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Building the landscapes of Monte di Procida

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ABSTRACT

A coastal landscape, peppered with ancient formations and recent damage, characterized by labyrinthine paths leading towards sandy beaches, from which strips of land start. The aim of the article is to present the City Plan (PUC)[2] for this particular landscape, currently being prepared. Themes in the plan are the strengthening of links to the coast, exploitation of Mediterranean architecture, regeneration of the network of paths, and mitigation of the effects due to climate change. This strategy comes from the survey and interpretation of the area and takes account of the changing character of the landscape, in which "landscape units" have been identified and articulated in order to build a new architecture of the places.

1 Carmine Piscopo is the author of "Introduction"; Paola Scala is the author of paragraphs "Methodology", " Description of the developing process", "Conclusions".

2 Team: Pasquale Miano (group leader), Eugenio Certosino, Federica Ferrara, Orfina Fatigato, Fabrizio Fusco, Carmine Piscopo, Paola Scala.

INTRODUCTION

If Man is making progress then, due to his very journey, so the basis of Man's relationship with Nature must also encompass change. From the United States of America the *Road-map* of 2050 Europe[3], presents a new Atlas which tries to describe the changing scenarios. It is a story made by maps, indicators, patterns, images that try to picture new dynamics and new flows.
The first of these studies is by Richard Saul Wurman (1999), where the United States are analyzed, not only on the basis of social, economic or territorial scenarios, but as an intertwining of dynamics which include war, crime, education, the different forms of doing or feeling a "community". Like a projection, "USA today", using a simple language that tells the story of changing scenarios, the volume investigates experiences ranging from nomadism to immigration, from the demographic flows that correct the natural balances of the Western world, to the climatic changes and biodiversity.
Koshalek et al. (2002) in their volume analyse the cityscape of downtown Los Angeles as a symbolic place and, at the same time, the concrete heart for the construction of the pulsations of life in the city, intertwining, in a visual repertory of landscapes, diagrams with graphs, accompanied by critical comments and formal proposals by authors such as Greg Lynn, Eric Owen Moss, Dana Cuff and Wolf Frix.
Similarly, the work by Mau and Leonard (2004) offers an image of a world that is more and more steeped in a grid of relations with virtual reality and technology, with military cybernetics and genetic engineering, oriented towards options of non-violence. The committed Canadian graphic designer Mau takes inspiration from paradoxes and disasters to redesign a perspective of change where architecture becomes a horizon of hope for long-disappointed social expectations.
Moreover, Gausa et al. (2005) focus their investigation at regional scale on new urban territories originated from new urban habitats: multicity, geo-urbanity, hyper-territories. The atlas investigates areas characterized by superimpositions,

3 Cf. AMO, *Roadmap 2050,* voll. 3, Imperial College London, Kema, McKinsey &Company, Oxford Economics and AMO, 2010.

interrelations, exchanges between city and territory, in an attempt to provide interpretations and intuitions of the material qualities and ambivalence of the landscapes of Catalonia. It is in these studies that the landscape, the location for relationships and movement (*mouvance*) (Lassus, et al., 1999), becomes an emblematic connotation of change (*mutation*) (Koolhaas et al., 2001).

2. New physical natures and new economic natures

Some forces are changing the quality of Italian landscapes (Ippolito et al., 2010). There are assaults to coasts, the quantities of cement dug out, the new landscapes emerging, the new developments due to new styles of life, major public works never come to an end, the new plans to transform Italian landscape.
We have to refine our ability to look and observe, in order to recognize that in the contemporary phenomena there are some dynamics confronting architecture and planning, that are shaking fundamentals, such as the ageing of the Italian population and the migratory flows that change the natural balance of population. New styles of life, the appearance of phenomena linked to climate change, to natural disasters, to new forms of emergency, show a changing country, where it is impossible to distinguish everything using traditional categories.

3. Old synopsis and new taxonomies

The relationships of old versions of what constitutes a "plan" with Public Administrations have to change in the face of the growing demand for "community" more than for "city", of the new settlement dynamics based on concentration/diversification models that shake our way of thinking about planning and architecture and in the face of the emergence of new Natures and new styles of life.
As a mosaic of projections and changing situations, decision frameworks, alternative names, what is the Plan Today? To answer this question we can look to Andrea Branzi's work in Eindhoven (Lani et al., 2010) or to Aldo Cibic's in Shangai (Cibic, 2010). Here communities, as the pulsating heart of the city, become the mouthpiece of social requests that structure new

Cibic's in Shangai (Cibic, 2010). Here communities, as the pulsating heart of the city, become the mouthpiece of social requests that structure new visions of the plan: old patterns of thinking and old forms give way to a plural, flexible and encompassing approach.

If it was the mistake of a certain Italian school to think of space as the place for logical formulation, and not even as place of community desires and projections, and of uncertainty of our beliefs and our models, today we have to consider all this as a new way to think of the Plan with new references, carrying the "anti-città" in the "città" (Boeri, 2011; Ciorra, 2011). It is important that Administrations understand that the territory of administrative concern and boundaries is the same as the one occupied by living forms and by the projection of changing sceneries.

If our tools change, our working terms and our decisions change too and in the same way overlapping areas, programmes and projects change, such as the way of thinking about the finiteness of our work and the traditional ideas of using the city.

This is the case of the work that is being made in the drafting of the new urban plan of Monte di Procida. Here, public space is considered both as a picture of the change, available to different uses and to new scenes *en avant,* and as a place where it is possible to mitigate the effects of climatic change. The conception of the plan becomes like pictures of a narration that give way to temporary solutions, to flexible and partial viewpoints. The finiteness of models and of control systems give way to an open grid of solutions, involving more complex social needs and situations.

This change of physical, political and economic conditions, is the real break point involving the relation between the construction of the material and immaterial demand and community, technicians, players, Administrations. At least, it redefines the disciplinary approach. If old classifications give way to new taxonomies, new ways to read the land define a new legal, economic and administrative framework. It is the end of a form of planning dedicated and institutionalized in old practices in favour of new ways to propose and design change. We are going to follow this approach.

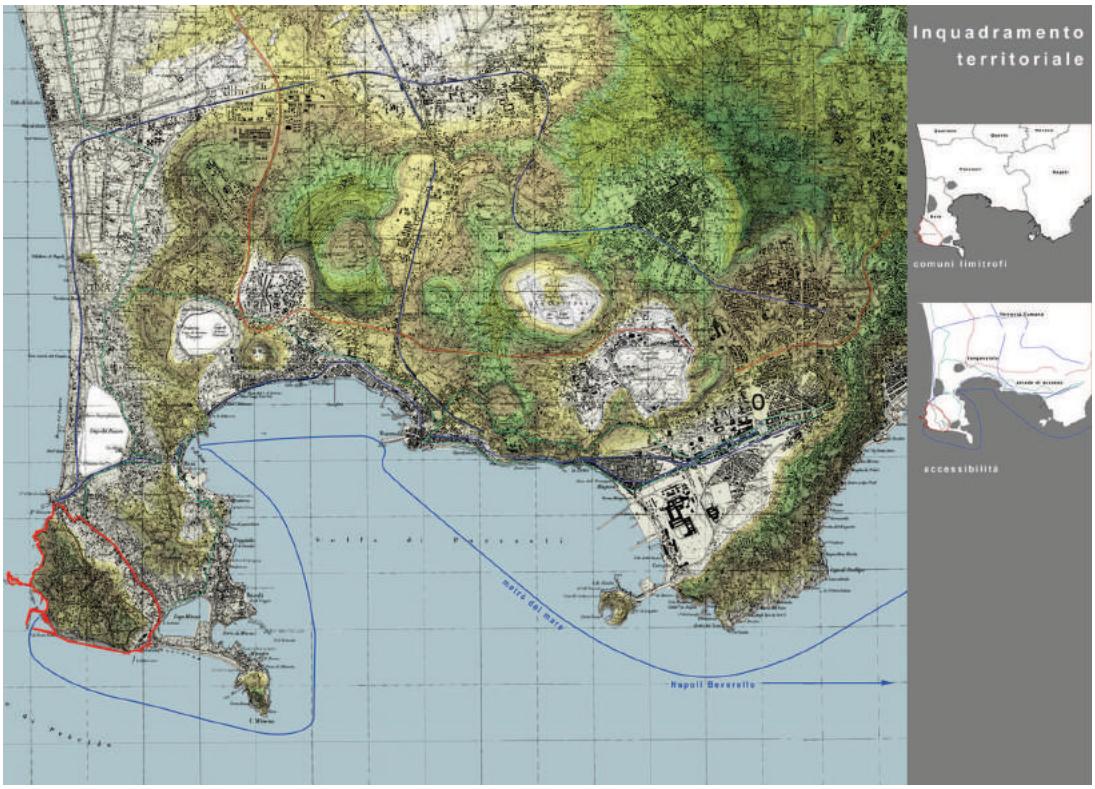

Figure 1 – Location of the city of Monte di Procida in the Campi Flegrei area

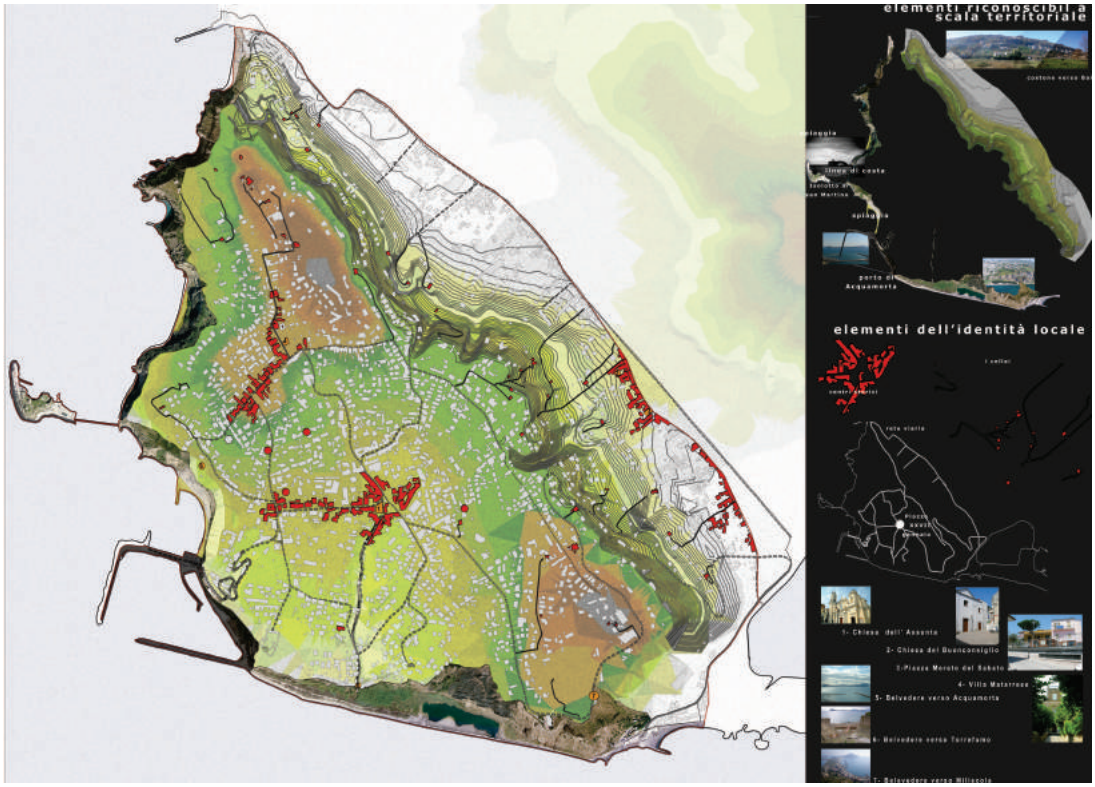

Figure 2 – The framework of the territory

4. Methodology

Monte di Procida is a small city, in the province of Naples, in the Region of Campania, located on the coast, about 15km west of Naples. It is located in the southeastern part of Campi Flegrei with a population of about 13.000 inhabitants. The sustained volcanic activity that characterizes the area of Campi Flegrei has defined its "complex" morphological structure, made by an alternation of "vacuums" and "solids". The former, called "fondi", which means "bottoms", are composed of the craters of extinct volcanoes and of thin flat panhandles; they flow like lava from the latter, the high volcanic rock faces called "solids".

From Monte di Procida to Posillipo, the coast is marked by continuous changes of elevations, along a profile that alternates steep stretches with long sandy tracts. Along this coast, Monte di Procida is the only city completely built on the rock. So it is like an island that has two faces oriented toward the sea and one oriented towards the land. The urban form of the city is linked to the landform. It is made by three original centres (Cappella, Monte, Case Vecchie) and by a system of isolated buildings. These, called "cellai", were originally used for agricultural purposes and they were built mainly on the ridge toward Bacoli. Three main streets (via Torregaveta, via Panoramica, via Cappella) link the original nucleuses with each other, forming a ring that goes around the whole town. The urban fabric is served by a network of minor roads that radiate out from the three main streets.

This urban form has been really damaged by an intensive uncontrolled building, often unauthorized. So, the three original nucleuses were joined up together in an urban continuum and the road network became inadequate. Today the link between the city and the Flegrea area is the principal unresolved question. The real condition of Monte di Procida is to be like an island, even if it is a part of the dry land. This condition is not only due to the difficulty in the road connection, but, above all, because the urban form of the city can be perceived only from the outside. From the inside we are disoriented by the labyrinthine net of connections overlooking terraces towards Baia, Procida and San Martino.

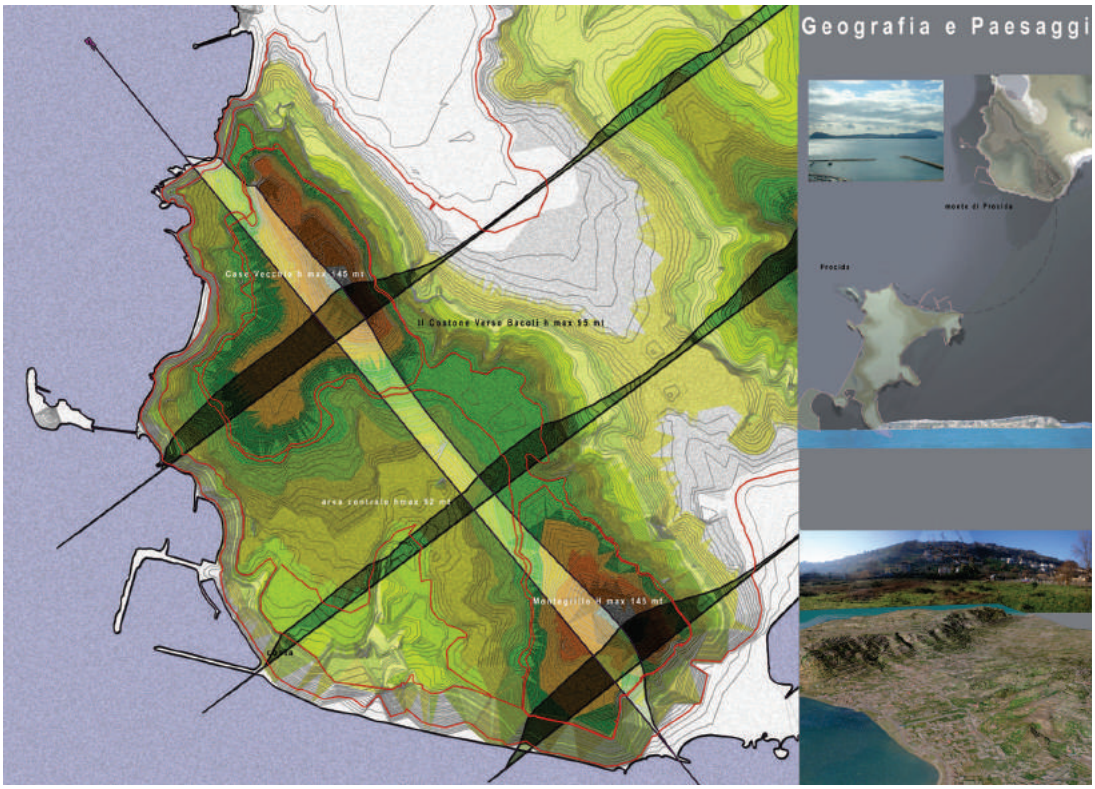

Figure 3 – The geography

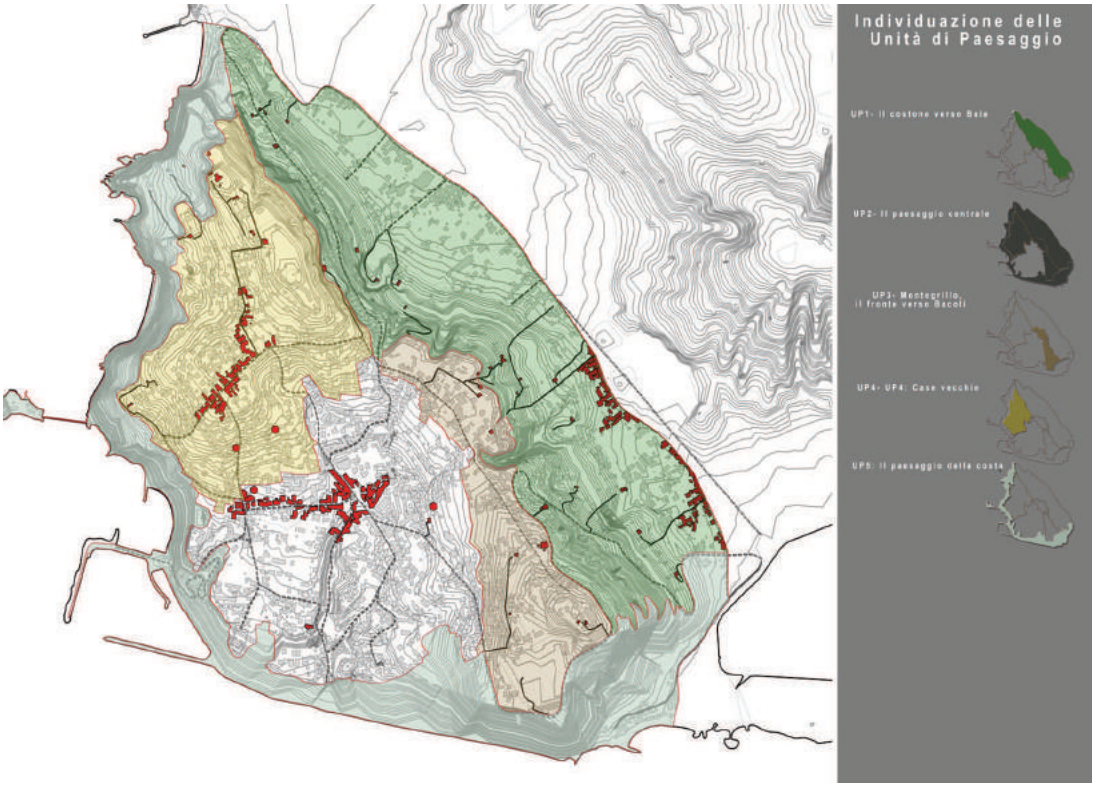

Figure 4 – The landscape units

These considerations about the characters and form of Monte di Procida were the basis of the new PUC for the city. The plan is not intended as a way to impose planning restrictions or to set out difficult to implement provisions; we rather think that the plan will be successful through *small movements able to big changes of meanings* (Gregotti, 1984 and 2006). It seemed that the form of the land, the high urban density and the system of planning restrictions and constraints concerning this area blocked any "great transformation". For this reason, the plan aims at the identification of some small, strategic projects for the improvement of the landscape and the environment. These projects are not imposed by an abstract strategy, but they come out from a deep physical and formal knowledge of the land.

We knew that the public Administration intended that a plan, prepared according to a more traditional logic would be a tool to organize a programme and a process of building, especially to control spontaneous and unregulated projects. On the contrary, the main aim of our work was to realize an environmental regeneration of the area, using the plan as a tool to rebuild the different "landscapes" of Monte di Procida. We want to work according to a way of thinking of a more contemporary urban planning, identifying *models based on a formal interpretation of the landscape and on its heritage values.* These are the elements necessary for the development of the country, according the European Landscape Convention and Code of Cultural goods and landscapes (Regione Puglia, 2010). The word "landscape" means a *part of land such as it is perceived by inhabitants, whose characters come from the action of natural and/or human factors and from their interrelations*[4] (Council of Europe, 2000).

Restoring the landscapes of Monte di Procida doesn't mean to track a nostalgic and impossible picture, already seriously compromised by developments. Instead it means to identify the range of morphological, social and cultural values that characterize different landscape areas. This process is not limited to the drawing of "homogenous zones", but it focuses on the building of "landscape units". These are different and recognizable

4 The European Landscape Convention - also known as the Florence Convention, - was adopted on 20 October 2000 in Florence (Italy) and came into force in 2006 with Italian Law "Legge 9 gennaio 2006, n.14".

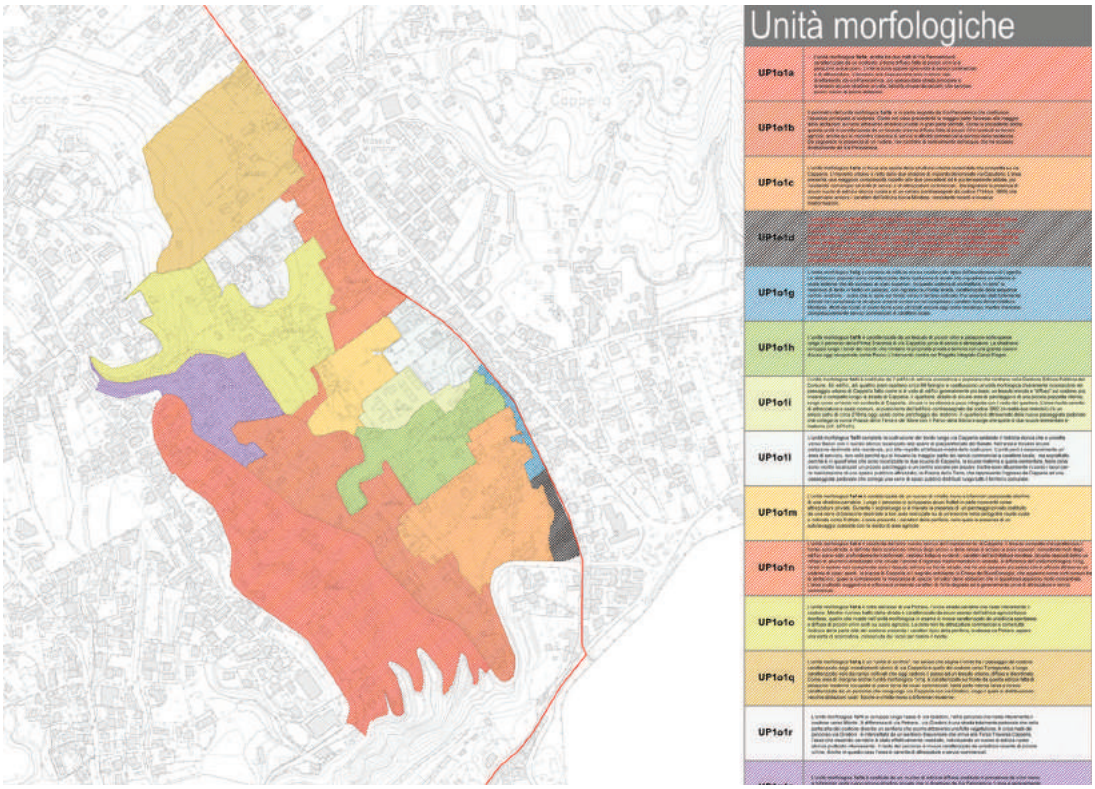

Figure 5 – The morphological units

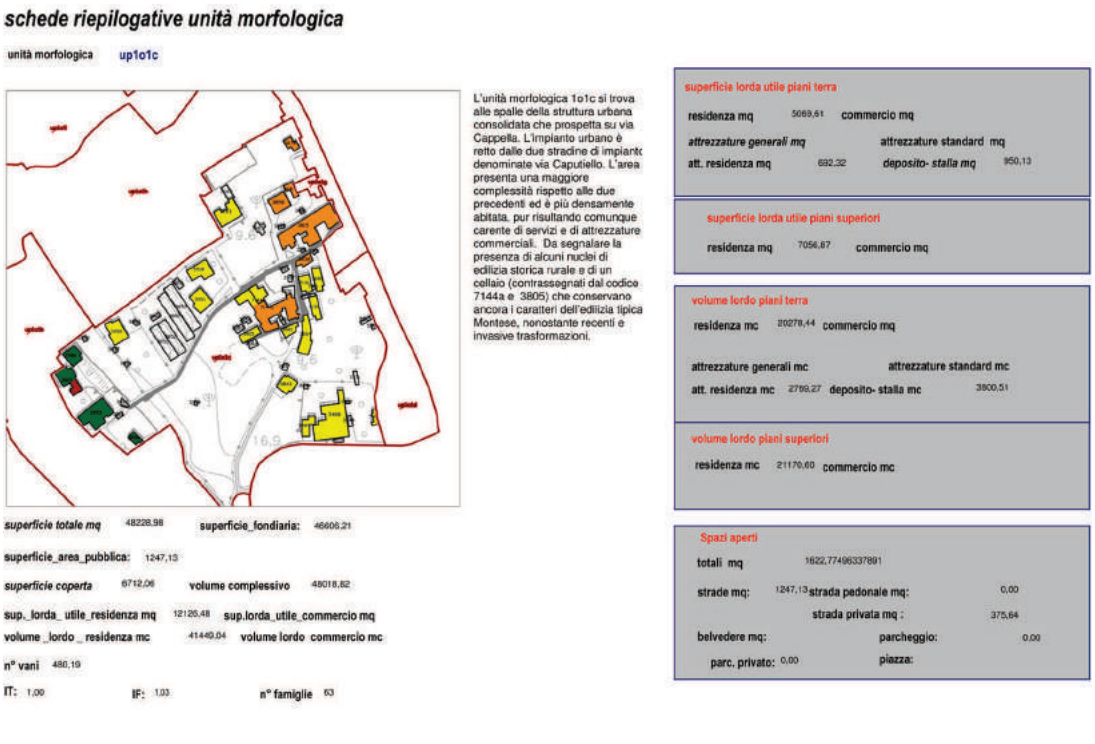

Figure 6 – An example of the board elaborated for the "morphological units"

shapes whose form comes out from the complex of both natural and human phenomena that changed them as time goes by.
According to the European Landscape Convention, "landscape units" are evolutionary and not static identities. So there is not just one landscape but there are many contexts making a landscape where we can point actions and tools. In the working phase of the plan, the "landscape units" have been subdivided into "morphological units".
The main characteristics of the different land areas, described as "landscape units", become elements which describe the morphological units in which it is possible to recognize one or more urban structures generating different models of settlement and urban development.
The identification of "morphological units" allows the plan to go beyond a partial and traditional reading of the land, based on the distinction of uses and on a typological classification of the buildings. Instead we suggest a different way to interpret the urban townscape using units of form. These units record the urban and territorial structure of Monte di Procida, as born from the relationships between public and private, housing and community service. The drawing of morphological units emerges only after identifying one or more "places", as the site is an urban form with many potential and different interpretations able to explain the different forms of both settlements and of uses of open spaces.
So the plan crosses different scales; above all, it identifies open spaces, both public and private, as the physical elements as a basis for the actions of regeneration and revitalization of Monte di Procida. In the next section a detailed practice-oriented description of the planning process is provided in order to point out the main technical phases which have characterised the plan making process.

5. Description of the developing process

The preparation of Monte di Procida City Plan is still in progress. Officially, the work started from a note of the municipality dated 19th February 2009, when the available maps and aerial photos of the township were delivered to the Temporary Group of Professionals (RTP). This was the basis for the arrangement of the mapping activities and their subsequent updating. The

RTP also received the following: documentation about the planning instruments currently in force in the Municipality of Monte di Procida, part of the personal and statistic data relating to building and control of the territory, as well as data relating to businesses and manufacturing within the jurisdiction of the Municipality. In the same note it was emphasized that further data should have been provided for the fulfillment of the study about unauthorized building, according to the provisions contained in Regional Law 16/2004.

In July 2009, with reference to Article 8 of the Office Convention, the RTP presented a "first brief report, containing the main analysis of the prevailing phenomena of the territory and the first hypothesis of the specific contents of the PUC (Urban City Plan), of the RUEC (City Planning and Building Regulations) and of the Environmental Report for the "Strategic Environmental Assessment". This document aimed to take stock of the level of progress of preparatory investigations for the draft of the new urban instrumentation for Monte di Procida, according to the instructions of Regional Law no. 16/04 and the respective Implementation Regulations.

In the following months, the developing process of the plan suffered some delays, in part due to the delay of the City Engineering and Design Department in the identification of the technicians responsible for updating

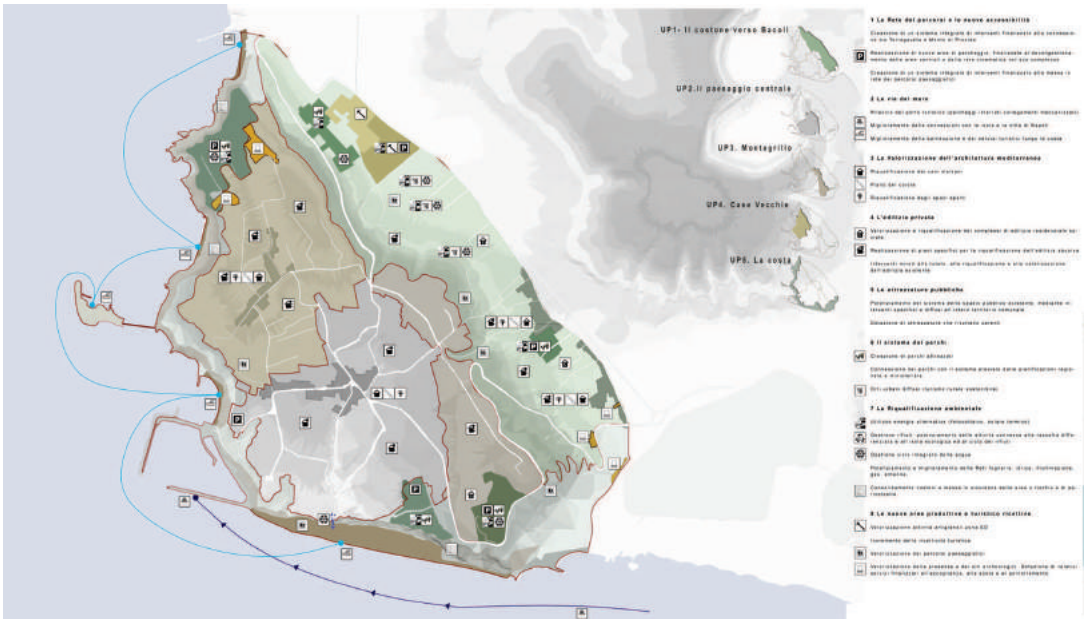

Figure 7 – The strategic axes of the PUC

both the geological and agricultural investigations and the preparation of the agricultural land use map, all essential to the document for being approved by the Province.

Other factors that delayed the process can be attributed to the difficulty of obtaining data, particularly with regard to the unauthorized building and its amnesties: in fact, in many cases, the data provided by the municipality were just composed of lists where the legal file was classified only by indicating the street and the house number of the building where the abuse had been committed. Some inspections on the site had been necessary for this reason and for the checking and reconstruction of plans and projects, in order to provide the local administration with guidance and coordination for current local decisions and future choices of the Urban City Plan. Further delays occurred in conjunction with local elections in 2011, that re-elected the previous government.

However, during this period, work on PUC was never been interrupted, and if the "official" steps have been few, the "unofficial" ones are more numerous and complex. At the time of appointment of the RTP, the Provincial Council had just approved the Territorial Coordination Plan (PTCP) of the Province of Naples (resolution no. 747 of the 8th October 2008). As technicians charged with drafting the PUC, we were asked to assist the City Engineering and Design Department in identifying the possible technical Comments on the PTCP, which the town council approved with resolution no. 53 of 15th December 2008. In the same session, the City Council approved the document regarding the presentation of the guidelines for the drafting of PUC.

This was both the first occasion to come in contact with the municipal technicians and our first awareness of territorial problems in Monte di Procida. The analysis of the PTCP was not only the occasion to identify technical Comments to the plan, but it also brought out a rather complex situation, characterized by a highly structured framework of urban and building constraints and a strong level of contradiction between the several instruments of territorial governance. This latter is the case of some areas of a place called Cappella, classified by article 47 of the PTCP as *agricultural areas of particular landscape relevance*, where all the interventions that could modify the landscape perception of both individual elements and of

the whole are not allowed. On the contrary, the same areas are also included in the *urban-building and landscape-environmental recovery area* according to the Landscape Territorial Plan. Other contradictions are found on some areas classified as *areas of urban consolidation and environmental rehabilitation* (article 52) but identified by the PTP as *entirely protected areas.*

A case in point is the Port of Acquamorta that the municipality would be able to upgrade. The area includes the port area itself and the coastal system of the beach, behind the ridge. At the moment, the port has been secured with the extension of its breakwaters and was equipped with a series of movable pontoons for mooring. Other interventions regard the stabilizing of the beach and the safety of the ridge. Nevertheless, equipment and services necessary for the area are totally lacking. The PTCP controls part of the area *(article 63. Infrastructure networks for mobility)* because it recognizes a strategic importance of the port system that involves several aspects. At the same time, the area is constrained by article 32, *(regulation of coastal areas)*, a strict law that clearly prevents any kind of intervention necessary for completing the construction of the marina. The rocky ridge behind the harbour, rising up to the built-up area, is also constrained by article 33 *(areas with a high naturalness)*, which prevents the modification of new technological infrastructure – both road and transport ones - such as the location of water ski tows.

The analysis of the planning instruments which are in force, the reorganization of plans and projects, and the comparison of overlapping areas and their contradictions, showed us that the PUC had a priority: it should first develop a careful understanding of the landscape and of the urban morphology in order to be able to "organize" the territory according to a less abstract model, closer to its physical reality.

For this reason, the “Atlas” of the area and its articulation into “landscape units” and “morphological units” took on an important role in the preparation of the Strategic document. The morphological units, which together cover the whole area in a “mosaic of Shapes”, assumed great importance. No piece in the mosaic is independent of the others, allowing a deepening in the framework of knowledge developing for the whole area.

Within each "morphological unit", buildings, open spaces and equipment

were analyzed; quantitative data for each element were processed through a database in order to calculate all those related to the whole set. Automatically calculated data covered roads and public surfaces, and floor areas and volumes of the ground floor and the upper floors of buildings, distinguishing between different uses (residential, office and so on). From the overall volume, a hypothetical estimate of the rooms per unit was deduced and, from this, the percentage of unhealthy rooms. Data on land surface also allowed the FAR (Floor Area Ratio) to be calculated. The quantitative data, relating to each item, were extracted mainly from cartography, using the aerial photogrammetric relief updated to 2004 by Regione Campania. In some cases, this was complemented with information from aerial photogrammetric relief at 1:1000 scale, particularly in the areas of historical buildings, where the perimeter of the block is composed of different structures regarding both the height of buildings and ground-floors uses. Information about building height, ground-floor uses, unhealthy rooms, presence and use of open spaces were deduced from site inspections. The combined data, compared with those related to the assessment of the territorial requirements contained in the plan, allow hypotheses about possible locations for the various proposals. This approach aims to combine the specificity of individual areas with the complexity of the entire territory.

The “Atlas” is viewed as having a major role for plan makers, although it is perhaps of little importance for the City Engineering and Design Department, not so attracted to the idea of having a sort of GIS for territorial control and thus more interested in the operational part of the plan.

In the months that followed the delivery of the Strategic Document, there were several meetings with the local government, aimed at clearly defining the PUC strategic guidelines. The goal was not only to focus on the "big issues" that the plan wants to address but also to identify areas of transformation in order to locate specific interventions and urban projects able to “implement” these big issues.

A few months before the elections, we were asked to help in the dialogue between the Administration and citizens; the creation of a multimedia product was a very important tool to communicate the strategies of the plan in a more simple and immediate way. As a crucial moment, this was the occasion to develop a document where our work could be summarized in seven strategic

“axes”.
The first one is the network of trails and the new accessibility that aims to relieve congestion in the central areas, through the location of a "spread" parking system, particularly positioned in the outer areas, the strengthening of cross-connections and the construction of a network of landscape routes.
The second strategic axis is about the development of the “sea ways” (public transport along the coast), involving directly the port of Acquamorta, already the base for the “sea-metro”. In this area, the main issue focuses on the improvement of connections, eventually mechanized, between the back-port area and the rocky ridge above, as the possibility of parking cars on top of the ridge and going down to the port would improve accessibility. Directly related to the rationalization of the port functions is then the recovery of bathing and tourist facilities along the coast.
The third major issue that the plan intends to address is to enhance Mediterranean architecture. This is a very salient issue for the local administration which insists on including colour specifications as part of RUEC. In fact, both the original nucleuses of Cappella, Monte and Case Vecchie and the widespread rural architecture, are characterized by very defined and recognizable architectural typologies, even though they are seriously compromised by a series of abuses in many cases. Recovering the value of these architectures is not possible without a careful study of the typical characteristics, but also of the changes of use that have led to a lot of changes to structures and the appearance of buildings.
The fourth point concerns the strategy of re-modelling the rest of the housing. It is essentially composed of affordable housing areas, characterized by a very high level of degradation in some cases, and finally a system of scattered houses and villas, usually located in groups at the end of private streets that branch off from the main roads.
In Monte di Procida there is an evident spontaneous tendency to make spaces private, a trend that the PUC wants to control through the creation of a network of public spaces, where community facilities could be connected to each other through a system of paths.
Finally, the last two points of the strategy of the PUC, closely connected to each other, are related to the creation of a system of Parks and the environmental regeneration of the area. As mentioned before, this is an area

characterized by a complex system of constraints. So the fulfillment of a park system becomes a way to transform the constraints into design potentialities. Parks, articulated through thematic pathways and urban gardens, build an integrated system of both exploitation and protection of archaeological and environmental elements.

In the document presented to the municipality, the seven points listed above are organized in a picture that locates the interventions on the municipal area identifying them through an icon, not a symbol. This picture represents an image capable of communicating its own meaning. This simplification is aimed at communicating the strategy of the plan to a non-professional audience and it is also further strengthened by processing some images that try to translate the strategy into a real project, identifying some "places" and suggesting their changes.

The building of a new landscape organization is based on the identification of some projects directed to mitigate environmental risks. These projects have to combine landscape conservation with a strategy for the regeneration of places which today are really damaged. We spoke about the document brought forward the Public Administration on the occasion of local elections and we said that in this document we suggested that urban projects have to work, not only on the physical character of the site but also in relation to other questions such as the reducing the risk of flooding and the promotion of a better way of water cycle management.

Recently in Italy, as in the rest of the world, chances of natural disasters due to rivers overflows, landslides and flooding are increased. On the one hand, climatic changes determine the concentration of heavy rain during a short time of the year. On the other hand it is more and more difficult to control and to drain rainwater run-off due to the widespread use of concrete that makes ground water-repellent, and to the diversion of streams and the failed maintenance of banks and rivers. Then again, even with water, as with all other natural reserves, it is going to be in short supply, so that it is very important to avoid wasting it.

Today, the proper management of full water cycle is also an architectural subject such as the energy saving and the use of alternative energy resources. This is an inescapable point of our work. A case in point is Mäder, where a process of regeneration of the grass banks of the river Reno was launched in

the seventies, as they realized that the banks avoided or minimized damaged due to the river flood. More recently in France, some cities like Nancy and Bordeaux began to embrace a policy of rain water gathering and recovery, a trend addressed to avoid the overburden of drainage systems. Some of these experiments use urban elements (parking spaces, squares and courts) as temporary drainage basins. In the nineties, the city of Angers, reconfigured the 45 hectares of the Balzac park so that it could hold the water back in the event of flood, but it could also filter the polluted water coming from the road system.

From the point of view of the hydro-geological risk in Monte di Procida, the PAI (Piano Assetto Idrogeologico) classifies some zones as areas at intermediate level of risk. Here, all the operations and activities will be possible only if they are compatible with the assessment of flood risk, if they are designed with appropriate information derived from adequate research of hydraulic compatibility and only if the Authority of Nord-Ovest Campania Basin approves them.

Morphologically, the urban centre of Monte di Procida is on a plateau sloping gently down towards the sea, but ending with a steep drop.

The PUC identifies the ridge towards Torrefumo and the area in front of it as a strategic point for the environmental regeneration of the land. First of all, it is necessary to strengthen the ridge that here is characterized by a cliff with high geological value. The operations of strengthening have to be combined with developmental projects: on one hand it will build the rain water drainage system, so that appropriate canals will carry the water coming from the urban centre towards the new aquatic park; on the other hand these projects define a new system of pedestrian access between the urban core and the narrow coastal area of Monte di Procida, now only accessible from the port of Acquamorta.

On the other side, the ridge towards Bacoli, the development of urban vegetable gardens becomes one of the systems to mitigate flood risk. Urban gardens carry rain water in a new system of canals, so that they both limit the landslide risk and make possible the re-use of rain water in agriculture. In this area it is very important to complete and to clear out the water network and the sewage system to avoid wastes and losses, as these systems are very damaged by the unregulated sprawl of illegal houses built just on

this ridge.

For existing buildings, the PUC and the RUEC (Regolamento urbanistico edilizio comunale) are going to arrange some changes in order to integrate systems not only for the rain water re-use but also for energy conservation, these systems have to be compatible with the architectural character of existing buildings.

Finally, environmental regeneration has to approach the question of the proper management of the waste cycle, since the "emergency" of waste disposal in the region is increasing day by day. The PUC is proposing a strategy to build a system of "isole ecologiche" (literally "ecological islands", that are fenced and guarded areas, equipped for the separate collection of waste). Usually these areas are treated as marginal places, located in "thrown away" areas; on the contrary we intend to integrate these structures with the urban fabric, giving them an additional function to create a less infrastructural character. In this way, they can become a "didactic-play island" for children, where they can learn how to reuse paper and cartosn to build new games, or a "market-island" to re-invent barter.

Figure 8 – The ridge on the side of Bacoli: hypothesis of urban gardens.

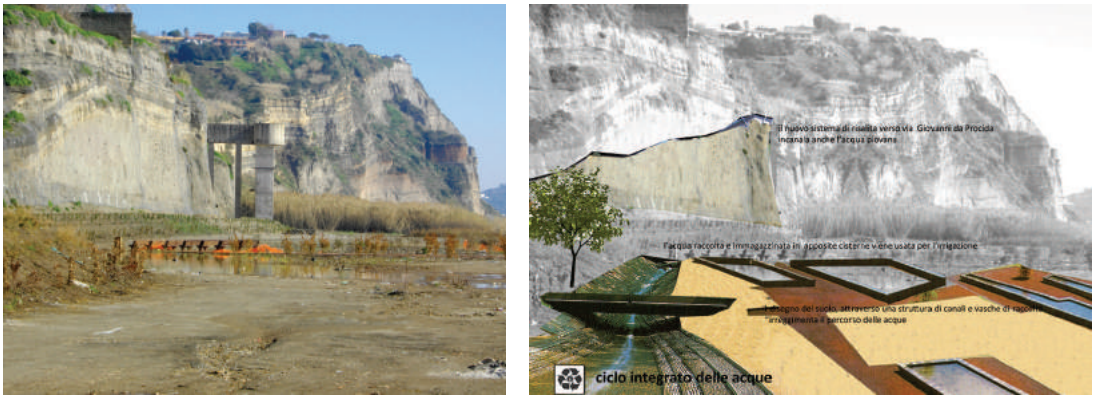

Figure 9 – The ridge of Torrefumo: hypothesis of "sea park".

Conclusions

The process of preparing the PUC is not finished so it is early to anticipate some conclusions about a work which is still in progress. It is more interesting to pose some "open questions" about the approach. Overcoming the obsolete contraposition between plan and project, the PUC uses an approach typical of an urban project with different territorial scales, so some questions go deeper than others, sometimes arriving at a meta-project level for some urban transformations.

Starting from a careful study of the area, the work attempts not only to build a system of norms and prescriptions to understand the territory but also to suggest new interpretations. So the strong point of the PUC strategy, the question of "environmental regeneration", cannot be understood just as a fashionable generic slogan but as a system of actions directed to restoring old landscapes and building new ones.

Monte di Procida is a high-value and beautiful area but parts have been damaged by unregulated changes that disfigure places. In addition, these uncontrolled changes worsen the risks in a region which is morphologically very complex. It is clear that the dramatic effects of sprawl and of never-ending building must be controlled. Over the last twenty years, everybody agrees that environmental destruction, due to the growing urbanization, has become an emergency not only for the urban planning.

In the 1985 the Galasso law emphasized the environmental and natural values of places. The actual problem (even in Monte di Procida) is not only the land use, but the relation between environment, landscape and territory. Today urban planning has to be conscious of its own changes: it is no longer to be seen as the art of building new cities, but as a tool for the ecological regeneration of existing urban areas, and looking at landscape with the purpose of building a continuum of trends, methods and meanings beyond simple conservation.

The principal action lines of the PUC are defined by the implications of this general approach and the real effect of it on specific projects, starting from an understanding of the structure of places. This work is directed to testing the validity of current operations, not only according to the current ideas of

planning but according to the demands and sensibilities of a new approach, producing new scenes for change, in a new way. The PUC built its expectations on the existing requirement to regenerate the city's territory.

ACRONYMS

PAI for “Piano di Assetto Idrogeologico”, Hydro-geological Arrangement Plan.

PTCP for “Piano Territoriale di Coordinamento Provinciale”, Territorial Provincial Coordination Plan.

PUC for “Piano Urbanistico Comunale”, the Urban City Plan.

RUEC for “Regolamento Urbanistico Edilizio Comunale”, the City Planning and Building Regulations.

RTP for “Raggruppamento Temporaneo di Professionisti”, a Temporary Group of Professionals, as provided by Italian Law “D.Lgs 163/2006 “Codice dei contratti” for a group of businessman, or contractors, or service providers in order to participate in assignment proceedings of a special public contract.

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