

The humanized territory and its planning

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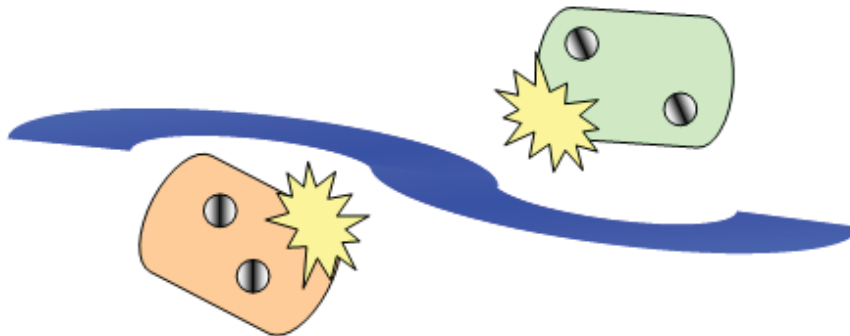
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1. Humans found themselves on a territory where others animals already existed, knowing and adapting/changing the space in order to get better **living conditions**.

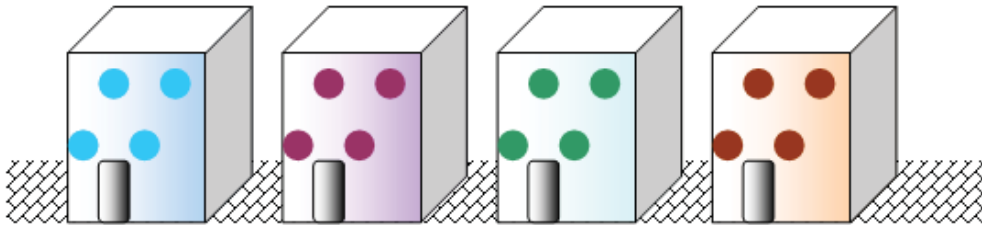
Brains of humans, the places where they lived (morphology and climate), the experience of thousands and thousands of years and the ART of solving difficulties allowed the society to organize a system of powers and programs for building their own **settlements** (their location and structure).



2. Some of these humans became more acquainted with the issues and showed more capacity to solve problems and to design the **city**. The project of these cities preceded the building act. Those humans were **project-planners** and the leaders of the activities that built the city, to lodge people and to give them some suitable organization.

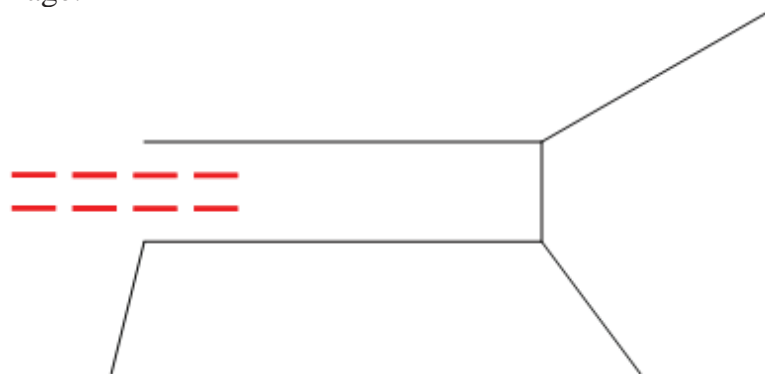
Slowly but firmly (“paulatin sed firmitur”), human kind was able to understand that it is possible to design projects for the **future** and to dream about what could happens later on (short, medium, long and very long term).

- This was the origin of **PLANS**. They fixed orientations for future building of cities, roads, water supply, etc. The leaders to this purpose were the city designers, the **Urbanists**, professionals with large culture, intuition, experience and capacities to integrate functions, aesthetics, culture and economics on the urban fabric design.



Plans until 2000 were practically intending to design cities to be built, like architects and engineers normally do for buildings and infrastructures.

- The quick change of technologies and of social structures brought also the need of changing the planning methodology and to give to the plans a nature of **STRATEGY** and of systemic orientation, holistic and participated, within a sliding horizon and a strong regional frame, without losing the target of a qualified image.



- Instead of a zoning kind of Plan one can then get a **Structure Plan**, based on Organic Units and Aggregated Organic Units, where a balanced use of the soil will be considered on the social, economic, culture, housing and ecologic fields.
- As a way of planning one could organize it as a process based on
POP – Permanent Organic Planning (sliding horizon) **(1)**
MQ – A “Linear Metric Qualified” fabric **(2)**
MM – “Integrated Lace Model” **(3)**
TOW – “The only way” to get a holistic housing policy and practice **(4)**
Citizens Participation and Transdisciplinary System **(5)**
BRIDGEP and PIP – “Bridge Professionals” and Permanent Inter-level Professionals” in each sectorial and each level service. **(6)**

Multi-level approach (8) 4.000	M	Community level
	C 16.000	
	M 64.000	Municipal level
	C 250.000	
	M 1.000.000	Regional level
	C 4.000.000	
	M 16.000.000	State level – Big Metropolitan Regions
	C 60.000.000	
	M 250.000.000	International level / Unions / Federations
	C 1.000.000.000	

M – Means management and current administration process
C – Means overall coordination

The **multi-level approach** means a permanent study and activity at all the levels and a good interchange of findings and policies among them, through the PIP – Permanent Inter-level Professionals – making the bridge between each two levels.

7. The plan would have to be based on digital maps (of different scales, according to the problems to solve) but also would have to explain the general policy and orientation through schematic models to be prepared by town-planners (Urbanists) and their multi disciplinary team.
8. To get the best answers, town-planners would look for solutions through a method of alternating very schematic **models**, hand made, and digitalized

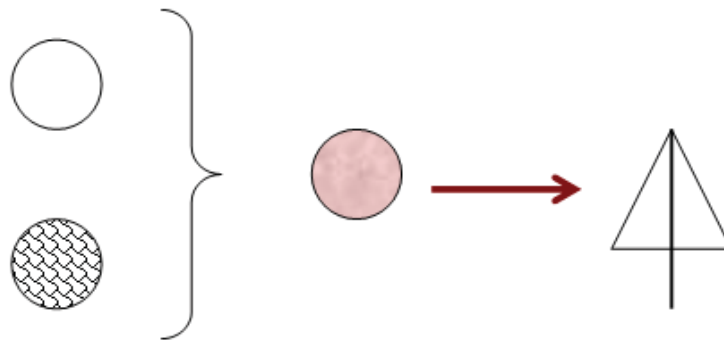
drawings dually measured and accurately composed on **maps** (intuition and calculation would also alternate on the creative action of urban design).

Adding their needed flexibility it is important to get the concept of construction rights transferability from one area to another – virtual planning, asking for a stronger monitoring and a qualified detailing of design.

9. The organic structure way of planning would then bring a kind of **selective focusing**, from one organic scale to another.
10. Human beings, when they are born, they bring two important rights with them: to survive (health and food) and to lodge (climate, participation and safety). This is why the urbanized soil, as bread, has to be limited on their price. Taking in account soil **speculation**, that devices must be considered on some housing areas cannot therefore be only dependent on the free market of land. Communities or the Central Government must take measures to offer the needed land at a fare price to everybody.
11. At the end of the line one can get houses or flats to lodge people on acceptable conditions and with enough capacity. This means, for planners, to calculate the need of houses accordingly to typology and the area of land to locate and built them. It is a problem of **forecast**. Planners are able to calculate demographic evolution and the corresponding housing number or area. With their professional knowledge and planning tools they can therefore estimate a global projection, based on statistic techniques. But they can't say if this growth is happening on that village or another one. If nativity is being bigger on this Organic Unit or on the following one. If emigration will be mostly here or there... Because the universe is statically small, not enough to become more independent of random happenings. Some part of the plan must be programmed not territorialized, through a double system:
 - Virtual metrics to answer to economics;
 - Focusing device to get a qualified image.



12. All this brings the usefulness of those rules that allow the transfederability of the s.f.i. and the need of a kind of non-zoning way of control. The Aggregated OU or the OU itself must be the best spaces for planning programming added with the possibilities of building rights transfer. Each alternative to evaluate has to be considered through scenarios and taking in account a technical support on a cultural, economic, social, technologic, and participation point of view. Decision aid tools can also use multi-criteria methods, where **virtual simulations** could have a great impact.
13. An important device for planners is the **brain-storming** about proposals and the search of alternatives, followed by evaluation. Looking for alternatives must be a tool for planners action, as a method, allowing to chose the best solution, eventually a 3^d solutions. A **3^d solution** is one that was not initially expected and come to the desk of evaluation as a surprise among the previous one. (7)



14. Depending on each country and region organization, it can be useful to use some devices and instruments of planning that ask for a very highly qualified staff on **public administration**, as decisions will be mainly discretionary and not only the bye-law type, settled by regulations.
15. The first issue is the **land**, crucial for a good planned development. The power of planning could be in municipalities or for some aspects on sub-regions, namely in what concerns soil policy in condition that would be able to get an important ownership of land for planning purposes, as banks have to stock an important amount of money. Aggregated Organic Units with 250.000 or 1.000.000inhab could be able to manage the land stock. Smaller Organic Units or municipalities would have to associate themselves in order to be able to administer the land transactions and management (conservation, watching, getting a good interest for the capital, evaluating alternatives, etc.).
16. Sometimes, from a large property, it is necessary to consider an area S_1 for city development and an area S_2 not to be built, while they are contiguous. The best solution is to negotiate with the land owner the approval of a plan for S_1 and the offer of S_2 to the municipality, as a place for social infrastructure or for wild-life protection. If the land can be used for agriculture purpose, as it was until now, then it would be possible to consider, on that S_2 area, a

concession to the ex-land owner, to go on using the land for agriculture, the next 99 years, but the ownership would come to the municipality.

17. Town planning implementation could then be expected through the policy of **public interest**. Avoiding the lost of plus-values they would be then totally used to the benefice of the urban fabric, to improve the quality of life and for the preservation of ecologic and cultural values.
18. The Organic **Structure network** could then be developed timely and balanced, getting the best answers to the actual needs of society and eventually redesigned if the monitoring system shows some negative aspects, taking in account the changing of circumstances. In any case metrics and image must always be the two crucial points of view to get planning success, taking in account land morphology that could inspire the pedestrian ways network. **(8)**
19. As a general conclusion it is a must to understand that urban and regional plans are always creative outs, to provide a synthesis. This synthesis is never the result of adding sectorial planning vision. A jump is necessary to get the PLAN.