

NO VOID Ruínas e Terrenos Vagos
Nas Cidades Portuguesas

IGOT Instituto de Geografia
e Ordenamento do Território
UNIVERSIDADE DE LISBOA

CEG Centro de Estudos Geográficos

Ruínas e espaços abandonados da desindustrialização em Lisboa: a
anatomia de uma crise urbana
[Ruins and abandoned spaces of deindustrialization in Lisbon: the
anatomy of an urban crisis]

**1º Seminário Intermédio NoVOID:
"Explorando a vida obscura dos espaços
urbanos abandonados"
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The experience of contemporary urbanity is inescapably marked by the presence of abandonment, ruination and emptiness. Ruin, abandoned buildings and vacant lands are ubiquitous presences in contemporary cities.

(Edensor, 2005; Berger, 2006; DeSilvey, 2013).

Aims

The paper aims are twofold:

- This paper develops a new approach to measure physical change outcomes of urban shrinkage (No Void project).
- The paper showcases Lisbon city, which has suffered depopulation, explained by economic restructuring, and suburbanization and the effects of economic cycles (boom and bust) mingled with political options, comparing two manufacturing areas (East and Southwest) with different fortunes.

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Theoretical background

- Many cities across the world have experienced in tandem population shrinkage and land use changes mainly since 1970's deindustrialization processes (Bluestone & Harrison, 1982).
- Urban shrinkage doesn't affect all municipalities in metro areas nor affects equally neighborhoods at intra-city level.
- Since a large share of ruins area is still located in manufacturing land use statutory zones which have become abandoned spaces in the city, the results call for a new approach to manufacturing areas planning, especially in the light of recent financialization models in operation across EU cities.

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Stylized shrinkage factors

➤ Stylized shrinkage factors:

- Depopulation
- Economic restructuring, delocalization of manufacturing and distribution activities
- Metropolitan suburbanization
- Effects of economic cycles (boom and bust) mingled with political options.

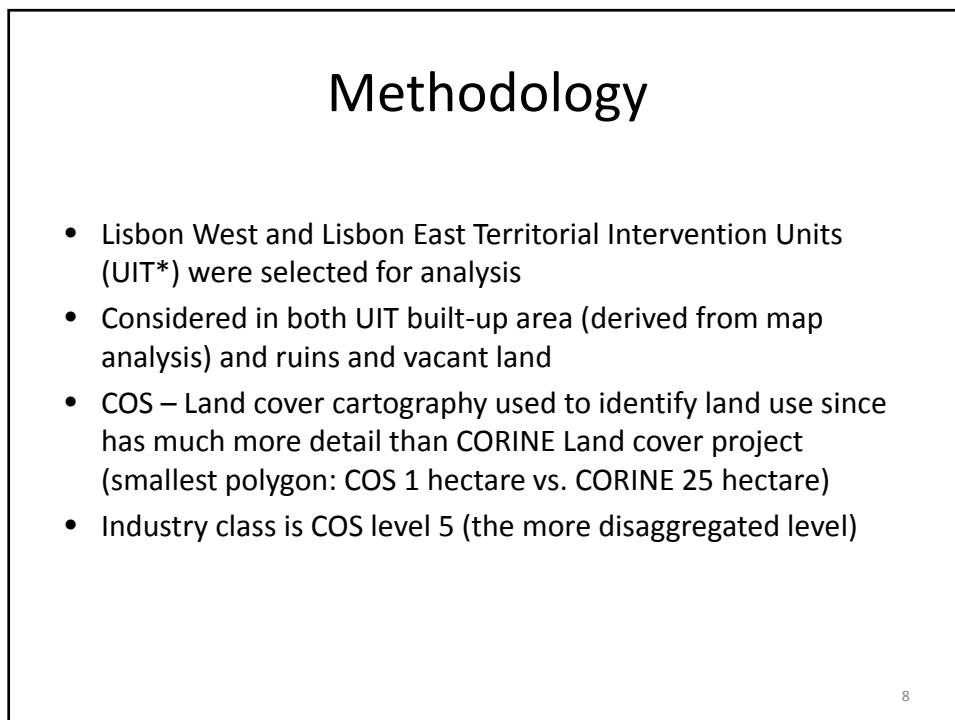
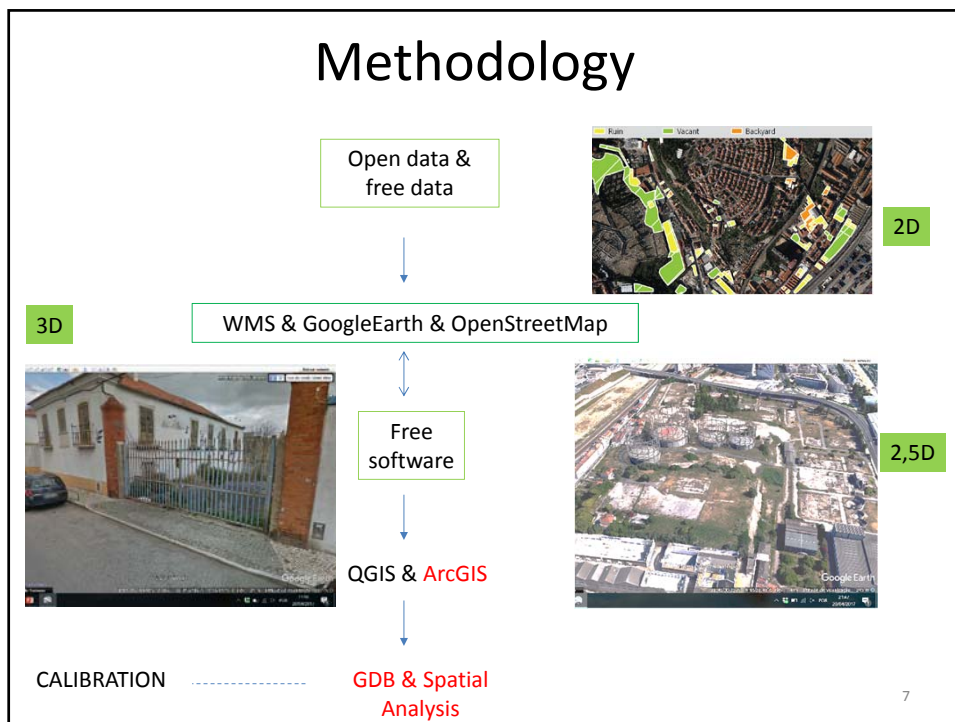
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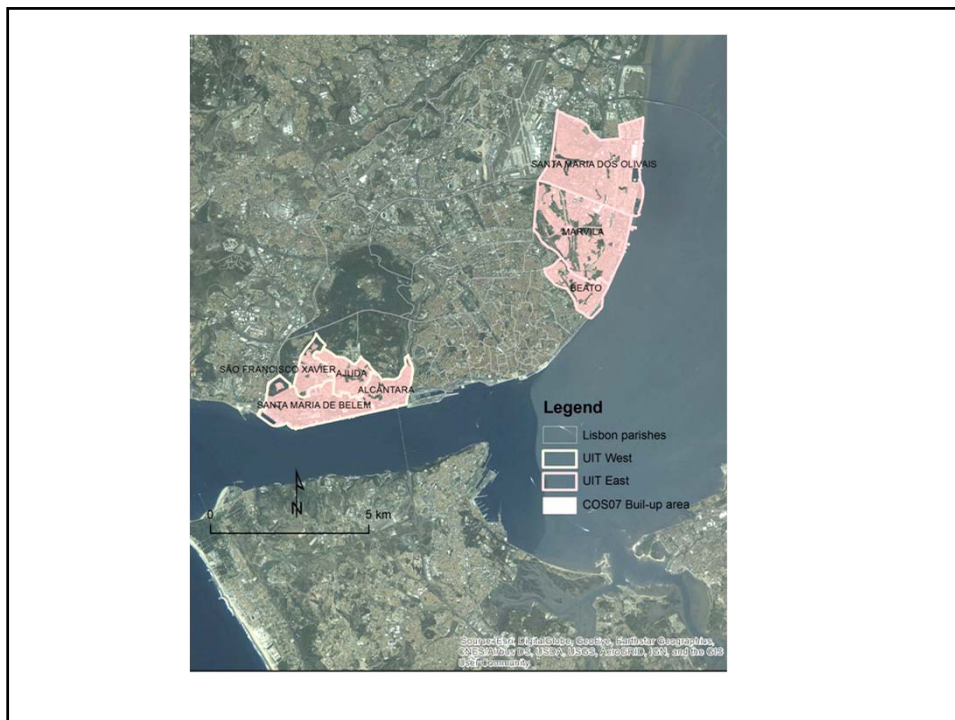
Methodology

➤ Identification of three categories of abandoned urban spaces

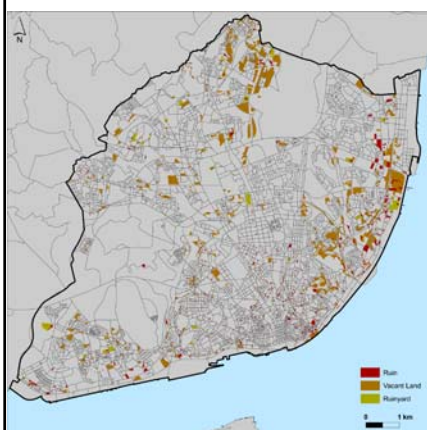
1. Ruin
2. Ruinyard
3. Vacant Land







➤ General descriptives



Lisbon classification (Ruin, Vacant Land)

Type	Nº of obs.	% of obs.	Total area (m2)	Total area (%)
Ruins	2343	75.2	1,449,559.5	30.2
Vacant Land	771	24.8	3,357,353.8	69.8

➤ Abandoned spaces correspond to about 5.7% of Lisbon total area

	Ruins			Vacants		
	n.º	m2	% of total area	n.º	m2	% of total area
East UIT	334	340,885.8	1.8	142	1.021.091,3	5.3
West UIT	260	109,217.3	1.4	85	254,187.4	3.3

- Ruins have similar shares in the total built-up area on both UIT
- Vacant land have a much larger share in East UIT total built-up area

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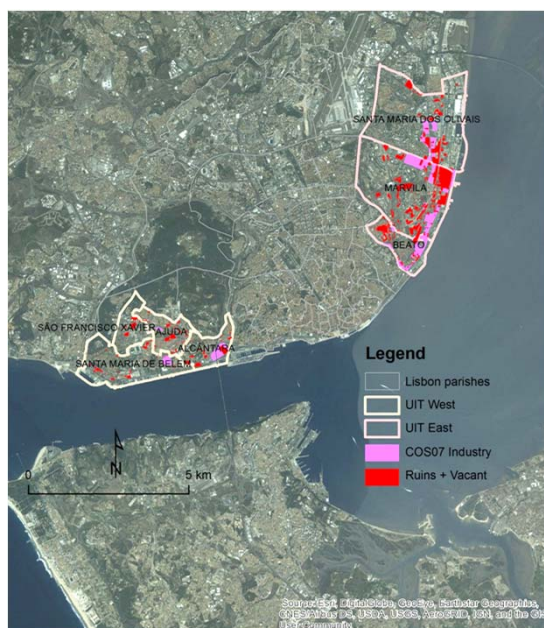


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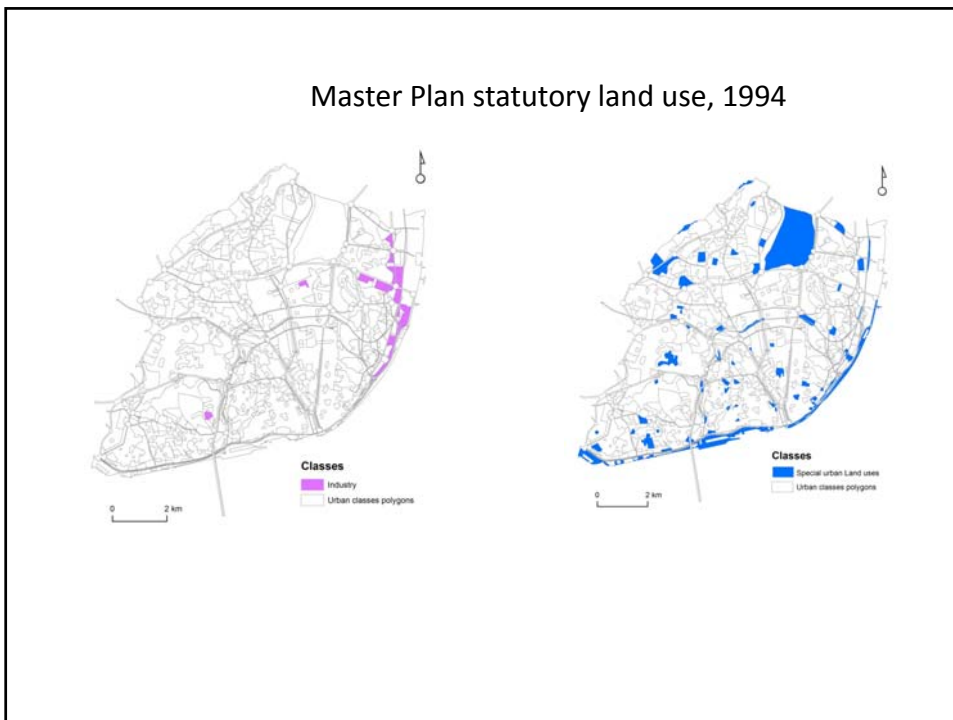
	Void over Industrial Land Use					
	Ruins		Vacants		Total	
	m ²	%	m ²	%	m ²	%
East UIT	196,242.5	14.8	230,386.1	17.4	426,628.6	32.2
West UIT	3,194.9	1.5	1,197.1	0.6	4,392,0	2.1

- East UIT is the stronghold of industrial activity in the city where ruins and vacant land have larger shares in industrial land use areas, corresponding to 32.2% of abandoned industrial space
- The West UIT's industrial area is smaller and only about 2% of the area is vacant or occupied with ruins

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Lisbon West Industrial Area



From Siza towers 2003...




Lisbon Westward deindustrialization is challenging for city planning since statutory land use planning offers more land use possibilities in conjunction with strong market pressure for housing and office space development in the post-crisis period. Redevelopment is facilitated but it is driven by financialization of urban assets.




...to 'Nova' Alcântara 2016

Lisbon East Industrial Area



EXPO 98 impact and externalities

EXPO 98 intervention contribute to a quicker regeneration process in Lisbon Eastward (controlled by Central Government) generating positive externalities effects that reinforce economic activities attraction. The industrial grid plan is a factor of maintenance of statutory industrial use but also an impediment to new land uses which preclude swift urban redevelopment. The new Lisbon Master Plan is more flexible regarding land use change in part of this area.



Cabo Ruivo

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Discussion

- Lisbon Southwestern deindustrialization is challenging since successive regeneration/urban development projects that indicate land use change in conjunction with strong market pressure for housing and office space development are fueled by the financialization model.
- EXPO 98 intervention contribute to a quicker regeneration process in Lisbon Eastward generating positive externalities effects that reinforce economic activities attraction. Nevertheless, the total ruins and vacant area is much larger. Land use statutory planning categorized the area for industrial uses since 1994 which become an obstacle for swift urban redevelopment. Nevertheless, noticeable pressures for urban development challenge local authority, that eventually lead to a more flexible land use regulation in this area.

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Wrap-up

- Generally, industrial wasteland takes longer time to regenerate because planning regulation is more restrictive and regeneration processes are more complex (finance, scale, stakeholders).
- Industrial statutory zones have become significant abandoned spaces in the city making a good opportunity for financialization models which challenge more inclusive planning approaches.
- South and East industrial areas witness different fates in the city of Lisbon in result of the conjunction of diverse development path, restructuring processes and contemporary urban regeneration strategies and policies.

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<http://novoid2016.wixsite.com/novoid>

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 Ruins and Vacant Lands
 In the Portuguese Cities

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