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**SPATIAL PLANNING
OF COASTAL REGIONS
AND PORTS**

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Spatial planning of coastal regions and ports

Coastal regions are particular place where human, physical and natural process interact and are under an especially intense pressure of economical and social activity. In spatial planning, coastal regions are treated as special strategic areas with specific problems regarding interaction of sea and land areas.

Spatial planning of coastal regions and ports

In the process of developing, regional spatial plan for coastal zone try to solve the following problems:

- Identification of long term development of coastal region and the needs of the stockholders groups connected with the use of the coastal zone.
- Formation of the regional development vision and integrated regional strategy which included problems of sea-land interact.
- Introduction of special environmental quality landscape and biodiversity protection.
- Promotion of sustainable development of coast areas among other through coordination, cooperation and harmonising the various interests of stakeholders.
- Taking into account:
 - The new relation between urban and industrial development, agricultural activity, sea economy and recreation areas;
 - Modern methods of natural resources protection and land use planning and management;
 - Major Integrated Coastal Zone Management elements, priorities and practice;
- Linking spatial development plan of sea areas with spatial plans of the land use.

Spatial planning of coastal regions and ports

In spatial regional planning, ports are considered in the light of their role in the region as multi-task centres, operating within combined transport chains, logistics/distribution systems and industrial/service and trade/financial structures.

The new concept of harbour spatial development planning should take into account not only all the port functions, but also spatial, economical and social connections: port – city – region.

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Master Plan for the port industrial areas integrates the town and regional planning and development, restructuring modernisation of the port systems.

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The methodology of Port Master Plan point out the following:

- An analysis of current port development tendency and land use.
- The selection of critical problems of port spatial development and their connection with the urban agglomeration and region (environmental tension and conflict of interests).
- Modernization, restructuring and revitalisation of port complex and their port-industrial potential.
- The utilisation of reserved port areas situated in the port and industry complex and in consequence an intensification of use of space.
- the activation of the economic function of the new port area and intensification of the port space utilisation.
- The protection of the cultural heritage and revitalisation of historical monuments and old wharfs.
- To build efficient system of communication between the port and city authorities and population of adjacent neighbourhoods to enable a dialogue of all port stakeholders.