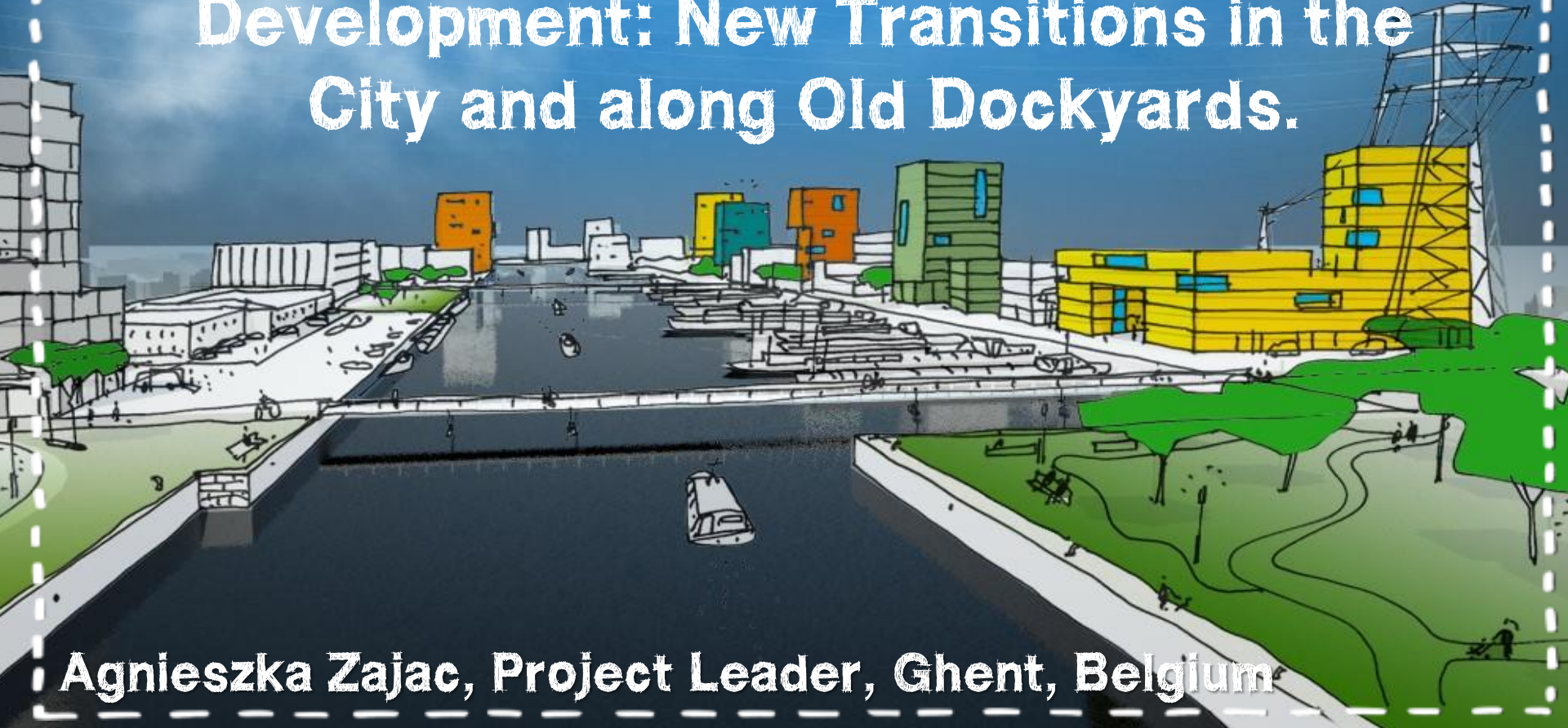
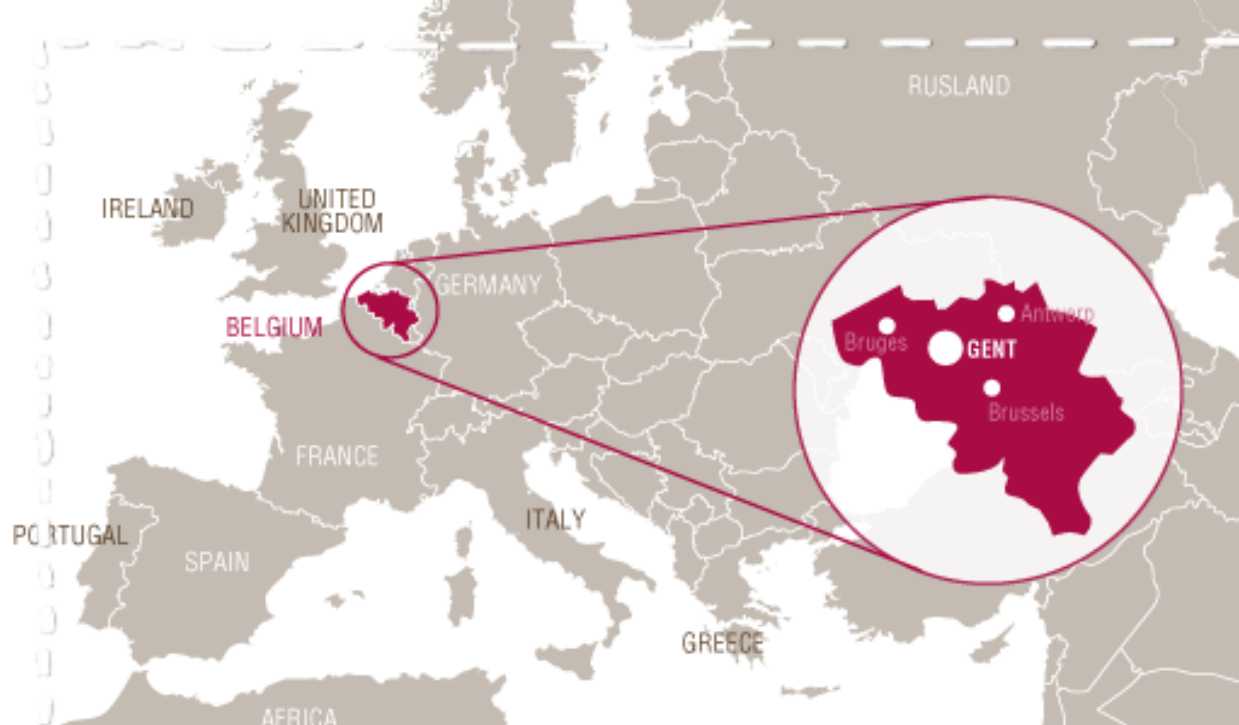


Ghent, Innovative Strategic Urban Development: New Transitions in the City and along Old Dockyards.



Agnieszka Zajac, Project Leader, Ghent, Belgium



Ghent - Facts

- Surface area 15.643 ha incl Ghent Canal
- 259.281 inhabitants (2017)
- Appr. 500.000 inhabitants metropolitan area
- Over 75.000 students
- 189.123 jobs (2016)
- job ratio 117,7 %

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



HOW DO WE GROW WISELY?

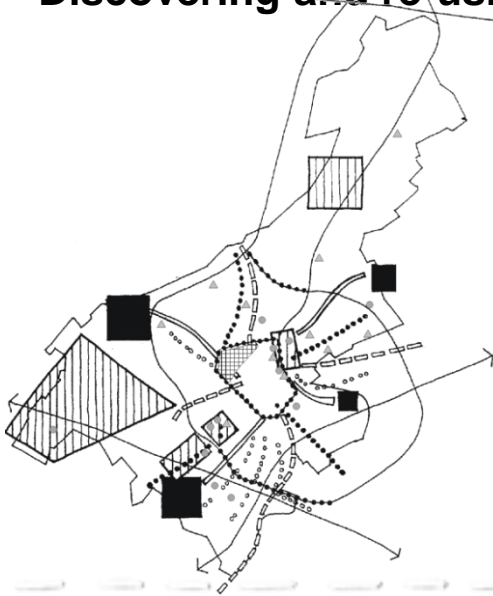
- **Smart densification and aerating:** doing more with the available space
- **Cleverly interweaving functions:** we create proximity and microcentrality
- **Stimulating sustainable mobility:** a network for pedestrians/cyclists
- **Green and water facilities**
- **The human focus**



TRANSITION INTO...

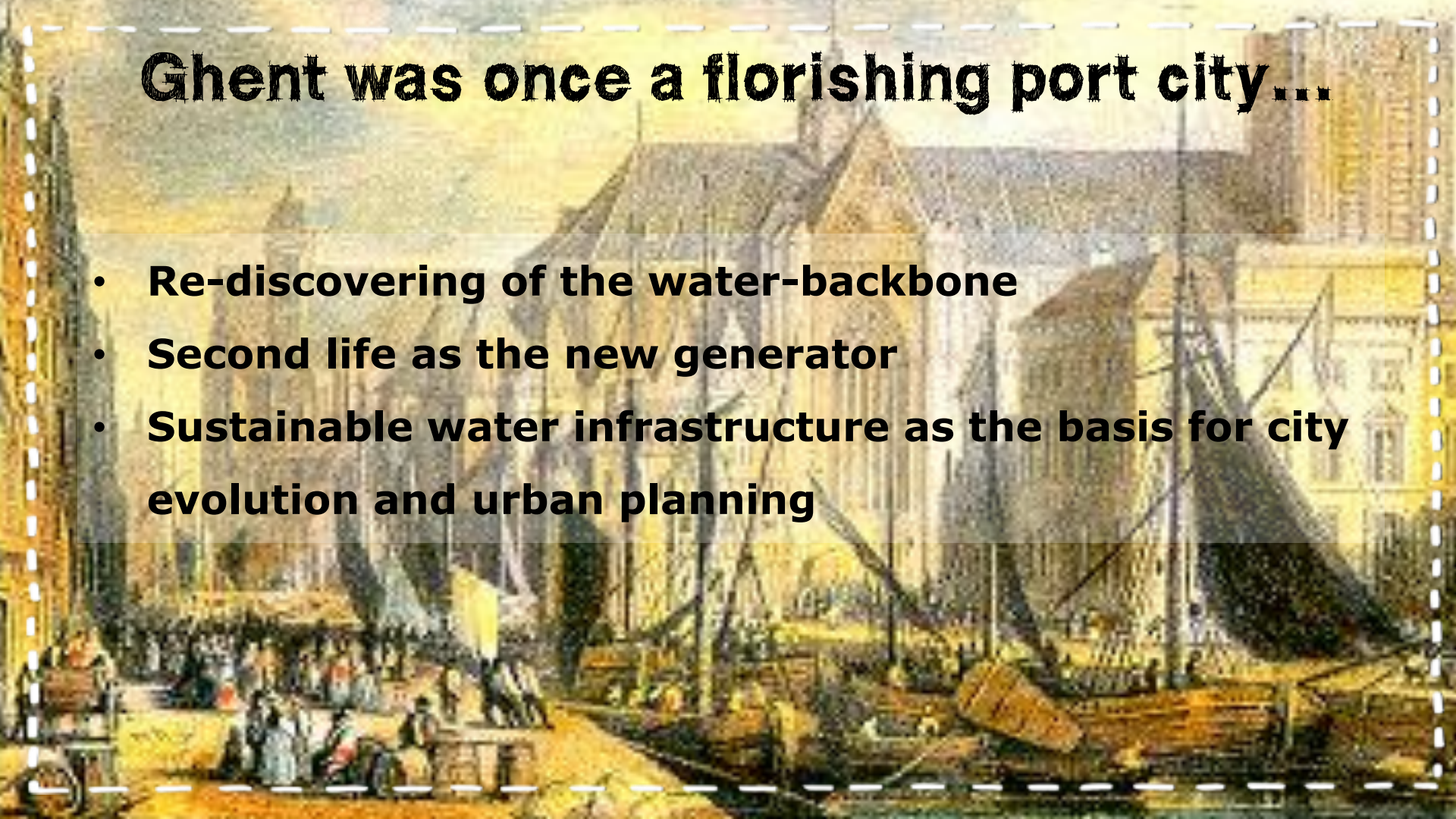
a most liveable city of Belgium by:

- 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

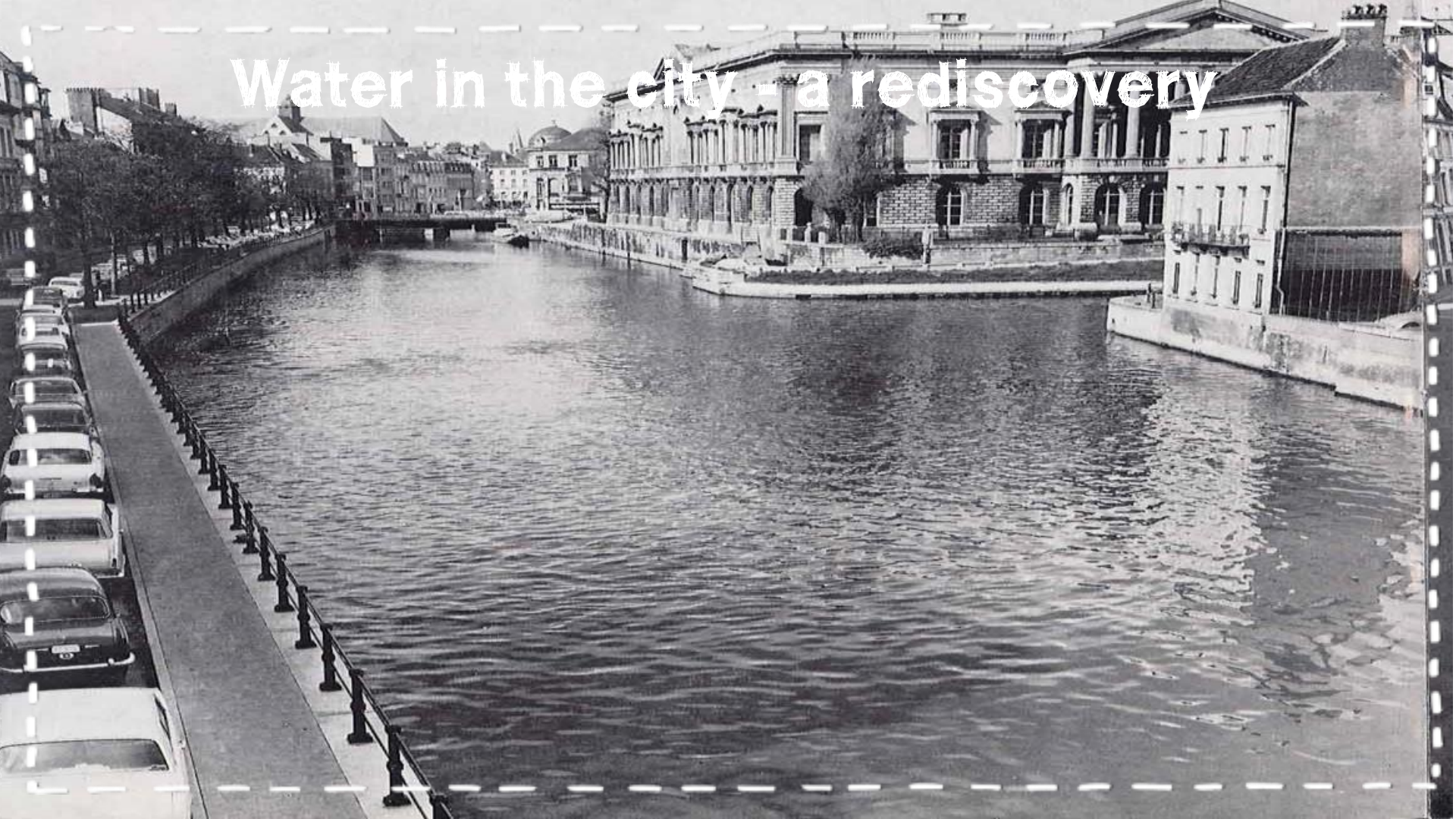


Ghent was once a flourishing port city...

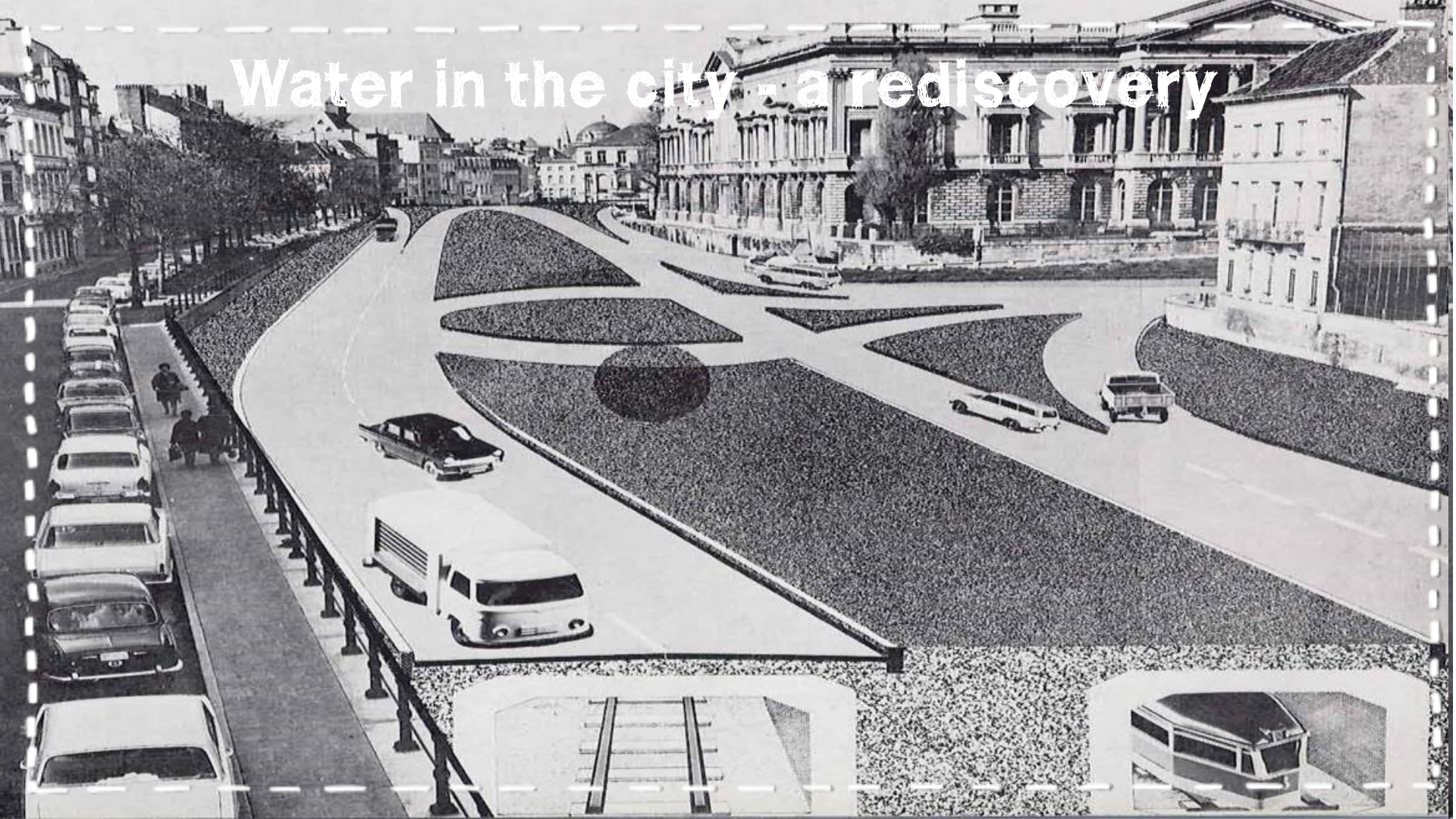
- **Re-discovering of the water-backbone**
- **Second life as the new generator**
- **Sustainable water infrastructure as the basis for city evolution and urban planning**



Water in the city - a rediscovery



Water in the city - a rediscovery



Water in the city - a rediscovery



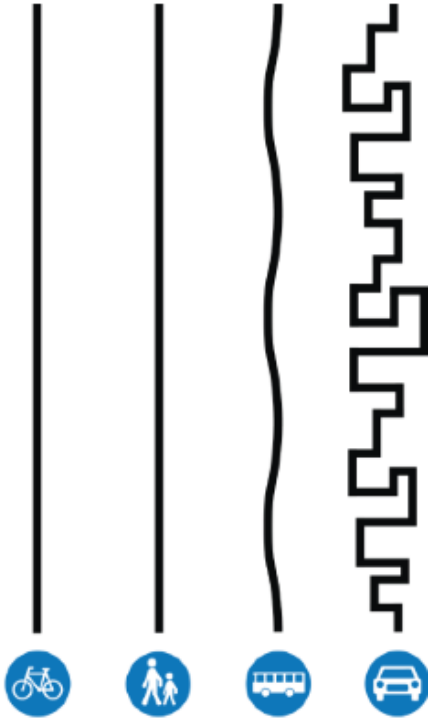
Water in the city - a rediscovery



Water in the city - a rediscovery



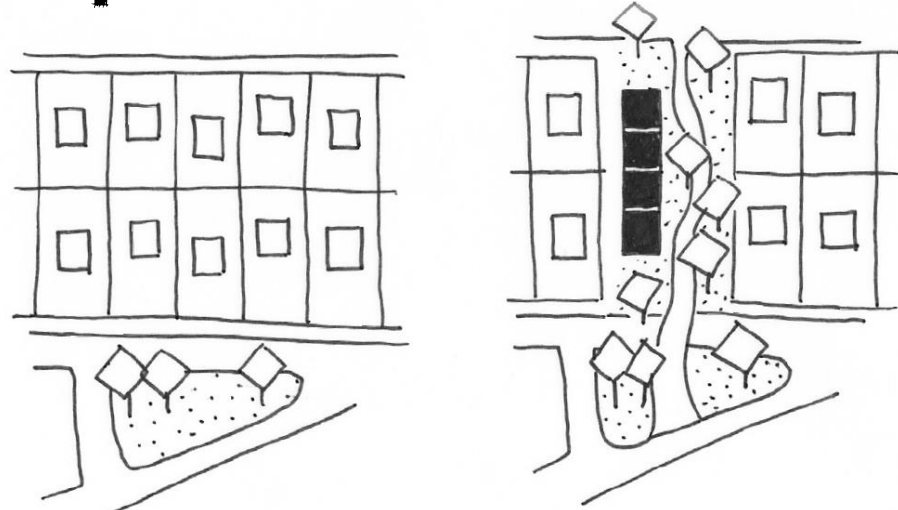
Slower means faster!



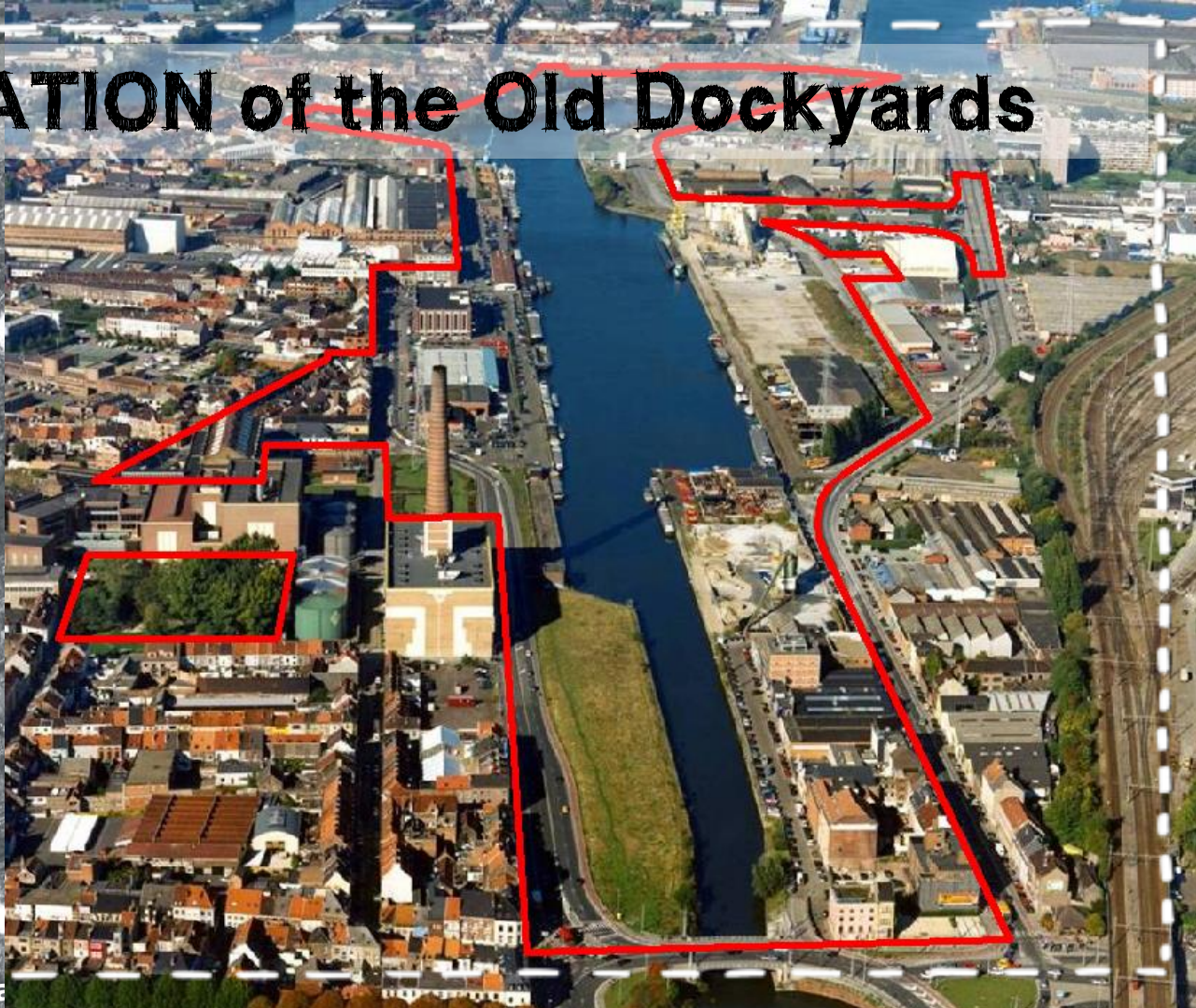
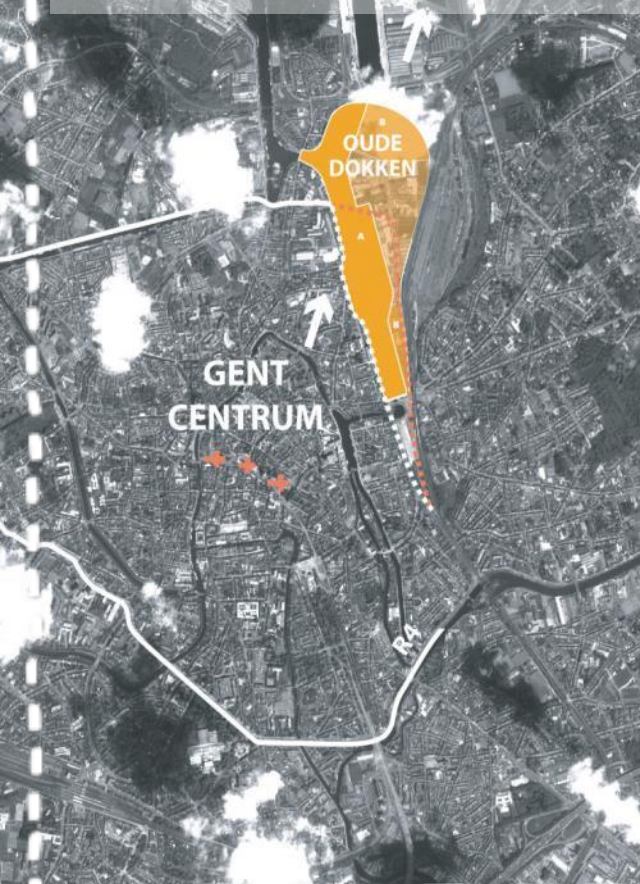
51 ha !!!



Acupuncture interventions



REVITALISATION of the Old Dockyards



MASTERPLAN OLD DOCKYARDS 2004

Office for Metropolitan Architecture (OMA)



Concept : *Satey - model*

1.500 houses
Social housing (20%)
Affordable housing (20%)
Free market housing (60%)

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

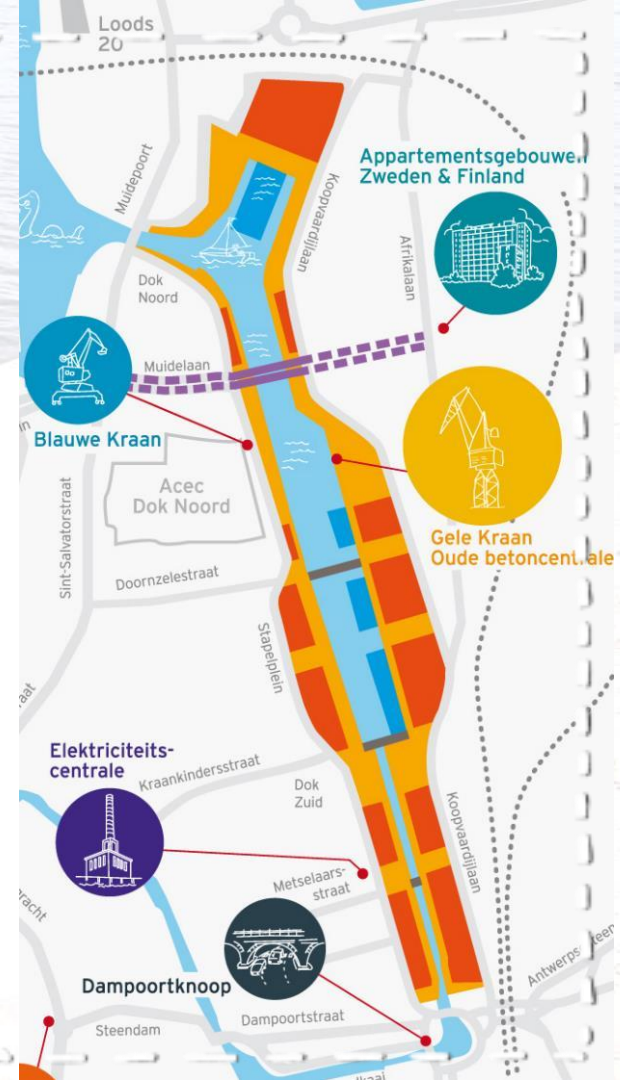
New inhabitants: **ca 3000**

Docks: **ca 13 ha**

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

Recreation zone: **ca 10 ha**

Terrain: **ca 6,5 ha**



Public Public Partnerships



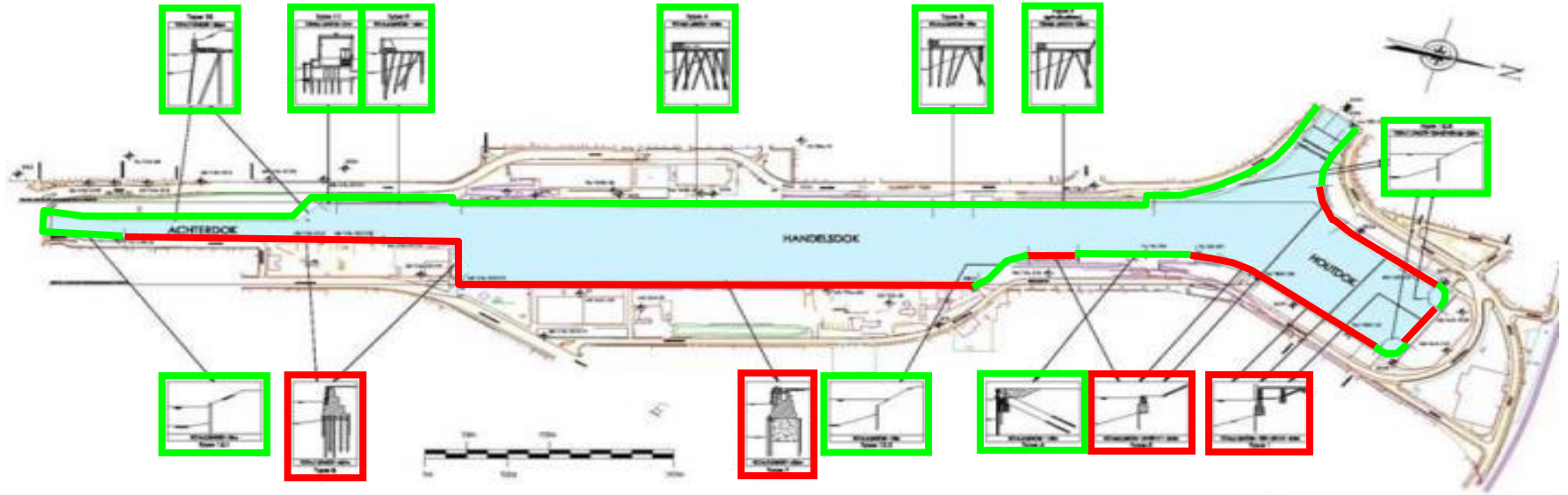
To increase mobility and livability:

- **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



5 km of quay walls - urgent renovation

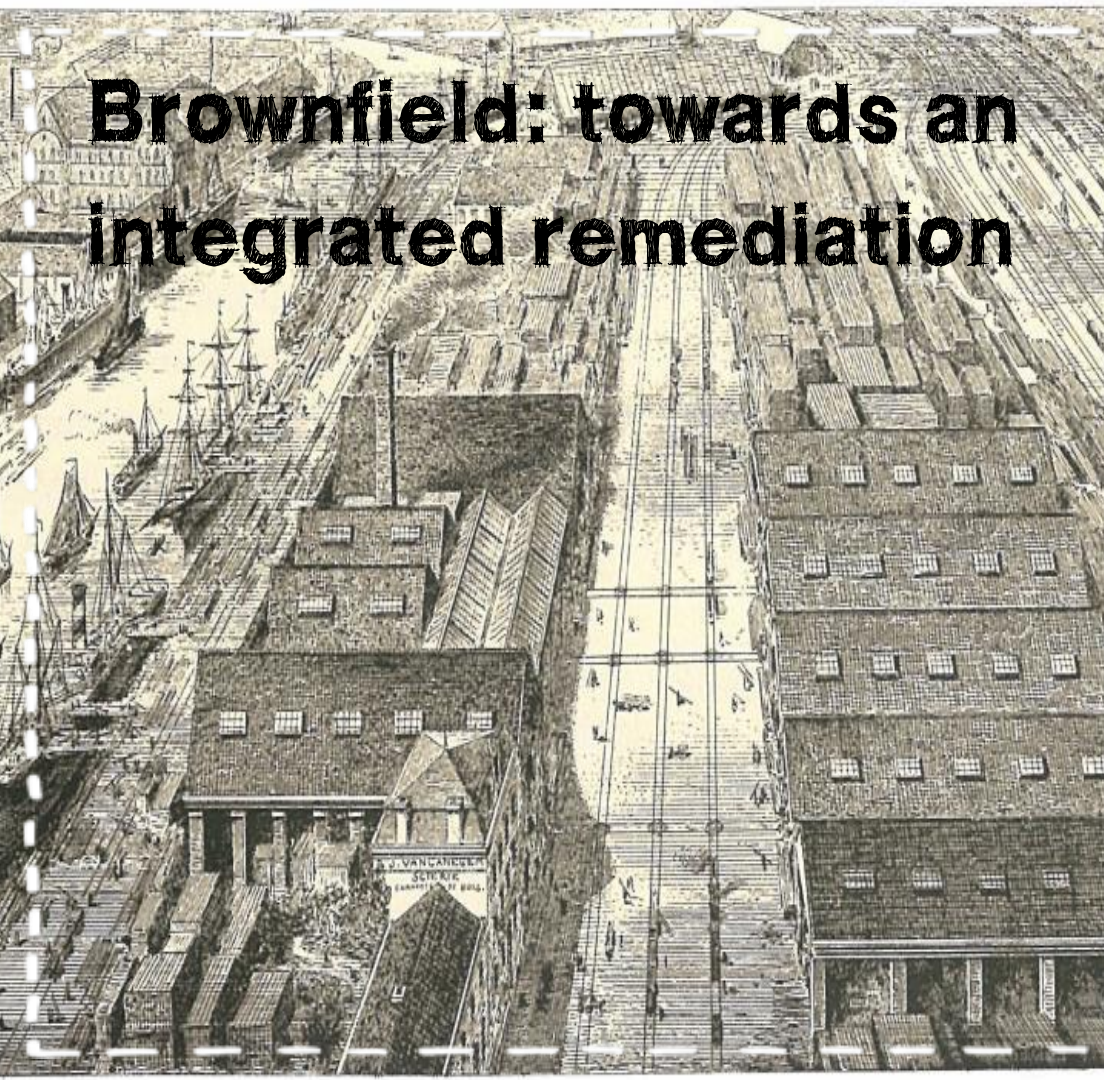


Public spaces – 24 ha

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

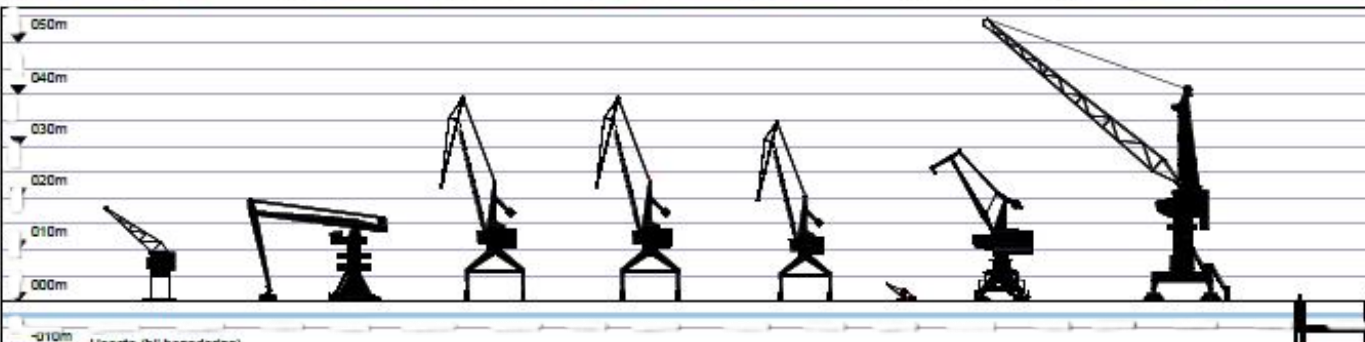
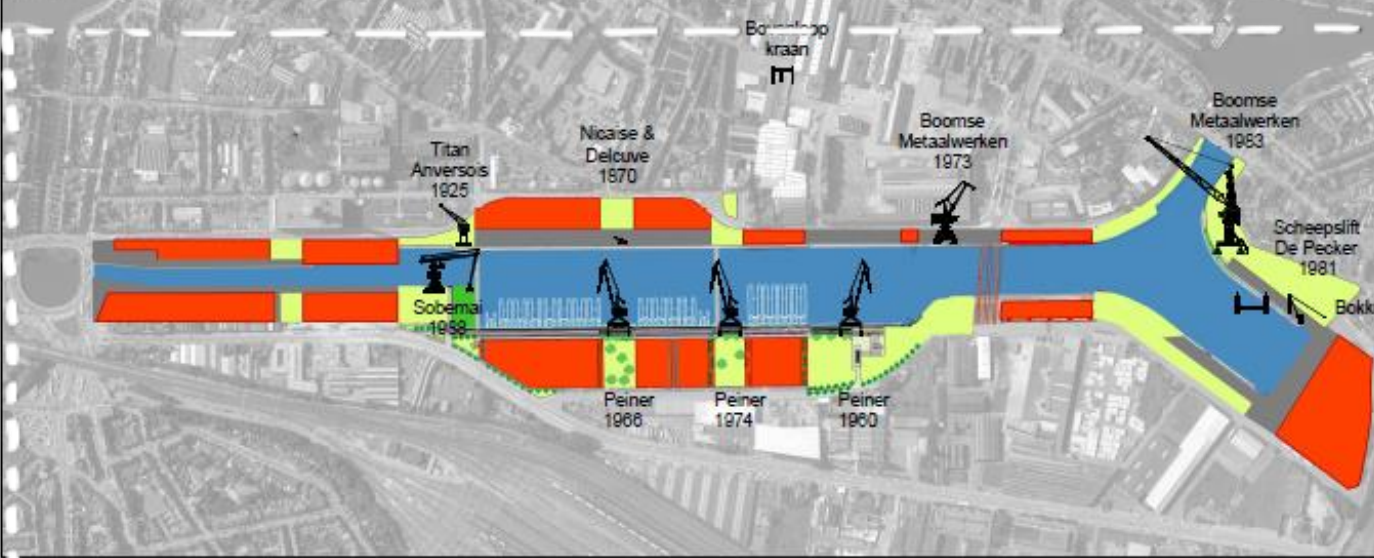


Brownfield: towards an integrated remediation



Re-use of heritage



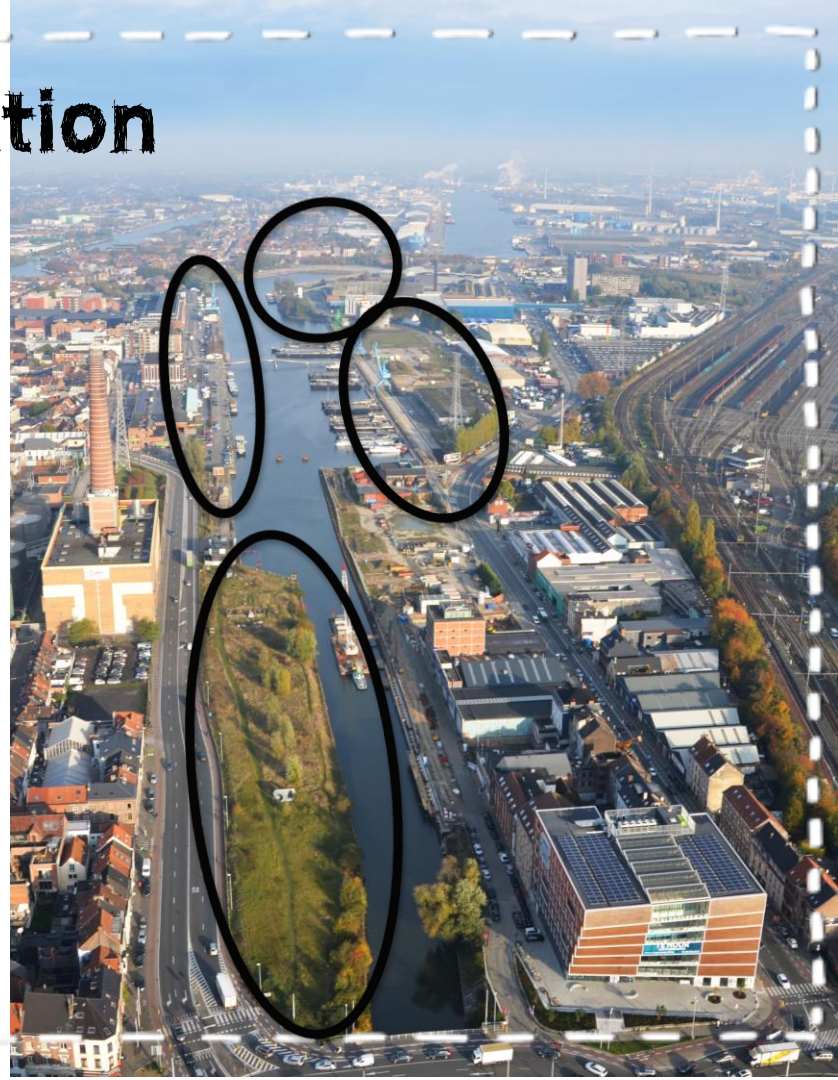


Temporary use = co-creation

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)**

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





DOK



Gravel pits as public space

Before

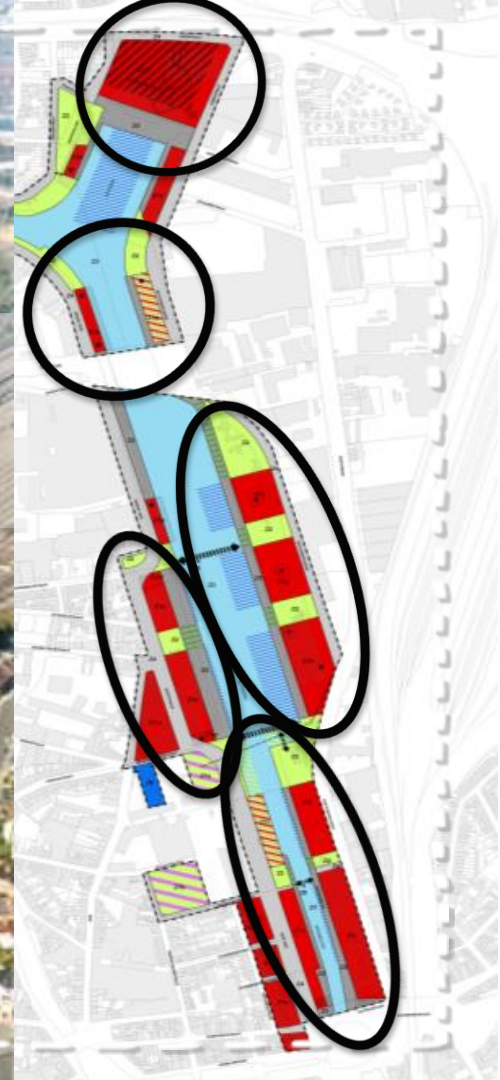


After



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

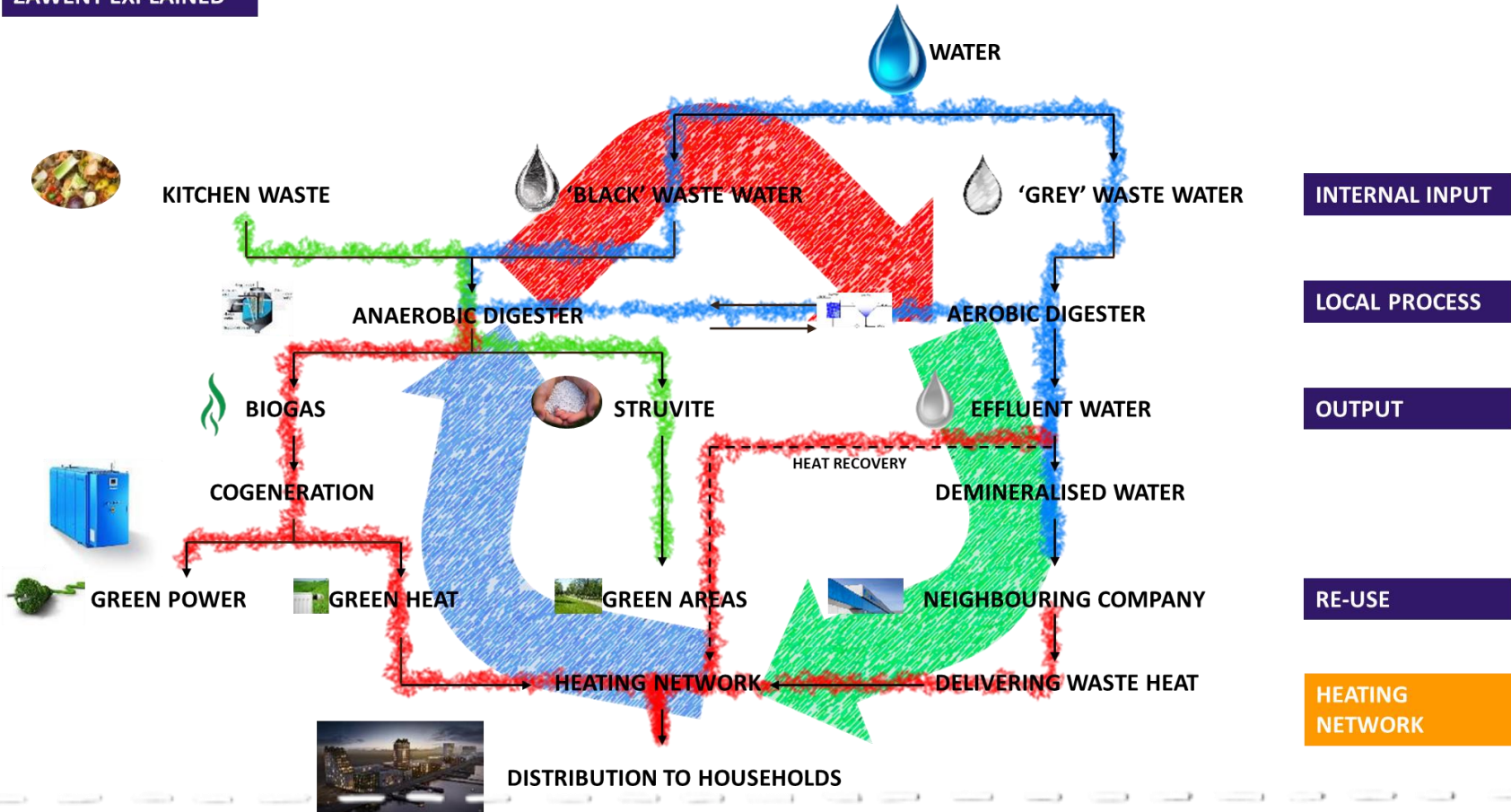
**Realization in phases - Search for support -
Slow urbanism - urban planning for people?**





Synergy between the energy and re-use of the water

ZAWENT EXPLAINED





© Schipperskaai Development cvba





What's turning smart cities into emotional cities?

Dare to leave a white space, without a decision, without a destination, without a vision but as an open space and an open mind for an experiment and unknown !



STUDENTS 4 CLIMATE

Conclusions and Lessons Learned

- *Complexity / time / financial crisis => friends?*
- *The perfect equilibrium between the urban planning and the economical reality ?*
- *Participation and co-creation?*
- *Courage + Dream => Sustainability?*

www.oudedokken.be

