



# **LANDTONG ROZENBURG**

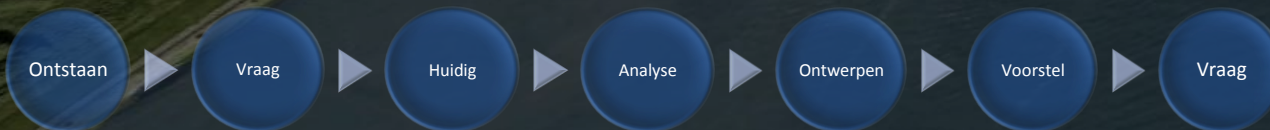
Begeleidend docent:	J.G.M. Peet
Studenten:	Hafid Amarouch Michael van der Keur Jelmer Molenaar Rémon Olsman Stephan Wuntke
Datum:	30 juni 2011

**In opdracht van Havenbedrijf Rotterdam**

**Contactpersonen: P.J.H. Vorenkamp en J.W. Zwakhals**

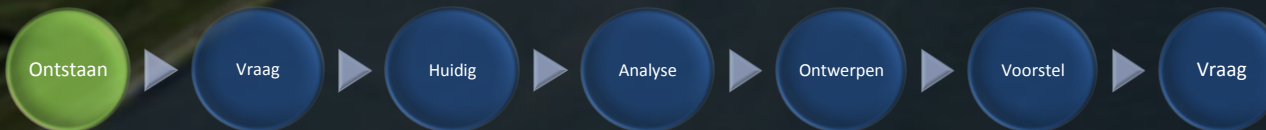
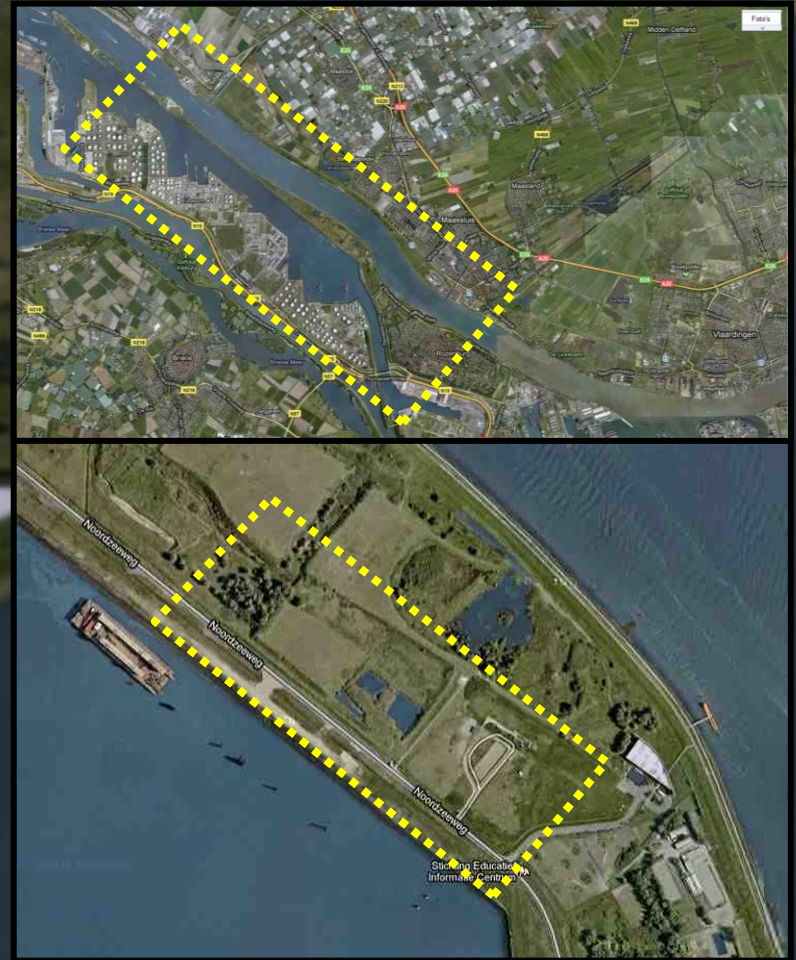
# Inhoud

- **Ontstaan landtong**
- **Praktijkvraag|Kennisvraag**
- **Huidige invulling & Huidig Plan**
- **Conclusies analyses**
- **Ontwerpen**
- **Multicriteria-analyse**
- **Praktijkvraag|Kennisvraag**



# Ontstaan Landtong

- **Uitbreiding Havengebied**
- **Scheiding Nieuwe Waterweg en Calandkanaal**
- **Groene compensatie strook**
- **Plangebied ca. 16 ha**



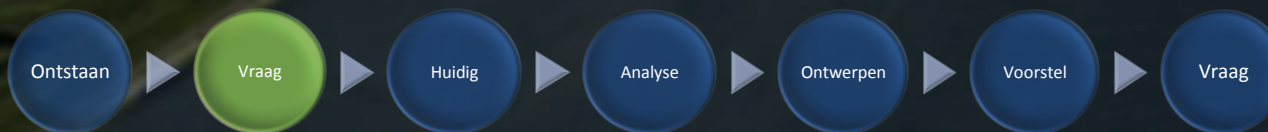
# Praktijkvraag | Kennisvraag

## Praktijkvraag

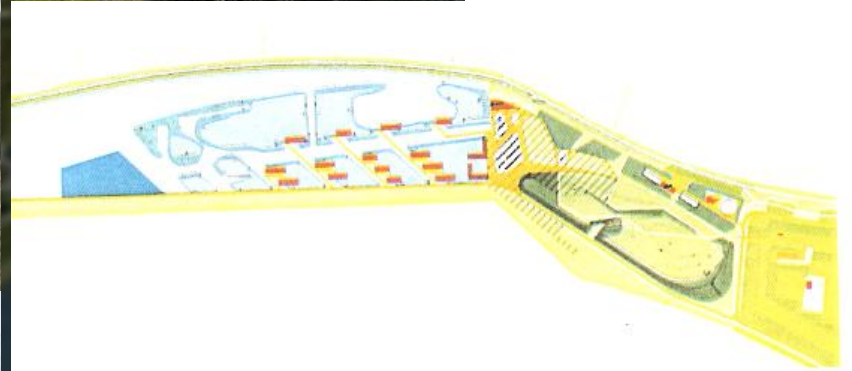
- **“Wat is een geschikt gebiedsontwikkelingsplan voor de Landtong Rozenburg rekening houdend met de wens om het gebied een nieuwe, rendabele bestemming te geven?”**








## Kennisvraag

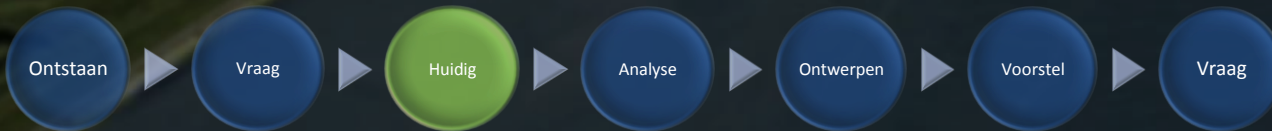
- **“Waarom zijn oude plannen voor de herinrichting van de Landtong Rozenburg niet doorgegaan?”**



# Huidige Invulling & Plan



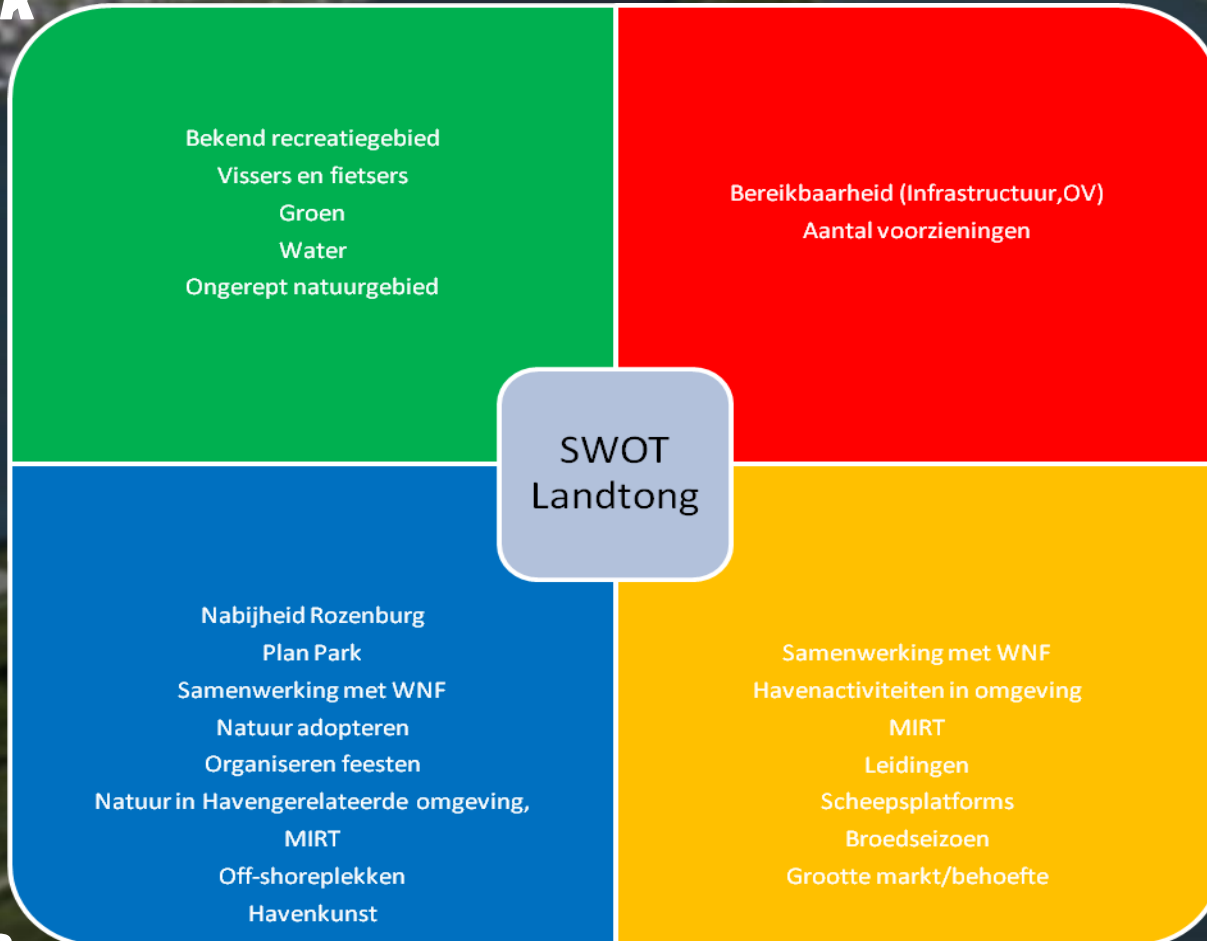
-  E.I.C. gebouw
-  menege en paardenbak
-  struinnatuur
-  paardenweide
-  skeeler/fietspad
-  modelvliegtuigterrein
-  evenemententerrein



# Conclusies Analyses

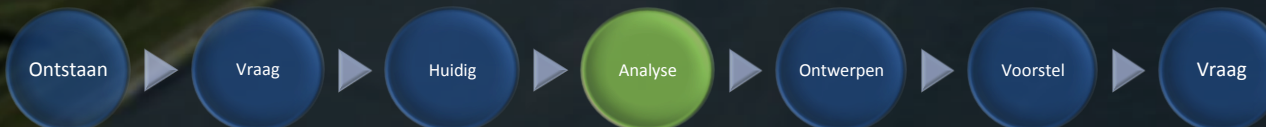
**Sterk**

**Zwak**



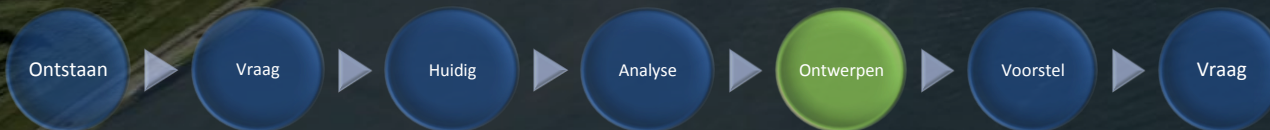
**Kans**

**Bedreiging**



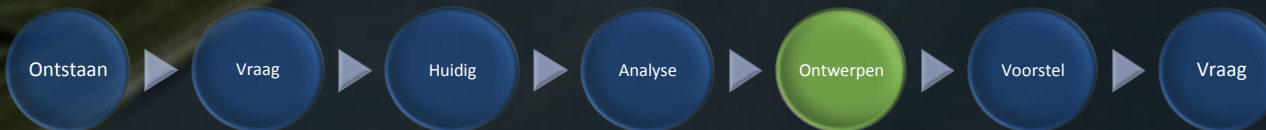
# Ontwerpen

- **Extensieve recreatie: Familiepark**
- **Havengerelateerde bedrijvigheid: Off-Shore + kantoren**
- **Intensieve Recreatie: Wilde activiteiten**



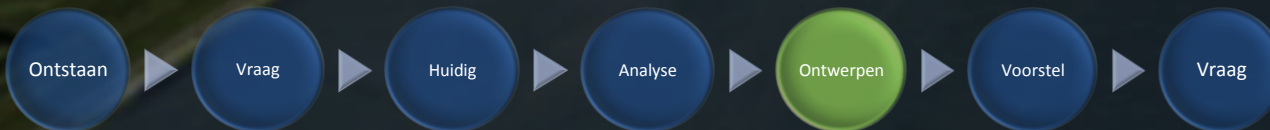
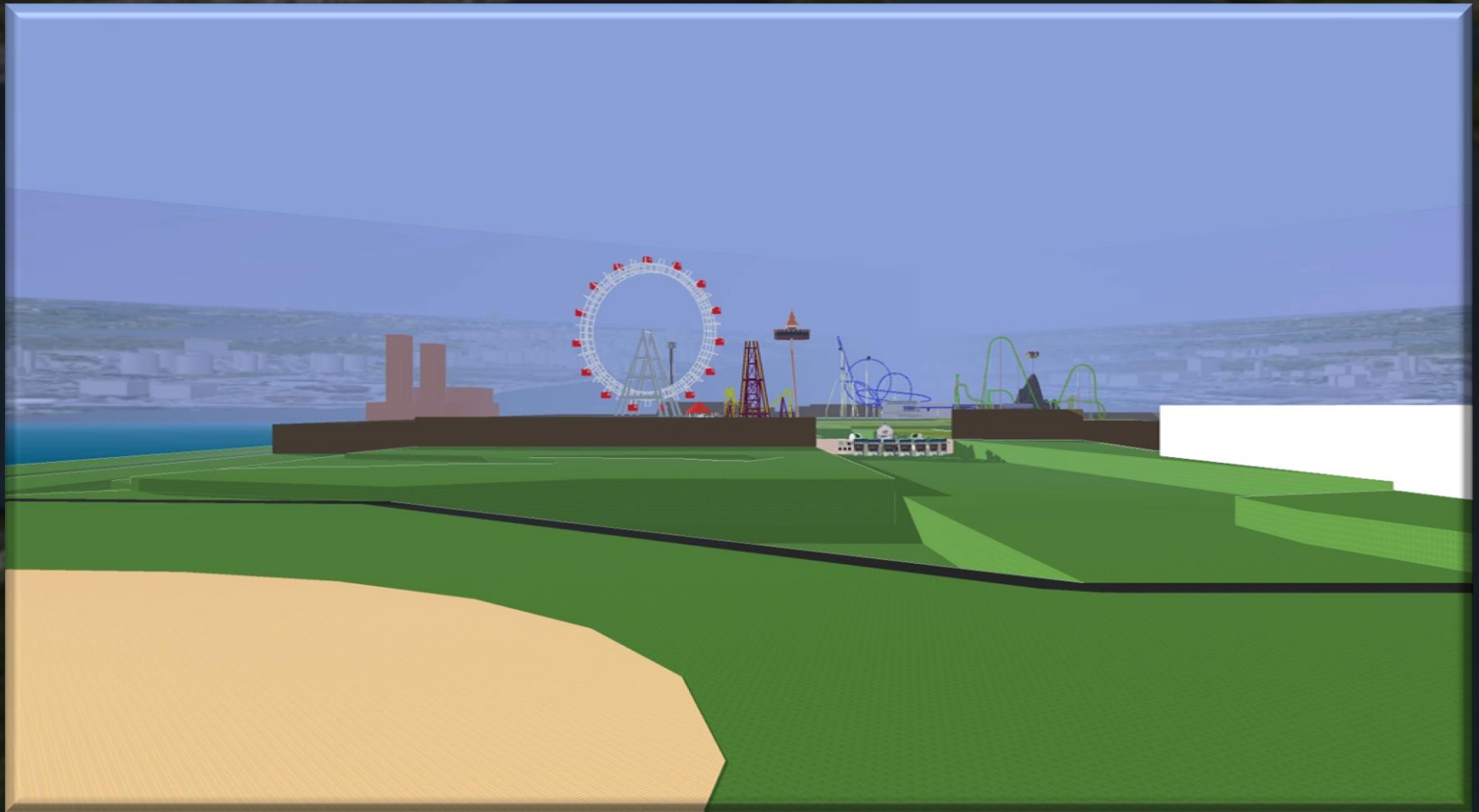
# Familiepark

- **Doelgroep**
- **Inhoud**
- **Oppervlakte**
- **Kosten & opbrengsten**
- **Sterke punten**

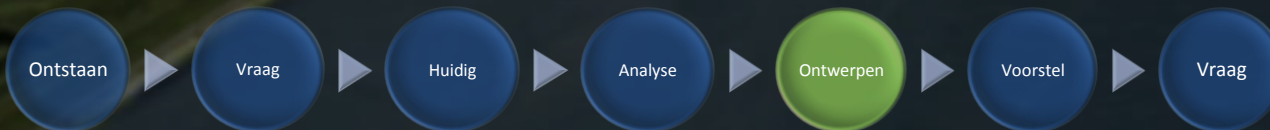




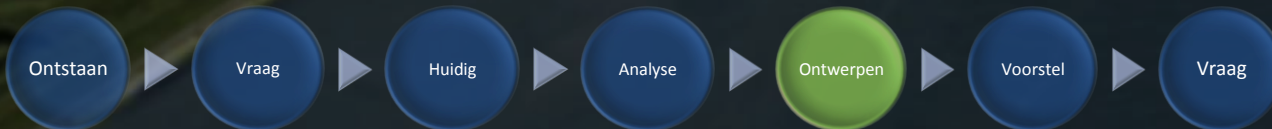
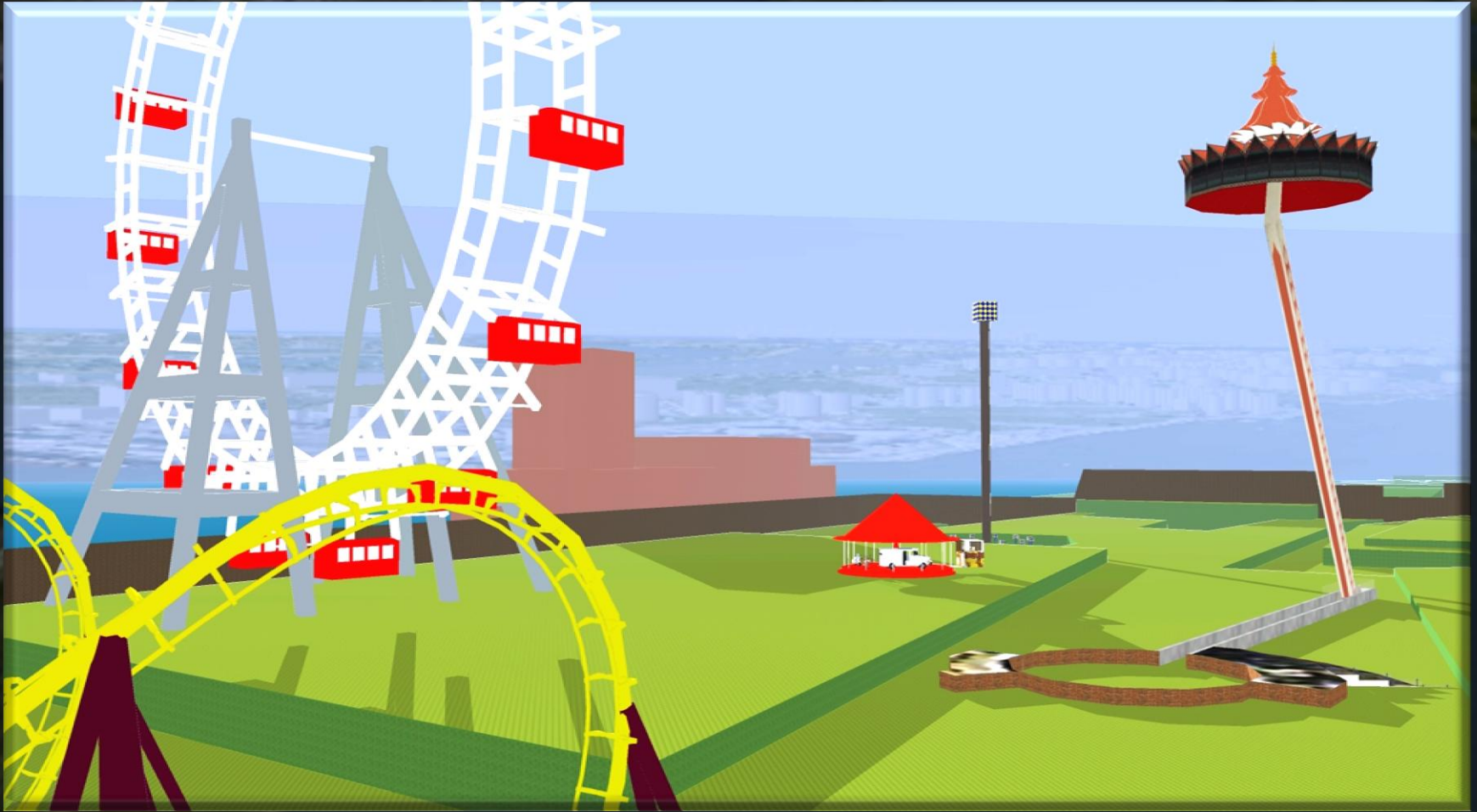
# Familiepark



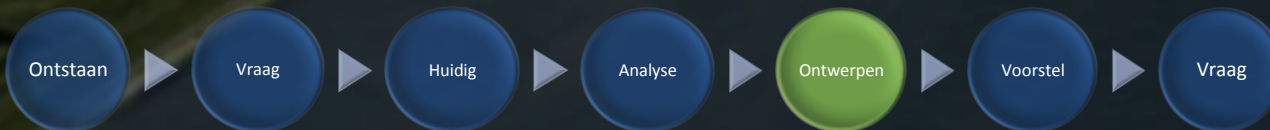
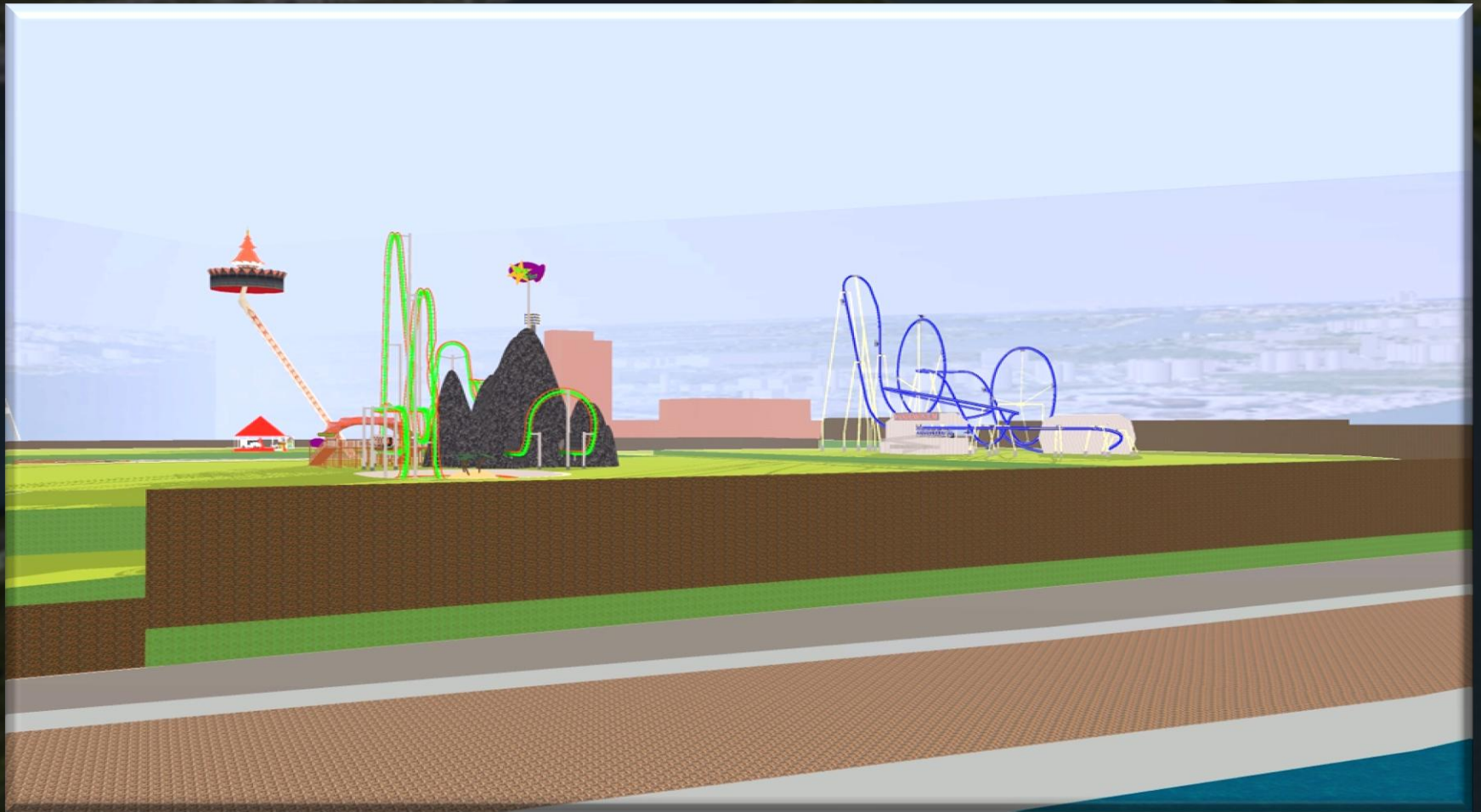
# Familiepark



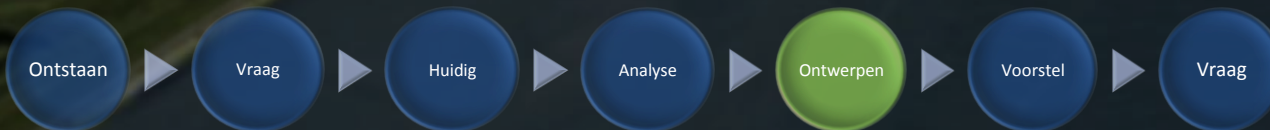
# Familiepark



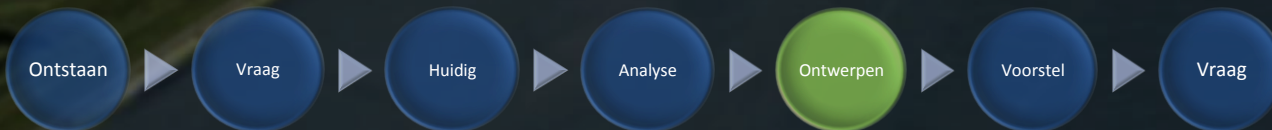
# Familiepark



# Familiepark

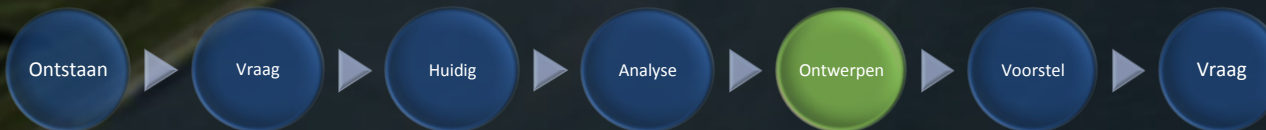
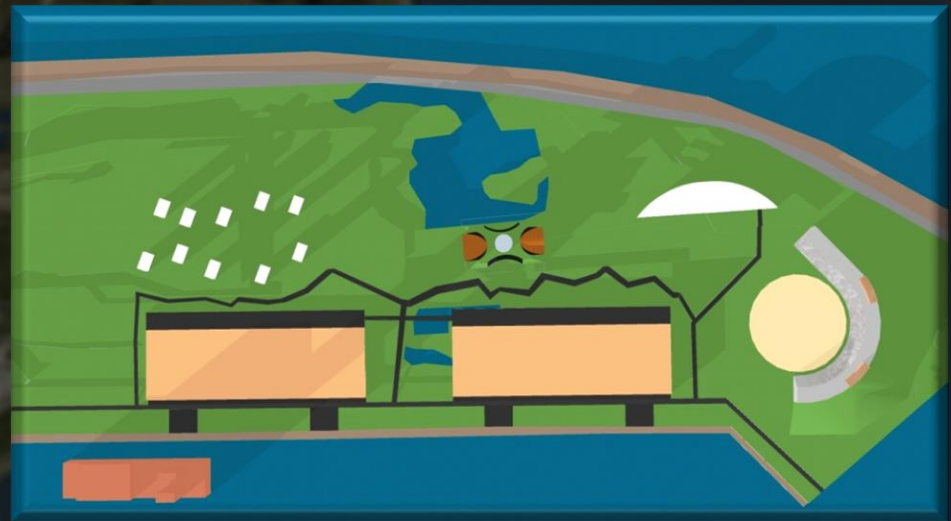


# Familiepark

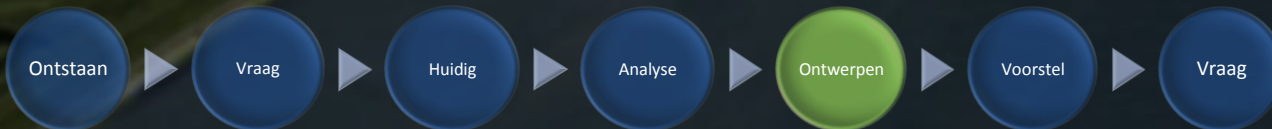
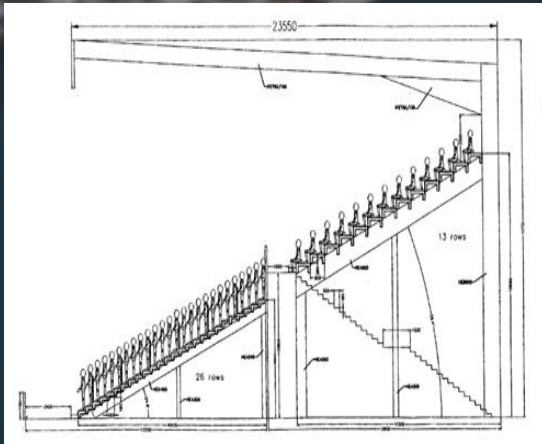


# Off-Shore

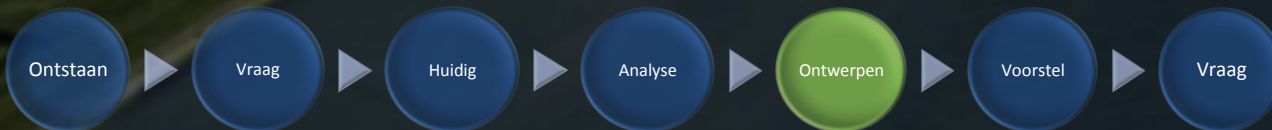
- **Doelgroep**
- **Inhoud**
- **Oppervlakte**
- **Kosten & opbrengsten**
- **Sterke punten**



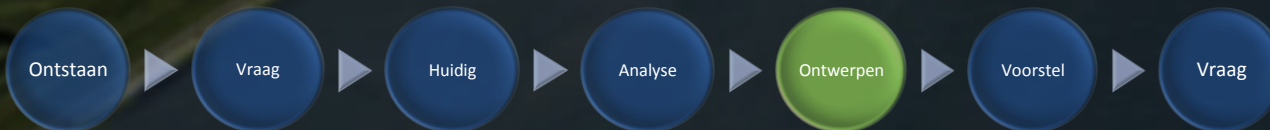
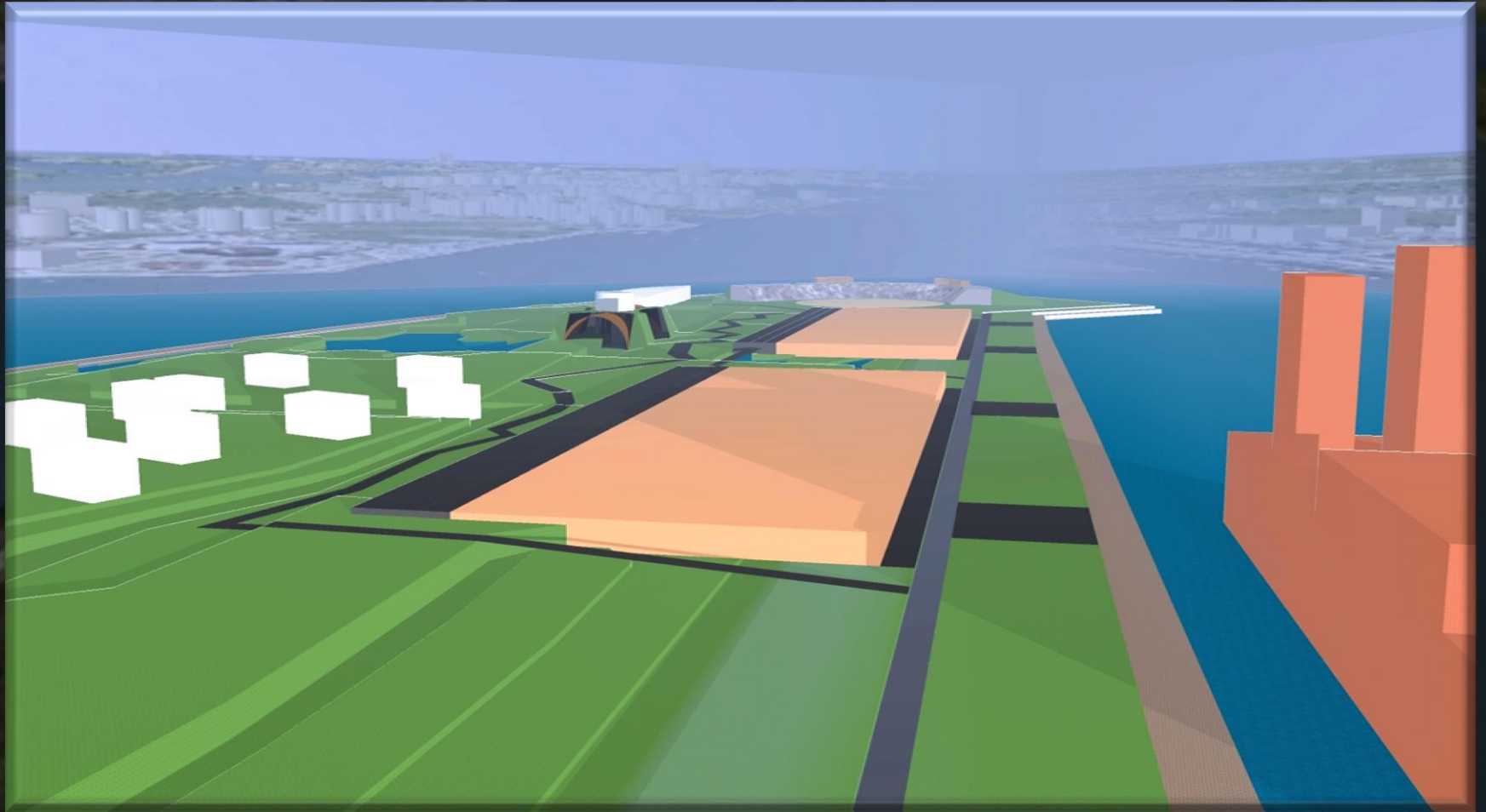
# Off-Shore



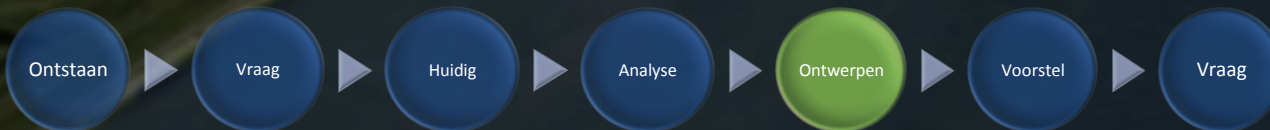
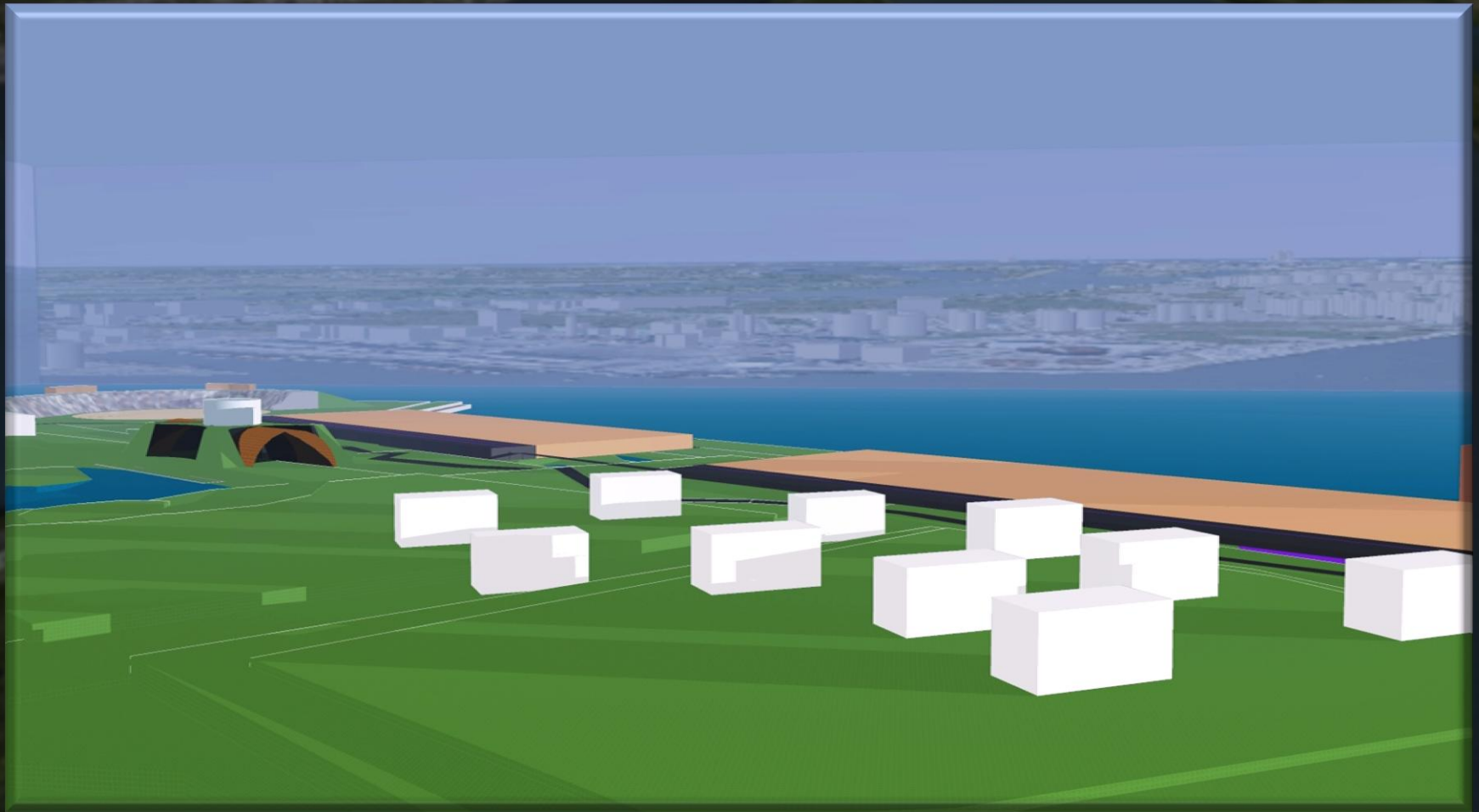
# Off-Shore



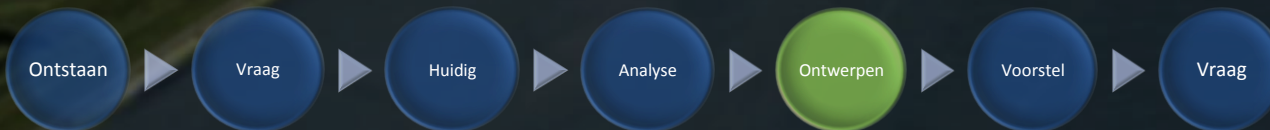
# Off-Shore



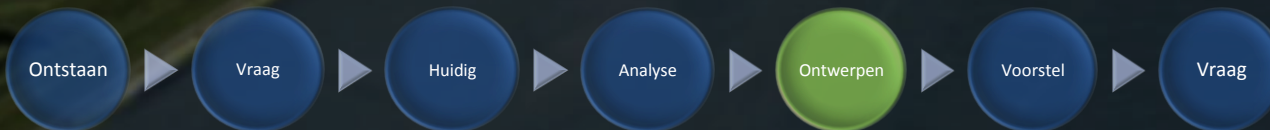
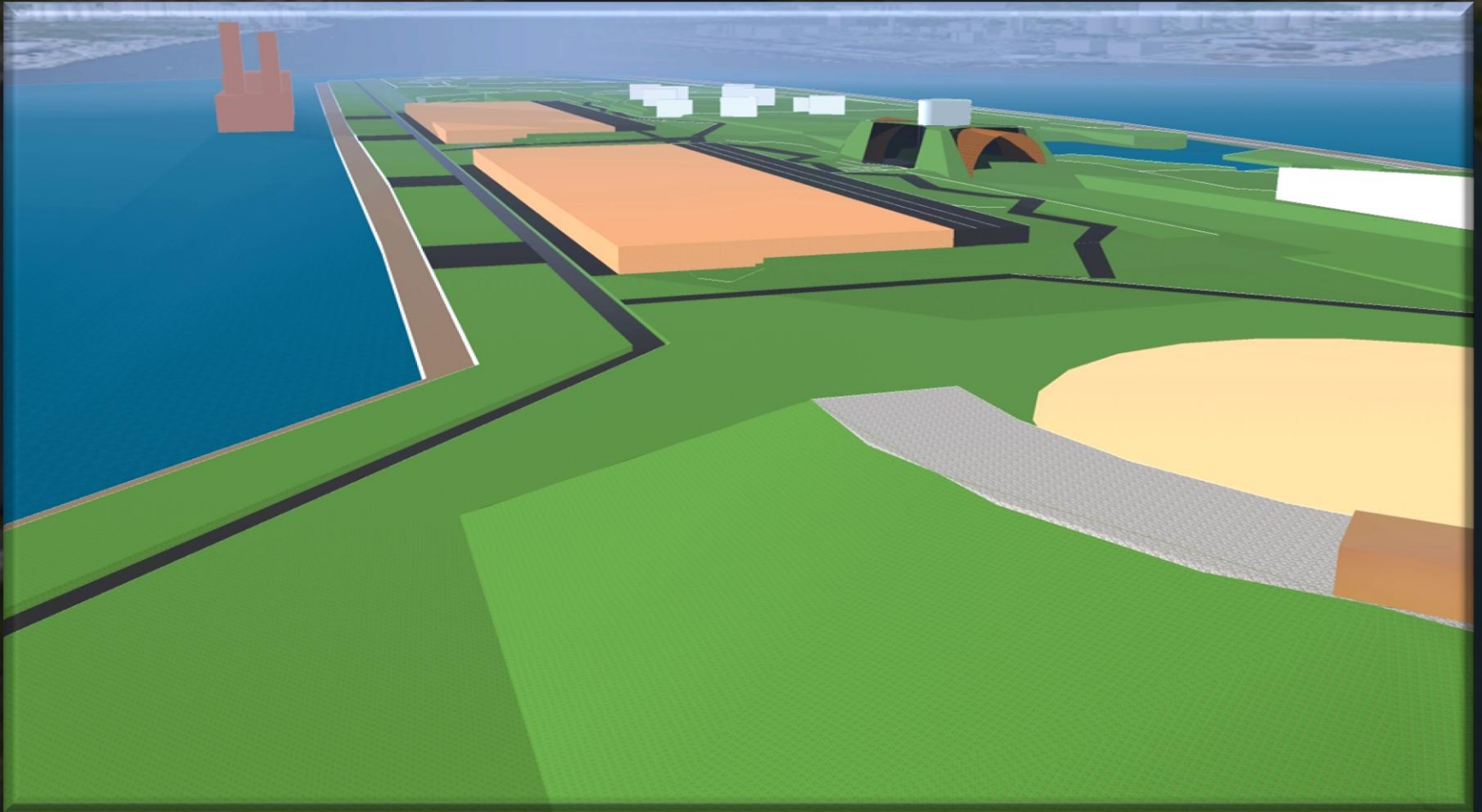
# Off-Shore



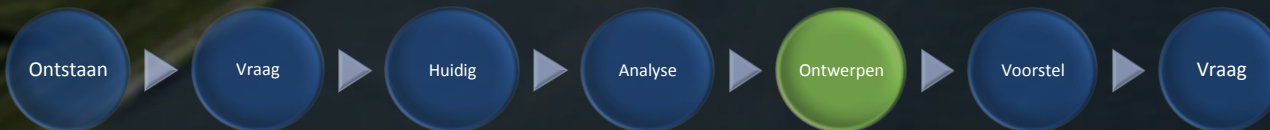
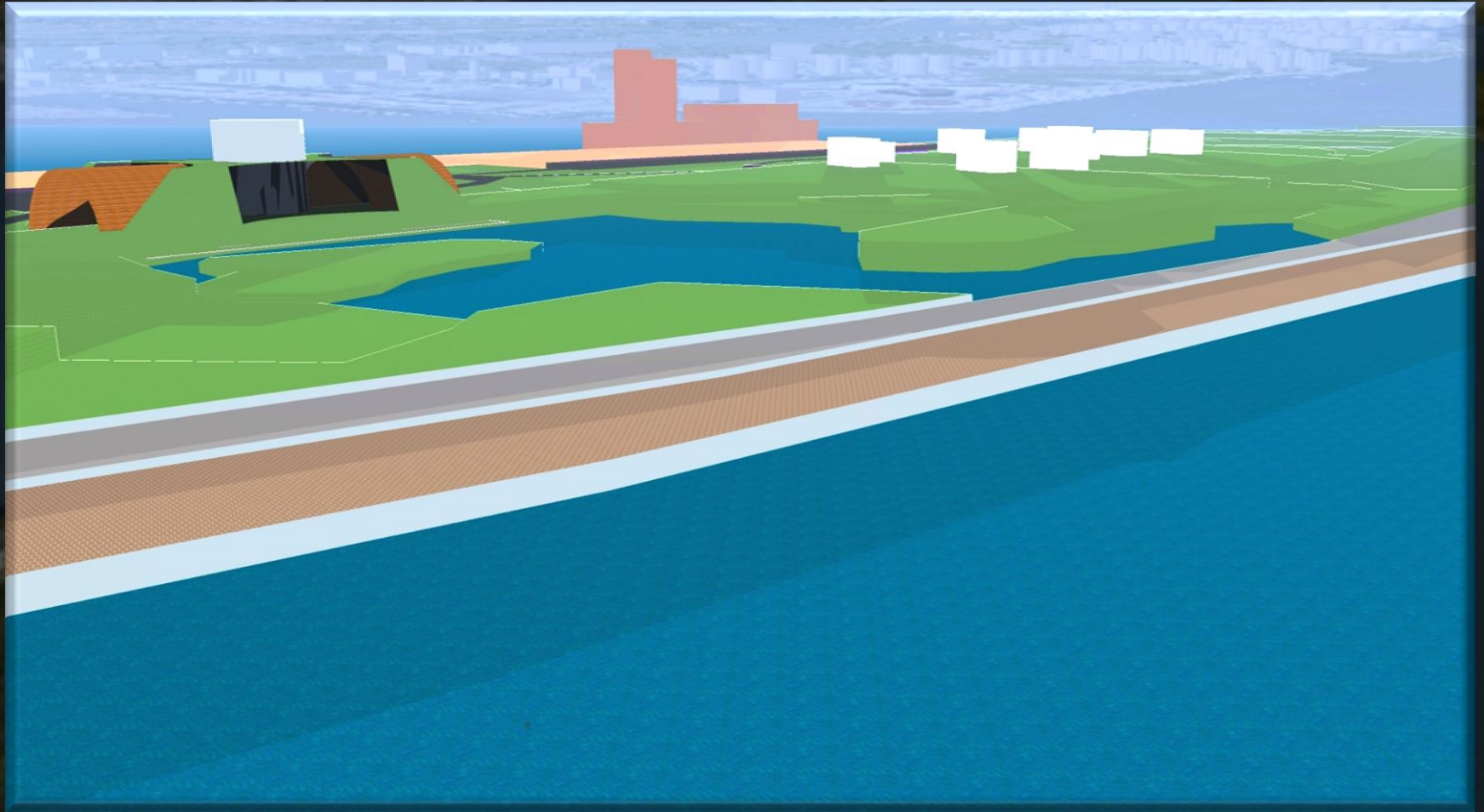
# Off-Shore



# Off-Shore

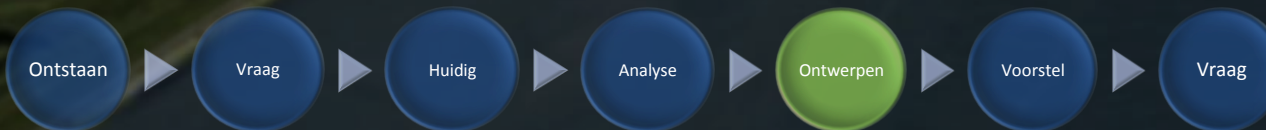
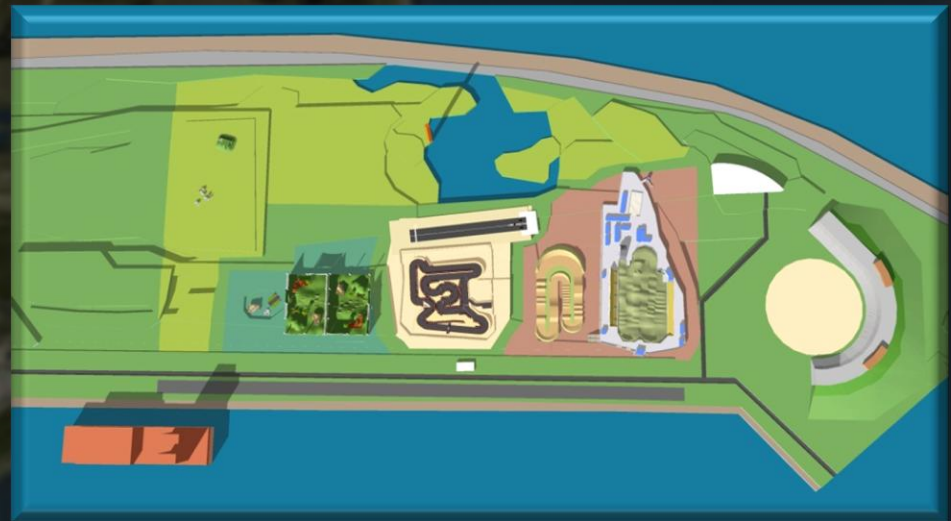


# Off-Shore

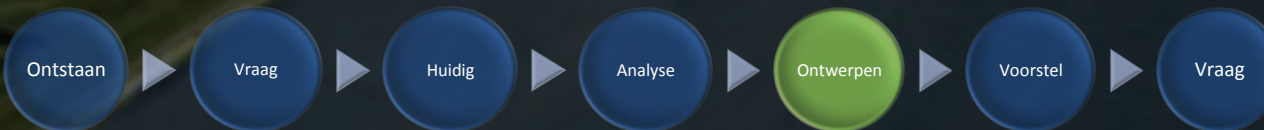


# Intensieve Recreatie

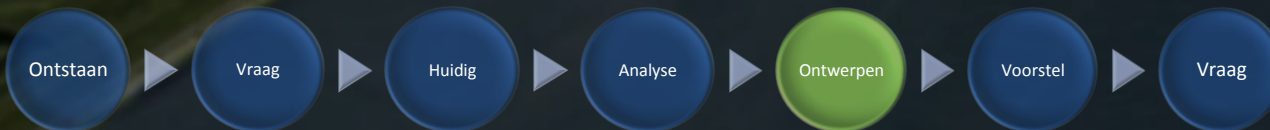
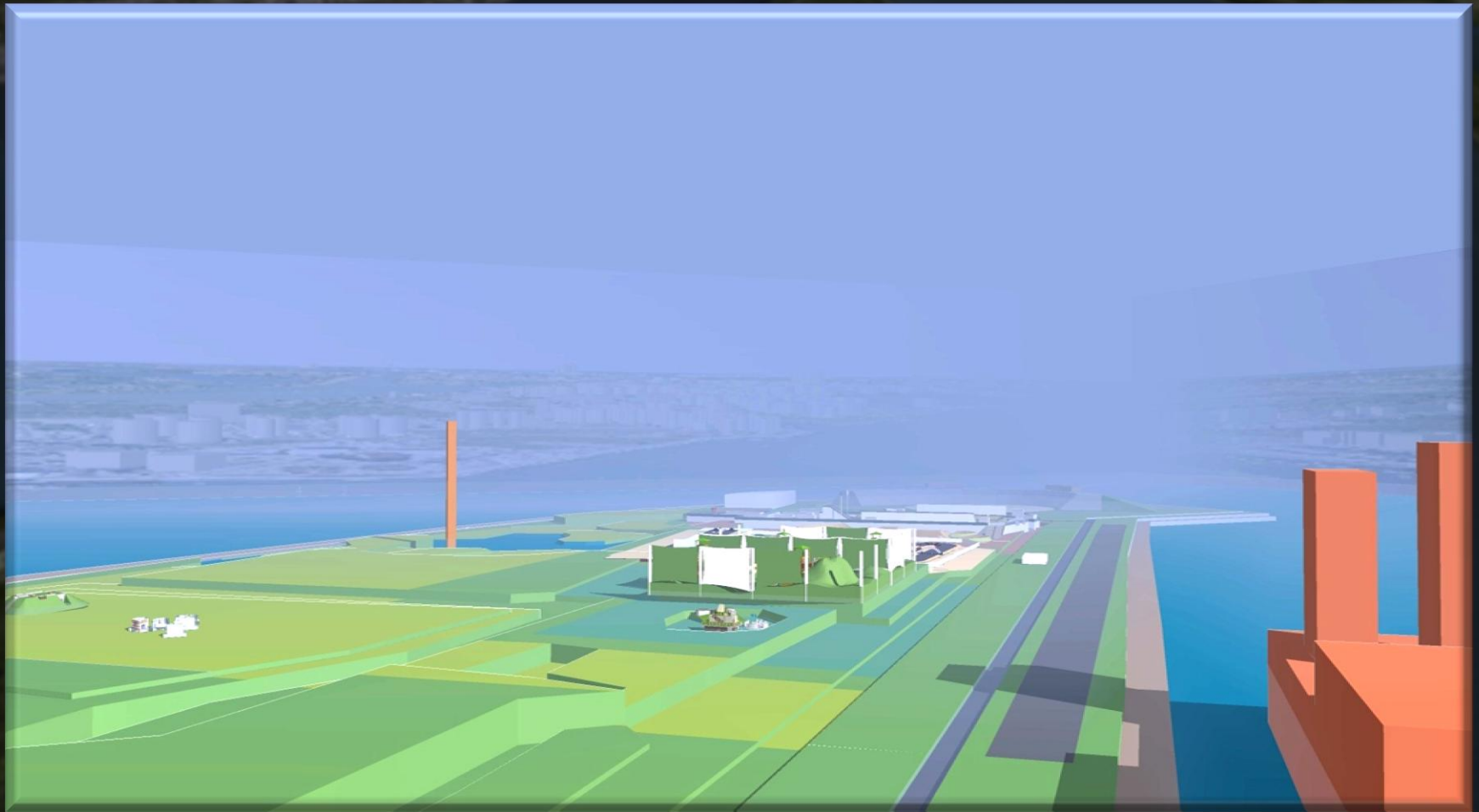
- **Doelgroep**
- **Inhoud**
- **Oppervlakte**
- **Kosten & opbrengsten**
- **Sterke punten**



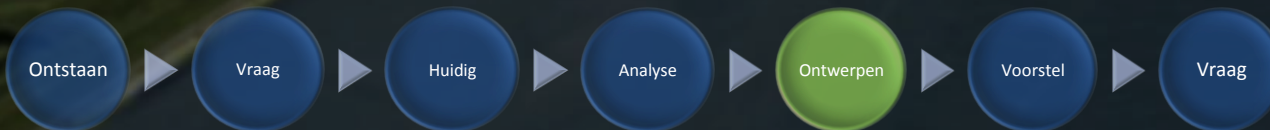
# Intensieve Recreatie



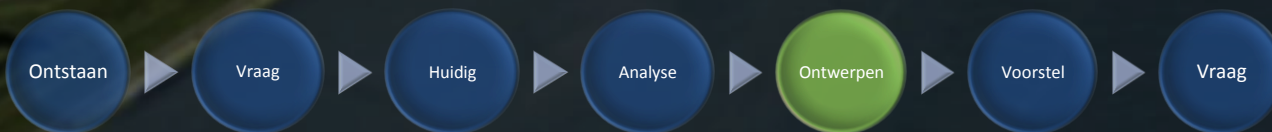
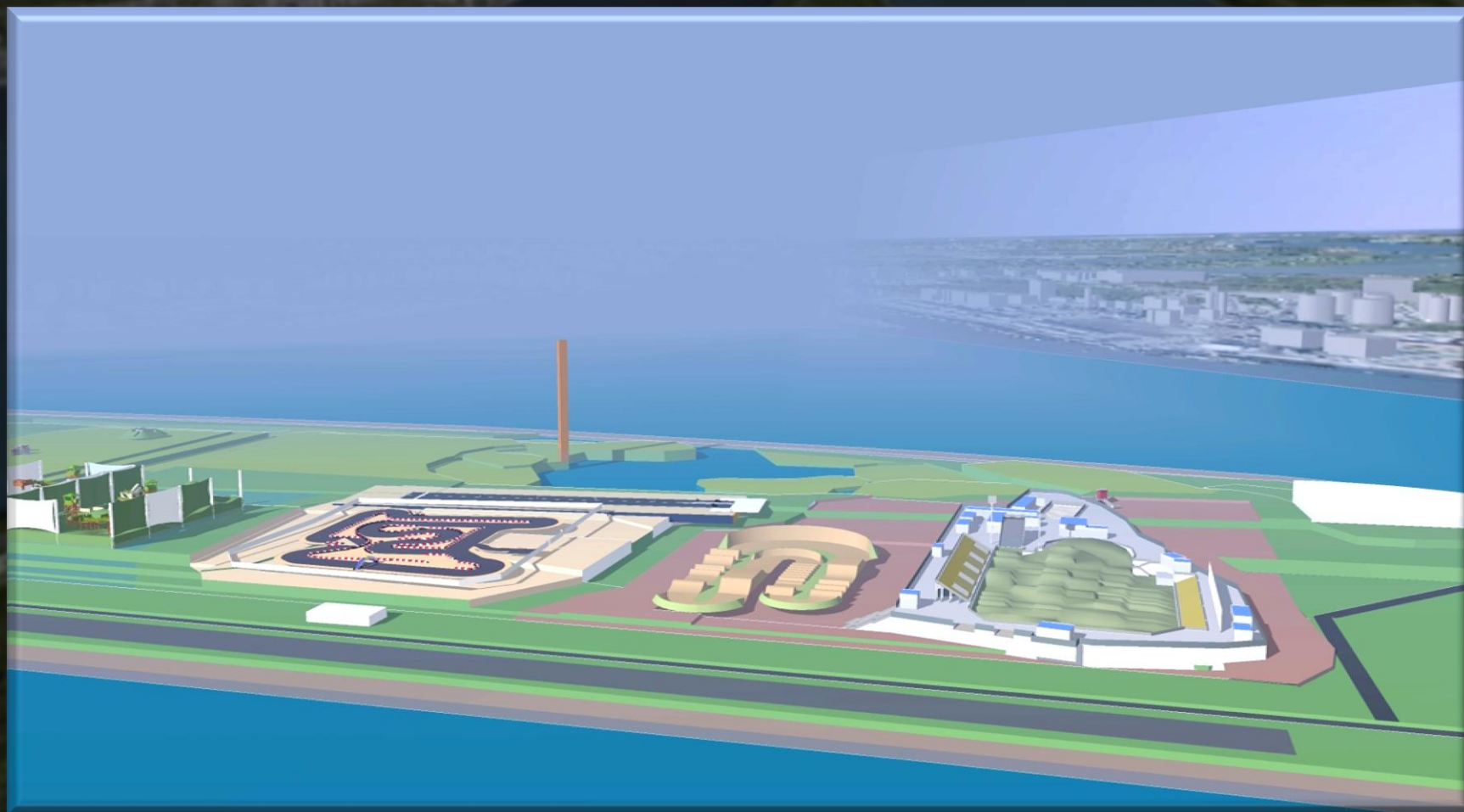
# Intensieve Recreatie



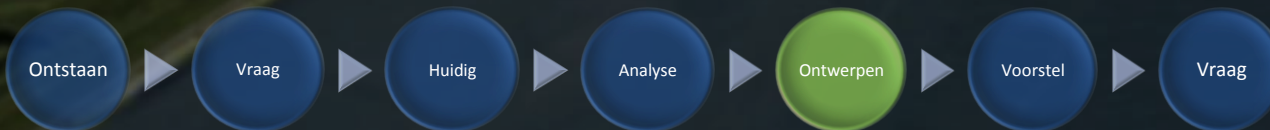
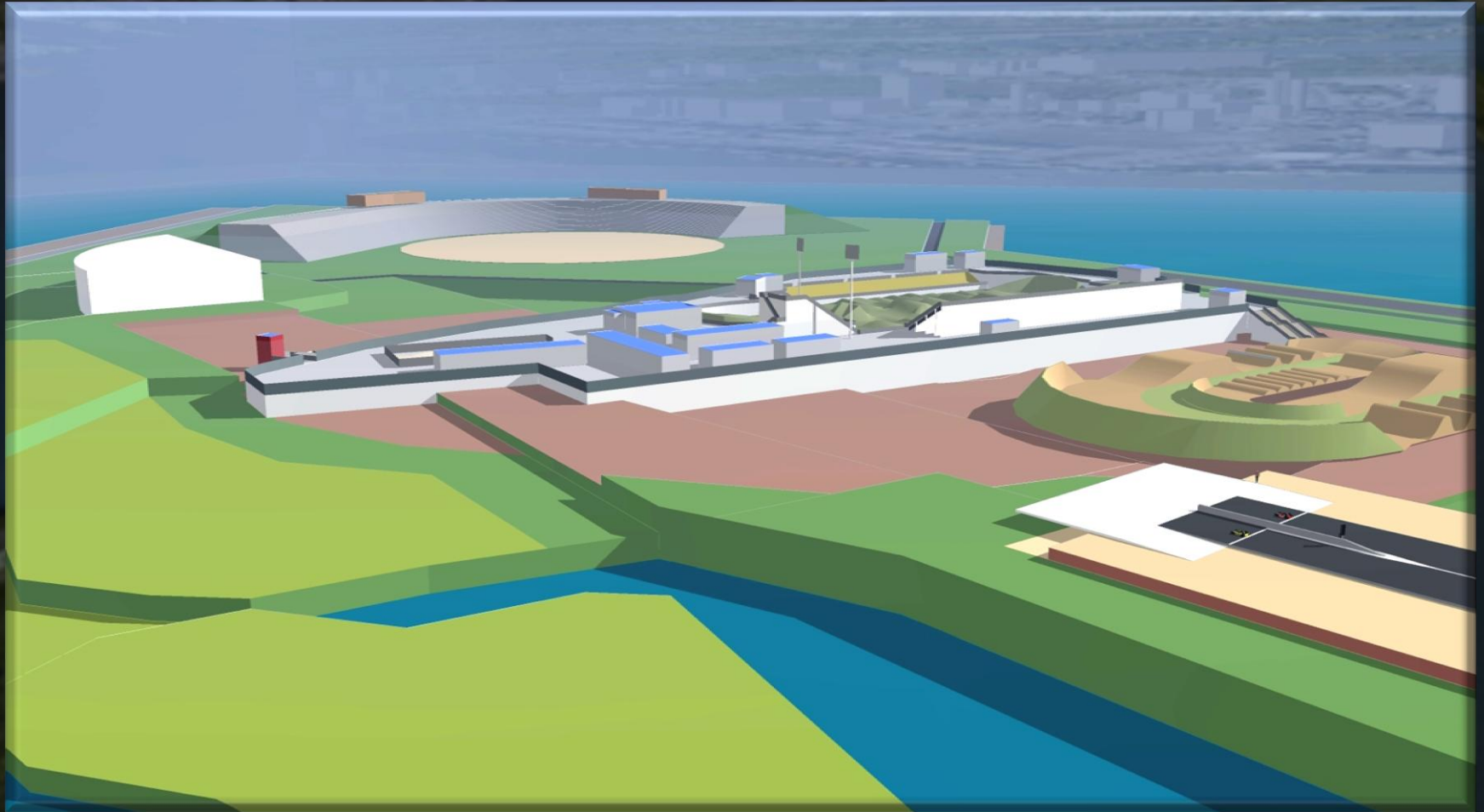
# Intensieve Recreatie



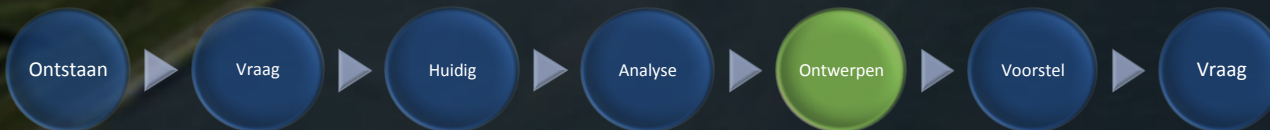
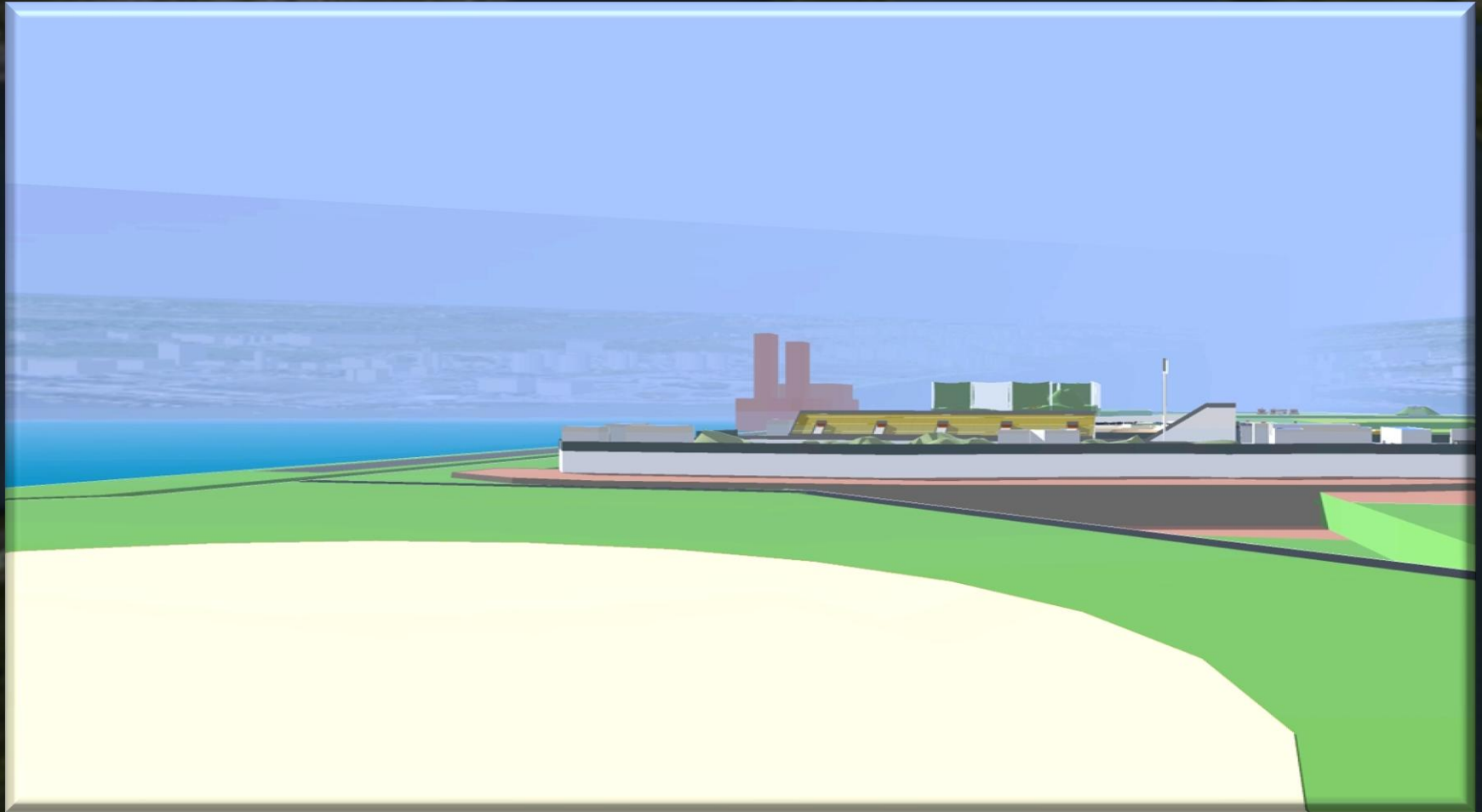
# Intensieve Recreatie



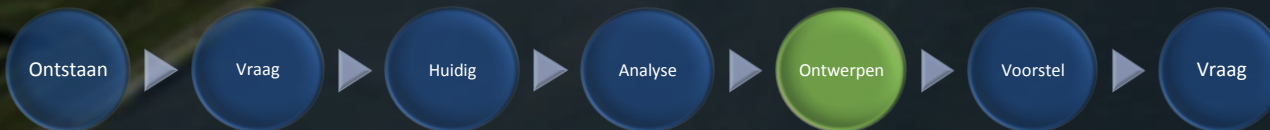
# Intensieve Recreatie



# Intensieve Recreatie

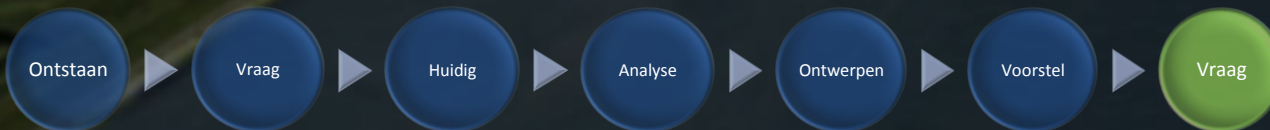
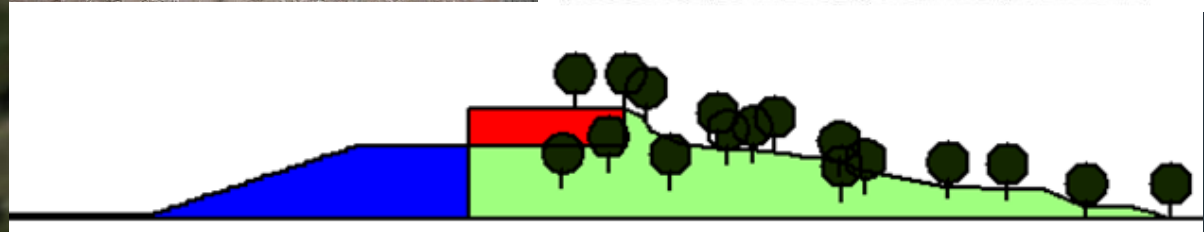
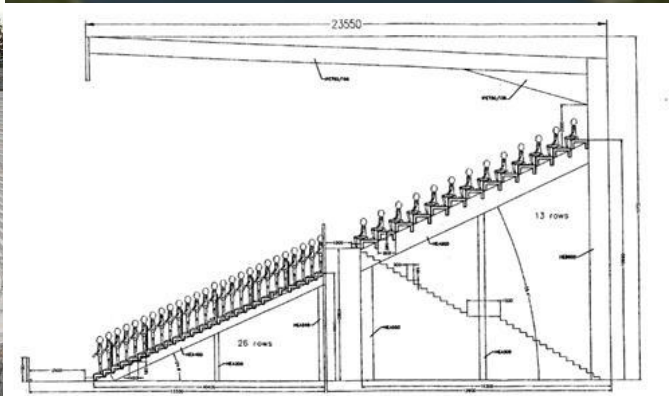


# Intensieve Recreatie



# Uitzichtpunt

- **Capaciteit  
7000 mensen**
- **Evenementen-  
terrein:  
20.000m<sup>2</sup>**



# Multicriteria-Analyse

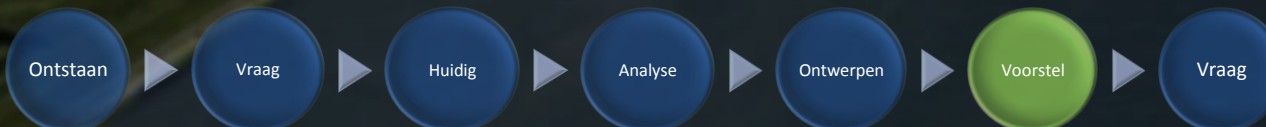
## Beoordeling

Ontwerp 1: Familiepark

Ontwerp 2: Wilde Activiteiten

Ontwerp 3: Havengerelateerde bedrijvigheid

	factor	Ontwerp 1: Familiepark		Ontwerp 2: Wilde Activiteiten		Ontwerp 3: Havengerelateerde bedrijvigheid	
Belangen Deltalinqs	(1)	2	2	2	2	10	10
Realisatiekosten	(2)	3	6	9	18	5	10
Opbrengsten	(3)	7	21	6	18	8	24
Werkgelegenheid	(1)	7	7	5	5	9	9
algemene belangen inwoners Rozenburg	(3)	7	21	9	27	5	15
Recreatie	(1)	8	8	9	9	3	3
Natuur	(1)	5	5	8	8	5	5
Vrij toegankelijke groene ruimte	(2)	1	2	6	12	6	12
Ruimtegebruik	(1)	2	2	5	5	8	8
Integratie gebied	(2)	6	12	7	14	6	12
Uitstraling omgeving	(1)	5	5	8	8	4	4
<b>Totaal:</b>			<b>91</b>		<b>126</b>		<b>102</b>



# Praktijkvraag | Kennisvraag

## Praktijkvraag

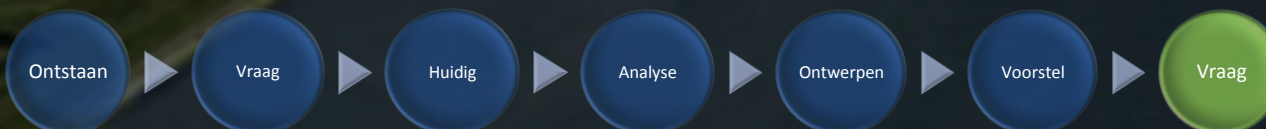
- **“Wat is een geschikt gebiedsontwikkelingsplan voor de Landtong Rozenburg rekening houdend met de wens om het gebied een nieuwe, rendabele bestemming te geven?”**

## Kennisvraag

- **“Waarom zijn oude plannen voor de herinrichting van de Landtong Rozenburg niet doorgegaan?”**

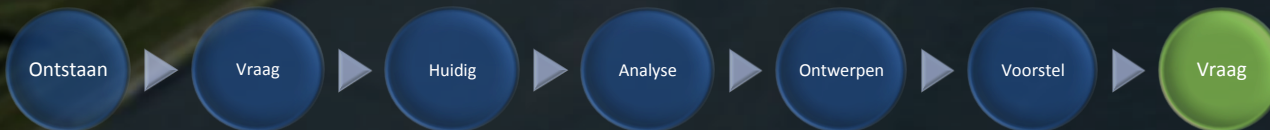
## Antwoord

- **Voorstel Havenbedrijf: chemische industrie → afgewezen door Gemeente Rozenburg**
- **Aanleg Maasvlakte 2 → Minder belang uitbreiding havengebied op de landtong**
- **Toenadering partijen → Met alle belanghebbenden is in 2003 een plan ontwikkeld**



# Evaluatie

- **Afscherming van het familiepark moet natuurlijker en uitnodigender ogen.**
- **Naast de weg gras versterking toepassen.**
- **Voorkeur Havenbedrijf → offshore variant.**
- **Reactie winnend ontwerp “wilde activiteiten”:  
leuk, goedogend, eyeopener.**





# **LANDTONG ROZENBURG**

Begeleidend docent:	J.G.M. Peet
Studenten:	Hafid Amarouch Michael van der Keur Jelmer Molenaar Rémon Olsman Stephan Wuntke
Datum:	30 juni 2011

**In opdracht van Havenbedrijf Rotterdam**

**Contactpersonen: P.J.H. Vorenkamp en J.W. Zwakhals**