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## LANDSCAPE AT RISK

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# SMC MAGAZINE - SPECIAL ISSUE N. FOUR 2020

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## PREFACE

The European Landscape Convention (ELC) allowed achieving important results through the promotion of approaches oriented to landscapes safeguard and valorization. Nevertheless, in the present context, risks and hazards able to threaten landscapes resources have been increasingly growing: environmental risks intensified by a wild urban development, climate change, excessive landscape exploitation or, on the other hand, landscape abandonment and depopulation. Twenty years on from ELC enactment, this special issue wants to take a stock of how much is still required to cope with all the different form of risk threatening “the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity” (ELC, 2000).

The special issue aims is to deal with all the different reasons that could produce alteration, decay, depletion or loss of material and immaterial assets that mark out landscapes. Therefore, risk is also understood as risk of alteration or interruption of the relationship between community and places, which lead to landscape’s features creation according to ELC. Therefore, the issue “Landscapes at risk” will be addressed considering its multiple meanings, starting from landscapes affected by natural risks, moving to the ones suffering shrinking or gentrification risk or even overexploitation and/or congestion, up to landscape in transition.

The first section of this special issue analyzes landscape affected by natural risks, from technical, organizational and social point of view. Landscapes are modelled by risks in many different ways. Some types of risks shape orography and influence the characteristic of natural environment (i.e. volcanic and hydro-geological risks) promoting specific economic activities more than others, generating population movements/settlements. Furthermore, grey works to struggle hazard (i.e. river banks, retaining walls, etc.) could distort landscape features. To cope with landscape alteration due to risk prevention new solutions that are landscape-consistent have been recently set up and local knowledge in dealing with disasters is reconsidered as a welcome supplement to scientific knowledge. Traditional practices to face risks could contribute to find solutions for risk mitigation, which are more respectful of nature, i.e. there is an expanding body of knowledge on locally rooted strategies for risk mitigation.

Furthermore, the presence of a permanent condition of risk affects the relationship inhabitants-territory and the way people live places under the constant threat of hazard; while some places are abandoned by population after a disaster, in other places people came back in hazardous areas to rebuilt their houses and their system of life. Sense of belonging, cultural identity, risk and landscape perception and representation, on one side, and social networks, information channels and risk communication modalities, on the other one, should be considered before and after a disaster, and have a special attention in Disaster Risk Reduction strategies. A special attention should be paid to cultural heritage and landscape features that are representative of identity and pride and needs to be proactively considered in post-disaster recovery. Safeguard of heritage and landscape features have a significant role in social cohesion and sustainable development especially in time of crisis.

The papers presented in this section focus on traditional techniques and customary practices to face hazards; everyday life and community resilience underpinning landscape creation; post-disaster reconstruction examples, which are consistent with landscape features.

The second section deals with the risks provoked by Climate Change for urban and rural landscapes. In particular, hydro-meteorological extreme events are increasing in frequency and intensity, generating dramatic negative impacts on ecosystems and increasing the hazards of other risks, such as fires, sea-level rise and biodiversity loss.

Climate change, thus, has been also altering the value system through which local communities traditionally interacted with landscape, and this change can be perceived both in a negative or positive way. If at one hand climate change is one of the main causes of rapidly changing landscape scenarios, on the other hand adaptation and mitigation strategies can become themselves drivers of profound land transformations.

The need to face climate-related risk has been pushing researchers, local authorities and policy makers to find and test viable solutions to mitigate climate change negative effects and to make landscapes more resilient to these effects. The implementation of solutions will significantly modify urban and rural landscape and its perception by communities. Examples of sustainable solutions that can transform the relation between landscape and its community can be found at urban scale, such as the implementation of sustainable mobility-oriented traffic policies (e.g. restricted traffic areas, bike lanes, etc.) or nature-based solutions. At a wider scale, climate-sensitive management of agriculture practices (e.g. by shifting to crops with higher carbon storage potential or reducing forest clearing for agricultural expansion) can contribute to significant reduction of CO<sub>2</sub>.

This section presents contributes investigating how to ensure the reduction of risk by climate change with the landscape preservation and promotion. Papers included deals with:

- 1) methodological improvements or new modelling approaches to support strategies, measures or actions for the mitigation and adaptation of rural and urban landscapes.
- 2) case studies and experiences on urban planning and design, at nationally or international level and at different scales and extents, dealing with nature-driven urban and landscape regeneration (NBSs, green and blue infrastructure, ecosystem services, soil sealing recovering).

The third section deals with Landscape at Risk of abandonment. All over Europe there are extensive cultural landscapes at risk of depopulation. These landscapes typically belong to peripheral areas that were cut off by the main development dynamics. They have gradually become marginalised due to depletion of the local economy and demographic decline. Frequently these areas conserve uncontaminated natural environments with a rich cultural and historical heritage composed of a network of small historical centres, abundant high quality agricultural products and knowledge and skills utilised in traditional ways of working. This heritage is at risk since population decrease is leading to abandonment of these areas with the consequent decay of the tangible cultural heritage. These settlements play an important role in safeguarding the territory, custodians of memory and beauty, and their depopulation has led to a freezing and deterioration of places, an emptying of relationships, a desertification of the environment and culture.

These areas are often lacking in accessibility, have scarce economic visibility, low levels of enterprise, and have difficulties in becoming part of effective economic hubs. The global economy favours the concentration of assets in big cities producing isolation of peripheral areas. The broken link between generations, between

young and old people, prevents the natural transmission of traditional knowledge, which is based on previous experiences and drives the loss of intangible heritage composed of traditional skills, social organization forms, awareness, understanding and ability to use natural resources. The loss of intangible heritage with the associated culture, memories, skills, knowledge and imbedded sense of identity linked to these landscapes may further compromise the competitiveness of these regions. New ways of thinking, living and housing, are necessary to give new chances to these territories, using culture and traditional local resources as a leverage for a new tailored development.

This section explores different development paths for these landscapes, where the elements that are traditionally considered as weaknesses for economic growth could become the strengths of a new concept of development, the starting point of a “different” development pattern.

There is a strong request for new researches based on the:

- 1) creation of networks able to systematize and revitalize landscape resources;
- 2) engagement of local community (e.g. new forms of inclusion, hospitality projects, innovative agriculture, etc.);
- 3) triggering of intercultural and intergenerational dialogue to cope with the loss of heritage;
- 4) exploitation of the “different” resources held by these landscapes;
- 5) examples of development based on the hybridization of natural and cultural driven.

The section presents papers aiming at identifying innovative patterns for the revitalisation and regeneration of these landscapes at risk.

On the contrary, the fourth section deals with landscape at risk of overexploitation. It is evident how the intensity of landscape exploitation is producing unprecedented changes in places perception and configuration, in the levels of biodiversity and in social and cultural relations. In detail landscapes exploitation for touristic purposes has been producing extremely relevant effects on tangible and intangible landscape values through the construction of infrastructures, building densification, urban spaces and functions transformation, installation of seaside tourist accommodation structures, both seasonal or not.

Landscape resources are threatened by the intense overexploitation, for touristic aim and not: the massive growth of intensive cropping modifies the mosaic of rural land use, while the pervasive “hit and run” tourism produces severe impacts on urban historic centers, such as the replacement of traditional activities with facilities for tourists or the substitution of local population with tourists themselves. However, some practical experiences have shown how is possible to achieve a “delicate balance” between the landscape values enhancement the protection of natural environment and local identity and the promotion of tourism. According to these premises, this section tries to investigate which are or how should be the tools and good practices for the “sober enjoyment” of the anthropized and/or natural landscape, through a controlled exploitation of the resource.

The papers hosted in this section deal with case studies of tourism development patterns that are consistent with material and immaterial values of landscapes and strategic responses to enhance the ability of territories to manage and recover the tourism shocks and to cope with the loss of identity.

# LANDCAPE AT RISK

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## *Assessing the potential of out-of-map Mediterranean settlements*

### Abstract

The stretches of coastline around the Mediterranean basin – besides being graced with distinctive geographical features – bristle with *objets trouvés*, ordinary forms and materials, *unacknowledged architectures*, eyesores impacting on the environment, as well as divisive urban developments that pose challenges to contemporary landscape planners, above all with a view to reducing the recorded pervasive anthropogenic pressure on coastal belts.

This article offers updated observations on unacknowledged buildings along the coasts: it stems from the PhD international joint research thesis<sup>1</sup> at the DRACo *Dottorato di Ricerca in Architettura e Costruzione* of Sapienza University of Rome and at the *Doutoramento em Urbanismo* of the Univeristy of Lisbon; such studies have traced a line of research regarding the upgrading of dismissed and fallen-in-disrepair buildings, and have led to further research projects<sup>2</sup> as post-doc fellow.

The objective of the research is to focus on and to trigger off the potential leading to transform and overhaul sites that appear to offer spurned and unappealing formal features. Beyond the not-so-enticing coastlines, lurk opportunities and residential models requiring updated territorial governance.

**Keywords:** Mediterranean basin, coastline, informal cities, unacknowledged buildings.

### Introduction

«By 2050 over half of the world's population will live within 50 km of major masses of water. If the present trend continued, over the following 50 years, such percentage would climax to more than 75%» [1].

The evolution traced by the well-known landscape architect is certainly meaningful: on the one hand it helps acknowledge the assumption that connects the landscapes on the brink of being forsaken with the smaller inland settlements, on the other, it makes us increasingly aware of the need to manage coastal areas bearing sustainable development in mind.

Through dealing with a specific and emblematic case – the Mediterranean basin presents in fact common patterns [2]-[4] of coastal settlements – the present work aims to focus on those specimens of coastal buildings – such as unplanned settlements, out-of-law buildings and haphazard shanties – on the brink of being forsaken (even if they may be overcrowded during a few summer weeks); such buildings



Fig. 1. The coastal segment of the Gulf of Kyparissia between Katakolo and Kaiafas, GR (orthophoto, 2013).

are often enmeshed in complex issues of environmental risks and of devious and wavering territorial policies.

The stretch of Greek coast (Fig. 1) between the Katakolo promontory – now an important mass cruise stopover – and Kaiafas thermal lagoon – an amazing, though now in utter disrepair, place – in Peloponnese offers an interesting case study, thanks to its peculiar geographic-morphological features, which are marked by a limited series of simple elements: the 50.000-inhabitants capital of Prefecture Pyrgos Ilias, about 5 km inland; two polarities that seal in the crescent of low and sandy beach (that is to say, the Katakolo promontory in the North, and the network of thermal-water lakes in the South-East); Spiantza, an unplanned 50 metre-thick city stretching for about 18 km along a straight line; the river Alfeo that cuts the coastal belt at the southern end of Spiantza before flowing into the sea.

Driving farther inland in an area beset by neglect, one can hardly grasp the awareness that Olympia is just a few kilometers inland, that the temple of Apollo Epikourios in Bassae is one-hour drive far, that the outline looming behind the Katakolo promontory is the isle of Zakynthos, and that the puny stream flowing nearby, which lent its name to the only Spiantza's road, is the river diverted by Hercules together with the smaller Peneo

stream in his fifth labour, when he cleaned up king Augia's immense stables.

The port of Katakolo, which in the last 20 years has evolved from a small village of fishermen and of raisin merchants to one of the most important Mediterranean cruise hubs, is connected to Olympia through a highway hardly passing the city of Pyrgos. The occasional travellers through the area (namely the tourists heading for Elide region), live a kind of mediaeval (i.e. merely linear) spatiality, as if they were pilgrims; two are its features: on the one hand, the small port, which belongs to the sphere of the vernacular and the picturesque, on the other, the artistic heritage, that is to say Olympia archaeological site. Everything else, either situated along the coast or flanking the highway is somehow wiped out of existence, both in the physical and in the mental map of the area.

### Methodology: the morphological process

Spiantza is a typical informal city: it rose in spite of a total lack of planning and ownership claims; however, it has taken on precise features: self-built houses (holiday homes) by the thousand built directly on the beach, characterising an inhabited belt in a system of thin, regularly-marked parallel strips stretching along the shoreline: countryside, Mediterranean scrub, buildings, beach, sea.





Fig. 2. Spiantza, Pyrgos Ilias, GR; Kavouri coastal segment, 1930 (source: Γ. Αλεξοπουλος, Ο Πυργος ο Λαος η Ηλεία. Αθήνα: Μ.& Γ. Ζώρζος Ο.Ε, 2000, π. 80).

New names have been given to various slices of the inhabited strip. The name Spiantza has been kept for the first core of the settlements, in the middle of the coastal crescent: the name has been probably acquired through centuries of mercantile exchanges with the Venetian merchants plying their trade in the bays opposite Zakynthos, at the times of the Republic of Venice, until 1797. Northwards, the names are Letrina and Kavouri, southwards Mouteli, Alfeo, Epitalio and Anemochori.

According to the estimates of the Hellenic Republic Asset Development Fund S.A. (ΤΑΙΠΕΔ<sup>3</sup>), at Spiantza 67.504 sq. m. of government-owned land<sup>4</sup> have illegally been used to build houses by 28.000 self-styled owners<sup>5</sup>.

The settlement grew thanks to the well-known, ceaseless process of sedimentation of temporary buildings that little by little acquire permanent features. In the years 1900-1940, the inhabitants of Pyrgos used to set up small reed-and-canvas sheds as shelters during summer months, which at that latitude stretch far beyond their due time.

One can easily imagine how within a few years a thin inhabited coastal strip was coming into being: it was made up of huts and shanties; the materials used were wood, bricks, metal sheeting, canvas (Fig. 2); no sewage or septic tanks; no pipeline-water supply, though each dwelling was provided with a well that reached the about 5 meter-deep water-table; no connection with the electric grid.

After the 70s, public bodies and water-fuel-electricity supplying companies – which had failed in their role of control – take an even more dubious stance: in 1973 the Peneo (a small municipality near Pyrgos) city council grants the permission to build small holiday homes along the coast and the Tourism Ministry allows a small dock for tourist boats to be built.

In 1993, following the earthquake of magnitude 5.5 degrees on the Richter scale, with epicentre in Pyrgos, the Greek government officially granted temporary practicability to all those houses (by then amounting to thousands) that had been illegally built along the coast; they were farther away from the inhabited centre

that had been struck and had been by no means damaged by the earthquake, thanks to their being light and mostly one-storey high (Figs. 3, 4).

The measure was taken in order to tackle the housing emergency and allow the homeless to have a dwelling. The granting of practicability obviously entailed the supply of electricity; since 1980, on the grounds of yet unexplained odd motivations, the National Electrical Company (ΔΕΗ<sup>6</sup>) had been regularly supplying electricity to the first settlement of Spiantza; anyway – though emergency conditions are over – such supply has never been re-examined and stopped.

Nay, in those years, the council first of all built the connecting road and paved the only road from which the roads serving the settlement from the Northern promontory to the Southern estuary branch off; then it set up a line of public transport and provided garbage collection services – though the latter were seriously jeopardized by the harsh economic crisis and austerity measures enacted in the country.



Fig. 3. Spiantza, Pyrgos Ilias, GR (photo credits: S. Antoniadis, 2016).



Fig. 4. Spiantza, Pyrgos Ilias, GR (orthophoto, 2015).

While locally the development of a real illegal linear city was fostered, at the same time – paradoxically – in 1994 Europe was deciding to issue the first draft of a decree meant to make the whole coastal belt part of Nature 20007, namely of the widest coordinated network, extended to all EU countries, of protected areas in the world; such areas amount to 18% of the EU territory and to almost 6% of EU coasts. Though the main purpose of the aforesaid decree is to protect Europe’s rarest species and habitats, it does not ban any form of building explicitly; however, it is obvious that the utterly out-of-control and illegal building involving almost the entire area highlights the disastrous handling of the matter, as far as policies, and law-enforcement are concerned.

In brief, «the absence of government policies regarding holiday homes, the risks consciously taken, and the dubiously-motivated provisions (such as supplying electricity and telephone network under the excuse of emergency conditions like earthquakes, fires, or the owners’ poor health) have really given rise to expectations among the inhabitants who – organized in seven communities – claim their legal rights to dwell there» [5].

In 1996, 1999 and 2003 the Elide Land Registry Agency repeatedly raised the question with both the Finance Ministry and the Departments of the Prefecture, unsuccessfully requiring the provision of services to be stopped. Even foreign senior cadres, - I’m referring to Paul Thomsen, in charge of the International Monetary Fund (FMI) for the European Macro-Area – starting from February 2012, have presented queries regarding the unorthodox dynamics that have legalized the conurbation we are dealing with [6]. In effect, due to the all-sweeping economic crisis that officially has beset Greece starting from autumn 2009, some buildings have no longer been holiday homes [7], – therefore inhabited only during the long-summer months – having become the all-time homes of those inhabitants no longer able to meet either the costs of town rents, or the new real property taxes.

The ways out the local and central-government policy makers are sifting through can be summarized just in one unrefined expression

“raise money”. Dating back to 2014, there are in fact some bills devising that squatters able to prove they have been dwelling there for at least 20 years should make the situation legal from a financial point of view, thanks to either real-property-tax payment by instalments: 50% of the value of the plot of land (with a 20% increase if a building has been raised on the plot), or to transferring the ownership of half the plot to the government. There is even a third possibility: seizing a quicker and more economically-rewarding strategy, the ΤΑΙΠΕΔ may entirely recover the plots of land by paying all the squatters a very low compensation and then sell (or sell out, as many fear) the plots to big international economic players, together with the many thousands of hectares the ΤΑΙΠΕΔ already owns.

In this case, the risk is witnessing a new overall approach to the coast, in order to re-design new features and land-uses, for instance big luxury

hotels, or aqua parks. Which is more or less what is happening in Crete and in Athens, whose present – and future – is increasingly characterized by a scarcely-effective, community-oriented action by the authorities in charge; this is leading to large degraded and disused areas being turned into a sort of glittering “gated communities”<sup>8</sup>, which even succeed in being hailed by glossy magazines as best practices.

#### Methodology: towards new paradigm

The case of the Peloponnese unplanned city is only a paradigmatic example – belonging to the informal settlements – of some characteristic modalities of inhabiting the coastline in the Mediterranean basin, which also concern, instead, authorized urbanizations, but often characterized by a desultory, perplexing, and monothematic use (the thought goes to the rows of family homes, to the beaches lined with



Fig. 5. Spiantza, Pyrgos Ilias, GR; ruined houses along Mouteli coastal segment (photo credits: S. Antoniadis, 2012).



Fig. 6. Spiantza, Pyrgos Ilias, GR; abandoned houses along Anemochori coastal segment (photo credits: S. Antoniadis, 2019).

endless hotel waterfront, to alternatively deserted and repopulated areas according to up to now easily-predictable seasons patterns). However, what Spiantza proves is that, in a reasonably short time frame, the settlement has been inhabited beyond holiday-time. Nowadays, unforeseeable events and solutions dictated by emergency occurrences seem to be not so improbable or infrequent. As a result, a settlement that should not have been there, first houses a large number of people that inhabited the inland city while it was being rebuilt after the earthquake, then witnesses its holiday homes being transformed into cheaper family homes for those struck by the Greek harsh economic crisis, followed by enforced austerity; now, in 2020, it will be interesting to trace a third transformation, triggered off by the recent sanitary emergency caused by Covid-19 pandemic, which is bringing about alternative living conditions as well as lower population density. In the above-listed array of events, some foreseeable – nay, they have already been noticed – alterations in the coastline, caused by

climatic change, are to be taken into account; so it is easy to imagine a far more complex scenario than the one regarded as unchangeable summer-time / winter-time. In the last few years, in fact, the sea has caused coastal population density to change: whirling currents produced by the Alfeo river, flowing more copiously during winter, have eroded chunks of the first kilometers of coastline next to the estuary (Fig. 5), jeopardising a number of buildings: more than 10% of houses is either unfit for use or abandoned (Fig. 6): they have become fascinating reminders of contemporary living. This might apply to more unplanned settlements along Mediterranean coasts, to portions of consolidated coastal cities, to hotels mindlessly built near the coastlines: unappealing buildings whose frequent state of neglect is due not only to dubious dealings, but also to climatic change. In the light of the above considerations, asking questions and laying patterns beforehand, so as to identify standards and benchmarks with a view to regulating and upgrading those

“unplugged” coastal segments, may end up unheeded, in our times increasingly subjected to crises and changes. Though remaining in a realm of healthy realism and within our specific field of work, the subject should be tackled being aware we are coming to terms with the conditions of present-day living: ordinary patterns seem to be dwindling, faced – as they are – by unforeseeable events. In these changing times – or new times – in which the formulation of the question itself presents a non-negligible level of uncertainty (before a plausible answer might be viable), it is better to focus on more immune to sudden changes scenarios. Gradually, approaches related to forms, spatial quality, and meaning might substitute benchmarks and project-related town-planning standards.

### Results

The most seriously struck slice of the unplanned city of Spiantza (i.e. Anemochori), for example, provides suggestions leading to



Fig. 7. Spiantza, Pyrgos Ilias, GR; Anemochori coastal segment (orthophoto, 2020).



Fig. 8. Spiantza, Pyrgos Ilias, GR; Anemochori coastal segment: new touristic scenarios ("Beach Matrix House" by Ken Isaacs, 1964 - photomontage by S. Antoniadis, 2020).

devise scenarios that sparkle visions, attempt to brake depopulation, defy new living-in-emergency conditions, set up new models of tourist use. Two parallel rows of buildings scar the shoreline: in front, the roofless wrecks of houses (they are equally distanced and belong to the same typology) abandoned out of fear of sea erosion; behind, a series of concrete platforms on top of which no buildings have been raised, checked both by the fear of erosion and by recent more stringent territorial control measures (Fig. 7).

A spectacular, distressing site, whose complete re-naturalization would even impoverish the landscape (not to mention the increase in the production of waste that can scarcely be recycled in an area almost deprived of waste-recycling plants).

On the other hand, a masterplan leading to re-interpret and recycle those items through adding different, small, light, self-supporting architectures that can either be placed within some ruins (Fig. 8) or set on top of the barren



Fig. 9. Spiantza, Pyrgos Ilias, GR; Anemochori coastal segment: new touristic scenarios ("Soggiorno per tre allievi architetti nel Lago di Misurina" by Vittorio Gandolfi, 1943 - photomontage by S. Antoniadis, 2016).

platforms (Fig. 9), could prove to be a pilot project for new tourist accommodation, taking into account both the recent record of the place and its territorial identity, and the recent provisions meant to regulate mass-tourism during the post-pandemic follow-up. Looking at these areas as buffer-zones, more intimately and usefully connected to our out-of-map contemporary existence – indeed just like 40% of buildings along the coast<sup>9</sup> – than we may admit, would at last dwindle that element of fascination towards Mediterranean unplanned villages as far as the perception of the picturesque and of the vernacular is concerned; it would moreover curb the interest in eyesore buildings as regards "environmental devastation reporting", freeing all that vast amount of man-produced material from prejudices, so as to invite people to read more, and to further new analyses, projects and solutions.

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#### NOTES

1. S. Antoniadis, *The Form of the Unacknowledged Built Coastline: Objects and Informal Settlements along the Mediterranean Waterfronts between Geography, Landscape and Architecture*. DD-PhD Thesis, DRACo PhD Programme, Sapienza University of Rome (Supervisor L. Stendardo) – FA PhD Programme, University of Lisbon (Supervisor C. Dias Coelho), 2017.
2. The former: Regional Operational Programme 'Veneto' 2014-2020, DATA *Developing Abandoned Transurban Areas*, DGR n. 2216 13/12/2016, project code 2105-114-2216-2016, funded by ESF, University of Padova. Steering Board: M. De Marchi, A. Giordano, M.C. Lavagnolo, M. Savino, L. Stendardo (Principal Investigator). Research Fellows: S. Antoniadis, D. Barbato, R. Malesani, G. Pettoello, G. Pristeri, E. Redetti; Partner Companies: Archetipo, Federico Gianoli, LTS-Land Technology and Systems, Orienta+Trium, CZ Studio Associati, Favaro1, REAG Real Estate Advisory Group, Impresa Costruzioni Edili Garbo, Ravagnan, ACMO, Advertendo, Pallino & Co.; Network Partners: Forema, Confindustria Padova, Associazione Centro Studi Usine.
3. The latter: Regional Operational Programme 'Veneto' 2014-2020, *iWRECKS Industrial Wrecks: Reusing Enhancing aCKnowledging Sheds*, DGR n. 11 05/01/2018, project code 2105-59-11-2018, funded by ESF, University of Padova. Steering Board: C. Dias Coelho, G. D'Acunto, M.C. Lavagnolo, M. Savino, L. Stendardo (Principal Investigator). Research Fellows: S. Antoniadis, R. Bernardello, R. Malesani, E. De Stefani, E. Redetti; Junior Research Fellows: P. Borin, J. Gonzalez-Libreros, G. Pristeri, L. Siviero, R. Spera; Visiting Fellows: S. Padrão Fernandes, J. Silva Leite, P. dos Reis Costa; Partner Companies: Archetipo, Arcoplan, Cimolai, Contec, Duff&Phelps Reag, Dal Zotto, Eco Avant-Garde, Expin, LTS-Land Technology & Services; Network Partners: Universidade de Lisboa, Università Iuav di Venezia, Assindustria Venetocentro, ZIP - Consorzio Zona Industriale e Porto Fluviale di Padova, AIAPP - Associazione Italiana di Architettura del Paesaggio, Centro Studi Usine, Fórema.
4. ΤΑΙΠΕΔ - Ταμείο Αξιοποίησης Ιδιωτικής Περιουσίας του Δημοσίου is the asset development Greek government-owned fund, founded in 2011. Its aim is to attract direct investments in infrastructures, energy production, real estate ownership and other fields.
5. Source: ΤΑΙΠΕΔ, Dec. 2013.
6. Source: ΤΑΙΠΕΔ, "Guidelines concerning legalization and buying and selling illegally-occupied areas", Apr. 2014.
7. ΔΕΗ - Δημόσια Επιχείρηση Ηλεκτρισμού Α.Ε. is the company producing and supplying energy;

- government-owned, since the Greek government owns the majority of the shares.
8. Name of the area: *Thinés kai Paraliakó Dásos Zacháros, Límni Kaiáfa, Strofylía, Kakóvatos*, Type B, Code: GR2330005.  
<http://natura2000.eea.europa.eu/Natura2000/SDF.aspx?site=GR2330005> [accessed 27<sup>th</sup> Apr. 2020]
  9. Just think of Stavros Niarchos Foundation Cultural Center urban regeneration project (RPBW, 2016), in which the National Library is co-opted with a privately-owned estate, or to Hellinikon former international airport, whose future – until further notice – seems to be in the hands of a few Las Vegas super experts, planning one of the most costly Casino licence tenders in history.
  10. Source: Cresme 2014.  
<http://www.idealista.it/news/etichette/casse-abusive> [accessed 27<sup>th</sup> Apr. 2020].

*Many different phenomena could produce alteration, decay, depletion or loss of material and immaterial assets that mark out landscapes. In this Special Issue, “Landscape at risk” is understood as concerning all the phenomena that could alter or interrupt that relationship between community and places, which lead to landscape features creation. Therefore, the topic “Landscapes at risk” is addressed considering its multiple meanings: Landscapes under environmental risk, climate change effects, but also landscape at risk of abandonment, or at the contrary landscape overexploited by tourism and other intensive activities. Landscapes endangered by environmental phenomena are analysed taking into account the way risk influences everyday life and the population-resources relationship underpinning landscape creation. Special consideration is given to climate-change related risk and to methodological improvements to develop criteria and tools to achieve the integration of mitigation and adaptation measures within landscape. In addition, landscapes suffering drastic depopulation are investigated and the most suitable management processes to prevent modification on landscape features are proposed. Finally, causes, effects and possible solutions are examined for landscapes where exploitation levels maxed-out saturation or where resources enjoyment is mainly based on an intensive consumption pattern and on the appropriation for commercial purpose, which lead to jeopardize the resources themselves, as mass tourism does.*

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