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## Local Equalization and Wide Areas Land Planning in Syracuse

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### Abstract

The implementation process of the Syracuse's Master Plan is characterized by the widespread use of "urban negotiation". The Municipality has drawn up a protocol aimed at obtaining areas for facilities and public infrastructure in different areas basing on the rule of the transfer of a portion of land in return for the building permission for the remaining part. Since these areas are variously characterized, the negotiation process may not be fair to Municipality or convenient to land owners. Basing on an equalization pattern, this study provides, for each area, the indexes of fairness and convenience, and, more specifically, the difference between the market value of the areas achieved and the value of the permits issued. and based on the possibility to transfer the development rights, some different scenarios are prefigured about the possibility of acquiring additional areas for social housing and/or achieving funds for sustainable buildings.

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### 1. Introduction

The Master Plan of Syracuse, approved in 2007 (GURS 46, 2007), aims at satisfying the needs of the settled people, also taking into account the demographic projection. Since the negative migratory balance in the '90s (1,500 inhabitants from other municipalities, over 2000 canceled) overcomes the natural positive one (1,100-1,200 births vs 900-950 deaths), the global demographic balance is negative, mostly due to both the fluxes of non-EU migrants, and the affordability of the hinterland areas dwellings. Nonetheless, at the end of the Master Plan recording period (2001,

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last National Statistics Institute survey) the number of registered families (47,171) had grown (+1,600) due to the reduction in the number of components (from 2,76 to 2,66). Three demographic scenarios and the consequent housing needs have been carried out by considering three different data periods, as summarized in table 1:

Table 1. Master Plan Housing needs envisage (Source: Municipality of Syracuse, <http://www.gurs.regione.sicilia.it/Gazzette/g07-46o/g07-46o-p2.html>).

Scenarios	Period	Population trend	Families		Dwells			
			annual increase	by 2013	main dwells	secondary dwells	previous need	total need
A	1990-2000	stable	180	2400	2158	216	788	3162
B	1995-2000	decreasing	90	1200	1192	119	788	2099
C	1990-1995	increasing	235	3137	3116	312	788	4216

The total amount of building to be provided and the total area to be occupied have been calculated for each scenario taking into account the average surface and volume of a dwelling, and the three different typologies: detached/semi-detached house (1-2 dwellings houses), 3-6 dwellings houses, 10-15 dwellings buildings with shops and offices, basing on two estimates, as displayed in table 2:

Table 2. Master Plan: housing needs envisage (Source: ib.).

Scenarios	Hypotheses	Dwellings	1-2 dwellings houses			3-6 dwellings houses			10-15 dwellings houses		
			%	surface	cubage	%	surface	cubage	%	surface	cubage
A	1	3162	50%	221.326	649.868	30%	132.796	389.921	20%	88.530	265.591
	2		40%	177.061	519.894	30%	132.796	389.921	30%	132.796	398.387
B	1	2099	50%	146.944	431.464	30%	88.166	258.878	20%	58.778	176.333
	2		40%	117.555	345.171	30%	88.166	258.878	30%	88.166	264.499
C	1	4216	50%	295.092	866.463	30%	177.055	519.878	20%	118.037	354.110
	2		40%	236.074	693.170	30%	177.055	519.878	30%	177.055	531.166

Table 3 provides the range for total cubage the quota of social housing, and occupied land:

Table 3. Master Plan Housing needs envisage (Source: ib.).

Scenarios	Dwellings		Shops and offices		Social housing		Total amounts		
	surface	cubage	surface	cubage	n. dwellings (from)	n. dwellings (to)	surface	cubage	occupied land
A	442.652	1.327.956	124.015	372.044	1.200	2.200	566.667	1.700.000	1.292.500
B	293.888	881.664	92.779	278.336	840	1.500	386.667	1.160.000	820.000
C	590.184	1.770.552	169.816	509.448	1.600	2.900	760.000	2.280.000	1.800.000

The Master Plan supposes 2.2 million m<sup>3</sup> of housing cubage to be implemented within the dense urban area and in the residual areas in which the previous bonds decayed. Social housing and mixed use development operations are supposed to be implemented with recourse to the equalization (Cheshire & Nathan & Overman, 2014). The process develops by: identifying the different intervention areas for developments; concentrating the new buildings taking into account the urban quality of the different areas to be transferred to the municipality for primary and secondary developments in exchange for building permissions; diversifying the cubage rate; dividing the areas to be developed in sectors and sub-sectors. The areas to be developed are: the “Borgata di Santa Lucia” (150,000 m<sup>3</sup>); the new urban area (1,817,500 m<sup>3</sup>); the building programs areas (560,000 m<sup>3</sup>); the hamlet of Cassibile (143,000 m<sup>3</sup>). The secondary developments’ needs (S1 – Education; S2 – Public facilities; S3 – Green areas; S4 – Parking) are m<sup>2</sup> 940,125 in

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