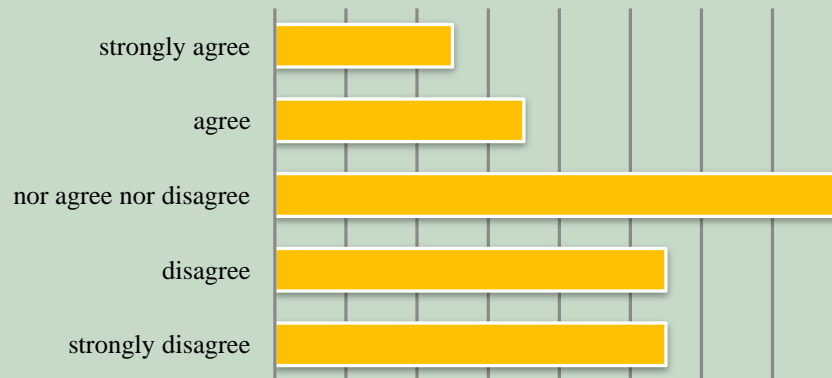


- current population
- zone carrying capacity

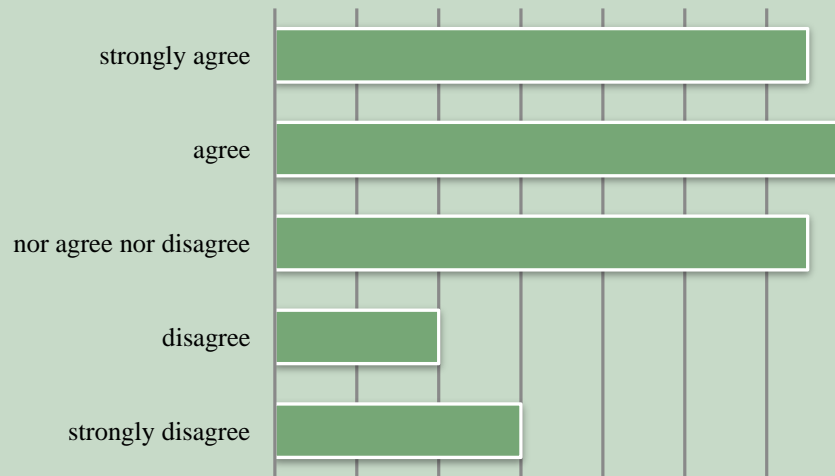
SOURCE: DEPARTMENT OF TOWN PLANNING AND HOUSING

PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION

Land owners should be allowed to build regardless of the zoning



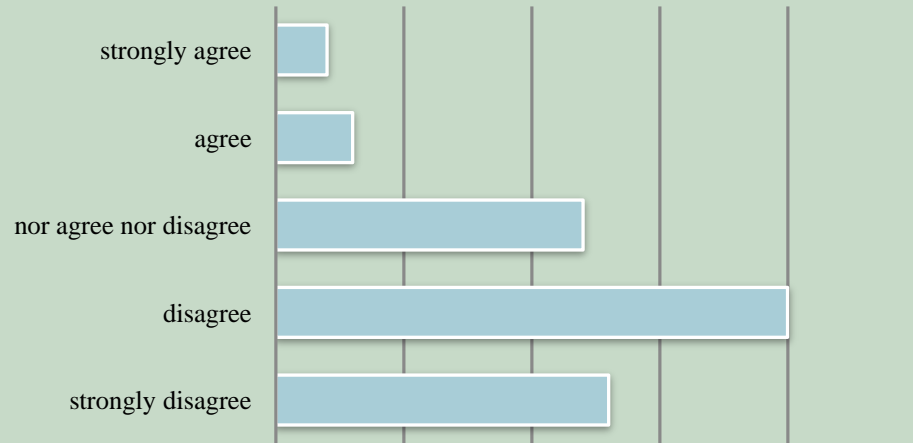
Scattered development should remain



SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION

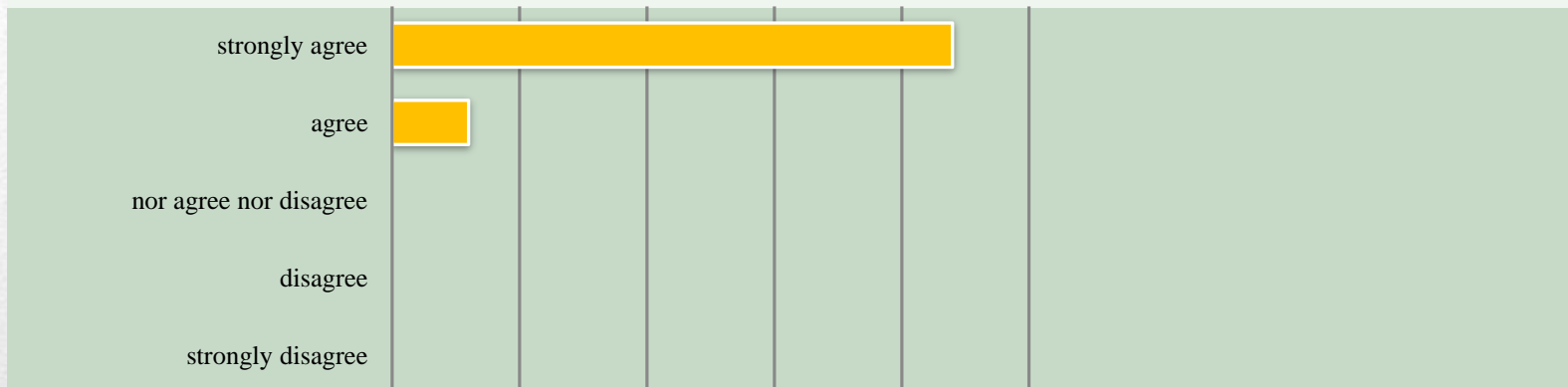
Big development projects should be allowed regardless of their impact on the environment



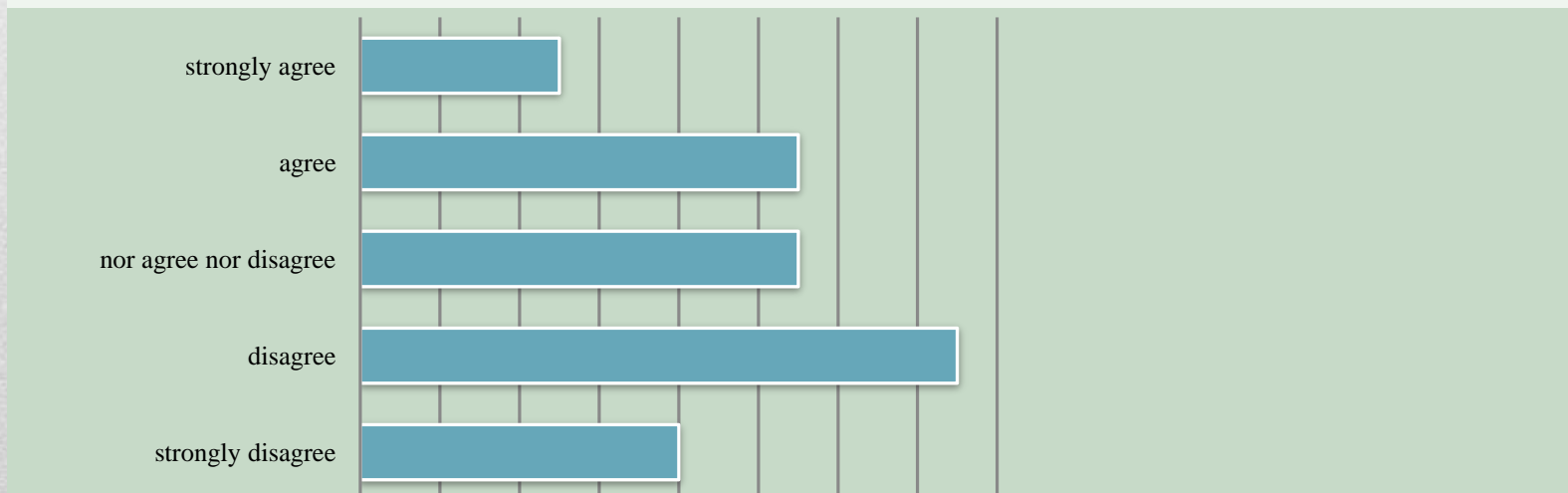
SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION

Landscape should be protected by the State



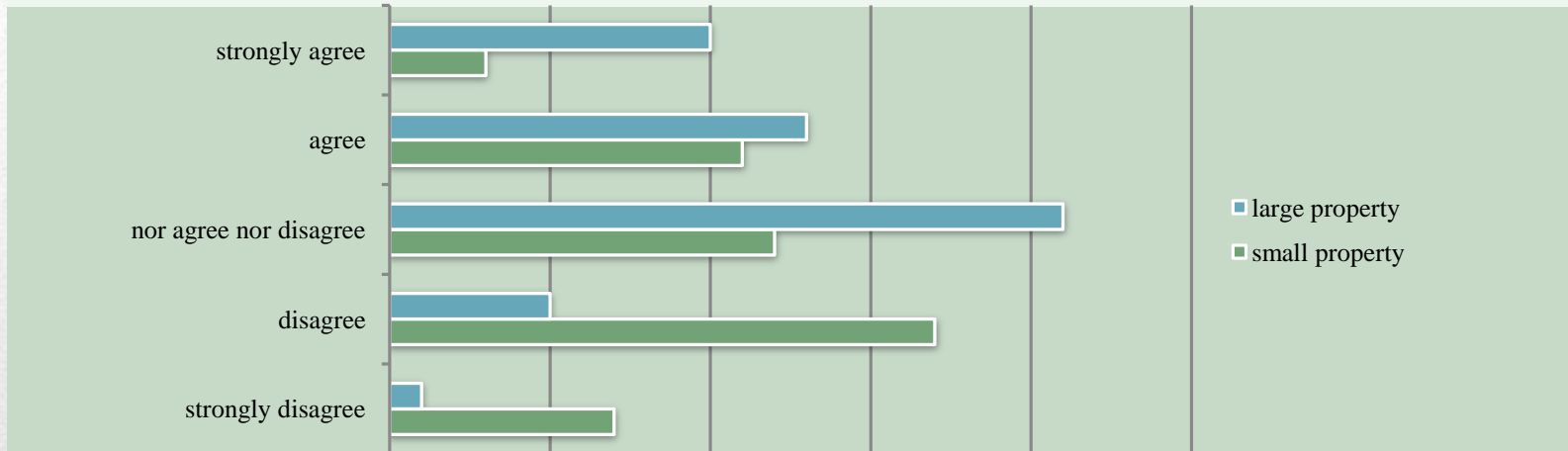
The State does its best to protect landscape



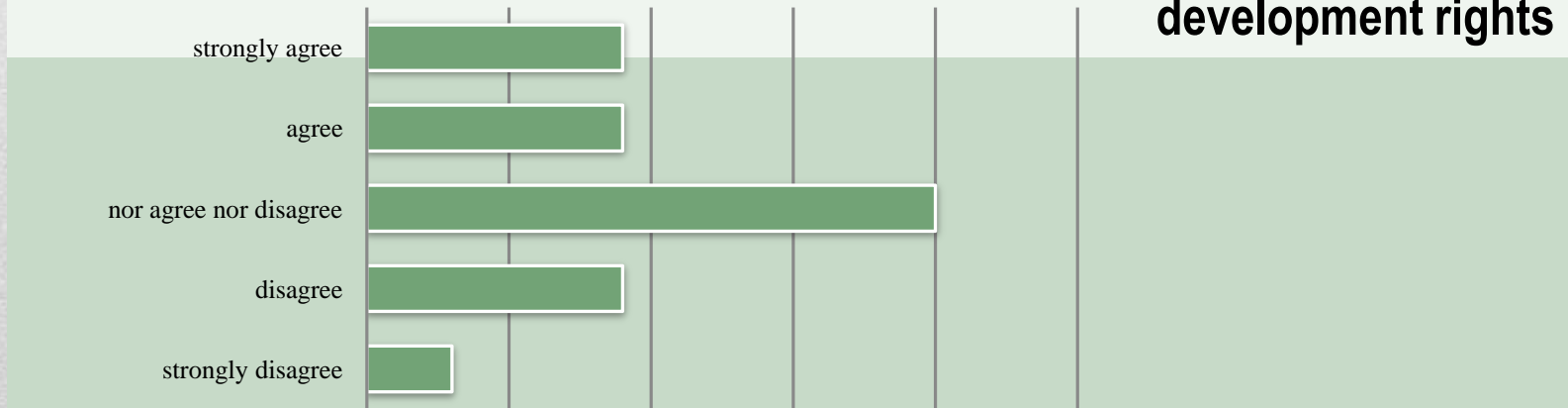
SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

PUBLIC PARTICIPATION, LOCAL DEMOCRACY and LANDSCAPE PRESERVATION

The State facilitates small vs large property development



The State manages the equilibrium between landscape protection and development rights



SOURCE: LOCAL COUNCILS' PERCEPTION SURVEY 2017

CONCLUSIONS

CHALLENGES:

- Limited participation, temporary involvement, consultative role
- Issues of citizen behavior, awareness and know-how
- Placement of private interest over public interest
- Inability for long-term vision and planning
- Distrust amongst stake-holders

OPPORTUNITIES:

- Existing successful dialogue on education, leisure and development prospects
- Experience in participatory projects in landscape assessment and planning

"Earth provides enough to satisfy every man's needs, but not every man's greed."

"The earth, the air, the land and the water are not an inheritance from our fore fathers but on loan from our children. So we have to handover to them at least as it was handed over to us."

Mahatma Ghandi

Thank You _____

