

Study on Historic Preservation in Italy —Development of Landscape Planning—

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In recent years Landscape Plannings of Italian States were established by the Galasso Act of 1985 in Italy. Those are new means of State Planning as the preservation of the environmental resources. Fourteen out of twenty States in Italy have prepared and adopted the plans according to their conditions. This is the second planning endeavor for the historic environment, while the first one for the historic center stems from the revision of the Town Planning Act of 1968. This paper illustrates the history of Italian landscape planning.

1. Introduction

The method of the preservation of historic environment is developing in these years in Italy. 'The Galasso Act' of 1985 (Legge 8 agosto 1985, no. 431, Tutela delle zone di particolare interesse ambientale), in particular, articulates the territory where the landscape plan must be prepared by each state. Under the 1985 act fourteen states have completed landscape plans which are already adopted by 1991.

Italy has a lot of cities which maintain the medieval town centers and have the master plan which can materialize the renewal in historic center from the 1970s. The historic protection zone is enlarged by 'the Galasso Act'. Before the 1985 act the historic zone is limited only the city center where the many monuments located. After the 1985 act the control of the Ministry of Culture and Environment is being rigid not only for the historic center but for the agricultural zone around the city center.

The purpose of this paper is to identify the planning framework of the preservation of the historic environment before 'the Galasso Act' and to highlight the recent situation of state's plans under 'the Galasso Act'.

Types of Landscape Plan in Italy (Piano Paesistico) differ from act to act. The first type of the plan was made by the Natural Beauty Protection Act of 1939 (Legge 29 giugno 1939, no. 1497, Protezione delle bellezze naturali). The second was made by the Act (no. 717) of 1965 which is enacted for the development for the southern Italy and produced the Landscape Plans by 1966. The last was state's plans by 'Galasso Act' of 1985. In this paper each type

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of Landscape Plans is named 'the Landscape Plan of the Natural Beauty Act of 1939', 'the Landscape Plan for the Southern Italy in 1966' and 'the Landscape Plan of the Galasso Act', respectively.

Although the outline of the Italian Landscape Planning and its development is depicted by 'I Piani Paesistici', editors F. Ciccone and L. Scano, NIS, 1986, the States' condition of the Landscape Plan under provision of the Galasso Act and the latest issues after 1986 are not covered. Researches on the planning process for this aspects are carried out at the Regional Planning office in each state from 1991 to 1993.

2. History of Town Planning after the Unification of Italy (1861)

2.1 From the Unification of Italy to the First World War

Before the Unification of Italy in 1860 countries are consisted from a few kingdoms and the Roman and some small municipalities. In 1861 nearly all territories are united except the territory of Rome and Venice. In 1871 Italy has about 27,000,000 people, 69 provinces and about 8,300 cities except Rome and Venice. In 1865 Florence became the capital of Italy. The Compulsory Purchase of Land Act of 1865 (Legge 25 giugno 1865, no. 2359, Espropriazione forzata per causa di utilità pubblica) had been prepared for the development inside and outside the medieval city wall in line with Master Plan. The practice of the development by the 1865 act was started from Florence and applied to other large cities. The methods of the development in this period are similar to the B. Haussmann's in Paris.

The 1865 act had copied French act which had equivalent role. The 1865 act had defined the Master Plan of the city whose population is more than a million. The Master Plan of the 1865 act controlled the development in the city and limited the transfer of immovable properties.

2.2 From the 1920s to the Second World War

In this period Mussolini's fascism dominated in Italy. The development had accelerated in large cities, especially in Rome, the development in the historic zone changed the classical townscape into modern scene of fascism by the introduction of new streets, new monuments and new big projects.

In addition to the development in the historic center, they had settled the satellite new towns in the suburbs of the capital. An example of the big project near Rome was the EUR, Esposizione Universale di Roma, in 1941. The first Master Plan of EUR was made in 1937, however, it was not until the World War II that it was implemented.

In the end of Fascist Italy three important acts were enacted. Those are the Cultural Properties Protection Act of 1939 (Legge 1 giugno 1939, no. 1089, Tutela delle cose di interesse artistico o storico), the Natural Beauty Protection Act of 1939 (Legge 29 giugno 1939, no. 1497, Protezione delle bellezze naturali) and the Town Planning Act of 1942 (Legge 17 agosto 1942, no. 1150, Legge urbanistica nazionale). Those are the original laws concerning Master Plan in Italy. The actual application of those acts was in effect only after the end of the war

except the Landscape Plan for Ischia island which was materialized as early as 1943.

The Town Planning Act had ideally introduced Regional Plan, Master Plan, District Plan and Regulation of Building which were accompanied by the Compulsory Purchase of Land Act of 1865.

2.3 From 1945 to 1970

After the War Italian government adopted the republican form with the Christian Democratic Party (35.2%), the Socialist Party (20.7%), the Communist Party (19%) and so on. The CDP followed the line of the friendship with USA and the policy of the party largely coincided with that of anti fascism. The government provided the housing for the reconstruction under the Ruin Act (1945). Large cities prepared Master Plans for the reconstruction inside the city wall and for the development outside. The Public Housing Act of 1962 (Legge 18 aprile 1962, no. 167, Disposizioni per favorire l'acquisizione di aree fabbricabili per l'edilizia economica e popolare) provided public housing throughout the country except inside the city wall where the public intervention was difficult without creating proper method. In 1967 the Ministry of Public Works (Ministero dei Lavori Pubblici) introduced the 'Mediation Act' (Legge 6 agosto 1967, no. 167: 'Legge Ponte', Modificazione ed integrazioni alla legge urbanistica 17 agosto 1942), the new Town Planning Act. This act defined the historic zone where Preservation District Plan would be carried out under Master Plan. On the other hand, the southern part of Italy was suffering the economic and industrial problems behind the North. Therefore, the Inter Ministerial Committee for the Reconstruction (Comitato interministeriale per la ricostruzione: CIR) organized for the development of the South introduced several programs in 1965 Act.

2.4 The State Government Established in the '70th

The government have succeed to decentralize a part of its authorities with the institutionalization of the State government in 1972. Italian territory have been divided into twenty States which have the authority to decide the territorial policy of public works by the State's Acts. The Regional Plan was focused again because the plan was not yet prepared under the Town Planning Act of 1942. After the establishment of State government practically promoted by the Regional Planning Act of each State in the 1970s and the 1980s.

Housing Act of 1971 (Leg 22 ottobre 1971, Legge sulla casa) have developed the supply of the public housing according to each municipal plan and its standards. The purpose of 1971 act was to assure revenue resources and the equivalence of a house rent.

The District Plan of historic zone and the new Master Plan by the 'Mediation Act' of 1967 began to be popular in larger cities in the '70s. In this period, the global movement of the cultural assets preservation enlarged their scope to include not only the monument but the historic and social housing which hold the group value. New concept of the preservation of the spirit of the historic zone emerged. The new Master Plan defined the historic zone and the District Plan for the historic zone is obliged to prepare to improve. The method of Typology



Fig. 1. Landscape Plan of Ischia Island (1943).

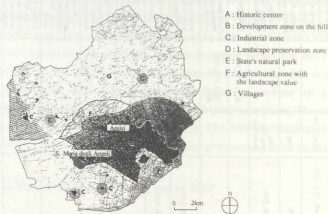


Fig. 2. Landscape Plan of Assisi (1969).

the Supervisory Office and influenced the Master Plan of Rome by the Municipal office. Later, the other non-profit civic group for the protection of natural and cultural assets, Italia Nostra, proposed the Park Plan of Antic Appian Zone and many useful programs as a regional park in Rome.

The 1960s plans and the plan of Ancona of 1970 utilized the zoning for the protection of the development. The Supervisory Office of Umbria introduced the Landscape Plan at the all territory of Assisi in 1963, which was approved in 1969 (Fig.2). Protection zoning is the main feature of the plan. It introduced new zones such as historic panorama zone, agricultural zone, the zone of characteristic panorama in mountain, and the zone of Mt. Subasio ecosystem lay around the historic center, while industrial zones are separated from other historic zones. This concept of preservation is to respect historic landscape of the town shape, historic scene of agricultural land and the ecosystem, that is similar to 'the Landscape Plan of the Galasso Act'.

The coast and beach zone of Portonovo of Ancona is a model zone of the State Marche.

The supervisory office of Marche introduced both zoning and building codes in 1970. The plan, however, only covered the main park confined in 270 ha.

In conclusion, the types of codes and controls are as follows;

- Building code
- Zoning
- Respect of Historic Environment
- Historic Road
- Visual Protection
- Respect of Natural Environment
- Minimum Lot Control for Development
- Inter City Planning
- the control of the trade of the immobile (an example that the Master Plan of Rome enacted it in Antic Appia zone in 1960).

These ideas and means for the preservation of the historic and natural landscape had already been prepared before 'the Galasso Act'.

4. 'Landscape Plan for the Southern Italy' in 1966

The Southern Italy lagged behind the North in economic aspects. The government promoted the policy of public works by the act (no. 717) of 1965. The CIR realized the integral plans of the development and the preservation for all the South. In this plan 29 areas were appointed (Fig. 3). These were classified 3 types, that is, 'Tourist Development Zone', 'Tourist Development Promotion Zone' and 'Maturing Tourist and Economic Zone' (Table 2). The aim of these plans are to develop tourist facilities and to protect historic zones. The plans, however, were not adopted by Master Plans except some area, because the territory appointed

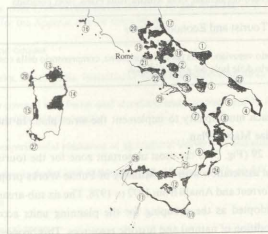


Fig. 3. Proposals of Landscape Plan of the Southern Italy (1966).

Table 2. Areas appointed by 'Landscape Plan of the Southern Italy in 1966'.

I. Tourist Development Zone	
1. Gargano, Isole Tremiti	
2. Matese, Traburno	
3. Terminio	
4. Penisola salentina	
5. Vulturno	
6. Metaponto	
7. Cilento, golfo di Policastro	
8. Sila, Pollino, Isonio, jonio	
9. Golfo di S. Eufemia, golfo di Gioia, massiccio dell'Aspromonte, zona delle Serre	
10. Costa stracussana, Costa ragusana	
11. Agrigentino, isole di Linoia, Lampedusa	
12. Comprensorio siciliano, centrale	
13. Gallura, Arcipelago della Maddalena	
14. Costa orientale sarda, Gennargentu	
15. Costa centro-occidentale sarda	
II. Tourist Development Promotion Zone	
16. Arcipelago toscano	
17. Litorale marchigiano-abruzzese, Gran Sasso	
18. Litorale abruzzese-emiliano, massiccio della Maiella, massiccio della Maielletta, altipiani maggiori, altipiani delle isole Mairade	
19. Comprensorio delle Rocche	
20. Terminillo	
21. Fleggi, monti Ercici	
22. Circeo, golfo di Gaeta, Campi Flegrei, isole Ponziene	
23. Irali, grotte	
24. costa calanese jonica meridionale	
25. costiera siciliana nord-orientale, isole Eolie, Etna	
26. comprensorio palermitano, comprensorio delle Madonie, comprensorio delle Caronie, comprensorio trapanese, comprensorio delle isole Egadi, comprensorio di Pantelleria	
27. comprensorio sud-occidentale sardo	
28. costa sarda nord-occidentale, isola Asinara, isola Piana, isola Foradada	
III. Maturing Tourist and Economic Zone	
29. comprensorio vesuviano della penisola sorrentina, comprensorio della costiera amalfitana, comprensorio delle isole del golfo di Napoli	

were too large for each municipality to implement the strict plan. In the South, most cities could not even finalize Master Plan.

The area of no. 29 (Fig. 3) is the most important zone for the tourist in the South. The State of Campania in association with the Ministry of Public Works proposed the Landscape Plan for the area of Sorrent and Amalfi from 1972 to 1978. The six sub-areas which are consisted of some cities are adopted as the grouping for the planning units according the grade of emergency of the condition of natural and historic resources. This proposal plan were applied to 'the Landscape Plan of the Galasso Act' in 1987.

Illegal development on the coast and in the mountain areas are beyond practical control of all 'Landscape Plans for the Southern Italy in 1966' as well as 'the Landscape Plan of the Galasso Act'

5. Outline of 'Landscape Plan of the Galasso Act'

5.1 General Situation of Plans

The Galasso Act (Table 3), enacted in 8 August 1985, made each state to draw up the Landscape Plan by 31 December 1986. Only seven out of twenty States obtained the approval of the Ministry of Culture and Environment and seven States obtained the adoption of States by the deadline. The rest, six States, do not formulate their plans as of 1993.

Four States which obtained the approval of the Landscape Plan, Emilia Romagna, Liguria, Veneto and Abruzzo, prepared excellent plans. Table 4 and Table 5 show the result of the research on the main features of each 'Landscape Plan of the Galasso Act' including

Table 3. Topographic conditions for 'the Landscape Plan of the Galasso Act'.

- | |
|---|
| a) coastal territories composed of a belt of depth 300 meters from the shore-line and also headland of the sea |
| b) territories contiguous to the lake, of a belt of depth 300 meters from the shore-line and also headland of the lake |
| c) rivers, torrents and waterways which is described in the table of Unity Text of Act on water and electric plant, approved in R.D. 11 december 1933. no.1775, and the relative bank or embankment, a belt of each 150 meters for them |
| d) mountains, over 1,600 meters above sea level for the Alps and over 1,200 meters above sea level for the Appennin and for some island |
| e) glaciers and cirques |
| f) natural parks, State's parks, territories of protection neighbouring parks |
| g) territories covered with forest and woodland and also destroyed by fire and the appointed by the regulation of afforestation |
| h) Areas of experimental plantation of agricultural Universitys and public use zones |
| i) swamp zones included in the table of D.P.R. 13 march 1976. no.448 |
| l) volcanoes |
| m) archeological zones |

Table 4. Situation of Each State Concerning 'Landscape Plan of the Galasso Act' in 1993.

State	State Act number and year (Regional Plan)	State Act number and year (Landscape Plan)	Abbreviation of Landscape Plan	Unit of Landscape Plan	Scales of materials	Year of adopt	Year of approval
Piemonte	1977 (no.56)	1989 (no.20)	PUT	14 Inter-city Programs 15 Territorial Plans 20 State Parks	1:300,000	1987	
Torino	1984 (no.2) 1971 (no.12) 1975 (no.53)	1987 (no.8) 1987 (no.20) 1991 (no.22)	PUP	53 Environment Promot Areas	1:100,000 1:25,000 1:10,000		1987
Torino	1970 (no.20)			75 Landscape Plans by Cities 6 Natural Parks 6 Inter-city Programs 101 Parks and Promot Areas	1:100,000 1:25,000 1:10,000		
Veneto	1978 (no.37)	1986 (no.9)	PTBC	7 Province Programs 342 City Programs 67 Parks and Promot Areas	1:300,000 1:50,000	1986	1991
Friuli	1982 (no.45)	1986 (no.42) 1989 (no.36)	PURG	219 City Programs			1986
Liguria	1976 (no.38) 1984 (no.39)	1991 (no.6) Proposal: 1985 (no.32)	PTPC	Regional Level Territorial Level District Level	1:250,000 1:25,000 1:10,000	1986	1991
Emilia Romagna	1978 (no.47)		PTPR	Regional Level 23 Units of Landscape City Level	1:250,000 1:25,000	1986	
Toscana	1979 (no.10)	1987 (no.25) Modification of 1982 (no.57) 1990 (no.4) 1991 (no.46)	AP	166 Integrated Promot Areas 202 Partial Promot Areas 3 Natural Parks	1:250,000	1986	
Umbria	1977 (no.10) 1985 (no.14) 1983 (no.52)	1989 (no.26)	PUC	12 Inter-city Programs 4 Natural Parks	1:250,000 1:10,000	1989	1990
Marche	1987 (no.26)	1987 (no.26) 1991 (no.34)	PPAR	69 Promot Areas 6 Types of Program 3 Types of Validation 3 Types of Historic Area	1:100,000 1:25,000 1:10,000	1987	
Lazio	1977 (no.43)		PTP	15 Areas Areas concerning Landscape	1:50,000 1:25,000 1:10,000	1987	
Abruzzo	1983 (no.18)	1988 (no.81) Modification of 1987 (no.44) 1990 (no.49)	PRP	11 Inter-city Programs	1:25,000	1986	1990
Molise	1981 (no.17)	1989 (no.24) 1990 (no.8)	PAV	8 Territories		1989	
Campania	1978 (no.31)	1987 (no.35)	PUT (only areas of Napoli and Amalfi)	6 Sub-areas	1:25,000 1:5,000	1987	
Basilicata	1987 (no.9)	1990 (no.5)	PTP	6 Areas	1:25,000 1:10,000 1:5,000	1987	1990

plans without the adoption. The situation of contents is as follows:

- a) States which have the original and territorial plans for the Galasso Act through the research their own resources in all territory.

Table 5. Situation of the program of 'Landscape Plan of the Galasso Act'.

1. States which have original programs of Landscape Plans after the Galasso Act			
State	approved	adpoted	not yet adopted
Veneto	○		
Liguria	○		
Emilia Romagna	○		
Marche		○	
Calabria			○
2. States which partially have original programs of Landscape Plans after the Galasso Act			
State	apprvaled	partially adpoted	
Lombardia	○		
Abruzzo		○	
Molise		8 areas	
Basilicata		6 areas	
Sardinia		10 areas	
3. States which prepared only regional act and coordinate programs of Landscape Plans after the Galasso Act			
State	Province	approved	under program
Friuli-Venezia		○	
Trentino-Alto Adige	Toronto	○	
	Bolzano		
Umbria		○	○
4. States which substituted programs of Territorial Plans before the Galasso Act and adopted them			
State	Piemonte and Lazio		
5. States which partially have some program of Landscape Plans after the Galasso Act			
State	area appointed	adpoted	without adopt
Valle d'Aosta			○
Toscana	Protection Zone of State Act no.52 of 1982	○	
Campania	Area of Sorrento and Amalfi	○	
Puglia			○
Sicilia			○

- b) States which have the original and territorial plans but those cover partial areas.
 c) States which have prepared only the State's Act corresponding the Galasso Act, while the plans are not yet completed.
 d) States applied the territorial plans which are already programmed.
 e) States have plans in the only small area or have no plan. It is not clear how the Ministry of Culture and Environment give the guidance to States which cannot adopt plans or which do not have the know-how of planning.

Although Campagna has a lot of tourist attractions, there is little appointment. In the southern Italy there is few Nature Conservation zones introduced by the special regulations.

On the other hand, Lombardia has many original 'Landscape Plans of the Galasso Act' but as so many area were appointed in the territory, it needs enough time to prepare details.

5.2 Organization for 'State Plan'

State's Act for the regional planning were brought by State government in the 1970s and the 1980s. This State's Act guarantees the opportunity of the independent tools of the Regional Planning according to the situation of each State. 'The Galasso Act' mandates every State modify the content of Regional Plan. Those plans were adopted the late 1980s or in the early 1990s. State's Act for Regional Planning defined the planning priority and 'the Landscape Plan of the Galasso Act' gains its position in the Regional Plan. The State's office in charge of formulating Regional Planning with other offices and specialists had the authority to make not only Regional Development Plan but Regional Landscape Plan. Consequently, the State's office of Regional Planning has the supervisory role of the development and conservation under the supervision of the Ministry of Culture and Environment.

Some Regional Plans have superior legal position to the Master Plan or the District Plan. 'The Landscape Plan of the Galasso Act' tends to dominate Master Plans which had already applied in many cities. Controls of two different plans overlap each other except historic centers and development zones. Therefore, cities have to modify their Master Plans in the suburbs or the farm field and so on.

'The Galasso Act' got the statutory status under the Natural Beauty Protection Act of 1939. It is worth to note that both acts defined the limit of the private right concerning the immovable properties under the concept of 'the public landscape'. Relating this aspect, it is clear that the Italian planning is based on the control of the land use and the restriction of the private right of the immovable. Those Acts include the penalty for the offender.

5.3 Implementation of 'Landscape Plan of the Galasso Act'

It is necessary for the preservation of the territorial environment to establish the methodology for the control of the land use. Larger conservation area is better to control but difficult to enforce. Depend on the topographic character of the landscape the land use control may be beyond its jurisdiction. In case of the group of cities or territories for the unit of the landscape, according to the valuation of the characters of the landscape, is effective to list them. In reality, problems of the landscape planning was derived from the municipal jurisdictions. By virtue of 'Galasso Act' the system of 'the Landscape Plan of the Galasso Act' can cover all the State's territory and can divide homogeneous territories into several areas by the character of the landscape, demarcation of which is not necessary.

Table 4 shows units of the planning of each states. Emilia Romagna, Liguria, Toscana and Marche have the method of original units of Landscape. Umbria, Lazio, Abruzzo and Campagna substitute the group of cities for the unit of landscape. This method is easier to

implement and as it is consistent with Regional Development Plan which applies in the same grouping as well.

'The Galasso Act' does not specify the method of the valuation of the landscape therefore researches of each State brought about their own solutions. Table 4 also shows the variation of scales of plans indicates its strong emphasis on local authorities in each States. It also indicates States tried to apply the better scale of planning according the territorial condition.

5.4 Case Study of 'Landscape Plan of Emilia Romagna'

It may be better to use an example of 'Landscape Plan' of a State for comprehensive understanding the concept and the planning system. The case of Emilia Romagna is the most important example in landscape planning in Italy, since they initiated leadership of town planning and regional planning in Italy and created their own planning framework long before 'the Galasso Act'.

The first stage of the Plan is to analyze the trend all territory in the State, and, subsequently, to decide the valuation of the environment. Tab. 3 shows zones in which the Landscape Plan is to be designed under 'the Galasso Act' Emilia Romagna finalized the frame of the plan in 1986 (Fig. 4).

But the close parallel general plan was already proposed in 1977. That was organized by the State with urbanists as an experimental example of Regional Plan. After the proposal the State cleared the trend of the land use of all territory, that is, the link of the urbanization and the reclamation were advanced till 1980 and the coast were already developed widely so the domestic environment as the zone of swamp and forest were reduced in these twenty years.

Under 'the Galasso Act' the State modified the proposal plan and applied the new frame for the planning. 'Unit of Landscape (Unità di Paesaggio)'. By the unit, twenty three territories are divided with regard to the type of the environment. 'The Unit of Landscape' is independent of the boundaries of Province or city. Fig. 4 shows the contrast of the boundaries of Provinces and 'Unit of Landscape'. Vertical lines correspond to the administrative boundaries, while the horizontal lines correspond to 'Unit of Landscape' which follows the topographic conditions. The latter is logically ideal method for grouping areas, for the Galasso

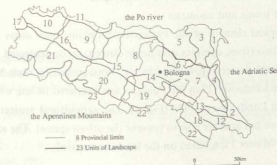


Fig. 4. Unit of Landscape of Emilia Romagna.

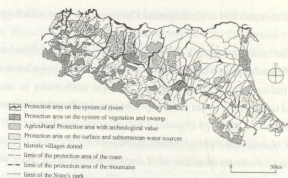


Fig. 5. General Plan of Emilia Romagna Landscape.

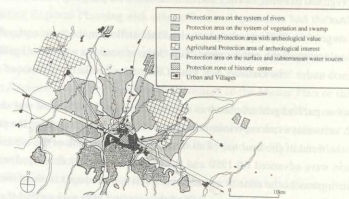


Fig. 6. Landscape Plan in Bologna.

Act' suggests the zoning of Landscape Plan on the basis of the topographic condition.

In addition to the zoning which the act requested, the State added their original protection zoning as follows:

- agricultural protection area of archeological interest (the Roman grid field)
- landscape and environment protection zone
- historic towns and countries

(a) is the typical element of the Padanoveneta plain, since areas are located near cities, (b) divided into two types, complex and single element to be protected, (c) means small towns and countries worth preserving, which cannot afford preparing their Master Plan (Fig. 5).

In 1993, the Landscape Plan for Bologna was prepared in line with the General Plan of Emilia Romagna Landscape of 1986 (Fig. 6). The agricultural protection area was added in the plan. This area has another role to prevent the urban sprawl. The scale of Landscape Plan is similar to the Master Plan based on the land-use control.

6. Conclusion

There are three types of Landscape Plans in Italy. The first plan, 'Landscape Plan of the Natural Beauty Act' of 1939, controls the form of buildings by regulations in a certain territory. Those regulations are so stringent as to extremely low building coverage ratio and floor area ratio. In Assisi case in 1969, Protection zones are also applied around the historic center and the surrounding residential zones. The application, however, soon became difficult because the appointment of Landscape Plan is limited to some special territories in the country. Those plans were drawn by the Supervisory office of Cultural Assets from 1943 to 1972. In contrast, 'Landscape Plan of the Galasso Act' were brought by the Territorial Department of each State government, which means of deals with both development and preservation planning.

In case of Landscape Plan of Ischia island, Naples and Apennine Zone, Rome, the citizens' activities and non-profit organizations with the professionals of various fields of study are worth notice to consider the third method to determine the planning process.

On the other hand, the second plan, 'Landscape Plan for the Southern Italy in 1966' is the Territorial Landscape Plan similar to 'Landscape Plan of the Galasso Act'. It is, however, too difficult to realize proposals.

The third plan, 'Landscape Plan of the Galasso Act' of 1985 is the most advantageous of the three, because the system of the plan is equivalent to the system of Regional Development Plan and placed above Master Plan and others. 'Landscape Plan of the Galasso Act' approved by the Ministry of Culture and Environment have effects all territory and influence not only on subordinate plans but on the zones where there is no plans due to the lack of the authority.

One of major recent problems is how to revise Master Plan based upon 'the Galasso Act'. Some Master Plan under consideration of revision have been adopted by city governments. In those Plans the agricultural zones with detailed regulations around the urban zones are appointed as the historic zones or the landscape preservation zone. Strong emphasis on the historic landscape and environment as the public affairs indicated in the act is based on Italian town planning tradition and the system of State government.

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