



Progress on the area development TregaZinkwit

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Where are we coming from?

City council motion 10 March 2020: Integrated vision for the Trega/Zinkwit area (living, working, sustainability)

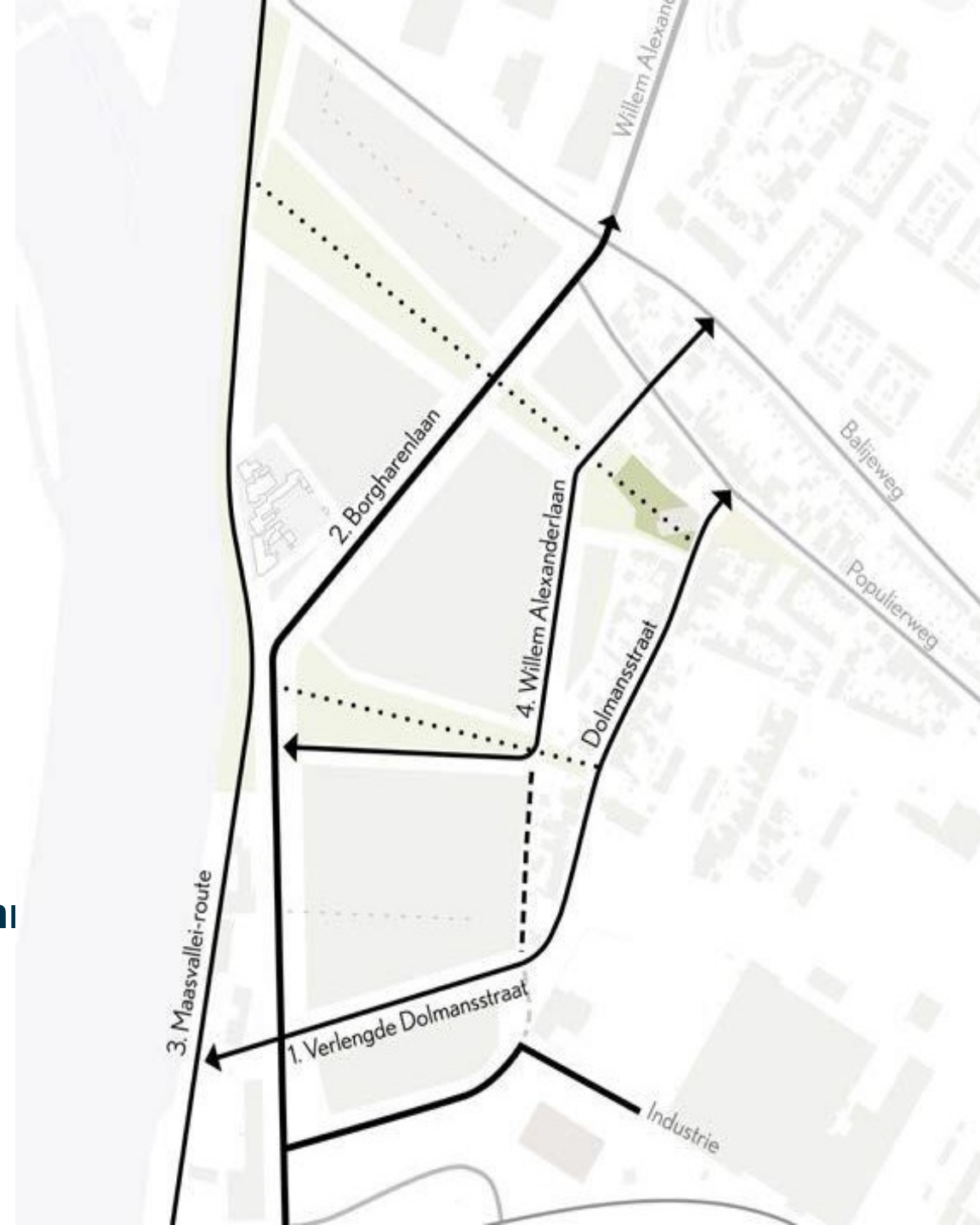
Council decision 12 July 2022: Area vision adopted



Essence of area vision

- Rerouting/upgrading Borgharenweg
- Downgrading Willem Alexanderweg
- Extending Dolmansstraat
- Extending recreational route along the Meuse
- Green wedges
- 2.7 hectares of commercial activity in the northern section
- 990 homes (50% affordable) in sub-areas with their own character

Objective: connecting the city centre, Maas and Limb



Neighbourhoods with their own character

Beatrix Quarter: urban work location
high-quality business activity

Beckkwartier: predominantly ground-level
edges and corners: stacked

Limmel quarter: predominantly ground-level

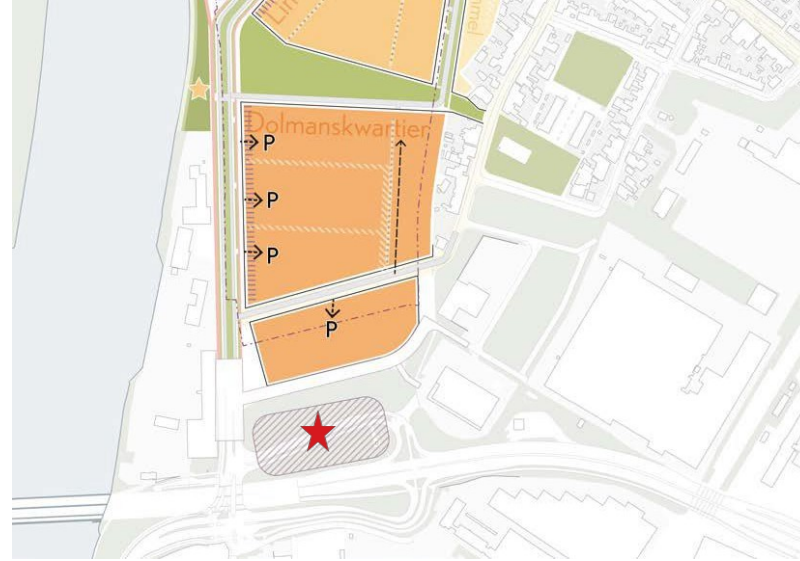
Dolman Quarter: green mixed urban neighbourhood
predominantly stacked clustered
parking



More specifically



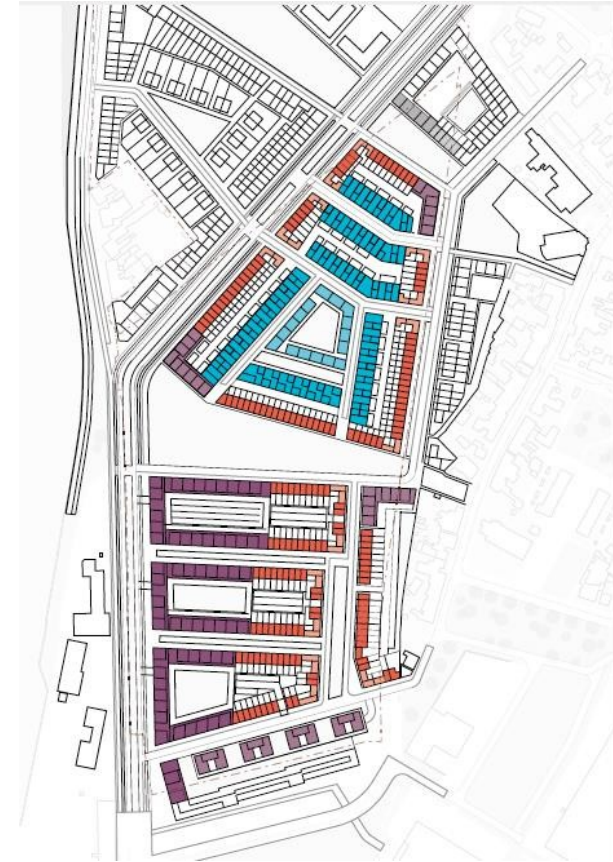
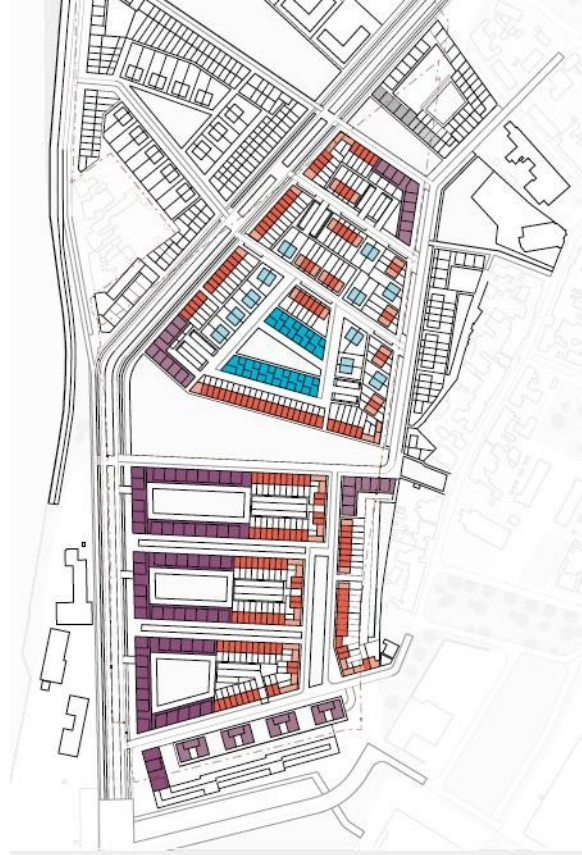
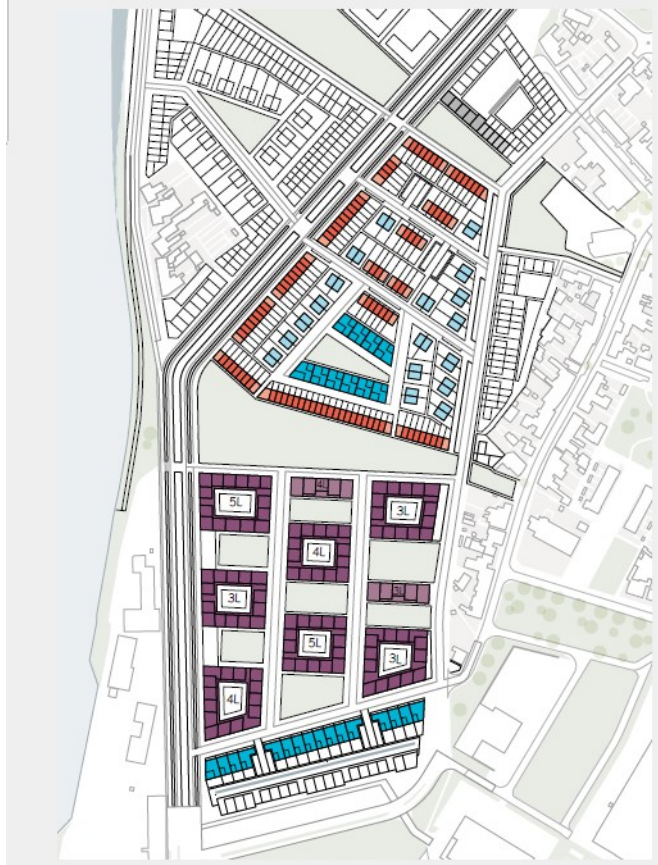
wall function' southern building



★ reservation for future remote parking



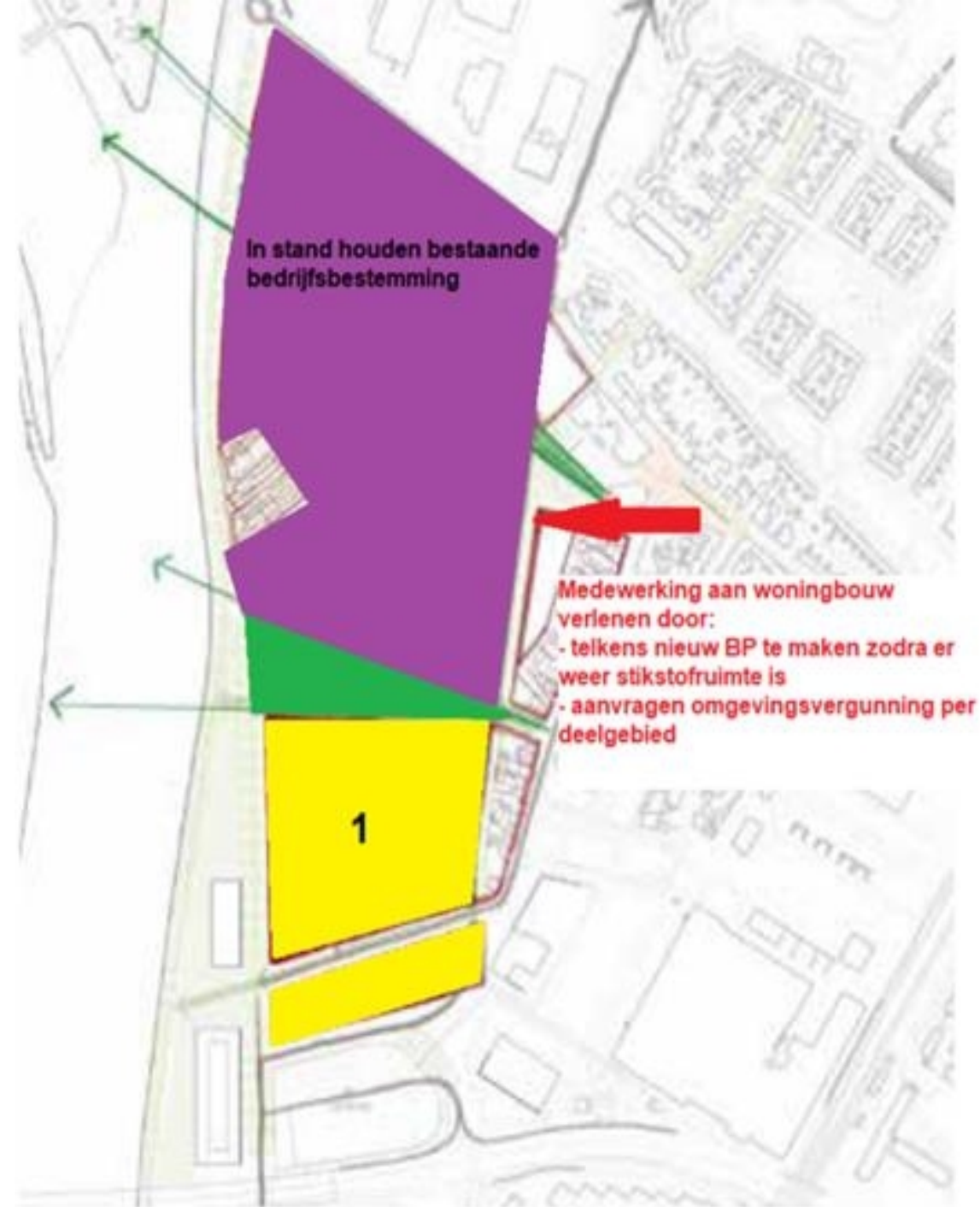
Design explorations area vision



Hardly any progress in 2022/2023

- Restrictions due to nitrogen regulations
- Planning uncertainties and risks
- Phased approach offers opportunities
- Financial uncertainty surrounding overall

plan Owner of Trega site: holding back

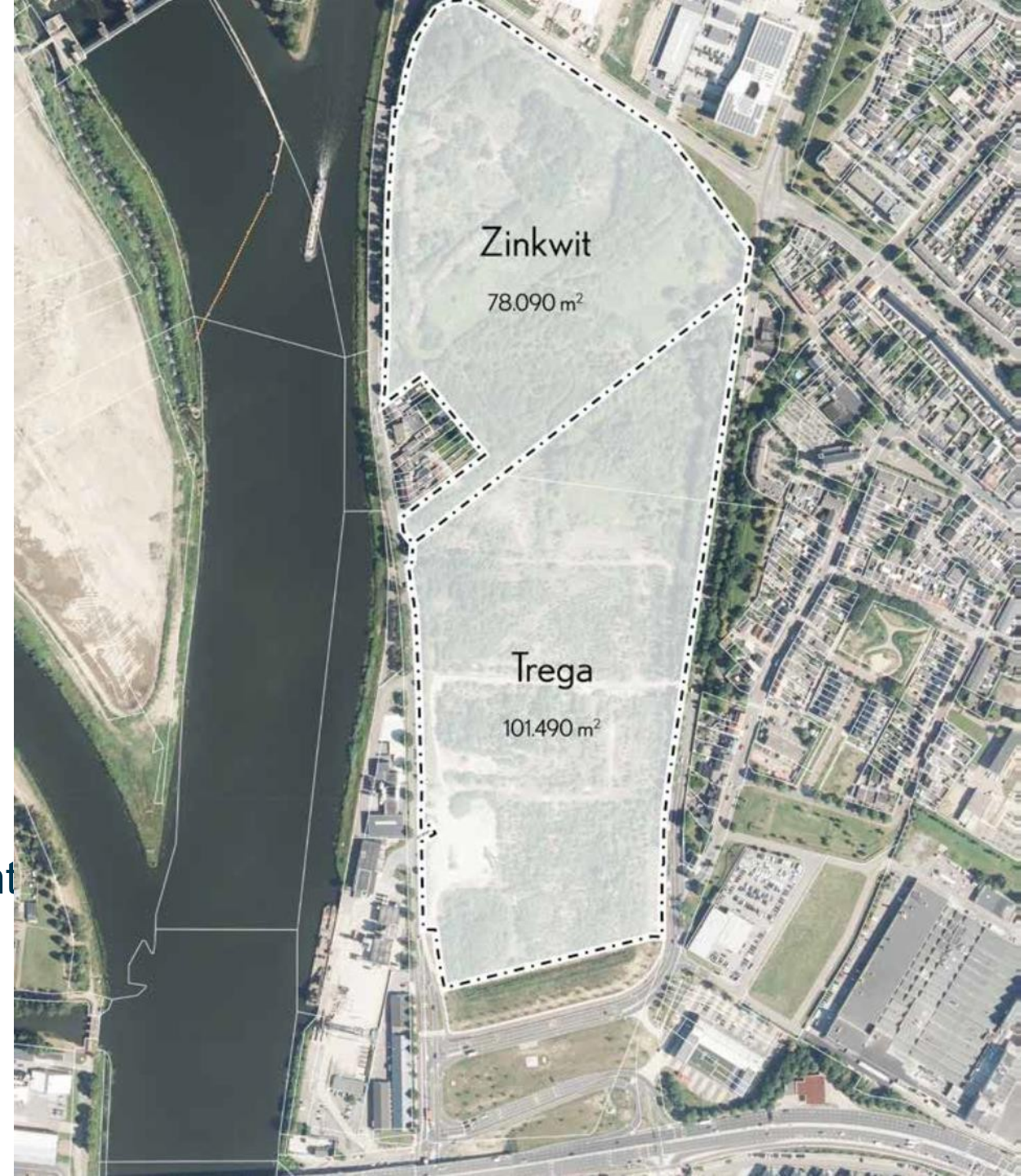


January 2024 Tregatterrein purchased by municipality

- Active management of progress, quality, programme
- Definitive prevention of large-scale logistics

Council proposal 17 December 2024:

- Land development
- Approach to phase 1 (housing) development



Getting started: internal kick-off 11 April 2024

> 35 committed and enthusiastic colleagues, 18 themes (clustered)

- Urban development and spatial quality
- Economy and business
- Quality of life
- Water management and safety
- Nitrogen
- Soil
- Communication and participation
- Temporary situation
- Social opportunities
- Legal
- Housing programme
- Mobility
- Infrastructure and green spaces
- Flora and fauna
- Sustainability
- Planned economy
- Market approach
- Spatial planning procedures
- Permits
- Politics and administration





New or different since 2022:

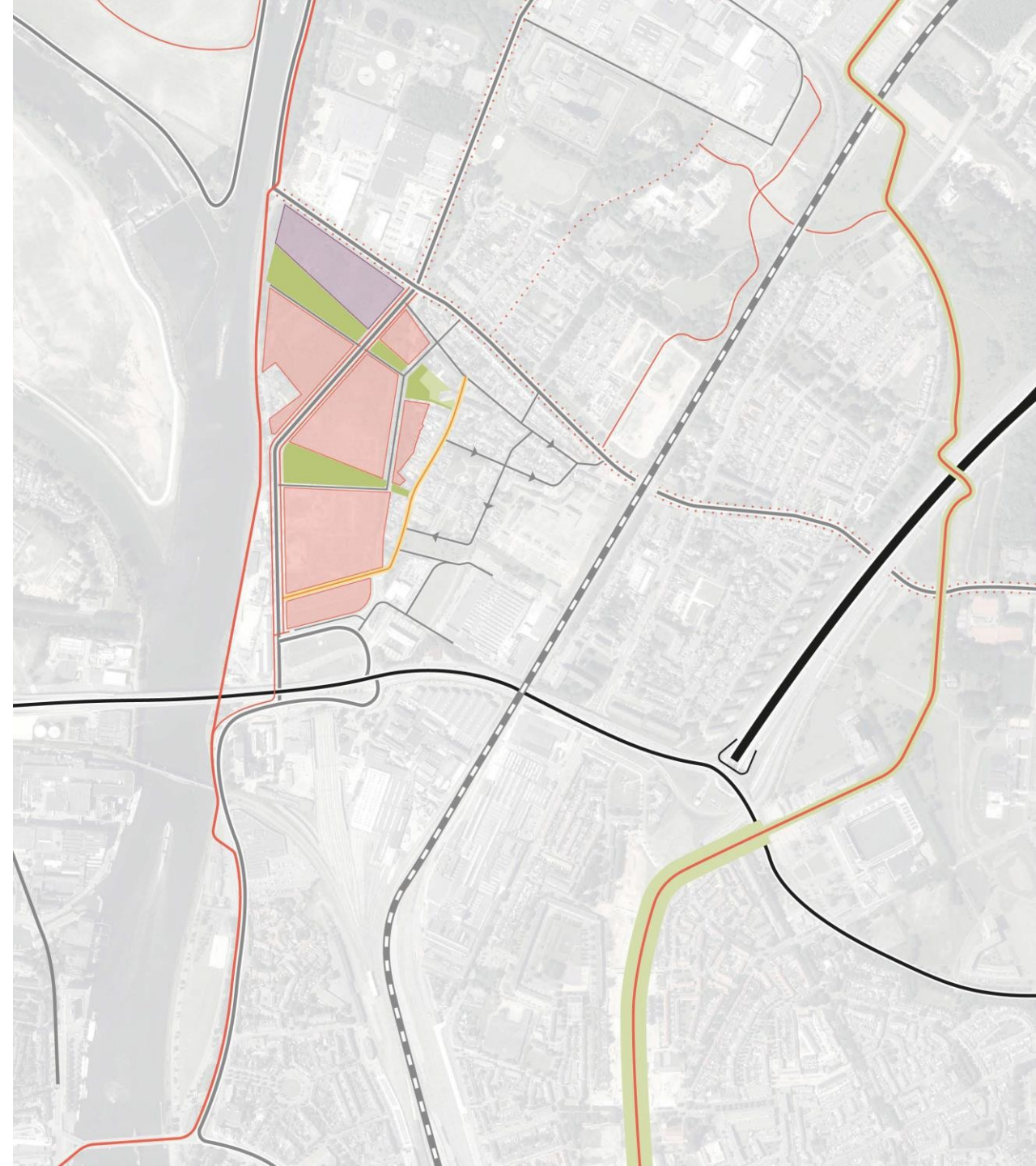
- Working towards Environmental Vision 2040
- South Limburg Housing Deal
- Limburg Central: intensifying housing construction at IC stations
- MIRT exploration Southern Meuse Valley
- Framework memorandum: soil and water as guiding principles
- Resilience, health, meeting, connecting, community building
- Reducing segregation / promoting integration
- Green, sustainability, energy, climate adaptation
- Even greater demand for housing
- More attention to specific target groups



What does this mean for area development?

- Essence of the 2022 area vision is still still relevant
- Area vision is a spatial framework, not a blueprint

Many opportunities and possibilities can be realised within the planning area.



July 2024 workshop sessions: in-depth exploration of themes

- Liveability, participation, temporariness, relationship with Limmel
- Infrastructure and soil
- Quality of life, nitrogen, RO procedures
- Development strategy, phasing, planned economy
- Greenery, water, sustainability
- Programme
- Urban development and mobility



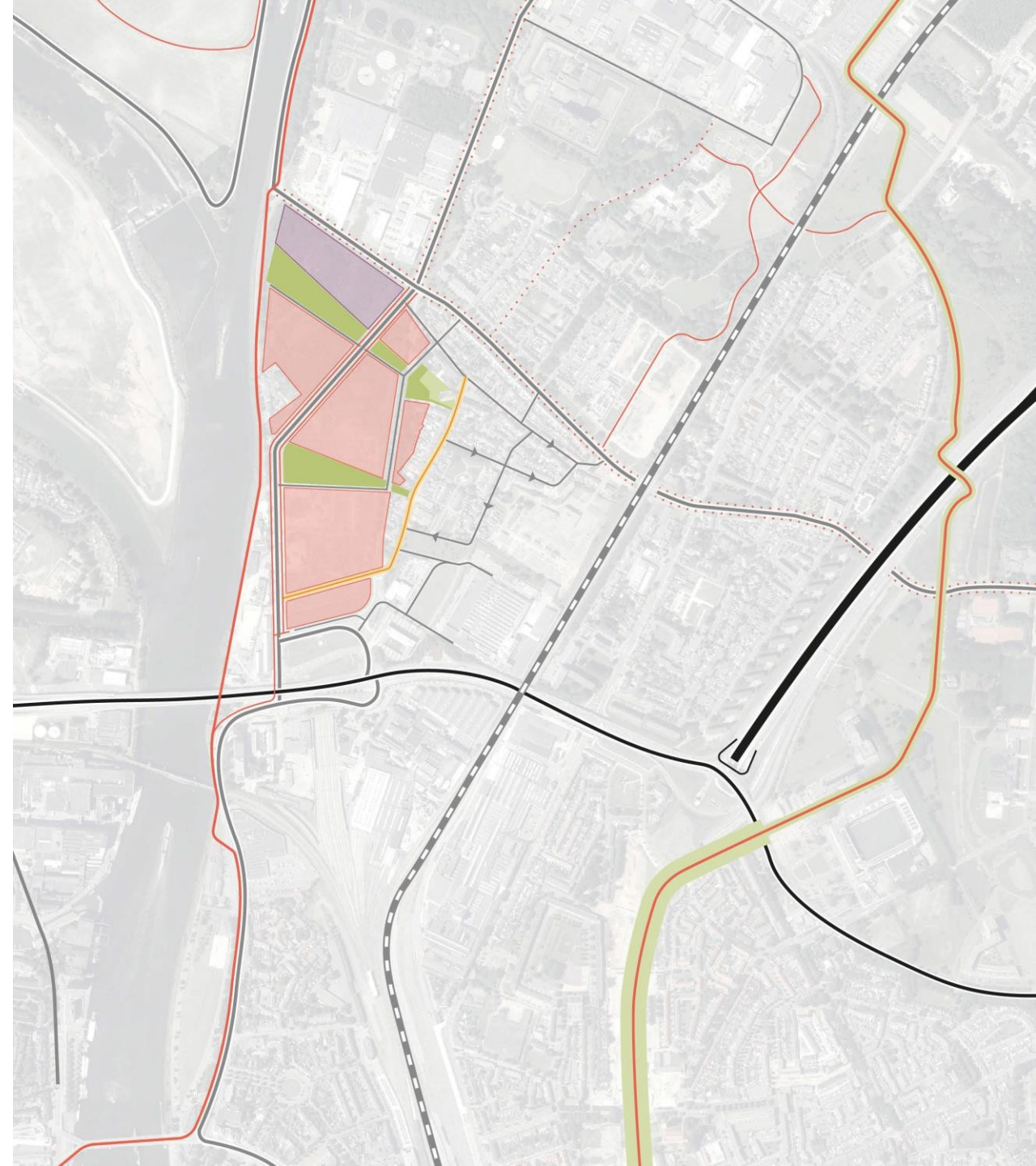
Quality of life and participation

- Focus on temporary situation
- Can it be used in the short term?
- Prioritise the construction of green wedges: opportunities for participation
- Attracting the public and creating liveliness



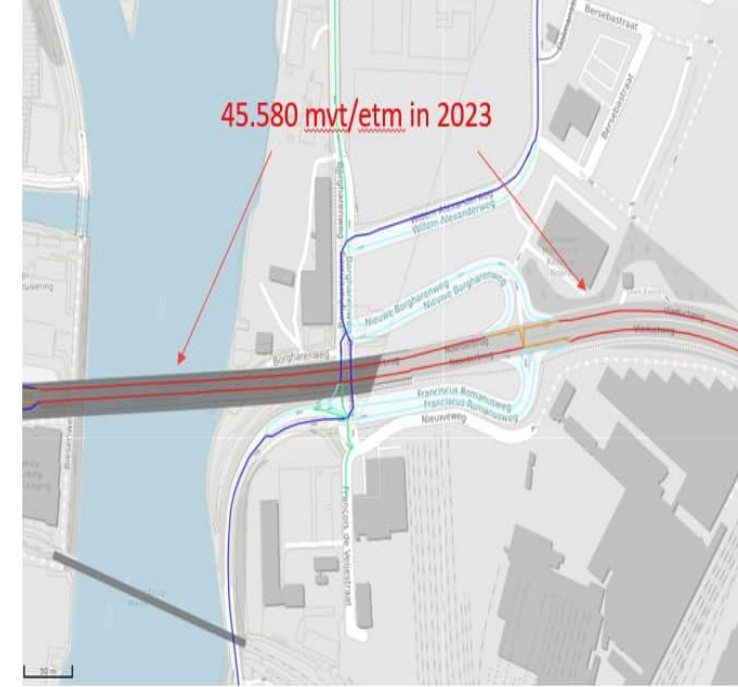
Infrastructure and soil

- Developing a soil strategy
- Coherence between water levels, soil deposits, flood protection
- Removing oil contamination (by 2024)
- topsoil 1 m



Quality of life, nitrogen, RO

- Noise from Noorderbrug and glass factory
- 'Wall building' ensures quiet living in Dolmanskwartier
- Nitrogen space for approximately 300 homes (highly dependent on programme and mobility)
- Internal/external offsetting: over 500 additional homes
- Please note: calculation rules and nitrogen regulations are constantly changing!
- Objective: environmental plan for the largest possible area



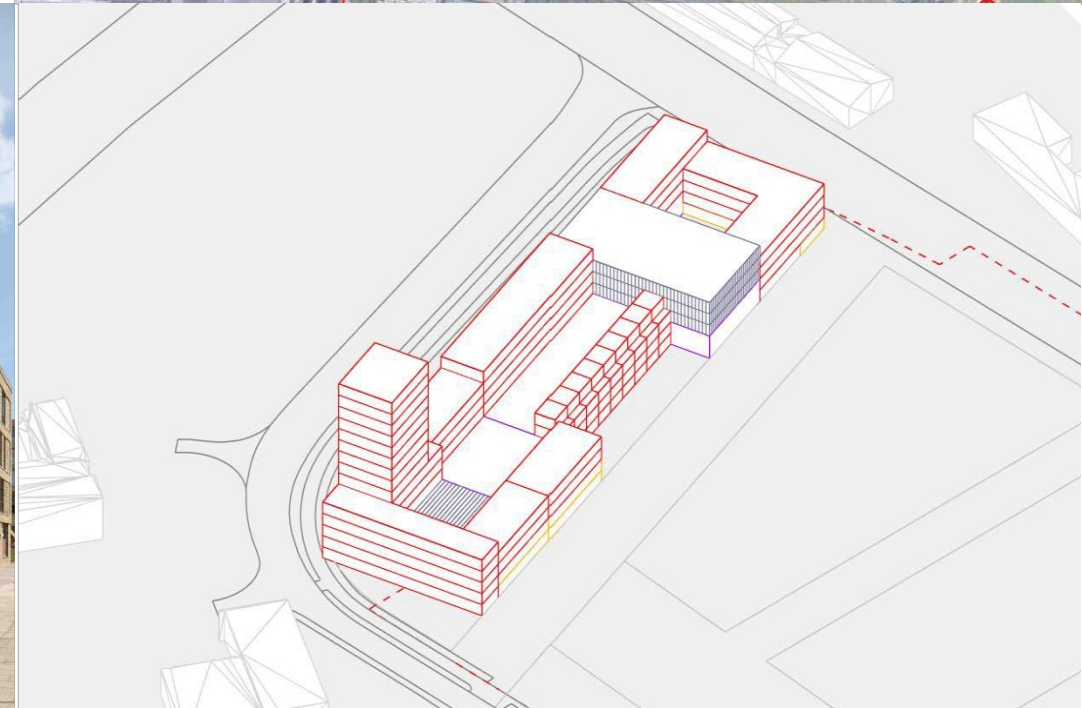
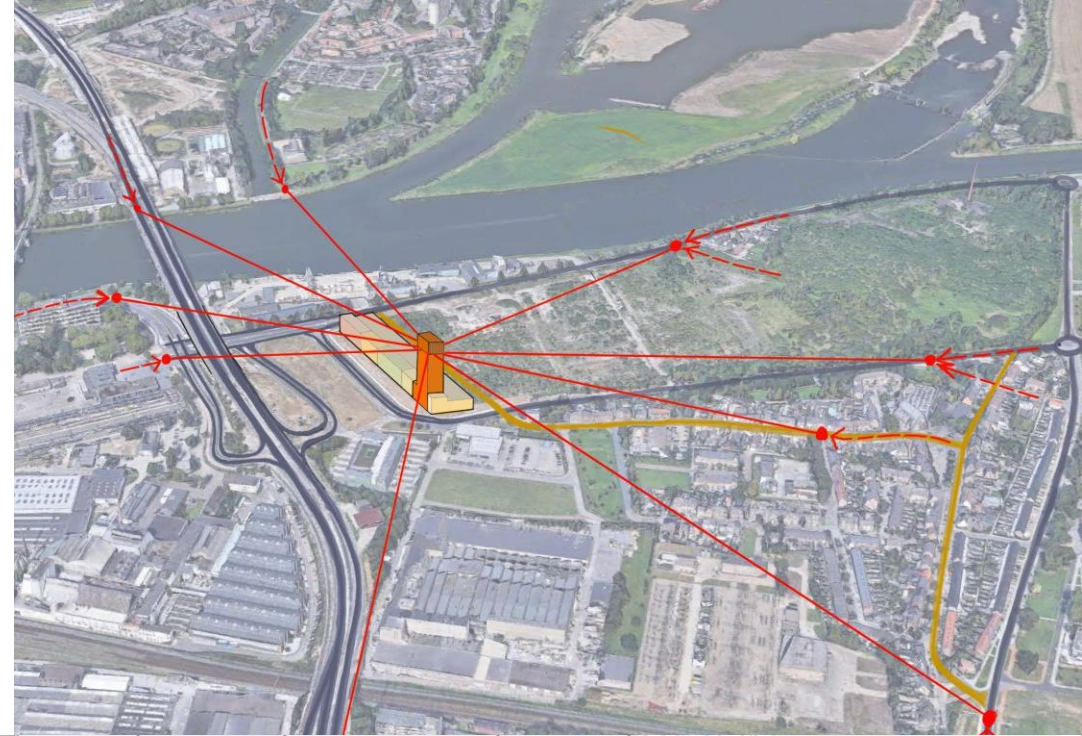
Development strategy

- From south to north
- Priority for green wedge(s)
- Extend Dolmansstraat (connection)
- Main infrastructure (preferably in one go)
- Future flexibility



Urban development

- Recognition, identity, view
- Wall building: broad mix of housing types, target groups, price ranges
- Combining work and parking
- Dolmansstraat junction



Mobility

- Focus: people first
- Space for meeting, playing, sports
- Cycling and walking as primary modes of transport
- Cars should not be excluded, but minimised and removed from direct view
- Relocating the Noorderbrug exit is already necessary
- Smart (shared) mobility
- Mobility hub(s)
- Overcapacity in the first phase due to subsequent phases / Limmel itself?



Housing and working programme

- Approach: broad mix of housing types and target groups
- Space for working at/near home
- Add new (urban) residential environments
- Community formation
- Sharing space and facilities
- Meeting places (public spaces, residential complexes, facilities)
- Visible and accessible green spaces
- Dolmanskwartier can respond to increased demand for housing



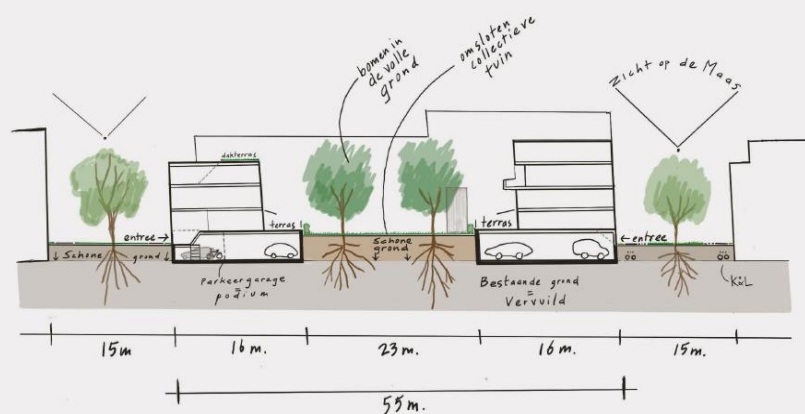
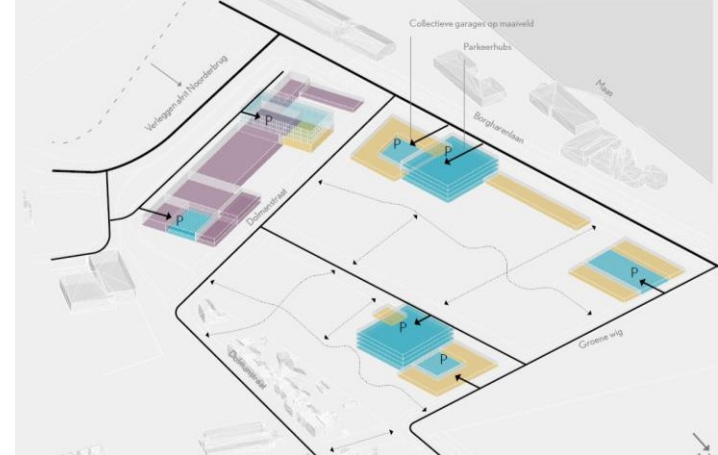
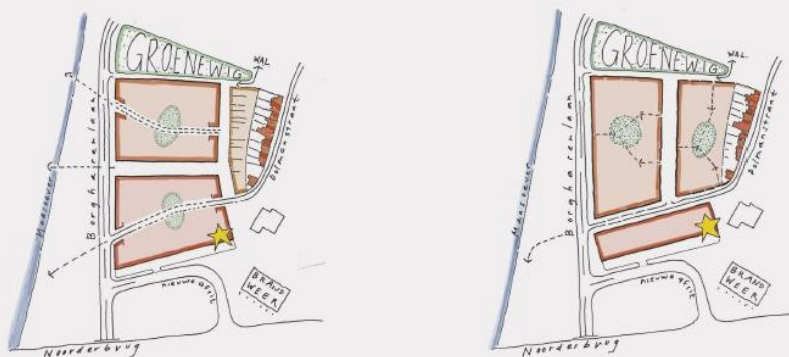
Greenery, water and sustainability

- Water storage green wedges
- Green: contact and visibility
- Public space, private, facades and roofs
- Provide shade
- Integrate ecology



Atmosphere Dolman Quarter

Green, mixed urban neighbourhood

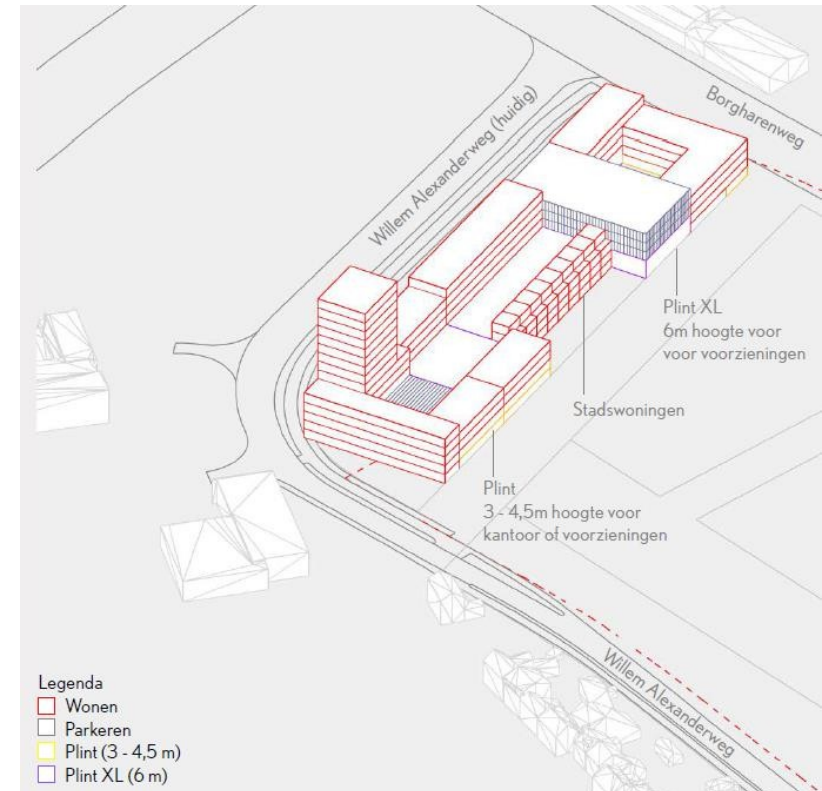
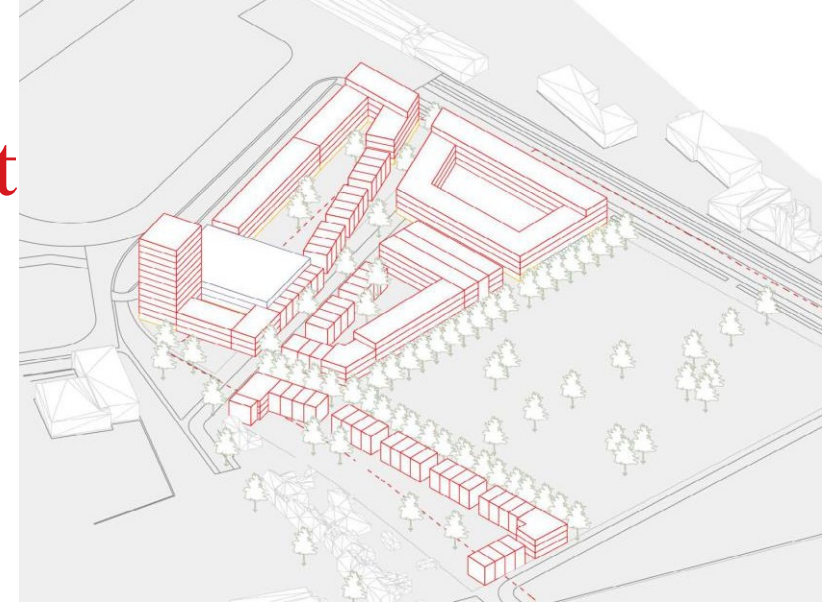


Approach to first phase of housing construct

- Residential/commercial building and completion of Limmel
- Various spatial variants possible
- Mobility plan under development: results still to be processed
- Parking can be underground or above ground

Commitment:

- Main infrastructure in one go
- Downgrade/remove Willem Alexanderweg



me programme possible

Residential/commercial building:

5,000 m² GFA business/office/facilities

10 ground-level (urban) dwellings (residential/work/studio) 30

social housing flats

30 affordable owner-occupied/mid-range rental flats 50

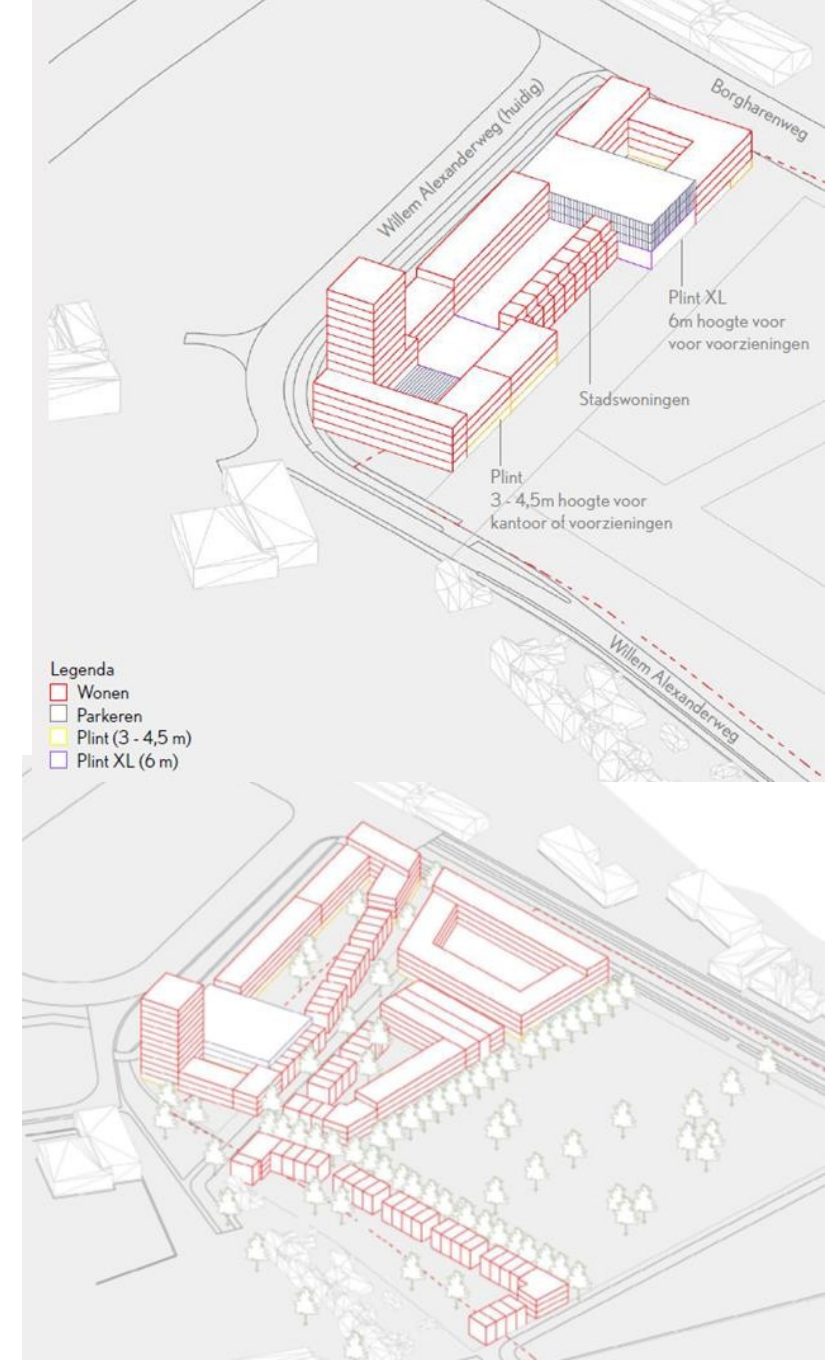
independent student residences

25 high-end owner-occupied flats

130 parking spaces

Edge / connection to Limmel:

- Approximately 25 ground-level (house with garden)
- Approximately 20–30 flats



Follow-up approach

- Environmental plan for Dolman Quarter and Limmelkwartier
(including main infrastructure, green wedge(s), extension of Dolmansstraat, downgrading/removal of Willem Alexandersweg)
- Internal and external nitrogen offsetting
- New nitrogen calculation method after 1 October 2024:
Effect on programme!
- Further development of mobility plan
- Further development of Dolmanskwartier as a priority



Planning

-
- Domain meeting Physical 3 December 2024
- Council meeting 17 December 2024

Q1 '25: finalisation and market research phase 1

Q2 '25: preparing tender Q3 – Q4:

completing tender

2026: award and spatial planning procedures

Mid-2027: start of housing construction



Engaging in conversation

- Atmosphere and layout of the Dolman Quarter
- Living and working programme
- Living environment
- Greenery and sustainability
- Mobility aspects

Involving the community

Information meeting 24 September 2024





Thank you for
your attention

Any questions?
We would appreciate
your feedback!