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Naples Ptcp directions

Alessandro Dal Piaz

Provincial councils in Italy practice diffusely territorial planning only after the 142/90 law, with different experimental forms by different regional laws and technical, cultural and political local trends. In Campania the first complete regional law on planning is in force only from 2004 (a delay of 30 years) and contains several ambiguities. For example, confusion of structural and strategic contents expose to risk of feeble severity in values recognition to protect. Another equivocalness concerns town planning (Puc): in item 3, Puc consists of long time and short time distinct directions, in item 18 Puc gets indistinct directions; thus, to carry out Puc shall be very difficult, also because of urbanistic bonds forfeiture after 5 years. In 2007, at last, regional government issued law's fulfilment regulations which doesn't remove doubts, but impose several strange indicators which are totally inconsistent with urban and territorial planning. Naples Ptcp was drawn up in spite of these difficulties. It propose three basic choices: environment protection and rehabilitation as development policy; urban polycentric reorganization as settlement rehabilitation issue; intermodal and sustainable mobility as environmental and efficient policy. Naples Ptcp intends also to give directions (removing 16/04 regional law basic ambiguities) to town planning, which can specify and interpret provincial strategic choices. Naples Ptcp really distinguishes environment and landscape active protection and risk prevention and mitigation rules, which are compulsive, from strategic choices: Naples Ptcp directions are regulations, directly and

universally compulsive, or instructions, which bind town planning, or trends, which town plans may specify and complete some freely. So municipal councils may program in large autonomy, because Naples Ptcp conceives territorial governance as transcalar policy by subsidiarity principle.

Naples Ptcp confirms that Puc must distinguish long time and short time directions. Among former, fundamentally, Puc must distinguish preservation zones and transformable areas and give directions to ancient settlements, agrarian landscape and cultural, archaeological and ethnographic heritage sustainable exploitation. Among short time directions, which must be revised each 5 years, Puc must dimension ten-year settlement needs and regulate equalization procedures by compulsory immovable owners unions. Naples Ptcp directions decide too that: three-year programs select areas to urbanize and build; always owners and building contractors must pay primary urbanization and give public equipments grounds free; public equipments standard increases with reference to city users or tourists and in equalization procedures it increase of 10 ground m2 each 25 m2 of house utilizable surface or each 10 m2 office utilizable surface or each 50 m2 industry covering surface. Naples Ptcp in conclusion tries to be a turning-point of territorial management in a very problematic metropolitan area.