



# Documentation Regional development instruments

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Bavarian State  
Ministry of the  
Environment,  
Public Health  
and Consumer  
Protection

Interreg III B

General Data	
<b>Name of instrument:</b>	Municipal Master Plan (Piano Regolatore Generale)
<b>Country / region:</b>	IT
<b>Spatial level:</b>	local
<b>Type:</b>	Spatial planning instrument
<b>Subtype:</b>	Formal planning instrument
<b>Description:</b>	<p>The instrument governs construction within a given municipality territory. It may concern several neighbouring municipalities and contains specifications concerning different land uses admitted within the area of scope:</p> <p>It also contains:</p> <ul style="list-style-type: none"> <li>- infrastructural networks</li> <li>- municipal land zoning</li> <li>- identification of public open spaces</li> <li>- identification of public building areas.</li> </ul> <p>Note that the standard implementation procedure of Italian spatial planning tools comprises a phase (typically lasting 60 days), after an initial Adoption ('Adozione') and before the final Approval ('Approvazione'), during which stakeholders and citizens can submit their comments.</p>
<b>General objectives:</b>	Orient urban development. Avoid real estate speculation. Ensure provision of adequate public services.
<b>General Objectives keywords:</b>	planning principles ; urban development ; building land ; municipal land policy ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Planners
<b>Reference:</b>	<a href="http://mapserver3.ldpassociati.it/arezzo/glossario.cfm#def2">http://mapserver3.ldpassociati.it/arezzo/glossario.cfm#def2</a>
<b>General assessment of strength and weakness:</b>	<p>Strength: Mandatory for all concerned operators.</p> <p>Weakness: Subject to pressure from organised lobbies.</p>
<b>Metadata:</b>	<p>Date of entry: 2007/04/04</p> <p>Contact: Ifuplan, Schleißheimer Str. 156, 80797 München</p>
Implementation	
<b>Legal status:</b>	mandatory for responsible body AND mandatory for end-user
<b>Extension:</b>	very frequent (> 50 % municipalities)
<b>Comment:</b>	Monitoring: Federal/regional level

<b>Type of monitoring:</b>	Qualitative / descriptive reporting
<b>Best practise example (1):</b>	Oltris and Voltois Masterplan (Carnia, Friuli Venezia Giulia Region)
<b>Example Abstract (1):</b>	Stemming from the Memorandum of Understanding for the Protection and Conservation of the Architectural-Historical Heritage of Carnia, the Masterplan foresees the reconversion of two small mountain settlements through the creation of a Hotel-Lodgings Network System. The aim is to reconvert a social and economic system that will be deeply transformed as a consequence of the recovery of deteriorated and abandoned real estate heritage addressing it to tourist use.
<b>Period of validity:</b>	unlimited
<b>Assessment</b>	
Relevance	
<b>Status:</b>	very strong direct relevance
<b>Ranking:</b>	5
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
<b>Ranking:</b>	5
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	4
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Budget, staff, legislation, know-how
<b>Ranking:</b>	2
<b>Remark:</b>	-
Effectiveness	
<b>Status:</b>	Direction of effect, type of effect, acceptability, perpetuity
<b>Ranking:</b>	4
<b>Remark:</b>	-