

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

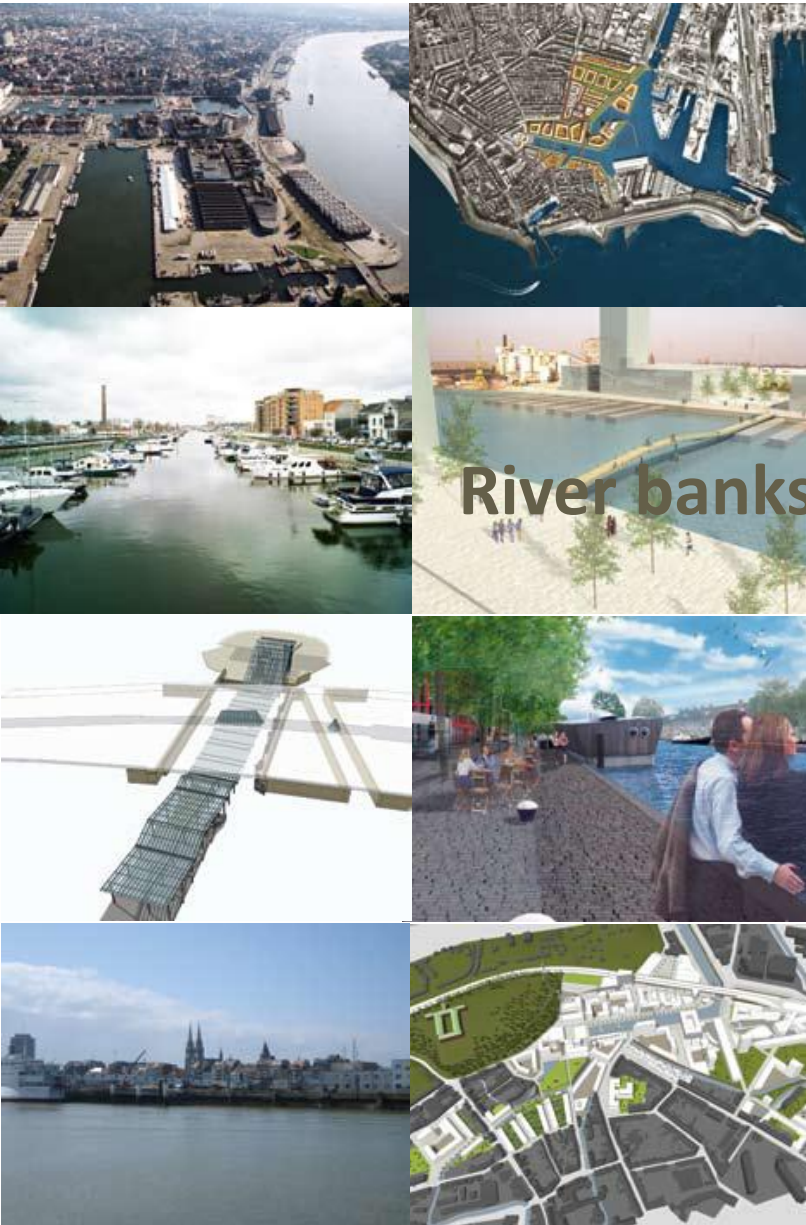
ROI-partnership

Gdansk - River//Cities - 22.03.10

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UG-Centre for Sustainable Development

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



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

Antwerp

Eilandje

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

History & heritage !

Public private
partnership in 2 phases





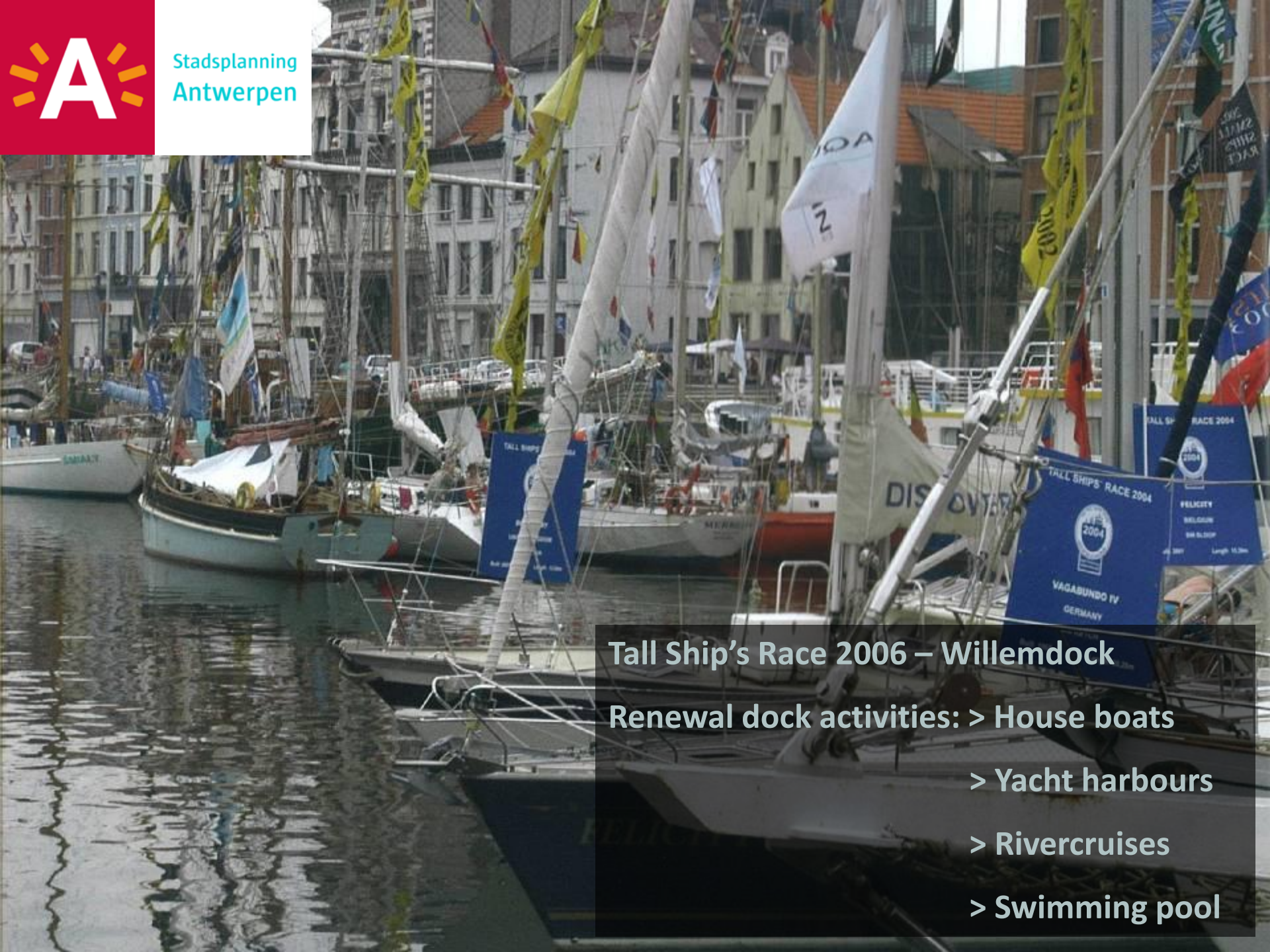
Stadsplanning
Antwerpen

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



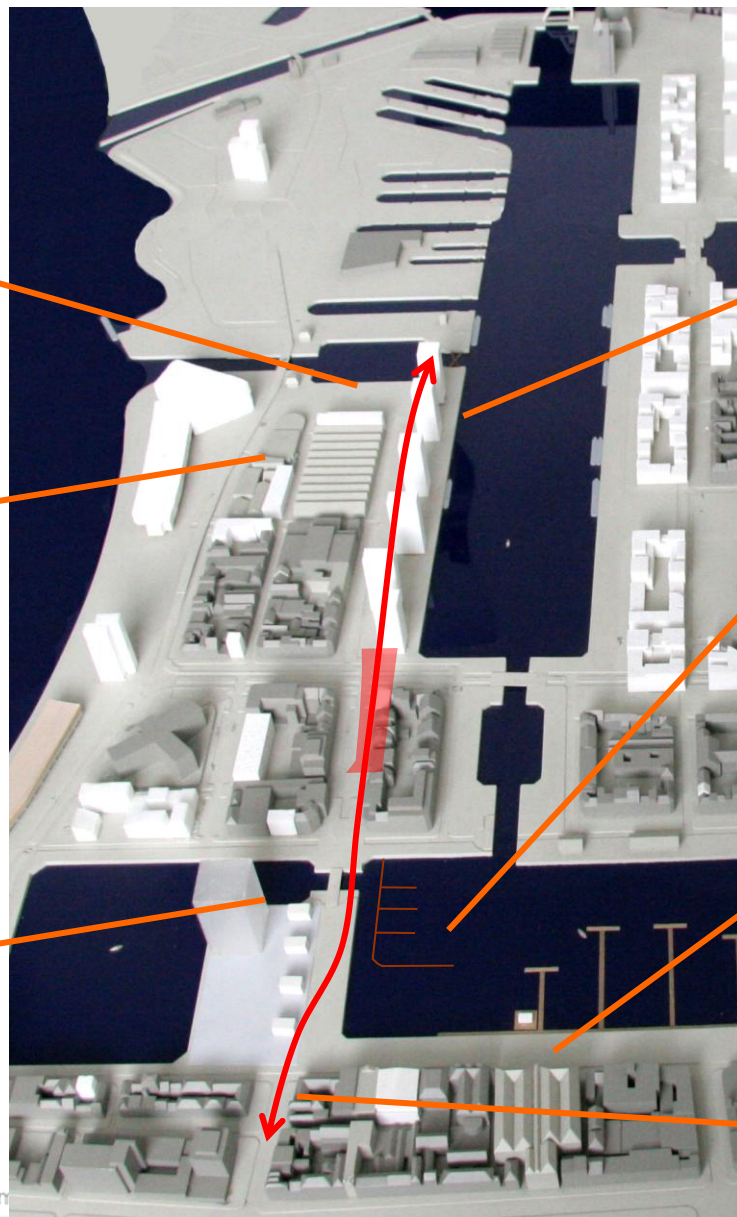
Montevideo - Shop - Limaplein



Red Star Line Memorial Museum



MAS en MAS plein



Project Westkaai



Publieke steiger Jachthaven Willem dok



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

- Informele veldverkenning in de Cadixwijk
- Feestelijke kledingspelletjes en spelletjes
- Uitgebreide kinderanimatie
- Lichte installaties op Campo Cadix
- Maak zelf een Ringer van de Cadixwijk!
- Opdrachtgever: Jachthaven Buitenveldseweg 101, in de haven
- Gratis paardenrijden en boottochten
- Grote wandelingen met stadsgids
- Verhogen: kassaschermen van het AMU
- Nationaal Museum van Slavernij en Arbeid
- Muntiek, kind en cultuur ontmoet in de wijk
- Soortgelijke tentoonstellingen en evenementen





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









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 stadsvernieuwingsprojecten
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



36 ha, 5 km waterfront

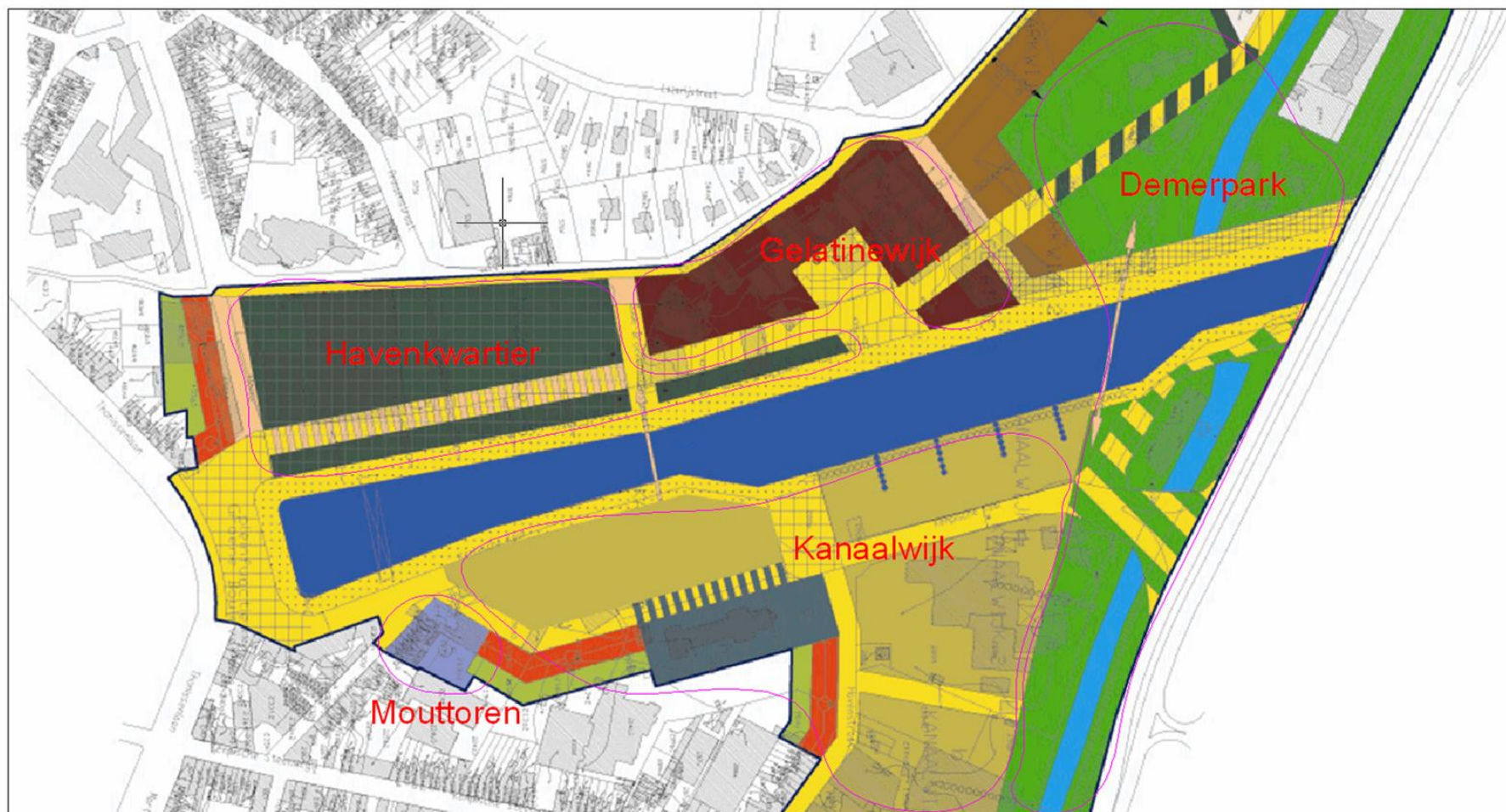
5 areas along the canal
between 2 circular roads:
the 'Singel' - 10km and the
'Green Boulevard' - 2,5km

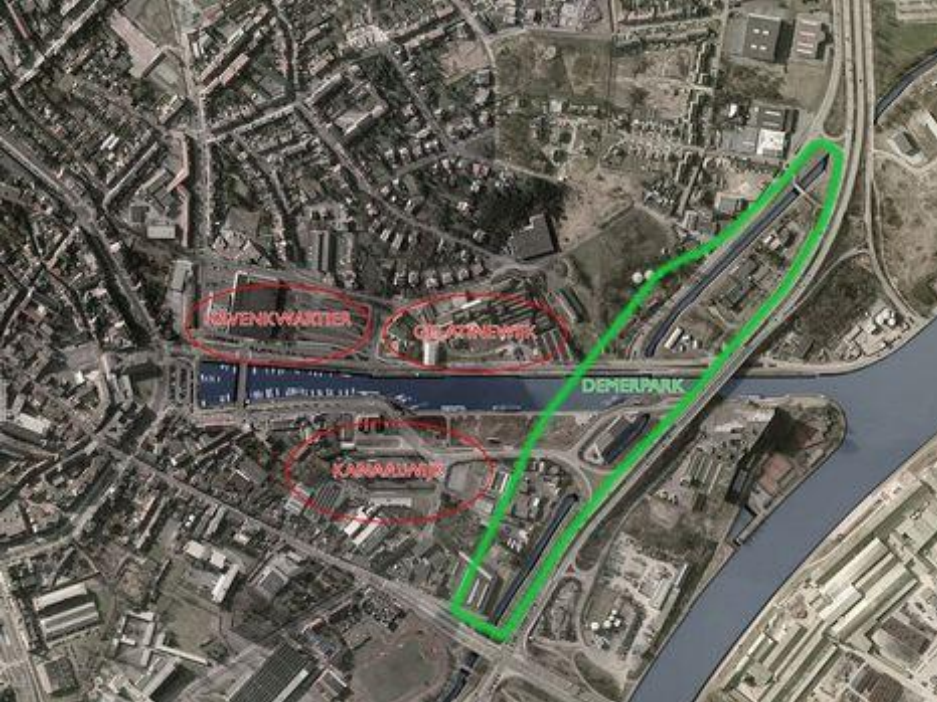
Masterplan > 2005 (bpa):
1200 dwell. (3000 inh.)
mixed with offices,
underground parking
garage (1000p), light rail,
Demerpark, public squares



Luchtfoto Hasselt

BPA Blauwe Boulevard

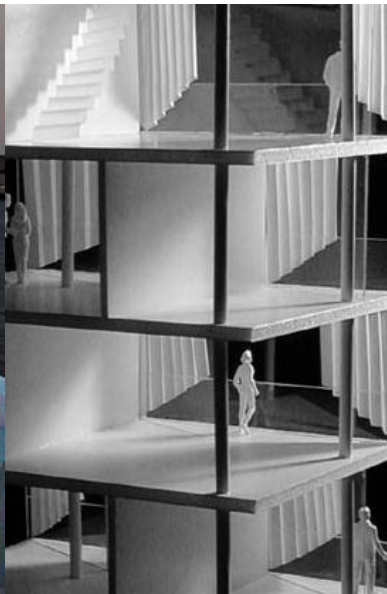




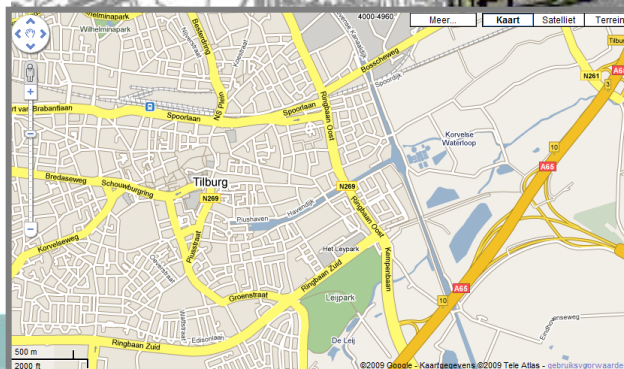
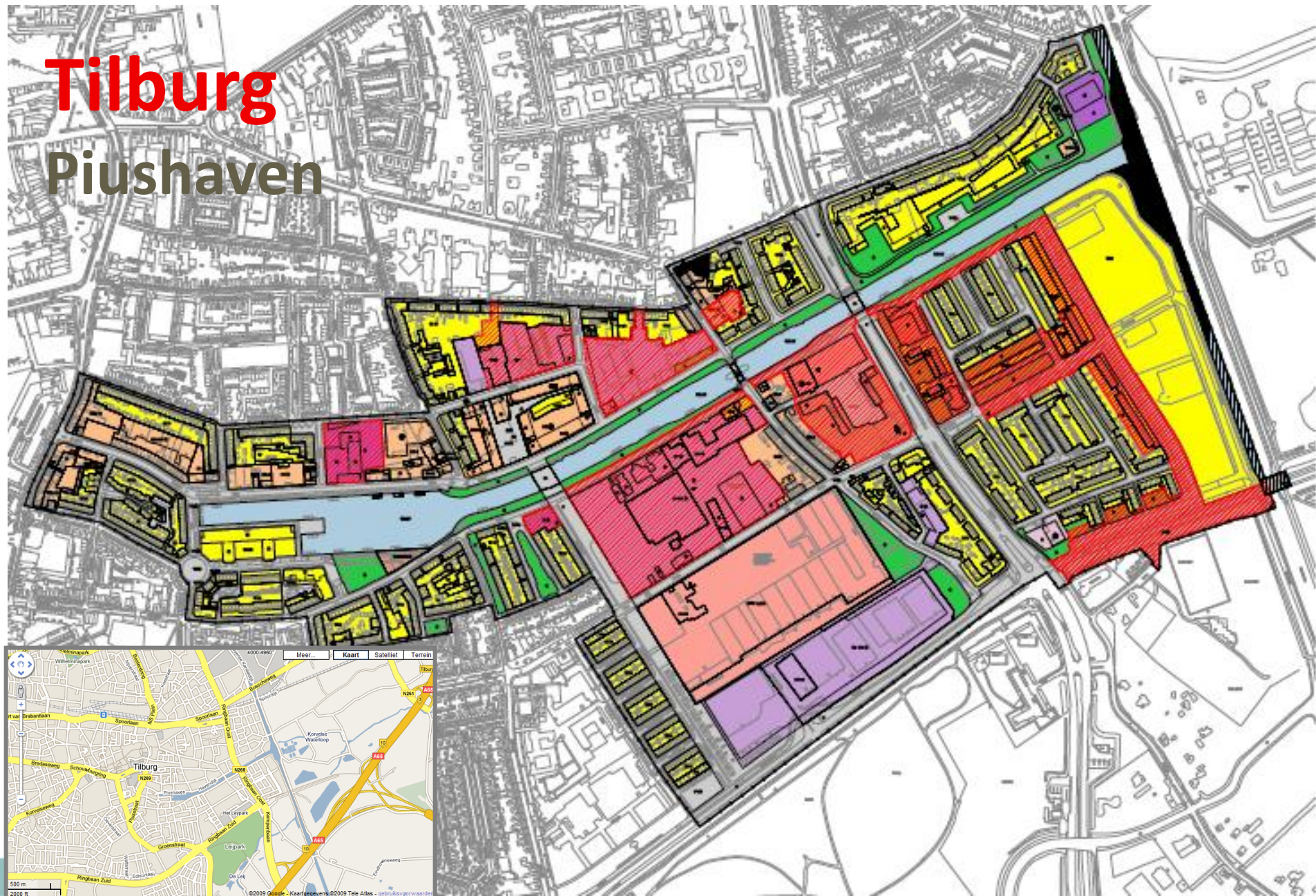
Oostende

Churchillkaai

3ha next to the seefront, railway station, historic centre
200 housing units, 12% public space, limit in mix (floor),
hotel, parking garage (420 pp)
and redestination of the protected old harbor office



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

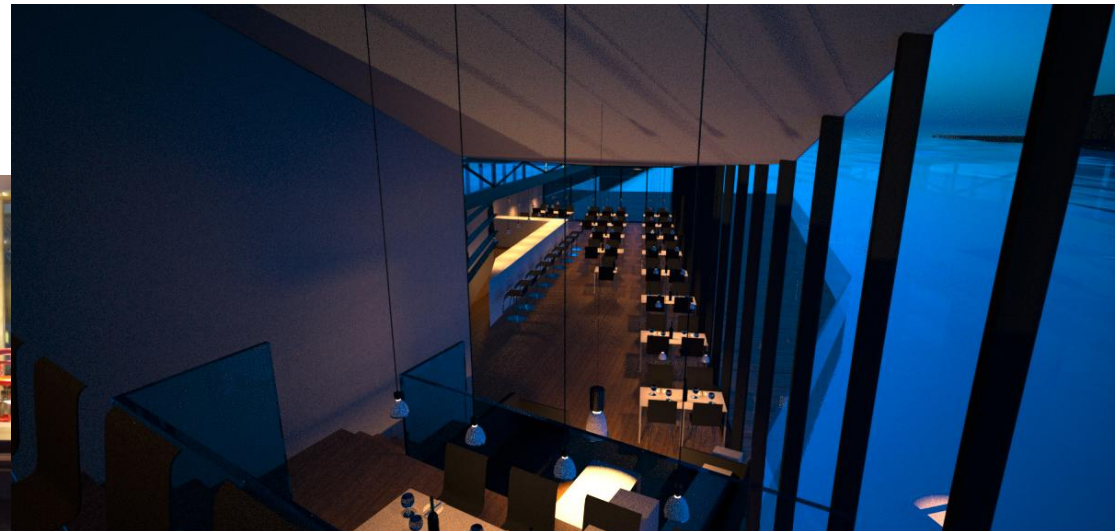




Park, quays, routes ...



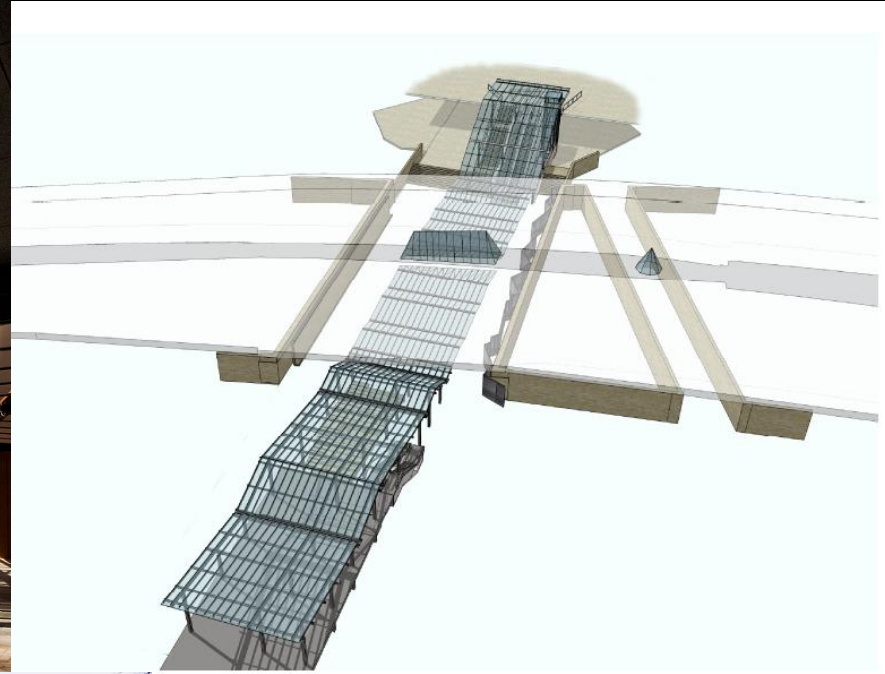
Initiatives on the water



Kazerneplein and City Meadow

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

Plandeel Centrum en Houtkade



Kleinschalig wonen en winkelen

Jachthaven



Intiem en vriendelijk wonen

Plandeel Haven



Nautisch en uniek

Plandeel Dok



Knipooig naar het verleden

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 . Vlissing





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







Polé Polé Gent 2010

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

Festival of Flanders → *VideGand*



foto charles strijd ©



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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- **Vlissingen:** restoring the harbor history (maritim muZEEum), ... temporary program
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Opening temporay park, quays activities history in pictures





Scheldekwartier: beleef het NU



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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

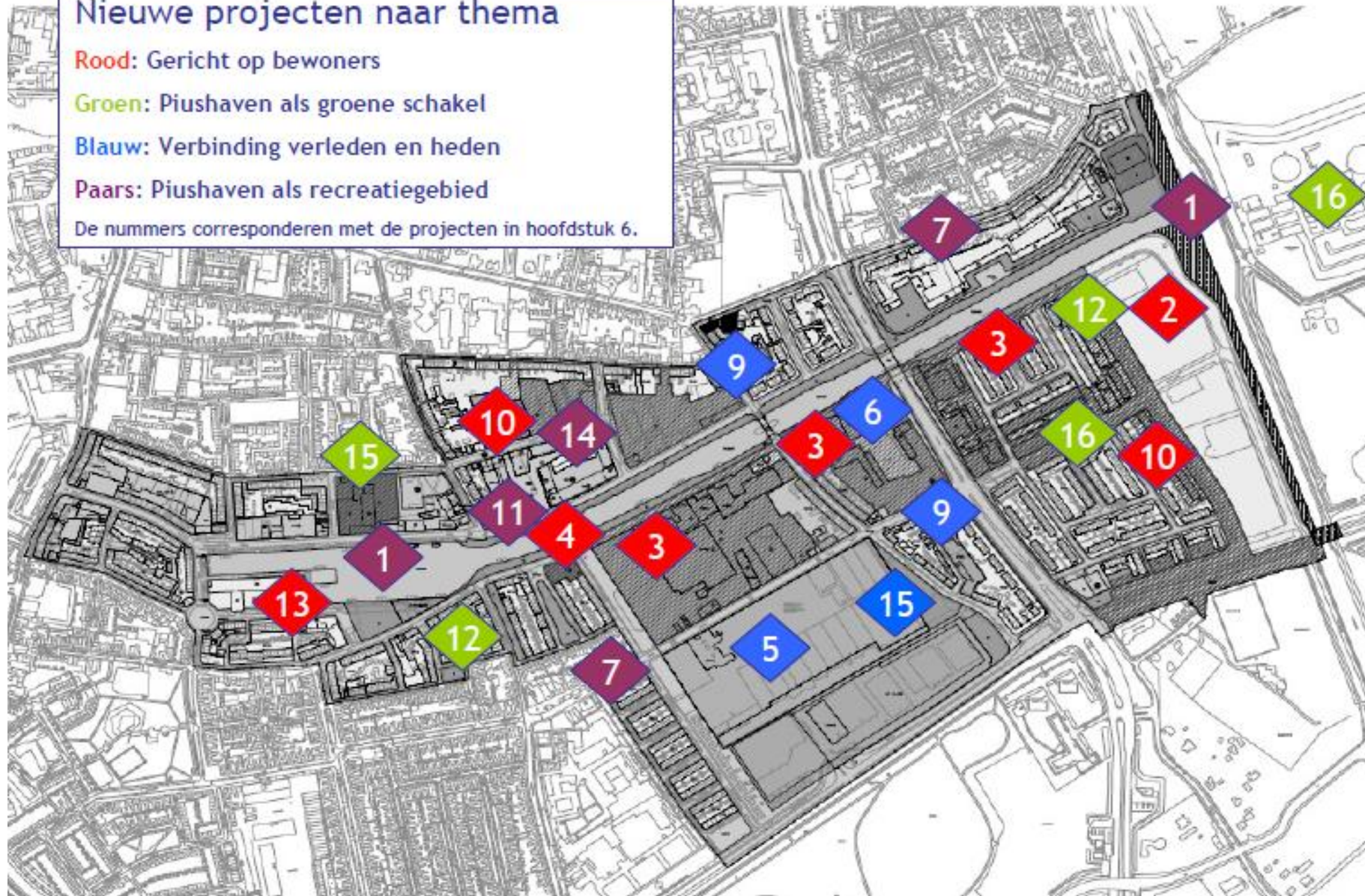
Rood: Gericht op bewoners

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