

Spatial planning instruments in Portugal: plans as regeneration tools

WARE Project Meeting

WATERFRONT REDEVELOPMENT: IZOLA EAST

24 -25 September 2012, Izola, Slovenia



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Portuguese Local Spatial Planning Tools

- Local Development Plan (municipality)
- Urban(isation) Plan (territory within the urban perimeter)
- Detailed Plan (territory within the municipality, urban or rural)

These plans aim to establish (Portuguese Law Decrees):

- Models for the evolution of human occupation, networks and urban systems;
- Parameters of land use and environmental quality assurance.

The **Urban(isation) Plan** defines the spatial organization for a part of the territory that requires an integrated approach, establishing (Portuguese Law Decrees):

- the general conception of urban form;
- the urban parameters;
- the fate of the buildings;
- the heritage values to protect;
- the designated places to install equipment (public or private);
- the schematic layout of road networks and major infrastructure.

In the **Urban(isation) Plan**, the design must (Portuguese Law Decrees):

- Safeguard the urban composition equilibrium;
- Respect the urban spatial continuity;
- Seek economies of scale throughout the spatial concentration of activities and networks;
- Reflect a critical attitude towards urban sprawl.

Detailed Plans are aimed to detail the types of occupation to develop in specific areas (Portuguese Law Decrees).

In the case of urban areas, it

- sets the design for the urban space;
- regulates land uses;
- defines general conditions for the buildings (both new construction and rehabilitation);
- establishes the characterization for the facades of buildings;
- defines conditions for the occupation of open areas.

The Detailed Plan focus on (Portuguese Law Decrees):

- Implementing proposals for spatial organization in specific areas of the municipal territory;
- Regulating the actions to be developed

It represents an attempt to clarify and improve its operational character serving as the basis for infrastructure and architecture design.

Case Study

Detailed Plan for the Waterfront and Campo da Agonia – Viana do Castelo –

Source: Câmara Municipal Viana do Castelo

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Within Polis (Program for Urban and Environmental Requalification in Cities – 2000), it was created *VianaPolis*, a management society responsible for the intervention in an area of 157 hectares which includes Detailed Plans for the

- 1 Historical Center
- 2 Urban Green Park
- 3 Waterfront



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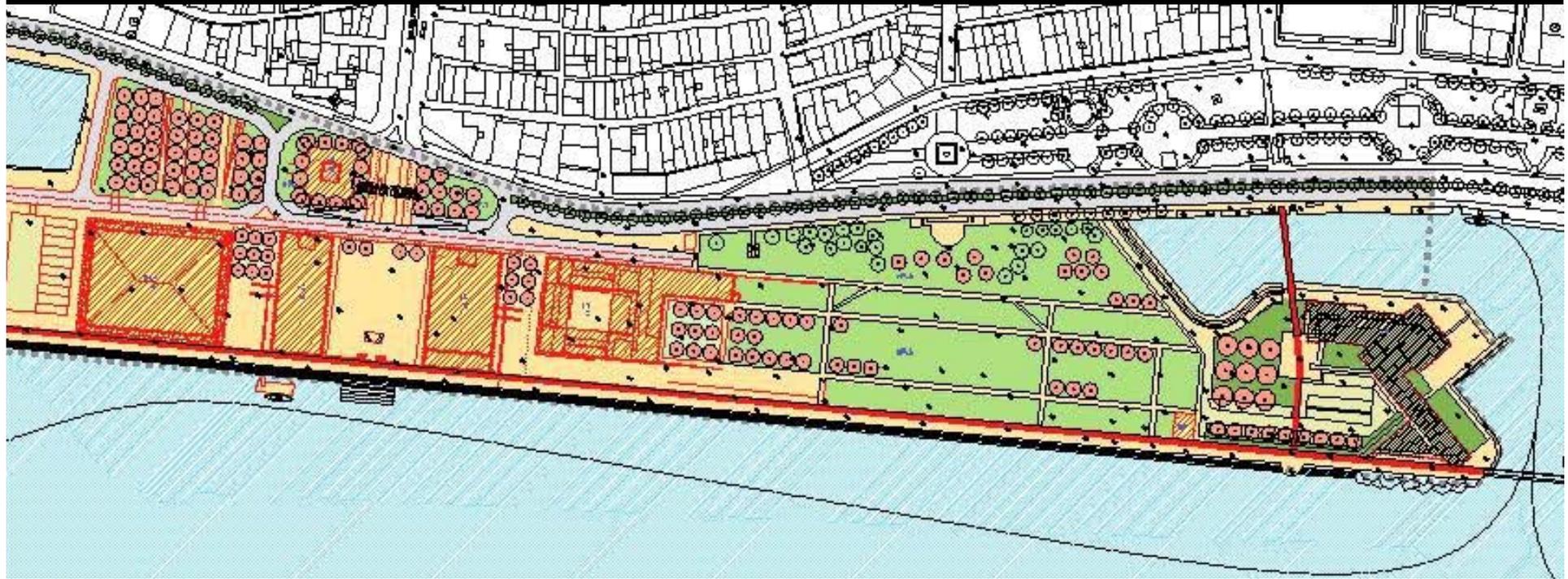


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Fundamental objectives:

- Use of natural and human resources, respecting environmental and social balance;
- Regulate edificability preserving natural values, urban planning, landscape and heritage;
- Promote conditions for pedestrian traffic, including people with reduced mobility;
- Strengthening cultural dynamics and urban sociability using equipments, cultural heritage and qualification of public space.

Site Plan (East Zone)



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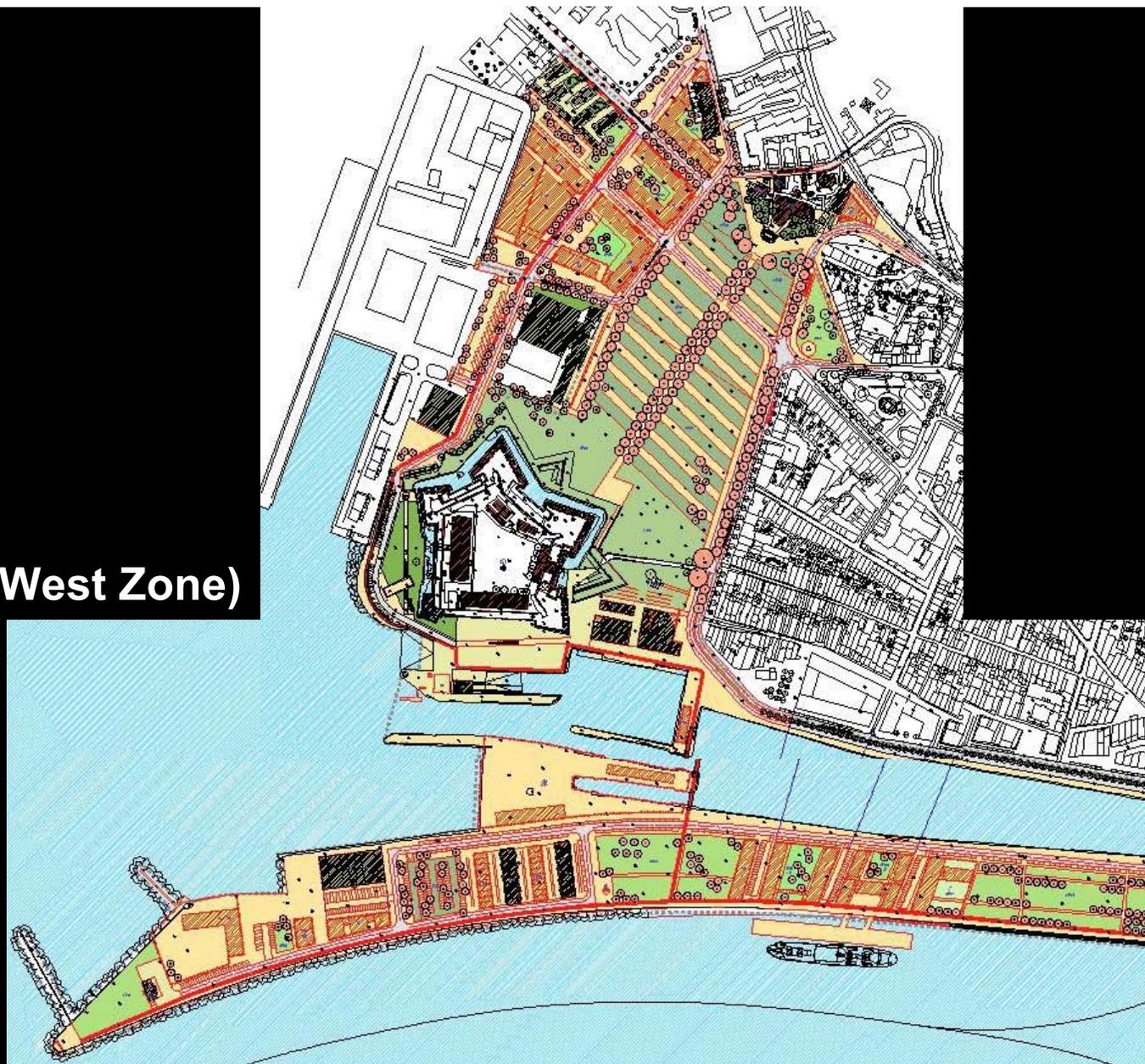


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Site Plan (West Zone)



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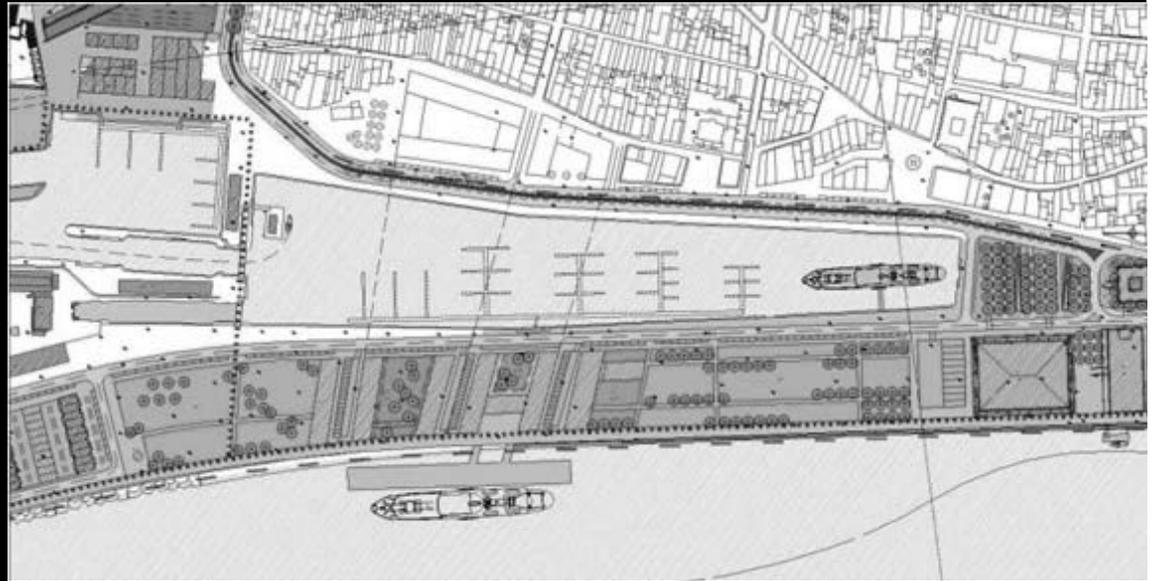
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Intervention strategies consist on

- Launching and implementing interventions in the fields of construction, rehabilitation and reuse of buildings and public spaces;
- Defining a green corridor along the entire platform between the city park and the Field of Agony (Campo da Agonia);
- (the) Construction of a cycleway and footpaths;
- (the) Installation of the Atlantic Marina in the former commercial dock.



The Liberty Square links
Avenida Combatentes to
the river.

Born around the monument
to the 25th April (new
centrality of Viana do
Castelo)



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The Municipal Library (architect Álvaro Siza Vieira) seeks deeper relations with its surroundings:

- the elevation of the floor enables a small square, and
- the east garden and its pathways are like the continuity of the building itself.



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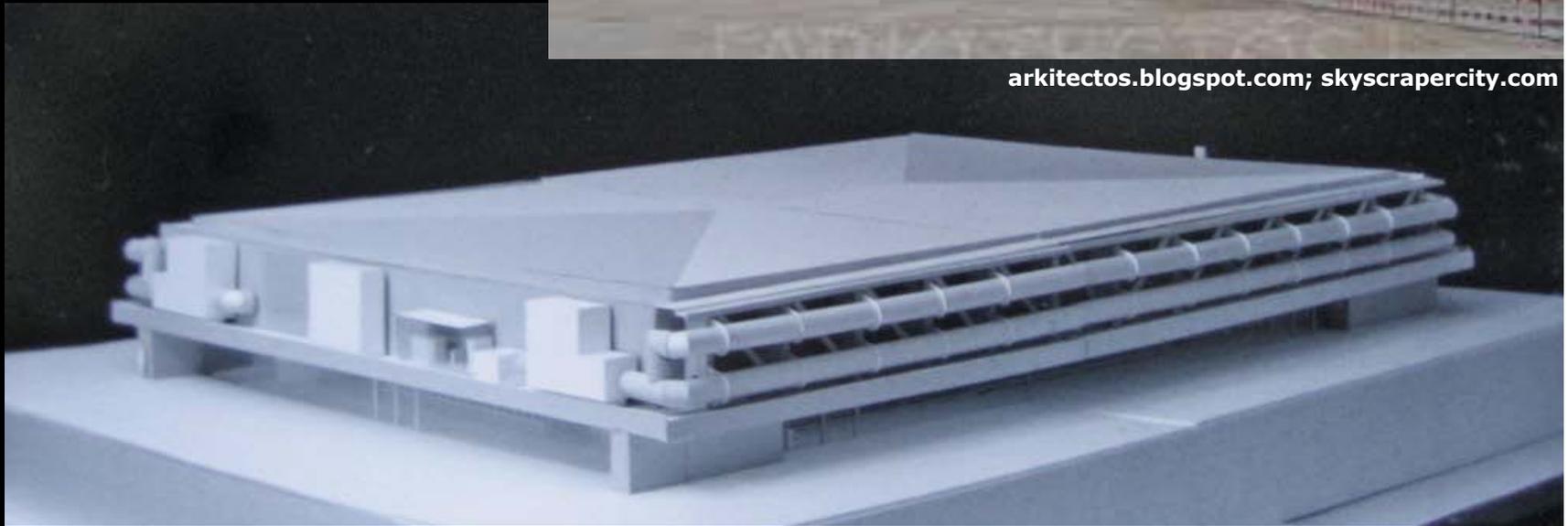


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The Multi Use Pavilion (architect Souto de Moura) concludes a group of equipments that finishes off the top of the Avenue making that space a social area.



arkitectos.blogspot.com; skyscrapercity.com



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The Administrative Building (architect Fernando Távora) houses the Finance Services, the Job Centre, the Labour Court, shops and restaurants on the ground level, setting the main town square and making it a new center.



olharvianadocastelo.blogspot.com

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Case Study

Urbani(sation) Plan for the International Exhibition 1998 (Expo98) – Lisboa –

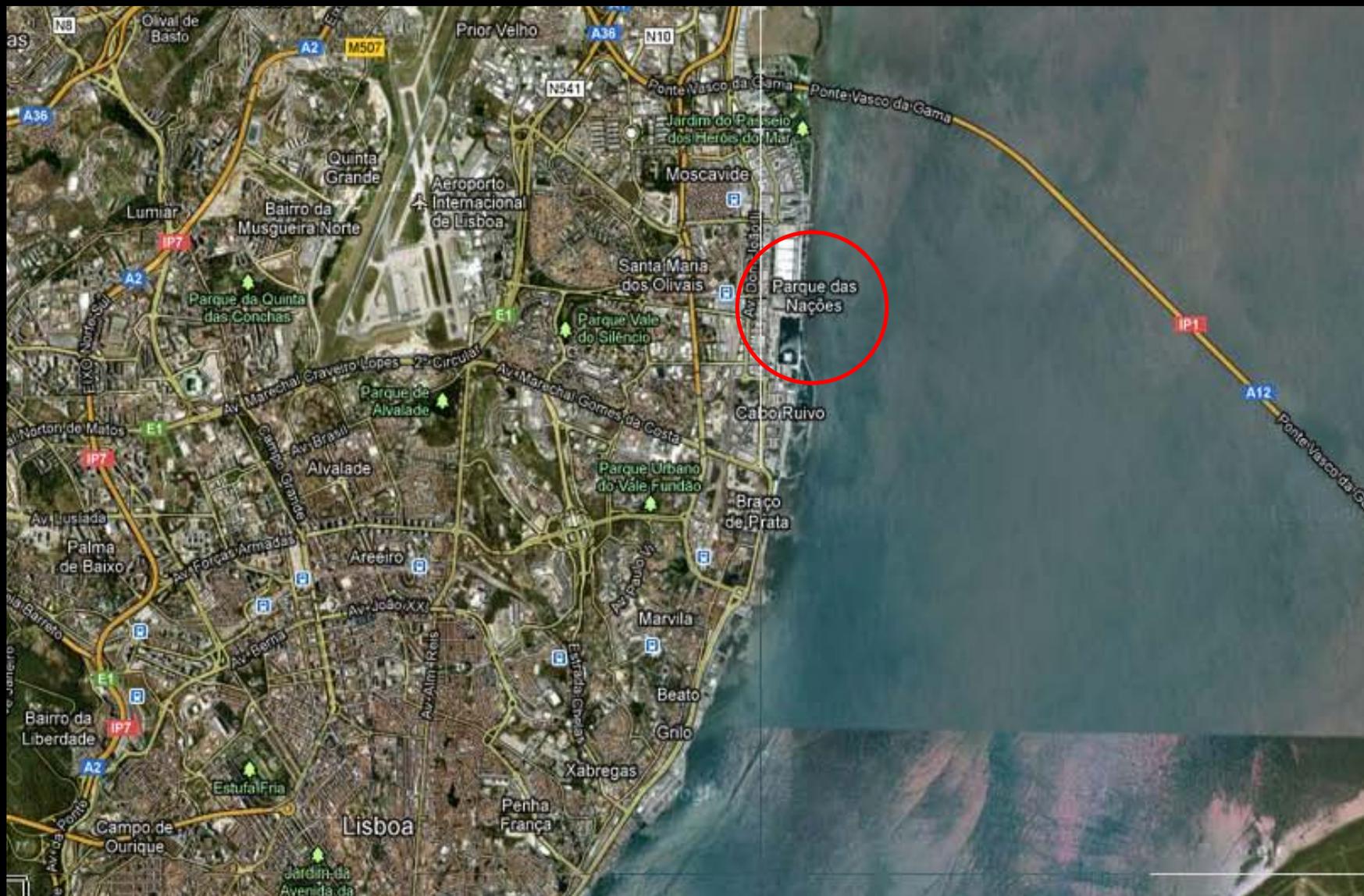
Images: <http://www.parqueexpo.pt/>

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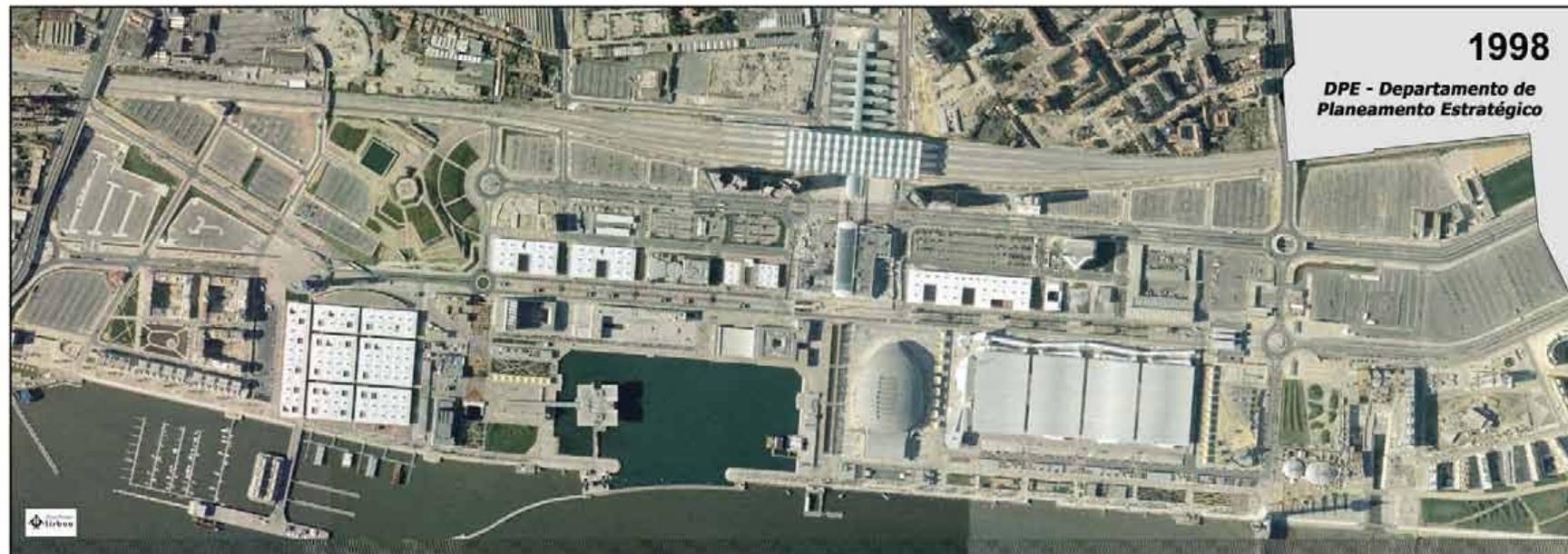
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