



# FIG Working Week 2012

Rome, Italy 6–10 May

Knowing to:

Manage the territory  
Protect the environment  
Evaluate the cultural heritage



## *Landscape Planning and Its Influence over Property Management and Renovation*

Geom. Fabio Pinna, Italy

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## Introduction

Art. 9 of the Constitution states that *“the Italian Republic safeguards the landscape and the historical and artistic heritage of the nation”*.



The “European Landscape Convention”, written in Florence in 2000, is especially relevant because promoted a conscious planning of the areas towards a policy of preservation and sustainable development.

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## Introduction

From this last Convention in fact, Italy has adopted the spirit, and enacted the Code of Landscape and Cultural Heritage which promotes the public interest for environmental protection and sets the main determinants within which the Regional administrations may exercise their legislative discretion.

The Italian Code, in general promotes the protection of the areas of characteristic beauty, like lakes, rivers, coastal areas, parks, and archaeological areas.



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## The Landscape Plan of the Region of Sardinia

### *The planning scheme adopted*

The landscape plan of the Region of Sardinia, has been planned dividing the territory in 3 major classes of areas:

- conservation areas;
- redevelopment areas:
  1. landscape units that need harmonising;
  2. landscape units that need developing;
- transformation areas.



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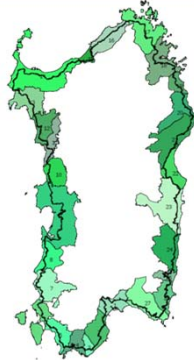
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## The Landscape Plan of the Region of Sardinia



Regional Territory has been divided in 27 coastal “Landscape Units”, each containing different addresses of conservation, transformations and development. For each of them, there is a specific development plan, and specific modes of intervention. Generally speaking, quality objectives in landscape management are focussed on the protection of rural landscapes and of the sites included in the UNESCO World Heritage List.

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## The Landscape Plan of the Region of Sardinia



In the areas formerly classified as “F” zones of tourist development, a classification now disused by the Landscape Plan, only urban rehabilitation is allowed today. Any new building can only be constructed within existing settlements, and redevelopment of established real estate is subject to the issue of autorizations following the verification that the proposed changes comply with landscape regulation and with the environmental and cultural character of the area.

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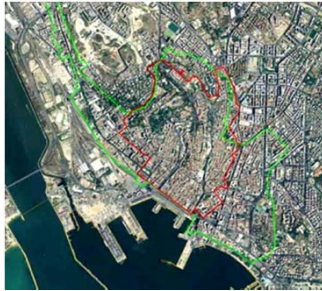
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## Impact of the Regional Landscape Plan on real estate



Following the enactment of the Regional Landscape Plan, municipalities are asked to ensure their Detailed Plans for the historical town centres comply with the provisions of the Regional Plan and to modify the borders of the historical town centre in their urban planning in line with the borders on the Regional Landscape Plan.

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## Impact of the Regional Landscape Plan on real estate

One of the sectors mostly impacted has been the real estate. The provisions of the Regional Landscape Plan contributed to define two types of property:

- *Properties where only conservation and renovation works are allowed.*
- *Properties where modification and extension works are allowed.*
- Different kinds of authorisations exist:
- Ordinary authorisations (up to 105 days to be approved);
- Simplified authorisations (up to 60 days to be approved);
- Regularising authorisation (up to 270 days to be approved).

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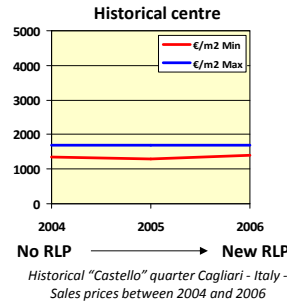
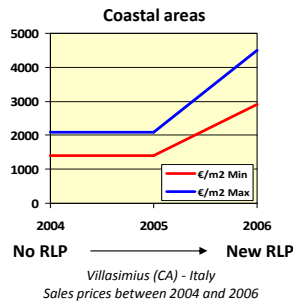
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## Impact of the Regional Landscape Plan on real estate



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## Conclusions

The strong commitment taken at the institutional, community and national level has enabled to enact territorial policies that constitute a valid instrument for the protection of assets of exceptional importance, such as nature and traditions.

Conservation policies that impose limits on the building activity are aimed at the enhancement of the existing real estate without compromising the lands that are still unbuilt.

It is clear, however, that together with the policies aimed at conservation of historical and natural beauty in our country, wider scoping policies are also needed (tourism, integration of people etc.) to enhance the territory and its quality, to strengthen the appeal of tourist destinations.

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*Thank you all for the attention*

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