



perspective
.brussels 



Origin of the project &
viewpoint of the neighborhood
by Didier Gossuin
Former Minister & Mayor of Auderghem

1953













Auderghem
Oudergem



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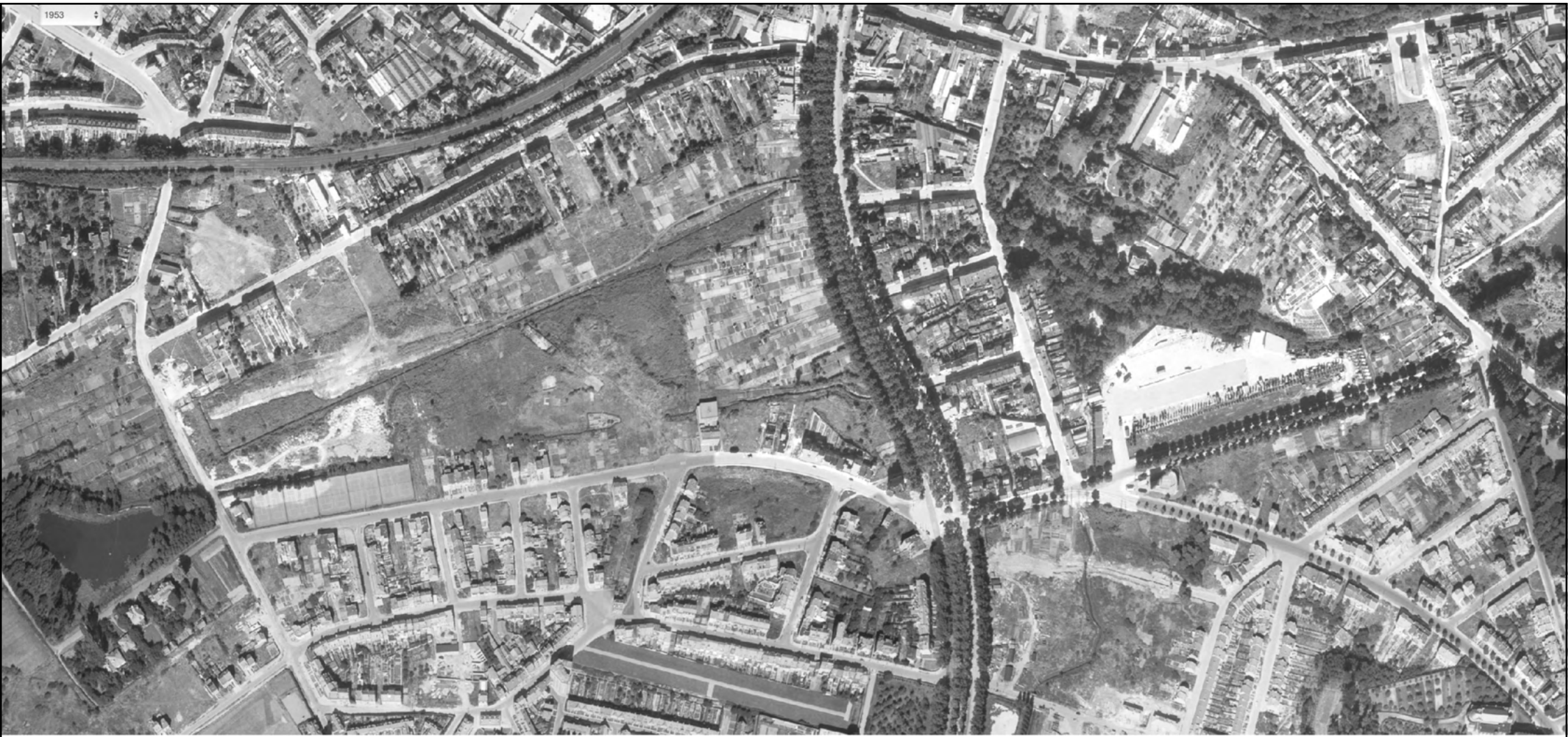


Auderghem
Oudergem



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1953







1977





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**Delta-Herrmann-Debroux
Process & tools
Urban Development Masterplan**



The Regional Policy Declaration 2014 - 2019

The Delta-Souverain cluster

- The Delta site, the south-east gateway to our region, has many assets. This zone is composed of three strategic clusters: the ULB-VUB university campus, the publicly owned Delta "triangle", and the area around the Herrmann-Debroux viaduct.
- These three zones require an overall vision for harmonious and coherent development.



**GEWESTELIJK PLAN
VOOR DUURZAME
ONTWIKKELING
GPDO**

**Samen bouwen aan het
brussels Gewest
van morgen**

be future
be.brussels

BRUSSELS
HOOFDSTEDELIJK
GEWEST

**PLAN RÉGIONAL
DE DÉVELOPPEMENT
DURABLE
PRDD**

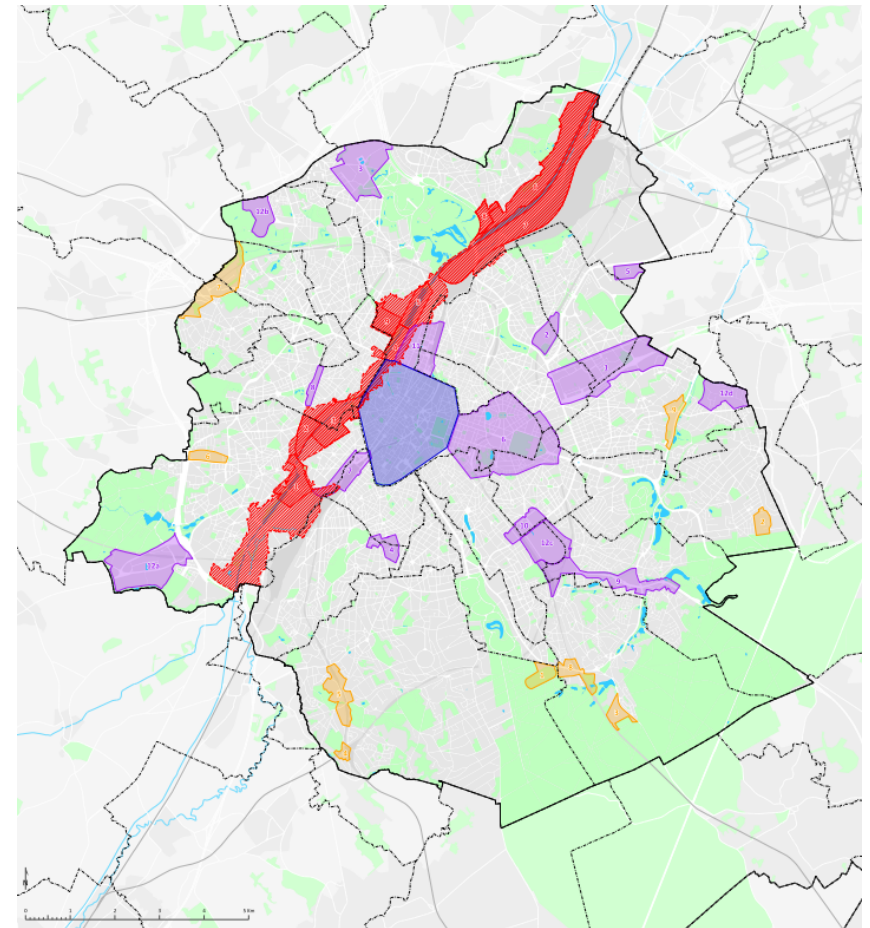
**Construisons ensemble
la Région bruxelloise
de demain**

be future
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RÉGION DE
BRUXELLES
CAPITALE

Regional Sustainable Development Plan

- **Strategic Development Plan 2025-2040**
- 12 strategic zones
- www.prdd.brussels



Regional Sustainable Development Plan

- Territory composed of several areas of strategic importance;
- Their harmonious and coherent redevelopment requires a **vision** for the entire city entrance and a phased programme;
- One of the site's main challenges is to **reconnect the two banks** on either side of the viaduct;
- The objective is to transform it into an **urban boulevard** starting from the Leonard intersection

Analysis: Design study

- Metropolitan axis (E411), support for the inter-regional car shuttle
- Road infrastructure that forms a barrier in the urban fabric: obstruction to local traffic
- Pedestrian traffic very constrained, sometimes dangerous
- Uninviting public spaces
- No centrality linked to small businesses
- Fairly substantial office space with mixed attractiveness (numerous reconversions)
- Two major heritage landscapes: the Sonian Forest and the Woluwe Valley



Urban Development Masterplan: launch

- Launch of the contract (negotiated procedure with European publicity): 26 September 2016
- Submission of the applications 4 November 2016
- Submission of tenders including a "pre-study" dossier: 6 February 2017
 - A vision note (maximum 20 single-sided A4 pages (or 10 single-sided A3)) allowing the service providers to demonstrate their understanding of the mission.
 - A methodological note (A4 or A3 format, maximum 8 single-sided A3 pages) to meet the expectations of the CA and implement the first execution contract.
- Advisory committee with 20 min presentation of the tender
- Appointment of the consultancy firm: 4 May 2017

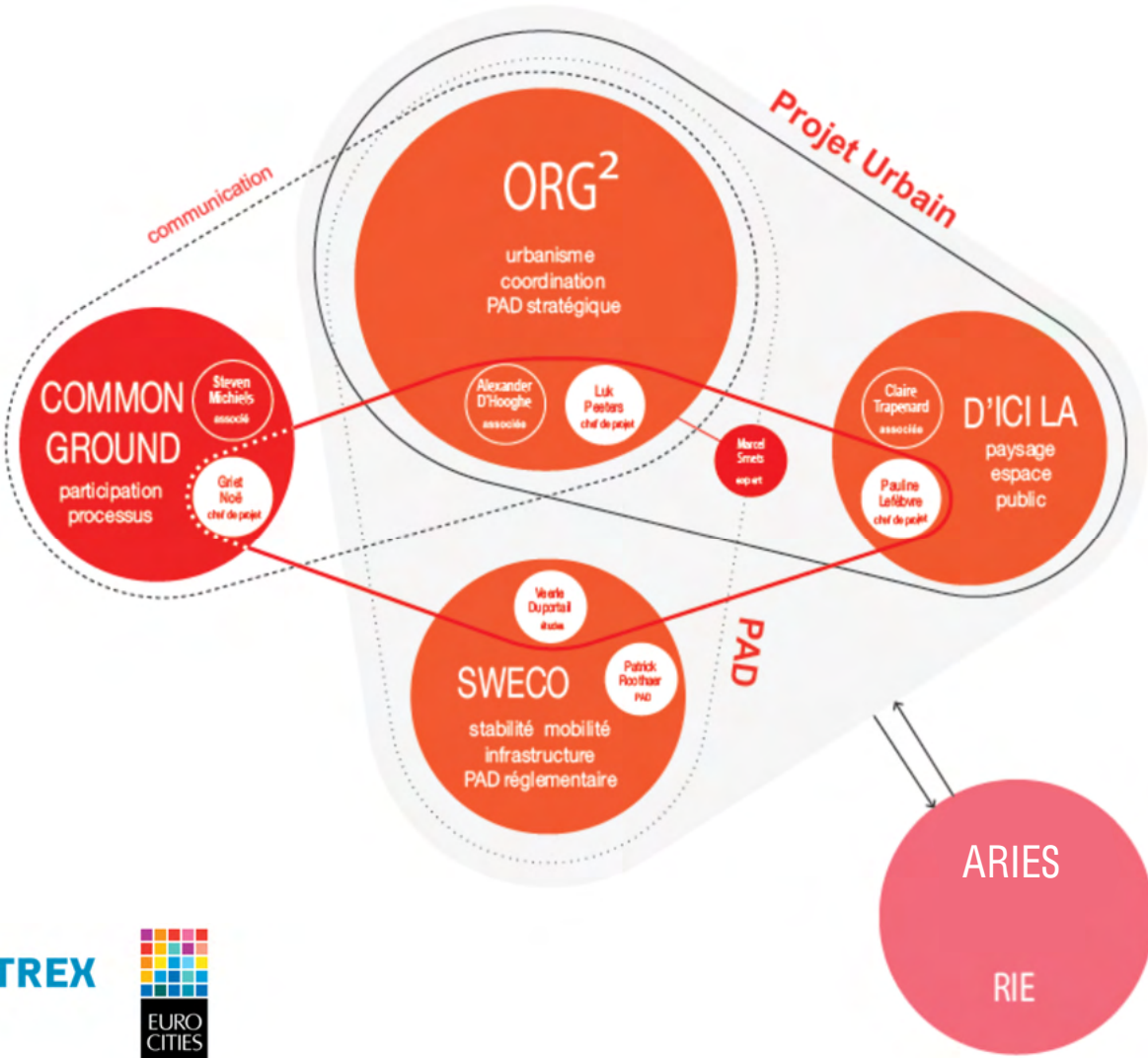


Urban Development Masterplan: public procurement contract

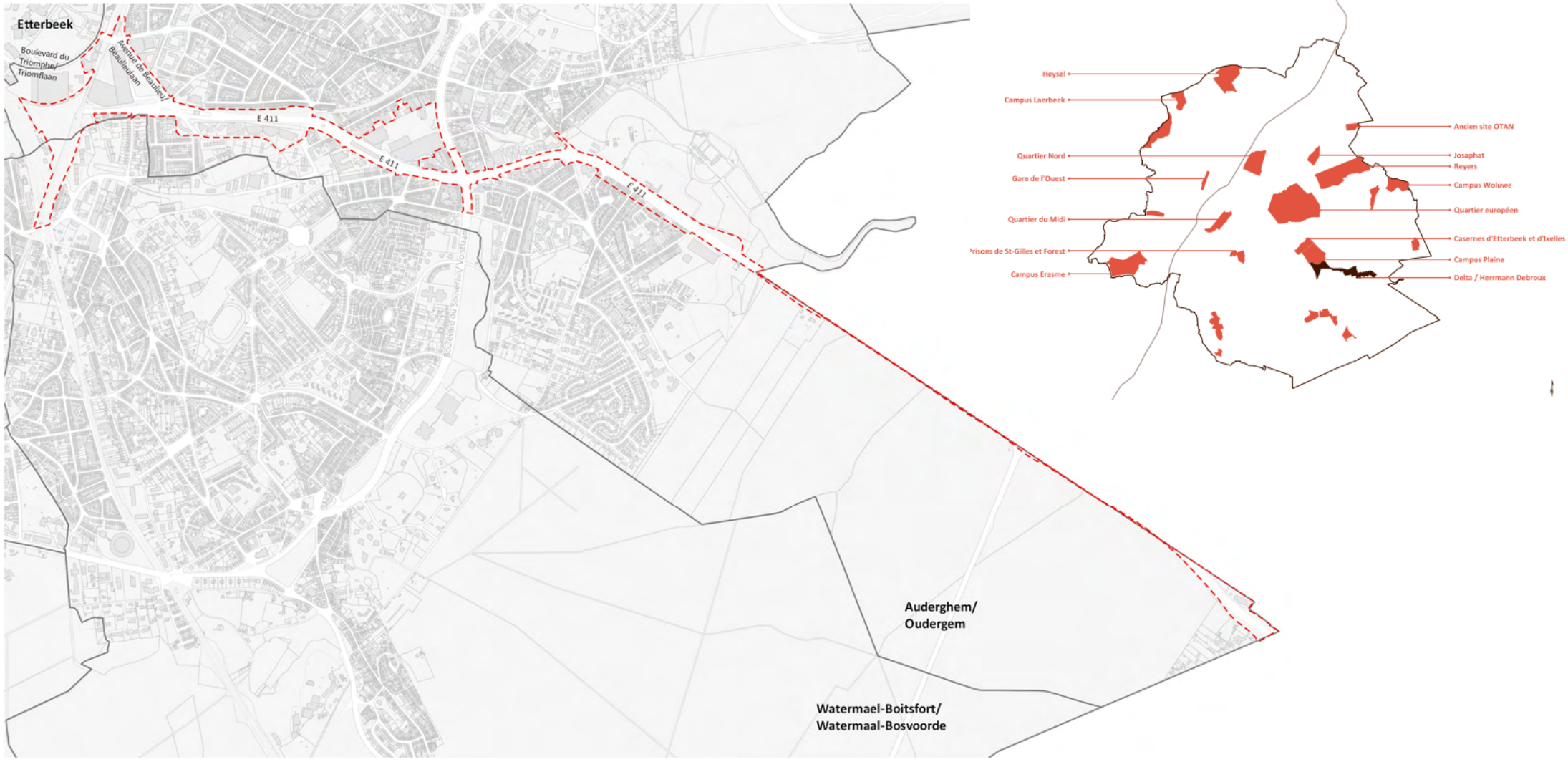
- Seven-year framework agreement
- Multidisciplinary composition with at least the following competencies:
 - authorisations to produce environmental impact reports and PPAS in the Brussels-Capital Region
 - urban programming studies
 - landscape, urban development and architectural studies;
 - mobility studies;
 - environmental studies;
 - stability engineering studies.
- Award criteria:
 - For 50 points: the quality of the vision note,
 - For 40 points: the quality of the methodological note,
 - For 10 points: the value for money.



Urban Development Masterplan: appointed team



Urban Development Masterplan: scope



Urban Development Masterplan: content

In particular ...

- The allocation programme
- The structuring of the roads, public spaces and landscape
- The characteristics of the constructions
- The protection of heritage
- Mobility and parking

...a hybrid instrument



Urban Development Masterplan: effects

- Strategic component
- Regulatory component
- (Repeals the contradictory regulatory provisions in the Regional Land Use Plan, the Specific Land Use Plans, the Urban Planning Regulations, the Regional Mobility Plans, the Communal Mobility Plans and the Subdivision Permits)

Urban Development Masterplan: procedure

Mesures d'information et participation
&
Elaboration du PAD et de son RIE

Avis du CRDT

Adoption en première lecture

Enquête public et Comité Régional de Développement

Adoption en deuxième lecture et CE

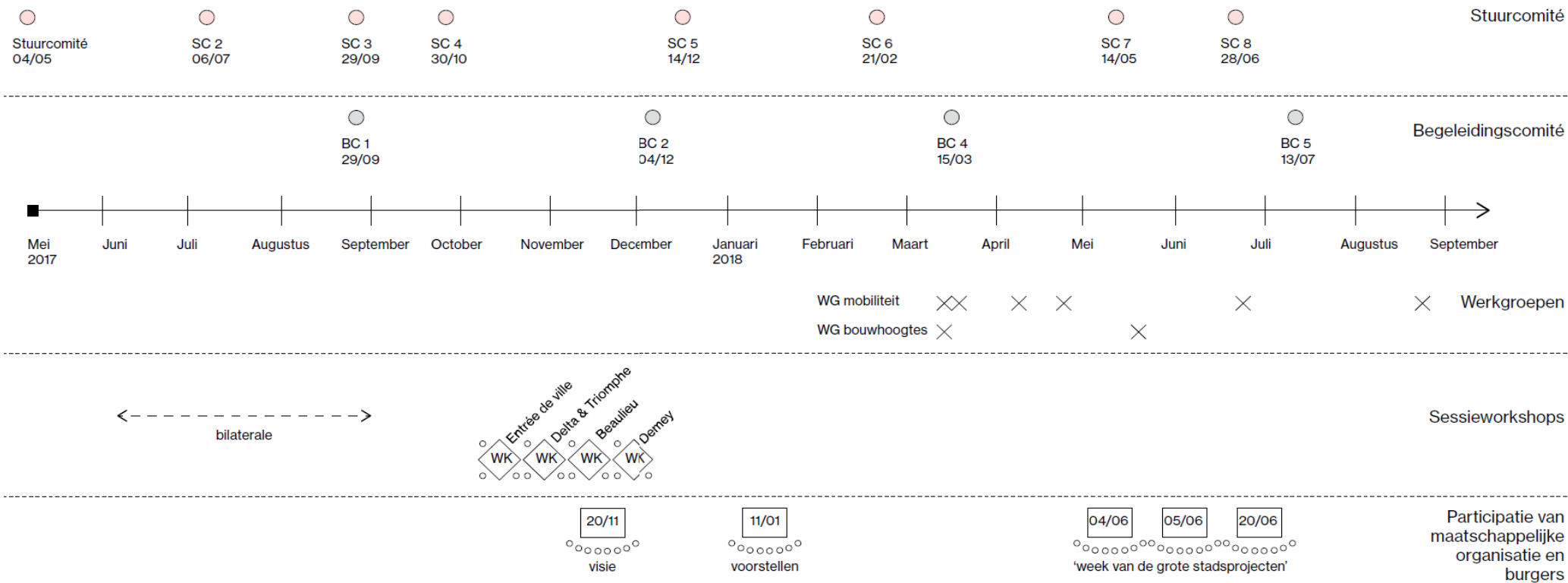
Adoption en troisième lecture

Entrée en vigueur du PAD

Urban Development Masterplan: stakeholders

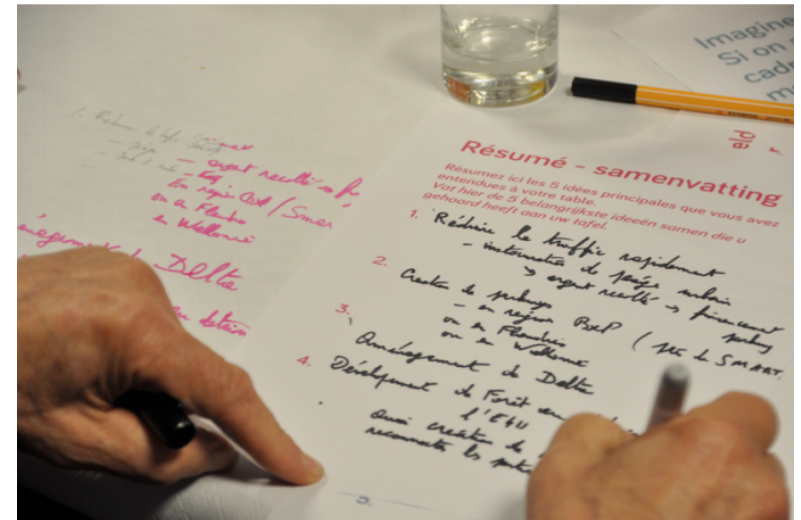


Urban Development Masterplan: process



Urban Development Masterplan: workshop

- 20 November 2017: participatory workshop #1
"Imagine this territory in 20 years"
- 11 January 2018: participatory workshop #2
Critique of the developed proposals



Urban Development Masterplan: information

- 17 May 2018: publication in newspapers informing people of the organisation of information and participation meetings;
- 18 May: a form was put online for comments, observations and suggestions;
- 18 May to 5 July: organisation of hotlines at perspective.brussels;
- End of May: distribution of 6,000 postcards to all homes;
- 2 June: publication in newspapers informing people of the availability, on the perspective.brussels website, of an explanatory document summarising the planned scope of intervention, the analysis, the main issues identified and the objectives pursued;
- 4 and 5 June 2018: two information and participation meetings at perspective.brussels;
- 20 June 2018: an information and participation meeting at the cultural centre in Auderghem;

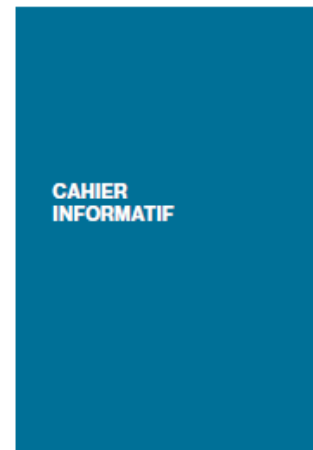


Du 4 au 11 juin 2018 : la semaine des grands projets urbains

Les quartiers stratégiques de la Région bruxelloise vont profondément se transformer dans les années à venir. Pour accompagner leur développement, le Ministre-Président de la Région de Bruxelles-Capitale a chargé perspective.brussels (administration bruxelloise en charge de la planification territoriale) d'élaborer des projets de Plans d'Aménagement Directeurs (PAD). L'état des lieux et les grands enjeux des 10 premiers d'entre eux seront présentés au public du 4 au 11 juin 2018. Toute l'info sur www.perspective.brussels



Urban Development Masterplan: preparation



- PAD adopted at first reading on **16 May 2019**

Urban Development Masterplan: adoption and PE

PAD adopted at first reading on **16 May 2019**

Public enquiry:

*Possibility of submitting **complaints** and **observations** within a deadline:*

- *for citizens: **60 days***
- *for municipal councils: **45 days***
- *for the advisory bodies/Brussels Environment/Perspective: **30 days***

Adaptations following the PE

Approval at the second reading: **22 July 2021**

Approval at the third reading: **31 mars 2022**





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<https://perspective.brussels/en>

Brussels planning Bureau / Brussels Planningsbureau