

pavlina misikova



a few impulses for kick of meeting IP SOIL II

- **types of planning**
- **landscape ecological planning**
- **case study**
- **land stewardship program**



is there any connection / harmony / cohesion?



- ... **spatial** planning
- ... **urban** planning
- ... **ecological** planning
- ... **regional** planning
- ... **strategic** planning
- ...

types of planning

authors: Ruzicka, Miklos, 1982

- **Earth Summit (Rio de Janeiro, 1992)**

Agenda 21, chapter 10

„Integrated approach towards planning and management of landscape resources“



For each country, according to their needs – should

- pass systems of planning and management, which make easier the integration of particular elements (air, water, soil, other natural resources) with utilization of **LANDEP** or others approaches focused on ecosystems or river-basins

LANDscape Ecological Planning

authors: Ruzicka, Miklos, 1982

GOAL

mutual harmonization of spatial and economic requirements and others activities with landscape – ecological conditions of the land

INPUTS

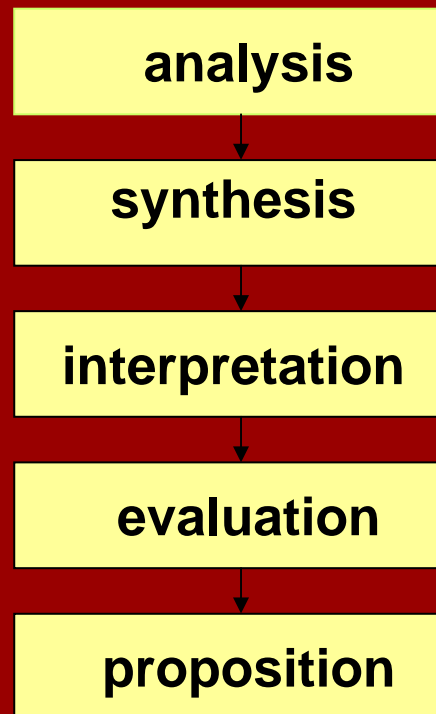
- needs and demands of the society for land utilization
- ecological character and landscape conditions



LANDscape Ecological Planning

authors: Ruzicka, Miklos, 1982

systemic approach:



assurance of ecological aspects of planning / optimal spatial land organisation

LANDscape Ecological Planning

A global auto maker plans to reach the Global top 5 by 2010

- **Slovak plant – the key point toward the European market**
- **start March 2004 ... costs 1,1 milliards of dollars**
- **300 000 cars / year**
- **European citizen is of the interest – in 2004 import of 265 000 of cars**
- **year 2005 expectation increasing - 425 000 cars**



Case study: HUNDAI / KIA MOTORS SLOVAKIA PLANT

story of the owners

threat of soil expropriation – the actual theme – “construction of public interest

- when big international investors coming
- industrial parks
- freeways building

expropriation – association with the period of socialism

interest of one private subject against another one

according the law – compensation up to 70%

project:

- 270 ha
- 12 000 owners

price of the parcels m²

- offer 96 crowns – expertise 360 crowns

the project started before parcels were buy up

petitions



Case study: HUNDAI / KIA MOTORS SLOVAKIA PLANT

story of the owners

JUNE 2005, Zilina:

The biggest cultural event in the region

3 days: music, dance, traditional handicraft

Company Kia Motors Slovakia as a “citizen” of Zilina and also the main sponsor.

Opening ceremony attended president of Slovakia, mayor of Zilina and president of the company.



Case study: HUNDAI / KIA MOTORS SLOVAKIA PLANT



Q: Can we negotiate with the soil owners?

Regional planning system for rural areas when lands and enterprises are under development pressure.

- **Landowners** – financial windfall / shut out of this economic benefit
- **Developers** – investment of time and money has no certain result
- **Environmentalists** – to control sprawl have not worked
- **Governmental officials** – believe that they cannot possibly satisfy all constituency groups

Inspiration: San Benito County Land Stewardship Program

Process of 5 steps:

1. Decide what the County should look like in the future.
2. Decide if the current system will achieve this vision.
3. Decide what is needed to fulfil this vision.
4. Evaluate the supply of lands with private rights, and the supply of lands with public value.
5. Match supply with demand.

Inspiration: San Benito County Land Stewardship Program

Benefits:

- **Landowners** – all receive credits for the value of their land carrying out the County General Plan by protecting public value land
- **Public** – process protects open space; it uses the market economy to keep that land out of development – forever
- **Developers** – faster project approval with more certainty
- **Governmental officials** – groups agree on a system for growth

Inspiration: San Benito County Land Stewardship Program



fragmentic view **versus** seeing all issues in the connection



fragmentic view **versus** seeing all issues in the connection