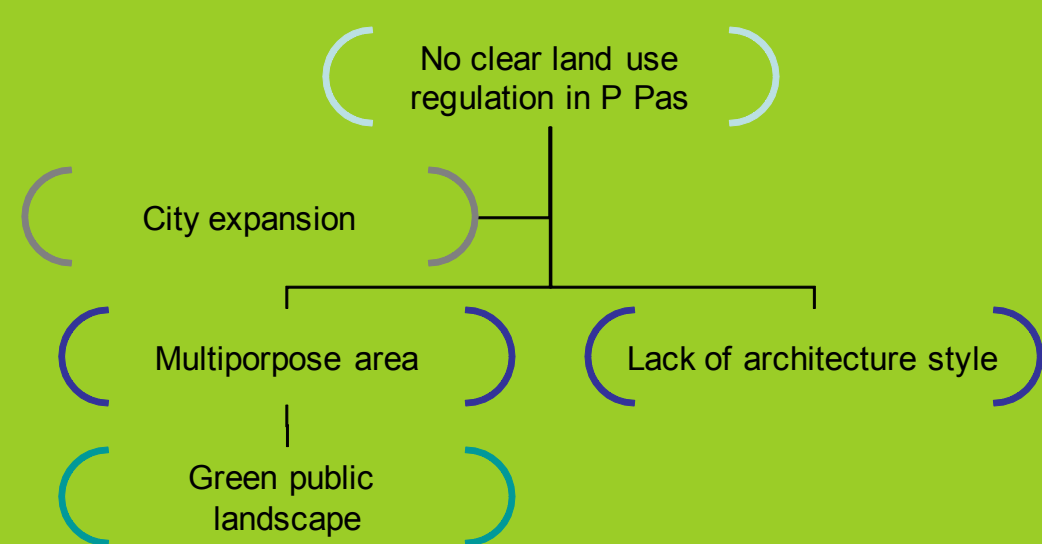


STAKEHOLDERS ANALYSIS AND ANTHROPOLOGICAL DIMENSIONS OF PODHORSKY PAS TERRITORY

Urban planning is negotiation based on physical and symbolic inputs from the territory.



„The city is still not planning under an ecological perspective. We are in a stage similar to Germany in 70s but it seems we are not able to learn from other countries.“

„In the urban plan of 1964 for Bratislava, Ing. arch. Beluš considered the function of vineyards for the city, taking into account the urbanistic potential of sun above the city because the slopes are well oriented and they provide good landscape spots. An urban landscape study by Prof. Kapon assumed that vineyards could become part of the ecological system of the city, it was one of the first studies about that.“

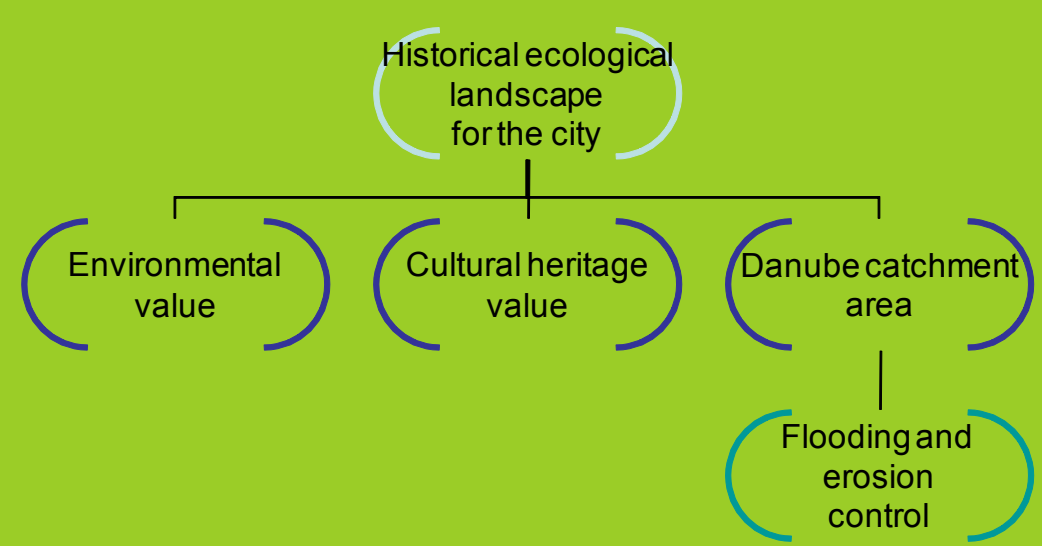
„Thanks to the fact it was difficult to carry infrastructure there [hills] under the ground slopes. And due to the protection act for vineyards and viticulture, the vineyards were not urbanized.“

„Since one year ago, another agriculture law is effective and the vineyards are privately owned and the municipality is afraid that it will be difficult to prevent commercial uses of the vineyards.“

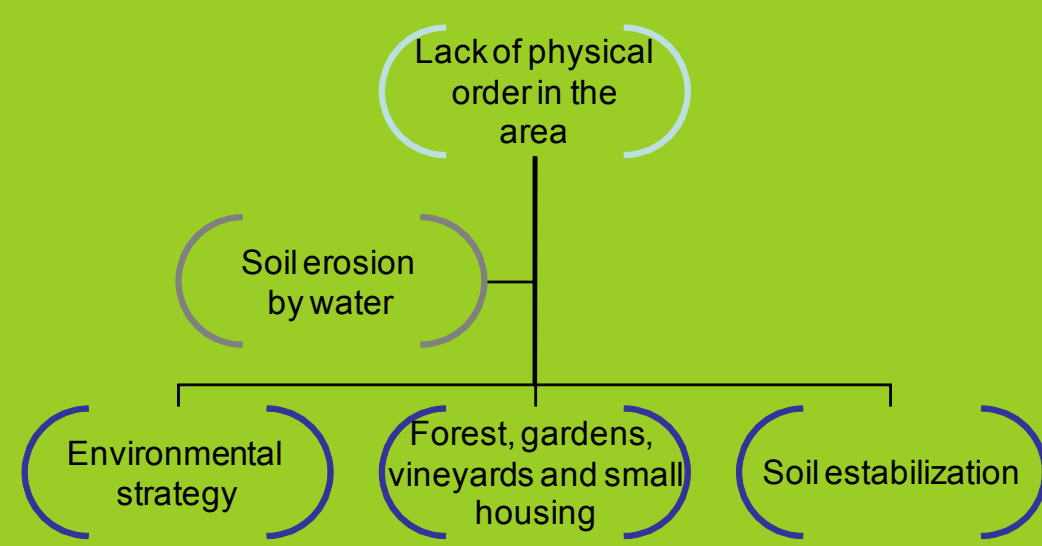
„Students of the landscape and garden architecture institute, they looked at this problem as landscape issue using the vineyards as landscape original organization, keeping the terraces with complete different functions as today.“

„A model that proposes to build housing was not preferred by the city magistrate but I think still this option has to be capped in mind because one day will come the development of all this area and we should have some urbanistic forms and analyses that could be utilized in such a way that they combine the existing features of this landscape, the terrace configuration of the area.“

„...we are convinced that instead of housing dominantly private, it should be public, because this area as to be considered as a public space.“



„It is important to know the natural value of P. Pas, maybe it is not so high in the sense that their elements suffered from anthropogenic impacts since centuries ago, even though its importance lies in that it represents an historical landscape for the city [wine production and past agriculture] and also jointly with the forest holds an important role in the ecological water equilibrium of the city, that means that before continue to allow building development in the area, a serious study has to be carried out in order to determine the physical structure of this territory and decide which areas have to be kept as natural as possible including vineyards and which others could be used for other functions specially because the forests there and the area is under a delicate equilibrium between erosion, water retention and urban development.“



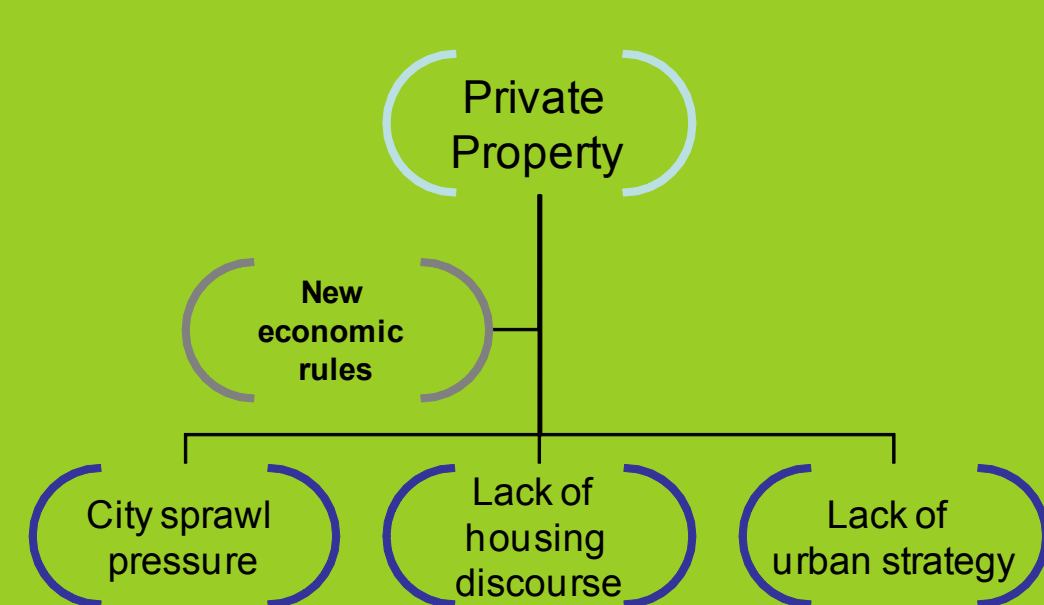
„For each 1 liter of Slovak wine we import 7 liters from abroad, there is no support for local production since the vineyards are not protected in Slovakia, that was a policy mistake. However some investors from abroad are buying land to produce wine here and then export it, the activity still can be profitable in some areas, and also Austria is producing wine with our grapes.“

„When the Germans cultivated the land for vineyards, they did it alternating forest and vineyards to avoid the risk of erosion in this area that is really high, but during the socialist period all that order was destroyed and the terraces were built, and in the restitution period even more the antique land order was destroyed. The tradition of wine families tied to a specific land was interrupted also, different from Austria.“

„In P. Pas the soil erosion is really important by water of rain and forest rivers, so the housing development and the families living there will have huge problems in the short future. Maybe a strategy which combines the vineyards, forest, gardens and small housing in specific areas could help to stabilize the present erosion.“

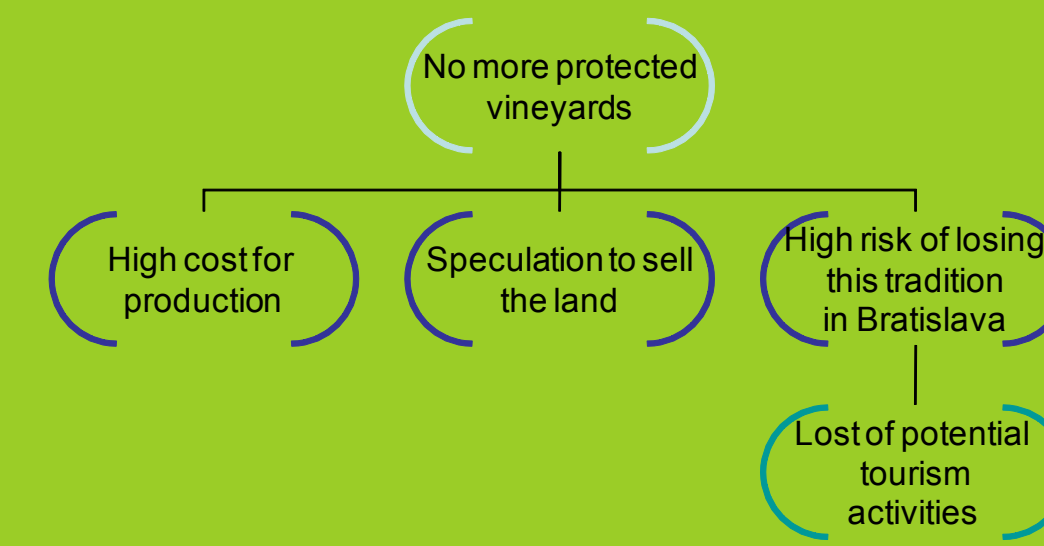
Listening to the territory

The ethnographic methodology employs the best tools to explore and understand through a discourse and narrative analysis different opinions and to find the dissonances and common points among different actors. The sentences are extracts from the interviews, meetings and informal conversations carried out during this urban study about Podhorský Pas. They do not intend to represent the full spectrum of opinions and ways of looking at the problematic of P. Pas but they synthesize the most common points of view regarding the category of actors. Most important, they introduce alternative ways to look at the problematic and point out other social and environmental aspects regarding urban planning that call for the attention and reflection to the current planning procedures (in global cities).



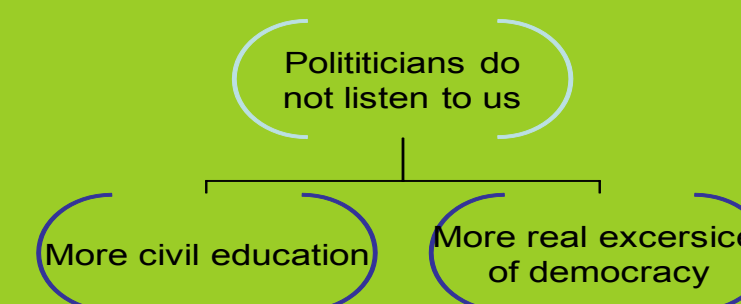
„There is a lot of information updated in the master plan of Bratislava city, but there is no clear strategy to where the city wants to go and look like in future. During communist period we made 3 levels of urban planning for each 5 years, for each 20 years and for each 50 years, nowadays only they are updating every two years the changes caused by the lobby of developers. We are not consulted anymore as it was in the past, we have our hands tied in a sense.“

„Until eight years ago there were mainly traditional urban housing in P. Pas associated to vineyard activities, but now there are different types of buildings because the city allowed.“ Add Eva



„The present important owners in P. Pas are waiting for better prices to sell + the land, and then to buy a house to spend holidays in the Mediterranean maybe... the politicians arrange the law in order to sell land that before was protected, so everything looks like legal“

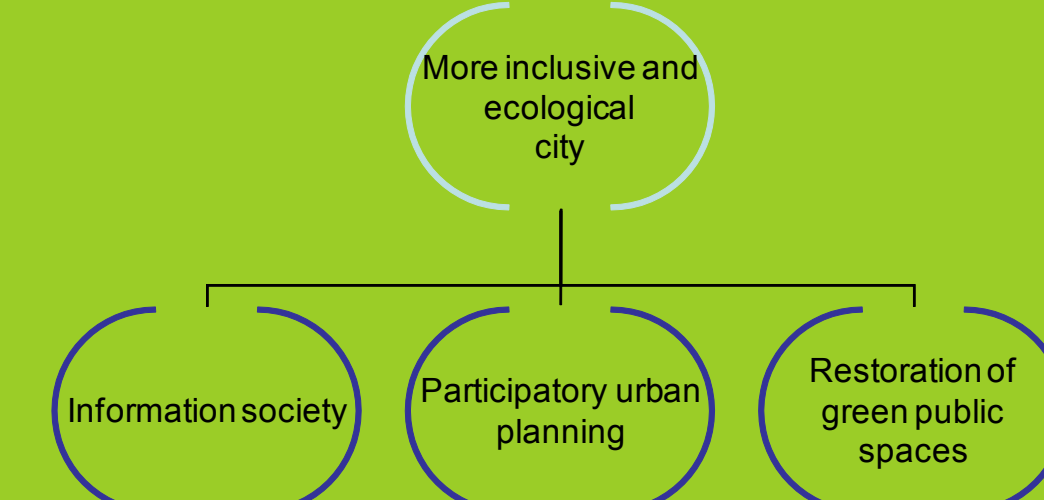
„Here in P. Pas there is a lot of land for vineyards, but we have to buy grapes from 200 km far in Slovakia because is cheaper so we can have enough to full fill the local demand, we sell all the wine we produce in Bratislava.“



„People here is passive, they do not want problems, despite the fact they are not happy about how things are going on in the country and the attitude of politicians, we are not used to go to streets, this has to change to be a more mature society.“

„What you see in P. Pas is happening in the rest of the country too.“

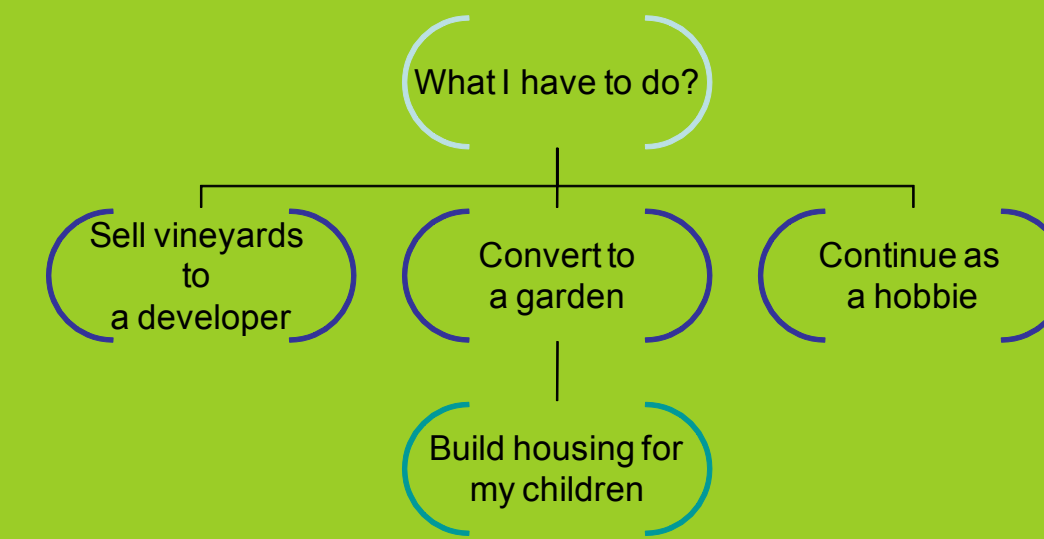
„People has to start to be proud of their land of their country.“



„Still we are learning what is democracy in its deep sense, the challenges, problematics and benefits that it brings to a young society. I think that people is eager to learn, we had some experiences in the last updating of the master plan, but it was really difficult process to understand each point of view [politicians, citizens, developers, urban planners], but that is democracy: dialogue. Nowadays they are doing as if they do consultation when in reality [politicians] are following bureaucratic procedures because EU exiges that, but not because they are conscious about the potentials of such approach to create more inclusive and ecological cities.“

„Information society and access to public documents... is difficult here.“

„Awareness on the restoration of green public spaces for a better quality of life in Bratislava has to increase as the effective participation of the inhabitants in the urban planning process.“



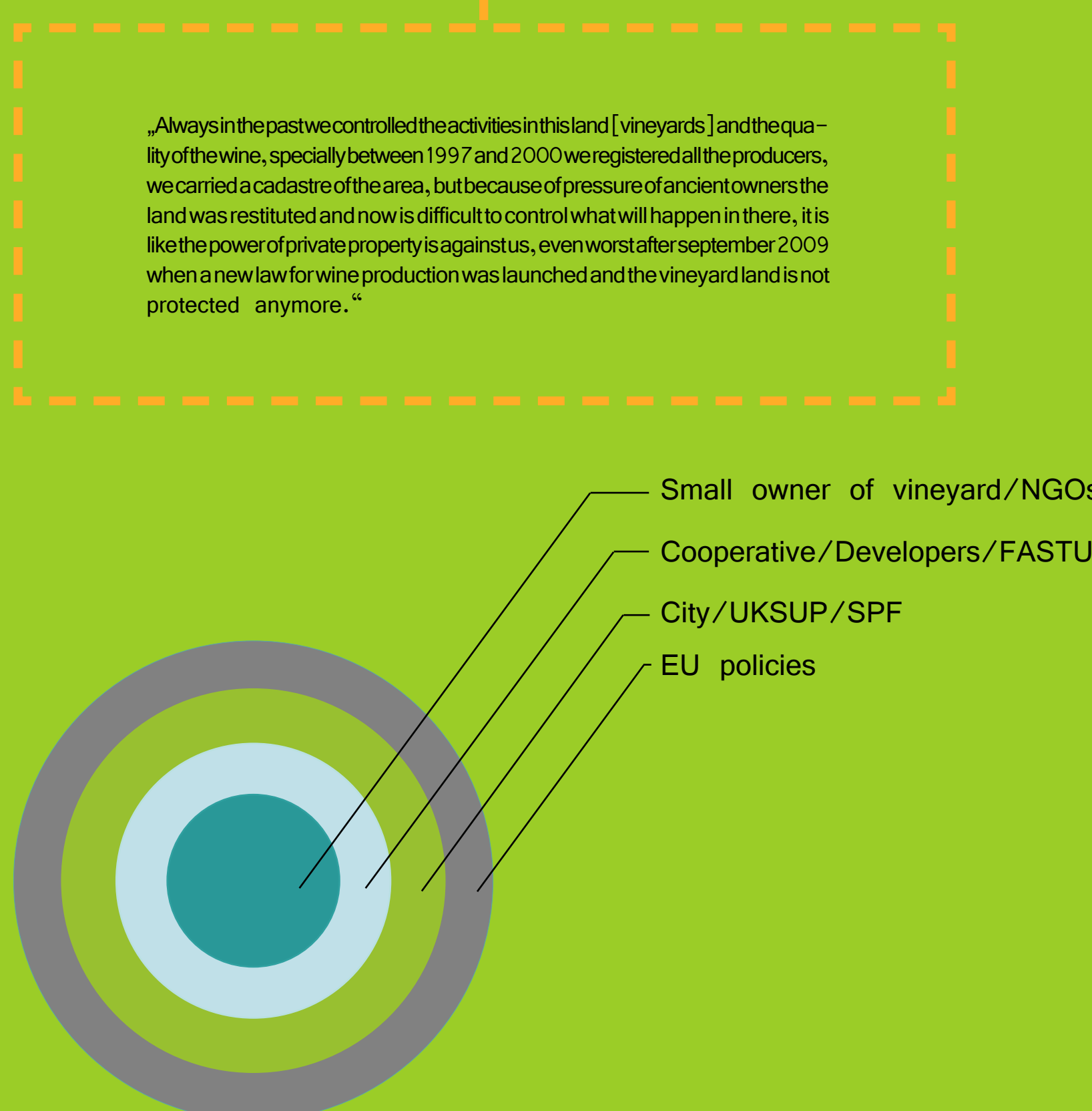
„The new EU agricultural regulations do not help to keep vineyards lands and wine production, even though they encourage the transformation of rural land in urban land or other functions“

„Is there a cooperative?, it is a company now, they want our land for free, but the crazy stuff is that the EU and the Slovak government are helping the big producers and owners of agricultural land, could you explain me that?!“

„I was surprised when I saw the exhibition [Primacial Palace and Visute Zaharady], they were deciding projects and developments in my vineyard land without at least consulting me about what I think, I have ideas also...“

„Why they [the city] do not do as in Vienna where they preserve the vineyards surrounded the city and do not allow all this out of order development as here in P. Pas?“

„Czech Republic has a better agricultural policy regarding vineyards, we could learn from them.“



„Always in the past we controlled the activities in this land [vineyards] and the quality of the wine, specially between 1997 and 2000 we registered all the producers, we carried a cadastre of the area, but because of pressure of ancient owners the land was restituted and now is difficult to control what will happen in there, it is like the power of private property is against us, even worse after september 2009 when a new law for wine production was launched and the vineyard land is not protected anymore.“

Podhorský Pás Bratislava – Nové Mesto, Urban Study

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Spaces can be understood...

In its *Physical* aspects: geography, environment, form, shape, etc., but also in its *Symbolic* aspects: the experience of the space through which "people social exchanges, memories, images and daily uses", give meanings to that space.

Using this theoretical framework and collecting data with ethnographic methodology (interviews, informal conversations, site visits, historical analysis) several dimensions relevant to the land use problematic in Podhorský Pas were explored in order to get the different meanings attributed by different social actors (ordinary people AND politicians and planners) to P. Pas past, present and future (their point of view). The utility of such analysis resides in the importance of understand the different conceptions of a problem where several actors are involved to reach consensuated future spatial interventions.