



Ministero dell'Ambiente e della Tutela del Territorio e del Mare

# ***Land good governance: an efficient support for environmental protection***

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## *GENERAL FEATURES*

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### *A) LAND AND THREATS TO THE ENVIRONMENT*

The reason why a good land policy is a valid support for an efficient protection of the environment is because areas of land are the main places where threats to nature, its resources and inborn capability to regenerate in favour of human beings and every other form of life develop and spread.



## GENERAL FEATURES

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### *B) EXAMPLES OF LAND MISMANAGEMENT*

- ☞ Harmful effects for the environment from urban installations, especially from large towns;
- ☞ Emissions that can unnaturally pollute the air and even the atmosphere as well as noises harmful to the ear that start off from industrial plants;
- ☞ Sewage, polluting substances and badly supervised debris on river banks and rocks reach as far as rivers, lakes, streams and ponds, etc;
- ☞ Seas too are affected in this way and are themselves potential “destroyers” of the natural land balance due to bad management of the coasts.



## *GENERAL FEATURES*

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### *C) NEED FOR GOOD LAND POLICY AND GOOD LAND KNOWLEDGE*

**A good land knowledge is therefore essential for the protection of the environment just as good land knowledge is in its turn a guarantee of its efficient administration and a modern and functional land register is the basis for such knowledge.**



## ***THE MAIN CRITICAL POINTS IN CONNECTION TO LAND REGARDING THE ENVIRONMENTAL SITUATION IN ITALY***

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- a) Pollution in towns due to traffic.**
- b) Other forms of pollution in an urban context.**
- c) “Indoor” pollution owing to a lack of care for the environment in the public and private building sector.**
- d) Pollution caused by industrial and productive installations in general.**
- e) Pollution due to lack of respect for soil, inland waters, the sea, coasts and other forms that give balance to the land.**



## ***POLLUTION IN TOWNS DUE TO TRAFFIC***

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☞ “Outdoor” pollution, which is to say pollution owing to the kind of contamination that occurs outside buildings and other closed up locations, is especially connected up to the emission of energy consumption and intense traffic, above all in the case of large cities. Traffic is the cause of atmospheric and acoustic pollution as well as other kinds of pollution such as that due to deterioration of materials belonging to all sorts of vehicles that are abandoned and/or piled up in demolition centres.

☞ Inadequacy of local checks and remedies attempted up to the present: banning of traffic in city centres, cars allowed to circulate on the basis of their number plates, economic facilities for those purchasing vehicles with fuel that pollutes less.



## ***POLLUTION IN TOWNS DUE TO TRAFFIC***

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☞ **The appropriate checks and remedies are therefore to be hoped for, especially those based on a land policy for both towns and what is out of town with structural long term actions such as the producing of flyovers, junctions, underground trains, all of this with respect for archaeological remains, architecture and the landscape and for the need to protect the environment and the quality of life.**



## ***POLLUTION IN TOWNS DUE TO TRAFFIC***

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☞ Another thing to be hoped for is that when aiming to put into practice projects for new infrastructures and strategic trans-regional projects such as those for highways, state freeways and high speed long distance train journeys, care should also be taken about reducing traffic inside towns - especially in large cities – and about the pollution that it causes.

☞ A further thing with this in mind is the help given by an adequate measuring of the land. This registers existing structures and thus allows the previously mentioned actions for the protection of the environment with the least sacrifice and the maximum results.



## ***OTHER “OUTDOOR” FORMS OF POLLUTION IN AN URBAN CONTEXT***

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➤ Apart from pollution due to traffic, towns are afflicted by physical chemical and biological “outdoor” causes deriving from the excessive number of inhabitants, the poor state of the suburbs, overcrowding during commuting and overcrowding of structures built for everyday use such as offices, banks, other public and private service buildings, supermarkets, hotels, stadiums, etc.

➤ The remedies for these forms of pollution are especially to be found in urban planning which ought above all to be subjected to a strategic environmental assessment (VAS) on the basis of a precise knowledge of existing land installations planned, or rather programmed, on a medium or long term basis.



## ***“INDOOR” POLLUTION DUE TO A LACK OF CARE FOR THE ENVIRONMENT IN THE PUBLIC AND PRIVATE BUILDING SECTOR***

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☞ **“Indoor” pollution consists of physical, chemical and biological contaminants that are not present in natural fashion in the air outside where high quality ecological systems operate but in the air inside “confined” locations which are closed off or have defined boundaries.**

☞ **Whilst science has finally started to pay attention to this after having concentrated for a long time on “outdoor” pollution, when thinking about the fact that human beings spend almost 90% of their time inside buildings, the time to give the maximum priority about this is now.**



## ***“INDOOR” POLLUTION DUE TO A LACK OF CARE FOR THE ENVIRONMENT IN THE PUBLIC AND PRIVATE BUILDING SECTOR***

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☞ **Buildings, especially those in towns, are generally speaking subject to the kind of inner atmospheric conditions that are extremely sensitive to pollution from the outside. They are further subject to polluting agents whose main sources are: building materials, heating and cooling installations, furnishings, linings etc. with consequent harmful effects on health that, though not easily identifiable, are nevertheless harmful enough on average for solutions to be advised.**



## ***“INDOOR” POLLUTION DUE TO A LACK OF CARE FOR THE ENVIRONMENT IN THE PUBLIC AND PRIVATE BUILDING SECTOR***

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- **Apart from measures connected to the present improvements in the correct way to consume electricity and linked to the necessity of reducing the amount of carbon dioxide emitted, measures need to be taken to reassess the whole building property situation with particular regard to public building.**
- **There is also the need to make those in the building trade aware of the best bio-construction methods, which is to say the use of environmentally compatible materials.**



## ***“INDOOR” POLLUTION DUE TO A LACK OF CARE FOR THE ENVIRONMENT IN THE PUBLIC AND PRIVATE BUILDING SECTOR***

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➤ Every means possible, including economic means, should be used to enable the productive system to meet this last requirement, this also regarding the saving of electricity and the use of clean energy.

➤ Adequate building registers in towns for these purposes and an updating of them thanks to the help of town councils directly concerned with this are absolutely indispensable.



## ***POLLUTION CAUSED BY INDUSTRIAL AND PRODUCTIVE INSTALLATIONS IN GENERAL***

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☞ Industrial and productive installations in general (and therefore also handicraft and farming industries) are those considered to be mainly to blame, either on a concrete or potential basis, for every type of pollution. In reality, after years of a generalised indifference, people working in a variety of fields have now an attitude of paying more attention to environmental problems and to the troubles that can come from their own activities.

☞ They are increasing their technological commitments in search of the best possible methods for reducing the risk of damage from the sort of pollution that can relate to their productive procedures and for making acceptable the environmental impact created by their installations.



## ***POLLUTION CAUSED BY INDUSTRIAL AND PRODUCTIVE INSTALLATIONS IN GENERAL***

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☞ This can undoubtedly be said as far as regards the new plants subjected to a domestic or regional assessment of environmental impact (VIA) on a domestic or regional basis and subject to a careful monitoring of the presence of habitations, production structures, crops and fauna or flora.

☞ There remain however two negative realities. One of them is represented by aging installations that have never been subjected to VIA (due to this not being envisaged at the time) and are often incompatible with present environmental standards and the other consists of the fact that in some zones the minimum of endurance of emissions has been surpassed also as a result of accumulative effects, which is to say effects resulting from the concentration of several installations in one area of land.



## ***POLLUTION CAUSED BY INDUSTRIAL AND PRODUCTIVE INSTALLATIONS IN GENERAL***

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➤ Moreover, as far as productive realities are concerned, there is a need for a rational land distribution and therefore for an energy plan. This is a requirement for whom a recent law envisaging the government's adoption of a "Domestic energy strategy" which would also be submitted to a strategic environmental assessment (VAS) is aimed to satisfy.



## ***POLLUTION DUE TO A LACK OF RESPECT FOR SOIL, INLAND WATERS, THE SEA, COASTS AND OTHER FORMS THAT GIVE BALANCE TO THE LAND***

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➤ This variegated sphere includes checks on the environmental impact created by the production of strategic works and road and railway infrastructures in order to avoid the risk of these doing harm to soil resistance and to the ecosystems that they cross through as has unfortunately happened in the past, all of this despite them being indispensable for the country's development. The same should be said for installations in ports and airports.



## ***POLLUTION DUE TO A LACK OF RESPECT FOR SOIL, INLAND WATERS, THE SEA, COASTS AND OTHER FORMS THAT GIVE BALANCE TO THE LAND***

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➤ However, the risks of deterioration of the soil, the subsurface, the groundwater table, sea coasts, river and lake banks can also come from other causes that can be greatly affected by the neglectful state that parts of land are left in by their owners or, in the case of state property, by registered government bodies or their agents.

➤ Hence the need for a careful analytical programming of their structure and usage which considers a widespread knowledge of the land, its features and its installations as a rule.



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***Thanks for your attention***



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