

PTRC “Veneto Region”

Strategic document for the mountain Urban and energy planning chapter

Abstract

In the framework of the ASP project AlpBC all the activities carried out by the Urban Planning section of the Veneto Region in project implementations have addressed the impact of the urban settlements in the mountain territory and the policies needed to guarantee a sustainable development with a look on the environmental factors but not overlooking the challenging economic factors. The focus was set on the building stock and its energy performance, as one of the crucial theme for the sustainability of the territory.

In this document all the strategic issues which can positive influence the use of the territory and the exploitation of its enormous resources have been developed and collected. The inputs and contribution raising form this document have to be considered both in the definition of new rules or new frameworks and in the implementation of planning processes as well.

Here the main points included in the strategic document:

. procedures and certification schemes to be followed in case of building refurbishment are a very actual issue discussed at regional level: this trend should be adapted and adopted also in the planning instrument as a necessary base for any financial incentive

. development of a set of core indicators coherent with the regional standards (and once they will be eventually developed, also with the European ones, aiming a coherent approach through different planning scales). The indicators chosen have to consider at least:

- energy consumption
- type of fuel/energy vector used
- construction technologies
- materials and resources in general

. the incentives have to be calculated proportionally to the results achieved, therefore the indicators should represent the ‘distance’ form the minimum requirement, in order to make possible to award with an higher incentive a better performance

- . with a look at the air quality plan, which consider the impact of biomass on the pollution potential, the burning devices capillary present in each house have to be renewed and substitute with a modern technology, doubling the burning efficiency and increasing rapidly the share of heat demand that could be covered by biomass;
- . the refurbishments reduce the energy demand, enabling a larger share of renewables for its supply; moreover the realization of small district heating plants can enhance in some case the use of a mix of renewable sources used at high efficiency level;
- . as a lead sector for the sustainable development of the mountain, the hospitality sector is identified as a very important actor, due to its large presence in the mountains and the possibility to use the sustainable approach as a quality brand to recover new market segments and expand their offer
- . the flexibility in the use of the buildings have to be considered in front of the fact that the human presence in the mountains changes in a very strong way during some parts of the year. A cooperation scheme, connecting hotels or touristic operators with local inhabitants or building owners, can lead to an innovative solution to the very high demand of accommodations in the peak periods: hotels can count on the availability of an allotment of rooms for the seasonal peak periods, but they do not have to bear the complete maintenance of this part of their offer; building owners, on the other side, can count on a stable income to cover the maintenance and the refurbishment costs of their second houses with the additional advantage of not having anymore to care about administrative and organizational issues for the seasonal renting of their properties.
- . no use of greenfield for new building or settlements: new constructions are allowed only instead of existing buildings. This principle states the need of strengthening the existing villages, boroughs or small settlements saving land and landscape: the active use of the built environment is anyway supported considering the flexibility mentioned before, keeping or even introducing the possibility of a combined use of the buildings and a consequential new spatial relationship.