TECHNICAL GUIDELINES

TURISMO DE PORTUGAL

Allotments of Tourist Developments

Technical Guideline NO.5/DVO/2016

This document aims to list some aspects that should be considered in the allotment processes which include the installation of tourist developments.

- Accounting for the number of tourist beds

The maximum number of tourist beds (one bed/1 user) should be counted on the basis of the total fixed beds (e.g. in a T2 with 2 double rooms, 4 beds should be counted).

Convertible beds, where provided, must be identified solely for the purpose of sizing the infrastructure of the site and must not be counted towards the maximum number of tourist beds.

The accounting by the formula of TN=N+1.5 (where N=no. of rooms) or, in the case of hotel rooms, by SET Order 11375/2007, if it is included in the allotment project, will serve exclusively to base the framing of that urban operation on a valid and effective territorial management instrument (e.g. density parameters).

- Concessions to the municipality

Within the tourist resorts there is no room for concessions to the municipality, even if they are destined for traffic routes. The RJET – Regime Jurídico dos Empreendimentos Turísticos [Legal Regime of Tourist Establishments], both in art. 13, concerning the notion of tourist villages, and in art. 15, concerning the notion of tourist complexes, is clear when it states that the eventual crossings by municipal roads and municipal paths are only possible if pre-existing. This provision is only intended to ensure that, since there is a pre-existing crossing of the type indicated, this does not prevent a tourist village or tourist complex from being set up.

- Sizing of roads and provision of parking in tourist resorts

The internal circulation routes of tourist resorts have a private status (except in exceptional situations of pre-existing public roads), and for this reason are not sized according to the parameters established for public roads in the Municipal Land Management Plan (PMOT)

or in Ordinance no. 216-B/2008, of 3 March, which result in excessive profiles and totally unsuitable for tourism use.

On this matter, Article 13 of RJET provides that tourist villages must have internal traffic lanes allowing the transit of emergency vehicles. In the case of tourist complexes, article 16 of the same law establishes that, in situations where transit by car is permitted, the routes must be sized with a minimum width of 3 m or 5 m, depending on whether they are one-way or two-way, except when lower limits in applicable PMOT are allowed.

Likewise, the parking parameters established in the Ministerial Order no. 216-B/2008, of 3 March for "services" do not apply to tourist resorts, since they give rise to a manifestly disproportionate allocation, encumbering the investment and not resulting in a contribution to the qualification of the offer. Parking in tourist resorts, as a minimum requirement, is regulated by Ministerial Order no. 327/2008, of 28 April, amended by Ministerial Order no. 309/2015, of 25 September, and the Declaration of Amendment no. 49/2015, of 2 November, which defines the minimum allocation to be observed in the types of hotel establishments and rural hotels, of 4* and 5*, tourist villages and tourist flats. However, it is warned that whatever establishes the valid and effective PMOT for the area in question will always apply, when determining a higher allocation in tourist resorts.

- Content of the summary table of the allotment

The summary table of the allotment operation, among other aspects, should always include: the typology(s) of the undertaking(s), the maximum number of accommodation units, the maximum number of beds, the minimum category, and the number of parking spaces for common and private use, where applicable.

- Reference values for the gross construction area of double hotel and rural hotel rooms

In the specific case of hotels and rural hotels (since the installation requirements provided for in Ministerial Order no. 327/2008, of 28 April, with the amendments to Ministerial Order no. 309/2015, of 25 September, and the Declaration of Amendment no. 49/2015, of 2 November are the same), it is important to bear in mind the reference values for the ratio of gross construction area (a.b.c.) per accommodation unit of the "double room" type and per category. These values were obtained by the experience of Turismo de Portugal in the appraisal of architectural projects. It should be noted that these values are guidelines, stressing that the value

of areas will depend on several factors, namely the room areas, the generosity of the common use spaces, as well as the size and diversity of the development's equipment.

The reference values (average values) of the a.b.c. per double hotel room are presented below:

- 5* hotels: 70 to 75 m2
- 4* hotels: 65 to 70 m2
- 3* hotels: 60 to 65 m2
- 2* hotels: 55 to 60 m2
- 1* hotels: 50 to 55 m2

The experience of Turismo de Portugal in project analysis also shows that these areas should not fall below the following minimum values:

- 5* hotels: 55 m2
- 4* hotels: 45 m2
- 3* hotels: 35 m2

- Allotments of tourist complexes (resorts)

In the subdivisions for the installation of tourist complexes (resorts) it is warned that, in addition to the plots intended for the installation of tourist developments, that areas should always be safeguarded to meet the other minimum requirements of the tourist complexes: internal circulation routes, parking areas for common use, outdoor spaces and green areas for common use, a swimming pool for common use and sports and leisure equipment.

- Implementation in stages

In accordance with art. 56 of the RJUE - Regime Jurídico da Urbanização e Edificação [Legal Regime of Urbanization and Building], the interested party may request the execution of urbanization works in stages, and to this end, the works included in each phase, the corresponding budget and the deadlines for applying for the respective permit must be identified. The RJUE also establishes that each stage must have

internal coherence and correspond to an area of the area to be plotted or urbanised that can operate autonomously.

Thus, in situations where it is required to carry out urbanisation works in stages for the installation of one or more tourist resorts, it must be ensured that, in the first stage of their implementation, the conditions for compliance with the minimum requirements for the installation, classification and operation of the planned types of development are guaranteed. In phasing, it is recommended that tourist resorts or their components wich are less affected by the works of construction of the remaining phases, are executed in the first phase.

(adopted by decision of the Governing Board of ..... of 2016)

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Direção de Valorização da Oferta

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