

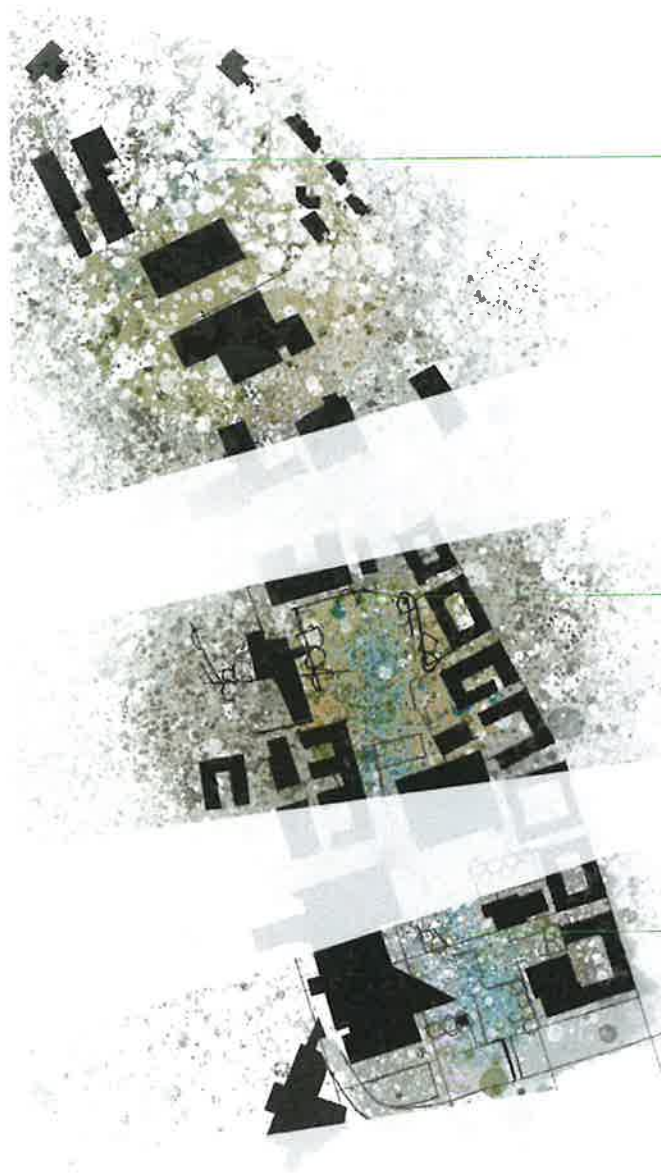
# Negotiations, naturally

MARI LAUPSA DIPLOMA PROGRAMME

**2022**

*Cecilie Andersson APP  
Bernice Donszelmann DAV*





### GROW

Rewilding: Surrounding forest takeover

School & Care home

### SETTLE

The re-establishing of wetlands, and private flower gardens

The safe neighbourhood with access to plenty of attractive public space

### WORK!

The local public square

Ground pollution clean-up by way of phytoremediation

stream reopening



more nature

*nature pour la nature*

*recreation*

*ecosystem services*

more public

*Concept new proposal*

## Negotiations, naturally

*A site plan focused on the ambitions in the KPA addendum Continuous Blue Green Structures; urban development where sustainability is both social and nature-based. The project aims to adhere to existing rules and regulations: How far can we get with what we already have?*

## Foundation

Against the backdrop of a declared global nature crisis **land consumption prevention** is increasingly important to me. The careful consideration of where and how a city human settlement expands will not only prevent the development of virgin land, but also address where density happens and what it looks like.

The UN nature panel IPBES (The Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services) identifies 5 major culprits as to loss of biodiversity. All are man-made, and number 1 is land use. 75% of all land area is either agricultural, flooded by dams or **covered in concrete**.

## Urbanization and densification

Increased urbanization is of course a global trend. In Bergen, the city council decided densification as a main component in the overall development strategy Bergen 2030 (Kommuneplanens Samfunnsdel).

## Area Planning

The densification approach shows in the revised Comprehensive Land Use Plan (Kommuneplanens Arealdel 2018), where areas designated for development in the 2010 – plan are decreased and restricted, and more land designated as “Green”. Hubs for local, higher intensity use and activity were defined across the municipality in a more concentrated manner than before.

## Continuous Blue- Green Structures

In conjunction with the KPA 2018 the non-legislative Continuous Blue Green Structures map was produced, showing ambitions and intentions towards a greener city with plenty of attractive public spaces. What does a part of the city, planned after these principles, look like?

## Neighbourhoods

The Municipal Comprehensive Plan necessarily operates on a large scale. Areas designated to densification are thus uniform, and site-specific conditions may or may not be considered by commercial developers. Spelhaugen is a suburb within a suburb, and close to Oasen local centre. Developing Spelhaugen as a high-intensity, high density area is questionable.

Currently a site covered in asphalt, Spelhaugen is completely surrendered to the car. This project proposes a street and public

space system entirely on the premises of pedestrians.

## Undesirables: transformation/integration

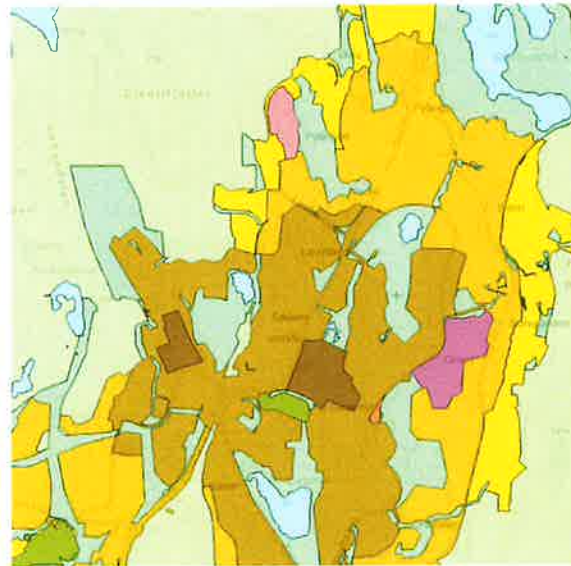
The site of Spelhaugen is currently a low-intensity office-light industrial estate with a small shopping centre. Many of the office buildings are near empty, and some businesses are light industrial. The KPA 2018 states that within the densification areas (BY2), such businesses are not permitted. 7 areas were designated to house all future space-greedy activity; some of which directly impacts virgin land of high ecological value. Letting the current businesses stay on site at Spelhaugen provides activity in a proposed new neighbourhood, and the left-over structures may transform to either more housing, new commercial use or community-serving functions. As cities expand, we cannot keep moving the less attractive functions of society to the margins, encroaching on nature.

## Programme

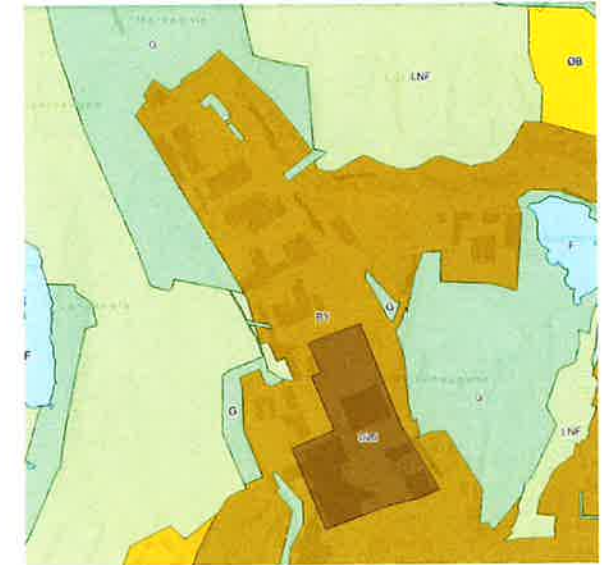
### WHAT

Investigating land use: The actual size, measurements, contents and interactivity of abstract, strategic ambitions regarding nature conservation and development in and near a city.

This project is a proposal for new urban development plan, where ambitions in overarching laws, plans and strategies concerning nature form the basis. The meaning of nature here spans from natural landscape with minimal human activity to highly designed urban spaces.



Fyllingsdalen showing zoning from the current development plan KPA 2018



Spelhaugen site. Light industri and offices dominate the area today, but it is designated as an area to be developed as dense urban housing.



### WHERE

Bergen, Norway

Spelhaugen, Fyllingsdalen

Fyllingsdalen is a highly planned suburb of Bergen. The former agricultural landscape was planned and developed to much-needed residential areas from the 1960s. The master plan from 1964 was greatly adhered to during building, and the area is largely a low-to medium-rise post-war suburb, with plenty of green lawns in between the housing estates. However, key existing natural systems was suppressed in the process, such as the river running north - south (Sælenvass-

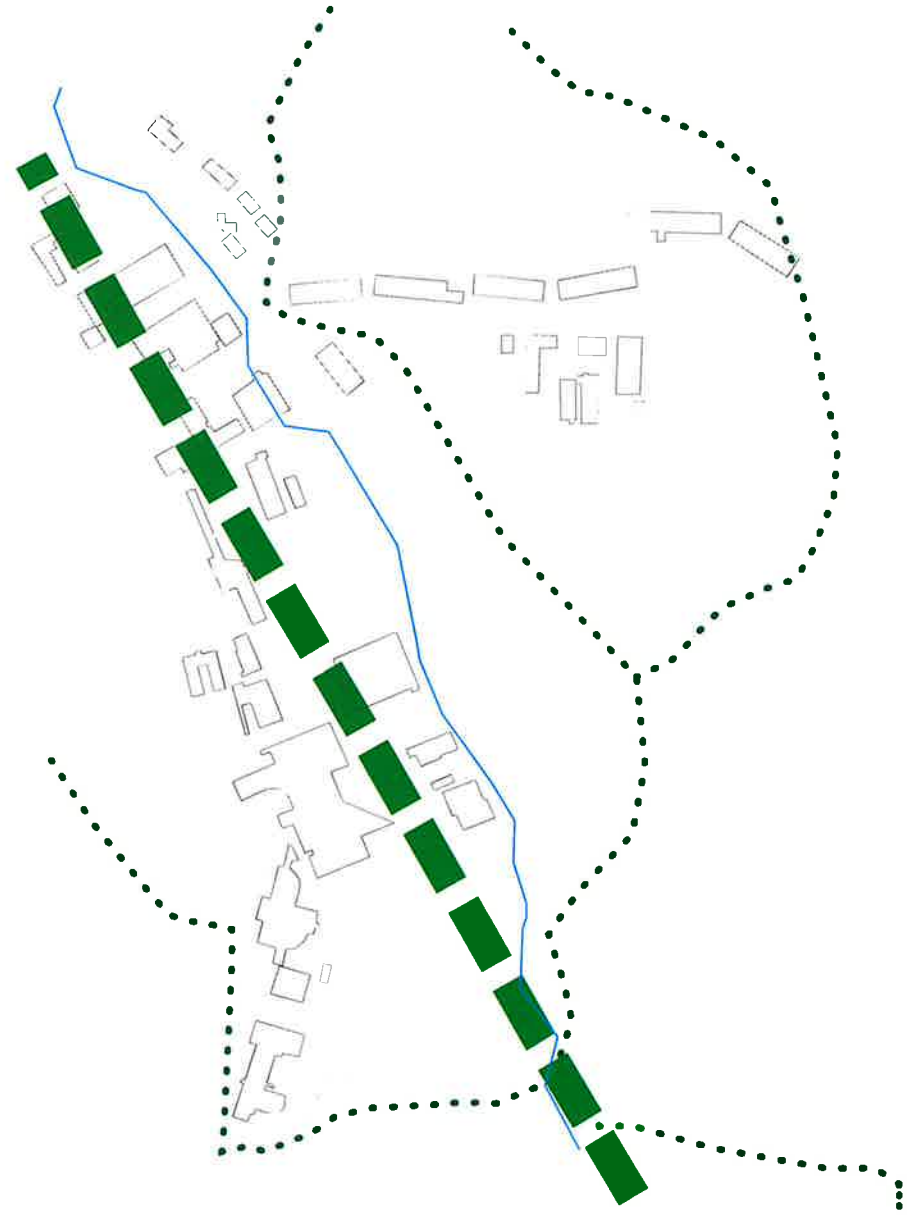
draget), and the plentiful swamplands were drained and built on.

Spelhaugen was originally zoned as industry, but this did not materialize - the area today contain mostly offices and parking lots. The south part of the site was used as a landfill, and later, a petrol station. Consequently, the soil in this area is contaminated.

*Left: Map showing the Continuous Blue Green Structures criss-crossing central Bergen. The line carries different meaning in different locations; one section is either designated as 1. an urban space, 2. a recreational/walking trail, or 3. a biodiversity corridor*



*Spelhaugen 1951, prior to planning and development*



*Spelhaugen area showing the Continuous Blue Green Structure, the piped stream and potential biological corridors*

## WHY

In conjunction with the launch of the Development Plan for Bergen (Kommuneplanens Arealdel 2018), a conceptual map was made, showing thick, dashed green lines criss-crossing the Bergen region. The line is symbolizing green corridors; or Continuous Blue-Green Structures (Sammenhengende blågrønne strukturer).

Few, if any, lines are currently continuous, and their placement is also somewhat haphazard.

The intent of the map was to communicate the increased value given to nature and green spaces in the Development plan, and to give some direction for future urban planning and development.

However, the Continuous Blue-green Structures existing in such an abstract form – a dashed line on a map – outside any regulatory status, keeps delaying the discussion of the nitty-gritty spatial needs concerning nature, public recreational spaces, and biodiversity in an urban environment.

The *local* effects of climate change in Bergen are described as an increase in extreme weather primarily. More rainfall overall, and more torrential rain events means the handling of stormwater and flooding are acute issues in planning. The *global* effect of climate

change in Bergen is highly likely immigration, as the most populated areas near the equator becomes uninhabitable. Land use, together with global warming, is the main reason for plummeting biodiversity and the nature crisis. New urban development should aim to never encroach on virgin land and rather to restore and strengthen natural systems and connections wherever possible. And still make neighbourhoods that are socially sustainable.

## HOW

Analysing, and Identifying intentions in existing plans and strategies concerning nature, land use and green spaces, exploring the effect on urban development, including:

Wildlife corridors

Trees

Stream reopening

Stormwater management

Identifying key biodiversity issues pertaining to Spelhaugen.

The 10-minute city/ Walkable city

Biking and mobility

Structure of housing

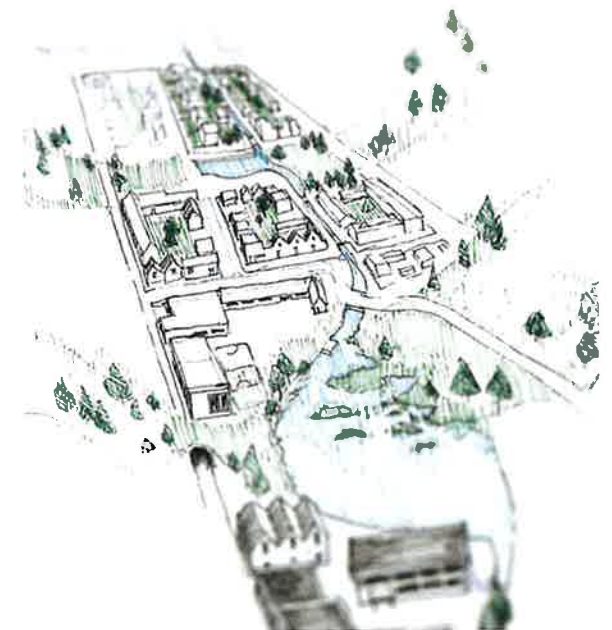
Street design

"Bergensian Densification" ("*Fortetting på bergensk*")

Proposing a new urban neighbourhood where the Continuous Blue-Green Structure is given importance and space – what are the consequences for other aspects of the plan?



10 min radius/walkability



## Reflections

*Rabbit Hole 1: Endless research into general and specific wildlife/ natural systems/ habitats*

*This is about planning, not details - it is difficult to find the appropriate level to work at. How can I say anything in general without knowing the specifics?*  
*Leading to Rabbit Hole 2: Detailed housing drawings /TEK 17*

*Circling back to the Law-Abiding Citi[zen], leaning in to the documentation, guidelines and regulations*

## Master courses BAS

2009 Northern Lines D. Simpson

2010 Eco-urbanism

2010 Invisible Space C. Ryhl/V. Jensen

## CV

2018 - 2021 Bymiljøetaten Bergen kommune

2018 LINK Arkitektur Bergen, praktikant