



Summary of questions and answers to Oudedijk survey

Version dated 18 December 2024

1. Step 2 of the survey's outline states: 'Registration of interested candidates'. Has a procedure been established for this registration?

As stipulated in the survey, section 5.3, the written questions asked will be answered in an information memorandum that will be distributed - anonymously - to all registered candidates in a timely manner.

Simply email info@mlso.be to express your interest in the survey. Registered candidates will receive the anonymised responses to the written questions asked. These will also be published on the website.

2. What rates apply to the site?

The rate depends on the activity. You can find the [rates on the MLSO website](#), and in the attachments of the survey. The site is unpaved. If you pave the site, the rate will not change to 'paved'.

3. General info related to utilities

3.1 Sewerage

The possibility exists to:

- connect to the existing 500 mm diameter sewer, which currently drains the existing roadway. If necessary, the discharge flow should be reduced or capped to match the available residual capacity.
- connect to the existing channel, which follows the same drainage path as the existing sewer to the north.

Connecting to the existing channel preserves the capacity of the existing sewer line and avoids the need for connection or excavation work at the level of the existing cycle path.

3.2 Water

The water line ends before the Van Moer site (coming from the north). Request a quote from Waterlink to further extend the pipeline.

3.3 Electricity

Depending on your question, you can contact Elia or Fluvius.

<https://www.elia.be/en/contact-us/customers>

<https://www.fluvius.be/nl/aansluitingen>

4. Are property developers permitted?

For this, we refer to Article 12 of the General Conditions. For this site, MLSO does not intend to draft a specific concession agreement with a developer.

5. Is there an overview of subsidy measures for businesses?

For this, please refer to the VLAIO website: [VLAIO - Point of contact for entrepreneurs in Flanders | VLAIO](#)

6. Questions related to nature

6.1 Where can the EIA report for residual land intake on Linkeroever (Left Bank) be found?

Website: <https://omgeving.vlaanderen.be/nl/omgevingsvergunning/milieu-effectrapportage/op-zoek-naar-een-specifiek-mer-dossier>

File number: PL0286

It is your responsibility to determine whether your project is subject to EIA requirements, a waiver, or screening for the planned activities.

6.2 The text indicates that the compensation is handled and regulated by MLSO. Can you confirm this?

This is true, but only for the natural values related to the Birds Directive Area. This does not apply to other natural values, such as forests or Flemish protected nature areas. A detailed appropriate assessment is required, which may relate to the residual land project.

6.3 What is the status of the appeal process (as mentioned in section 2.4 of the survey), and when will a decision be made?

A decision from the minister is expected by 15 January 2025.

6.4 Are there any trees on the property that require a logging permit?

No, not according to trunk circumference.

7. Is it possible to receive the KLIP and the information memorandum? Are there any pipelines on the site?

As indicated, you can request the memorandum at info@mlso.be. Please note that you must submit a new application if you wish to view the most recent situation.

8. Is it possible to tour the site?

You can view the site from the outside, but you may not enter the site itself.

9. What is the maximum allowable building height?

This is not specifically defined and will need to be assessed during the permitting process (e.g. for wind turbines and high-voltage grids). In the vicinity of wind turbines, the standard maximum height is 30 metres. For taller buildings, it is advisable to consult the operator of the wind turbines. Depending on the activity, a survey may be required.

10. How will the site be accessed? How many access points are allowed?

An entrance and exit ramp must be constructed by the concessionaire. See, for example, the adjacent property.

11. Is it possible to submit a candidature for part of the site?

No, only files for the entire site will be accepted. When collaborating with multiple parties within a single file, it is essential to demonstrate synergy, supported by evidence that the activities at the site are mutually reinforcing.