

River banks as space for citizens' integration in new waterfront development

ROI-partnership

Gdansk - River//Cities - 22.03.10

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ROI-knowledge team





- 1. ROI-partnership Flanders/The Netherlands**
- 2. Overview: 8 x waterfront development**
- 3. The water as public space: Case Ghent, Vlissingen and Tilburg**



1. ROI-partnership (Revitalization of old industrial harbors)



- Interreg IVA Flanders-Netherlands
 - ✓ 5 Flemish and 3 Dutch cities (different scale)
 - ✓ 2008-2011 (final conference May 2010)
 - ✓ Subvention for infrastructure & sharing knowledge (team Ghent University & Thetis Consultancy)
- Products
 - ✓ Workshops, expertise studies, studytrip Helsinki
 - ✓ ROI-book and education pakket
 - ✓ Regional & International conferences, papers



Common objectives



“Creating a new city in the existing city (historic context!)”

- Establishing a **close relationship with the city centre** (mental distance!)
- Allowing catering industry and retail to enhance **the viability and vitality**
- Looking for ways to organize **water-bound activities**
- Highlighting the **cultural inheritance** (preservation, reprogram the historic buildings, restoration of spatial links)
- Sizeable differences in the **implementation strategy** (exchange practices)
- **Affordable housing** in using quite divergent ways (exchange of expertise)
- Particular attention to the **atmosphere** and the **quality of the public area**
- Local projects comprehend a **transformation**, absolutely vital for the city
- All cities are aiming at **sustainable development**.



Themes for sharing knowledge



- Overall sustainability
- Specific for ROI = water 'space' - 'old harbor' context or connecting living along and on the water
- Cultural history: connecting past, present and future
- Morphology, public space and mobility: connecting identity, use and movement
- Strategy, participation, promotion in order to connect involved actors in area development to responsibility

→ Common studies: (1) wateractivities in a waterplan; (2) attractive waterfront; (3) risk-analysis



2. Eight partner cities (Be/NL)

Interreg IVA Flanders-Netherlands



Antwerp Eilandje

176 ha
(incl. 57ha water)
9 km waterfront

History & heritage !

Public private
partnership in 2 phases



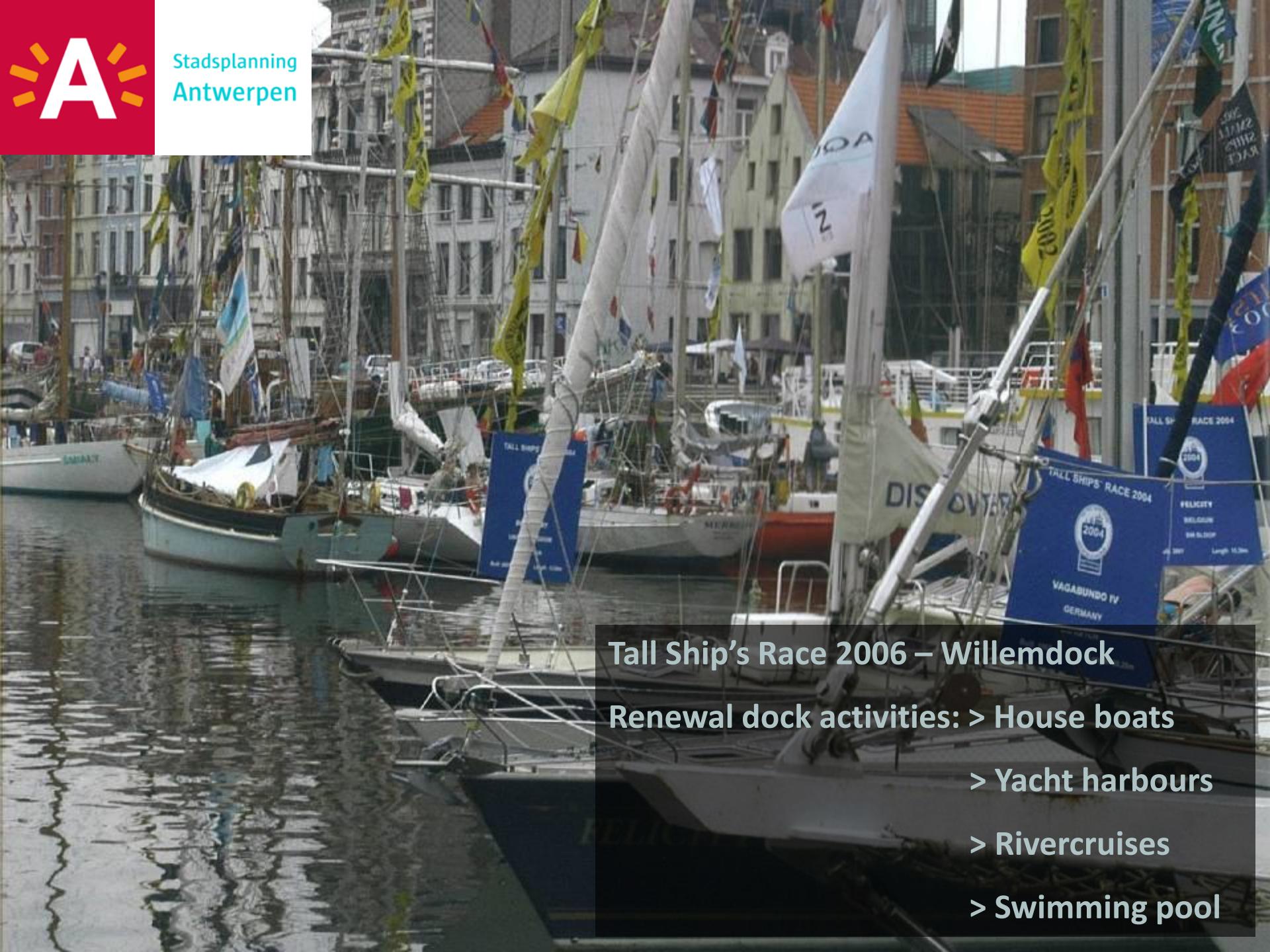


Het Eilandje

Waterfront renewal in Antwerp



- > Original port site since 16th century
- > 19th century docks built by Bonaparte
- > Transforming 172 ha in lively neighborhood
- > Phase 1: > from 1300 to 6800 resident
> from 900 to 3400 dwellings



Tall Ship's Race 2006 – Willemdock

Renewal dock activities: > House boats

> Yacht harbours

> Rivercruises

> Swimming pool



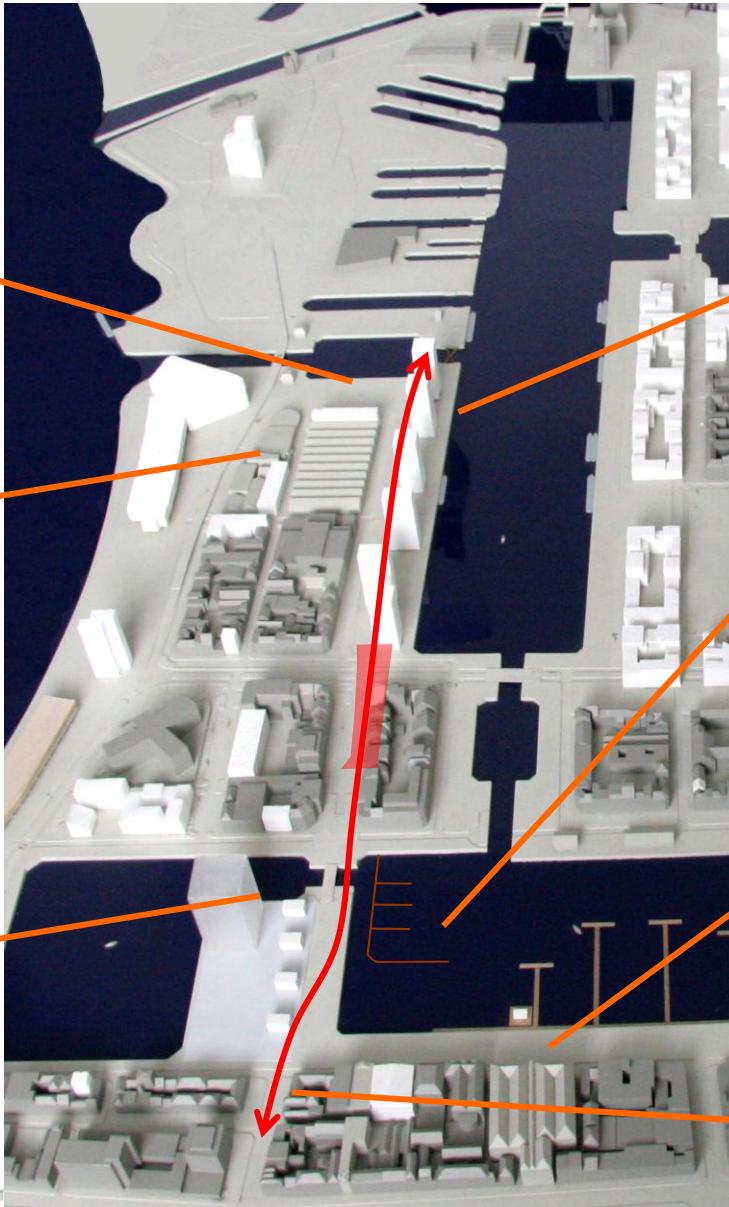
- > Attracting young people with children
- > Creating lively and mixed city neighborhoods
- > 50% of government-controlled built surface affordable housing
- > Total renewal of public domain
- > Creation of several new city squares



Stadsplanning
Antwerpen



Montevideo – Shop – Limaplein



Project Westkaai



Publieke steiger Jachthaven Willemdok



Red Star Line Memorial Museum



MAS en MAS plein



Felixarchief



Falconplein – van Schoonbekeplein



MAS, a new landmark ... opening May 2011

A museum about the river, the city, the port and the world

- maritime collections of the city and the port-related industrial heritage
- Antwerp's regional ethnology collections
- Antwerp's ethnographic collections
- collections of applied arts and antiquities of the city of Antwerp.



From visits to open workshops



**Laat u verrassen door de Cadixwijk
op het Eilandje!**

Zondag 20 september 2009 | 14 tot 18 uur | gratis toegang + autovrij

- Volksmuziek & vleugelbeweging in de Cadixwijk
- Vieringen met zelf gemaakte en verkochte
- Uitgebreide kinderprogramma
- Leuke activiteiten voor Europa-Cade
- Markt van een Nieuwe stad in de Cadixwijk
- Onderwijs en culturele kennismakingen

• Gratis passen en een kostuumkast

• De Vierdaagse wandeltocht met Stadhuis

• De Vierdaagse wandeltocht met het ANP

• De Kromme Maarsseweg, een toonzaal en de Accordeon

• Muziek, theater en cultuur in en rond de wijk

• Onderwijs en culturele kennismakingen

Ghent

Oude Dokken

42 ha (incl. 14 ha water)
4,8 km waterfront



Masterplan OMA > 2010

+ 1200 dwell. (3000 inh.)

mixed with 103.000m² non-living area, 6,6 ha green, marine port + reintegration of harbor heritage

= phase 1





Antwerpen . Gent . Hasselt . Leuven . Oostende . Roermond . Tilburg . Vlissingen . Antwerpen . Gent . Hasselt . Leuven . Oostende . Roermond . Tilburg . Vlissingen



Leuven Vaartkom



46 ha (excl. water), 1,5 km waterfront

Old brewery site ! Cultural heritage! Reintegration of the Dijle waterway
(sense, ecological function water quality, public space, traject slow mobility):

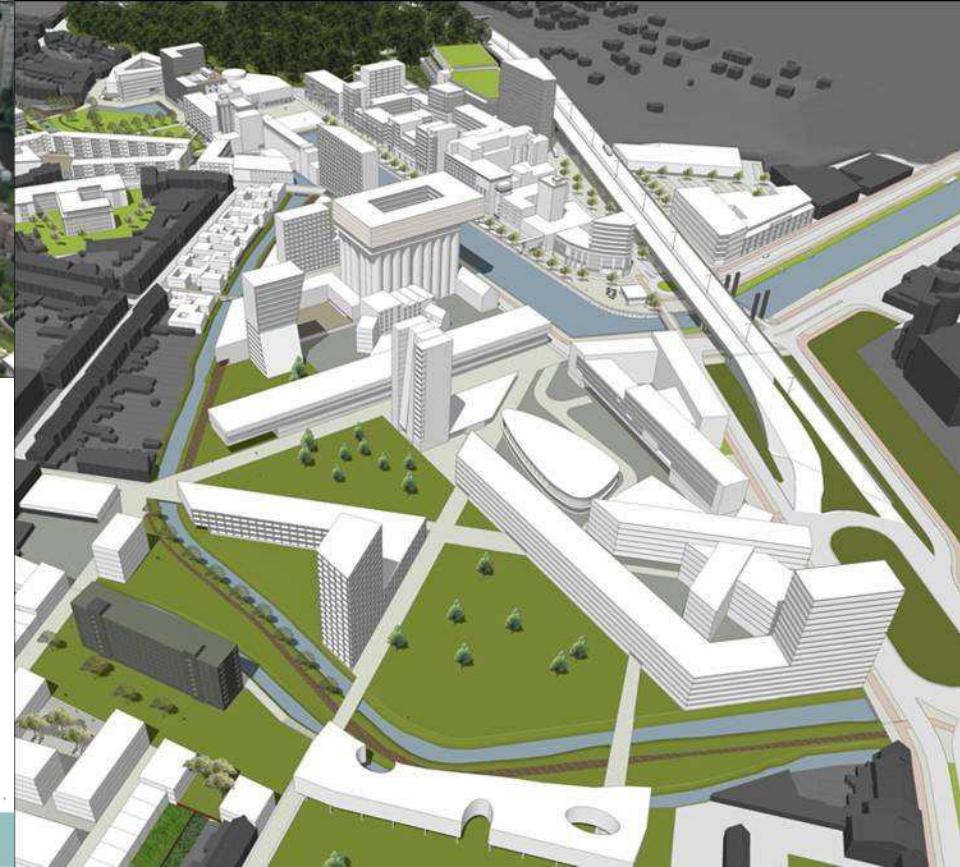
Masterplan > RUP 2005: 2400 dwell. (4500 inh.) mixed in functions, parking garage, historic park on the hill and a marine port

HERONTWIKKELING VAARTKOMleuven

Ondersteuning stadsvernieuwingenprojecten
oproep 3 fase 2

conceptnota





50% of the housing = private investment aiming the Global Footprint label

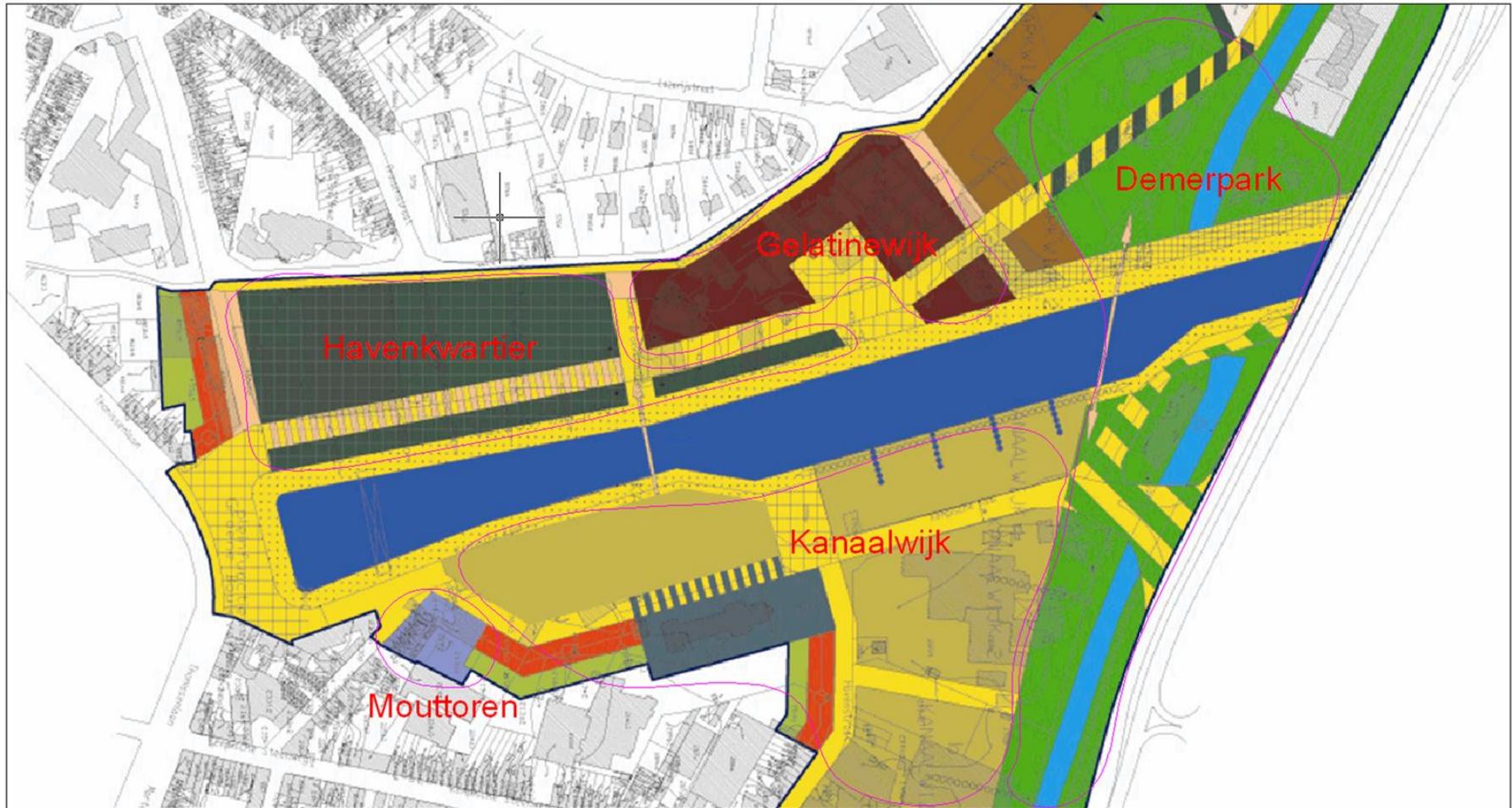
Antwerpen . Gent . Hasselt . Leuven . Oostende . Roermond . Tilburg . Vlissingen .

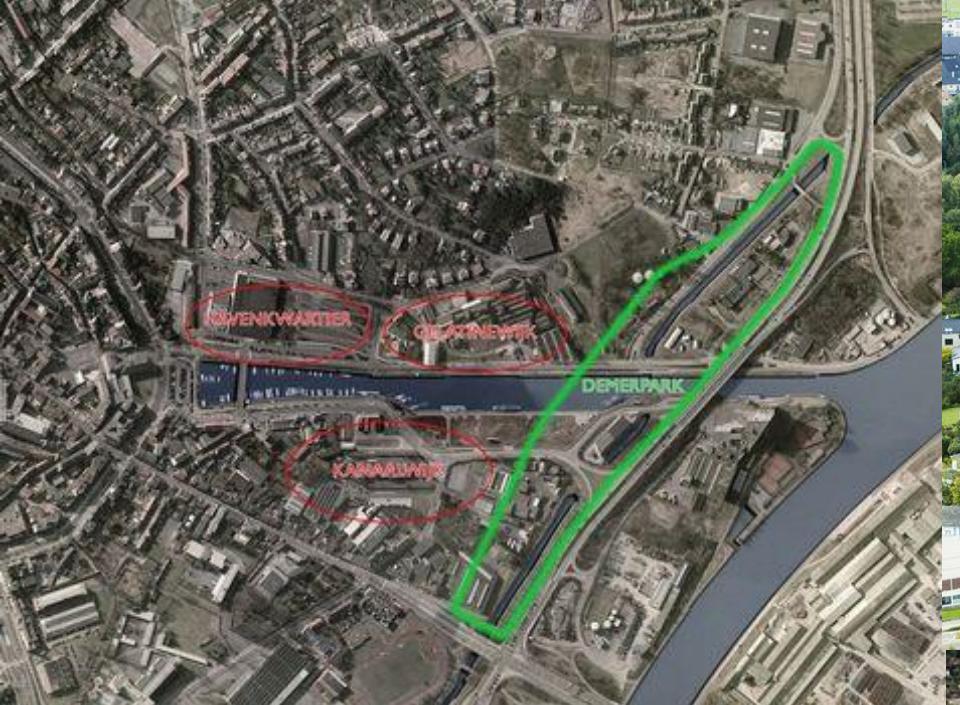
Hasselt

De Blauwe Boulevard



BPA Blauwe Boulevard





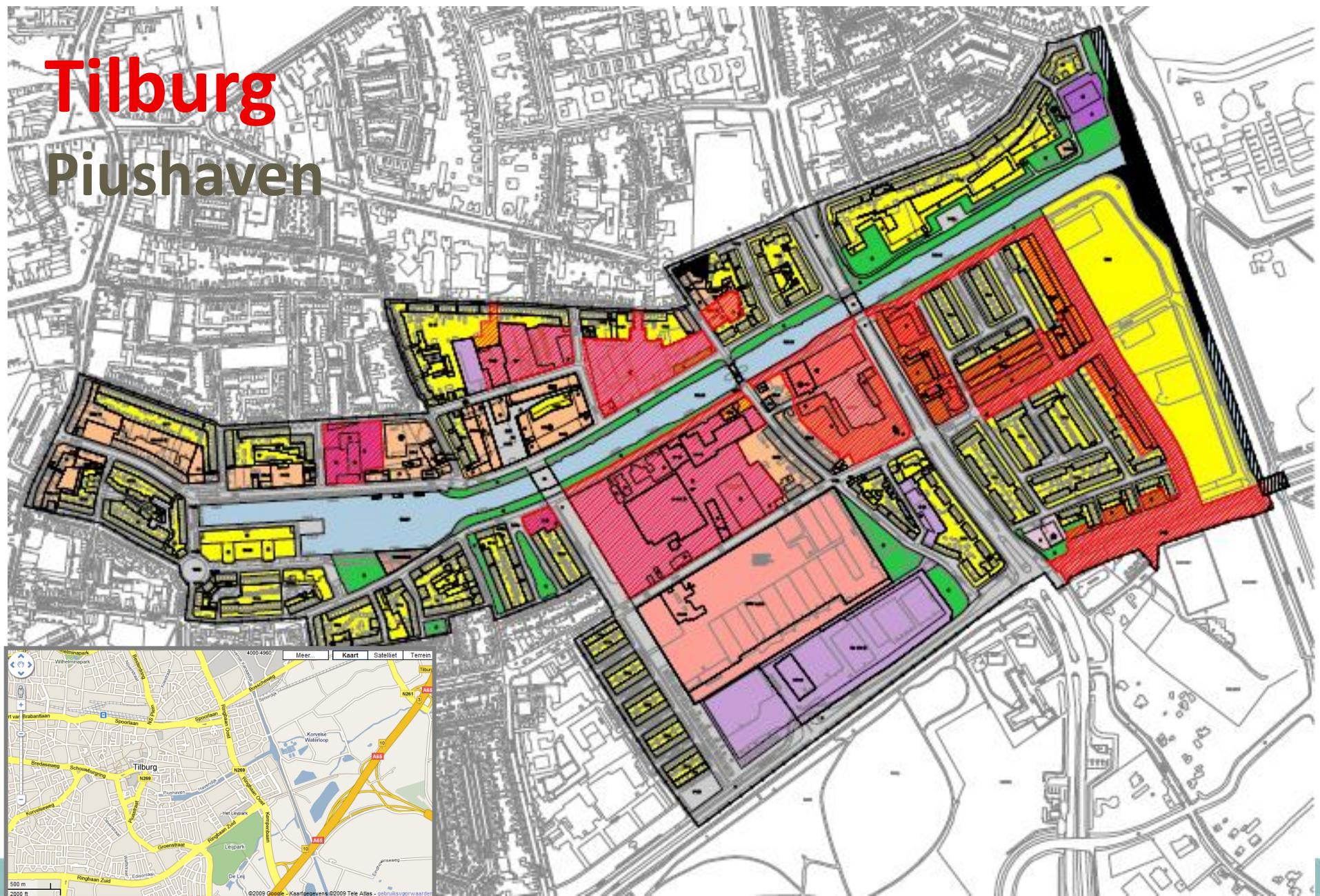
Oostende

Churchillkaai



Tilburg

Piushaven



70 ha, 3 km waterfront

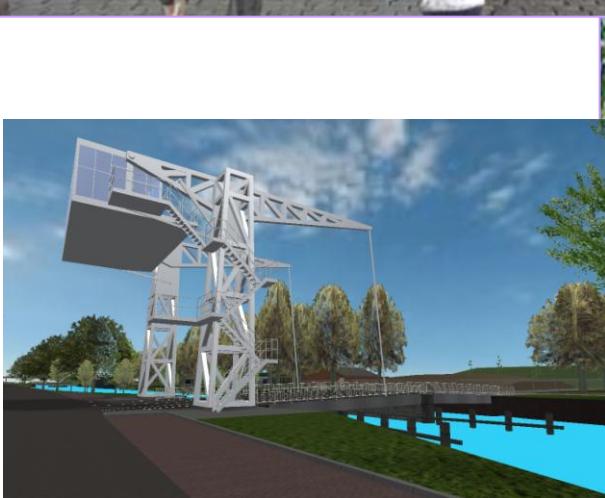
15 subprojects 2002-2007:

2500 units (4500 inh.); 35.000 m² non-living area, park, museum & marine port, new bridge, and built functions on the water





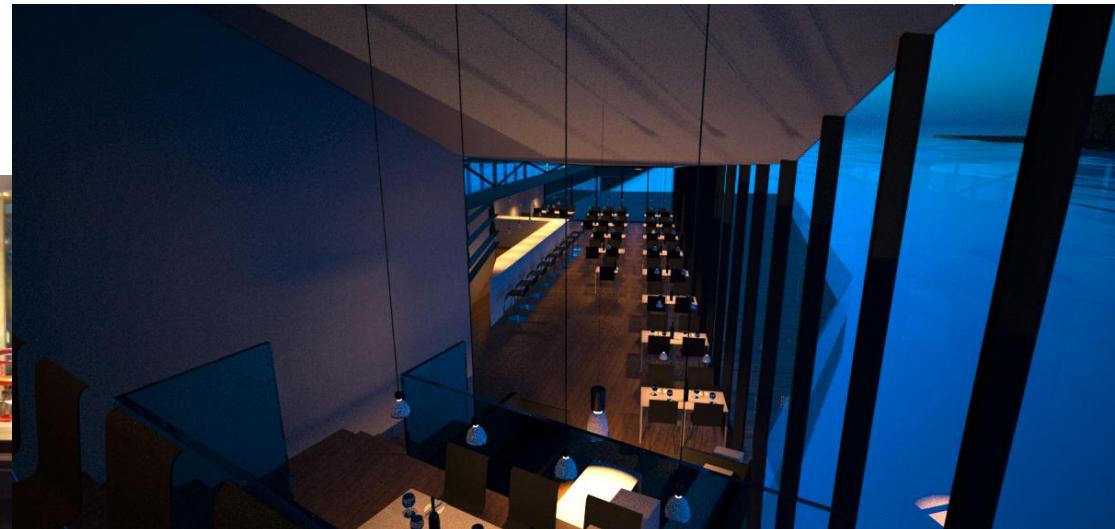
Park, quays, routes ...



Initiatives on the water

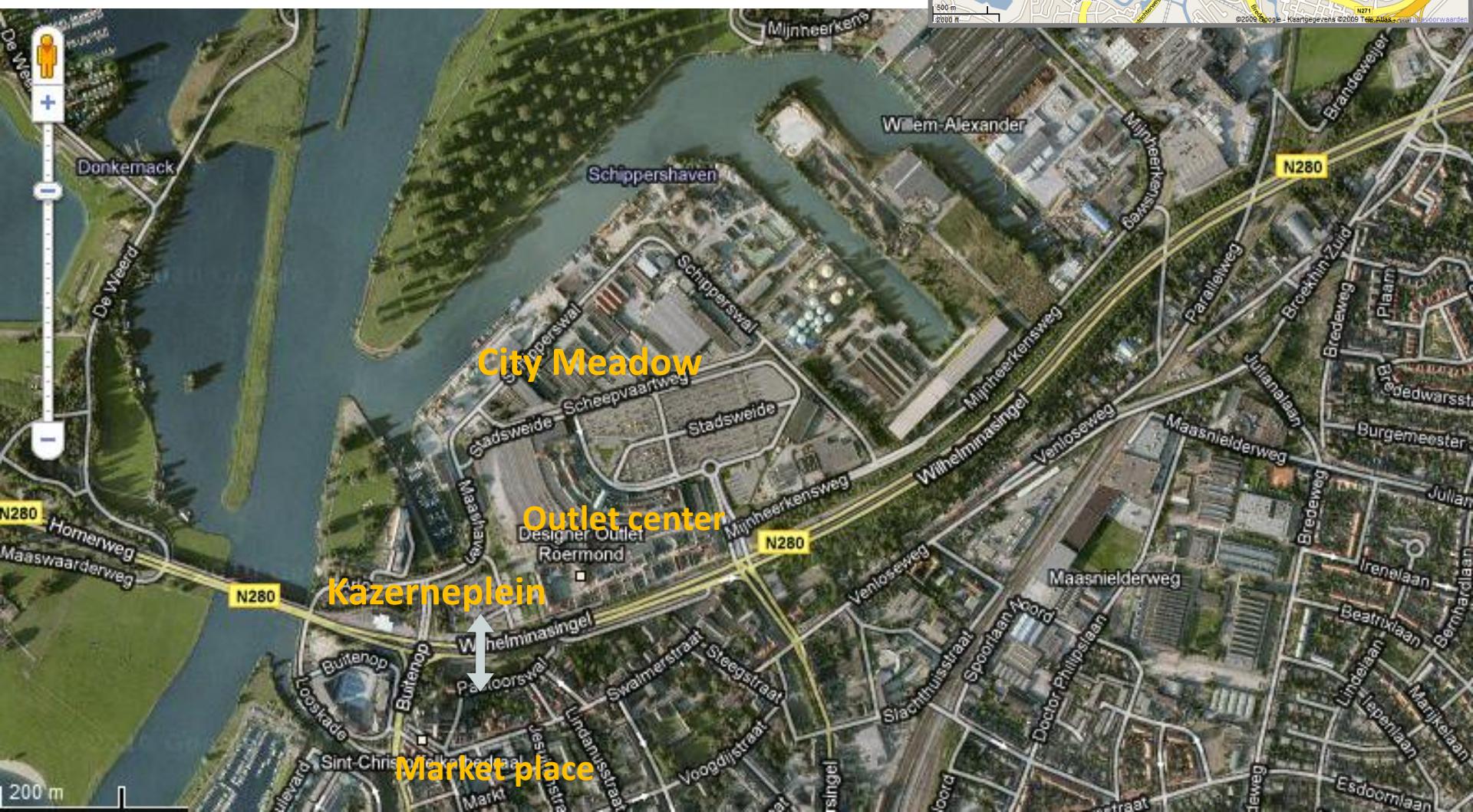


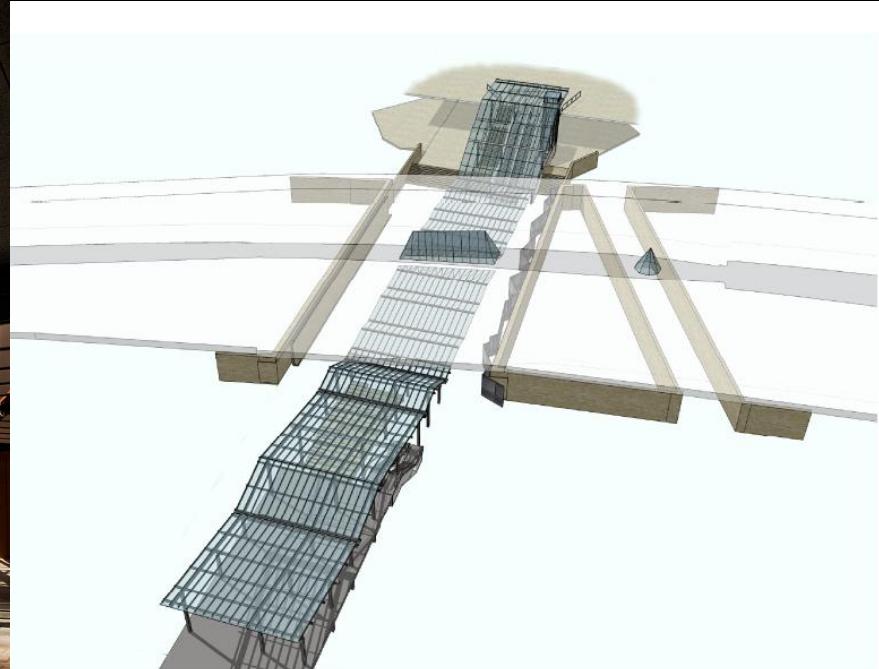
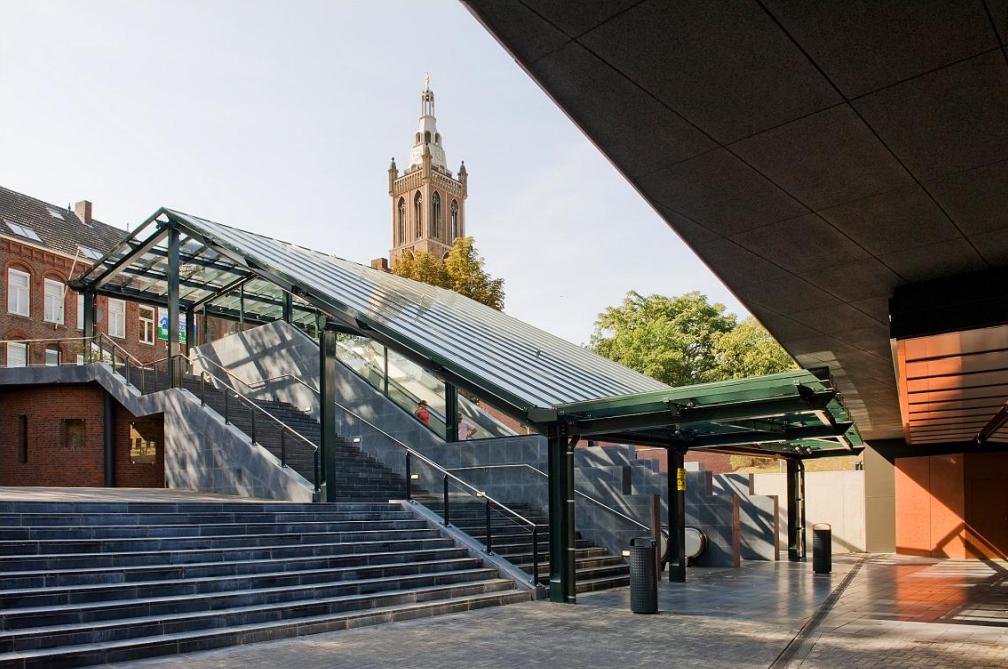
Antwerpen . Gen



Roermond

Kazerneplein and City Meadow





The crossing passage under the RingRoad, linking the old city centre to the new developed district



Next phase:
City Meadow from 2012

Vlissingen Scheldekwartier



32 ha for 1800 units, 17.000m² retail, 13.000m² offices, 25.000m² leisure, 3700 pp, 650m² marine harbor for ca 400 boats. Restoration of the old wooden Perry Dok; redestination of old buildings



Kleinschalig wonen en winkelen

Jachthaven

×



Nautisch en uniek

Plandeel Dok

×



Knipoog naar het verleden

Intiem en vriendelijk wonen

3. Three cases



- **Gent:** the water and quays restored, ... use of the water, events WF development
- **Vlissingen:** restoring the harbor history (maritim muZEEum), ... temporary program
- **Tilburg:** waterplan, events, socio-cultural water related program 'connecting'



Debate and planning for ... a new live in the Old Docks



Tilburg . Vlissingen



gent:
zeveel stad



**Cultural inspiration?
daily live on Ghent's rivers
and season activities & festivals**







Festival of Flanders →

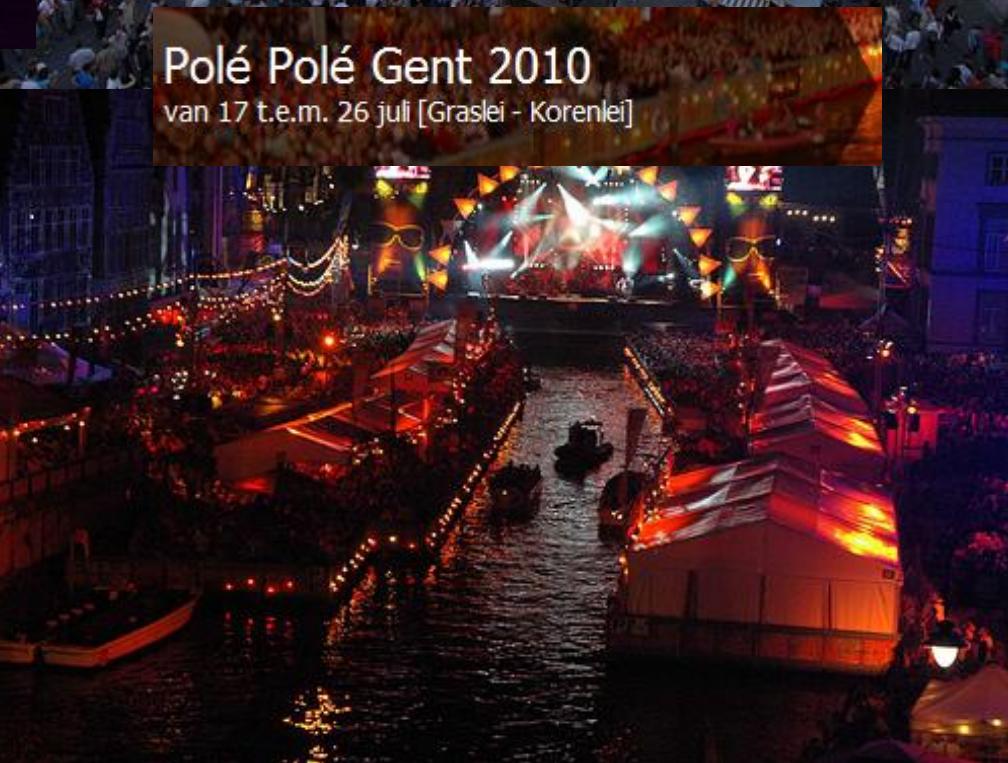
OdeGand



foto charles strijd ©

Polé Polé Gent 2010

van 17 t.e.m. 26 juli [Graslei - Korenlei]



Debate and planning for ... a new live in the Old Docks

*Marine port , House boats,
Swimming pole ?*

Watersport ? Water taxi ?

Green islands ?

*... a waterplan as part of the
WF development and
extensive attention for lively
and attractive quays*

Nieuw Leven in de Oude Dokken

Dialoogcafé op donderdag
17 december 2009



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Opening temporay park, quays activities history in pictures





Scheldekwartier: beleef het NU





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Antwerpen . Gent . Hasselt . Leuven . Oostende . Roermond . Tilburg . Vlissingen . Antwerpen . Gent . Hasselt . Leuven . Oostende . Roermond . Tilburg . Vlissingen

Focus of opportunities:
places, routes, moments, people

Themes of connection:

1. actual and future inhabitants / users connect to the waterfront district as a whole;
2. the docks, water space is the link between the city and outside;
3. the past get sense for the future;
4. connection between the inhabitants and visitors from city and outside



Strategy and paths:

- work through scales in the activity program:
streets, district, the city and region
- challenge to find seeds to grow out
- integrate existing initiatives and groups
- connect groups and sectors, stimulate collaboration of
cultural & (non)cultural partners
- connecting initiatives to themes of sustainability.

Nieuwe projecten naar thema

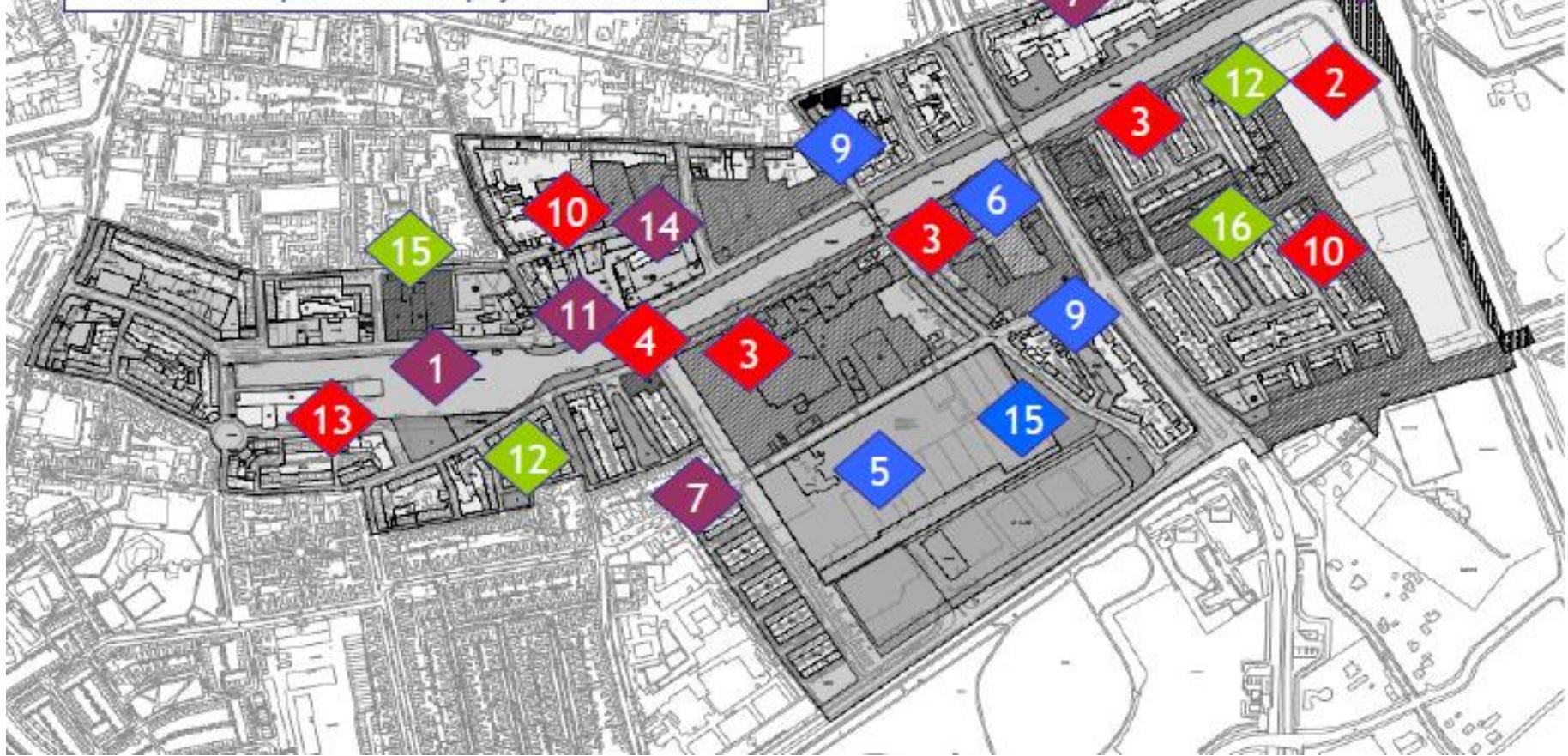
Rood: Gericht op bewoners

Groen: Piushaven als groene schakel

Blauw: Verbinding verleden en heden

Paars: Piushaven als recreatiegebied

De nummers corresponderen met de projecten in hoofdstuk 6.





Connecting ...



Social-cultural program

**Collaboration of developers, investors
and creative organisations**

Stimulate and challenge

Opportunities to see and try

Attractive for current and future generation

Progressive entrepreneurship

Courage & Quality

Innovative & experimental