

# Town **Planning** & Cultural Heritage Regulatory Framework



## LECTURE 2

SAPINEZA UNIVERSITY OF ROME

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GIUSEPPE DURANO

POLINA SOKRATOUS – 1798456

EMANUELLA FOUSKI – 1767443

MARIA GRACIA GUERREROS – 1760785

DILYANA MIHOVA – 1798034



# URBAN LAW:

## CONTENTS OF THE URBAN PLANNING FRAMEWORK

- THE URBAN PLANNING OF THE STATE MUST PROVIDE A LEVEL OF HOMOGENEOUS PLANNING OF THE TERRITORY, WHICH IS EXERCISED BY THE MUNICIPALITIES.
- THE FUNDAMENTAL URBAN LAW IS **THE LAW 1150/1942,** ESTABLISHED IN 1942 DURING THE PERIOD OF THE FASCISM IN ORDER TO GIVE A WELL-ORDERED DEVELOPMENT AND ARRANGEMENT OF THE TERRITORY.
- THROUGH THIS PERSPECTIVE THE LAW STARTS TO DEFINE THE FOLLOWING BASE PRINCIPLES:
  - ART 1 DEFINES THE SCOPE SAYING THAT:
  - "THE BUILDING ARRANGEMENT AND DEVELOPMENT OF THE INHABITAT CITY CENTERS AS LONG AS THE URBAN DEVELOPMENT, IN THE GENERAL REGIONAL TERRITORY, ARE GOVERNED BY THIS LAW"



## ARTICLE 1

- REGULATES ONLY THE CITY CENTERS
- AND NOT ALL THE COMMUNITY TERRITORY

### A NEED TO:

- ORGANIZE THE SPECIFIC TERRITORY
- TO ESTABLISH THE BASIC HYGIENIC-SANITARY RULE

WITHOUT

FINANCIAL SUPPORT OF TERRITORY GOVERNMENT

**THE ONLY NEED:  
TO ORGANIZE A  
SIMPLE  
REGULATORY  
FRAMEWORK  
CONCERNING  
THE CITY  
CENTERS.**



## APPLIED IN THE URBAN PLANNING ACTS

ATTRIBUTIVE NORM OF POWER

FORMING THE  
STRATEGIC  
URBAN  
DEVELOPMENT  
PLANS


ALL THE  
MUNICIPALITIES  
SHOULD BE  
EQUIPPED

GRANTES THE  
POWER TO THE  
PUBLIC  
ADMINISTRATION  
IN ORDER TO  
PROVIDE A  
“SUDP”



## ARTICLE 4

- INCLUDES THE STRATEGIC URBAN  
DEVELOPMENT PLANS AND REGULATION  
CONCERNING THE CONSTRUCTIVE ACTIVITY
- A CLASSIC EXAMPLE OF AN ATTRIBUTIVE  
NORM OF POWER



GRANTES THE  
POWER TO THE  
PUBLIC  
ADMINISTRATION



1

# CONTENTS OF URBAN DEVELOPMENT PLAN

EVOLUTION OF THE REGULATORY FRAMEWORK



**WHICH ARE THE CONTENTS OF  
THE URBAN DEVELOPMENT  
PLAN?**

**IN WHICH WAY THE  
TERRITORY IS ORGANIZED?**



## BEGIN OF 1942

## 1967 MODIFICATION

## EVOLUTION

## RESULT



### ***THE INITIAL LAW 1150/1942***

THE TERRITORY WAS  
ORGANIZED THROUGH  
LAWS AND REGULATIONS  
CONCERNING THE  
CONSTRUCTIVE ACTIVITY



### ***LAW 765/67-***

THE LAW 765/67- THE SO-  
CALLED “BRIDGE LAW”-  
WHICH MODIFIED THE  
PREVIOUS LAW 1150/42



### ***“BRIDGE LAW”***

DETERMINED WHICH ARE  
THE CONTENTS OF THE  
URBAN DEVELOPMENT  
PLAN



### ***THE ULTIMATE ACT IS THE URBAN DEVELOPMENT PLAN***

DISCIPLINES NOW NOT  
ONLY THE CITY CENTERS,  
BUT THE ENTIRE  
COMMUNAL TERRITORY



THIS MODIFICATION IS  
EXPLAINED IN THE ART.7  
OF THE 1150/42 LAW  
HIGHLIGHTING THAT:

*"THE PRG MUST  
CONSIDER THE TOTALITY  
OF THE MUNICIPAL  
TERRITORY".*

## CONSISTED AS REVOLUTION

THE URBAN DEVELOPMENT PLAN IS NO MORE AN ACT OF  
ORGANIZATION

**BUT**

AN ACT OF REGULATION OF THE ARRANGEMENT OF ALL THE  
TERRITORY

**ART.7, LAW 1150/42 CONTENTS OF THE URBAN DEVELOPMENT PLAN**



## ART.7, LAW 1150/42 CONTENTS OF THE URBAN DEVELOPMENT PLAN

1.

- PROVIDE THE MAIN  
COMMUNICATION NETWORKS
- AND THE MAIN  
TRANSPORTATION ROUTES
- A PIECE OF TERRITORY CAN BE  
BUILT AFTER THE  
CONSTRUCTION OF ALL THE  
USEFULL NETWORKS IN ORDER  
TO DEVELOP THAT  
URBANIZATION.

2.

- THE DIVISION OF THE  
MUNICIPAL TERRITORY IN ZONES
- MAKING A SPECIFIC  
DESCRIPTION OF THE ZONES  
THAT TEND TO EXPAND
- THE DETERMINATION OF THE  
CONSTRAINTS
- AND THE CHARACTERS TO BE  
OBSERVED IN EACH AREA

"THE PRG MUST  
CONSIDER THE TOTALITY  
OF THE MUNICIPAL  
TERRITORY AND MUST  
INDICATE SIX  
FUNDAMENTAL  
ELEMENTS"

**MINIMUM RELATIONSHIP**  
BETWEEN THE RESIDENTIAL  
BUILDING AND THE PUBLIC  
SPACES

FOR EVERY RESIDENT IS  
REQUIRED THE MINIMUM  
AREA OF 18 sqm OF PUBLIC  
SPACE

2



## ART.7, LAW 1150/42 CONTENTS OF THE URBAN DEVELOPMENT PLAN

3.



PROVIDE THE AREAS  
INTENDED TO FORM  
SPACES OF PUBLIC USE.

CHARACTERIZED BY A PUBLIC  
FUNCTION AND RESPOND TO  
THE NEED OF URBANIZATION  
AS AN INFRASTRUCTURE  
NECESSARY TO BE BUILT.

4.

PROVIDE THE AREAS RESERVED  
FOR:



PUBLIC BUILDINGS OR



PUBLIC INTEREST BUILDINGS.

MORE SPECIFICALLY ABOUT  
BUILDINGS OF PRIVATE  
OWNERSHIP WHICH ARE  
INTENDED FOR PUBLIC USE

5.

PROVIDE THE CONSTRAINS IN  
ORDER TO PRESERVE THE:



HISTORICAL



ARTISTIC



PAESSAGISTIC



ENVIRONMENTAL ZONES.

6.



PROVIDE SPECIFIC  
ARTICLES/ RULES AS  
WRITTEN GUIDELINES

"THE PRG MUST  
CONSIDER THE TOTALITY  
OF THE MUNICIPAL  
TERRITORY AND MUST  
INDICATE SIX  
FUNDAMENTAL  
ELEMENTS"



2

# URBAN LAW

PRESCRIPTIONS





## URBAN LAW: PRESCRIPTIONS CONFORMATIVE

- ARE THE ADMINISTRATIVE MEASURES THAT MODEL THE PROPERTY AND THE TERRITORY.
- ARE NOT DICTED BY THE MUNICIPALITY, THEREFORE THE MUNICIPALITY SHOULD ACT ITS OWN FUNCTION, ACCORDING TO THE REQUIREMENTS THAT MADE OTHER HIGHER ENTITIES.
- WHEN IT IS ABOUT PRESCRIPTIONS DICTATED BY OTHER IDENTITIES, SUPRA, OR OTHERS, YOU TALK ABOUT **PARALLEL OR DIFFERENTIAL PROTECTIONS:**
  - LANDSCAPE PROTECTIONS
  - HYDROLOGIC PROTECTIONS
  - PROTECTIONS WHICH CAN BE EMPLOYED BY THE PARK ENTRIES, FOR EXAMPLE IT'S ABOUT NATIONAL **PARKS**.



# URBAN LAW: PRESCRIPTIONS CONFORMATIVE

## PROPERTY

- THESE PRESCRIPTIONS ALLOW TO CLASSIFY THE PROPERTY LAW, AND TO UNDERSTAND IF IT IS POSSIBLE TO BUILD, LINK OR CHANGING IT.

1. IF IT IS AN AREA THAT WILL BE EXPROPRIATE AND IN IT IS GOING TO BE SOME PUBLIC BUILDINGS ON IT, WITH THE SAME MEASURES AS A PRIVATE PROPERTY.
2. GIVING THIS STRUCTURE, THE PLANNER, THE P.R.C OWNER OF THE URBAN TRAINING, SHOULD RECEIPT IT AND MAKE THEM OWN CONFORMATIONS.

## TERRITORY

- THIS CONFORMATION ATTENDS THE PRESCRIPTIONS WHICH REGARD THE DISTRIBUTION OF THE AREAS FROM THE COMMON TERRITORY.
- IN THIS CONFORMATION IT'S NOT IMPLY IF IT IS ABLE TO BUILD, BUT IT IS UNDERSTANDABLE ON WHICH DIRECTION THE PLANNING OF THE TERRITORY IS ORIENTED.



## CONFORMATIVE OF THE TERRITORY ZONING ( ZONIZZAZIONE)





# ZONING IN ITALY

## LAW 1942 n. 1150

### ZONE A

#### HISTORIC CENTRE

BUILDING FABRIC OF HISTORICAL,  
ARCHITECTURAL  
OR MONUMENTAL INTEREST

### ZONE D

#### SETTLEMENTS PRODUCTIONS

DESIGNATED TO THE PRODUCTIVE  
ACTIVITY

### ZONE B

#### OF COMPLETION

COVERED AREA OF THE EXISTING  
BUILDINGS IS NOT LESS THAN  
12.5%, OF THE LAND AREA AND IN  
WHICH THE TERRITORIAL DENSITY IS  
GREATER THAN  $1.5 \text{ M}^3 / \text{M}$

### ZONE E

#### AGRICULTURE

DESIGNATED TO THE  
AGRICULTURE ACTIVITY

### ZONE C

#### OF EXPANSION

PARTIALLY BUILT UP WHERE AT  
LEAST ONE OF THE TWO  
CONDITIONS IN ZONE B IS NOT  
VERIFIED

### ZONE F

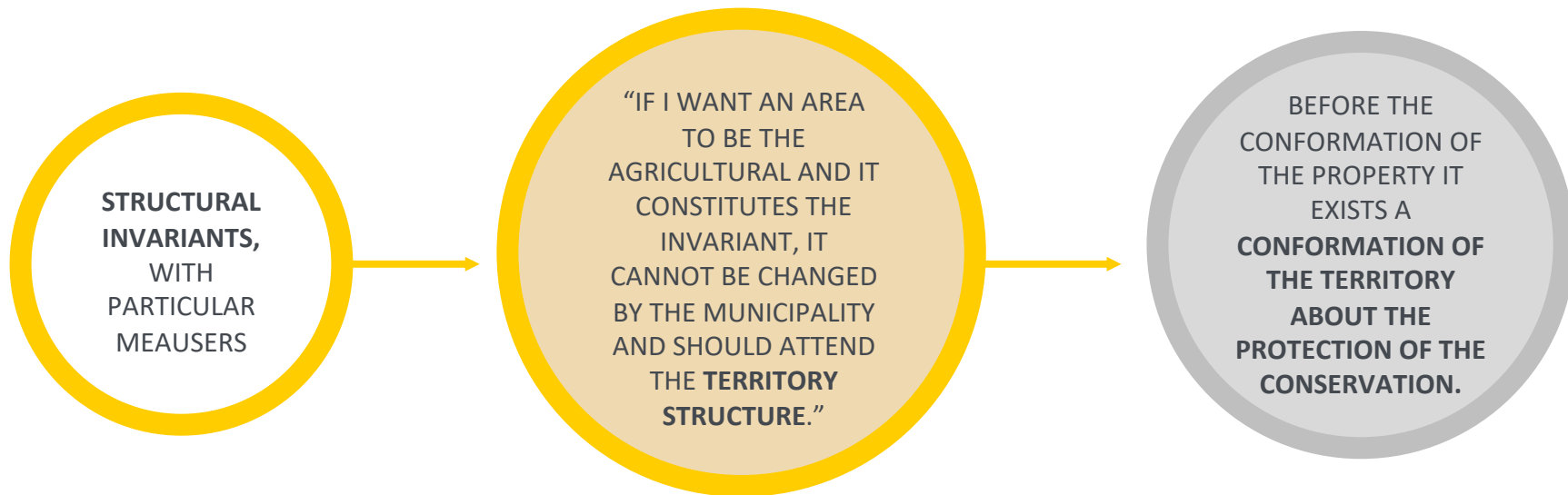
#### INFRASTRUCTURE FOR THE PUBLIC INTEREST

DESIGNATED TO INFRASTRUCTURES  
OF PUBLIC INTEREST (HOSPITALS,  
STATIONS, SPORT AREAS, ETC)





## PARALLEL PROTECTIONS TERRITORY





# GOVERNMENT OF THE TERRITORY

## TERRITORY

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- BEFORE ARRIVING AT THE ADVANCE PLANNING STAGE, WE MUST HOLD THE CONFORMATIVE PRESCRIPTIONS OF THE TERRITORY.
- IT COULD BE THAT THE MUNICIPALITY WANTS TO DIVIDE THE TERRITORY IN ZONES, IN ONE SIDE WILL DO A ZONE C BUT INTERVENED, FOR EXAMPLE, THE FIELD AUTHORITY SAID THAT IN THIS TERRITORY IS A HYDROLOGIC DISASTER, SO THE MUNICIPALITY GIVES A ZONE C FOR EXPANSION, BUT THIS PORTION IS NOT ABLE TO BEING AN EXPANSION, BECAUSE ONCE THE PART OF THE TERRITORY PASSED A DISASTER, IT IS APPROVE A CONSERVATIVE PROTECTION



## URBAN LAW: PRESCRIPTIONS

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- IN ADDITION TO THE **URBAN PLAN** AND THE MUNICIPAL REGULATIVE THERE ARE **A SERIES OF PLANS**, THROUGH WHICH THE AUTHORITIES ACT.
- THESE PLANS ARE ALSO SUBDIVIDED INTO PARTS, SO THE PLAN CAN TAKE A PART OF THE TERRITORY, DIVIDES IT IN SUBAREAS AND PRESCRIBE SINGLE PROTECTION MEASURES.



## ARTICLES 134, 135, 136, 142, 143



ARTICLES TALKS ABOUT THE DEVELOPMENT OF LANDSCAPE PLAN- “PIANO PAESAGGISTICO”



IT IS AN URBAN-TERRITORIAL PLAN WHICH PURPOSES ARE THE **PROTECTION**, IN ITS CAPACITY OF CONSERVATION AND VALUATION OF SPECIFIC TERRITORIES. IT IS A STRONG TOOL FOR CONTROL THAT HAS A **DESCRIPTIVE, PRESCRIPTIVE AND PROACTIVE FUNCTION** IN ORDER TO PROTECT THE LANDSCAPE.

**ITALIAN  
LEGISLATIVE  
DECREE 42, 2004  
OF “BENI  
CULTURALI”**



## ARTICLES 134, 135, 136, 142, 143

ITALIAN LEGISLATIVE  
DECREE 42, 2004 OF "BENI  
CULTURALI"  
"

### Art.134

- GIVES EXPLANATION ABOUT THE "BENI PAESEGGISTICI" OR AREAS AND EDIFICES THAT HAVE A SPECIFIC VALUE..

### Art.135

- TALKS ABOUT THE PLANIFICATION
- NEED OF SPECIFIC PRESCRIPTIONS FOR THE USE; IN SOME CASES THE PLAN GIVES OPPOSITE PRESCRIPTIONS FOR THE PROTECTION OF CERTAIN AREAS.

### Art.136

- THE SUBJECT IS CONCERNING THE PUBLIC INTEREST.
- SUCH AS:
- PROPERTIES WITH NATURAL BEAUTY
  - HISTORIC MEMORY
  - GEOLOGICAL SINGULARITY
  - GARDENS, PARKS, COMPLEXES THAT HAVE A VALUABLE ASPECT



## ARTICLES 134, 135, 136, 142, 143

ITALIAN LEGISLATIVE  
DECREE 42, 2004 OF "BENI  
CULTURALI"

### Art.142

● TALKS ABOUT THE PROTECTED AREAS FROM THE LAW

● THESE ARE AREAS THAT HAVE A SPECIAL INTEREST OF  
THE PUBLIC SUCH AS:

MOUNTAINS/ OVER 1600M ALPINE 1200M APPENNINES/  
LAKES MORE THAN 300M DEPTH, NATIONAL RESERVES,  
FORESTS, VULCANOS, ARCHEOLOGICAL ZONES .


### Art.143

● RECOGNITION OF THE TERRITORY MUST BE DONE  
BEFORE THE ELABORAION OF "PIANO  
PAESAGGISTICO

● RECOGNITION OF THE PROPERTIES WITH A SPECIAL  
INTEREST

● IDENTIFICATION OF CERTAIN MEASURES  
CONCERNING THE SUBJECTS.

● PREVISIONS FOR THE PROTECTION MEASURES.



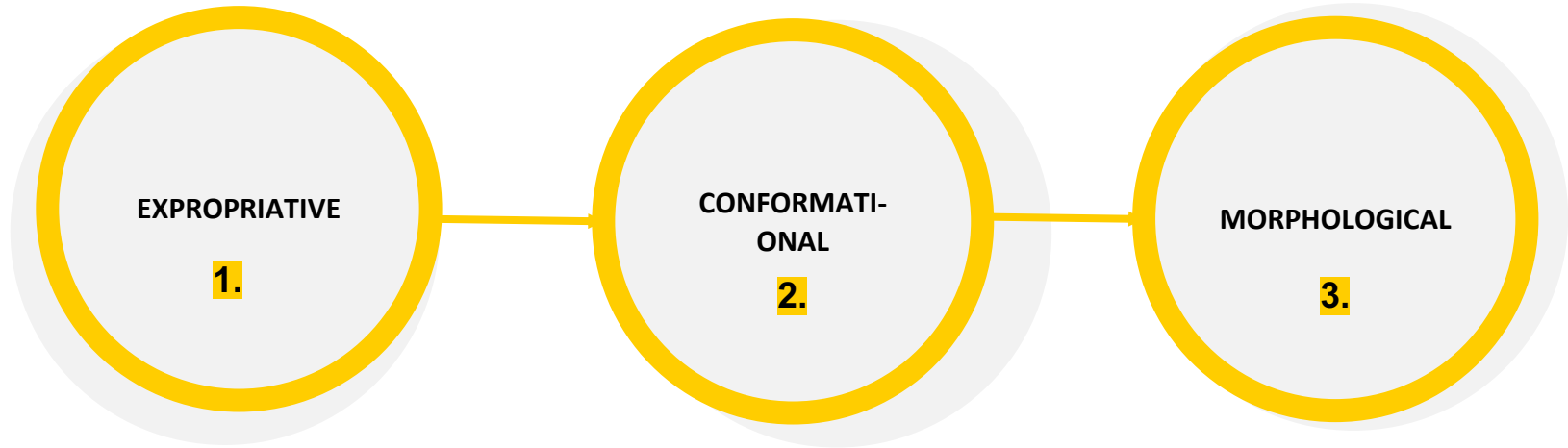
**PRECAUTIONS AND  
THE JURIDICAL  
CONSEQUENCES  
THAT ARE  
FOLLOWED**



**FROM A JURIDICAL POINT OF VIEW THE PROPERTY CAN BE  
DIVIDED INTO 3 CATEGORIES:**



## URBAN LAW: PRESCRIPTIONS







## URBAN LAW: PRESCRIPTIONS



### EXPROPRIATIVE

- ARE THESE RESTRICTIONS THAT CONSIDER A CERTAIN PROPERTY AS A PUBLIC INTEREST. IN ORDER TO SATISFY THIS INTEREST THE ADMINISTRATION WANTS TO IMPLEMENT A FUNCTION WITH A PUBLIC INTEREST . IF THE AREA IS NOT A PART OF **THE MUNICIPALITY** IT **GIVES INDEMNITY FOR THE AREA – EXPROPRIATE IT.**
- AFTER THIS ACTION THE PROPERTY BECOMES A PROPERTY OF THE MUNICIPALITY.

THE EXPROPRIATION IS  
DIVIDED INTO TWO  
SUBCATEGORIES: LOCATIVE  
AND POSTPONABLE/RINVIO/

### 1. LOCATIVE EXPROPRIATION

IS TO LOCALIZE A WORK AND IN LOCATING THIS WORK THE MUNICIPALITY **ADJUDGE ITS POWER OF EXPROPRIATION OF THE PROPERTY**



# URBAN LAW: PRESCRIPTIONS

## 2. POSTPONABLE EXPROPRIATION /RINVIO/

- WHEN A ZONE IS DIVIDED INTO 2 SUBZONES , SO CALLED SECTORS, IN WHICH A RESIDENTIAL EXPANSION IS PREDICTED WITHOUT THE PRESENCE OF THE BUILDINGS – THEY WILL BE PRESENTED ON A SECOND LEVEL IN THE SO CALLED **EXECUTIVE PLAN** .
- THE PUBLIC WORKS AND EDIFICES ARE PUT IN THE SO CALLED “**PIANO DI RINVIO**” POSTPONABLE PLAN. THIS PLAN CONTAINS ANOTHER URBANISTIC PLAN THAT HAS THE **ZONES TO BE EXPROPRIATED OR NOT**.

• **THE AREAS THAT CAN BE EXPROPRIATED ARE THE ONE THAT ALREADY HAVE URBAN FUNCTION AND WORK, AND THE ONES THAT ARE NOT TO BE EXPROPRIATED ARE SUBJECT OF THE URBANISTIC EXPANSION OF THE AREA.**



## URBAN LAW: PRESCRIPTIONS



### CONFORMATIONAL

- THIS CONCERNS THE OVER CONSTRUCTING OF THE TERRITORY IN THE URBANISTIC ZONES. WHEN A "GREEN BAND" IS NEEDED AT THE BORDER OF TWO AREAS, THE MUNICIPALITY ACQUIRES THAT THE PROPERTIES IN CLOSE TO THAT BORDER WILL CONFORM ACCORDING TO THE SPECIFIC NEED.



### MORPHOLOGICAL

- BASED ON THE MORPHOLOGY OF THE TERRITORY AND ARE INHERENT CHARACTERISTIC OF THE TERRITORY

## DIFFERENCE BETWEEN EXPROPRIATION AND CONFORMATIONAL RESTRICTION



### EXPROPRIATION

THE ADMINISTRATION GIVES  
INDEMNITY TO THE PROPRIETOR AND  
EXPROPRIATE THE AREA

### CONFORMATION

CONFORM OF THE AREA FOR PUBLIC  
INTERESTS.

IN ALL CASES THE  
MUNICIPALITY SHOULD  
GIVE **APPROPRIATE  
EXPLANATIONS** ABOUT  
THE ACTIONS THAT  
FOLLOW CHANGES IN  
PROPERTY

**EXPROPRIATIONAL  
RESTRICTIONS**

**CONFORMATIONAL  
RESTRICTIONS**

**MORPHOLOGICAL  
RESTRICTIONS**



# LAW 2508/97

THE URBAN PLANNING NOWADAYS IS REGULATED BY THE LAW 2508/97 ON SUSTAINABLE HOUSING DEVELOPMENT, WHICH IS AN EVOLUTED FORM AND COMPLETION OF THE URBAN PLANNING REGIME INTRODUCED BY THE RESIDENTIAL LAW 1337/83. THE INNOVATION OF THE LAW 2508/97 WAS THE ESTABLISHMENT OF TWO LEVELS OF URBAN PLANNING.

THE **FIRST LEVEL** INCLUDES TWO KINDS OF STRATEGIC PLANNING TOOLS

- 1) REGULATORY PLANS AND ENVIRONMENTAL PROTECTION PROGRAMS, FOR LARGE URBAN CENTERS
- 2) REGULATORY PLANS AND ENVIRONMENTAL PROTECTION PROGRAMS, FOR LARGE URBAN CENTERS

THE **SECOND LEVEL**, WHICH IS THE SPECIALIZATION AND THE APPLICATION OF THE FIRST ONE, INCLUDES:

- 1) URBAN PLANNING STUDIES – SUCH AS TOWN OR VILLAGE EXPANSIONS, TOWN PLANNING ZONES , STUDIES OF URBAN AREAS (PRODUCTION PARKS) AS WELL AS URBAN REGENERATION STUDIES AND OTHER SPECIAL URBAN PLANNING STDIES
- 2) DESIGN DRAWINGS FOR THE MANUFACTURING PROCESS IN ORDER TO TRANSFORM THE URBAN PLANNING INTO CONSTRUCTION.



**ART. 6. TERRITORIAL ORDER**

THE AIM OF IT IS TO GUARANTEE THE CORRECT USE OF THE TERRITORIAL RESOURCES, THE NATURAL AND CULTURAL HERITAGE; AND TO REGULARIZE THE INTERVENTIONS OF IT, PROPOSING AND GIVING PRESCRIPTS THAT COULD BE HELPFUL FOR THE ORIENTATION OF THE EXECUTION.

**ART. 7. URBAN PLANNING**

THE TERRITORIAL ORDER AND THE PLANNING HAVE AS AN AIM TO COMPLETE THE ECONOMIC PLANNIFICATION, SOCIAL AND ENVIRONMENTAL WITH THE TERRITORIAL DIMENSION, REGULATE THE INTERVENTIONS AND CONSERVATE IT.

**TECHNICAL-NORMATIVE INSTRUMENTS FOR URBAN DEVELOPMENT:**

1. PLAN NACIONAL DE DESARROLLO URBANO (PNDU)
2. PLANES URBANOS (PU), QUE COMPRENDEN:
  - a) PLAN DE ACONDICIONAMIENTO TERRITORIAL (PAT),
  - b) PLAN DE DESARROLLO METROPOLITANO (PDM)
  - c) PLAN DE DESARROLLO URBANO (PDU)
  - d) ESQUEMA DE ORDENAMIENTO URBANO (EQU)
3. PLAN ESPECÍFICO (PE)
4. PLANEAMIENTO INTEGRAL (PI)

**GENERAL PRINCIPLES:**

1. SUSTAINABLE, SAFE AND BALANCED DEVELOPMENT
2. DEMOCRATIC GOVERNMENT
3. DYNAMISATION, ECONOMIC PROMOTION, AND PREVALENCE OF GENERAL INTEREST
4. SOCIAL FUNCTION



### TWO MAIN RULING PLANS:

1. **GENERAL URBAN PLAN**
2. **DETAILED URBAN PLAN**

#### 1.

- IT IS THE LEADING PLAN FOR THE TERRITORY: FOR EACH TERRITORY IS CREATED A SPECIFIC GENERAL URBAN PLAN
- GIVES THE GENERAL ZONING OF THE TERRITORY AND THE FUNCTIONS PRESCRIPTED FOR THESE AREAS.
- INCLUDES PRESCRIPTION ABOUT THE ELEMENTS OF THE TERRITORY: TRANSPORTATION SYSTEM, GREEN SYSTEM, PUBLIC SYSTEM, HYDROGEOLOGICAL SYSTEM.
- PLAN FOR THE ZONE DEVELOPMENT IN THE CITY
- PLAN FOR THE CONCEPTUAL DEVELOPMENT OF THE ENVIRONMENT IN THE TERRITORY

**CHANGES IN THE GENERAL URBAN PLAN CAN AFFECT THE PRIVATE PROPERTIES, THAT CAN BE EXPROPRIATED BY THE MUNICIPALITY ACCORDING TO A SPECIFIC PUBLIC NEED.**

#### 2.

- IT IS A FURTHER DEVELOPMENT OF THE GENERAL URBAN PLAN
- INCLUDES A MULTITUDE OF DECREES AND OTHER SUBPLANS ACCORDING TO THE SPECIFIC FUNCTION.
- THIS PLAN AND ITS SUBPLANS INCLUDE ALL THE LIMITS FOR THE CONSTRUCTION AND DEVELOPMENT OF A SINGLE OR A COMPLEX OF PROPERTIES.
- CAN NOT BE CHANGED WITHOUT THE CHANGE OF THE GENERAL PLAN AND ITS SUBPLANS.





# LAW 91/72

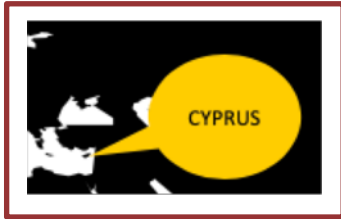
THE BUILDING CONTROL SYSTEM AND THE RELEVANT LEGISLATION IN CYPRUS, AS MUCH OTHER LEGISLATION, HAVE THEIR ROOTS IN THE MID 40'S, WHEN THE THEN BRITISH COLONIAL ADMINISTRATION ADOPTED THE STREETS AND BUILDINGS REGULATIONS.

BRITAIN WAS TRYING TO COME TO TERMS WITH PRE-WAR PLANNING IDEAS SET OUT BY THE **1932** COUNTRY AND TOWN PLANNING ACT AND ITS RELEVANT REPORTS (GREED, 1991) WHILE STARTING THE POST-WAR RECONSTRUCTION OF THE COUNTRY.

- **THE GARDEN CITY WAS A KEYSTONE CONCEPT OF BRITISH PLANNING**

THE MAIN IDEA WAS THAT PLANNING SHOULD BE APPLIED EVERYWHERE AND NOT WITHIN A SPECIFIC BOUNDARY, LEAVING THE AREAS AT THE PERIPHERY UNCONTROLLED **OR** CONTROLLED IN A LIMITED WAY. IT WASN'T SUCCESSFUL SO ANOTHER ACT OF **1947** ACT TRIED TO CORRECT SOME CRUCIAL WEAKNESSES.

TODAY, THE STREETS AND BUILDINGS REGULATION LAW - FIRST ISSUED IN **1959** – TOGETHER WITH THE TOWN AND COUNTRY PLANNING LAW - FIRST APPROVED IN **1972**, BUT ENACTED AS LATE AS 1990- DEFINE THE DEVELOPMENT AND BUILDING CONTROL SYSTEM OF CYPRUS.

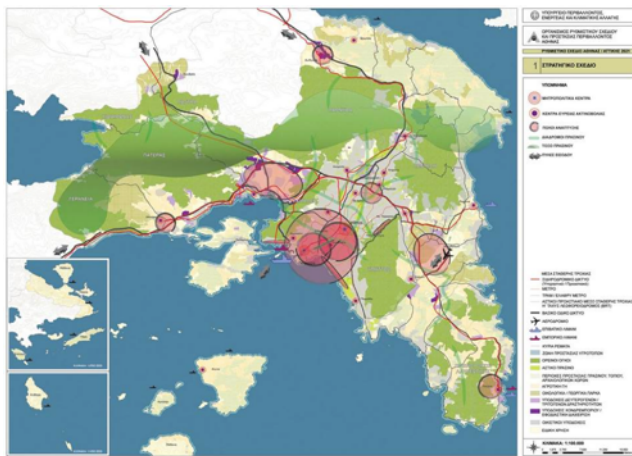


**I. DEVELOPMENT PLAN FOR THE ISLAND (NATIONAL FRAMEWORK PLANNING AND SUSTAINABLE DEVELOPMENT)**

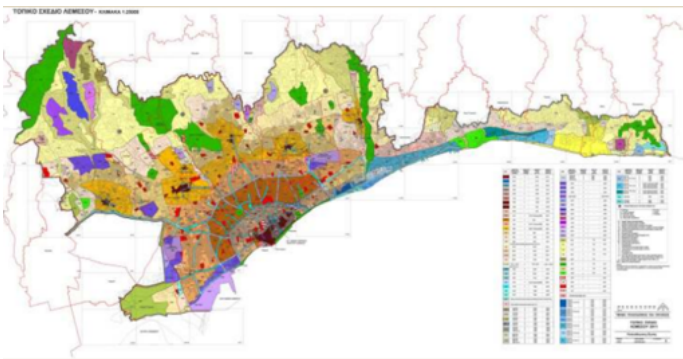
**II. LOCAL PLANS CONCERNING TOWN PLANNING URBAN AREAS AND THEIR WIDER AREA (QUASI-GIS AND SCHCO)**

**III. AREA PLANS FOR DETAILED URBAN PLANNING FOR URBAN SUB - AREA, WHICH MAY BE SPECIALIZE IN ROUTE PLANNING SCHEMES IN PLANNED AREAS**

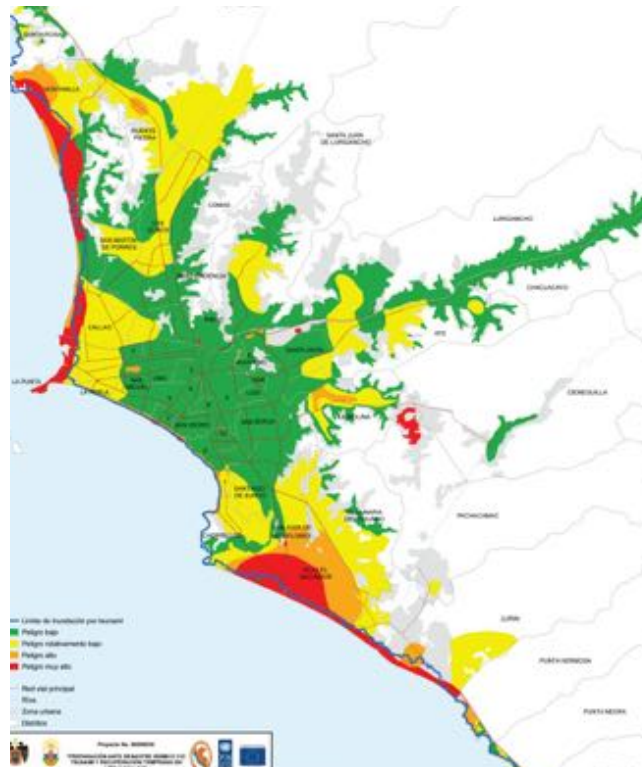




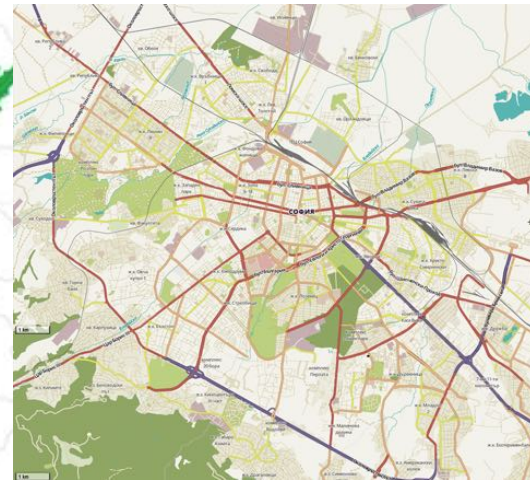
**ATHENS - GREECE**



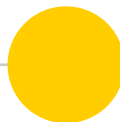
**LIMASSOL - CYPRUS**



**LIMA - PERU**



**SOFIA- BULGARIA**



*"Cities have the capability of  
providing something for  
everybody, only because, and only  
when, they are created by  
everybody."*

“

*Jane Jacobs*