

POLITECNICO DI TORINO
SECOND SCHOOL OF ARCHITECTURE
Master of Science in Land, Town and Environment Planning
Honors theses

The local taxation contributes to the limitation of sprawl?

by Barbara Rossi

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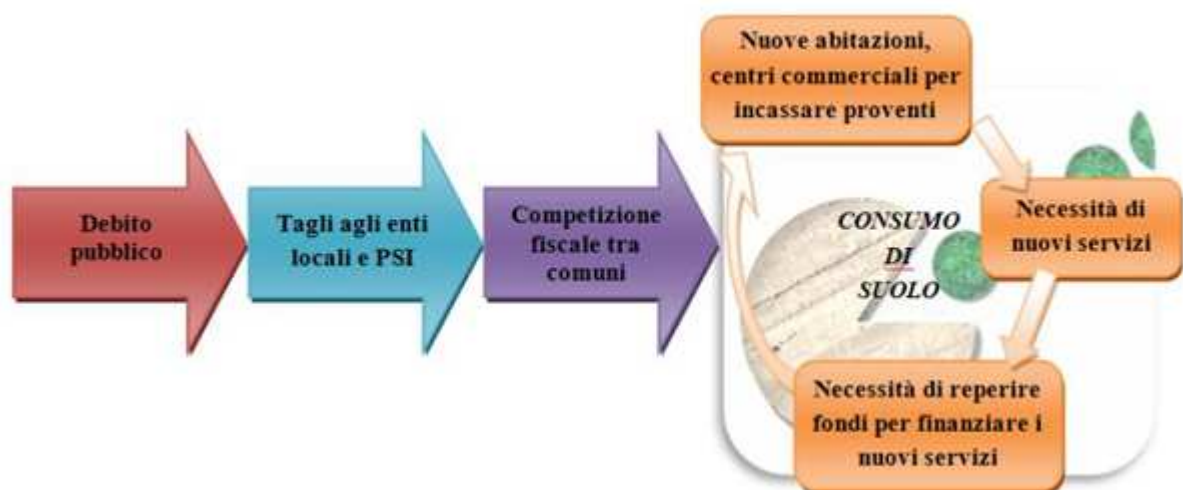
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Sprawl and local taxation are two themes that have only recently been matched and the search for the correlation is now at the initial stage.

The purpose is to verify and quantify the existence of a relationship between spatial transformations (determined by the planning tools) and local tax (resulting from the need to balance municipal budgets).

The debate on sustainable development has placed the emphasis on the theme of saving natural resources, including soil, and for this reason has increased the focus on consumption, degradation and soil sealing.

Local administrators, today, is not only required to participate in the ambitious project of balancing development and environmental protection within the plans and programs that regulate the development of the city, but they also have to match the financial management of the territory and the difficult economic situation. For this reason, the search for policies to curb the uncontrolled expansion of cities, without imposing additional burdens to the community, is gaining more and more interest, especially in contexts such as Turin. In this respect the Province of Turin, starting from the knowledge that territory is affected by sprawl, has shown commitment to the research and development of actions to reduce it.



*Pic. 1 - Diagram of the process that leads to sprawl
Source: own elaboration*

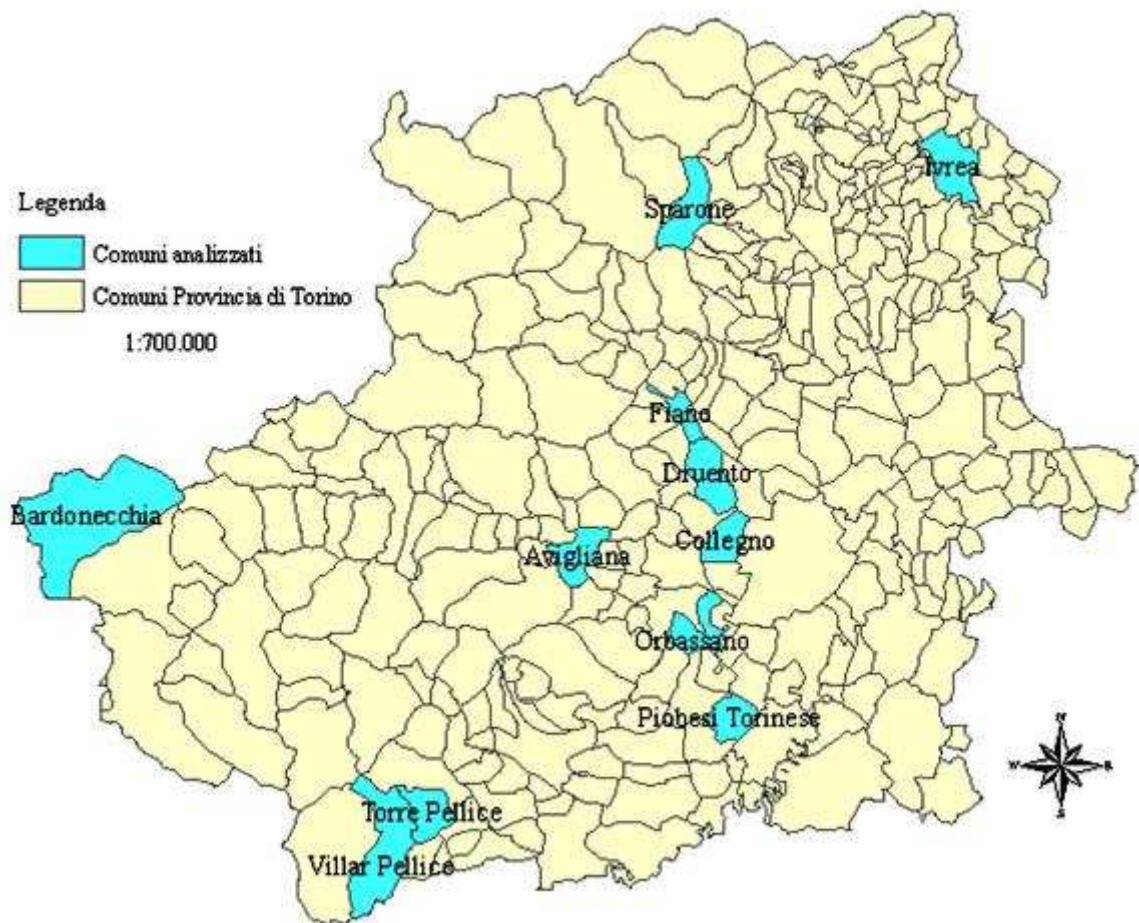
The path of the thesis begins with a first reflection on the definition of the problem and disadvantages related to it, then there is a short focus on the policies of some European countries (France, Germany, Great Britain and Spain) to contrast sprawl. After, addressing the issues of urban reform at both national and regional level and the new relationship of sprawl with the landscape after the European Convention.

Afterwards discourse shifts on the components of the local finance and highlight the mechanisms of taxation on property imposed by law and the development of measures on infrastructure costs.

Following is presented a methodology of research on a number of municipalities in the Province of Turin, which is distinguished by the novelty of the analyzes performed. Initially there is a series of analyzes on demographic and housing stock, then reflection focuses on the evaluation of municipal revenue from building areas, the comparison of municipal budgets and the infrastructure costs charged by municipalities. In particular, the latter element is interesting for the comparison between the values of the charges attributed to the different areas (Old Town, areas of completion or areas of new construction) in some cases, in fact build in expansion areas seems to cost less than in consolidated areas. These elements also reveal the behavior and attention in relation to the use of land.

		Collocazione territoriale		
		Area metropolitana	Pianura	Montagna
Fasce pop.	Ab. > 15.000	<u>Collegno, Orbassano</u>	<u>Ivrea</u>	<u>Bardonecchia*</u>
	3.000 < Ab. < 15.000	<u>Druento</u>	<u>Avigliana</u>	<u>Torre Pellice</u>
	Ab. < 3.000	<u>Piobesi t.se</u>	<u>Fiano</u>	<u>Sparone, Villar Pellice</u>

*si tratta di un comune che non rientra nella soglia di popolazione stabilita.



Pic. 2 and 31- Analyzed municipalities selection criteria and Map of analyzed municipalities

Source: own elaboration

The thesis concludes by making the point on the analyzes carried out with the aim to provide an opportunity for comments and subsequent searches. Free from any presumption to propose comprehensive solutions, it was considered advisable to make proposals that can be of support to a debate most advanced able to put all the knowledge necessary to adequately respond to phenomena so widespread and impactful as sprawl.

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