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**TRANSFORMAÇÕES TERRITORIAIS E APAGAMENTO  
DA MEMÓRIA: O PATRIMÔNIO URBANO DE NAVIRAÍ-MS  
SOB A EXPANSÃO AGROINDUSTRIAL**

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## TRANSFORMAÇÕES TERRITORIAIS E APAGAMENTO DA MEMÓRIA: O PATRIMÔNIO URBANO DE NAVIRAÍ-MS SOB A EXPANSÃO AGROINDUSTRIAL

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### ABSTRACT

This article analyzes the impacts of agroindustrial expansion on urban landscapes and cultural heritage in the municipality of Naviraí, located in the Central-West region of Brazil. The objective is to understand how the territorialization of agribusiness has reshaped the urban fabric and generated processes of spatial fragmentation and erasure of urban memory. The research adopts a qualitative approach, based on documentary and normative survey, cartographic analysis, and interpretation of historical imagery, using secondary data from institutional sources to examine urban expansion and territorial vectors associated with agroindustrialization between 2005 and 2025. The results indicate that peripheral expansion, driven by logistical infrastructures and subdivisions linked to the agroindustrial sector, has led to the transformation of the original urban morphology and the invisibilization of local historical references. It is concluded that the productivist logic of agribusiness has contributed to processes of spatial homogenization and weakening of heritage preservation policies, highlighting the need for urban policies capable of articulating economic development, territorial planning, and the protection of cultural landscapes.

**Keywords:** urban landscape; agroindustrialization; territoriality.

### RESUMO

Este artigo analisa os impactos da expansão agroindustrial sobre as paisagens urbanas e o patrimônio cultural do município de Naviraí, localizado na região Centro-Oeste do Brasil. O objetivo é compreender de que maneira a territorialização do agronegócio tem reconfigurado o tecido urbano e produzido processos de fragmentação espacial e apagamento da memória urbana. A pesquisa adota abordagem qualitativa, baseada em levantamento documental e normativo, análise cartográfica e interpretação de imagens históricas, a partir de dados secundários provenientes de bases institucionais, para examinar a expansão urbana e os vetores territoriais associados à agroindustrialização entre 2005 e 2025. Os resultados indicam que a expansão periférica, impulsionada por infraestruturas logísticas e loteamentos vinculados ao setor agroindustrial, tem promovido a descaracterização da morfologia urbana original e a invisibilização de referências históricas locais. Conclui-se que a lógica produtivista do agronegócio tem contribuído para processos de homogeneização espacial e enfraquecimento das políticas de preservação patrimonial, evidenciando a necessidade de políticas urbanas capazes de articular desenvolvimento econômico, planejamento territorial e proteção das paisagens culturais.

**Palavras-chave:** paisagem urbana; agroindustrialização; territorialidade.

## INTRODUCTION

In recent decades, the intensification of agribusiness in Brazil has driven deep territorial restructuring, especially in strategic cities for the production and disposal of *commodities* in the Midwest, such as Naviraí-MS. In this context, the productivist logic of agribusiness not only redefines rural land use, but also causes significant transformations in urban arrangements, impacting the morphology, functions and symbolic meanings of cities. These dynamics, often unrelated to the guidelines of urban planning, show the strength of economic vectors on the organization of space.

In the case of the Cone Sul of Mato Grosso do Sul, these changes assume more complex contours, as they manifest themselves in territories historically marked by different socio-territorial systems. The advance of agroindustrialization has resulted in the disfigurement of traditional urban spaces, the replacement of urban heritage by logistical and commercial zones and the weakening of heritage preservation policies. These processes reveal disputes between the values of economic efficiency and those linked to urban memory, collective identity and the symbolic permanence of places (Rodrigues; Dorneles, 2018).

Naviraí is part of a strategic territory in Mato Grosso do Sul (Figure 1), whose urban and productive dynamics are strongly influenced by agroindustrial territorialities. Although supported by formal planning instruments, these transformations show contradictions between the territorialization practices of agrarian capital and the planning and preservation guidelines, revealing the unequal production of space (Lefebvre, 1991) and the overlapping of spatial rationalities in dispute (Massey, 2005; Haesbaert, 2014).



**Figure 1** | Location of the municipality of Naviraí in the state of Mato Grosso do Sul, Brazil



Source: Author's elaboration (2025), based on IBGE data (2023), using the MapChart platform.

The municipality of Naviraí-MS has a population of 50,457 inhabitants, according to the 2022 Demographic Census, and has a low population density of 15.82 inhabitants/km<sup>2</sup> (IBGE, 2023). These characteristics configure it as a small city, whose urban dynamics are strongly articulated with regional productive activities. The local economic structure shows a strong link to the agroindustrial sector, with emphasis on primary production transformation activities, such as agro-industries and agricultural cooperatives (IBGE, 2023; City Hall of Naviraí, 2023). This productive profile reinforces the centrality of agribusiness in the territorial organization of the municipality.

The strengthening of territorialities linked to agribusiness, materialized in logistical infrastructures, subdivisions and equipment disconnected from local social dynamics, generates spaces subordinated to the logic of capital, emptying historical and cultural meanings (Harvey, 2013). The fragility of public preservation policies intensifies this situation, reinforcing the instrumental use of culture as an economic asset and not as a right to memory (Canclini, 2008).

Given this scenario, this article aims to analyze the impacts of agroindustrialization on the reconfiguration of the urban structure and urban heritage of Naviraí-MS, with an emphasis on territorial fragmentation and the weakening of urban memory references. From a critical territorial approach, we seek to understand how the economic dynamics linked to agribusiness interfere in the production of urban space and in the preservation of the historical and identity references of the city.

Although this study focuses specifically on the municipality of Naviraí-MS, its analyzes show dynamics that are not configured as isolated cases, but as an expression of a broader and continuous process of spatial and symbolic reconfiguration in cities under the hegemony of agribusiness. By critically analyzing the spatial, cultural and heritage transformations in Naviraí, this work seeks to contribute to the deepening of discussions on the interrelationships between the production of space, territorialities and culture, highlighting the effects of these dynamics on territorial organization and the permanence of cultural references in urban space. By articulating spatial analysis, critical territorial interpretation and discussion of urban heritage in small cities in the Midwest, the study contributes to the field of regional studies by highlighting how agroindustrialization acts as a vector for urban reconfiguration and the erasure of urban heritage in territories strongly articulated with agroindustrial dynamics.

To achieve this goal, the article is structured into four main sections. The first presents the theoretical framework that underlies the analysis, discussing the concepts of space production, territorialities and urban heritage in contexts of agroindustrialization. The second section describes the methodological procedures adopted, including documentary and normative survey, cartographic analysis and interpretation of historical images from secondary bases. Subsequently, the results of the research are presented and discussed, addressing the processes of urban expansion, transformation of landscapes and reconfiguration of territorial dynamics in Naviraí-MS. The final considerations summarize the main findings and point out implications for urban planning and heritage preservation policies in cities under the influence of agribusiness.

The contribution of this study lies in empirically articulating agroindustrialization with the transformations of the urban landscape and the weaknesses of heritage preservation policies in small cities, highlighting the territorial dimension of these processes.



## PRODUCTION OF SPACE IN CONTEXTS OF AGROINDUSTRIALIZATION

The discussion on the impacts of agroindustrialization on urban landscapes and urban heritage requires an approach that goes beyond mere spatial analysis, incorporating political, economic and symbolic dimensions of the territory's production processes. In this perspective, territoriality is not restricted to the material dimension of space, but constitutes a field of multiple power relations, in which different actors produce, dispute and resignify the territory. According to Haesbaert (2014), contemporary space is marked by multi-territoriality, characterized by the overlap and coexistence of different territorial logics. In the context of agroindustrialization, this condition is expressed in the tension between local territorialities, associated with memory and identity, and hegemonic territorialities, guided by the logic of capital and integration into global circuits.

Studies on the recent dynamics of the Brazilian Midwest indicate that the expansion of agribusiness has promoted a profound urban-regional restructuring, marked by the reorganization of city functions and the intensification of rural-city relations. As Elias (2011) points out, globalized agribusiness engenders new territorial arrangements, called Agricultural Productive Regions, in which medium and small cities begin to play strategic roles in the management, logistics and support of production chains. In this context, urbanization does not occur autonomously, but subordinated to the demands of the agroindustrial system, redefining centralities, land uses and territorial dynamics. In Mato Grosso do Sul, the occupation of urban and rural land reveals a close articulation between economic logics of agribusiness and patterns of socio-spatial segregation, reinforcing the importance of analyzes that integrate economy, territory and cultural identity (Rodrigues; Dorneles, 2018).

For Lefebvre (1991), space is social production resulting from power relations and modes of production. Under the expansion of agribusiness, a regime of capitalist spatial production is consolidated, which imposes a new territorial order oriented to productive efficiency and the circulation of goods. This rationality tends to shape urban landscapes according to mercantile interests, subordinating social and cultural needs of local communities.

The city can be understood as a result of multiple processes of space production, involving different agents and interests that dispute the territorial organization (Corrêa, 2005). Harvey's (2013) critique of accumulation by dispossession is central to understanding these processes: the expansion



of the agroindustrial complex often implies appropriation and reconfiguration of territories previously occupied by traditional populations or by historical urban groups, with expulsions, mischaracterizations and erasure. To expand, capital promotes spatial “evictions”, converting territories into assets and displacing subjects and memories.

From Massey’s (2005) perspective, space is constituted as a sphere of coexistence of multiple social trajectories, in which different relationships, temporalities and identities meet simultaneously and often unevenly. In this sense, territories constitute dynamic configurations resulting from constantly changing social interactions. The homogenization of land uses and the installation of standardized infrastructures linked to agribusiness suppress local narratives and empty meanings, privileging economic functionality.

In this context, cities assume a strategic role in contemporary territorial organization. As Sposito (2007) argues, these urban centers play an intermediate role in urban networks, articulating regional productive circuits, logistics flows and broader economic dynamics. In regions marked by agroindustrialization, these cities now concentrate infrastructure, services and administrative functions linked to agribusiness chains, reinforcing their centrality in the process of territorial reorganization.

In the field of heritage, contemporary dynamics reveal selective processes of valorization that privilege certain symbols over others. According to Choay (2001), heritage is a political and ideological construction, crossed by interests and disputes. In addition, Canclini (2008) argues that, in Latin American societies, economic modernization often produces processes of cultural hybridization, in which traditional and modern elements coexist unevenly. In the context of agroindustrialization, this hybridization tends to be asymmetric, favoring the imposition of new spatial and symbolic references linked to the productivist logic, to the detriment of local cultural memories and practices.

Corboz’s (2004) reading of the city as a palimpsest connects aspects of the overlapping historical, cultural and economic layers, which allows us to understand how agroindustrialization reconfigures land uses, alters the landscape and redefines symbolic links between population, territory and urban memory. Regional examples, such as the Ponta Porã –Pedro Juan Caballero conurbation, illustrate the strength of economic interdependencies in the redesign of urban and commercial dynamics (SEBRAE-MS, 2021), with direct repercussions on forms, centralities and uses of space.



This study adopts a critical and interdisciplinary perspective: it understands territorial transformations not only as technical or economic phenomena, but as results of complex relations of power and resistance, in which urban heritage operates as a field of dispute and struggle for recognition and belonging. By articulating space production (Lefebvre, 1991), dispossession (Harvey, 2013) and heritage selectivity (Choay, 2001), anchored in the territorial criticism of Santos (2008) and Haesbaert (2014), the theoretical framework is outlined to analyze how agroindustrial territorialities affect urban heritage, identities and preservation policies, with special attention to the case of Naviraí-MS.

## METHODOLOGY

This research adopts a qualitative, exploratory and descriptive approach, focused on the analysis of territorial dynamics and their impacts on urban landscapes and urban heritage of Naviraí-MS, in the context of agroindustrialization. The time frame covers the period from 2005 to 2025, covering significant landmarks of disjointed urban growth, public spatial planning policies and economic transformations linked to agribusiness. The definition of these methodological procedures was guided by the theoretical framework adopted, especially by the contributions of Lefebvre (1991), Santos (2008) and Haesbaert (2014), who understand urban space as social production resulting from economic, political and symbolic relations. In this sense, the empirical analysis sought to identify how these relationships materialize in the territorial reorganization and transformation of urban landscapes associated with agroindustrialization.

Institutional and normative documents related to territorial planning and management were analyzed, such as Master Plans, land use and occupation legislation, Urban Mobility Plans, Municipal Basic Sanitation Plans and environmental management instruments (zoning and delimitation of Permanent Preservation Areas - PPA). These materials were obtained from municipal, state and federal public agencies (IBGE, INCRA, IPHAN), as well as from research institutions such as the Metr opolis Observatory (2022). The objective was to identify formal guidelines for urban growth and gaps in the preservation of the urban landscape and urban heritage.

The analysis was developed from the integrated interpretation of cartographic bases and historical images, with data from IBGE, MapBiomass, OpenStreetMap and Google Earth Pro. From



these sources, temporal comparisons of the urban area, identification of growth vectors and analysis of transformations in land use between 2005 and 2025 were carried out. The analysis favored an interpretative approach, in which spatial data were used as support for critical reading of territorial dynamics.

Data interpretation was guided by temporal comparative analysis and critical reading of the territory, seeking to identify patterns of urban expansion, relationships between logistics infrastructures and peripheral growth, as well as evidence of territorial fragmentation associated with agroindustrial dynamics. The spatial analysis was conducted with the support of georeferenced bases and geoprocessing tools, allowing the identification of urban expansion patterns, relationships between peripheral growth and logistical axes, as well as spatial dynamics associated with agroindustrialization.

Complementary iconographic materials were collected, including aerial photographs, journalistic records and contemporary images extracted from municipal collections and digital platforms, such as Google Earth Pro. These materials supported the comparative reading of morphological and spatial transformations throughout the analyzed period, articulating with cartographic analyzes to reinforce the identification of growth vectors and territorial fragmentation processes.

The choice of the municipality of Naviraí-MS is justified by its representativeness in the regional context, marked by a recent history of disjointed urban expansion driven by agribusiness (especially in the sugar-energy and grain sectors), and by its centrality in public policies of territorial planning that show tensions between economic growth, environmental preservation and urban memory. The analytical focus falls on the municipality of Naviraí-MS, treated as a representative case study of the territorial dynamics associated with agroindustrialization in the south of Mato Grosso do Sul.

For analytical purposes, the following were considered as indicative of territorial fragmentation: (I) the discontinuous expansion of the urban area; (II) the implementation of subdivisions disconnected from the foundational layout; and (III) the concentration of logistics infrastructures on the urban edges. These criteria guided the comparative reading of spatial transformations throughout the analyzed period. The analysis favors the local scale, using regional references only as contextual support for understanding territorial dynamics.



## RESULTS AND DISCUSSION

Based on the theoretical framework presented and the methodological procedures adopted, this section analyzes the main territorial transformations observed in Naviraí-MS between 2005 and 2025, with emphasis on the processes of urban expansion, reconfiguration of land use and changes in the urban landscape associated with the territorialization of agribusiness. From the perspective of Lefebvre (1991), these transformations can be interpreted as an expression of the predominance of the conceived space, guided by economic agents and productive logics, over the lived space, associated with daily practices, memories and forms of social appropriation of the territory. This interpretative key allows us to understand urban expansion not only as physical growth, but as a reconfiguration of social relations inscribed in space.

### 1. EXPANSION OF THE URBAN PERIMETER IN MATO GROSSO DO SUL (2005–2025)

The urban expansion observed in Naviraí must be understood as a result of the articulation of multiple spatial trajectories that meet and reconfigure in the territory. As Massey (2005) proposes, space is constituted as a sphere of coexistence of different social processes, often marked by asymmetries of power. In this sense, urban growth does not represent only a process of physical occupation, but the materialization of unequal spatial relations, in which certain rationalities, especially those linked to agribusiness, prevail over others. As Elias (2011) argues, these dynamics produce new territorial arrangements in which cities begin to perform functions directly articulated to the production chains, configuring functionalized spatialities to agribusiness.

According to the Metropolis Observatory (2022), municipalities in the interior of the Midwest showed an accelerated appreciation of the average price of urban land between 2008 and 2020, especially in Dourados and Ponta Porã. This phenomenon is related to the proximity of plots to strategic logistics axes and to the flow of capital from agribusiness, which highlights the influence of agroindustrial production chains on land valuation and the pressure for disjointed urban expansion.

The significant population growth observed in the period between 2005 and 2021 cannot be interpreted in isolation as demographic expansion, but as indicative of the insertion of Naviraí in the territorial dynamics of agribusiness. As evidenced by studies on the territorial formation of the



municipality, its spatial and productive organization is historically linked to the agricultural matrix, which acts as the main vector of economic and territorial reconfiguration (Rodrigues; Dorneles, 2018). In this sense, the recent urban expansion expresses the intensification of this logic, manifesting itself in the production of new functionalized peripheries and in the reorganization of land uses, which reinforces the reading of Elias (2013), according to which cities in the Brazilian interior begin to play a strategic role as logistical and administrative nodes of agribusiness. Rodrigues and Dorneles (2018) observe that the agricultural aptitude of the soil was decisive to shape both the agrarian pattern and the urban dynamics, highlighting the articulation between agriculture and the expansion of the urban network.

Although Naviraí has an urbanized area (16.54 km<sup>2</sup>), smaller than Dourados (78.6 km<sup>2</sup>) and Ponta Porã (32.5 km<sup>2</sup>), it registers strong recent pressure of peripheral expansion. This expansion is characterized by the accelerated conversion of rural land into urban areas, driven by land and productive logics linked to agribusiness, configuring a pattern of peripheral urbanization under the direct influence of agribusiness. The phenomenon occurs in a poorly articulated way with formal planning instruments, reiterating the fragility of urban regulation in the face of economic pressures.

## **2. EVOLUTION OF URBAN LAND USE: BETWEEN NORMATIVE AND ECONOMIC PRACTICE**

Data from the ANTP Urban Indicators Panel (2023) indicate that, between 2010 and 2020, the growth of the vehicle fleet in Dourados and Naviraí exceeded the national average, generating pressure on the road network and stimulating public investments in road infrastructure aimed at productive flow. This dynamic explains the articulation between urban mobility policies and the logistical demands of agribusiness, producing direct effects on the functional and spatial configuration of cities and evidencing the subordination of urban policies to the dynamics of commodity circulation, as discussed by Harvey (2013), to the detriment of the social function of urban space.

The crossing of urbanized area data with the Municipal Master Plan (Naviraí, 2018) reveals the emergence of logistics centers, subdivisions and residential condominiums to replace historical central areas. The IBGE (2023) confirms that recent urban growth has occurred in a disconnected



and concentrated way at the edges, where commercial and logistical uses expand, altering the landscape. Sectoral plans, such as Basic Sanitation and Urban Mobility, show structural weaknesses, indicating the absence of integration between urban policies (Naviraí, 2015; 2019).

Satellite images analyzed between 1985 and 2015 show that Naviraí presented an average annual increase of 51.73 hectares of urban area, following a pattern of fragmented peripheral densification stimulated by real estate speculation and agroindustrialization (Naviraí, 2019), which shows the consolidation of a pattern of urbanization functionally oriented to agribusiness, in which urban expansion ceases to respond to local social dynamics and starts to be structured by external productive logics. The proliferation of closed subdivisions in Naviraí shows a process of urban segmentation mediated by private capital and actors linked to the rural-industrial sector.

Municipal data over the last ten years indicate the growing participation of local developers and agroindustrial cooperatives in the promotion of these projects, reinforcing the direct influence of agribusiness on the production of urban space. This growth pattern reinforces the reading of Lefebvre (1991), by highlighting the predominance of a logic of space production guided by land valuation and economic functionalization, to the detriment of socio-spatial cohesion.

In Mato Grosso do Sul, it is generally observed that municipalities in the Cone Sul, such as Dourados and Ponta Porã, have also experienced similar pressures of urban expansion linked to the agroindustrial sector, although the systematized data are more consolidated for Naviraí. In the specific case of Naviraí, between 2005 and 2025, there was a significant increase in subdivisions in Naviraí, especially in peripheral areas close to strategic road axes (BR-163 and MS-141), many of them promoted by agroindustrial cooperatives and rural developers.

The crossing of these data with cartographic bases and satellite images allows to delimit areas of disjointed growth, revealing a tendency of concentrated expansion in zones of logistics and productive vocation, to the detriment of the consolidated central areas. The spatial analysis, carried out from the interpretation of cartographic data, historical images and secondary information, indicates that about 72% of the recent urban expansion occurred in previously rural lands, configuring a pattern of territorial fragmentation. This process confirms the prevalence of productivist logic over formal land use and urban planning guidelines.



The examination of municipal legislation reinforces this diagnosis. The Naviraí Master Plan, updated in 2018, presents permissive zoning for industrial and logistical subdivisions on urban edges, but lacks mechanisms for social and environmental integration. This regulatory gap has contributed to the intensification of socio-spatial segregation: while the new urbanized areas concentrate populations linked to the agroindustrial sector, the historical central areas face functional decline and abandonment.

This scenario deepens urban inequalities, restricting access to public equipment and services in peripheral areas. The lack of basic sanitation is evident in rural and peripheral regions of Naviraí, where cesspools and wells without adequate treatment still predominate, generating environmental and public health risks.

Despite the municipality's high motorization rate, with about 27,000 registered vehicles, serious accessibility problems persist, lack of cycling infrastructure and irregular sidewalks, consolidating a road system centered on automobiles and little inclusive for non-motorized modes of transport (Naviraí, 2019).

The presence of agroindustrial infrastructures in the urban space such as warehouses, cooperatives and logistics complexes, preferably located in areas adjacent to the BR-163 and MS-141 highways, reinforces the conformation of functional peripheries aimed at the flow of production. The analysis of satellite images, articulated with the reading of cartographic bases and secondary data, shows the formation of logistical clusters on the urban edges, directly impacting the traditional landscape and emptying the historical and cultural meanings of the consolidated urban space. With regard to the heritage dimension, no structured inventory instruments or systematic policies to safeguard urban heritage were identified at the municipal level. The absence of technical-institutional bases for the identification, registration and protection of cultural assets contributes to the fragility of preservation actions, increasing the vulnerability of historical references in the face of the dynamics of territorial transformation associated with agroindustrialization.



### 3. ROAD REDESIGN, ACCESS TO INFRASTRUCTURE AND LANDSCAPE MODIFICATIONS

The structuring road axes BR-163, MS-145 and MS-141 play a decisive role in the fragmented densification pattern observed in Naviraí, acting as vectors of growth and shaping the spatial configuration of the city. Recent interventions in signaling, capacity expansion and traffic organization show the prioritization of the logistical demands of agribusiness, to the detriment of principles of integrative urban planning. This reality reflects the subordination of urban public policies to the economic dynamics of the productive sector, limiting the consolidation of inclusive and environmentally balanced mobility strategies.

The comparison between historical photographs and current images (Google Street View and municipal collections) reveals significant changes in the urban landscape, in which roads and infrastructures have been adapted to accommodate the flow and size of cargo transport. These transformations directly affect the scale and perception of the urban image, reinforcing the hegemony of productive needs over the traditional morphology of the city.

**Table 1** | Urban expansion and impacts of agroindustrialization on urban and heritage landscapes in Naviraí-MS (2005–2025)

City	Urban Expansion Pattern	Predominant Growth Vectors	Impacts on the Urban and Territorial Landscape	Status of Urban Heritage
Naviraí - MS	Accelerated, fragmented and disconnected peripheral expansion of the foundational tracing	Logistics axes (BR-163, MS-141), agribusiness (cooperatives, warehouses) and private subdivisions	Fragmentation of the urban fabric and weakening of symbolic references associated with urban memory; rupture of the original morphology; creation of functional peripheries; loss of character of the historical landscape	Absence of protection policies; reduction of the visibility of historical assets and weakening of urban memory references; advancement of market logic over the symbolic uses of the territory

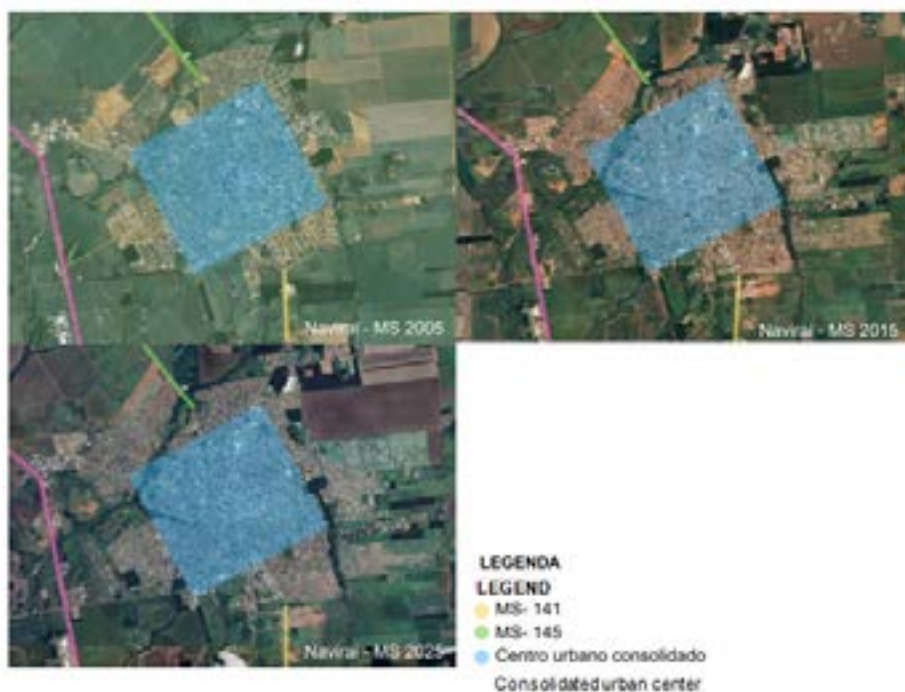
Source: IBGE (2023); Municipal Master Plans; MapBiomias (2023); Author's elaboration (2025).



The original structure of Naviraí, organized around a central octagon with radial roads, was progressively mischaracterized by the advance of new subdivisions that did not respect the foundational layout. This rupture compromised the cohesion of the urban fabric and accentuated spatial discontinuity (Naviraí, 2019).

Figure 2 shows in blue the urban core of Naviraí, characterized by a relatively dense network, established infrastructure and predominance of mixed uses, such as commerce, services and housing, articulated with road axes that tangent and structure urban expansion. The comparison between satellite images over the analyzed period shows the growth of the urban area at the edges of the city, especially in areas close to the BR-163, MS-141 and MS-145 highways. In these zones, recent subdivisions, infrastructure under implementation and transition areas between rural and urban uses stand out, configuring vectors of peripheral expansion associated with the territorial dynamics of agribusiness. The contrast between the center and the areas of recent growth highlights the disconnection between the foundational layout of the city and the new urbanization patterns guided by logistical infrastructures and the agroindustrial productive logic.

**Figure 2** | Evolution of the urban expansion of Naviraí-MS (2005–2025) and its relationship with the main regional logistics axes.



Source: Author's elaboration based on Google Earth satellite images (2005, 2015, 2025).

This pattern of peripheral expansion associated with logistics infrastructures confirms the territorial reorganization promoted by agribusiness dynamics, in which cities begin to perform strategic functions in regional production chains (Elias, 2013; Sposito, 2007). This spatial configuration reinforces the reading of Lefebvre (1991), when expressing the predominance of a logic of space production guided by economic valorization over territorial cohesion.

As discussed by Gomes et al. (2020), although Naviraí was structured based on a planned and rigidly defined urban layout, the subsequent urban expansion reveals diffuse and fragmented patterns associated with the implementation of peripheral subdivisions disconnected from the central core. This dynamic highlights the mismatch between the discourse of urban planning and the practice of the real city, marked by tensions between formal territorial planning guidelines and effective land occupation processes.

As data from the Atlas of Brazilian Agriculture show, the concentration of logistics infrastructure: silos, warehouses and transshipment centers, in urban and peri-urban areas of the Midwest increased 48% between 2005 and 2020 (EMBRAPA; INPE, 2021). This growth focuses directly on areas with historical and symbolic value, often disregarded by market dynamics. The absence of consistent public policies for heritage preservation contributes to the erasure of these identity territories, which, once mischaracterized, become vulnerable to land speculation and the functional reconfiguration of the city.

This finding is supported by Gonçalves (2015), who showed that the Naviraí training process was associated with the performance of private agents guided by the logic of land valuation and land marketing, in the context of the directed occupation of the territory. This dynamic reveals the centrality of economic interests in the initial structuring of urban space, an element that continues to influence its contemporary transformations.

MapBiomias data (2023) confirm this trend, showing the continuous reduction of native vegetation areas in recent decades, in parallel with the expansion of agricultural areas and, to a lesser extent, of the urban network. These data corroborate the hypothesis that agroindustrialization has been associated with effects on the configuration of cities, by intensifying territorial fragmentation, socio-spatial segregation and the disfigurement of urban heritage. This trend indicates that



agroindustrialization not only reorganizes land use, but redefines the material and symbolic bases of the urban landscape.

These results confirm Harvey's (2013) reading of the spatial reorganization promoted by the logic of capitalist accumulation, in which the territory starts to be reconfigured according to productive and logistical demands. In the case of Naviraí, it is observed that the urban expansion linked to agribusiness does not occur only as a physical growth of the city, but as a functional reorganization of the urban space, subordinating historical centralities to new productive territorialities.

In this scenario of accelerated transformations, it is necessary to ask: who benefits from these reconfigurations and which subjects are silenced? The comparative analysis between municipalities such as Naviraí, Dourados, Ponta Porã and Amambai indicates that, despite local particularities, they present similar trends of landscape fragmentation and displacement of historical centralities. The productivist logic redefines urban space based on values of circulation and profitability, subordinating the territory to the dynamics of accumulation (Harvey, 2013) and marginalizing forms of appropriation that do not fit this rationality, in a context of dispute between different spatial trajectories (Massey, 2005; Haesbaert, 2014).

Although planning instruments are formally in place, their inability to regulate land practices highlights the prevalence of economic logics over the principles of urban planning and territorial justice, as discussed by Harvey (2013) when analyzing the centrality of accumulation dynamics in the production of space. The silencing of pre-existing territorialities reinforces unequal spatial relations and processes of territorial subordination, evidencing the overlapping of hegemonic rationalities over local forms of space production, especially in territorial contexts marked by strong productive specialization (Massey, 2005; Haesbaert, 2014).

This evidence reaffirms the structural mismatch between the territorialization practices conducted by agrarian capital and the formal instruments of urban planning, which are insufficient to contain or regulate the effects of agroindustrialization on urban structure and urban heritage. In summary, Table 2 organizes the main impacts identified in the urban dimensions analyzed, relating them to the normative weaknesses and the effects observed on urban heritage and urban heritage.



**Table 2** | Summary of impacts of agroindustrialization on land use, urban expansion and heritage

Dimension	Impacts Observed in Naviraí-MS	Weaknesses in Urban Regulation	Consequences for Urban Heritage
Land use	Proliferation of peripheral subdivisions disconnected from the original mesh	Permissive zoning and lack of effective land control	Fragmentation of the urban landscape; disfigurement of historical areas
Urban Sprawl	Accelerated conversion of rural land for urban use, oriented to logistical axes	Inability of master plans to contain agribusiness pressure	Displacement of traditional centralities and loss of urban cohesion
Infrastructure	Prioritization of road and logistical works aimed at productive flow	Urban mobility subordinated to the productive and road logic	Deletion of local references; disposal of historical traces
Urban landscapes	Creation of specialized functional peripheries (logistics and agribusiness)	Lack of articulation between urban planning and cultural policies	Invisibility of architectural landmarks and symbolic emptying of landscapes

Source: Author's elaboration (2025), based on IBGE (2023), Municipal Master Plan of Naviraí (2018) and cartographic and documentary analysis of the research.

This evidence reaffirms the structural mismatch between the territorialization practices conducted by agrarian capital and the formal instruments of urban planning, which are insufficient to contain or regulate the effects of agroindustrialization on urban structure and urban heritage.

More than a technical planning issue, it is a debate about territorial justice. According to Massey (2005), space is a relational and political dimension, marked by the coexistence of multiple trajectories. In this sense, the preservation of urban memory implies recognizing the right to permanence of these different spatialities, preventing hegemonic rationalities from imposing themselves homogeneously on the territory.

#### 4. AGENTS, INTERESTS AND CONFLICTS IN THE TERRITORIAL DYNAMICS OF NAVIRAÍ

The territorial transformations underway in Naviraí stem from a complex web of agents and interests that operate from different scales and rationalities. The agroindustrial sector, in its logic of productive territorialization, constitutes the main vector of the spatial reconfigurations observed, mobilizing capital, infrastructure and local and regional economic agents in favor of the expansion of areas focused on logistics, storage and circulation of goods. Cooperatives, industrial conglomerates and real estate developers act in an articulated manner, directing investments to projects that reinforce the functionalization of urban edges to the detriment of the cohesion of the pre-existing fabric.

On the other hand, municipal public authorities, although formally charged with regulating land use and occupation, are often weakened by the economic and political pressure of these sectors, legitimizing practices that favor disjointed peripheral densification and urban fragmentation. This institutional fragility is manifested both in the permissiveness of urban regulations and in the absence of integrated policies for the preservation of heritage and the urban landscape.

In this context, it is necessary to problematize the very categories that structure heritage preservation policies in the analyzed territories. As Riegl (1999) argues, the concept of heritage is neither neutral nor timeless, constituting itself as a historical and cultural construction permeated by specific social, economic and political interests. In small towns strongly articulated with agroindustrial dynamics, the processes of cultural selection and legitimation tend to privilege references aligned with the discourse of development and modernization, relegating memories associated with resistance, informality and everyday sociability to oblivion.

From this perspective, the erasure of pre-existing urban territorial marks and the invisibility of practices linked to local history cannot be understood as side effects of productive expansion, but rather as a constitutive part of the strategies of spatial and symbolic homogenization that characterize territories strongly articulated with agroindustrial dynamics. The dispute over territory, therefore, is not limited to the physical occupation of space, but extends to the symbolic field, in which narratives about modernity, progress and economic efficiency overlap with the forms of life and memories that have structured the urban landscape over time.

## FINAL CONSIDERATIONS

The results showed that the recent urban expansion in Naviraí occurs predominantly on the edges of the municipality, associated with logistical infrastructures and the conversion of rural areas, configuring a pattern of territorial fragmentation. This evidence corroborates contemporary research that warns of the growing risk of mischaracterization of urban landscapes in contexts subject to the productivist logics of agribusiness (Silva, 2023; Pereira, 2021), reinforcing the need for a more attentive look at the specificities of small cities inserted in regional agribusiness dynamics.



It was found that agroindustrialization is not restricted to a rationality of production and economic circulation, but acts as an agent of territorial reconfiguration, promoting the fragmentation of the urban fabric, the formation of functional peripheries and the disarticulation of consolidated landscapes. The advance of closed subdivisions, logistics centers and new agribusiness-oriented centralities displaces traditional uses and meanings, producing concrete impacts on collective memories and pre-existing territorialities. These transformations affect not only the urban morphology, but also operate symbolic erasures, silencing practices, references and identity bonds.

Given this scenario, it is urgent to rethink public policies for urban planning and heritage preservation, overcoming approaches restricted to monuments or isolated material goods. The appreciation of everyday spaces and local cultural practices must integrate conservation strategies, recognizing urban heritage as fundamental dimensions of the right to the city (Lefebvre, 2001). Participatory experiences, such as the Participatory Inventory of the Urban heritage of Santarém (IPHAN, 2022), offer promising paths for the incorporation of communities in the management of their territories, strengthening social and identity bonds in the face of spatial homogenization processes.

This study also contributes to fill gaps pointed out by Rodrigues and Dorneles (2018) by articulating spatial, cultural and heritage analyzes in a critical reading of the dynamics of urban expansion in cities in the Midwest. By highlighting the contradictions between the formal instruments of urban planning and the effective practices of productive territorialization, the urgency of policies more sensitive to local specificities and committed to the protection of territorial and cultural diversity is reinforced.

In this sense, it is recommended to review the Municipal Master Plans, with greater rigor in the regulation of subdivisions and projects that impact the urban edges, as well as the creation of specific instruments to safeguard urban landscapes and everyday memories. The articulation between cultural, environmental and urban policies is essential to mitigate the effects of agroindustrialization and ensure that cities reconcile economic development with territorial justice, preserving their multiple layers of memory and identity.



The study reiterates that disputes over territory and heritage are also disputes over city projects. Addressing the challenges posed by agroindustrialization requires inclusive and participatory public policies capable of recognizing and protecting the different territorialities that make up urban landscapes. Only in this way will it be possible to build cities that are more just, plural and rooted in their histories, where heritage is not reduced to an economic asset, but understood as a collective right to memory and belonging.

By empirically highlighting the articulation between agroindustrialization, territorial fragmentation and erasure of urban memory in a small city, the study contributes to the field of regional development by demonstrating how global productive dynamics affect the spatial and symbolic organization of local territories, expanding the debate on the relationship between economy, space and heritage.

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