

# OOSTEROEVER CIRCULAIR DISTRICT

*Transitie naar een  
inclusief, productief en circulair Havengebied*



WORKSHOP DEPARTEMENT OMGEVING  
16 maart 2023

# CONTENT

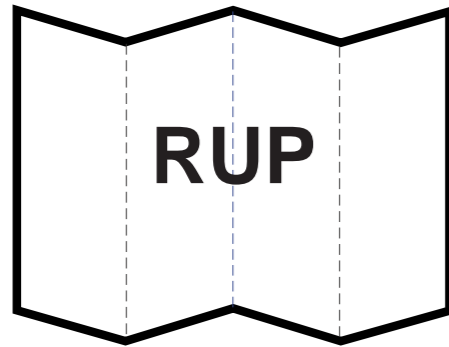
<b>1. CONTEXT</b>	DE MISSIE EN LOCATIE
<b>2. PROJECT VERLOOP</b>	METHODOLOGIE VOOR OPMAAK TRANSITIEPLAN
<b>3. VISIE</b>	EEN FLEXIBEL KADER VOOR DE VERDERE (HER)ONTWIKKELING



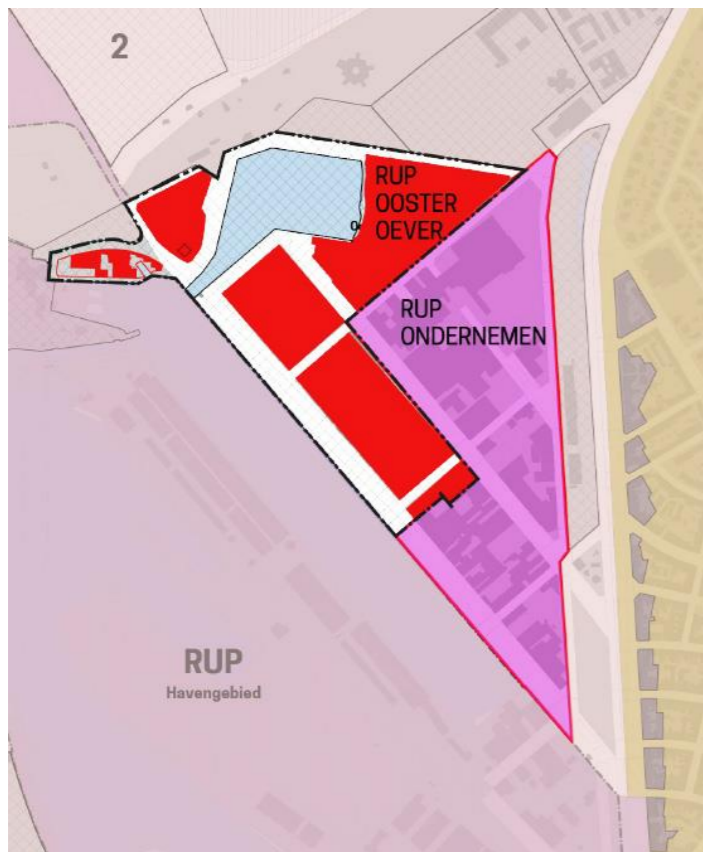
# 1. CONTEXT

# 1.1 DOEL

## RUP ONDERNEMEN - RUIMTELIJKE IMPLEMENTATIE VAN ECONOMISCHE AMBITIES



*Ruimtelijk Uitvoeringsplan*  
*Stad Oostende*



**RUP OOSTEROEVER** Residential development  
**RUP ONDERNEMEN** Mixed-use economic area



Oosteroever orthofoto, 2020.

## 1.1 DOEL

**UITDAGING** - MIX VAN VERSCHILLENDE FUNCTIES, OVEREENSTEMMING MET LOPENDE (HER)ONTWIKKELINGEN



1. Versluys masterplan



2. Baelskaai masterplan (BUUR)



3. Military Hospital transformation



Woonontwikkelingsprojecten

## 1.1 DOEL

### UITDAGING - RUIMTE VOOR ECONOMIE IN DE SPECIFIEKE LOKALE CONTEXT



1. zicht Victorialaan en watertoren



2. industrieel gebruik



3. Moreauxlaan tram



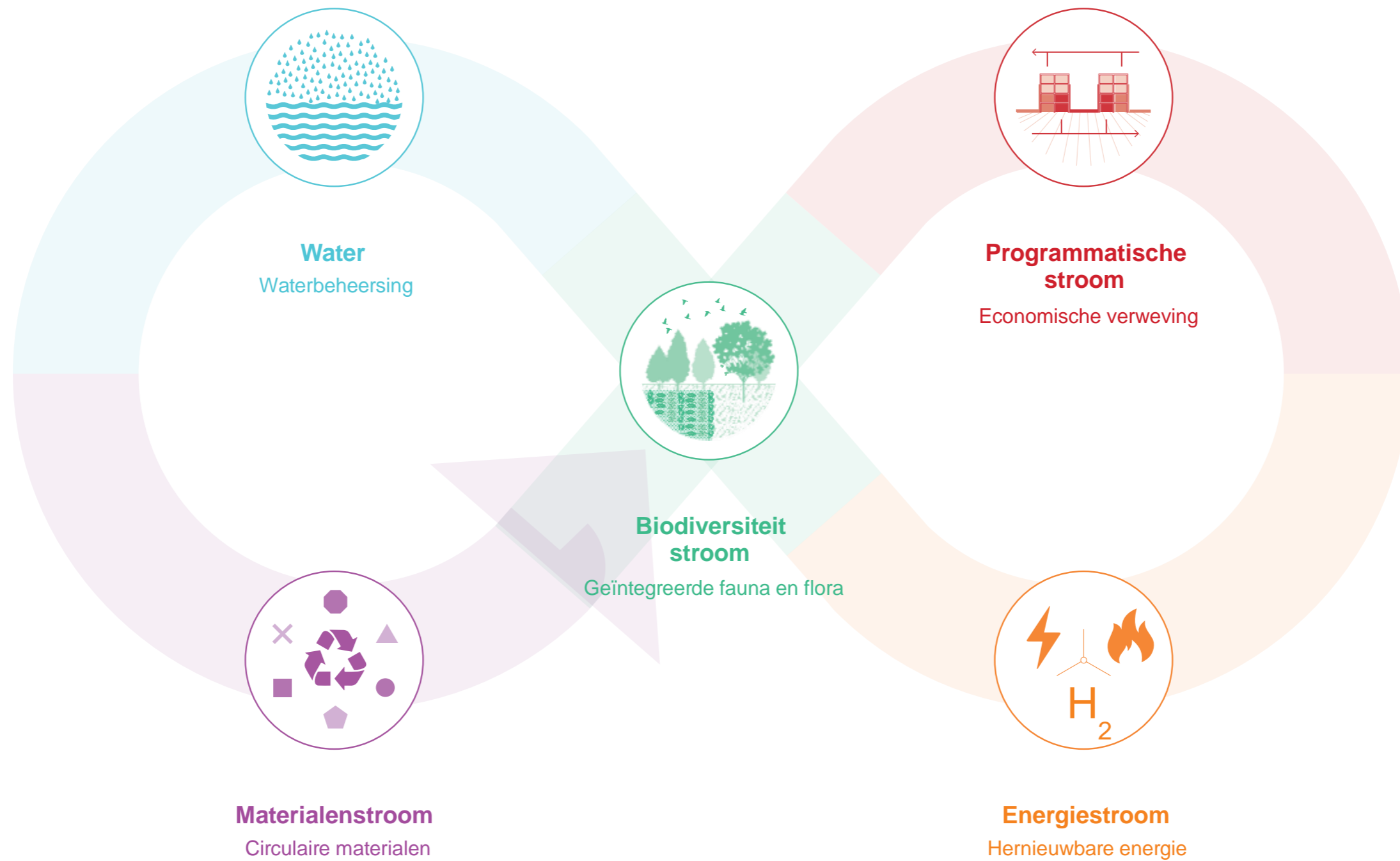
Projectgebied



## 2. PROJECT VERLOOP

## 2.1 METHODOLOGIE CIRCULAIRE AMBITIE

### *Circulariteit in vijf dimensies*





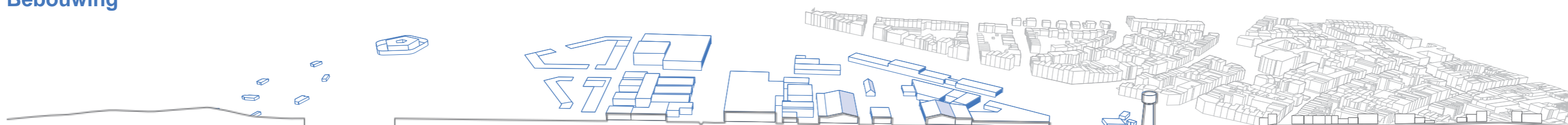
## 2.1 METHODOLOGIE

### AANPAK OP VERSCHILLENDE LAGEN

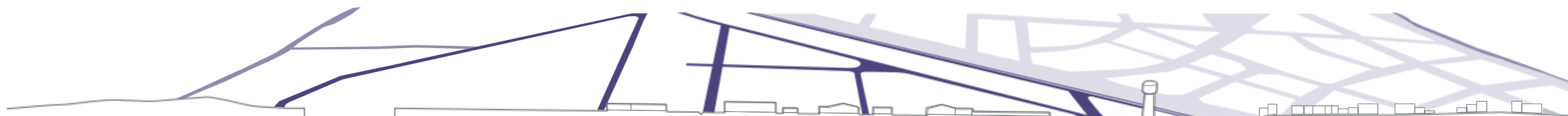
#### Programma



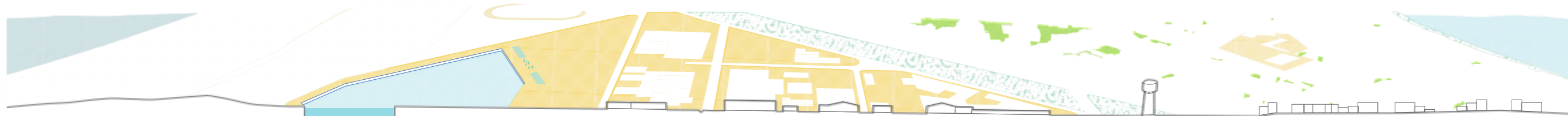
#### Bebouwing



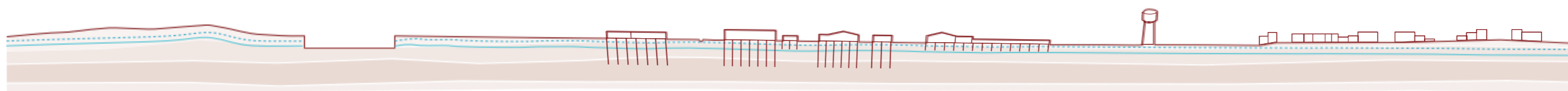
#### Mobiliteit



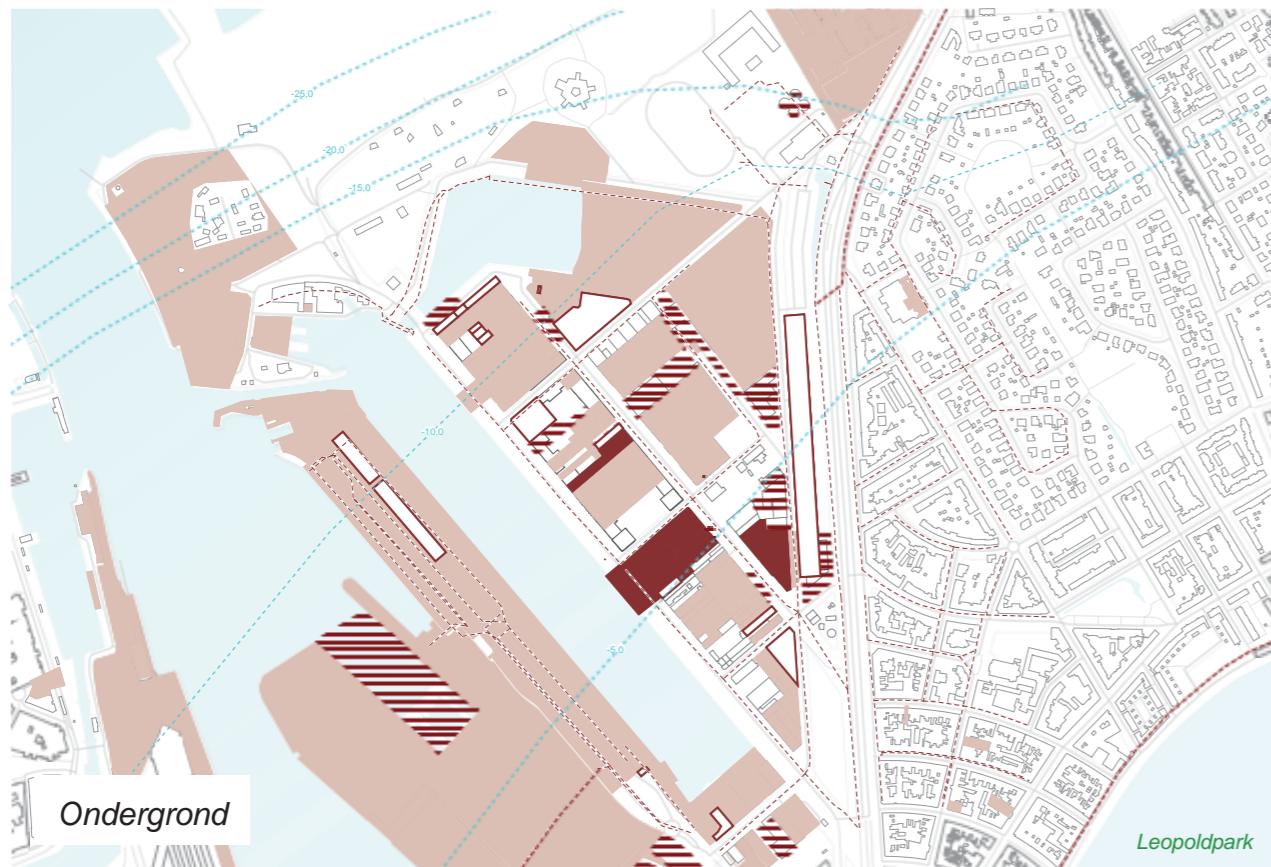
#### Open Ruimte



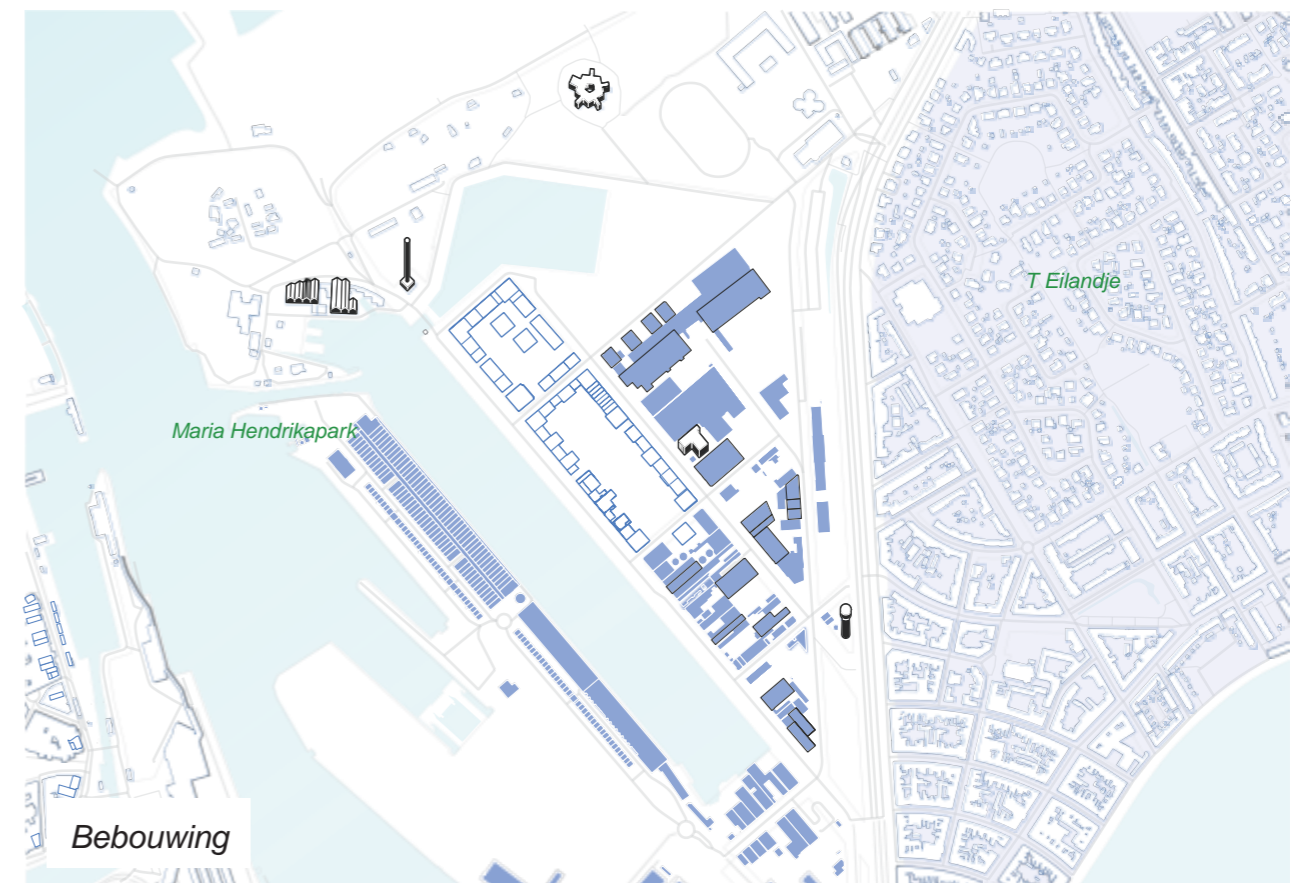
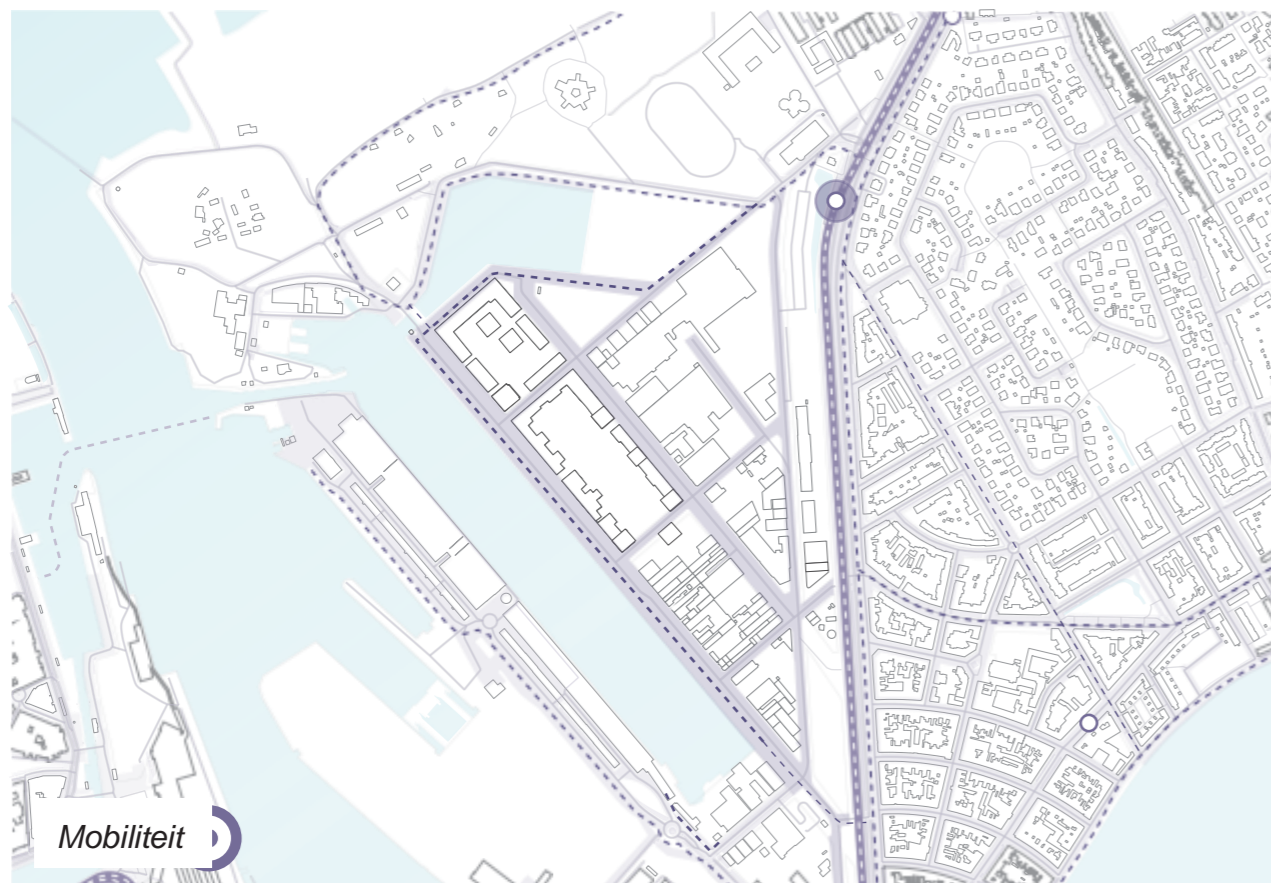
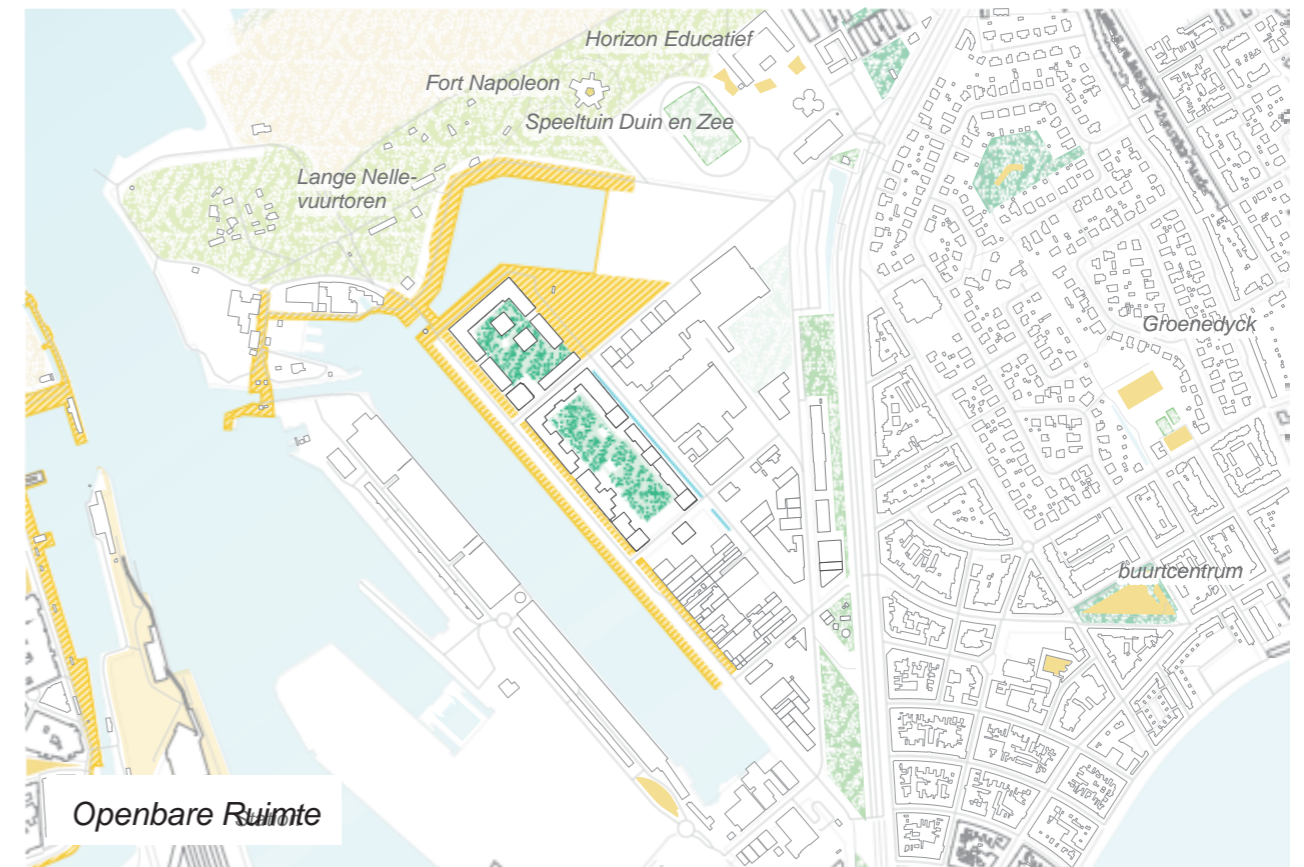
#### Ondergrond



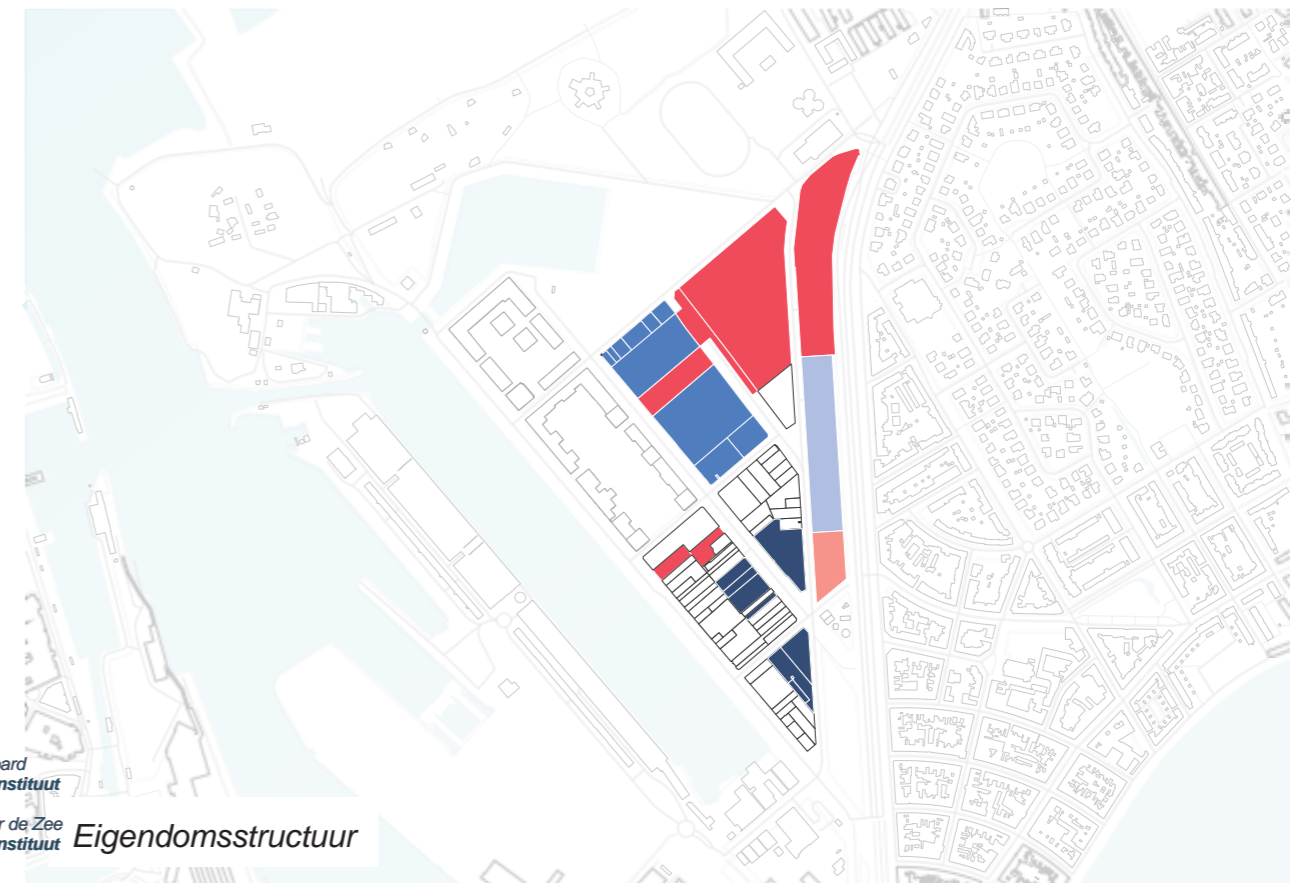
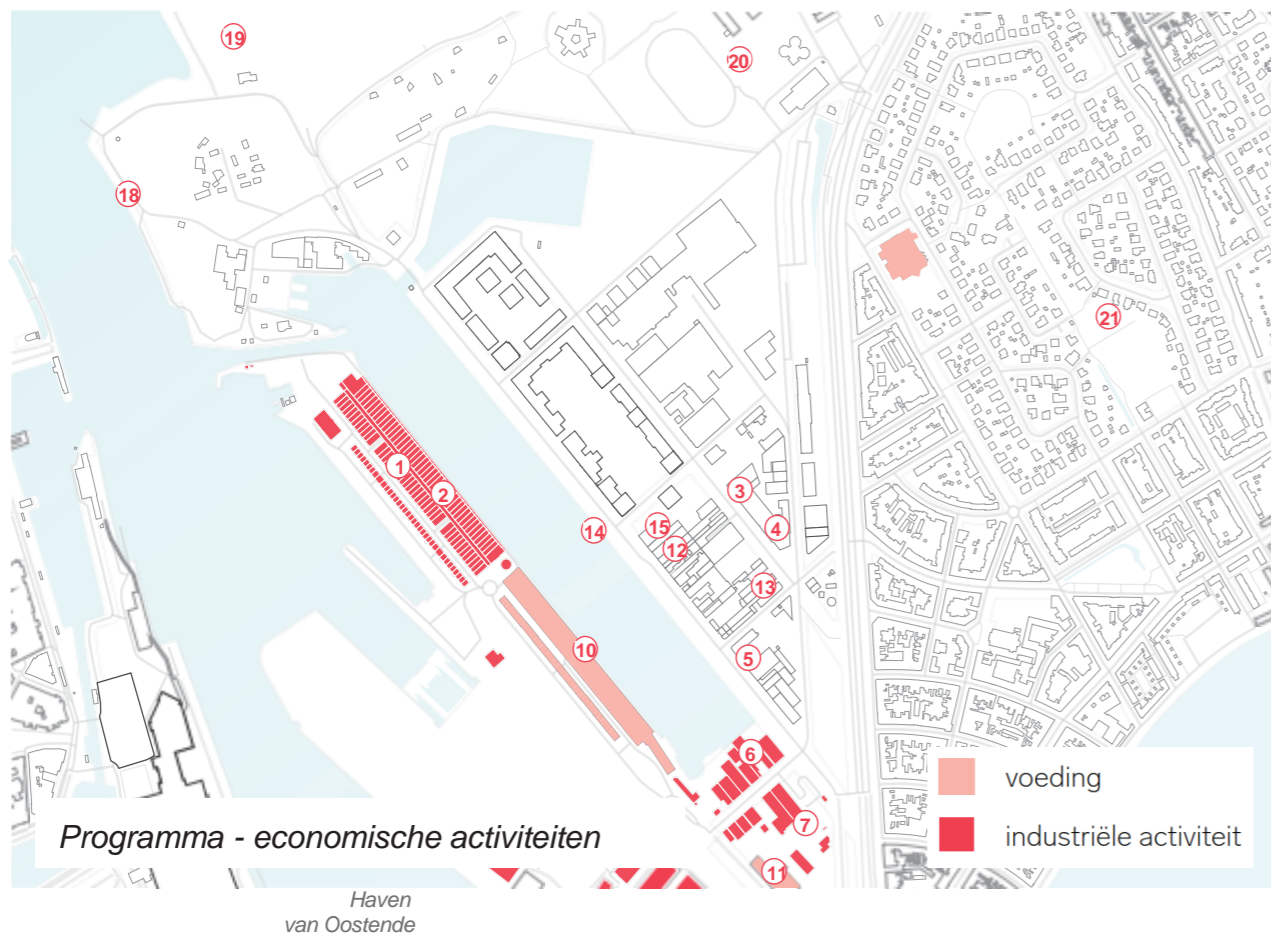
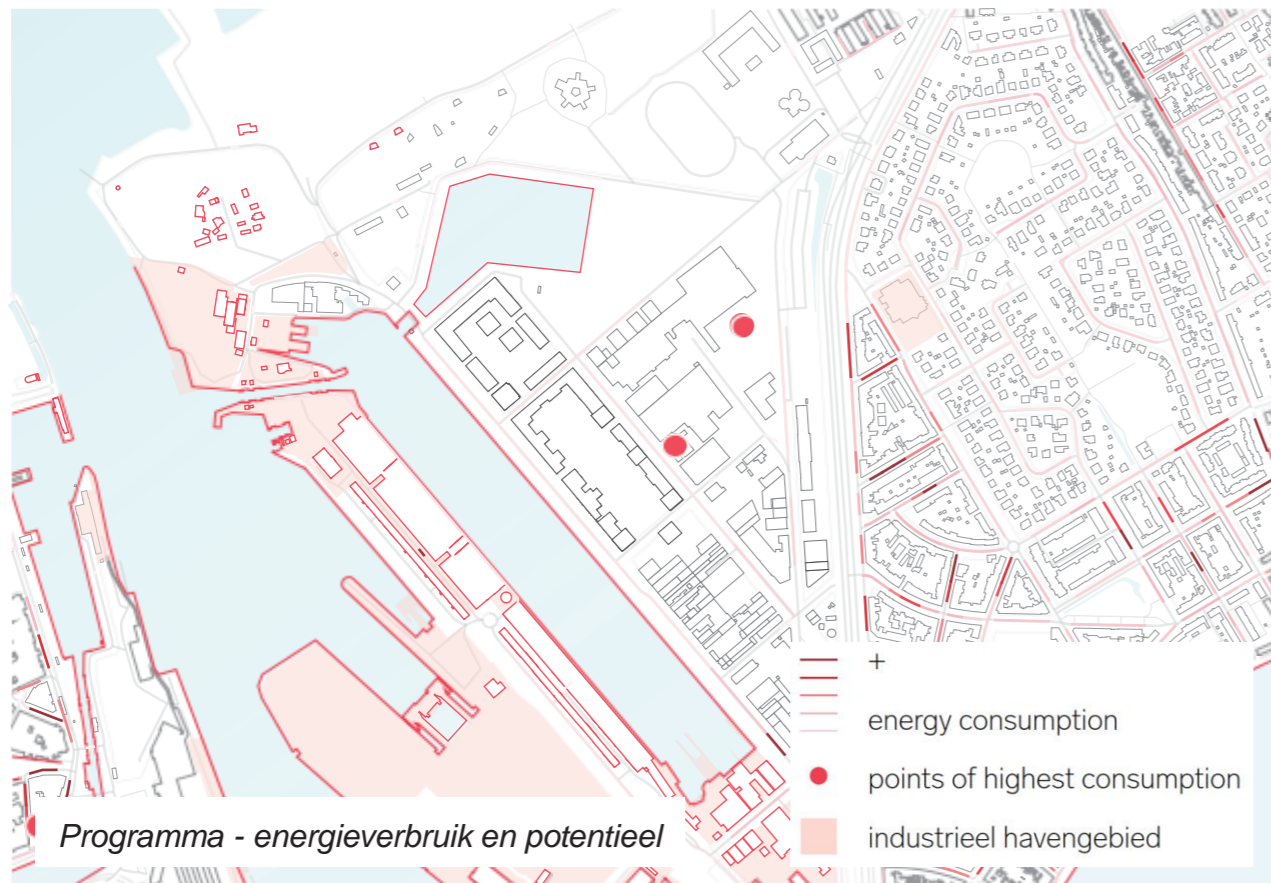
## 2.1 METHODOLOGIE RAAMWERK VOOR ANALYSE



historisch centrum



## 2.1 METHODOLOGIE RAAMWERK VOOR ANALYSE



- |   |   |
|---|---|
| 1. European Marine Board<br><b>onderzoeksinstituut</b>        | 13. Viswinkels                                  |
| 2. Vlaams Instituut voor de Zee<br><b>onderzoeksinstituut</b> | 14. K.V.Ostend Motor Sport<br><b>motorsport</b> |
| 3. Artois Plastics bvba<br><b>polymeer leverancier</b>        | 15. O.666<br><b>recreatie</b>                   |
| 4. Volvo<br><b>concessiehouder</b>                            | 16. Marina Yachting bvba<br><b>recreatie</b>    |
| 5. VVC Equipment Oostende<br><b>groothandelaar</b>            | 17. The Spui,<br><b>sportcomplex</b>            |
| 6. Lowyck NV<br><b>scheepswerf</b>                            | 18. Oosterstaketsel<br>Haven Oostende           |
| 7. Containerpark<br><b>afvalbeheerservice</b>                 | 19. Pointerbeach                                |
| 10. Vismarkt  | 20. Speeltuin Duin en Zee                       |
| 11. Revi Food<br><b>voedselverwerkingsbedrijf</b>             | 21. Groenedyck                                  |
| 12. The Sailor<br><b>bierhal</b>                              |   |

- Eigendom overheid
- Privé domein
- Urban Link en Alysse ontwikkelaars
- BURCO ontwikkelaar
- VOLVO
- INOOVOCEAN

## 2.2 DIALOOG MODEL KEUZES ROND AMBITIES:

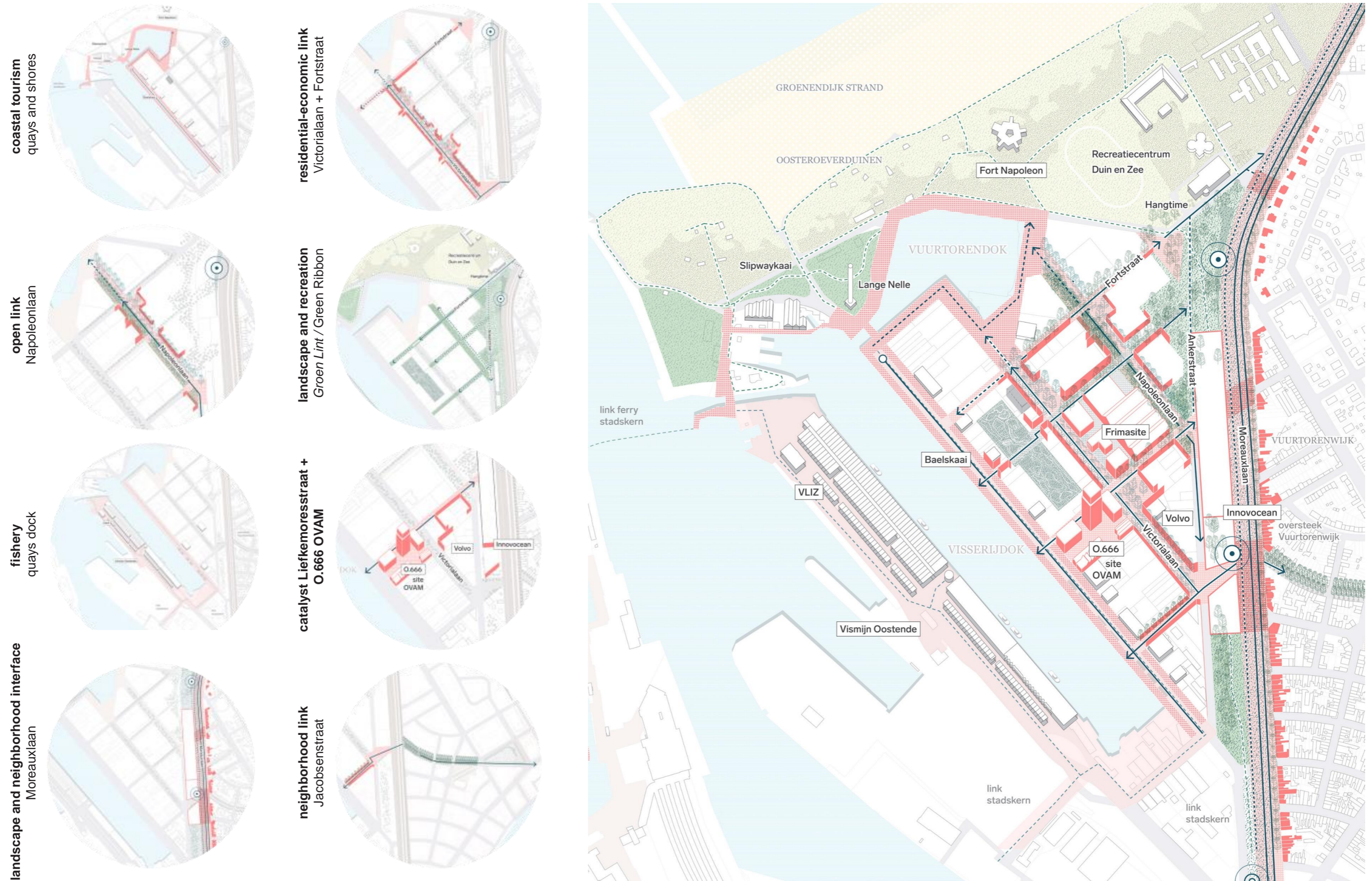
### SYNTHESE & INTERESSANTE RAAKVLAKKEN



- 01 Maritiem district
- 02 Economische pool
- 03 Cultuur en recreatie
- 04 Wonen en dagelijkse activiteiten

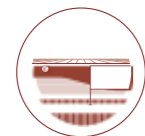


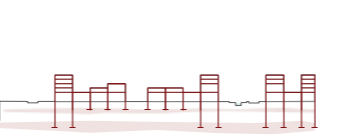
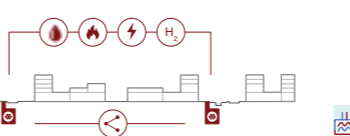

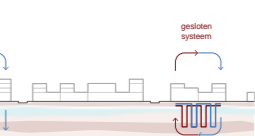


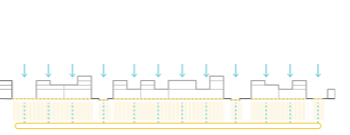

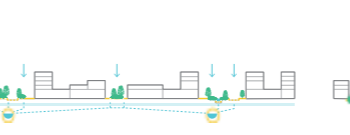



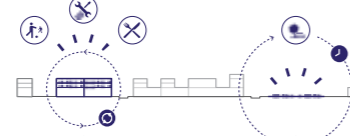
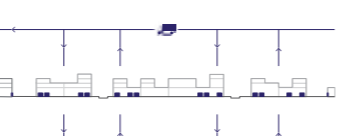
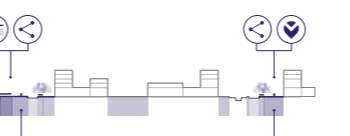
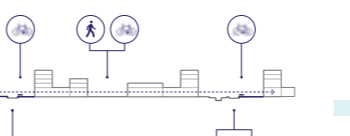
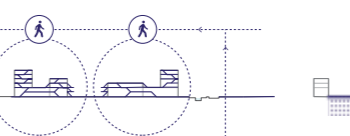
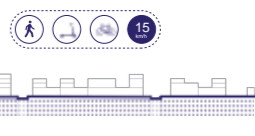
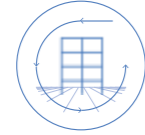


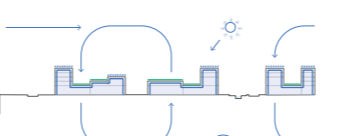
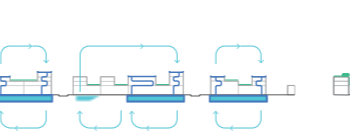
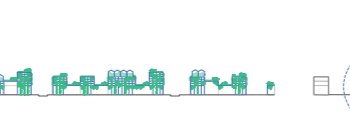
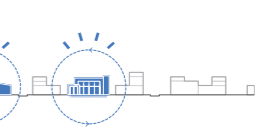

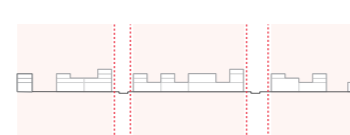
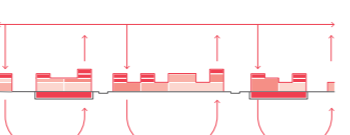
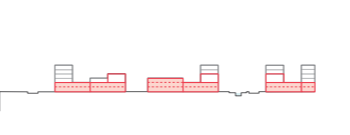
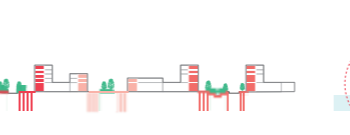
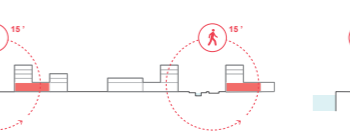
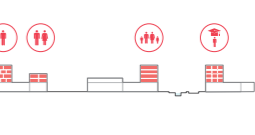
## 2.2 DIALOOG MODEL

### RUIMTELIJKE RAAMWERK - STRUCTURERENDE ELEMENTEN VOOR EEN ROBUUSTE EN FLEXIBELE ONTWIKKELING



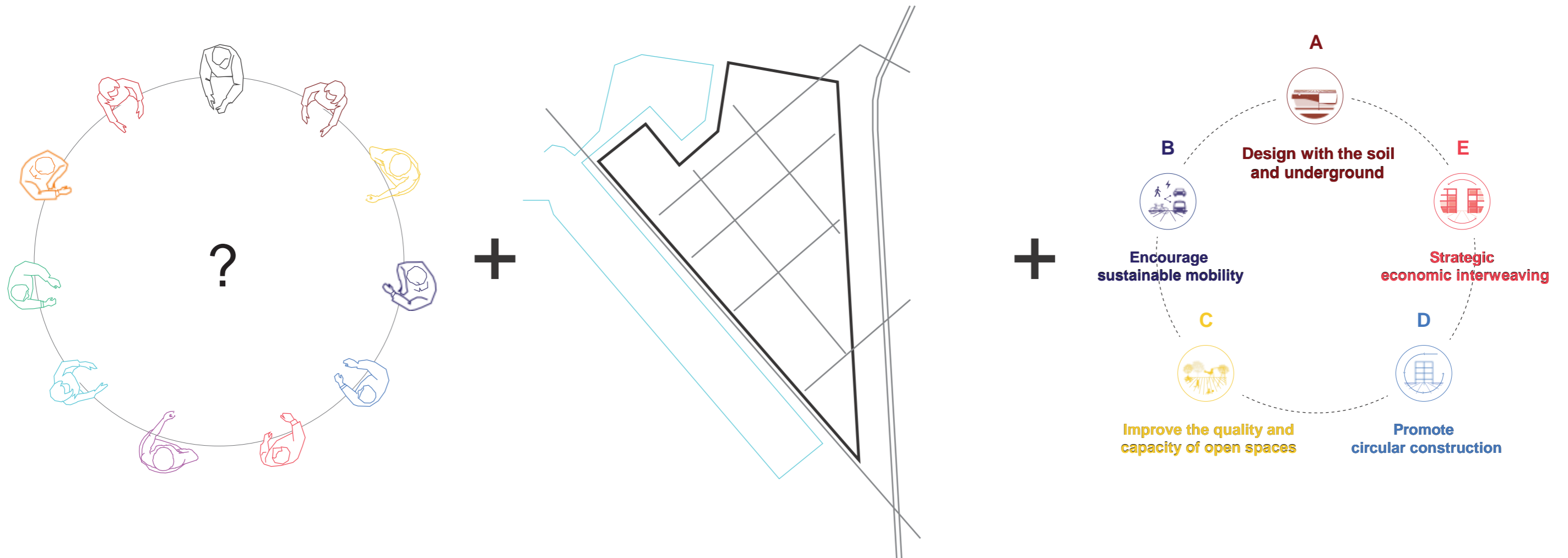
## 2.2 KADER

### RUIMTELIJKE STRATEGIEËN - MATRIX VAN STRATEGISCHE ACTIES IN EEN GEÏNTEGREERD SYSTEEM

<p><b>A</b></p>  <p><b>Ontwerpen met bodem en ondergrond</b></p>	 <p><b>A.1</b> Bodemsanering bevorderen + Hergebruik van niet-verontreinigde, afgegraven grond</p>	 <p><b>A.2</b> Ondergrond betrekken in stedelijk ontwerp</p>	 <p><b>A.3</b> Ontwerpen van funderingen in overeenstemming met de bodemstabiliteit</p>	 <p><b>A.4</b> Multifunctionele nutsnetwerken aanmoedigen</p>	 <p><b>A.5</b> Geothermie + Aquathermie</p>	 <p><b>A.6</b> WKO Warmte Koude Opslag</p>
<p><b>B</b></p>  <p><b>Verbeteren kwaliteit en capaciteit open ruimtes</b></p>	 <p><b>B.1</b> Meer zachte / groene oppervlakken</p>	 <p><b>B.2</b> Vergroot de doorlaatbaarheid van verharde oppervlaktes</p>	 <p><b>B.3</b> Voorzien van ruimte voor waterbuffering</p>	 <p><b>B.4</b> Ontwerpen van open waterafvoer- en infiltratiesystemen</p>	 <p><b>B.5</b> Ontwerpen van kwalitatief groene, open ruimtes</p>	 <p><b>B.6</b> Multifunctionele, flexibele en collectieve open ruimtes</p>
<p><b>C</b></p>  <p><b>Duurzame mobiliteit aanmoedigen</b></p>	 <p><b>C.1</b> Adaptieve parkeeroplossingen</p>	 <p><b>C.2</b> Slimme logistieke lus</p>	 <p><b>C.3</b> Ondersteunen van infrastructuur voor alternatieve vervoersmiddelen</p>	 <p><b>C.4</b> Intermodaliteit</p>	 <p><b>C.5</b> Bouw omgevingen en gebouwen die actieve routes bevorderen</p>	 <p><b>C.6</b> Voetgangersgericht langzaam, verkeer omgeving</p>
<p><b>D</b></p>  <p><b>Circulaire bouw bevorderen</b></p>	 <p><b>D.1</b> Bouwen met modulaire en flexibele structuren</p>	 <p><b>D.2</b> Circulair bouwen en het hergebruiken van materialen</p>	 <p><b>D.3</b> Energineutrale gebouwen</p>	 <p><b>D.4</b> Opslag en hergebruik van hemelwater</p>	 <p><b>D.5</b> Voorzien van groene daken en gevels</p>	 <p><b>D.6</b> Adaptief hergebruik van bestaande structuren</p>
<p><b>E</b></p>  <p><b>Strategisch economische verweving</b></p>	 <p><b>E.1</b> Ontwerpen op maat van de wijk, het stedelijk weefsel</p>	 <p><b>E.2</b> Verweven van verscheidene functies</p>	 <p><b>E.3</b> Plinken verweven van publieke functies binnenin eenzelfde gebouw</p>	 <p><b>E.4</b> Synergie tussen open ruimtes en gebouwen in dezelfde context</p>	 <p><b>E.5</b> Promotie van dagelijkse diensten binnen een straal van 15 minuten</p>	 <p><b>E.6</b> Betaalbare en gemengde woningtypologieën</p>

## 2.2 DIALOOG MODEL

### COMBINATIE VAN VERSCHILLENDE INZICHTEN OM TOT FLEXIBEL PLAN TE KOMEN



#### ECONOMISCHE ROEPING

- COLLECTIEVE AMBITIE, LOKALE WAARDE -

#### RUIMTELIJK RAAMWERK

- FLEXIBELE, RUIMTELIJKE CONDITIES -

#### SYSTEMSTRATEGIEËN

- CIRCULAIRE ONTWIKKELING -

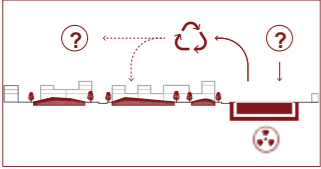
# 3. VISIE

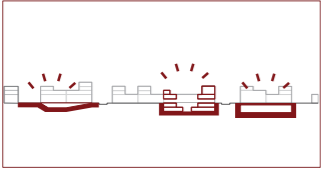


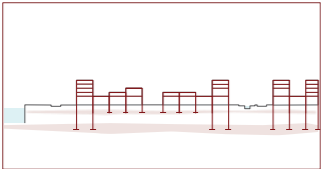
### 3 VISIE STRATEGISCH RAAMWERK

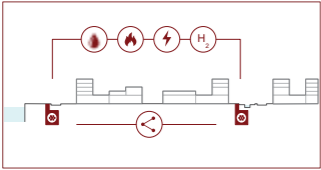


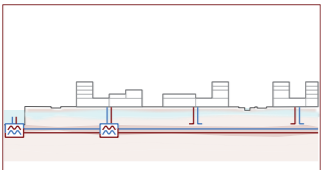
### A Ontwerpen met bodem en ondergrond

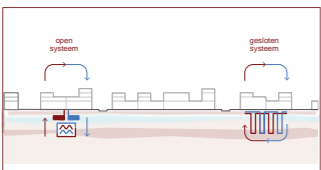
A.1  
  
 Promote soil remediation + Reuse  
 of unpolluted excavated soil

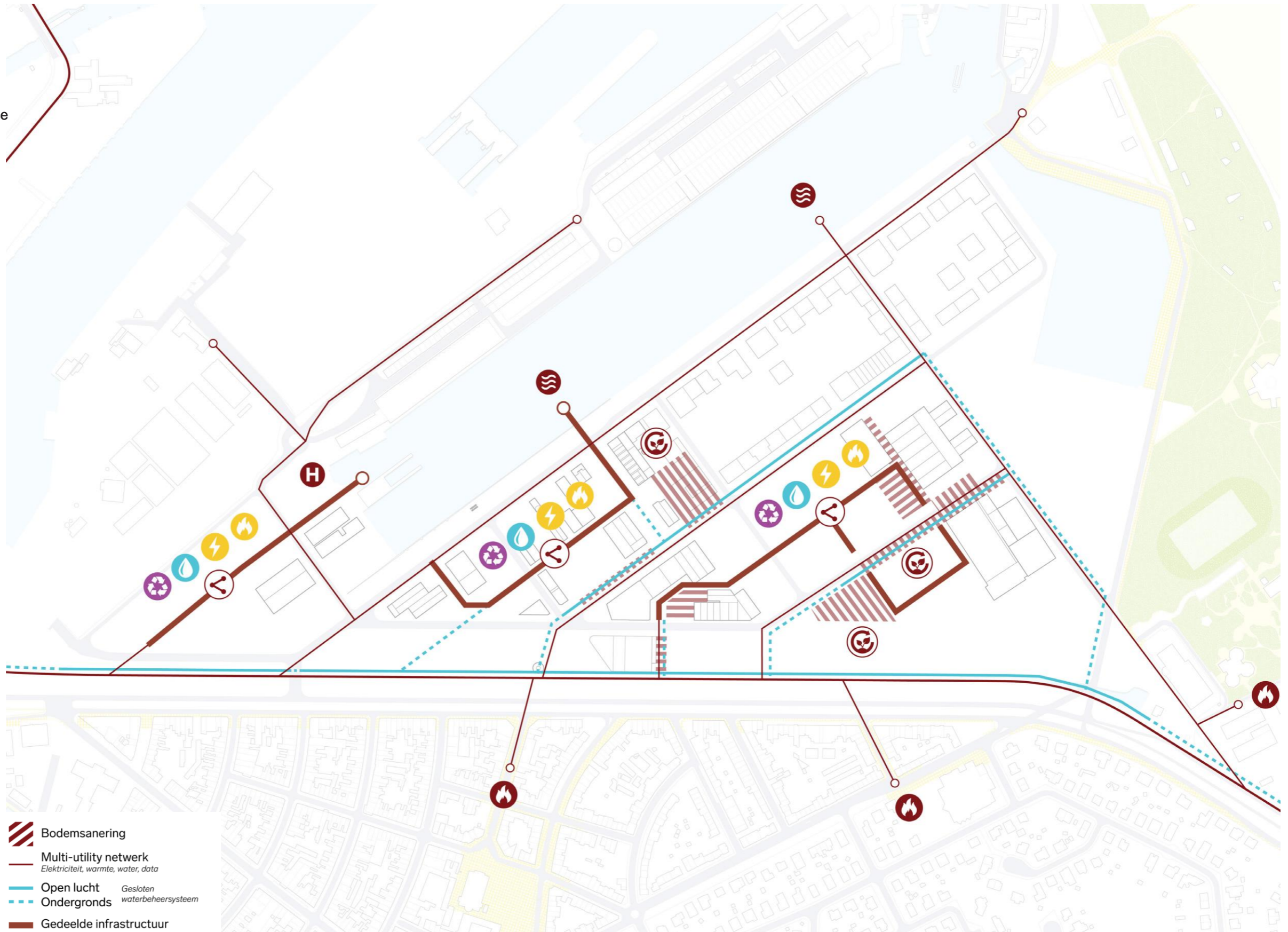
A.2  
  
 Integrate the underground  
 environment








A.3  
  
 Design building foundations  
 according to soil conditions

A.4  
  
 Encourage shared multi-  
 utility networks

A.5  
  
 Investigate opportunities for  
 geothermal and aquathermy

A.6  
  
 Investigate opportunities for  
**ATEs (Aquifer Thermal Energy  
 Storage)**



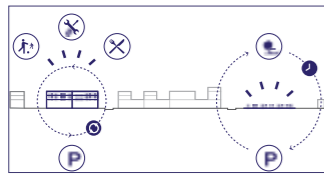
-  Bodemsanering
  -  Multi-utility network  
Elektriciteit, warmte, water, data
  -  Open lucht
  -  Ondergronds
  -  Gedeelde infrastructuur
-  Gesloten  
 waterbeheersysteem

### 3 VISIE STRATEGISCH RAAMWERK



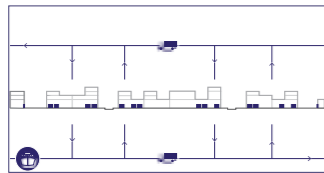
### B Duurzame mobiliteit aanmoedigen

B.1



**Promote adaptive parking solutions**  
Stimuleer flexibele parkeeroplossingen

B.2



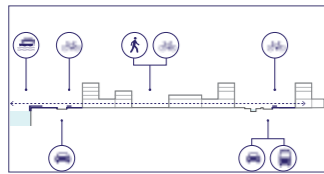
**Design efficient logistics systems**  
Stimuleer logistieke lus

B.3



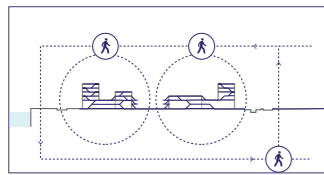
**Create infrastructure for sustainable transportation modes**  
Stimuleer duurzame vervoersmodi

B.4



**Promote intermodal connections**  
Stimuleer modaliteit

B.5

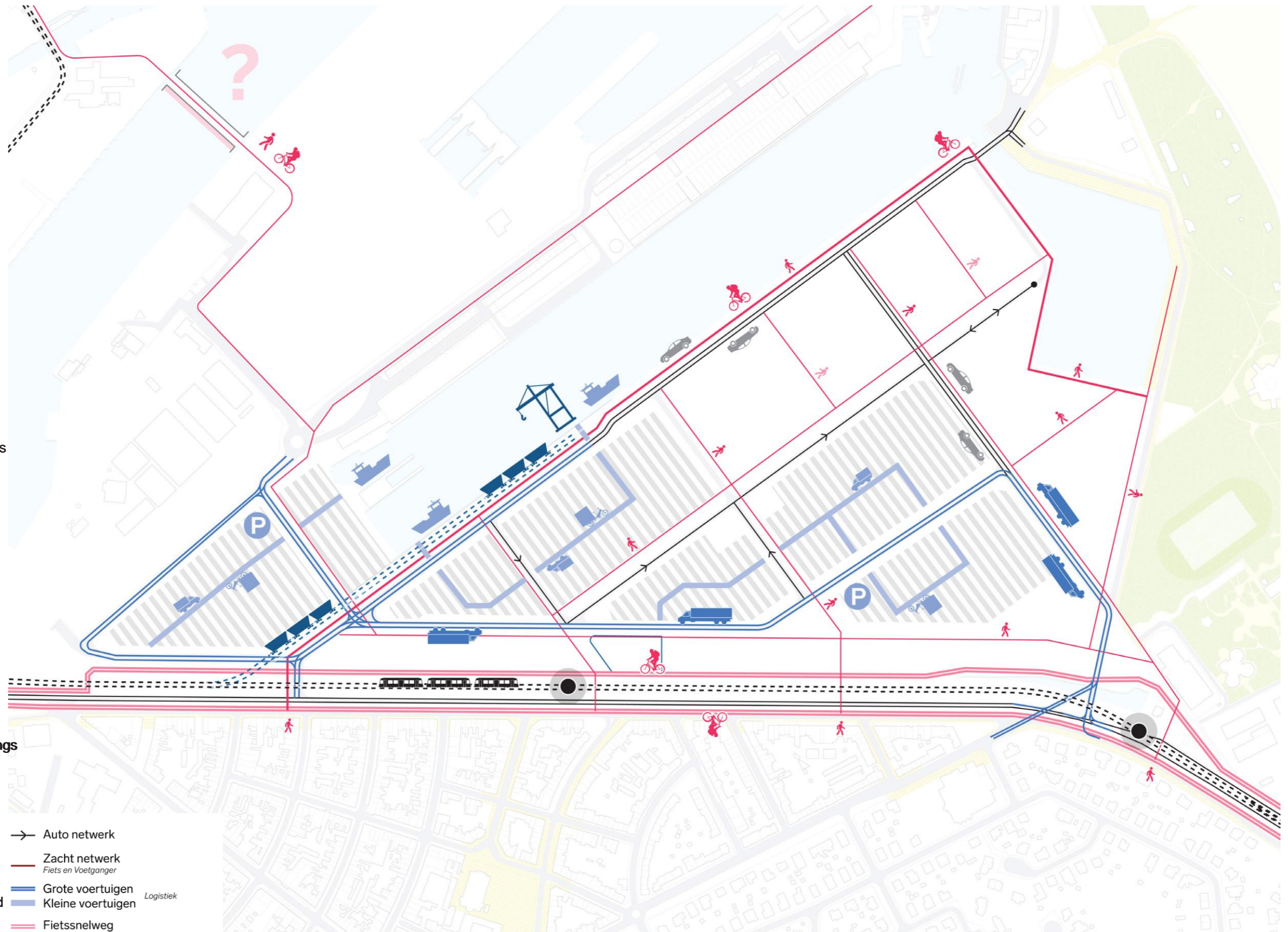


**Design environments and buildings that promote active mobility**  
Stimuleer actieve mobiliteit

B.6



**Encourage a pedestrian-oriented and slow traffic environment**  
Stimuleer voetgangers- en langzaamverkeeromgeving

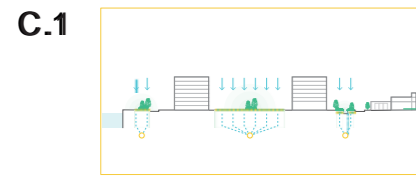


- Auto netwerk
  - Zacht netwerk  
Fiets en Voetganger
  - Grote voertuigen
  - Kleine voertuigen
  - Fiets snelweg
- Logistiek

# 3 VISIE STRATEGISCH RAAMWERK

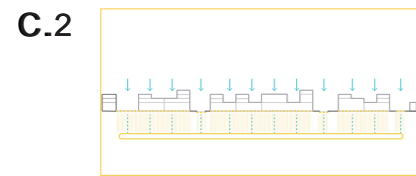


## C Verbeteren kwaliteit en capaciteit open ruimtes



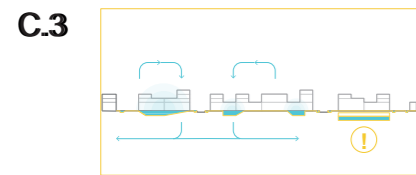
**C.1**  
Increase soft and green surfaces

Verhoog de hoeveelheid van zachte / groene oppervlakken



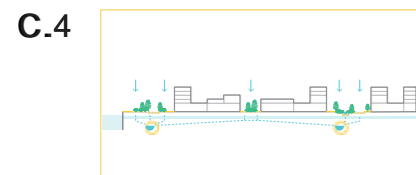
**C.2**  
Promote the permeability of paved surfaces

Verhoog de doorlaatbaarheid van verharde oppervlaktes



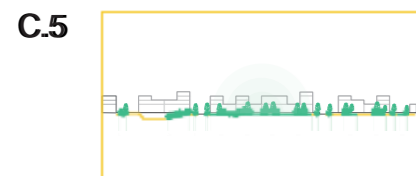
**C.3**  
Create spaces for water buffering

Creëer ruimte voor waterbuffering



**C.4**  
Design of closed water drainage and infiltration systems

Ontwerp gesloten drainage- en infiltratiesystemen



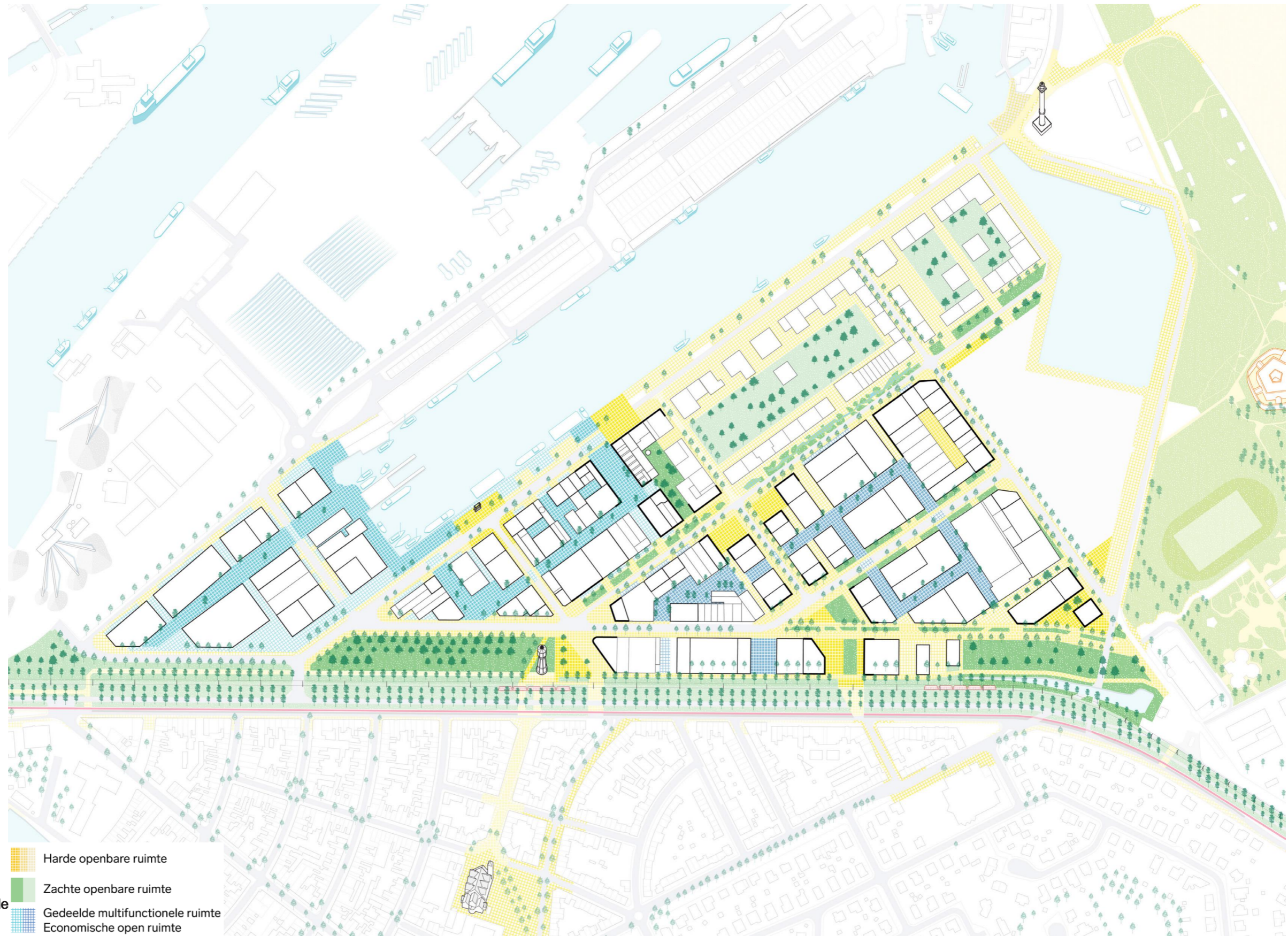
**C.5**  
Encourage qualitative public green areas

Stimuleer kwalitatief groene, open ruimtes



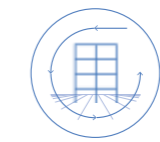
**C.6**  
Design for multifunctional, flexible and collective open spaces

Ontwerp multifunctionele, flexibele en collectieve open ruimtes

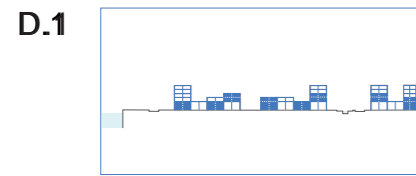


- Harde openbare ruimte
- Zachte openbare ruimte
- Gedeelde multifunctionele ruimte
- Economische open ruimte

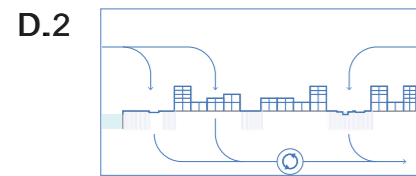
# 3 VISIE STRATEGISCH RAAMWERK



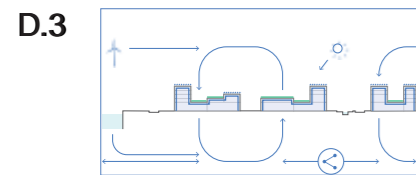
**D**  
**Circulaire bouw  
 bevorderen**



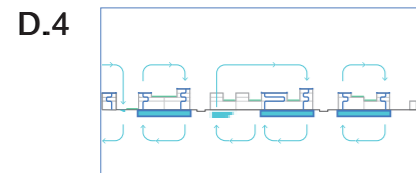
**Design with modular and flexible structures**  
*Bouwen met modulaire en flexibele structuren*



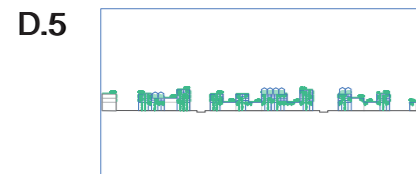
**Promote circular buildings through the reuse of materials**  
*Circulair bouwen en het hergebruiken van materialen*



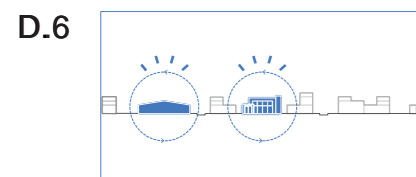
**Encourage energy-neutral buildings**  
*Energie-neutrale gebouwen*



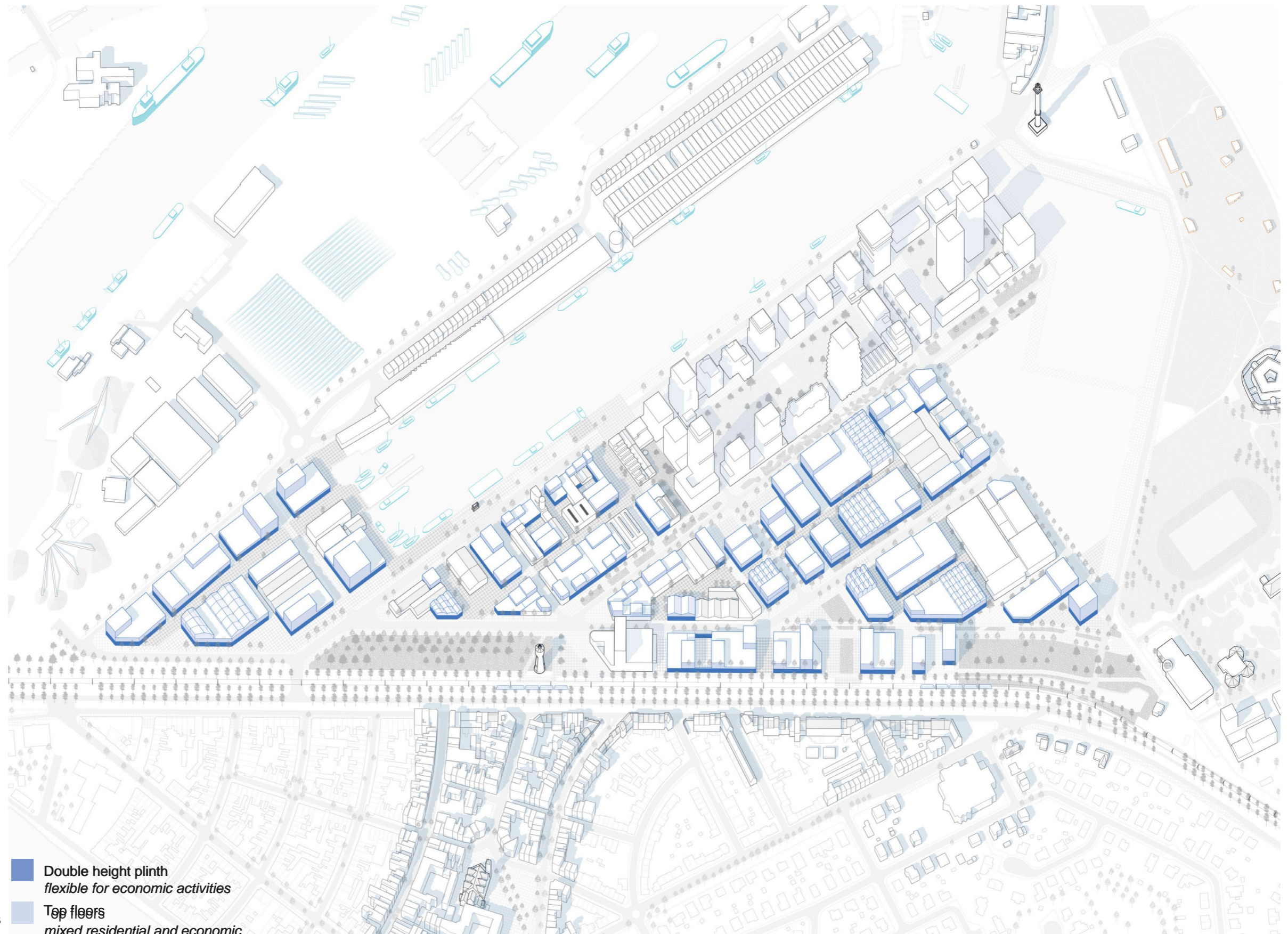
**Design collective systems for storage and reuse of rainwater**  
*Opvang en hergebruik van regenwater*



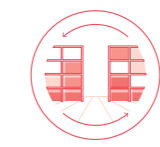
**Equip buildings with green roofs and facades**  
*Voorzien van groene daken en gevels*



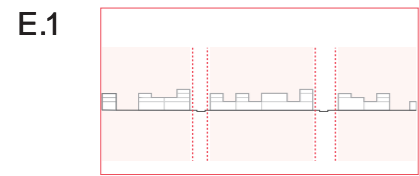
**Promote the adaptive re-use of existing structures and materials**  
*Adaptief hergebruik van bestaande structuren*



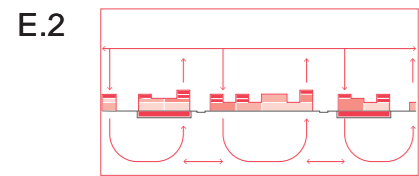
### 3 VISIE STRATEGISCH RAAMWERK



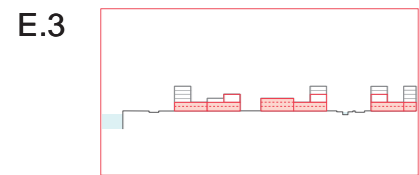
**E**  
Strategische  
economische verweving



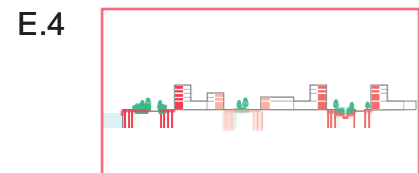
**E.1**  
Design for the neighborhood  
and surrounding urban fabric



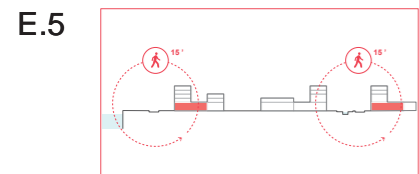
**E.2**  
Interweaving program to promote  
synergies between functions



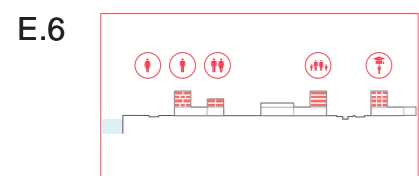
**E.3**  
Design the plinth structure for  
economic activities or flexible  
spaces.



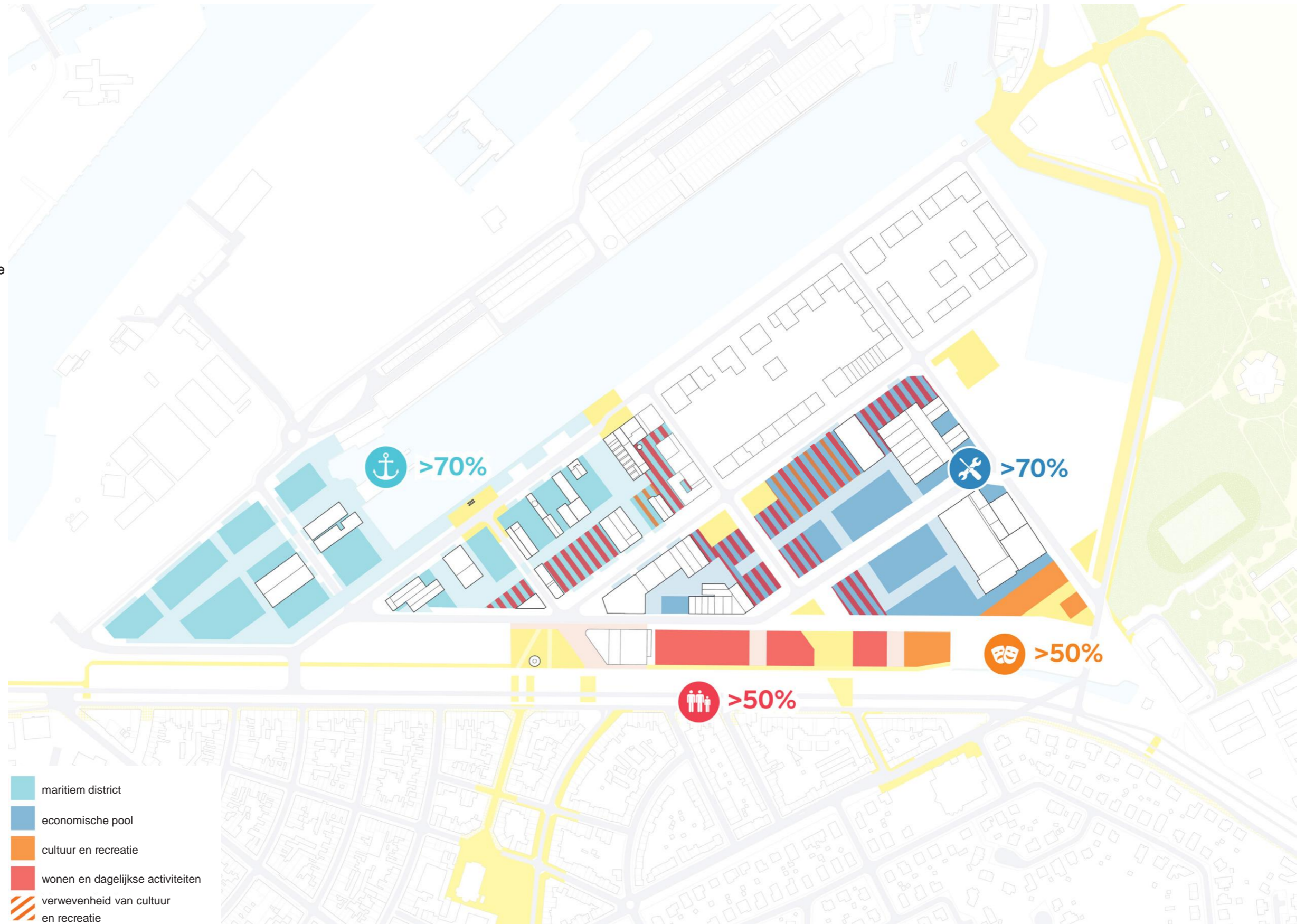
**E.4**  
Program the open space to  
support the adjacent building  
function



**E.5**  
Provide daily amenities within a  
15-minute walk radius.



**E.6**  
Create affordable and mixed  
housing and economic  
typologies

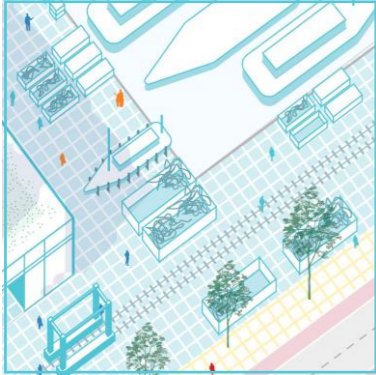


- maritiem district
- economische pool
- cultuur en recreatie
- wonen en dagelijkse activiteiten
- verwevenheid van cultuur en recreatie

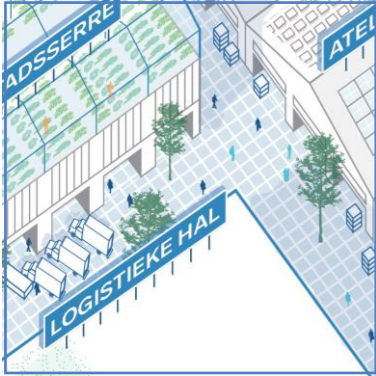
### 3 VISIE

## TRANSITIE PLAN - SYNERGIE TUSSEN DE ECONOMISCHE AMBITIES

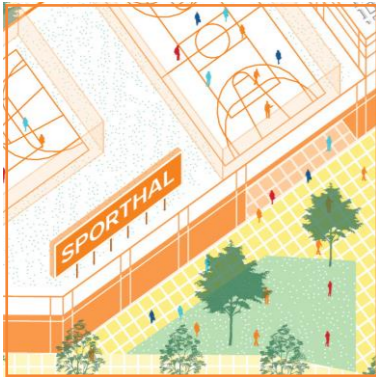
#### 01 Maritiem district



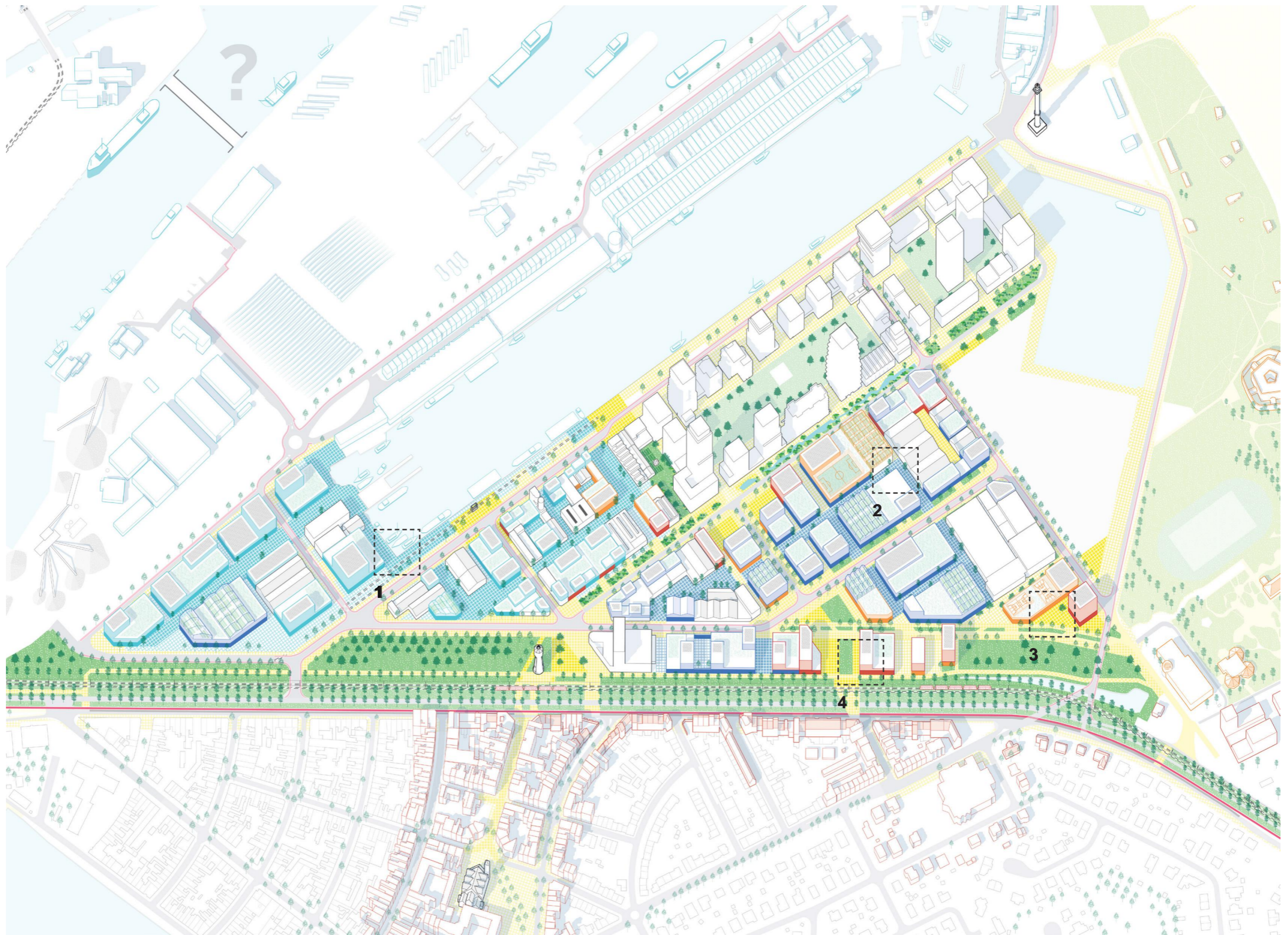
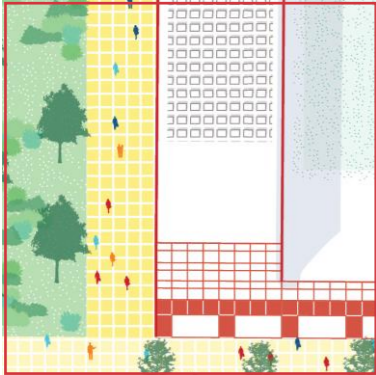
#### 02 Economische pool



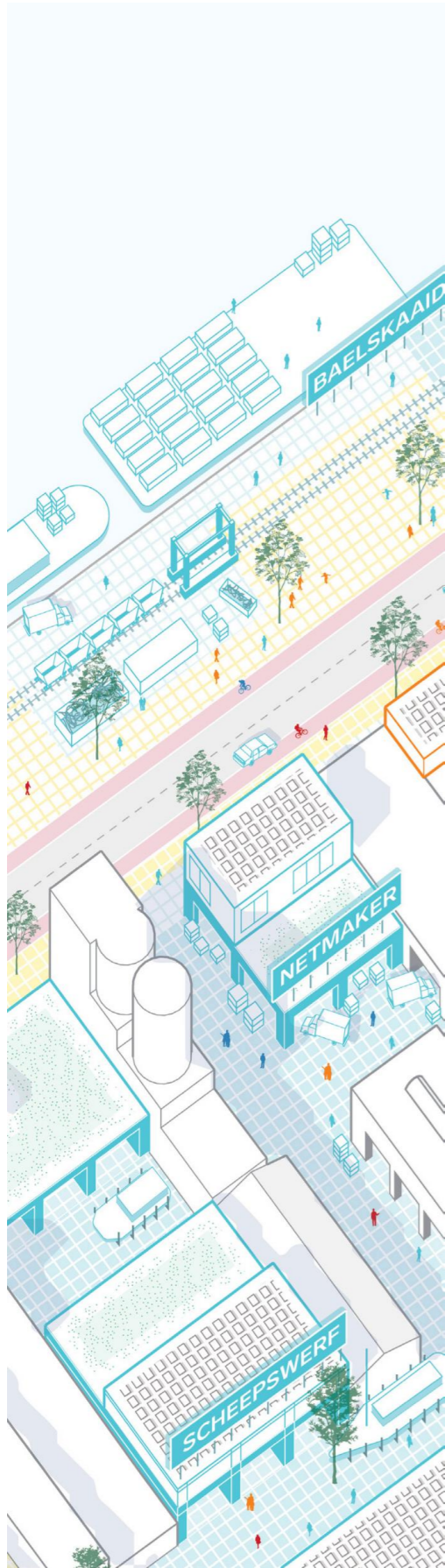
#### 03 Cultuur en recreatie



#### 04 Wonen en voorzieningen

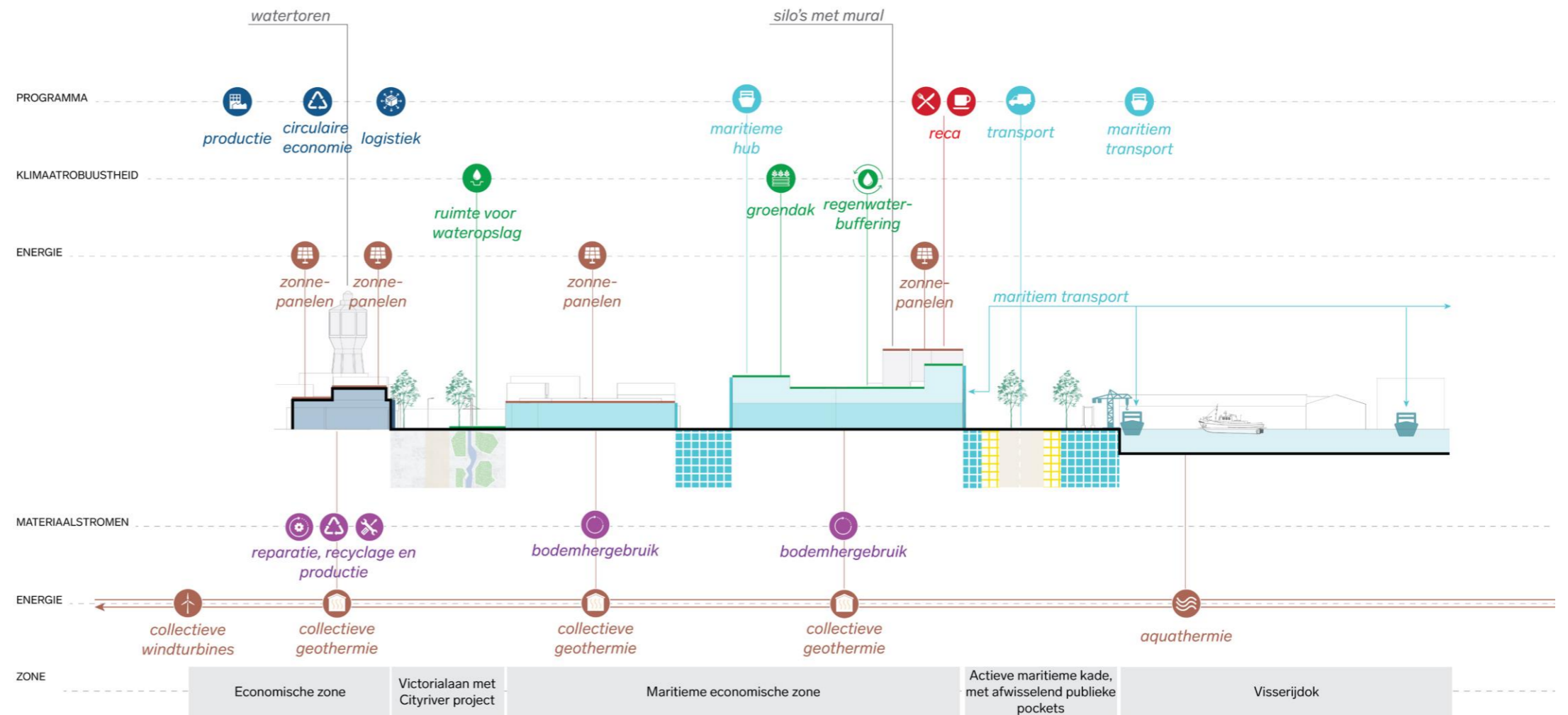


### 3. VISIE LOKALE IDENTITEIT



### MARITIEM DISTRICT

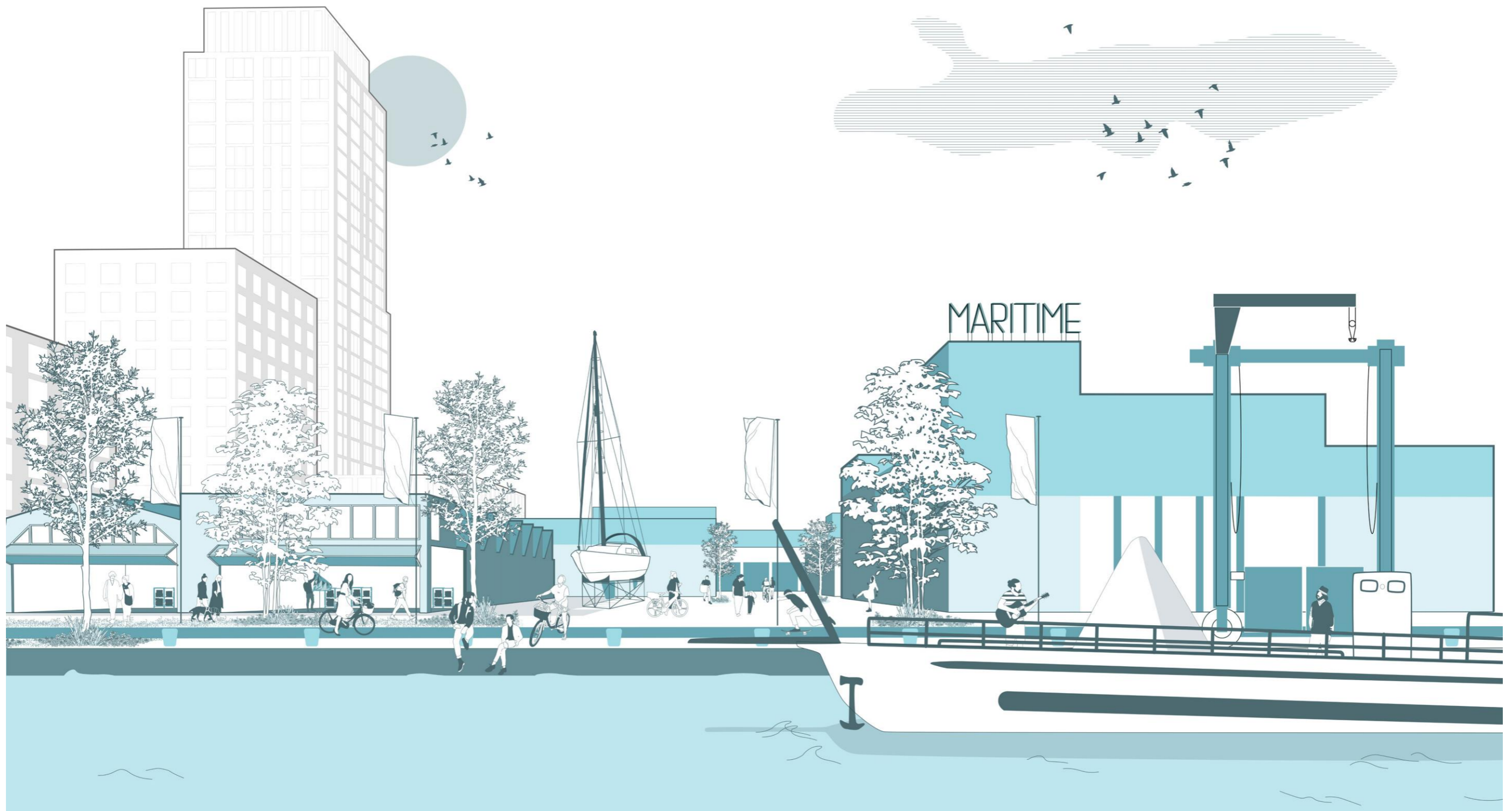
### SYSTEMISCHE SNEDEN



### 3. VISIE

LOKALE IDENTITEIT

MARITIEM DISTRICT



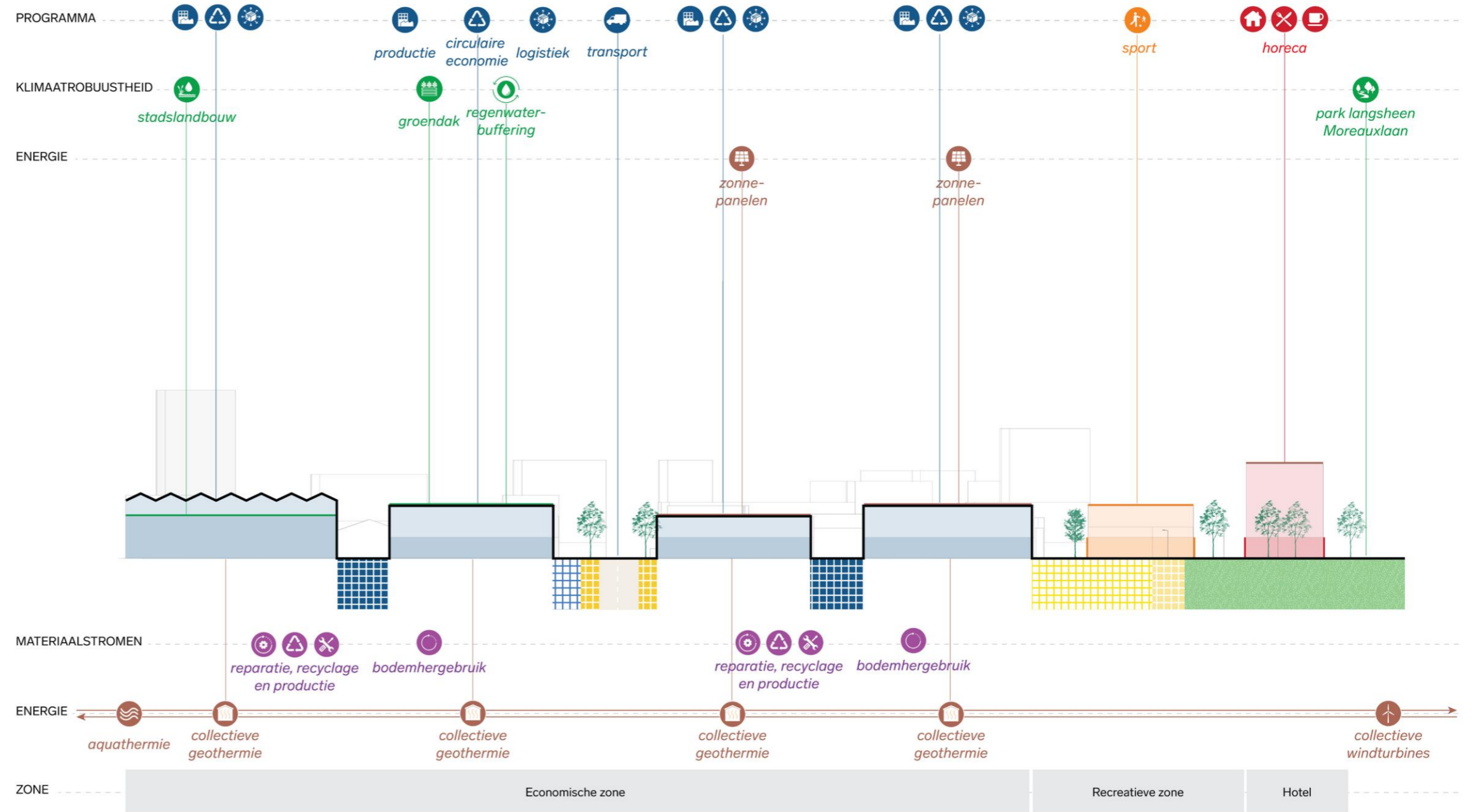


### 3. VISIE LOKALE IDENTITEIT



### ECONOMISCHE POOL

### SYSTEMISCHE SNEDEN



### 3. VISIE SYSTEMISCHE SNEDEN

### CIRCULAIRE ONTWIKKELING GEÏNTEGREERDE STROMEN

