

scope of this area includes a stretch between Playa de Las Alcaravaneras and the cathedral, which is the service area of the port. This area is well connected to the city and somewhat removed from the port proper; however, it is still significant in terms of port operations.

In response to the "Special Waterfront Plan," the Puertos de Las Palmas produced their own document which outlines their perspective on operations along the waterfront between Guinguada and Santa Catalina. This perspective sets out to present "the main limitations, conditioning factors and restrictions of a physical, legal, economic and planning nature for present and future operations on this stretch of waterfront" (Puertos de Las Palmas, 1997: 6).

The waterfront along this part of Las Palmas is reclaimed land protected by a breakwater. One of the major constraints on development is the height of the sea wall in relation to the water level, especially the low tide level. This height difference allows the outlets to be higher than the level of the sea. The height of the sea wall significantly limits possibilities for visual connections to the water's edge. The other barrier between the town and the water is the Avenida Marítima, which separates the breakwater, and the adjacent path from the city. The motorway has a very negative impact on the façade of the historic Vagueta. Any redevelopment of this stretch of the city must look at the relationship of the road to the water's edge and the façade of the city. Currently there are areas of active interest along this part of the city. These include the marina extension, the redevelopment of the Navy base into a shopping complex, and the bus station, which is under construction. Recently completed projects include the jet-foil terminal.

Conclusion

The stories of Genoa and Las Palmas serve to outline the nature of the waterfront as a contested territory. In Genoa, decades of dispute fundamentally eroded the quality of the waterfront as a place in the city.



7.13 View toward Puerto de la Luz, Las Palmas.