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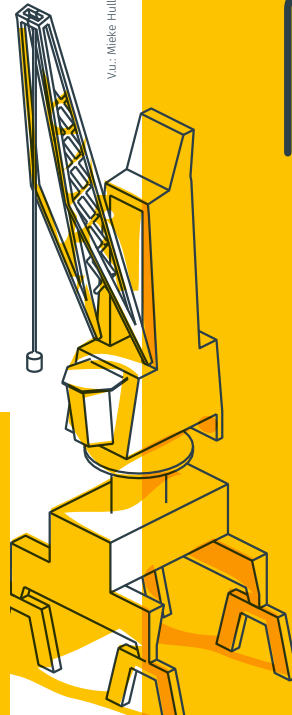
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# WALKING & CYCLINGS ROUTES OLD DOCKYARDS

This is a publication of the City of Ghent in collaboration with sogent.

Do you have questions or suggestions, please contact us via [oudedokken@stad.gent](mailto:oudedokken@stad.gent).



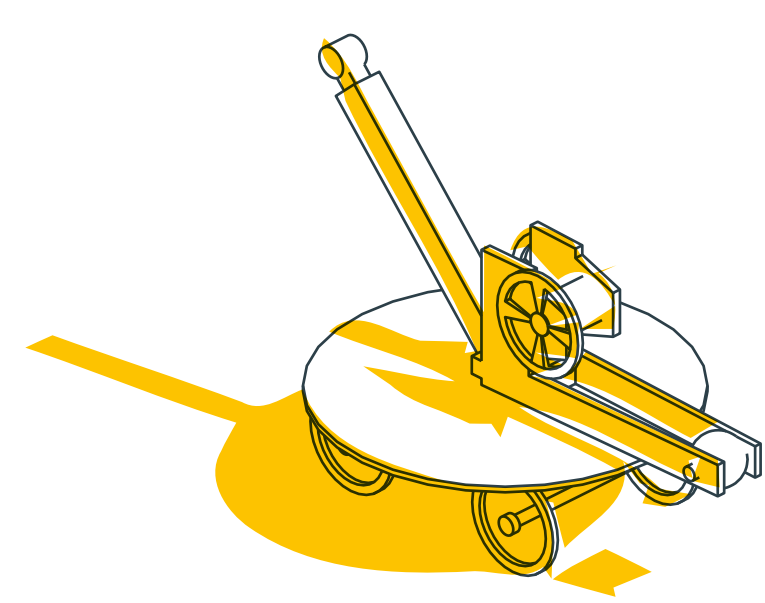
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# DISCOVER THE OLD DOCKYARDS WITH THESE WALKING & CYCLING ROUTES

De Old Dockyards is an urban renewal project located around the Houtdok, Achterdok and Handelsdok.

Where there used to be a harbour industry, a brand-new district is being built. Since 2004, de Old Dockyards are in full transition, you can see the area transform in front of your eyes. This route shows what has already happened, what is currently being constructed and what is yet to come. The works in the Old Dockyards are not yet finalised but you can already enjoy the maritime atmosphere and stroll around the newly developed promenades. And this, at only 15 minutes from the city centre of Ghent.





## WALKING & CYCLING ROUTE

With this walking and cycling route you can explore the project area of the Old Dockyards. This area is still under development which means that some parts are finished and are therefore in good condition, other areas are still under construction at the moment.

This walking and cycling route is approximately 5 km long, but halfway through you can choose to take a shortcut by crossing the Batavia Bridge. Follow the numbers on the map and you will return to the starting point.

We start at the Oktrooiplein, just nearby the Zwaaiikom on the Dampoort. The **Quantum Building (1)**, a sustainable office building, has been there since the end of 2015. This was the first private construction project as part of the Old Dockyards project. The building was designed by the Ghent architectural firm evr-Architecten, commissioned by the Ghent urban development company sogent and project developer Alides. Feel free to enter the hall on the ground floor it gives you a spectacular view inside the building.



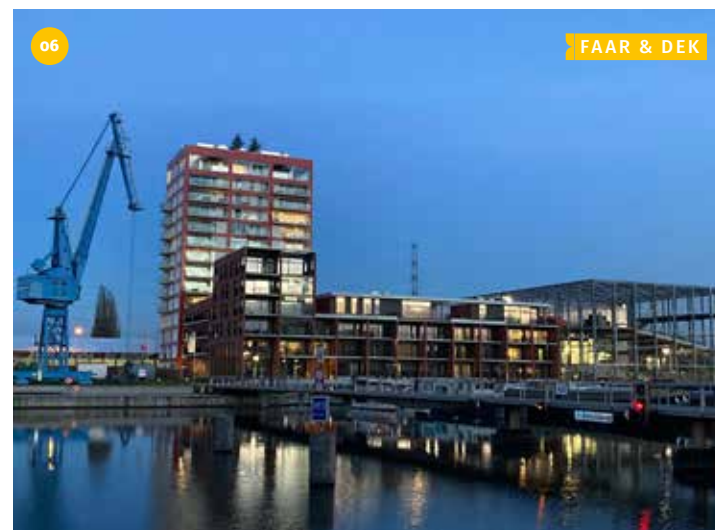
Walk along the traffic-free **Kleindokkaai (2)** further along the water towards the Batavia Bridge. Along the way, you can see that the old train tracks and turning circles on the northern part of Kleindokkaai were preserved, this to preserve the maritime character of the quay. At the head of Kleindokkaai you can see the Sobemai crane, it will later be equipped with a viewing platform. A neighbourhood park will eventually be created at this site.

Now step on towards the traffic-free **Schipperskaai (3)**. To further improve accessibility to the docks, Vlaamse Waterweg together with sogent will soon build a second walking and cycling bridge here, namely the **Matadi Bridge (4)**. The Matadi Bridge will look similar to the Batavia Bridge and will provide a smooth crossing from Dok-Zuid/Stapelplein to the Schipperskaai and Kleindokkaai. But so now we are on the Schipperskaai.

Most of the quay, which connects to the water, was designed as a traffic-free promenade for walkers and cyclists. A slightly higher part of the quay connects to the future buildings, the new construction project 'De Nieuwe Dokken'. Both parts of the quay will be separated by a seating wall. At the level of the green zones, the quay will have a greener character.



A site such as the Old Dockyards requires attractive green zones where residents, visitors, etc. can find a place to enjoy the peace and quiet. What immediately catches the eye along the Schipperskaai is the city building **Melopee (5)**, which contains a nursery, an out-of-school childcare, a primary school and a neighbourhood sports hall. The building consists of 5 floors, with a total height of 21 meters. In the smart design, there are parts of the building that are open and connected to the neighbourhood. It has a steel outdoor room containing



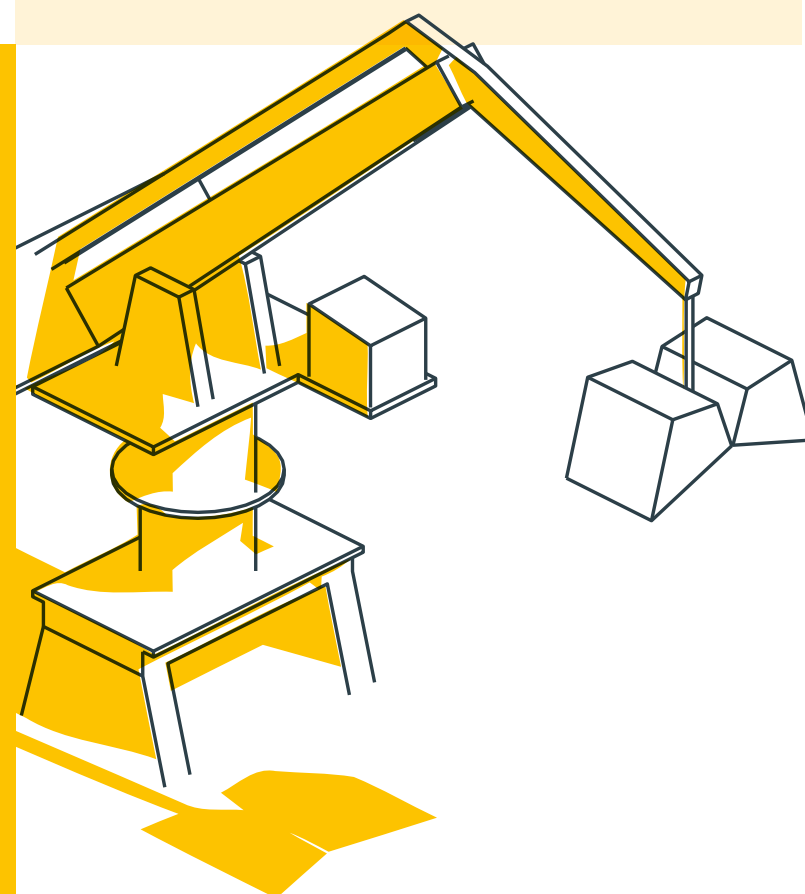
toys and a sports cage. The primary school can accommodate 96 pre-schoolers and 144 primary school students. There are 56 places for out-of-school care. The nursery can accommodate 28 children. Next to the city building is the new construction project 'De Nieuwe Dokken'. In time, 400 new apartments and houses will be built here, spread over 3 building fields. Of which the first 2 buildings are named **Faar and Dek (6)**, good for 68 apartments and 10 shops, which have already been completed. The first residents have been living there since the spring of 2020. On the Northern field, where there used to be concrete plant, Schipperkaai Development is now building the Pergola and Bijoux buildings and the Dubbeluope cohousing project. And along the Koopvaardijlaan there will be social rental homes in the 'Koopvaarders' building and another 10 ground-level homes on the quay houses called 'Dames en Heren' 'Ladies and Gentlemen'. At this location, a neighbourhood park is also foreseen. At a later stage, in the Southern part, where the temporary DOK used to be, another **200 homes will be built (7)**.

**From here you have the choice: You can either cross the Batavia Bridge and then follow the direction number (15) and follow the smaller route of about 2 km. Or you can walk further along the Schipperkaai and follow the long route of about 5 km. In the latter case, continue reading and go to number 9.**



At the end of the Schipperskaai you enter the Koopvaardijlaan. In 2025, the **Verapaz Bridge (9)** will be built here. This bridge will connect the Muidelaan across the water with the Afrikalaan. When the bridge is ready, the small city ring will run via the Afrikalaan to the Dampoort. Continue walking along the Koopvaardijlaan until you see the **Kapitein Zeppospark (10)** on your left hand side, where you can continue walking on the promenade around the Houtdok. Around the entire water surface of the docks is a five kilometre **quay wall (11)**. A technical study showed that a significant part, especially on the east side of the water, was in need of repair. The Ghent urban development company sogent, ERDF and the Vlaamse Waterweg nv were responsible for the renovation of these walls. The historic quay walls at the Houtdok have been given a major upgrade. Around the dock, 2 rows of brick arches, of which previously only the first row was visible, have been repaired. The space between the two rows has been laid out as an open gallery.

The Kapitein Zeppospark has been open for use since January 2020. There is room to walk, play sports, meet and play. The park has a maritime atmosphere. Original elements have been retained and enhanced as much as possible. For example, there is an old harbor crane on the west bank of the park. This is exactly where such crane formerly used to be. This crane is a beacon and viewpoint at the same time. It is also the highest in the crane landscape on the Old Dockyards. In the summer you can relax in **Bar Bricolage (12)**, this temporary use is a green oasis with a small beach in the urban wilderness of Ghent.

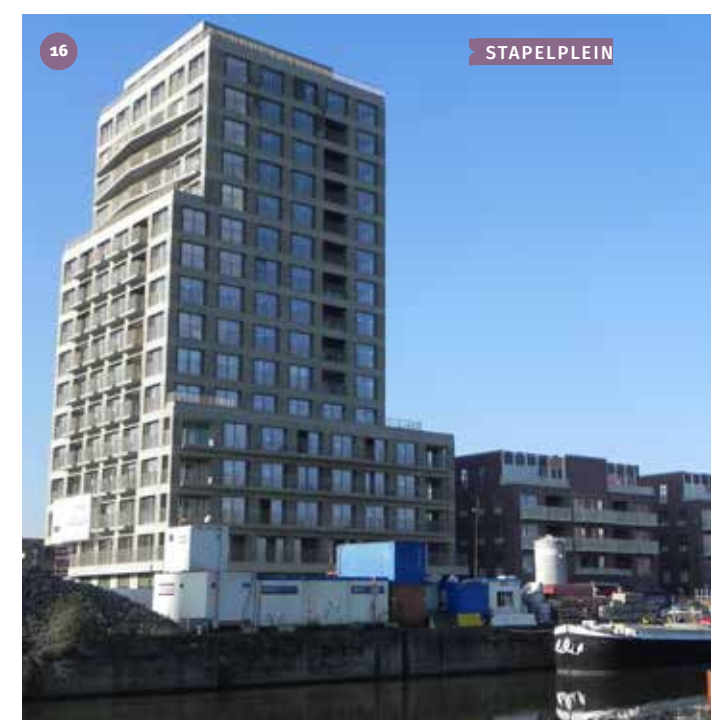


Then continue your walk past the large harbor crane and across the Muidebrug in the direction of Dok-Noord. There you will find the Dok-Noord shopping center on your right-hand side, where the ACEC factories used to be. On the other side you see the blue crane that is used as an office and is part of the Dok-Noord project.

When you walk further along the water, you can see the **grindbakken/gravel pits (13)**. Shortly after the Second World War, the City of Ghent built these concrete gravel bins to load sand and gravel from ships onto trucks using the blue crane. You can rent these gravel pits for events until the construction of the Verapaz Bridge. You can often also see graffiti artists going about their business here. A little further on, the Smoke & Dust collective is giving a new temporary use to the old factory building. They turned this place into an artistic project under the name '**Loods 019' (14)**. It currently hosts a screen printing workshop, an audio workshop and a wooden metal workshop.

If you now continue your walk along the water, you will arrive at the **Batavia Bridge (15)**. Did you know that the Batavia Bridge has a hydraulic system that makes the bridge go up and down while you walk or cycle on it?

So don't be alarmed if you hear a beeping sound, it means that the bridge will rise to allow the many tourist yachts and other vessels to pass. Feel free to continue walking or biking should it be the case. In the meantime, don't forget to enjoy the beautiful view over the water and the moored houseboats. The typical harbor cranes help determine the skyline of the area and reminds us not to forget the industrial past.



Nearby the **Stapelplein (16)**, you arrive at another new construction project, here is a residential tower with 75 apartments and a palazzo with 16 houses and 34 apartments. On this side you will also find a lot of catering boats where you can relax and eat or drink something. The **Handelsdokkaai (17)** is also renovated and is now a traffic-free area. Here you can see a lot of elements that reflect the maritime character.

Continue walking along **Dok-Zuid (18)** in the direction of Dampoort, you will see a green zone along the water. A new campus of Arteveldehogeschool will appear here in a few years' time, with accommodation for student facilities, developed by sogent. The ambition is to create an open campus that is intertwined with the neighbourhood. From here you can continue walking along the Dampoort and you are back at the starting point: the Quantum Building.



### LEGEND

- 01 Quantum Building
- 02 Kleindokkaai
- 03 Schipperskaai
- 04 Matadibrug
- 05 Melopee
- 06 De Nieuwe Dokken (centraal veld)
- 07 De Nieuwe Dokken (zuidveld)
- 08 De Nieuwe Dokken (noorderveld)
- 09 Verapazbrug
- 10 Kapitein Zeppospark
- 11 Kaaimuren rond het Houtdok
- 12 Bar Bricolage
- 13 Grindbakken
- 14 Loods 019
- 15 Bataviabrug
- 16 Stapelplein
- 17 Handelsdokkaai
- 18 Dok-Zuid

● Finished ● Busy ● In the future  
 — Cycling and walking path



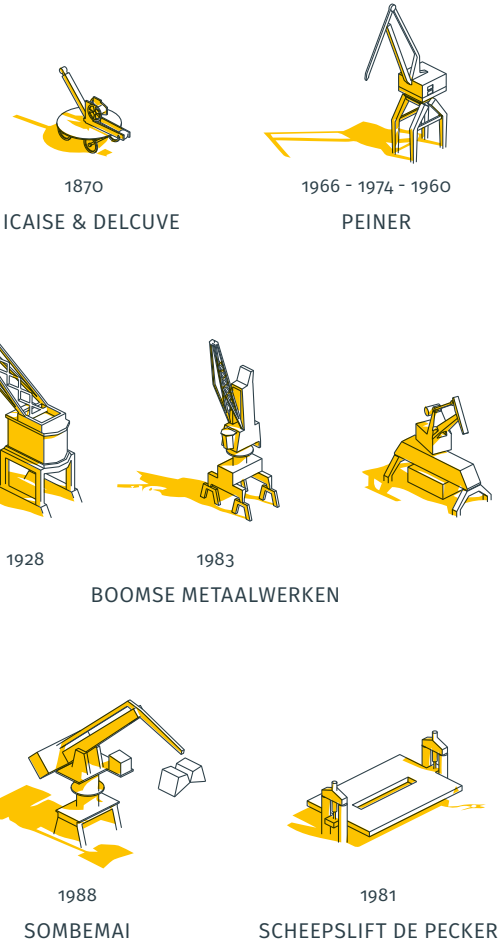
## FROM PORT AREA TO RESIDENTIAL AREA

Until the end of the last century, the Old Dockyards were part of the Ghent port area. When the port activities disappeared for good, around the turn of the century, the future plans for the docks quickly became clear.

The Old Dockyards are barely a 15 minute walk from the city centre and the train and bus station the Damspoor. Just nearby there is also an enormous water surface which allows the neighborhoods around **the Achterdok, the Handelsdok and the Houtdok** to breathe. **An ideal place to live!**

In 2004, sogent (the Ghent urban development company) launched the urban design competition 'Urban design for the Old Dockyards project area' on behalf of the city of Ghent, with the aim of developing a vision for the development of the Old Dockyards. This officially started the urban renewal project 'New life in the Old Dockyards'.

## CRANES



## A NEW SUSTAINABLE DISTRICT BETWEEN WATER AND GREEN

... and you can take that literally. The Old Dockyards will be a pleasant place to live with approximately **1,200 new homes with green zones, 3 neighborhood parks, a 5 km walking and cycling promenade** and a city building containing a primary school, crèche and neighborhood sports hall. Sustainable and high-quality construction is a must. In the long term, the new campus of the Artveldehogeschool and numerous commercial opportunities will be added to the residential developments on the Stapelplein and the Schipperskaai, of which some are already open.

## CONNECTED WITH THE CITY

Until recently, the water of the Old Dockyards formed hard boundary between the city center and what lies beyond. The urban development project now connects the quays. In the future district, open and built-up zones alternate, always directly opposite each other, on both sides of the water. A sense of cohesion is the result. **The cyclist and pedestrian bridges complete the connection.** The construction of the Verapaz bridge and the relocation of the small ring road to the Afrikalaan ensure that the new district will really belong to the city centre.

## HERITAGE IN THE OLD DOCKYARDS

The many references to the industrial past give the Old Dockyards a special identity. **The cranes determine the specific skyline** that you can see from afar. But smaller elements such as the tracks of the freight wagons and the bollards to which the ships are attached are also integrated into the public domain as much as possible. Exactly that maritime past is getting a new life, a new life in the Old Dockyards.

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- Finished    ● Busy    ● In the future
- Cycling and walking path  
 Project area Old Dockyards  
 Building land to be developed
- This is a schematic representation of future development.*

