

D. Bas No = 001294

Yer No = md1294

Ideas and principles of  
safeguarding of historical  
landscape

Taizo SHINOHARA



**ÇEKÜL KÜTÜPHANESİ**

DEMİRBAŞ NO. 2447

SINIFLAMA NO. 711.4 / SH11 -

BAGIŞCI

İLKAY BALIÇ

GELİŞ TARİHİ 15/09/2001

**IDEAS AND PRINCIPLES OF SAFEGUARDING OF HISTORICAL LANDSCAPE**  
— Stipulations for Concept and the logic of Preservation —

**From the economic point of view —**

1. Economic Growth and the Demolition of Historical Landscape.

As the process of an economic growth is originally a process of application of new way of production and introduction of new ways of life which take the place of old ones, an economic growth cannot be attained without changes of land use and destructions of old buildings. Even historical landscape cannot completely escape demolition.

When historic remains are located far from a center of economic activities, a high possibility that the traditional land use remains moderately unchanged. But when they are located in the center of economic activities, a motive becomes strong for change towards economically more profitable land use (demolition of buildings and green areas, construction of new buildings). Under such situation, it is impossible to preserve historical landscape exactly in original forms. Preservation of historical landscape will be attained contrary to the economic temptation towards its demolition. You can say, the stronger the temptation towards demolition is, the higher the cost for preservation becomes. The problem is, therefore, where the common grounds should be found between preservation and a cost for it. It is not intended to mean that we preserve historical landscape without reservation.

2. Historical Landscape as Public Goods.

Next, I would like to discuss economic characters of historical landscape. This also will explain an economic mechanism how demolition of historical landscape takes place under the economic system of free enterprise.

From the economic point of view, historical landscape is so-called public goods. But at the same time, land and buildings which compose historical landscape are private goods. Historical landscape has two sides: a side as public goods and a side as private goods. Here, historical landscape as public goods means objects with whose existence people feel pleasure and which people visit and enjoy themselves. Historical landscape as public goods which is different from ordinary goods (private goods) can be taken advantage of by a number of people at one time without decreasing its supply. As for ordinary goods (for example, a piece of bread), if a person A makes use of (eats) this ordinary good (a piece of bread), a person B cannot make use of the same good (the

piece of bread). Service of a lighthouse and electric waves of television which are public goods can be taken advantage of by both A and B at the same time.

As for economic value of historical landscape as public goods, you can sum up the value estimated by each of those concerned who feels pleasure with its existence, visit there and enjoy themselves. Even if the economic value estimated by each private people be small, the total of the estimated value by all the people cannot be small. Preservation of historical landscape as public good cannot be entrusted to mechanical markets, which is the right of public goods.

Followings are the economic characters of historical landscape as public goods.

- (1) First of all, historical landscape extends in large areas. In many cases, its central part is national or public-owned goods but the greater part is composed of private land and, in principle, entrusted to free treatment of private people. These pieces of land constitute partly historical landscape as public goods and partly as private goods.
  - (2) We cannot directly take measure of value of historical landscape as public goods but it may be considered that the value increases greatly along with a growth of national income. As the national income increases, a number of visitors to historical landscape will increase and an amount of money the visitors pay to it will also increase. (Travel expenses can be considered as a cost which visitors to historical landscape pay for their enjoyment. Income elasticity of travel expenses is extremely high.)
  - (3) Demolition of buildings and green areas which compose historical landscape is irreversible, and once it be demolished it cannot be compensated. There is a possibility that estimation of historical landscape changes greatly along with the change of time. Generally, the estimation rises with an increase of national income. Therefore, we must be very careful at permitting demolition of historical landscape.
3. Land and Buildings as Private Good.
- Land and buildings which compose historical landscape belong to private people as private goods and their treatment is fundamentally submitted to free decisions of private people. When landowners are contented with the present land use of their land, there is no problem. But when the owners desire a change in present condition and when there is a possibility that the change disturbs historical landscape as public goods, here arises a problem. Generally talking, when historical landscape is located far from a center of economic activities, a profit by changing the conventional land use of land within

historical landscape is small. As for this sort of area, a conflict between historical landscape as public goods and private land possession is comparatively small.

On the other hand, when historical landscape is located near a center of economic activities, potential value of land and buildings as private goods which compose historical landscape is large. For such land, the temptation to change the present land use to a more economically profitable one becomes strong. Suppose here is a piece of land. This land was formerly used as agricultural land which was economically rational. Now it comes to be developed as suburban residential district. In this case, the above-stated temptation had won.

The temptation to change the land use of land within historical landscape grows larger also by an increase of visitors to historical landscape. Establishments of parking lots, resting places, souvenir shops for visitors will come to make a profit. These buildings of public notice will decrease the value of historical landscape.

Thus, in many cases there are conflicts between the historical landscape as public goods and a private land possession. The following emotional aspect also must be taken into consideration. That is, those who most realize the value of historical landscape are the inhabitants of the land, who are the owners of the land within historical landscape.

If these landowners control their personal profit-chasing by a change in land use of their land and come to have attitudes to cooperate and protect the historical landscape from demolition, here starts a movement towards preservation by mutual agreement of inhabitants.

#### 4. Cost for Preservation of Historical Landscape.

In order to maintain the value of historical landscape as public goods, limitation must be often set to free the land use of landowners within the area.

The kind of limitation of land use stands in the way of landowners to more economically profitable land use and deprives them of a possibility of gaining an economic profit by a change to more profitable land use. Landowners sustain a loss by control of a cost rise of land which should have taken place if there were no limitation. In some cases, landowners will bear such loss and, in other cases, government or some other public organizations compensate the loss. In either case, this loss or an amount of compensation money may be considered as a cost for preservation of historical landscape as public goods.

The question to which degree such a cost should be favorably born to preserve historical landscape is connected also with the question who should bear the cost and that is

not easy to answer.

Taking for granted that estimation is to be made only on the economic value of the historical landscape, the following answer may be offered from pure economic point of view although the view is in an extremely abstract form. That is: if the degree of loss which the value of historical landscape as public goods (the total of estimated value by all the people who enjoy historical landscape) sustained by a change is larger than a profit which landowners may gain by the change (or the amount of compensation money needed to pay to landowners to restrain the change), it is desirable that the change be restrained. However, in actuality, the latter is measurable to a certain extent but it is almost impossible to measure the former, that is, how much changes given to each point which composes historical landscape damage the total value of historical landscape.

As I mentioned earlier, the economic value of historical landscape as public goods can be considered to grow larger with an economic growth. At the same time, the cost for preservation of historical landscape tends to grow larger with it. And the economic growth will also increase, in the national economy, the capacity to bear such a cost.