

FORTE DA TELHA

In the beginning of the 20th century, Fonte da Telha began by having a small community of fisherman, that lived in illegal residences. In the mid-50s they were about 30. The occupation has evolved and by the end of the 80s 670 buildings were accounted, most of them secondary residences. Almada's City Hall intervened to demolish part of the illegal houses in the late 80s and early 90s, however, the lack of territorial planning persists. Scattered houses, without any urban plan and necessary infrastructures, located on the cliff or above the dune system, make this territory a cluster, urbanistically disqualified and with degraded landscape.

Since 2008, efforts have been made to improve the lack of territorial planning, with the preparation and approval of studies and plans under the municipal and supramunicipal territorial management instruments, with the concern of "safeguarding the history, identity and memory" of the fishing community. However, in 2017, the demolition process of almost all existing constructions in the zone between Costa da Caparica cliff and the dune system has been cancelled, since the detailed plan made and approved in 2015 didn't provide the complete rehousing of all of the local houses. It was concluded, within the scope of this deliberation, that the implementation of this or another plan/intervention will only be possible through a model of execution and shared management between the various entities with guardianship and jurisdiction over it.

SUMMARY OF THE PREDICTED TERRITORIAL MANAGEMENT INSTRUMENTS

2008: Approval of the "preliminary study" for the elaboration of Fonte da Telha Detailed Plan

The application was approved for the Lisbon Regional Operational Program (ROP Lisbon) – Coastal Appreciation Actions – that expected the preparation of the "Study of Characterization, Prospective Diagnosis and Definition of the Terms of Reference for the elaboration of the Fonte da Telha Detailed Plan"

The elaboration of a Detailed Plan for the Fonte da Telha area is written on the Management Plan of the Sintra-Sado Coastal Zone (MPCZ-SS) and expected for the Coastal Action Plan 2007-2013.

The intervention at Fonte da Telha is part of a strategy of global requalification of the Atlantic front of the Almada Municipality, carried out by the Polis Program through the regeneration, requalification and rearrangement of the group of beaches north of the plan's intervention area.

2009 a 2012: Elaboration and approval of the "preliminary study" for the elaboration of the Fonte da Telha Detailed Plan

The interventional area of the plan covers 85 hectares and is located in the Costa da Caparica parish, on an environmental sensitive area, occupied with illegal urban occupation on a high territorial extent.

The Detail Plan of Fonte da Telha predicts the demolition of almost all existing constructions in the area between Costa da Caparica cliff and the dune system of that Atlantic front of Almada municipality. The objective is to relocate residences and commercial establishments built without license or in places too exposed to the sea breakthrough, building a new neighbourhood for the fishermen, improving accessibility and requalifying the surrounding natural area.

In addition to illegal housing, the Detailed Plan foresees also the complete demolition of seven of the ten bars and restaurants that supply the beach and their reconstruction on higher levels, since the area is subject to being affected by loss of seashore, risks of flooding and cliff collapsing. In 100 years, the coastal rising sea level will reach 10,9 meters. Therefore the document also proposes the reconstitution of the dune system with the restoration of the sands up to height of 12 meters, with the construction of high footbridges for access to the beach.

In this territory there are a set of territorial management instruments (TMI) on a supra municipal scope, namely the Territorial Planning for the Protected Landscape of the Costa da Caparica Fossil Cliff (TPPLCCC) and the (MPCZ-SS) as well as a high extension of the territory of the plan classified as National Ecological Reserve (NER) with the exception of the current urban centre contained on the Land Use charter of the Municipal Master Plan.

The constraints arising from the (MPCZ-SS) establish a restriction on the local community to remain in this territory, even though, in the elaboration of the detailed plan, the concept of fishing community has been revised and extended to the household, as well as the aggregates dependable of the traditional economic activities of the place. This condition was decisive for the result of the urban perimeter presented on the plan proposal.

The developed proposal plan had to use the change to NER in order to respond to the risks identified in the studies, aiming at the sustainable maintenance of the fisherman community. The occupation model developed in the proposed plan results on the evaluation of the constraints of the territory in question, the restrictions of public activity resulting from the ITM, and the environmental studies elaborated under the plan, as well as the result of the environmental strategic evaluation that follows the whole process.

2014 – Submission of the plan proposal and the Environmental Report to the Coordination Committee of Regional Development of Lisboa e Vale do Tejo

2015 (July to November): Fonte da Telha Detailed Plan in public consultation process

2015 (November): Public session for the plan proposal presentation

2017 – Annulment proceedings

In the context of the results of the plan's public discussion, and despite the generalized agreement of the local community for the need of an intervention on Fonte da Telha for its requalification, the intervention plan proposed didn't get full agreement on the local community, and it was claimed that the plan doesn't fit on the existing social reality, and it destroys the memories and identities of a community with unique characteristics in the county.

Disagreements about the plan occur because the ITM don't allow full rehousing of all the residences on the area, although the plan has introduced greater flexibility and local rehousing than the one set on MPCZ -SS.

The implementation of this plan or other intervention on this territory that aims at its regeneration and requalification will only be possible through a model of implementation and shared management between the various entities with guardianship and jurisdiction over it.

The central government entities that accompanied this planning process did not agree with the execution and shared management model proposed by the plan.

The development of a new plan proposal will only be possible through a change in the legal and regulatory framework expressed in the current Special Plans of Territorial Management, thus obliging to the alteration of the NER, of the TPPLCCC, and particularly the MPCZ-SS which is currently under review and which will be formalized in the future Program of the Coastal Area – Alcobaca/Cabo Espichel in preparation.

Concepts/key ideas:

- *Costa da Caparica Fossil Cliff*
- *Strategic Environmental Evaluation*
- *Land Use Charter of the Municipal Master Plan*
- *Fishing Communities*
- *Land occupation and territorial management model*
- *Fonte da Telha Detailed Plan*
- *Territorial Planning for the Protected Landscape of Costa da Caparica Fossil Cliff*
- *Management Plan of the Sintra-Sado Coastal Zone*
- *National Ecological Reserve*
- *Restrictions of public activity*