**ABSTRACT**

The use of territorial IT systems, which have been introduced into some city planning laws as the required basis for territorial analysis, means that Geographical Information Systems can now be used to prepare urban plans, making it an indispensable tool for processing data and generating indicators, of which one example can be found in the Territorial Governing Plan for Como. In this case knowledge shows itself to be the central animating force for an evaluation process that enables the space of the municipality of Como to be reorganised. The nature of the data collected and stored can be used to generate criteria for selecting, classifying, and organising the information and then for exploring the many environmental aspects to be taken into consideration, identifying the physiognomy of Como's physical resources and the resulting problematic factors that might limit the possibilities of using up new greenfield land. The data can also be used to identify the ordering elements of Como's urban configuration, and this configuration can then be used to uncover the wealth of Como's specific local characteristics, so that decisions can be taken as to the extent to which the built fabric might be suitable for change in the light of different assessments (which are then synthesised in a multivariate setting) as follows: *i* sensitivity to the landscape in terms of its importance (eco/environmental, historic/cultural, aesthetic/perceptible), historical integrity, linguistic consistency, spatial organicity; *ii* study of the ecosystemic potentialities of the agricultural and non-built up spaces in the environmental matrix; *iii* identification of the margins for making changes within the urban armature with respect to the interdependencies between the accessibility of the built fabric, its morphological/habitation quality, and the pressures bearing on it.

Principal Components Analysis (PCA) of the vector layers, transferred into pixel matrices, generates a first reduction of complexity and proceeds by successive applications of non-hierarchical cluster analysis, from which interdependent built spaces are derived that are homogeneous in terms of the suitability of the measures taken for their conservation, refurbishment, or transformation (which the plan assigns to the government of the land) as a function of: *i* the historical factors to be passed on, considering the possible need to take action to refurbish these built spaces in relation to their found characteristics of centrality and socio-economic vitality; *ii* the extent to which changes can be made within the consolidated urban fabric, in order to improve the quality of the existing built space; *iii* the inherent environmental tendencies of these places, so that their values of landscape integrity and continuity can be fed back into the municipal ecological network.

This is a mature approach to the development of a type of urban planning based on full knowledge of local specificities, derived from the optimal use of GIS assisted by multivariate geostatistics, against a background of using resources sustainably as part of the processes of urban reorganisation and regeneration, renouncing the use of new greenfield land outside the existing urban boundaries.