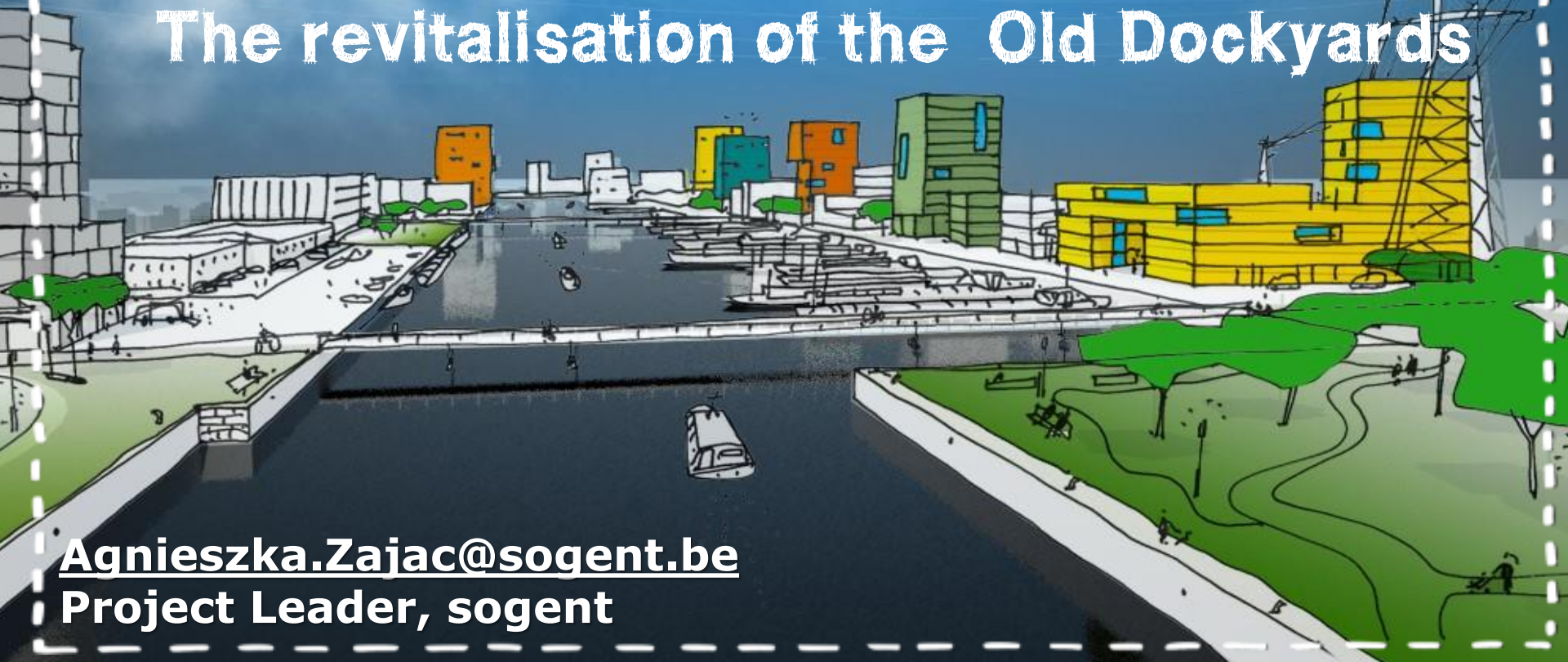


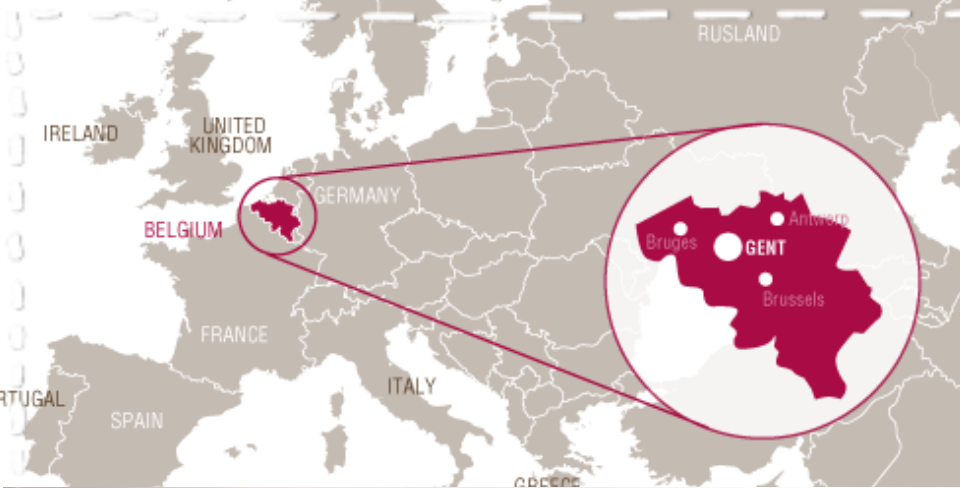
Ghent, Belgium

Innovative Strategic Urban Development

The revitalisation of the Old Dockyards



Agnieszka.Zajac@sogent.be
Project Leader, sogent



Ghent - Facts

- Surface area 15,643 ha incl Ghent Canal
- 267,709 inhabitants (2022)
- 85,000 students
- Appr. 500,000 inhabitants metropolitan area
- 189,123 jobs (2016)
- job ratio 115,5 %

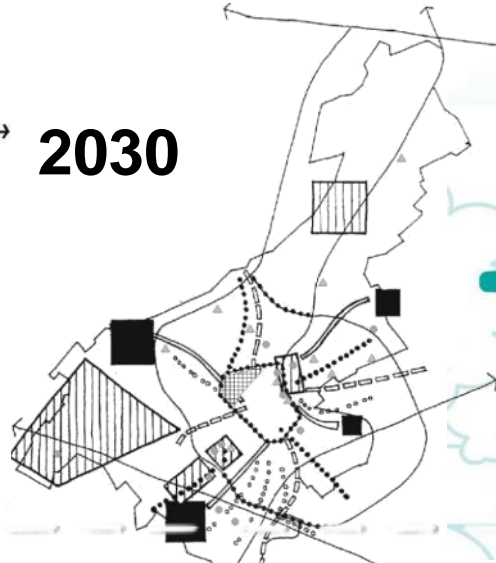
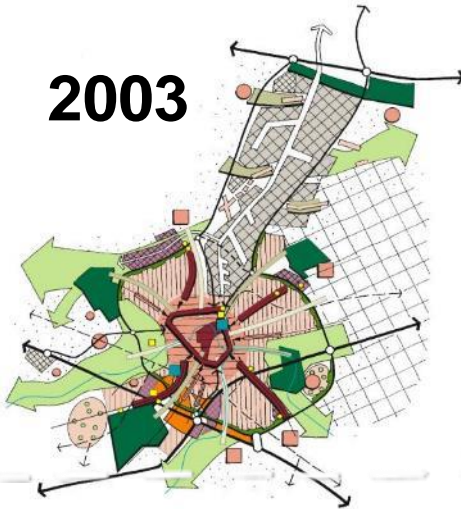
City of: culture & arts -shopping -students -knowledge -congress -port -living -multiculture -



TRANSITION INTO...

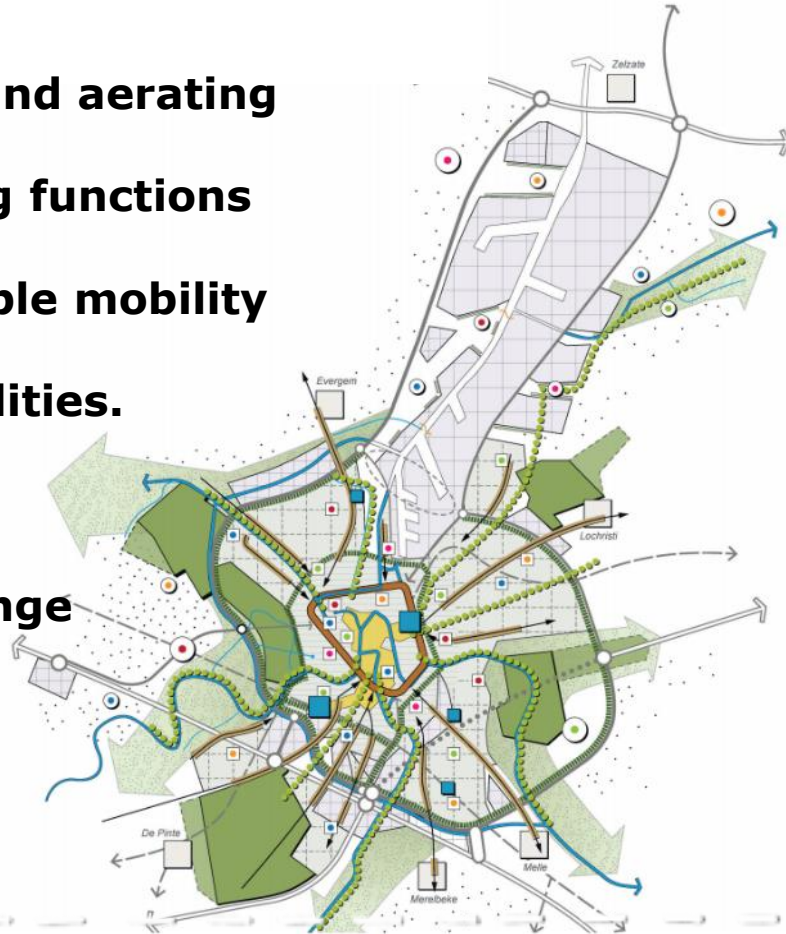
a most liveable city of Belgium by:

- A strong tradition of strategic urban planning
- An innovative, city centered design of the Spatial Structural Vision 2030
- Small scale 'acupuncture' interventions
- Discovering and re-using the water-backbone

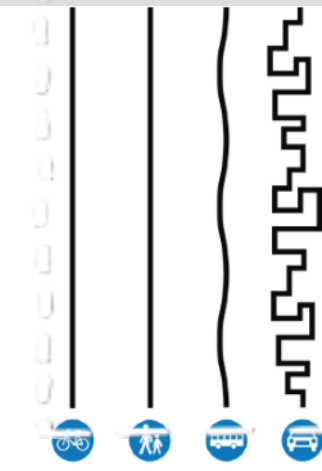
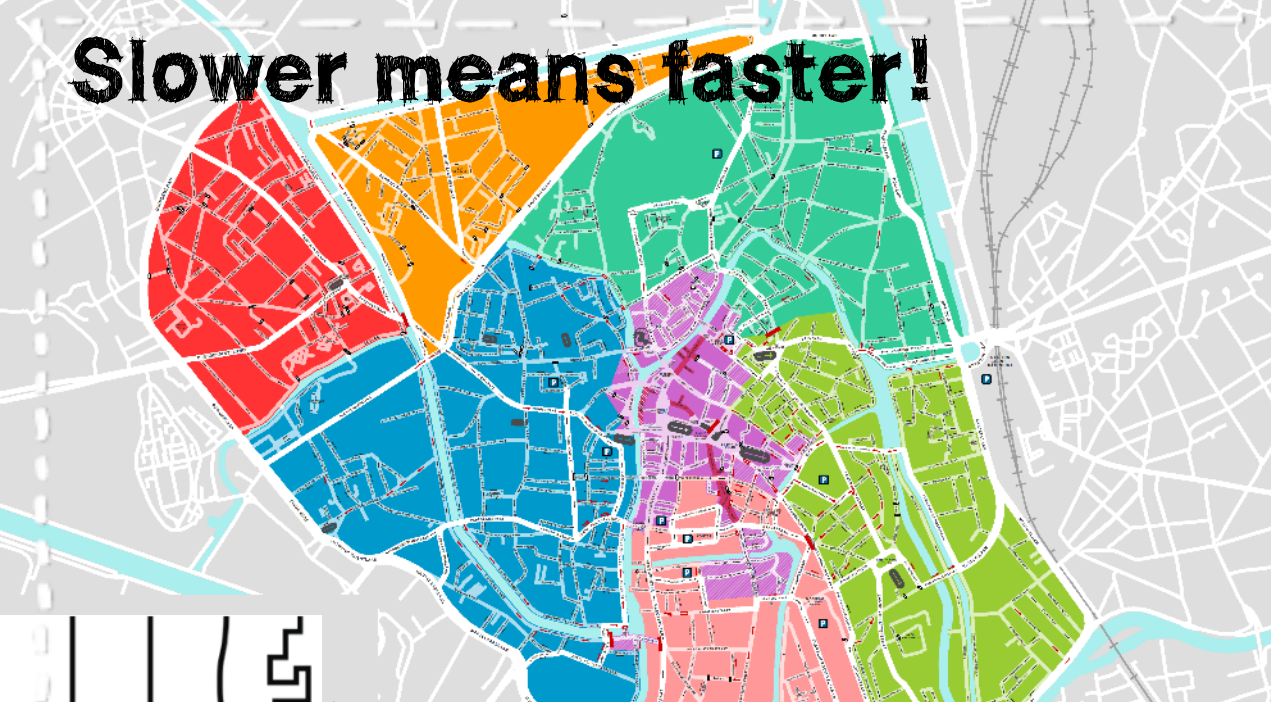


Spatial Structural Vision 2030

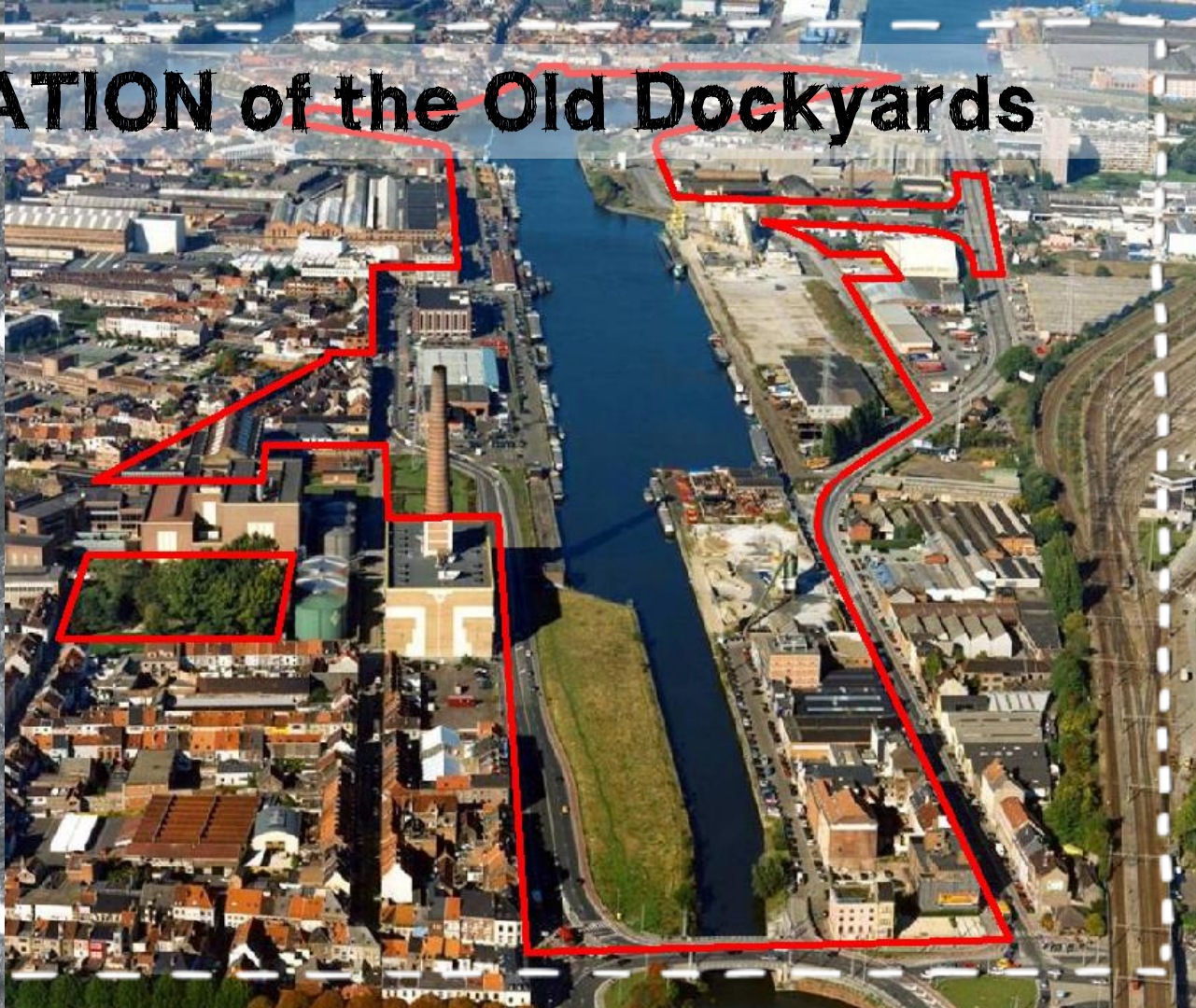
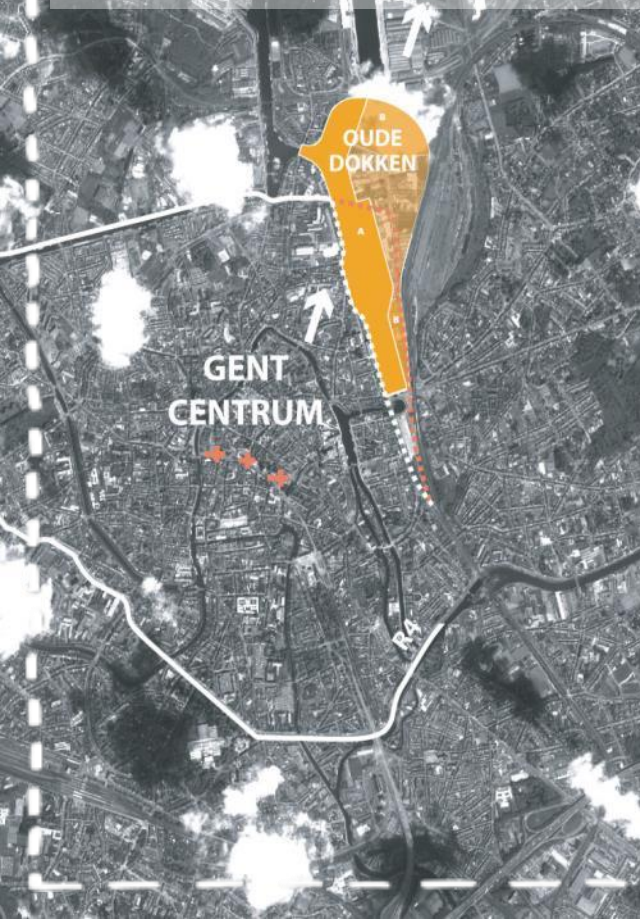
- **Smart densification and aerating**
- **Cleverly interweaving functions**
- **Stimulating sustainable mobility**
- **Green and water facilities.**
- **The human focus**
- **The liveability challenge**



Slower means faster!



REVITALISATION of the Old Dockyards



MASTERPLAN OLD DOCKYARDS 2004

Office for Metropolitan Architecture (OMA)



Concept : *Satey - model*

1.200 houses
Social housing (20%)
Affordable housing (20%)
Free market housing (60%)
Students houses

Offices, school, high education,
kinder garden,
sport hall, shops, ...

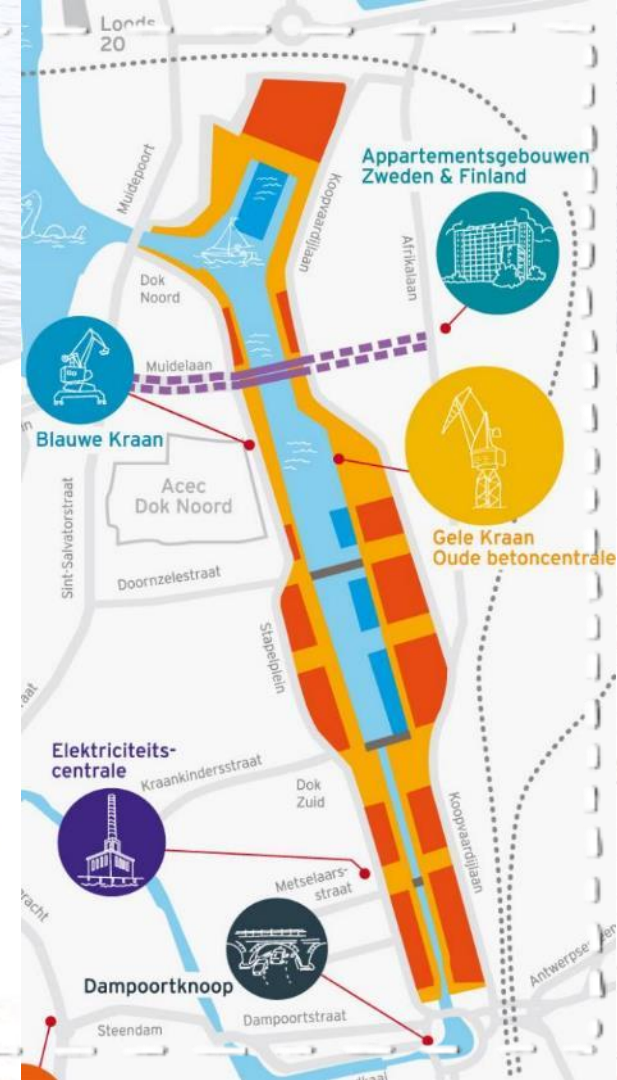
New inhabitants: **ca 3000**

Docks: **ca 13 ha**

Area: **ca 16,5 ha:**

Recreation zone: **ca 10 ha**

Terrain: **ca 6,5 ha**



From Master planning to realization?



Public- Public Partnership

To increase mobility and livability:

- The new city ring road
- Pedestrian and bicycle bridges (2)
- Renovation of the unstable quays walls (2 km)
- Realization of the docks promenade (4 km)
- Creation of new parks (6 ha)
- Brownfieldsite- decontamination vs urban planning



Batavia and Matadi bridges

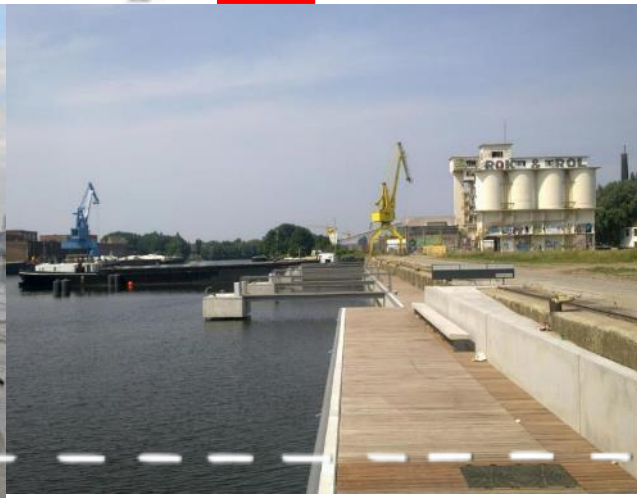
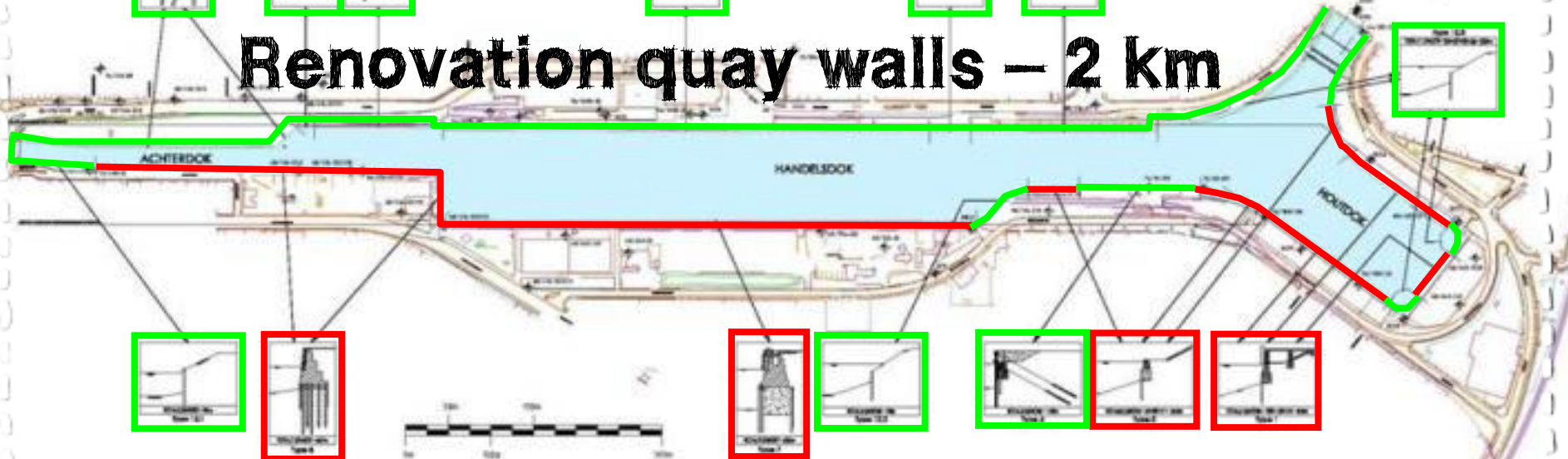


Public spaces – 24 ha

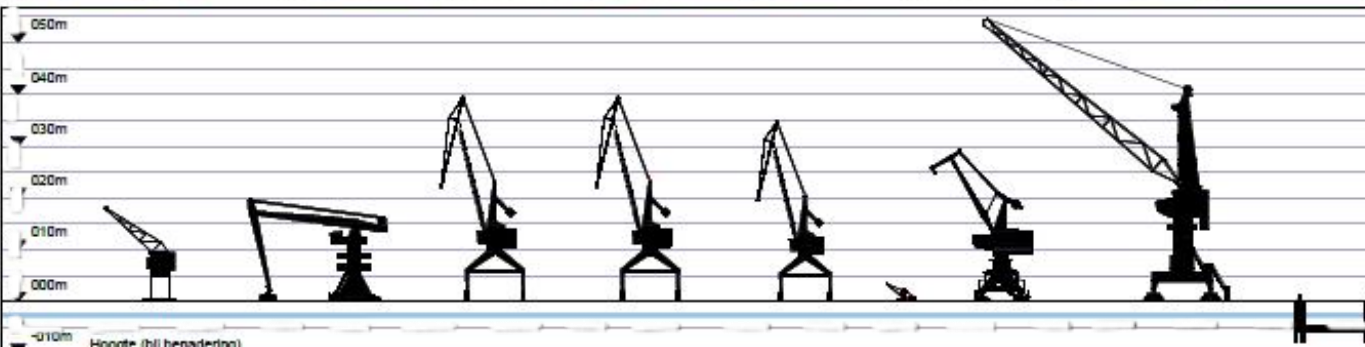
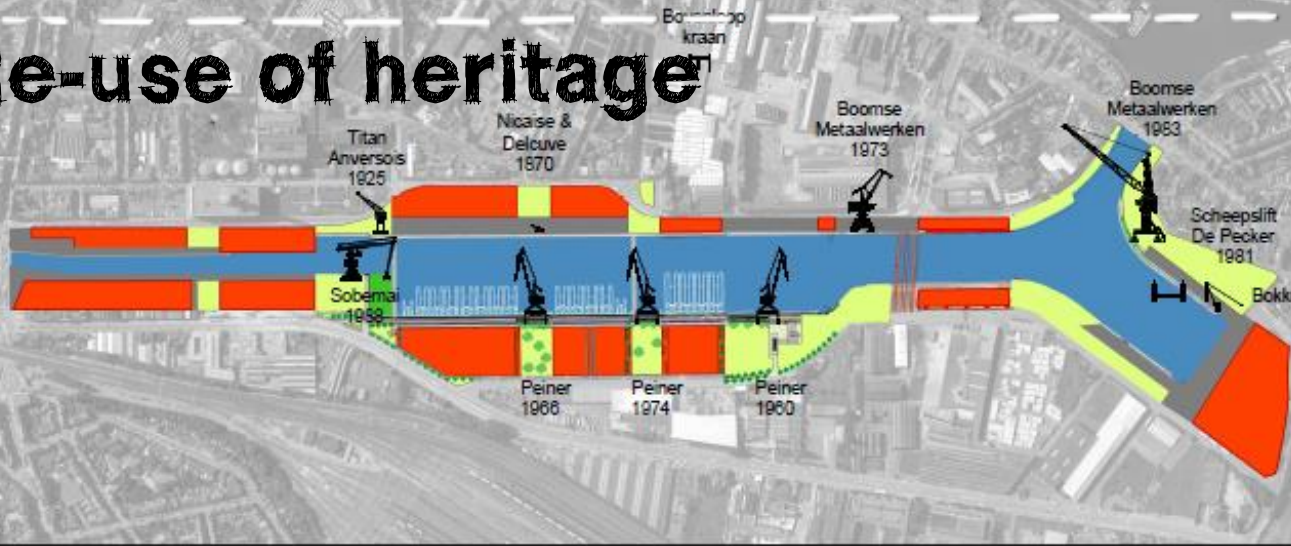
Surface area of 3 neighborhood parks, residential green areas, quay promenades and docks



Renovation quay walls – 2 km



Re-use of heritage

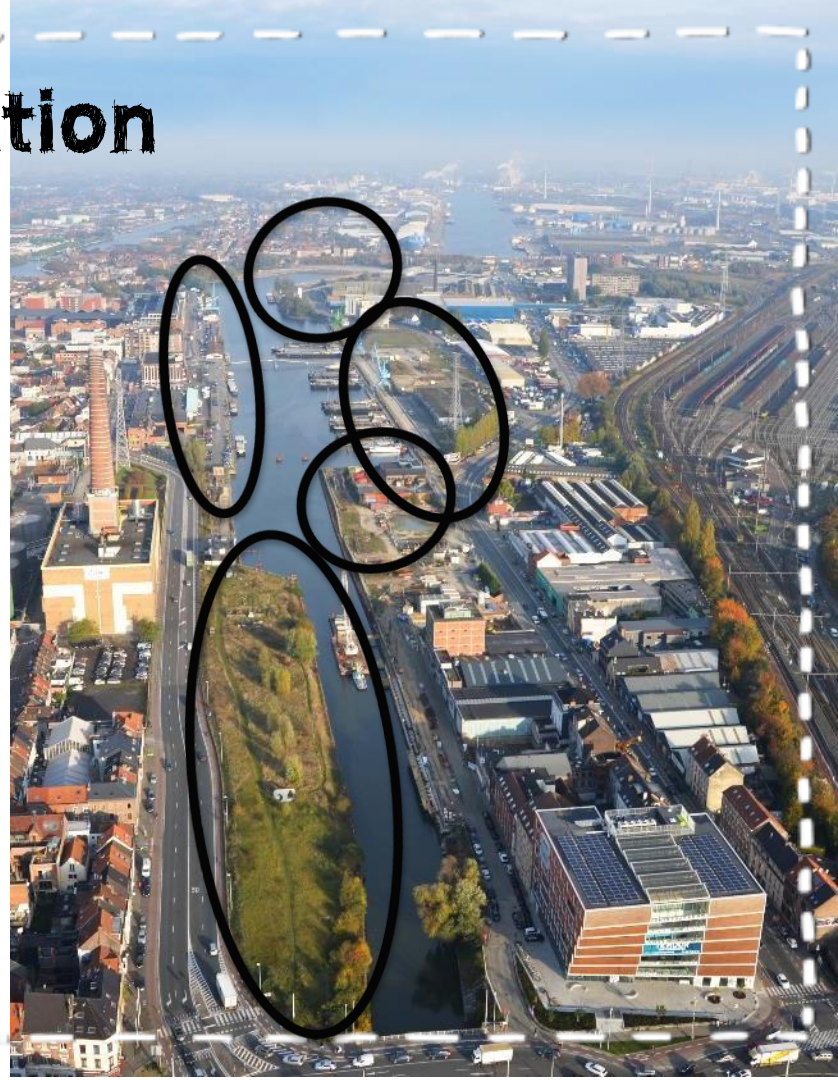


Temporary use = co-creation

Pending the development,
we offer film, exhibitions, theatre,
sports... for the neighbourhood and for
Ghent's inhabitants:

- DOKvzw (2011)
- GRINDBAKKEN (2012)
- SMOKE& DUST (2013)
- KANGROEN (2013)
- BAR BRICOLAGE
- SKATERS

> **The Old Dockyards already
become a part of the city!**





DOK



Gravel pits as public space

Before



After



Waterfront: a dream for a developer or for the citizen?

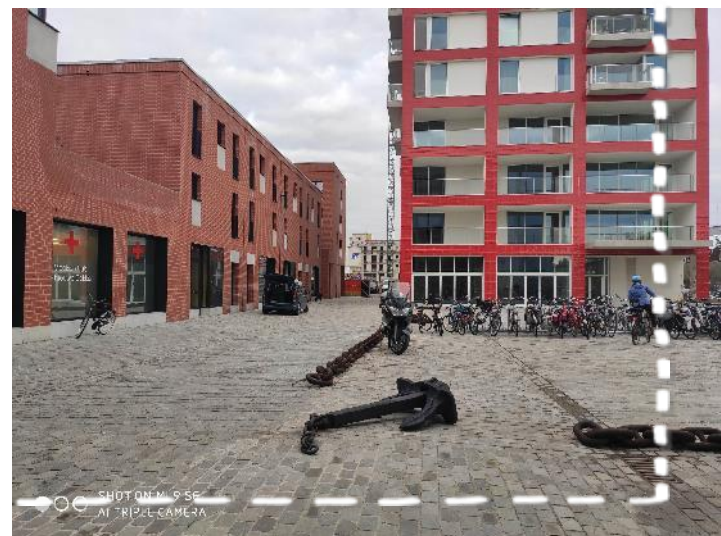
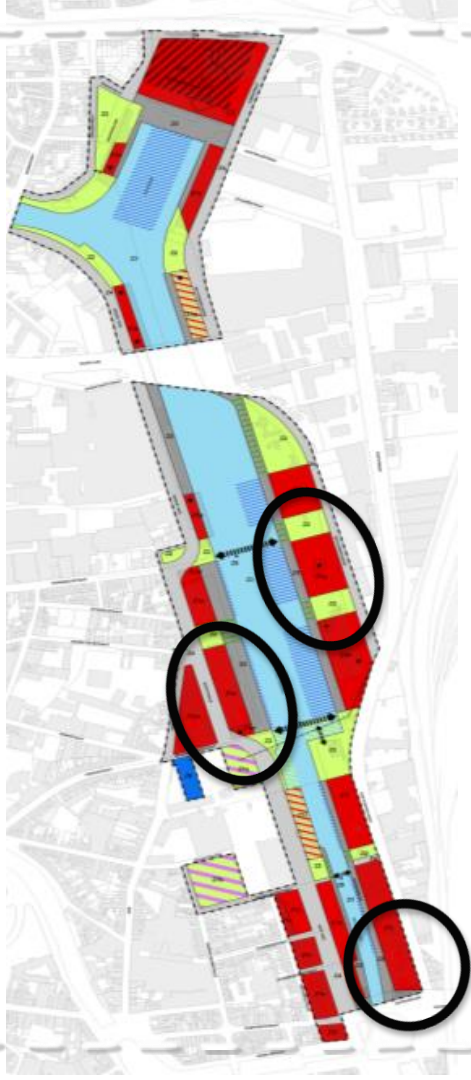
Realization in phases – different competitions – slow urbanism

PHASE 1: to find the right partner (multidisciplinary team) based on his vision, experience, financial strength, ...

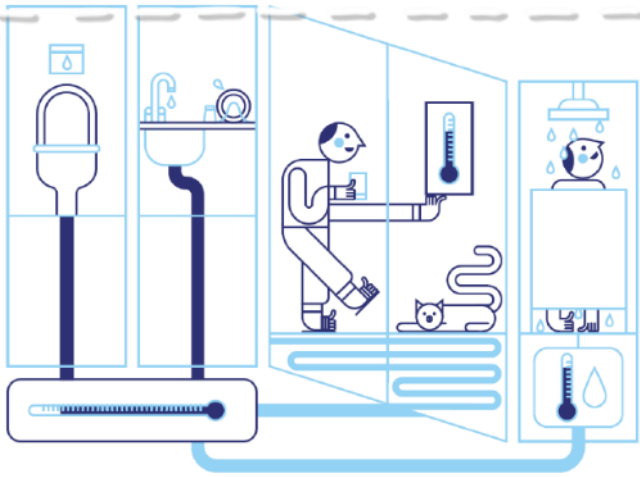
PHASE 2: to find suitable project with the best ambitions

PHASE 3: to sign PPP-contract on the basis of negotiations





Synergy between the energy and re-use of the water



Synergy between new buildings and decontamination

Nieuwe Gentse stadswijk verrijst uit Oude Dokken

Op de plek waar de behandeling van treinbussen meer dan een eeuw geleden leidde tot een bodemvervuiling, verrijst straks een gloednieuwe stadswijk. Het woon- en leefproject De Nieuwe Dokken, wordt een van de eerste realisaties rondom de dokken. Met 400 woningen, parken, een school en een crèche en 100 % groene energie en warmte.



2 hectare
nieuwe ruimte



tot 5 meter diep
uitgraven vervuilde grond



32 500 ton
afvoer vervuilde grond

SAMEN MAKEN WE
MORGEN MOOIER

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Vlaanderen
is bodembewust

Haal meer uit
vervuilde grond

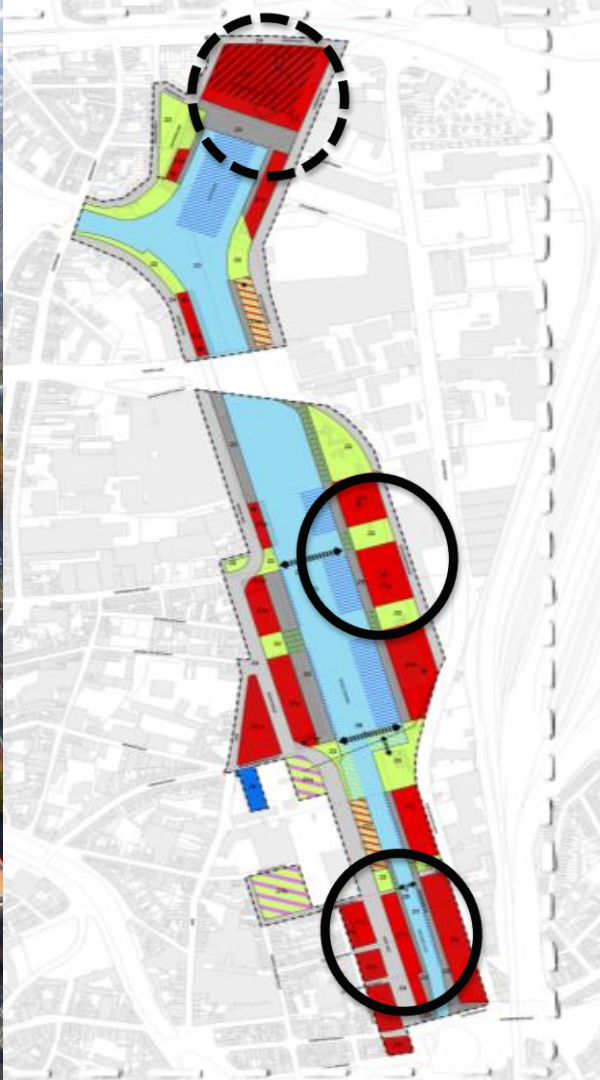


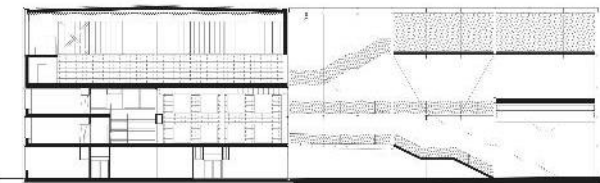
Old Docs – new schools !

Melopee – primary school and nursery (5,000 m²)

Campus Artevelde University College – 3000 students and ca. 150 students homes (25,000 m²)

3th school is possible if needed





SECTION 1-1



Melopee





artevelde
hogeschool

gent:

sogent
GERTY GENT VORM



Europese Unie
Europe's First and Regional Development



EFRO
Europa investeert,
Vlaanderen groeit.

