SOUTH HARBOUR, COPENHAGEN: BALANCING PRIVATE DEVELOPMENT AND URBAN REGENERATION

BETWEEN GROWTH AND CRISIS: EUROPEAN URBAN REGENERATION EXPERIENCES.
INTERNATIONAL SEMINAR, TURIN 4-5TH FEBRUARY 2019
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Urban development in new South Harbour: A part of the Copenhagen U-turn (from 1990ies)
- Urban area-based renewal: Renewing the old part of South Harbour
- Multiple municipal investments from the 2000s
- Challenges: a divided district
Historical view

- 1920-1980ies: Industries, harbour activities and working class area
- 1970ies-1990ies: Recession in Copenhagen, industries closing, out-migration from Copenhagen, middle-class leaving the social housing sector
- 1990ies: Copenhagen close to bankruptcy
- 1995-2000: Change towards entrepreneurial leadership in Copenhagen, increasing state investments in Copenhagen
- 1995: First new-tech industries settling in the new SH
- 1998-2003: Area-based renewal program in the old SH
- 2000: South Harbour masterplan, redevelopment of South Harbour from brownfield to attractive residential area
- 2000-2015: Further urban development of South Harbour
- 2012: Aalborg University locating in SH
- 2015: Area-based renewal in SH
- 2017: Innovation District in SH: Two workshops with stakeholders at AAU
<table>
<thead>
<tr>
<th>SOCIØKONOMISKE NØGLETAL</th>
<th>ABI South Harbour</th>
<th>Green South Harbour</th>
<th>South Port</th>
<th>Teglholm and Sluseholm</th>
<th>CPH average</th>
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<tbody>
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<td>Uden for arbejdsmarkedet</td>
<td>22,1%</td>
<td>8,5%</td>
<td>32%</td>
<td>18,3%</td>
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Omdrejning af nogle Sydhavnen-ahiller sig ud fra resten af København på en revægse særlig omdrejning af det forhold. Større tæthed mellem huseværket og de røre.
Urban Development areas in Copenhagen
Urban development: Masterplan South Harbour (2002)

- Developing brownfield areas to residential areas on the waterfront
- Collaboration between the municipality, the land owner (Copenhagen Harbour) and Soeters Van Eldonk Ponec Architecten

- No local resistance towards plans
- But difficult to convince the market

- Now: app. 3,500 residents
- Future goal: 9,000 dwellings, 22,500 workplaces
Aalborg University located in SH 2012

AAU CPH consist of:
5 faculties
14 institutes
9 bachelor programs
24 candidate programs
App. 530 employees
Ca. 3.300 students (including 800 international students)

A number of larger and smaller companies located on campus
Public investments in SH: Compensation for long-time neglect. Include New Metroline to South Harbour (under construction)
South Harbour Area-based regeneration 2015-2019

Public investments:
KK: 5,2 mill.€
State: 1,3 mill. €
Total: 6,5 mill.€
Private (social housing association): 0,9 mill.€
Area-based regeneration: Some characteristics

- Bottom-up processes
- Active participation from citizens and local stakeholders
- Enhancing social capital (bonding, bridging and linking)
- Establish local networks across the market, the civil society and the public sector
- Aim to attract private investments
- Anchoring initiatives beyond the 5-year program (e.g. in networks, associations, "anchor institutions", municipal practices & policies etc)

Social capital in ABI
(Agger and Jensen, 2017)
Area-based urban renewal in Copenhagen
Challenges in South Harbour

- Social profile: Many outside the labor market, low income, poor health
- Large socio-economic segregation between "the old" and "the new" SH
- Housing standard needs improvement
- Traffic connections create a divided SH
- Retail declining, shops closing, urban life diminishing
Mobilisation and events
Organising participation
Integrated initiatives in South Harbour renewal

Interrelated Eco System

ENERGY FORUM

CIRCULAR ECONOMY

SOCIAL INCLUSION

Community
Market
Prosumers
Socio-Political

Public sector
The 4th sector
NGO's
Private sector

Recycling and reprocessors → Design and manufacturing → Repair and reuse → Distribution and retail → Consumption

"
Living labs

Energy Forum

**AAU**
- Create the story of success - Showcase the opportunities of "prosumers"
- Will produce a catalogue of energy communities
- Legal work towards having the right to purchase, produce and sell energy within a total frame of 110 MWh
- Avoid gasification in South Harbour
- Continuous work with local actors
- Student projects. To investigate how heat provider and the community respectively would respond to storage facilities
- Focus towards stronger relations to Copenhagen Municipality in the future

**LOCAL**
- Garden community HF Kalvebod will continue the collaboration with AAU
- Want to find storage solutions with batteries so they can increase their solar power production and enjoy their own production rather than sending it to the energy supplier.
- Will ensure to have local based people with the right skills and competencies within the technology of photovoltaics panels (PV). (Communities as practice)
- Will investigate what kind of help they need and what kind of help (research support) they can get?

**GLOBAL**
- ?????
- ?????

Circular Economy

**AAU**
- Developing local repair strategies for South Harbour

**COPENHAGEN MUNICIPALITY**
- A - will test selected start-ups to co-develop circular economy business ideas, making them relevant and compatible with the district and city priorities
- Help the start-ups gain access to investors, business experts, coaching and mentoring
- Facilitation of a process focused on developing the local circular economy network and co-creation amongst a broader range of CSE stakeholders in South Harbour
- Create the network and partnerships that can support circular economy initiatives in South Harbour
CIRCULAR ECONOMY HUB SOUTH HARBOUR
Interviews with the three start-ups
Fredag d. 24. november-18
Initiative: Improving the local retail market

- Inspired by Business Improvement District (BID) and Town Center management (TCM): Improving connectivity between local retailers, civic society and municipality, strengthening identity, branding etc.
- Step 1: Mapping of shops, shopping preferences, attributions, and possible solutions
- Step 2: Forming a local working group and developing a strategy on the local retail market
- Step 3: Facilitating “Strategic retail renting”, a new approach in the social housing sector
  - Centralising the right to rent room for shops, from the single housing departments, to the housing association
  - Hiring a retail coordinator to coordinate renting according to wishes, and finding and encouraging shops that are interesting / suitable for the area
Aspiration

• Creating an inspiring mix of shops that are local-oriented and invites to urban life
• Inspiration: Jægersborggade (Cph N), where rooms for shops are owned by one association, and rents are kept low to allow for experimenting start-ups
Financial concept for "Strategic retail management"

- Right-to-rent is centralised
- New shops are hand-picked and encouraged to establish in the old SH
- Rent increase for shops due to expected increase in turnover
- Increase in rent will co-finance coordinator
New types of retail and start-ups emerging in the old SH
Spin-off from Aalborg University
But also conflicts in urban space
Example 2: Social exclusion. Getting people on the labor market

- 700 citizens in SH outside the labor market. What can the ABI do for these people? Do they participate in working groups, e.g. on new retail structure, on housing projects, on circular economy? Probably not!
- Collaboration with the local socio-economic enterprise "Opzoomers" on preparing them to get back on the labour market
- The municipality establish local programs for helping people back on the labor market, and a local secretariat to meet people
Aim to establish Innovation District in South Harbour 2017

Initiated by Copenhagen municipality.
Aim at collaboration with local stakeholders, i.e. ABI, AAU, local companies (old and new SH), institutions, citizens.

Two workshops amongst municipality and local stakeholders held in 2017 at AAU.

A concept paper describing the Innovation District launched 2017.

Aim to anchor leadership amongst local institutions failed.
Research observations

Dilemmas on city growth: How to deal with segregation, social exclusion, maintaining local identity on a local scale

Approach to public urban renewal: Increasing focus on entrepreneurship, retail networks and involving market actors in solving local challenges (social, environmental, economic)

Local leadership: Many different initiatives, but difficult to establish a shared coordination and local leadership. The failed establishment of the innovation district is an example on this, in spite of large potentials

Theoretical framing: Area-based regeneration, new localism, place-based leadership, co-creation, neighborhood planning, neighborhood governance, new public governance
Thanks for your attention!

Questions?