

Spatial efficiency as a central policy in Flanders

Symposium
Enhancing spatial efficiency in urbanized areas

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(spatial development, environment, energy, climate, green economy, animal welfare)

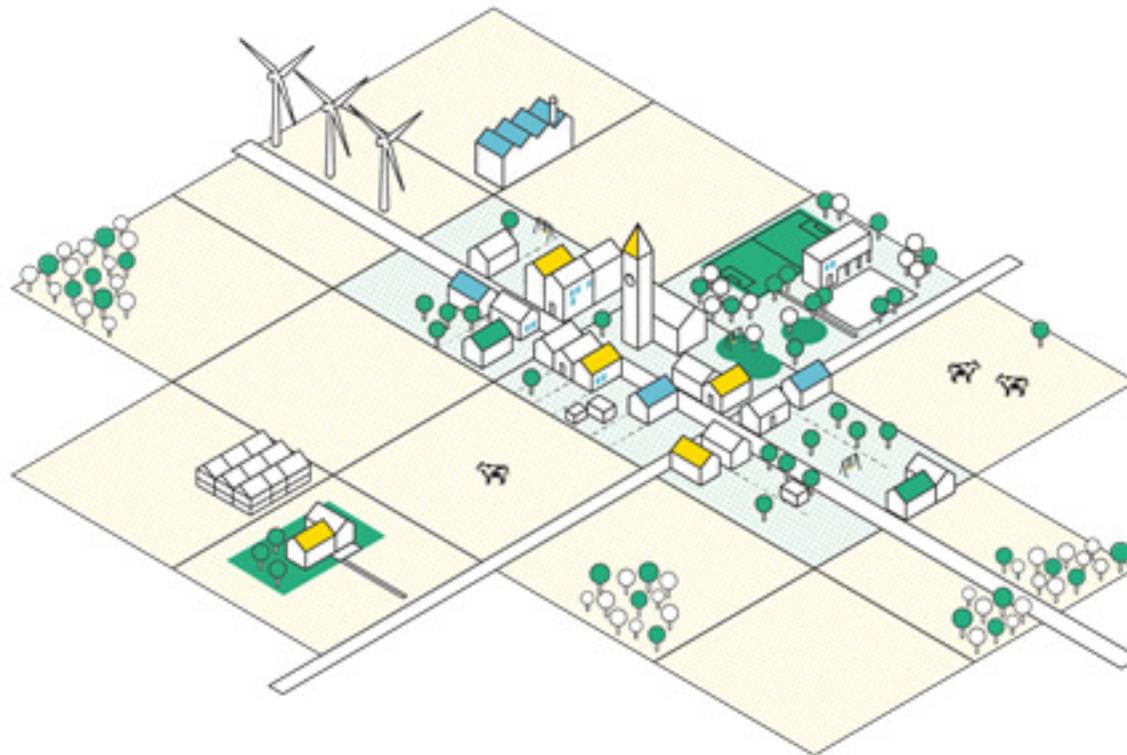


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Settlement area in Flanders

Settlement area in Flanders



Settlement area =
The space occupied
by settlements:
Area of land used for
housing, industrial and
commercial purposes,
health care, education,
nursing infrastructure,
roads and rail networks,
recreation (parks and
sports grounds) etc.
(European definition)

**Settlement area ≠
soil sealing**



Soil sealing



Settlement area



No Settlement area

Settlement area in Flanders



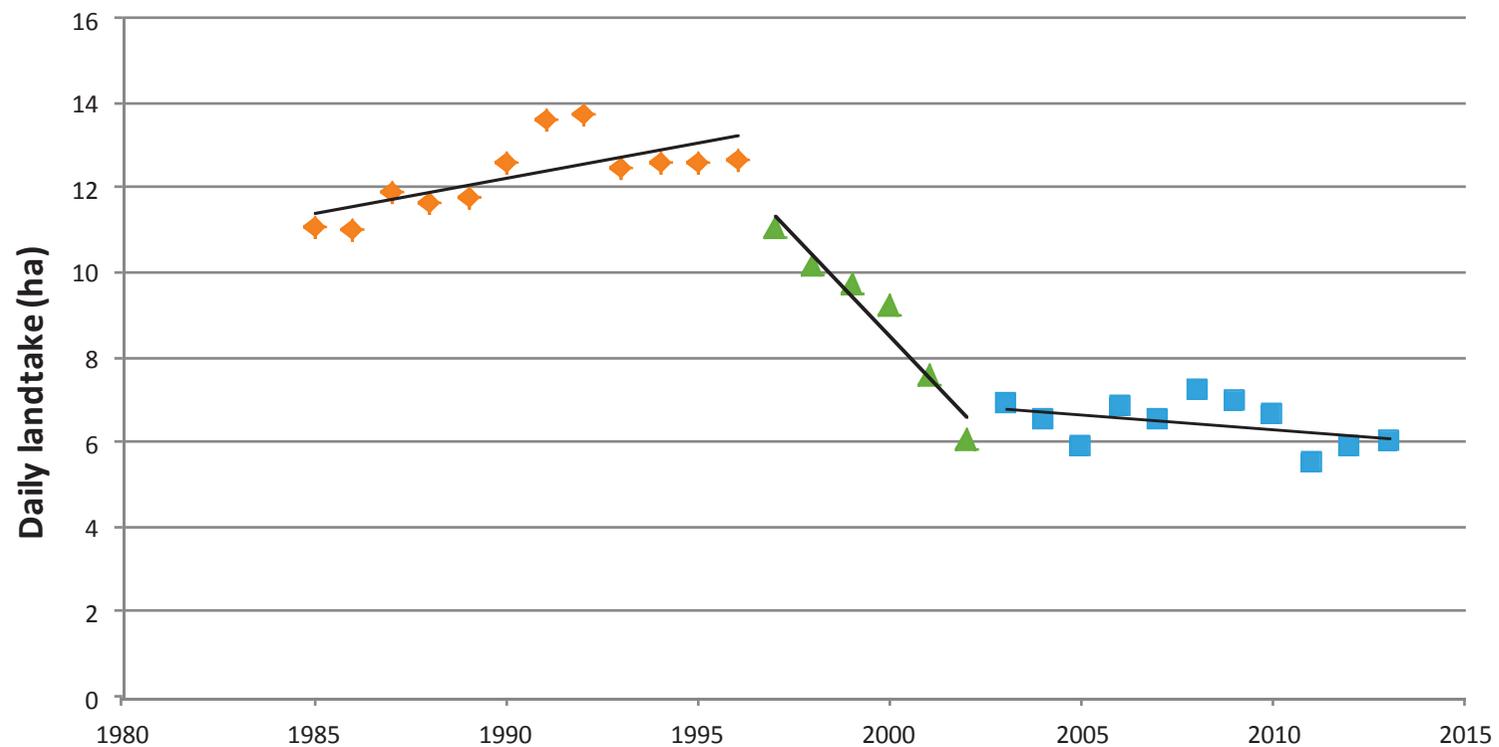
10 x 10 meters (VITO spatial model, 2014)

Daily landtake (by settlement area)



Evolution of daily landtake

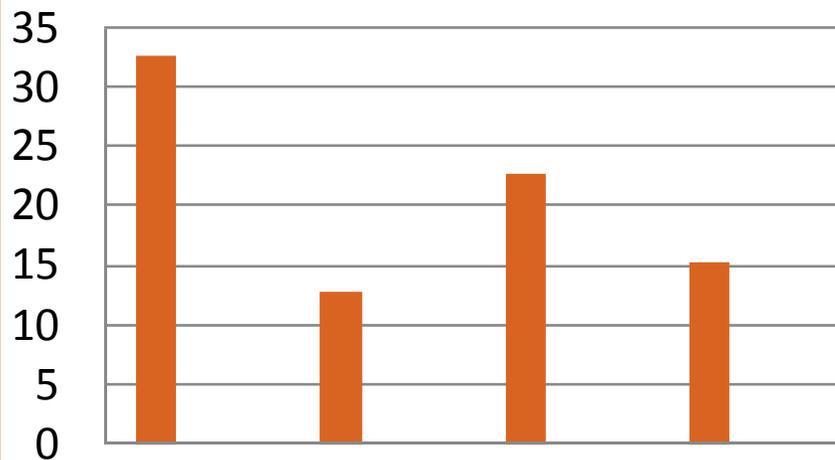
Daily landtake from 12 to 6 ha/day



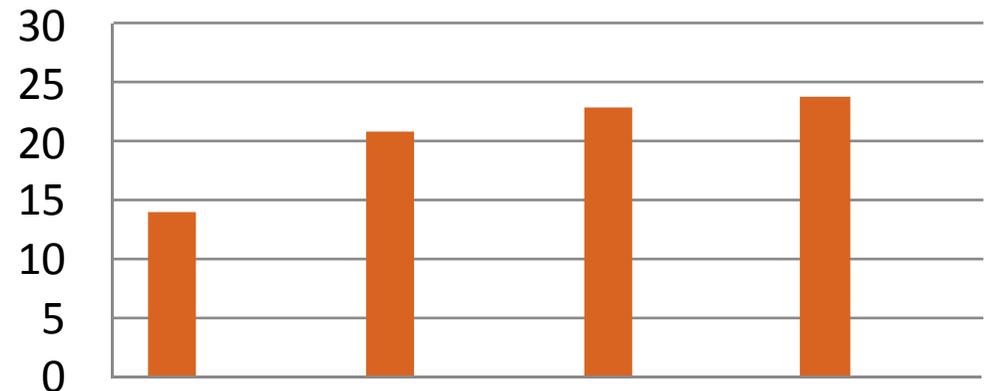
Source: VITO (2014)

Efficiency of settlement area

% settlement area



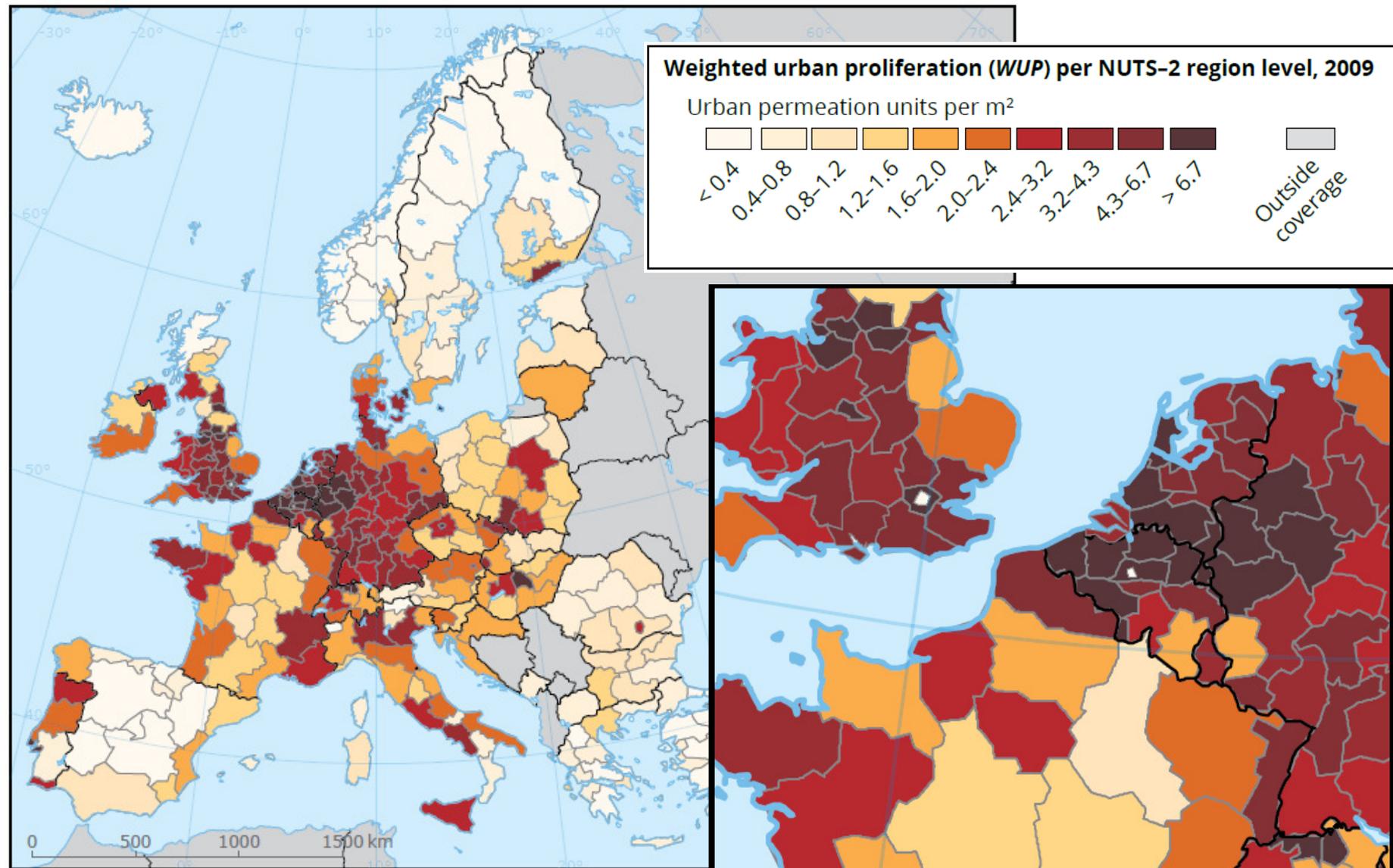
inhabitants/ha settlement area



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Source: Departement Environment & Spatial Development

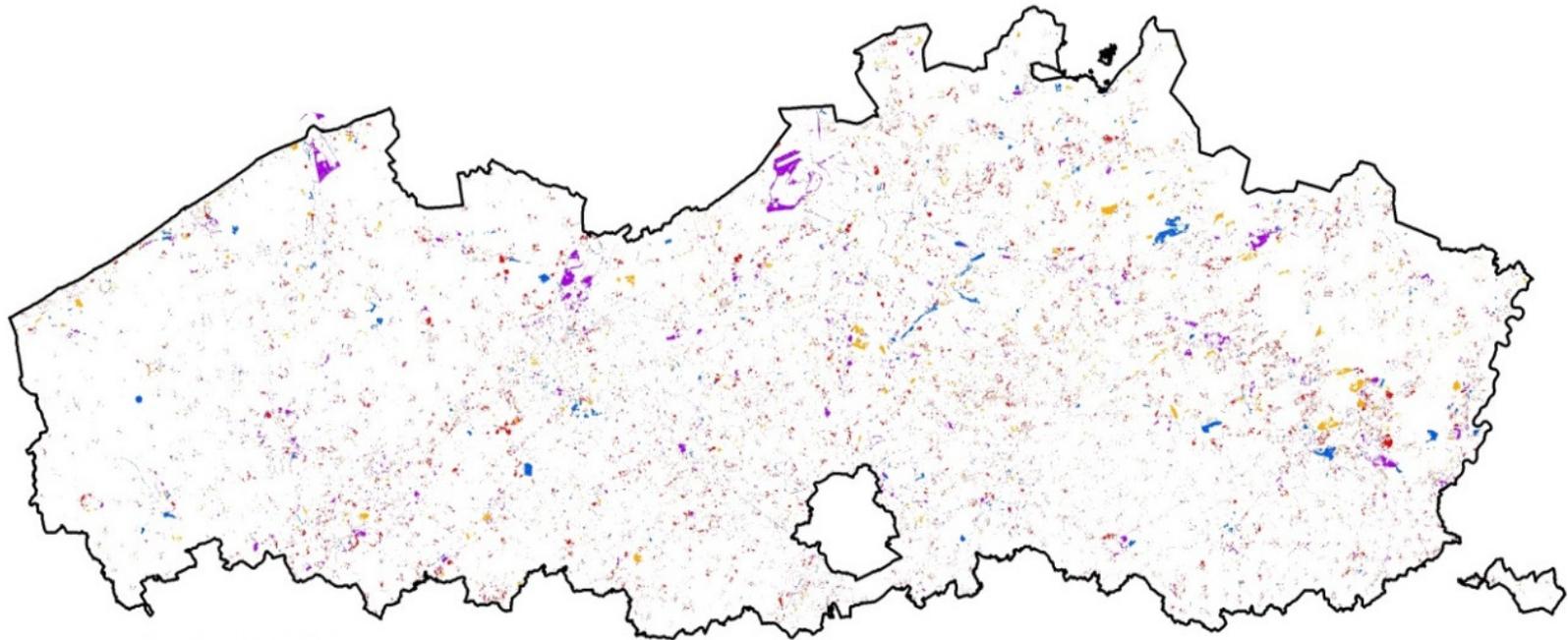
Urban sprawl in Europe (EEA)



High social costs of urban sprawl

- **Low densities:**
 - High use of energy and greenhouse gas-emissions
 - Economic productivity loss by congestion
 - Costly public services
 - Continued loss of open space
- **High degree of soil sealing:**
 - Risk of floods and urban heat
 - Less quality of life and green
- **Dispersion:**
 - High use of energy and greenhouse gas-emissions
 - Congestion due to car dependency
 - More traffic victims
 - Less space for agriculture and ecosystem services

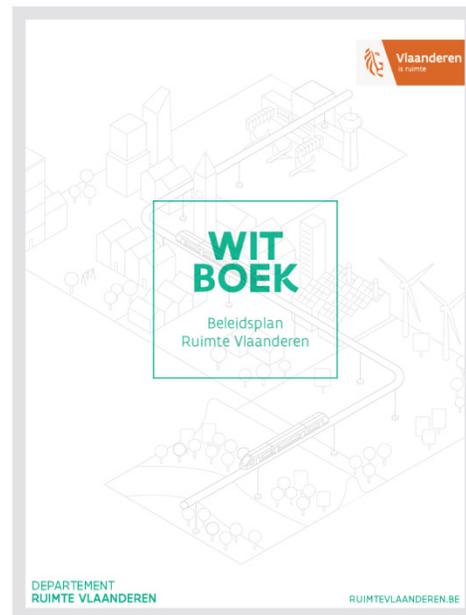
Strange inheritance from the past



- ▶ 'Hard' zoning reserves: 79.000 ha
(5,8% of the surface of Flanders)

Source: Departement Environment & Spatial Development

Proposed transition in the White Paper for the Spatial Policy Plan of Flanders



Ambitious transition

Strategic vision

FLANDERS IN 2050



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Ambitious transition

Implementation of Roadmap Europe & Climate Resolution

➤ Roadmap to a resource efficient Europe

By 2020, EU policies take into account their direct and indirect impact on land use in the EU and globally, and the rate of land take is on track with an aim to achieve no net land take by 2050

➤ Climate Resolution Flemish Parliament:

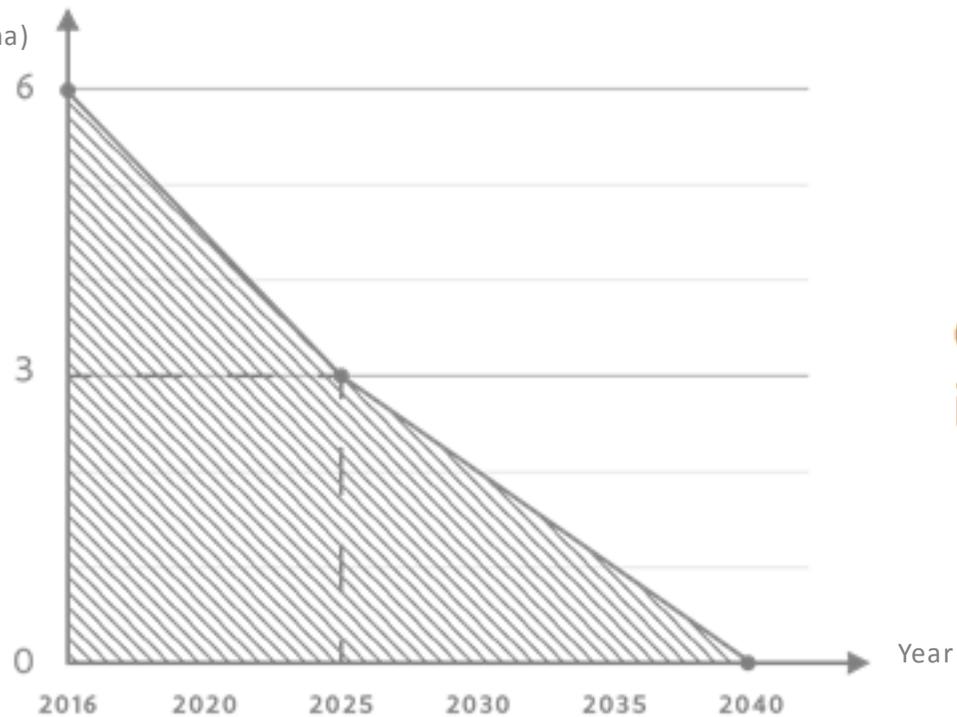
Acceptance that current landtake of 6 ha/day cannot be continued

Make sure that the Spatial Policy Plan provides a path to zero landtake

Ambitious transition

Zero landtake in 2040

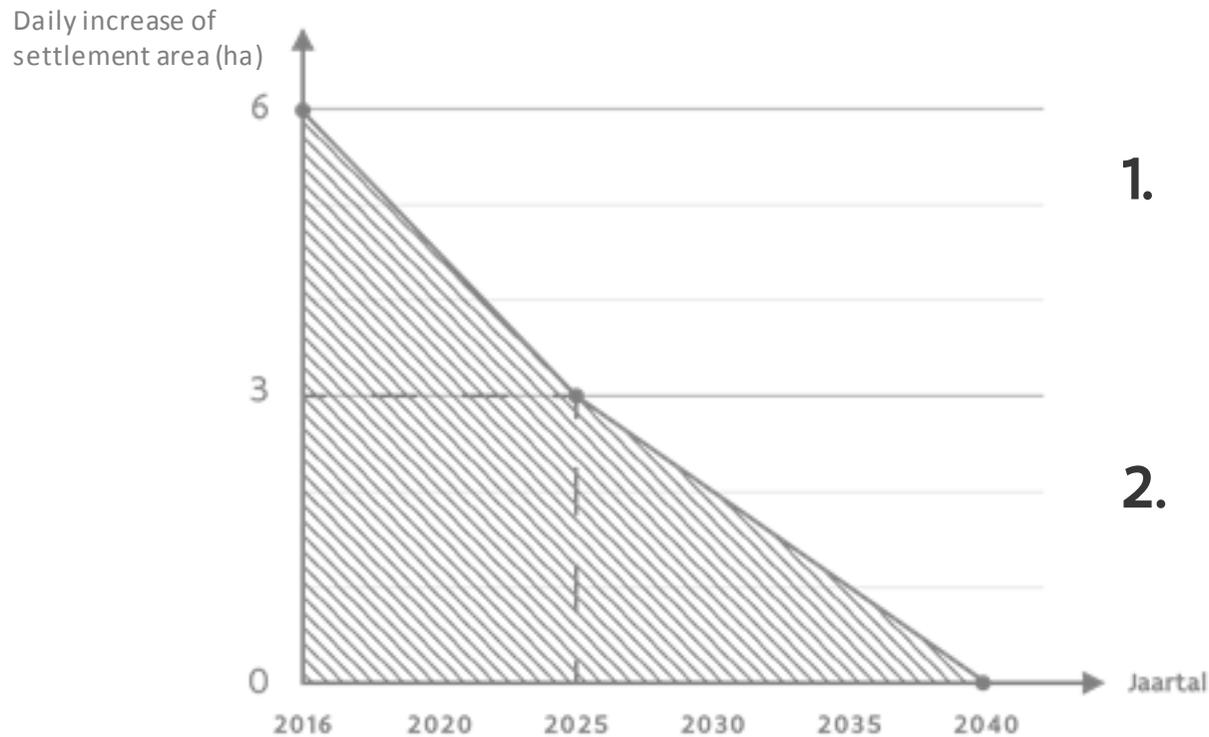
Daily increase of settlement area (ha)



Goal of 3 ha/day
in 2025

Ambitious transition

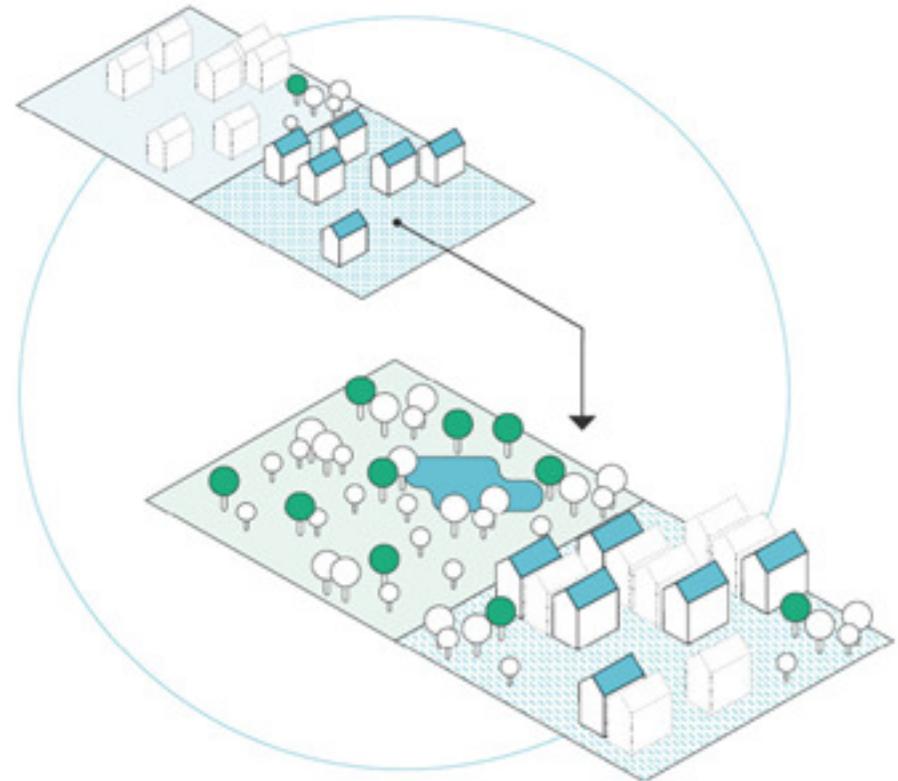
Two essential policy lines



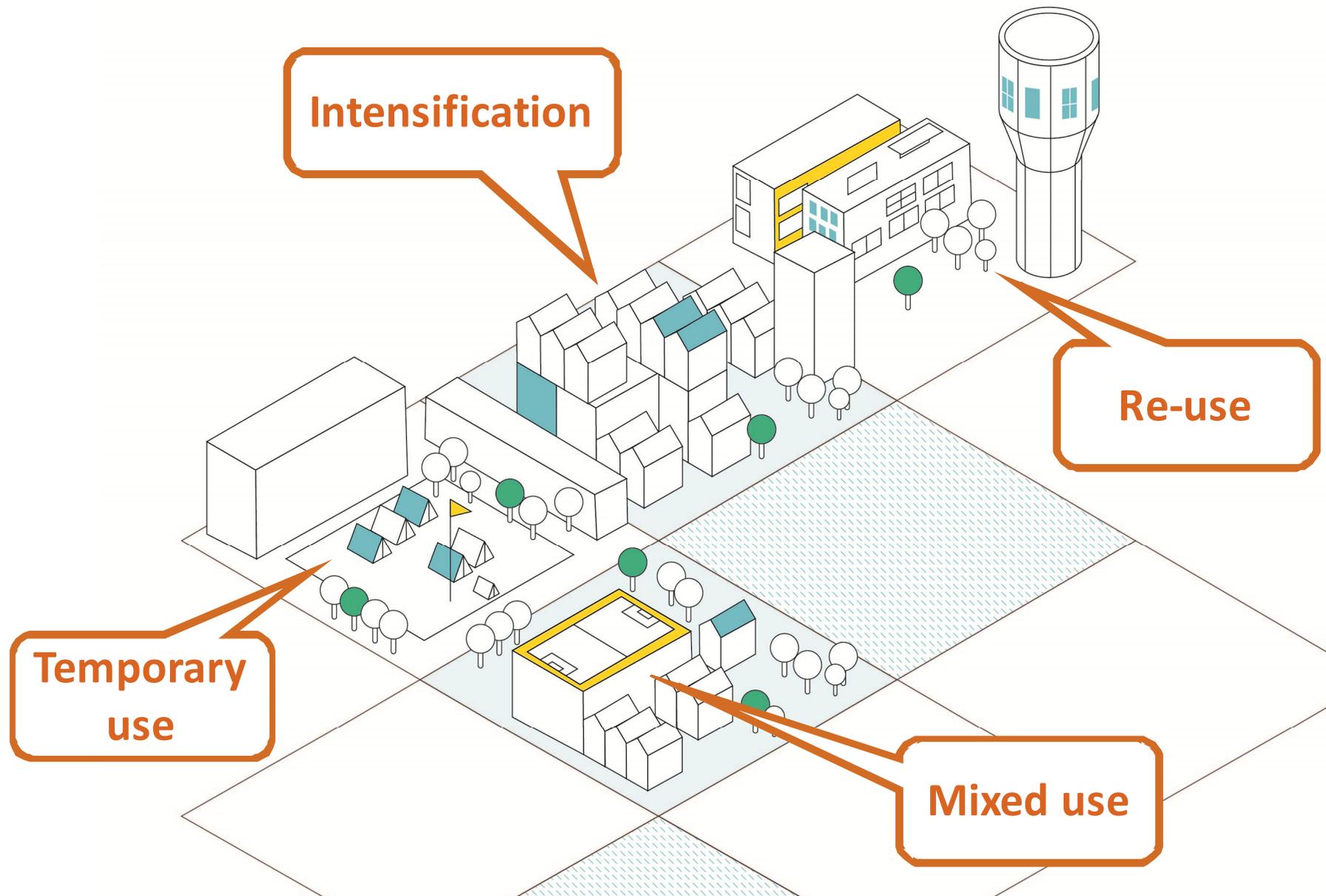
1. Spatial expansion will be the exception
2. Spatial efficiency has to enhance

Increase spatial efficiency

- Give new activities such as dwellings, firms, amenities a place in the existing settlement area
- Increase of spatial efficiency
=
Being creative with the already used space

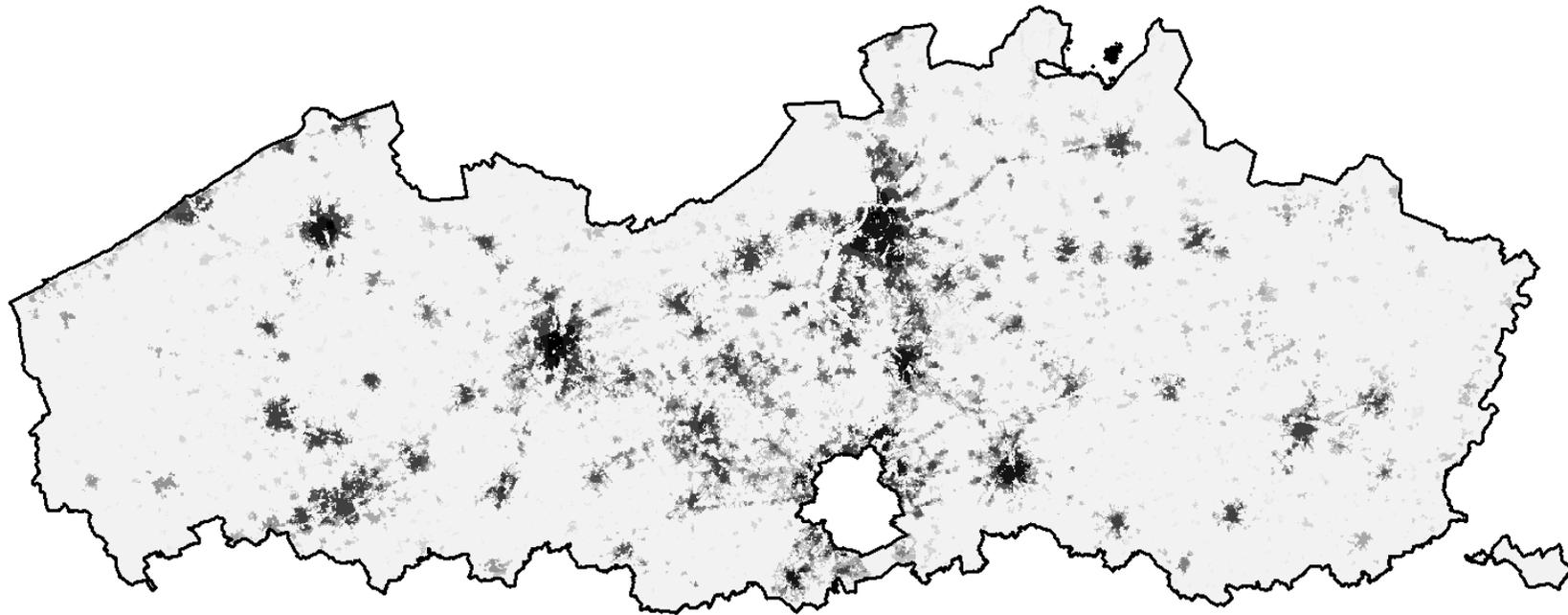


Different shapes of spatial efficiency



Location is determinating for the degree of spatial efficiency

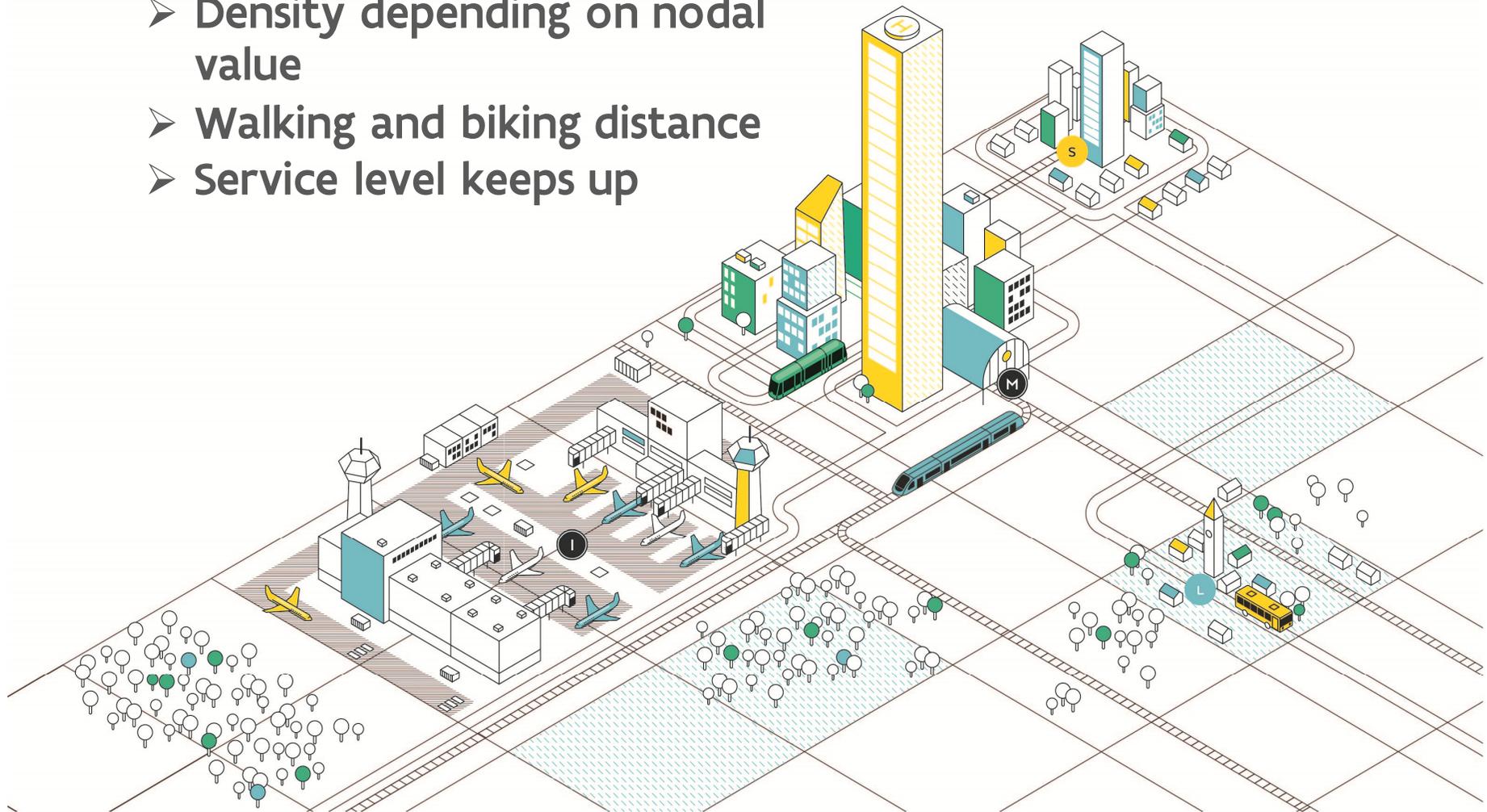
- Map of high and low potential for spatial efficiency



Spatial efficiency goes hand in hand with mobility

Transit oriented development

- Density depending on nodal value
- Walking and biking distance
- Service level keeps up

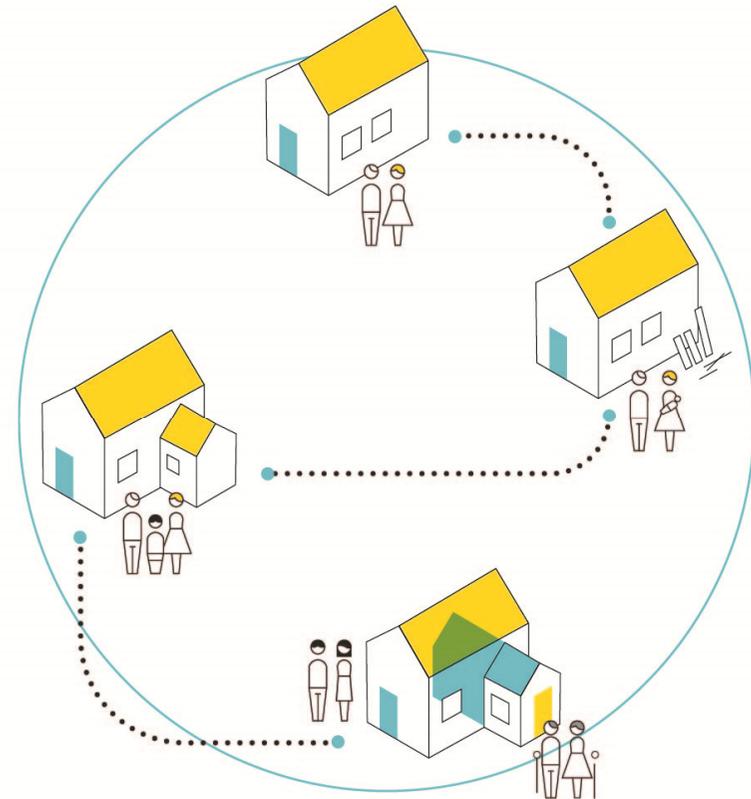


Spatial efficiency goes hand in hand with green and blue infrastructure

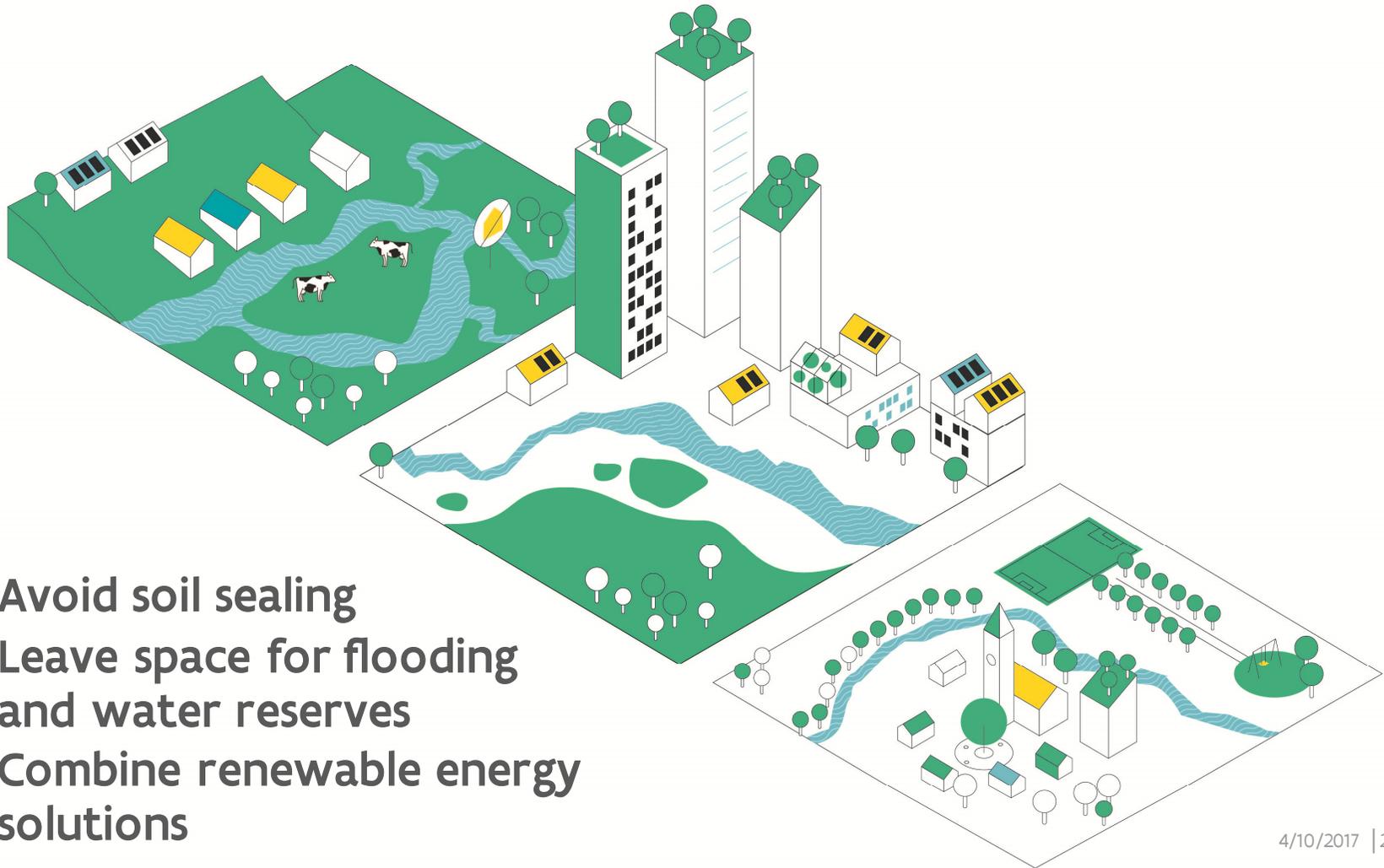


Spatial efficiency goes hand in hand with quality of life

- Dwellings adapt to life-cycle
- Demographic changes lead to transformation
- Social mix
- Avoid health risks
- Quality in public space



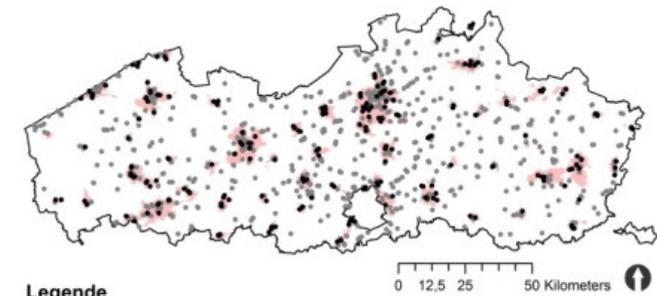
Spatial efficiency goes hand in hand with climate-resistance



- Avoid soil sealing
- Leave space for flooding and water reserves
- Combine renewable energy solutions

Policy measures to increase spatial efficiency

- **Encourage early adopters**
- Increase renovation, renewal, rebuild after demolition, transformations
- Instrumental changes
- Enhance awareness
- Efficiency in government projects
- Deal with poorly situated zoning reserves
- Improve regulations and building prescriptions



Legende

- supermarkten met een buitenruimte >0,5ha, gelegen in een stedelijk gebied
- supermarkten

afbakening stedelijke gebieden



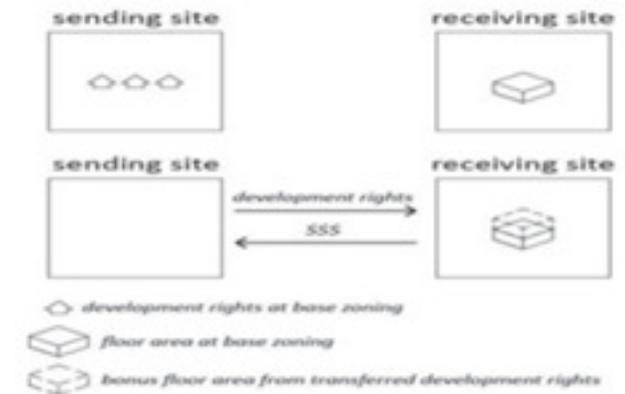
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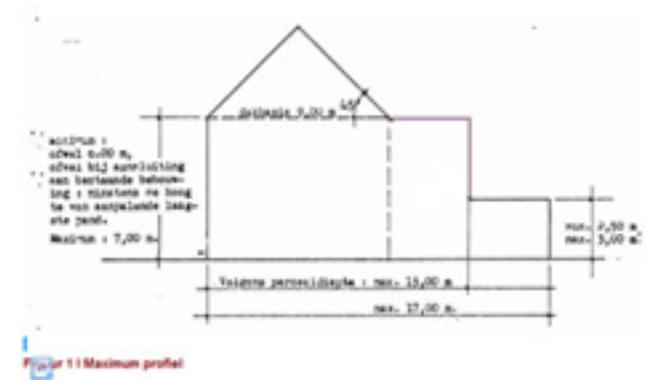
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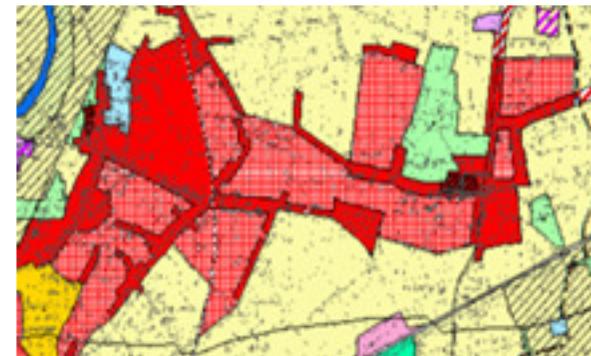
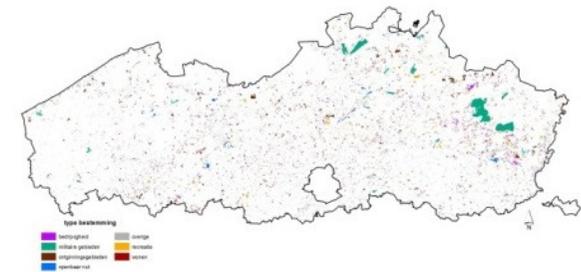
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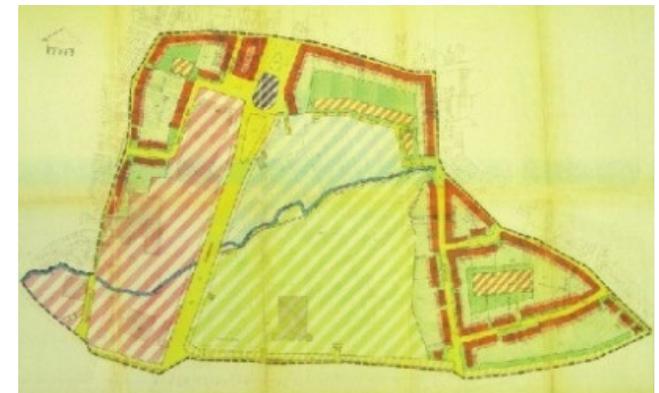
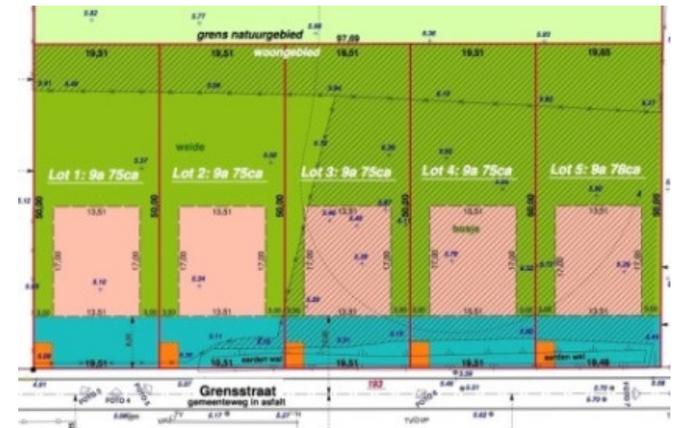
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**Spatial Efficiency
is not just theory!**

It's already practice !

Large-scale examples

Re-use of industrial heritage



Sustainable living quarters



Housing project on brownfield



Mixed inner-city project



Small-scale projects

Re-use of a church



Appartements in old site



Supermarket with dwellings



Demolition and replacement



Examples of intensification

Compact neighbourhood



Extra floor on a house



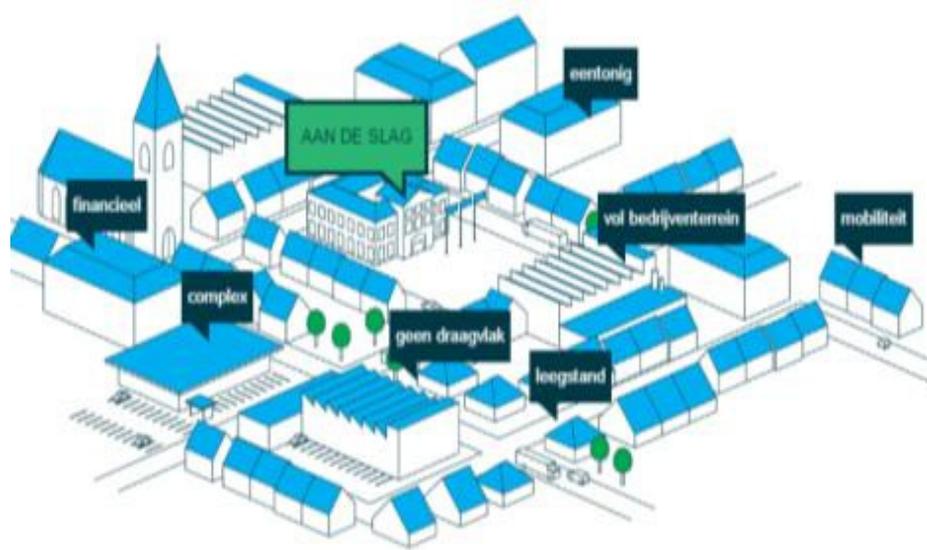
Collective renovation of a district and increase of number of dwellings



Cohousing with collective spaces



Examples of mixed use



Multifunctional schools



Examples of re-use



Examples of temporary use



Adaptive and reversible



Use at times



Temporary park



Pop-up store

To remember

1. **Spatial efficiency = better use of existing settlement area**
2. **Spatial efficiency = transition**
3. **Spatial efficiency = part of broader policy & measures**
4. **Spatial efficiency = tailor made**
 - ✓ Place based
 - ✓ Spatial and environmental quality
 - ✓ Government and private parties

Many thanks for the attention !

Information

www.ruimtevlaanderen.be

