

EXCERPTS FROM THE GENERAL REPORT ON THE REGIONAL LANDSCAPE PLAN

The Regional Landscape Plan (RLP) turns a new page in the management of urban development processes in Sardinia by introducing upstream control and coordination of urban planning. It is different from the one applied until now whose action was simply one of land use zoning and regulations.

The dominant tourist model that has developed in Sardinia until today has been largely linked to coastal resorts including both hotels and tourist residences.

This has progressively engendered the increasing consumption of the coastal territory to the detriment of the preservation and enhancement of habitats of outstanding environmental and landscape value.

Over the years, human pressure on the coastal area has led to the often haphazard emergence of seaside villages and resorts near the most delicate parts of the island's coasts.

The Regional Landscape Plan aims at reversing this trend by emphasizing the tourist and accommodation potential of the towns and villages located in the coastal areas through the improvement of historic towns and of their cultural and agrifood traditions directing them towards the tourist sector.

Thus, the choice was made to maintain and preserve the environmental and cultural values of the still intact stretches of coastal territory, focusing tourist development on urban centers and fostering revitalization activities on the existing tourist resorts.

In this way, coastal resorts will become targets for renovation actions and programs which, in full compliance with the limitations and values established by studies on environmental, historical and cultural aspects, will aim at mitigating and harmonizing the impact of these resorts on the landscape and local environment.

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EXCERPTS FROM THE SCIENTIFIC BOARD REPORT

Sardinia's landscape

The main subject and leading player of the RLP is Sardinia's landscape – a complex and fragile asset, whose complexity arises from the processes that have shaped it. It is the product of thousands of years of human activity in a harsh environment, during which both the form of the places (the landscape) and the identity of the people were molded as if cast in the same crucible. It is difficult to achieve systematic knowledge of the landscape due to its subjective nature albeit within the framework of common perception. Landscape observation and study are based on the conviction that preserving the landscape means preserving the memory of those inhabiting it and that a population without landscape is one without identity and memory. Sardinia's landscape is complex and fragile because of the very beauty of its coasts, prey to the most rapacious and violent forms of destruction, and the mystical solitudes of the deserted inland areas. Fragile but consolatory thanks to the reassuring certainty that we feel in recognizing the island's unmistakable identity also from a photograph found in the dust, to the feeling of infinity this land continues to arouse in us when we look at its still intact areas, to the effect of the dominant winds which have blended the landscape, its rocks and trees into a unique shape which identifies it and renders it familiar. It is complex despite the overall unity which centuries of history have stratified upon its different shapes, unifying the Sardinian territory in a multifaceted, harmonious synthesis of its many local identities. It is complex and fragile due to the conflicts that have arisen in recent decades between a culture deeply rooted in history and its places and a warped idea of modernity leading to the rapacious exploitation of resources and alteration of the territory based on uniform models, applied in identical form throughout the world. The basic tenet of the RLP is that this landscape - its interweaving of nature and history, places and peoples – is Sardinia's main resource. A resource until now exploited like a mining deposit from which to extract precious gems by uprooting them from their context rather than a heritage to be wisely and far-sightedly managed to enable both present and future generations to enjoy its bounty. This resource is undoubtedly the fruit of the work and history of the community living there, but which

today's community has a duty to preserve not only in its own interest but for the benefit of the whole of humankind. A wealth which, in the interest of the local population and of humankind, has need of a land use management policy founded on knowledge and inspired by wisdom and vision.

3. The RLP is the central tool for this type of land use management policy.

The RLP aims to protect the landscape, with the twofold goal of preserving its quality and the significance of its heritage by highlighting its real value (use value, not trade value), and of fostering its improvement through restoration, reconstruction, reorganization and renovation projects, including major ones, wherever the territory is deteriorated or compromised. The Plan is the matrix of a wide-ranging, long-term policy linking preservation and transformation in a single program: thus while preservation actions seek to defend conserve the features and significance of the elements connoting each asset, transformation actions continue the process of landscape production which has unfolded over the millennia according to unwritten rules.

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The coastal zone

6. Conservation requirements are particularly evident in the coastal zone as a whole. This area, albeit made up of discrete elements belonging to distinct categories (sand dunes, reefs, wetlands, headlands etc.) forms *in its entirety* a landscape resource of unique value: not only by virtue of the worth (in some instances exceptional) of its constituent parts but also thanks to the higher, added value generated by their composition. It is also because of its outstanding value and the inadequate territorial resource management abilities displayed over the past decades by regional and local administrators that this incomparable heritage has been submitted to violent despoilment. In recent decades, it was the coastal zone – following a trend which runs the risk of continuing in the years to come – that was most violently subjected to the fragmentation of the common assets of the Sardinian peoples, leading to a patchwork of private developments built with no respect for local culture and traditions or for the marks left by history on the land and sold as interchangeable, undistinguished goods to temporary users withdrawn from common use and the enjoyment of present and future generations (apart from their privileged owners). Thus the coastal zone is marked by the highest overall quality coupled with the highest risk: these two circumstances justify the special attention focused on its perimeters according to criteria set out by science and tested in the field and on the overall landscape asset of regional importance consisting in “coastal territories”. Hence the need to govern its transformation under a form of regional coordination targeting both protection and support of actions aimed at guiding transformation in the direction of sustained improvement of quality and usability.

Three readings, three settings

7. The landscape is certainly the result of the composition of several aspects. Its quality arises from the synthesis of natural elements and the signs imprinted on the land by human activity (pre-historic, historic and present-day). Thus, it is only for practical reasons that planning practice conventionally distinguishes different “systems” (environmental, historical-cultural, urban) whose composition creates the overall makeup of the territory and its various “orders” giving these systems their concrete form. The survey leading to formulation of RLP rules was also conducted according to the three orders: environmental, historical-cultural, settlement. Three readings of the territory - three ways for identifying the elements making up its identity. Three sectors of analysis aimed at identifying the rules to be adopted for protecting and highlighting the values of each territory (and also point out its disvalues) considering the contribution given to the landscape building process by nature (environmental order), the layers of history and culture (historical-cultural order), and the human organization of the territory (urban order). Each of these three levels of interpretation has led to identification of a discrete number of “asset categories with clear boundaries” in the wording of the Constitutional Court: i.e. types of territorial elements which, pursuant to Articles 142 and 143 of Decree Law 42/2004 may be labeled as “landscape assets.” Survey and identification of the features of these assets leads to definition of the

rules. Thus, the three chapters set out the actions required, relative to the assets in each category, for maintaining the positive features of the landscape, for re-establishing them where they have been degraded, or transforming them if irremediably lost.

Landscape categories

8. The three readings mentioned in the above paragraph have enabled identification and regulation of the assets belonging to each of the categories identified. However, in the real landscape each discrete element belongs to a given context within which it establishes unique connections with assets (more broadly, elements of the territory) belonging to other categories. In order to take this fact into account, territorial analysis aimed at identifying categories of assets to be safeguarded according to national protection legislation was accompanied by analysis to identify the distinctive landscape features of individual contexts. Based on the planning work carried out on the provincial level, 27 landscape areas were identified for each of which specific context analysis was performed. For each area, the RLP provides specific guidelines for lower-level planning (in particular at municipal and inter-municipal level) targeting specific objectives and indicating appropriate actions provided in a set of technical sheets that form an integral part of the regulations. Thus, landscape areas provide an important nexus between landscape planning and urban planning: they are the baton passed by the Region to local authorities so that they may continue, refine and complete landscape protection and enhancement actions in the territories under their jurisdiction and responsibility. In this sense, the set of rules governing landscape areas is that part of the RLP local authorities and players are asked to consider with the greatest attention when discussing planning documents, since it is in these areas that reviews, additional details, addenda and supplements will be most useful for completing the plan.

EXCERPTS FROM THE RLP TECHNICAL REPORT

BACKGROUND

The central role of the Landscape Plan

The Guidelines, which outline the rationale and policy principles of the Landscape Plan have designated "... the central role of the landscape of Sardinia as a driving force in territorial governance at regional, provincial and local levels ... hence, the landscape is the main strategic reference for defining objectives, methods and contents not only of the RLP, but also of general regional planning and territorial management tools geared towards a sustainable development policy".

This designation rests on the contemporary viewpoint that considers the landscape as the "prime setting for interaction between humans and nature, community and territory, where equal dignity is assigned to both the environmental substrate and to the subjectivity of human construction and perception of natural and inhabited space".

This definition expanded and defined, adapting it to Sardinia, where the relationship between mainly natural environments and human settlements is known to be particularly strong, is the definition provided in the European Landscape Convention signed in Florence on 20 October 2000 which designated the landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".

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The Regional Landscape Plan, within the broader sphere comprising all land use planning and management actions must therefore, together with constant quality and renewability of natural resources and preservation of biological diversity, guarantee:

1. in the economic field: sustained generation of income and employment opportunities supporting the livelihood of the community, ensuring this goal is obtained through rational and efficient management of resources, and taking steps to reduce the use of non-renewable resources;
2. in the social field: human welfare and access to opportunities (safety, health, education, but also recreational activities, well-being and social life), equitably distributed across social classes, and age

and gender differences, for inhabitants of urban centers and suburbs alike, and in particular across current and future communities

3. in the cultural field: enhancement of the "system of differences" in the interaction between communities and landscapes;

4. in the institutional field: ability to ensure conditions of stability, democracy and participation, information, human development and justice.

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The main objective of the Plan is to adopt the landscape as the paradigm for a new idea of Sardinia, the aim being to usher in a new era founded on the concept of territorial identity. In this sense, the environment and history are the linchpins of the new development model.

In line with this premise, the RLP charts two main lines of action:

1. identify the great intact elements of the regional landscape, the places whose identity has remained largely integral and which have a long natural and historic life. These elements represent the inalienable, non-negotiable values upon which the project for enhancing the quality of the Sardinian territory for the third millennium will be founded. Widespread consensus will be built on the need to protect them, summarized by one basic concept "do not manipulate intact territory";

2. reconstruct and revitalize the areas affected by small or large-scale transformations, reclaim them from degradation due to neglect or excessive exploitation, through participatory project design to establish new "rules" for local landscapes consistent with the contents of the European Landscape Convention which "...concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes".

Relative to these strategic lines, the Landscape Plan promotes sustainable governance and management of land transformations, through system-oriented policies, instead of actions pinpointing individual areas or resources, seeking and adopting sustainability-focused development principles that aim to:

- achieve high environmental, social and economic quality as values in themselves, as indicators of wellbeing and as conditions for competing on global markets;
- preserve and strengthen the region's identity as a system (history, culture, landscape, production, etc.) and its social cohesion.

Urban planning is to be seen as a tool for governing the set of territorial processes which cannot be exclusively managed through landscape planning, which provides the general principles and framework, and consists of a set of regional guidelines for developing broader planning systems, which will gradually expand over time and whose main mission will be to:

- highlight the system of shared values taking stock of the territory's structural features;
- ensure that the plurality of planning choices follows a shared strategic orientation;
- provide certain and clear governing processes, simultaneously taking into account their complexity and unitary nature together with differences and specificities;
- harmonize special attention to the landscape with the need to integrate land governance policies, approaches and measures.

In rethinking the overall mission of regional planning, the environment, the landscape and identity represent cross-cutting themes and strategic tenets.

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EXCERPTS FROM THE RLP REGULATIONS

PART I _General guidelines

TITLE I – General Principles

Art 1 – Goals

1. The region recognizes the characteristics, typologies, forms and innumerable points of view regarding the Sardinian landscape considered to be made up of the interactions between nature, history and culture of the local populations as fundamental for development and regulates its protection and promotes its improvement through the Regional Landscape Plan (RLP)

2. The RLP is intended for all subjects who carry out territorial planning and management, in particular the Region, the Provinces and the Municipalities and their forms of association, Public Authorities (federal and regional) including Universities, research centers, private citizens and businesses
3. The RLP ensures appropriate protection measures for the Sardinian territory and forms the framework and coordination for economic and regional, provincial and local planning and for sustainable development
4. The RLP pursues the following goals
 - a. Preserve, protect, improve and leave Sardinia's environmental, historic, cultural and urban identity to future generations
 - b. Protect and preserve the island's cultural landscape and its biodiversity
 - c. Ensure the safeguarding of the territory and promote forms of sustainable development in order to preserve and improve its quality

Art 3 – Principles of the Regional Landscape Plan

1. The principles of the RLP underlying the actions to be undertaken for landscape protection and preservation serve as basic framework and coordination for the sustainable development of the regional territory, based upon a balanced relationship between social need, economic activities and the environment in coherence with the European Landscape Convention and with the European Spatial Development Perspective.
2. The principles in the preceding paragraph concern
 - limits to urban growth
 - ecosystem management in accordance to the precautionary principle
 - preservation and development of natural and cultural heritage
 - reduction in pressure on urban areas in particular in the coastal zones
 - sectoral policies which respect the preservation of biological diversity
 - integrated territorial strategies regarding ecologically sensitive areas
 - soil protection and reduction of erosion
 - preservation and rehabilitation of the vast wetland areas
 - management and rehabilitation of marine ecosystems
 - preservation and management of the cultural, historic and ecological landscape
 - increased compatibility of growth and development impacting the landscape
 - rehabilitation and recovery of landscapes degraded by human activities.

TITLE II –General regulations

Art 6– Landscape areas, assets and components

1. Landscape areas are those defined in relation to the type, importance and integrity of landscape values identified in maps 1.1 and 1.2 through a process of knowledge collection according to Part II of the RLP in which structural, natural and human factors converge and in which individual or collective landscape assets are defined
2. Landscape assets are those categories of assets whose individuality allows precise identification
3. Collective landscape assets are those with spatial diffusion composed of a plurality of identifying elements coordinated in a relational territorial system.
4. Landscape components are those landscape typologies, areas or structures which constitute the weft and connective fabric of the different landscape areas

5. Identity assets are those structures areas and/or immaterial values who allow the acknowledgment of the sense of belonging of local communities to the specificity of Sardinian culture
6. The RLP determines for each landscape area the regulations for protection by means of the different instruments for territorial governance indicate in articles 10 and 11

Art 7– Framework for strategic actions

1. Strategic actions are those for which public authority is exercised for the protection, maintenance, improvement and restoration of the landscape values indicated within each landscape area
2. The following categories of actions can be used to achieve the goals set out in the preceding paragraph
 - a. Preservation, including the maintenance of the characteristics, constituting elements and morphologies as well as interventions aiming at the structural and functional improvement of the landscape components
 - b. Environmental, agricultural, urban and architectural transformation subject to the verification of their compatibility with the landscape values indicated
 - c. Recovery, reconstruction and renaturation with the goal of reintegrating pre– existing landscape values or of creating new landscape values compatible with the RLP
3. All the preceding categories of actions must guarantee high levels of quality both for the maintenance of the constitutive elements of the island's landscape as well as in terms of architectural quality
4. The contents of attachment 1 can orient and direct the strategic actions

Art 8– Art 8 – Regulations for landscape and other public assets

1. The landscape assets defined by article [6 paragraphs 2,3] and regulated in Part II of the RLP are those territorial elements, areas or points of environmental, historic, cultural and urban value with characteristics of permanence and specific identity whose preservation and safeguarding are indispensable for the maintenance of fundamental values and essential resources to preserve for future generations

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ART 13 Landscape areas – Specific regulations

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3. The transformation actions permitted within each landscape area must pursue the highest levels of landscape quality in accordance with the RLP and any detailed planning that ensues
4. The actions of transformation pursue the following goals:
 - a. Maintaining the characteristics, fundamental values and morphologies taking into account architectural typology as well traditional construction technologies and materials
 - b. Planning of development actions that are compatible with the landscape values indicated so as not to decrease their importance, paying particular attention to the safeguarding of agricultural areas
 - c. Rehabilitating compromised or degraded area in order to recover preexisting values or to create new, coherent and integrated landscape values

PART II Territorial orders

Art 16 Recognition and regulations

Territorial analysis regards the investigation of the entire regional territory and constitutes the knowledge base for the recognition of its natural, historic and urban characteristics and their reciprocal relations and is divided into:

- a. Environmental order (map 2)
- b. Historic– cultural order (map 3)
- c. Urban order

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Art 17 – Environmental order. Generalities and identification of landscape assets

1. The environmental order is made up of the set of territorial elements with biotic (flora, fauna and habitat) and non biotic characteristics (geological and geomorphological) in particular reference to natural and seminatural areas, particular geological formations and the wooded and agricultural landscape, interpreted according to an ecosystemic vision and in relation to the elements of human presence

Art. 18 – Measures for safeguarding and preserving landscape assets with environmental significance

1. The landscape assets in the preceding article are the object of preservation and safeguarding in order to maintain the characteristics of their basic components and relative morphologies so as to preserve their integrity or state of optimal equilibrium between natural habitat and human activities

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- 7 Programs for preservation and safeguarding landscape assets are undertaken to:
 - a. prevent situations of risk
 - b. create a sustainable balance between human activities and environmental systems
 - c. improve ecosystem functioning
 - d. implement monitoring systems that can track the maintenance and improvement of biodiversity and evidence critical situations.

Art 19 Coastal zone. Definition

1. The coastal zone, delimited by RLP as per art 5, is considered a landscape asset and is considered a strategic resource fundamental for Sardinia's sustainable development and requires integrated planning and management
2. The areas of the coastal zone are characterized by a territorial contexts whose basic components are inextricably interrelated and the preeminence of environmental values is exposed to risks that could compromise the balance between natural habitat and human presence.

Art 20 – Coastal zone – Norms

1. In the coastal zone as described in article 19, the following norms should be followed:
 - a. No new construction in unbuilt areas except as provided for [in article 12] and the following paragraph 2
 - b. The following interventions are prohibited:
 1. New extraurban roads larger than two lanes...
 2. New industrial plants or shopping malls

3. New campgrounds or hotels connected to golf course, new areas for recreational vehicles
2. The following projects can be realized
 1. In urban areas, upon approval of municipal urban plans
 - a. Projects for residences, services and tourist uses only if adjacent to inhabited centers and subordinated to the verification of the carrying capacity of beaches and need for new hotel rooms and beds
 2. In tourist or industrial areas subordinate to agreements as per [article 11]:
 - a. Urban and architectural rehabilitation of existing tourist or industrial areas
 - b. Reuse and transformation of existing buildings for tourist uses
 - c. Completion of the existing urban fabric
 3. In all of the coastal zone:
 - a. Projects for the preservation, management and improvement of landscape assets
 - b. Specific or network infrastructure as provided for in sectoral plans in accordance with the RLP
3. The projects in the preceding paragraph 2 can be implemented:
 - a. By the drafting of new municipal plans in accordance with the RLP
 - b. By agreements, if municipal plans have not yet complied with the RLP.....in consideration of the strategic value of the coastal zone. Agreements assess the need for integrated resource management, ensuring a sustainable balance between urban and industrial pressures and the preservation of natural habitat following the indications of the European Recommendation regarding Integrated Coastal Zone Management (2002/413/CE) and the Mediterranean Action Plan (MAP).....
4. ...

Art 24 Natural and subnatural areas. Guidelines

1. Planning should be carried out according to the following guidelines:
 - a. Regulate:
 - 1) Excursion activity on the cliff, rock faces and uninhabited islands and rocky zones hosting nesting areas for rapacious birds, marine birds and other protected species and other sites important for endemic species of flora and fauna
 - 2) Tourist activity and periods of access to rock formations and small islets and other sites hosting protected species in relation to their mating habits
 - 3) Access to caves and other cavernous areas
 - 4) paths and vehicle movement taking into account the safeguarding and integrity of fragile habitat Within crest and slope areas,
 - 5) management interventions so as to avoid pollution and silting In temporary Mediterranean wetlands and natural lakes,

- 6) interventions to avoid cutting and uses that compromise the correct development of the vegetation in the juniper forests of the lime and mountains and coastal dune areas,
- 7) regular hydraulic management activities in riparian areas so as to
 - a. endure the free flow of water
 - b. control interaction with marine dynamics especially regarding sedimentation and salination
 - c. avoid or reduce risks of flooding and pollution
 - d. maintain the landscape's recognizability, continuity and compatibility
 - e. maintain or increase connectivity of the island's ecological network
 - f. discipline hunting, fishing and river activities
- b. Direct
 - 1) Interventions in the climax and subclimax oak stands in the lime mountains... so as to preserve and improve natural resources and ecocompatible uses adopting all measures necessary to maintain the delicate sustaining equilibrium
 - 2) Interventions...in coastal areas so as to maintain the vegetation's original structure and favor the natural evolution of native elements
- c. Call for
 - 1) In Programs and projects for the preservation and improvements of specific steppic and ampelesma formations made up of grass prairies which tend to stabilize the structure of particularly arid ground
 - 2) Scientific monitoring programs

Art 27 Seminatural areas. Guidelines

1. Planning should be carried out according to the following guidelines:
 - Direct
 - a. Regulations for coastal wetlands towards a concept of integrated management in particular the maintenance of traditional lagoon fishing, salt production and preservation of biodiversity
 - b. The management and discipline for dunes and coastal beaches subject to tourist uses towards the maintenance of their current ecological and landscape conditions, regulating access and use in a way that is compatible with the preservation of natural resources
 - c. Management of grazing areas in relation to their carrying capacity; management should encourage this use.
 - d. The management and discipline for fluvial systems and riparian ecologies towards the maintenance and improvement in order to stabilize natural vegetation
 - e. The management and discipline for caves and grottoes subject to tourist use through programs that take into account the presence of endemic species

Art 30 – Agricultural and forest areas – Guidelines

1. Planning should be carried out according to the following guidelines:
 - harmonizing and recovery in order to:
 - improve the production and services of agricultural activity
 - rehabilitate agrarian landscape
 - reduce dangerous emissions and energy dependence
 - mitigate or remove critical factors or deteriorations

2. Respects for the guidelines in paragraph 1 are verified in local planning instruments with adequate assessment of alternative that are realistically practicable and with particular attention to the carrying capacity of the ecosystems and resources involved.

Art 34 - Art 34 – EU naturalistic areas –Guidelines

1. The RLP encourages the integrations of criteria of landscape and environmental improvement in management plans for Nature 2000 sites
2. The RLP provides incentives the introduction of the single sites into networks by means of the creation of ecological corridors

Art 35 – National protected areas –Guidelines

1. The RLP incorporates the delimitation of natural parks and protected marine areas
2. The RLP applies to national parks insofar as they are compatible and prevail over less restrictive provisions contained in them
3. The regional government encourages agreements with management bodies so as to:
 - a. Reconcile regional landscape planning with the plans and regulations of national parks areas providing management bodies with technical support
 - b. Encourage integration of National parks within the regional context in order to derive benefits from their improvement
 - c. Encourage the identification and management of areas adjacent to national parks

Art 36 – Regional parks, reserves and natural monuments – Guidelines

1. The rules of the RLP are applied integrally to parks, reserves, regional natural monuments instituted according to Regional Law (RL) 31/1989 in the following cases:
 - a. if management plans (as called for in RL 31/1989 art 12) or by specific legislation have not been executed
 - b. in areas of important naturalistic and environmental interest not included in parks, reserve or natural monuments (as called for in RL 31/1989 art 24) if specific safeguard measures have not been implement or if the safeguard measures are more restrictive than those in force.

Art 37 - Other protected areas - Guidelines

1. Other protected areas – natural oases, permanent oases for the protection of faun, areas belonging to the Forest Agency and the Beach Trust are managed by competent associations and institutions according to the RLP

Art 40 – Other naturalistic areas – Guidelines

1. The regional government ensures, through the knowledge gathering activities undertaken in local or sectoral planning, the protection of such resources through appropriate measures of management and monitoring
2. The protection and management of these areas in coastal zones is ensured, especially regarding the transition zones between marine and terrestrial ecosystems by following the recommendations of the European Parliament and of the Council of May 30, 2002 regarding Integrated Coastal Zone Management (ICZM) in Europe (2002/413/CE) and of the Mediterranean Action Plan drafted by the Barcelona Convention
3. The Regional government promotes the creation of a network of sites, to be instituted preferably on state-owned lands, for the on-sire cultivation of native species so as to ensure the preservation of Sardinian germoplasm and biodiversity

Art 43 – Areas for environmental recovery – Guidelines

1. The regional government, in collaboration with local municipalities, promotes actions for rehabilitation or rinaturation which call for the most appropriate projects and redefinition of land uses to remove causes of deterioration, taking into account the potential for economic development and the available resources in each area and their environmental contexts
2. In areas with deterioration of the vegetation having diverse causes (overuse, invasive species, mining and quarry activity) which need recovery in terms of hydro geological, productive and environmental functions, priority must be given to foresting activity and to recovery, restoration and rinaturation which allow the recuperation of endemic vegetation coverage
3. In areas of landscape deterioration ...intervention should promote the recovery of the original state o the creation of new landscapes which are compatible with their environmental contexts
4. In areas of environmental deterioration caused be the decommissioning of mining, industrial and illegal garbage dumping, besides environmental decontamination and remediation and appropriate safety measures, interventions should promote, where possible the recovery of these places, even for tourist uses, taking into account the preservation of the historic and cultural preservation of local identity. Tourist use plans are admitted only if compatible with the specific characteristics of the local context.

TITLE II _Historic– cultural order. Generalities and landscape identification

Art 47 – Historic– cultural order. Generalities and landscape identification

1. The historic– cultural order is made up of areas, structures (buildings or artifacts) which record human presence in the territory over long historic periods
- ...
- ...
7. The regional government, through improvement and preservation plans in accord with planning instruments, determines the strategic actions necessary for the promotion, improvement and rehabilitation of the elements of history, cultural and identity significance
8. The regional programs in paragraph 7 can involve public and private resources in the determination of the costs and timing for the realization of such programs and should seek to integrate environmental and urban landscape elements with the historic and cultural landscapes

Art 50 – Areas with buildings and artifacts of historical significance – Guidelines

1. Urban planning defines
 - a. Criteria for architectural and urban sustainability regarding any important and general modification of land uses regarding the abovementioned landscape and identity asses so as not to introduce into historic containers activities and functions which eliminate their cultural, structural, typological and morphological identity
 - b. The areas of morphological pertinence identified surrounding historic buildings subject to special dispositions regarding the quality of projects for restoration and transformation in accordance with the identity of the existing architecture
 - c. Other categories of intervention including demolition with or without reconstruction of buildings devoid of historic interest or which contrast the historic values of the buildings with identity significance

Art 53 – Areas with historic settlements – Guidelines

1. Urban planning guidelines for municipalities:
 - a. Preserve historic stratification and maintain its legibility
 - b. Preserve and improve traces which are testimony to the historic origins of the settlements
 - c. Recognize and improve edges whether walled or identified by routes, paths or other delimitations
 - d. Avoid merging of adjacent nuclei, maintaining identity and specific differences
 - e. Promote integrated projects involving public and private sectors with recovery or reuse aimed at maintaining or consolidating the necessary fusion and mix of residential and commercial uses
 - f. Encourage the environmental and landscape rehabilitation of the urban landscape with the elimination of inappropriate additions and the restoration and rehabilitation of public spaces
 - g. Identify measures for the rehabilitation of the historic urban fabric even by means of urban renewal processes to substitute incongruous and incompatible parts, researching the design and pattern of the original fabric
2. Local planning instruments regarding projects in historic urban situations, aided by regional funding, should pursue quality projects in particular:
 - a. The reduction and/or elimination of private vehicular traffic from historic centers, especially that of non-residents, with pedestrian zones that can reconstruct original spatial functions
 - b. Elimination of incongruous commercial signage
 - c. Unification and coordination of public illumination, paving and general street furnishings which characterize the public space of historic centers
 - d. The obligatory use of ideas or design competitions to increase quality
 - e. The use of appropriate forms of information and public consensus building regarding urban projects to guarantee social participation of investors and users of the cultural asset
3. Urban plans can call for the total or partial demolition, with or without reconstruction, of incongruous and incompatible elements with the preservation and correct and appropriate uses of historic heritage or of those which obstruct view corridors
4. Building codes should regulate privately owned historic spaces which have been typologically identified such as courtyards, porticoes determining appropriate safeguard measures

Art 56 – Networks and connective elements – Guidelines

1. Municipalities identify in its urban plan in a detailed fashion the historic road infrastructure within its own territory according to the following guidelines:
 - a. improve the existing historic road infrastructure avoiding additions, reductions or renovation
 - b. Preserve the road infrastructure identified on historic maps without altering artifacts
 - c. ensure the maintenance of artifacts by consolidating the natural surface and original typological characteristics
 - d. preserve even along abandoned state and provincial roads historic bridges, “case cantoniere” and works of art in general
 - e. preserve lateral walls and vegetation
 - f. avoid full view structures for energy transmission (promoting their substitution with underground systems) and commercial signage and regulate tourist and directional signage

- g. for historic railway tracks, preserve structural elements such as the tracks, stations, switching stations, bridges, tunnels and other rail infrastructure as well as complementary elements such as wrought iron structures, protection elements, water towers, fountains etc
 - h. recover and reuse the rail tracks serving mining, industrial and port areas
 - i. the improvement and reuse of artifacts and areas in question within a context of the creation of landscape circuits
2. Municipalities and provinces, according to their respective competencies identify in their planning instruments panoramic roadways and define protective measures to be observed according to the following guidelines:
- a. define buffer zones of adequate dimensions in relation to local contexts so as to reconcile the requirements of landscape protection with functionality
 - b. to prohibit the erection of commercial signage that compromise views and view corridors
 - c. limit building which interferes with the panoramic nature of the different sites or adopt measures to ensure respect for artifacts by an appropriate buffer area
 - d. mitigate critical situations
 - e. take care that planting does not interfere with views or view corridors
 - f. call for road illumination that does not interfere with views or view corridors
 - g. call for installations and urban furnishings that do not interfere with views or view corridors

Art 59 – Historically significant landscape components– Guidelines

- 1. In order to safeguard the territory the RLP identifies historic.cultural systems which represent the most significant relationships between historic road networks better described in reports and illustrated in Map 3
- 2. ...

TITLE III Urban order

Art 60 Urban order – definition

- 1. Urban order represents the set of elements resulting from processes of territorial organization in function of the human settlement and activities
- 2. Included in the urban order and represented in Map 4:
 - a. Built urban context
 - b. Building in the agricultural zone
 - c. Tourist zones
 - d. Industrial areas
 - e. Special areas (services)
 - f. Infrastructure systems

Art 62 – Urban order – Guidelines

- 1. Municipalities and other administrations should carry out planning according to the following guidelines:
 - a. guide action of programming, planning and control of the design towards goals of landscape and urban - architectonic quality

- b. pursue goals of environmental sustainability, also in reference to Local Agenda 21, through the strategic planning or promotion of a local action plan, which can check and elevate the standards of the services of public hygiene and waste collection favoring recovery and recycling, reduce atmospheric pollution through the rational organization of the mobility system, the control of energy consumption, as well as to mitigate acoustic, atmospheric, luminous and electromagnetic pollution, to be carried out by involving private resources;
- c. direct the actions of permanent transformation according to the principle of minimal land consumption
- d. apply the criterion of conservation to the characteristics of that spatial organization which has been consolidated enough to have become recognizable elements. In particular, the application of the minimization of urbanization impact should be applied not only to historic settlements but to urban expansions until the 1950's as well as to infrastructural networks and installations, wherever located, in relation to the landscape's consolidated structure
- e. apply the criterion of transformation to incoherent urban structures for which urban space must be redefined in accordance with environmental context. This criterion is to be applied to recent expansion and adjacent areas that should be redesigned in relation to the landscape context
- f. apply the criterion of recovery to all those elements (natural and artificial) of the urban system that can characterize urban and landscape quality. This criterion should be applied to existing natural elements (even residual ones) encompassed within urban areas and to modern and historic architecture which significantly testify to the local urban and constructive tradition
- g. apply criteria respecting land uses with particular attention to the safeguarding of the integral, unique and unrepeatable features of perceptive, aesthetic, environmental and cultural importance
- h. guide transformation towards precepts of sustainability, quality architecture and environmentally friendly building, encouraging the recovery of local construction traditions and use of local materials, energy efficiency and improvement of internal comfort standards
- i. reuse and rehabilitation of existing urban areas for residential, tourist, commercial uses as well as for services and infrastructure
- j. relocate industrial activities and those different from residential and tourist uses if they are not functionally tied to the sea
- k. promote forms of intermunicipal planning for optimal infrastructure planning and for the location of general services, technological plants, commercial and industrial zones
- l. pay particular attention to architectural "decorum" which should be ensured by the appropriate vigilance regarding compliance with the local building codes. For the completion of the "unfinished" local administrations should apply appropriate sanctions or take appropriate measures towards violators.

Art 65 – Built urban context – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. The design of road layout, plan pattern and volumetric composition of new construction should conform to the characteristics of the existing context according to signs that can be identified in the territory or which can be reconstructed
 - b. The goal of architectural quality should be pursued through regulations which can guide the harmonious introduction of new construction within existing urban and landscape contexts as well as to initiate processes of rehabilitation of existing building
 - c. all projects regarding the renovation of urban space and elements such as benches, fountains, green spaces, public illumination should be regulated by specific

explorations to identify specific features and ensure aesthetic coherence as well as the unity of the decorative elements utilized; regulations regarding public and private green spaces

- d. mobility and traffic plans, where necessary and proscribed, should guarantee an appropriate infrastructure system, encourage the use of public transport and pedestrian areas, eliminate architectural barriers and develop alternative forms of mobility with particular attention to bicycle uses
- e. the quality of collective services, public green spaces and parking areas should be ensured by strategic actions to improve traffic circulation and parking that might involve private resources
- f. Waste collection should pursue efficiency, recovery and recycling through the promotion of door-to-door collection systems to reduce the visual and olfactive impact of trash receptacle limiting their usage to specifically designed facilities and avoiding their use in historic centers

Art 66 – Built Historic context– reference

1. For centers of ancient and first formation, the guidelines contained in the historic-cultural order (Title II) are applied.

Art 69 – Urban expansion until the 1950's – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. All projects, both of a public and private nature, should be geared towards the redefinition and improvement of the urban and building structure in relation to the historic, environmental and landscape context. Architectural elements to be preserved should be identified as should the construction techniques to be employed
 - b. Urban and architectural rehabilitation should be geared towards the integration of the quality of the structures adjacent to the historic center in harmony with its architectonic features

Art 72 – Recent expansion – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. All projects, both of a public and private nature, should be geared towards the figurative and spatial recomposition of the urban area based on the historic and environmental matrix in order to compose correct landscape relationships
 - b. New construction or the substitution of existing buildings should be geared towards the completion of the urban configuration and to normalize the built fabric in ways that are coherent with the surrounding context
 - c. Projects should be geared towards mixed uses, reinforcing collective services and facilities so as to create different levels of urban centrality

Art 75 – Planned expansion – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. New construction should be geared towards the completion of the urban configuration and to normalize the built fabric in ways that are coherent with the surrounding context
 - b. Projects should be geared towards mixed uses, reinforcing collective services and facilities so as to create different levels of urban centrality
 - c. In order to ensure appropriate coherence, planning instruments should propose “reference models” that can be defined by specific morph-typological analyses of the existing urban fabric and include “pilot projects” than can define volumetric planning

and illustrate architecture typologies as well as construction materials and techniques in order to produce quality landscapes

- d. New construction must be compatible with its surrounding context in terms of dimension and urban form in terms of the typological and functional characteristics of the types of activities to be contained

Art 78 – Urban sprawl – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. Areas with urban sprawl are considered critical areas for planning landscape rehabilitation programs as well as urban renewal and recovery
 - b. The main goal for urban planning should be the safeguarding of land with agricultural potential and the maintenance of the productive activity underway as well as the safeguarding of the natural elements of the landscape
 - c. Rehabilitation projects should be geared towards the landscape reconfiguration of the concerned areas based on the environmental and historical of the rural landscape
 - d. With specific mapping of present conditions and documented assessment of uses, compatible urban planning and regulations should be undertaken to control and halt the sprawl process.
 - e. A specific and precise survey of illegally constructed buildings should be undertaken.

Art 80 – Urbanization in agricultural zones – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. contain indiscriminate residential uses of the countryside, promoting specialized agriculture as well as the use of the countryside safeguarding its environmental and landscape values for collective use
 - b. regulate, taking into account regional directives, the typological and architectonic characteristics of residential as well as agricultural buildings specifying the construction materials and techniques to be employed
 - c. preserve and recover such landscape elements as hedges and stone walls
 - d. design new roads in stabilized turf with anti-dust treatment or similar techniques, excluding cement or asphalt, which can be used upon approval and having demonstrated that there is no other alternative
 - e. Undertake a specific and precise survey of agricultural structures used as residences

Art 81 – Historic settlements: rural centers and scattered elements – Reference

1. The regulations contained in Title II (Historic-cultural order) are applied to historic settlements such as rural centers and scattered elements such as stazzi, medaus, furriadroxius, boddeus, bacili, cuiles

Art 84 – Nuclei and scattered structures in agricultural zones – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. Maintain unaltered the balance between the urban and environmental contexts, subordinating any intervention to the verification of this balance
 - b. subordinate the emission of new building licenses to owners of agricultural plots for new residential structures to the submission of a farm plan which must justify:
 1. The characteristics of the land and ground in relation to the foreseen agricultural production
 2. The housing needs connected to the needs of the farm and its production proposed by the petitioner

Art 87 – Specialized areas – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. Preserve current land uses
 - b. Rehabilitate and reuse deteriorated and abandoned areas, especially high-quality ones, with the use of traditional materials and techniques
 - c. Provide incentives for the reconversion of existing structures for rural tourism

Art 90 – Tourist areas – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. Plan for the tourist development of their territories through the use of existing structures such as urban centers, parts and agglomerations, scattered settlements in rural areas and the large mining complexes
 - b. Maximize urban and architectural quality of tourist areas through public or private regeneration programs according to the following criteria:
 1. Redesign the areas, even by parts along with the public spaces increasing the necessary services that can elevate the tourist offer and increase the tourist season
 2. Encourage the transformation of second homes into tourist structures allowing a 25% increase in building volume to accommodate the necessary functional integrations. Such an increase is permitted for projects having indisputable urban and architectural quality and in cases of landscape compensation and optimization and amalgamation of scattered building volumes
 3. Encourage the relocation of existing structures and agglomerations with important landscape impact in the coastal areas to existing residential agglomerations with the eventual negotiation of increases in building volume (up to 100%)
 4. Encourage the relocation of campgrounds located in coastal areas, especially near the beaches more internal areas that are compatible with the landscape context, providing incentives to transform camping grounds into hotel structures calculating the number of beds and relative building volume on the basis of an appropriate proportion to the number of available camping spaces, and compatible with the calculations of tourist carrying capacity in the Regional Plan for Sustainable Tourism
2. If it becomes necessary to increase the areas necessary for the increased building volumes awarded (as per the preceding paragraph), the new areas must be relocated more internally in relation to the coastline and to existing areas
3. Landscape and functional regeneration of existing tourist areas is considered obligatory in the urban plans of coastal municipalities. The goal of such planning is to reintegrate landscape and urbanization, maximizing the socio-economic returns for the use of public environmental assets and specifying at the proper scale the norms of the RLP. To this end the transformations indicated in paragraph 1, letter b2, can be realized through the demolition and reconstruction of the structures involved. Volumetric increases can be negotiated through the agreements called for in art 20, paragraph 2.2 letters a,b

4. Landscape and functional regeneration of existing tourist areas as well as completion of existing areas should adhere to criteria of indisputable environmental, landscape and architectural quality and can be realized through ideas and design competitions open to qualified professionals and universities
5. Planning of tourist projects should be performed in accordance with the Regional Plan for Sustainable Tourism and other applicable regional directives

Art 93 – Industrial, artisan and commercial areas – Guidelines

1. Municipalities should carry out planning according to the following guidelines:
 - a. Encourage the relocation of industrial activity causing acoustic, atmospheric and water pollution from inhabited centers to specific areas
 - b. Permit in historic centers and deteriorated and abandoned nuclei the introduction of artisan and commercial activities that are compatible with residential uses and existing typologies to encourage their revitalization
 - c. Encourage the concentration of industrial activities, even with different specializations, in areas that are technologically and ecologically outfitted determined by intermunicipal planning in areas outside inhabited centers
 - d. Encourage the drafting of environmental, urban, architectural rehabilitation plans for existing industrial areas in order to mitigate their territorial impact and improve access and quality of life in work environments
 - e. Encourage the drafting of remediation programs for the recovery, reuse, transformation and improvements of decommissioned areas (brownfields) and their relative infrastructure systems for cultural, museum, recreational and tourist uses, besides industrial ones.

Art 96 – Mining and quarry areas – Definition

1. Mining or quarry areas are those used for extraction of materials belonging to category 1 (minerals of national interest) and 2 (inert materials for the construction sector, industrial and ornamental uses)

Art 98 – Mining and quarry areas – Guidelines

1. In mining or quarry areas of article 96, the competent authorities follow the following guidelines:
 - a. Plans for sectoral sustainable development and for the regeneration and recovery of areas compromised by prior mining or quarry activity even through audit
 - b. Drafting guidelines for the use of good mining practices with the goal of curbing environmental impacts

Art 99 – Special areas – Definition

1. Special areas include large facilities for public services for instruction, health, research (hospitals, universities, research parks etc) located near major urban centers as well as sports and recreational facilities

Art 101 – Special areas – Guidelines

1. In the special areas indicated in article 99, competent authorities follow the following guidelines:

- a. Improve existing structures with programs geared towards providing increased services and connections and the eventual urban and architectural regeneration of the buildings, open spaces with the idea of integrating them with the surrounding landscape context
- b. Provide incentives for the recovery of underutilized peripheral buildings and the regeneration of peripheral and/or abandoned areas with projects for new decentralizing infrastructure, at least in the most important urban centers, for university instruction and sports
- c. Minimize impacts on environmental (water, energy consumption etc) and landscape resources

Art 104 – Infrastructure system – Guidelines

- 1. Sectoral infrastructure plans should be counterchecked against the general dispositions of part I
- 2. Projects called for in sectoral plans should guarantee high quality architectural in harmony with the surrounding context and favoring the use of alternative energy sources
- 3. Sectoral planning should identify “energy corridors” – portions of the regional territory in which to locate energy and telecommunications networks, with attention to minimizing their impacts
- 4. Municipalities must complete the knowledge base of the RLP including partially decommissioned rail lines but which constitute elements which characterize the landscape in order to promote their recovery
- 5. Provinces and municipalities must specify in their planning instruments the infrastructural elements having landscape or panoramic significance and/or importance for tourism as defined in these regulations