

CITY DISTRICT OF THE FUTURE IN KRISTIANSAND

Summary of final report from the preliminary project



Summary

During the period 2011 – 2012, Kristiansand Municipality has conducted a preliminary project for City District of the Future (*Framtidens bydel*) in Kristiansand. The project is supported by the Norwegian State Housing Bank and the Ministry of the Environment.

The annual mean temperature is expected to rise and more precipitation and wind are predicted. Currently, it is widely agreed that changes can be largely attributed to human emissions of greenhouse gases. Kristiansand participates in Cities of the Future (*Framtidens byer*), a collaboration programme between the 13 largest cities in Norway, the business sector and the Government. The main objective of Cities of the Future is to reduce the total greenhouse gas emissions from cities, as well as to develop strategies for addressing future climate changes. The secondary objective is to improve the physical urban environment with respect to ecological cycles, safety, health, experience, and business development. This collaboration has been established because many of the measures available to each individual city depend on a close collaboration with the Government, business sector and other cities and players. Cities of the Future aims to facilitate such cooperation, as well as to ensure that the partners to this collaboration can learn from each other. A pilot project will be planned for a sustainable city district in Kristiansand. The realisation of a “climate-friendly city district” is part of Kristiansand Municipality’s action programme for “Cities of the Future”. City District of the Future will be realised as a showcase for future solutions, both in terms of minimal climate emissions and in terms of highest possible quality of life for the citizens of tomorrow.

The project aims to accommodate all four priority areas in Cities of the Future: land use and transport, consumption and waste, energy in buildings, and climate change adaptation. The project will also consider the Cities of the Future secondary objective of improved urban environment. The project aims to fulfil quality criteria to be approved as a pilot project in Buildings of the Future (*Framtidens bygg*). The project will be rooted in the Municipal Master Plan for Kristiansand and its three main priority areas: The city as a driving force, the city where life is good, and the climate city. It is desirable that the project reflects Kristiansand Municipality’s role as a resource municipality in the commitment by the Ministry of the Environment to universal design. The project will be linked to Kristiansand Municipality’s participation in a commitment to welfare technology and e-health. The background is to address the demographic development as well as societal changes as a result of the “age wave”.

The mandate of the preliminary project is to deliver an area for realisation of City District of the Future, quality criteria for future development of the city district, and co-operation partners for the implementation, an organisation, a budget and a time frame for the main project.

The preliminary project started by drawing up a plan for the project. During this phase, the project organisation was decided with the formation of a project group and the election of a steering group. Objectives and content were determined.

In choosing a city district type, it was decided that City District of the Future in Kristiansand would be a new, major development area, where an interested developer, or a coalition of developers, would be responsible for planning and implementation. During selection of a city district type, the greatest emphasis was placed on the consideration of arriving at a project which stood a great chance of being implemented, as well as a project which was within the resource frames available to the Municipality. The option of rehabilitating an existing city district was rejected.

Bjørndalen was selected following a competitive tendering process where 9 development areas were invited. Two developers chose to participate in the tendering process and submitted responses which accounted for a concept for their development area. The jury selected Bjørndalen in the city district of Lund, a development area with approximately 500 dwellings. This area will comprise a mix of dwellings, industry, shops, service provisions, and day-care services, with a total building stock of 60,000 m². The area has a central location in terms of roads, proximity to hiking areas as well as good connection to a superior footpath and bicycle path system. There is a bus stop for the Bus Metro right nearby. The buildings are planned around a large inner park; "The Green Heart". In addition, the residential area has good access to surrounding green recreational areas. The buildings will be planned as passive houses, and energy plus houses will be established in the city district. The aim is for the total greenhouse gas emissions from the city district to constitute a maximum of 50% compared to current levels. The developer for the development area is Skanska AS, who will be the primary co-operation partner in the main project.

Quality criteria for the development of City District of the Future were defined, and comprised the tender specifications for the competitive tendering. The basis was the quality criteria for becoming a pilot project in Buildings of the Future, as well as the priority areas in the municipal master plan for Kristiansand. The quality criteria are within the following topics: land use and transport, energy, consumption and waste, climate change adaptation, universal design, welfare technology, crime prevention, diversity and innovation/research.

The main co-operation partner for the implementation is Skanska. A collaboration has been established with several other players, including Cities of the Future, NAL/Ecobox, the Norwegian State Housing Bank, Agder Wood, the University of Agder and Agder Energi. A research collaboration under the auspices of NTNU/Sintef in co-operation with the municipalities of Trondheim and Bærum is being established.

A separate website has been established for the project. A two-day conference with 130 participants has been organised. The project has arranged and participated in study trips in Norway and one to Switzerland. There has been continuous participation at events organized by Cities of the Future.

The upcoming main project is foreseen to be divided into three phases; a planning phase which involves detailed planning of City District of the Future, including necessary processes to ensure implementation and application processes for approval as a national pilot project in Buildings of the Future. Phase two will be the construction phase, which involves the construction of the city district. The last phase will be the occupancy phase, which includes moving in, as well as the first years of use of the city district. Important elements here will be stimulation and awareness measures to ensure environmental and socially sustainable occupant conduct. Knowledge sharing, skills upgrading and research activities will be central aspects of all three phases.

Kristiansand Municipality's role in the main project will be as a facilitator, provider of terms and co-ordinator for the co-operation partners. The Municipality will not be responsible for the actual construction of the city district. Furthermore, the Municipality will be responsible for the dissemination of knowledge, as well as creating a venue where various players can meet: public and private players, research players, educational institutions, the consulting industry and the construction industry.

Our ambition level is for City District of the Future to become a showcase and to be marketed in a manner which provides public authorities, the architecture and consultancy industries, research communities, development players and others with a desire to learn in order to implement experiences in their own projects.

The marketing should also result in the city district attracting various groups of people who would like to take up residence in the area. We aspire to achieve future solutions, with respect to both minimal climate emissions and best possible quality of life for the citizens of tomorrow, in the form of good living environments and urban environments. Collaboration between private development players, the Municipality, the business sector, academia and others should result in knowledge building and skills upgrading within the main priority areas. New products and solutions will be developed and tested.

The main outcome measure for the entire project period is for: *“Bjørndalen in Lund to be realised as a climate-friendly city district with total greenhouse gas emissions of maximum 50% compared to 2012 levels. The project is a “showcase” for learning and emulation. The conduct of the citizens has an environmentally friendly profile and they enjoy their living environment. The result has been achieved through development and use of instruments based on knowledge and new solutions that promote an environmentally friendly, socially sustainable urban development.”* Based on this, secondary objectives have been defined.

A critical success factor in this project is to find a good way to convey the project to potential target groups. This applies to both external and internal skills upgrading. Only then will we have succeeded in creating an example effect. Another critical success factor is to plan a city district which is realisable in the real estate market.

The experience has been that many developers hesitate to participate in these kinds of projects because they think that there are few incentives for participating. They perceive the potential extra costs and additional risk to outweigh the benefits of participating. It also seems necessary to focus on the implementation aspect from the beginning to ensure that the plans are in fact realisable and absorbable in a market.



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