



Urbanistica n. 135

January-April 2008

Distribution by www.planum.net

Federico Oliva The new plan

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The new plan
Federico Oliva

The proposal of the topic of XXVI INU convention, the New Plan, does not want to be a celebration of the model of plan proposed by INU in 1995, that has widely influenced the regional laws and that has represented a decisive contribution for the reform urban planning.

Such reform has not been still completed, because the national law about 'general principles of the government of the territory', scheduled by Constitution, has not passed yet.

There isn't the purpose to take stock of this period (13th years) characterized by reform, neither to verify the more innovative regional laws, or the best application of equalization, the best structure and action plans.

The new plan means something more: how that model has to evolve in regard of transformation process of city and territory and how it has to face new subjects and contents.

Plan is a useful and necessary tool for the government of territory: other tools (as negotiation programmes, architecture projects or strategic planning) are useful if they take part to a general strategy. An approach not involved in a general strategy can give good results, but it doesn't solve the essential questions of contemporary city.

As regards the form of plan, it's important to underline structural character of general plan at local and general level; a programmatic plan, not ruling owners' rights, neither volume quantities or local taxes.

Old habits characterizing planning practices based on old masterplan have to be changed with new structural concepts. The aim consists in drawing up structure plans, able to face the great

choices of city and territory and to defer useless details in a second time.

As regards the action component of plan regarding the new transformations, it is normative and it lasts five years; it also represents the moment in which urban transformation really comes true, involving costs and resources valuation. Public profit (works, general utilities and financial contributions) represent rent given to community.

New territory matters involve new contents to be included in a plan.

First of all, the question of metropolisation of territory, that is the new dimension of contemporary city developed in the last years. A 'city' in which no planning drawing is recognizable and that is characterized by territorial imbalances between the different parts and that is lacking of identifiable public spaces. Mobility is almost totally based on cars.

New Plan can give an important contribution considering a greater scale than council one: structure plans drawn up by more municipalities and able to give right answers to the main questions (mobility, public spaces, strategic settlements and uses) and deferring in a second time the definition of local project.

The second important matter regards land take, which containment represents an important sustainable policy. New Plan can give an important contribution orienting the new urban transformation towards built or semi-built areas.

The third matter concerns energy, subject almost absent in Italian planning, even if, in the last years, different regional rules about energetic save, new building and existing recovery were enacted. Energy flows programming and energetic effects analysis, not only

concerning single building, but also city and territory, are important.

The last general matter of New Plan regards environment and, in particular, how integrate environment dimension in local planning. So, the environment dimension results more effective and the management of local planning is easier.

Therefore, the New Plan can give an important contribution to solve new matters characterizing the contemporary city. In order to reach a complete effectiveness, a policy for the city ad territory, totally absent in Italy now, is necessary. Such policy has to deal with infrastructures, mobility, collective transport, peripheries recovery and redevelopment, environmental quality, social housing. A policy able to give a real prospect of modernization and sustainable development.