



# Port to city development

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Head of Construction - Copenhagen City & Port Development



# The region





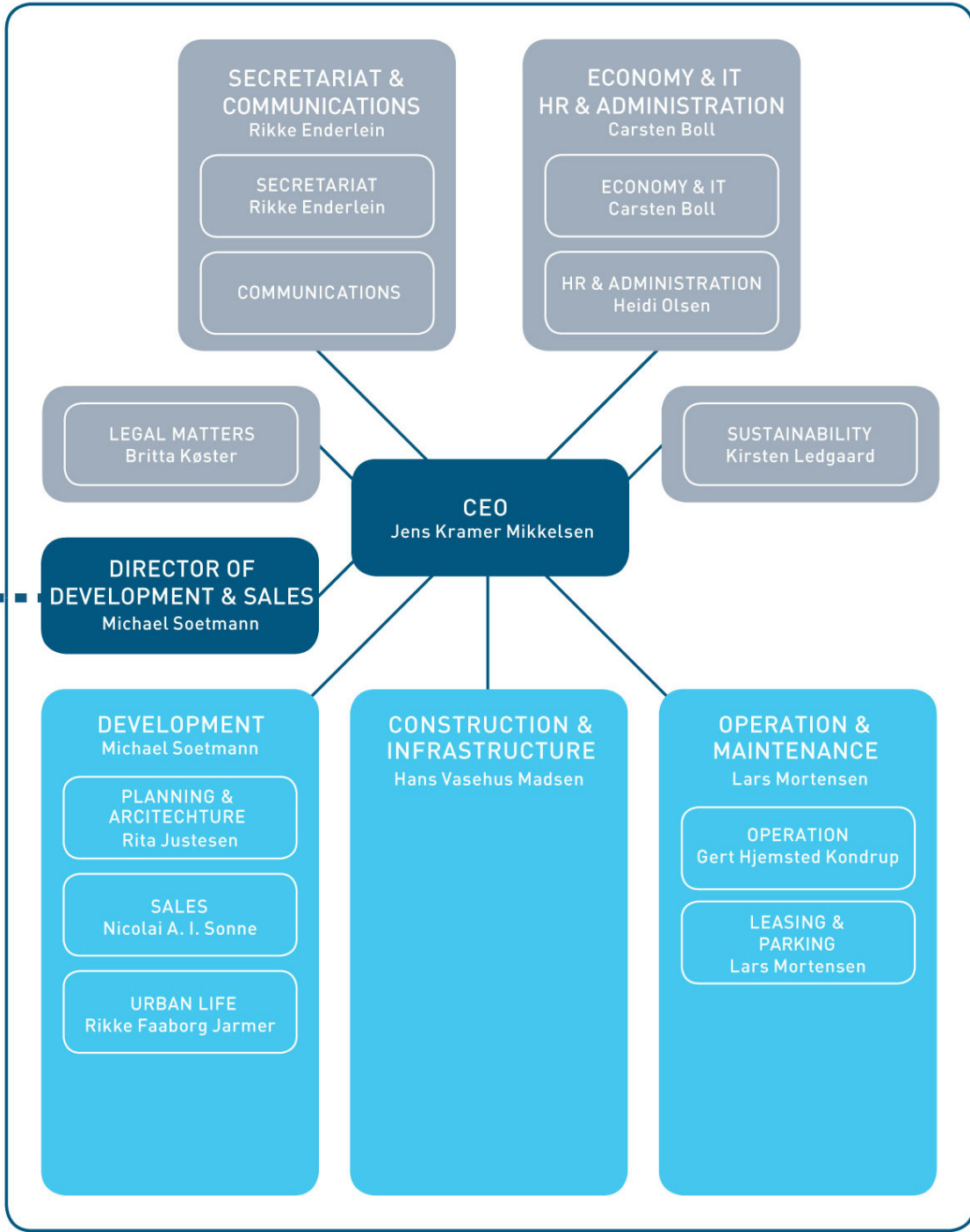
## Legal purposes

"...the corporation is responsible for the development of the areas it owns and for the maritime activities in the Port of Copenhagen."

"The cooperation is commercially based."



- STAFF
- MANAGEMENT
- DEPARTMENTS



**Carsten Koch**  
Chairman



**Jens Kramer Mikkelsen**  
CEO





# Subsidiaries

- Copenhagen Malmö Port (CMP)
- DLU
- UN City P/S
- Marmormolen
- Harbour P/S
- Ørestad Down Town



# Development areas





# Midtermolen





# Nordhavnen 1928





# Langelinie





# Midtermolen





# Amerika Plads



<http://we.tl/uR8EAUHXJY>

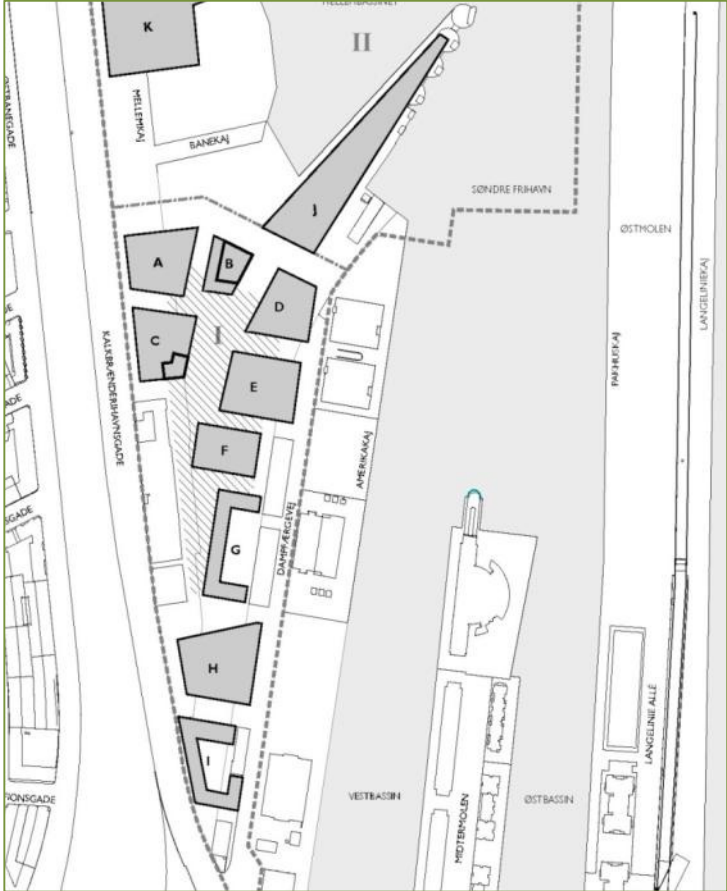
Amerika Plads 2000



Amerika Plads 2010



# Amerika Plads





# Kalvebod Brygge





# Kalvebod Brygge





# Sluseholmen





# Sluseholmen



BY&HAVN



# Havneholmen





# Havneholmen





# Århusgade og FN Byen 2011



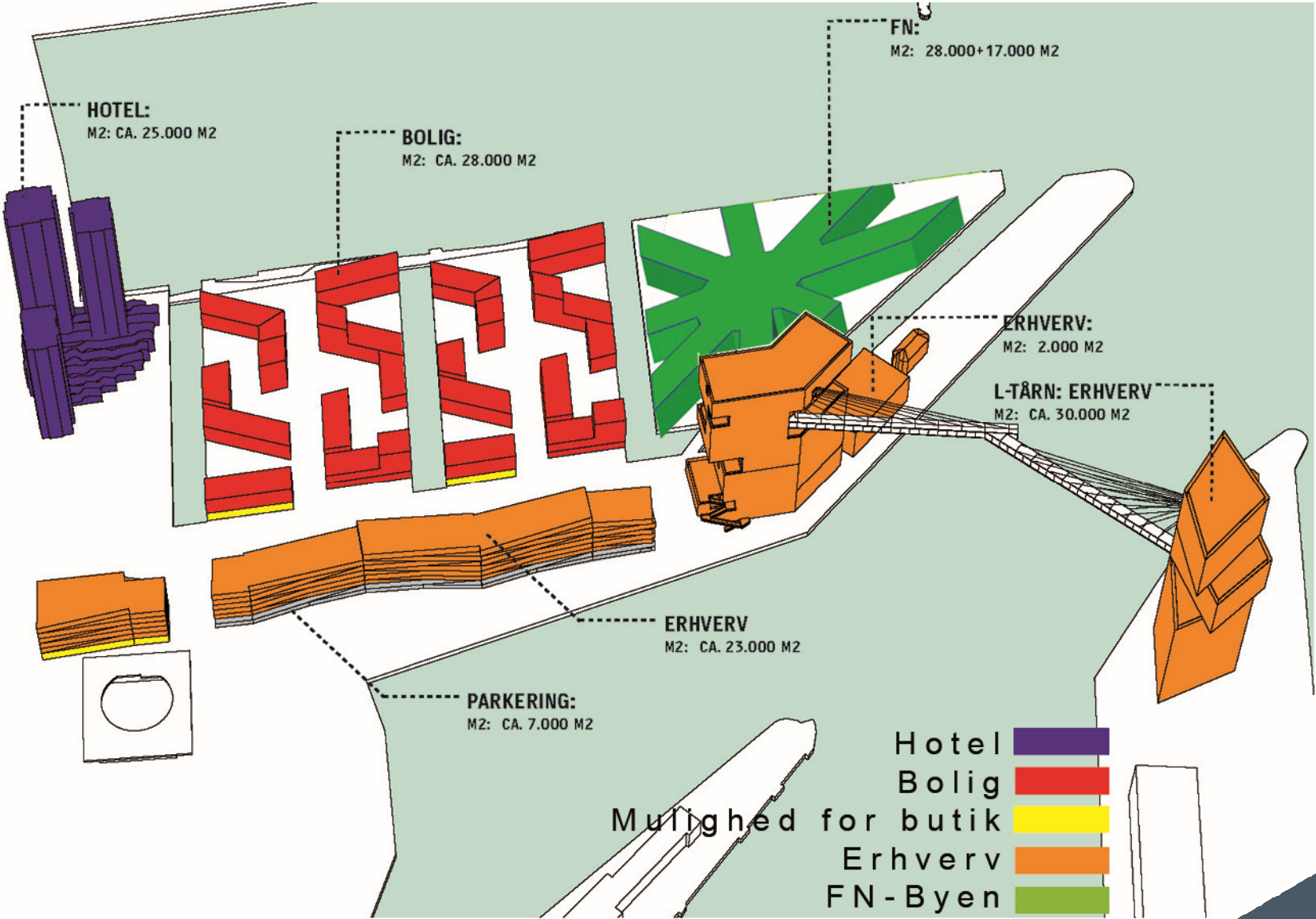


# Århusgade og FN Byen 2013





# Marmormolen



Funktionsfordeling i Marmormolen



# Marmormolen January 2013





# Havnestad – then and now





# Islands Brygge today





# Islands Brygge tomorrow





# Ørestad City





# Ørestad City





# Nordhavnen 1960





# Nordhavnen 1960 and 2010





# Copenhagen present





# The winning proposal



- Launch 2007
- Competition 2008
- District plan etc. 2010
- Construction 2011 -







# Nordhavnen present

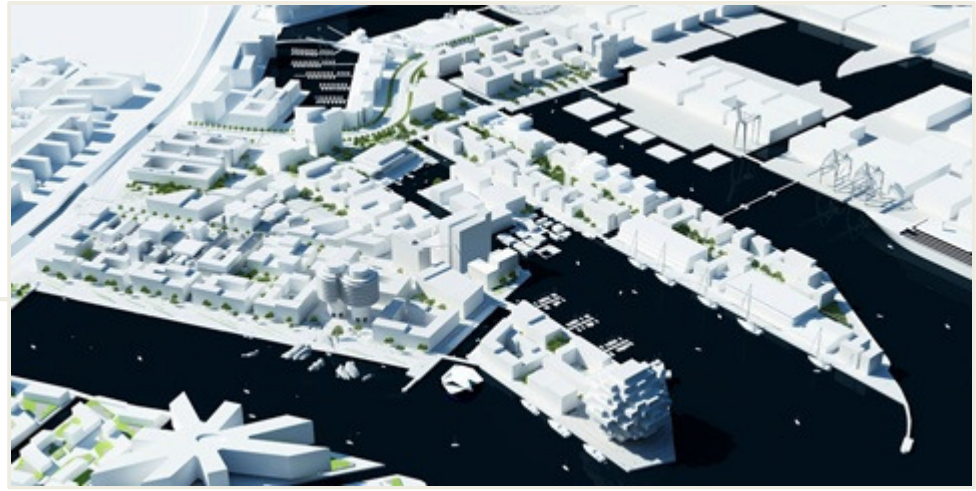




# Nordhavnen in the future







## Århusgadekvarteret

- A brand new and sustainable city district in the present day harbour district
- 350,000 sq.m. of mixed business and residential
- 7,000 work places and 3,000 residents



# Historical buildings with character





# New meets old





# The dense city meets the open





# Århusgade is the local shopping





# NCC: Port Company House





# Status på kommende lokalplaner



Område 2  
'Trælstholmen'  
**2013**

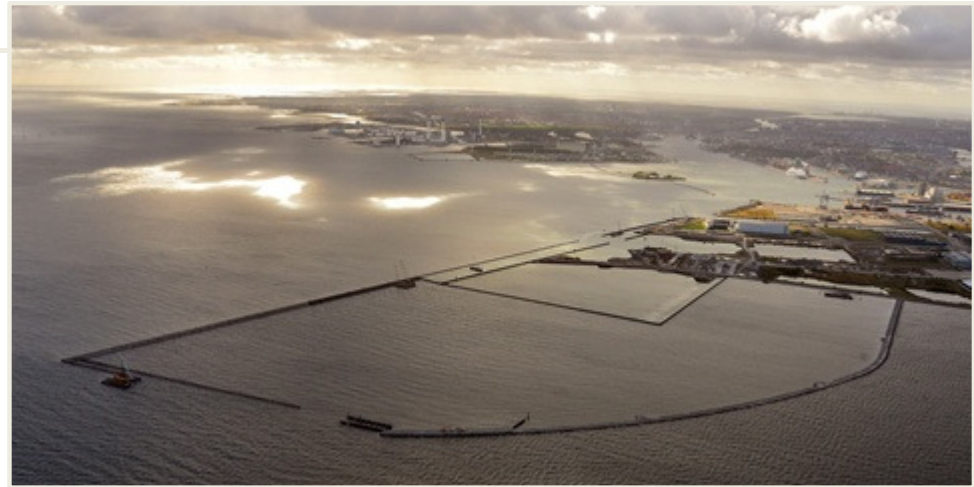
Område 4  
'Levantkaj Vest'  
**2013**

**2013**  
Område 1  
'Nordhavn Plads'

Område 3  
'Sundmolen'  
**Afventer**

**Århusgadekvarteret :  
Lokalplan vedtaget  
Byggemodning pågår**





## Expanding the city

- Making room for urban development
- Copenhagen will grow with 1 pct.
- 1 mio. m<sup>2</sup> / 100 hectares
- Completed 2022 (perimeter by 2013)
- Cruise quay completed 2013 (Terminal 2014)
- 1,100 m cruise quay
- 700 m container quay



# Nordhavnen 2020





# Nordhavnen now







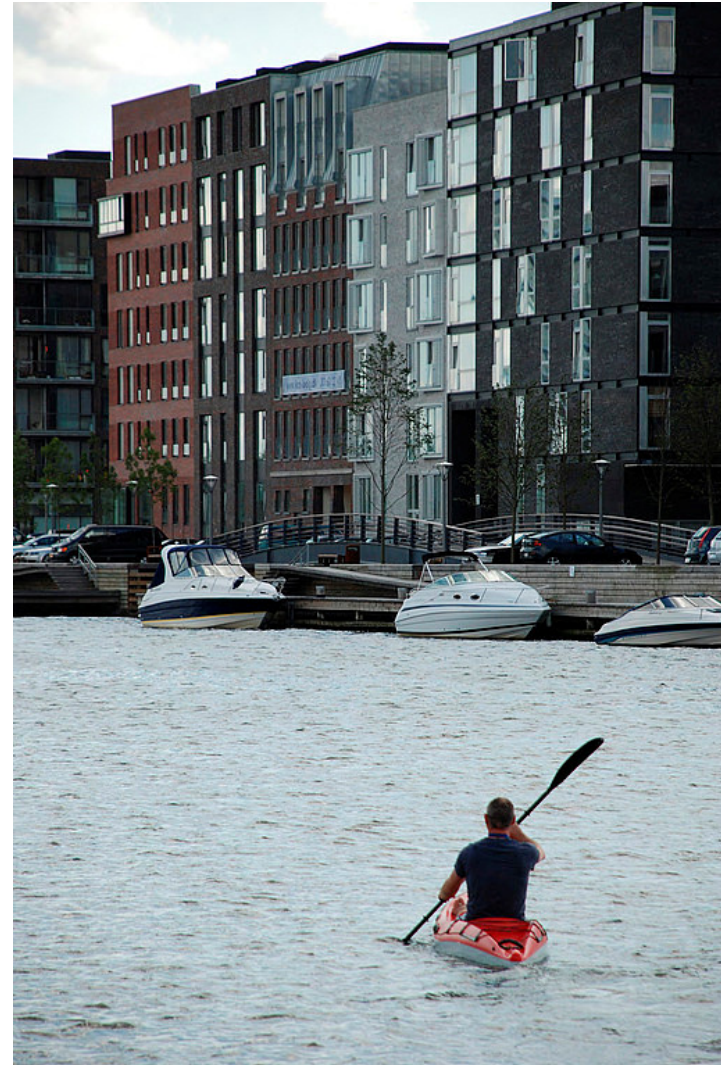
Learnings from the Port of Copenhagen

The image features a large aerial photograph of the Port of Copenhagen, showing various industrial buildings, docks, and a large white ship. A semi-transparent blue overlay covers the lower portion of the image, containing a faint architectural site plan or map. The text 'Learnings from the Port of Copenhagen' is centered in white over this blue area. Below the main image, there are two smaller inset images: one on the left showing a dense urban street layout, and one on the right showing a modern, curved building structure.



# Keep control

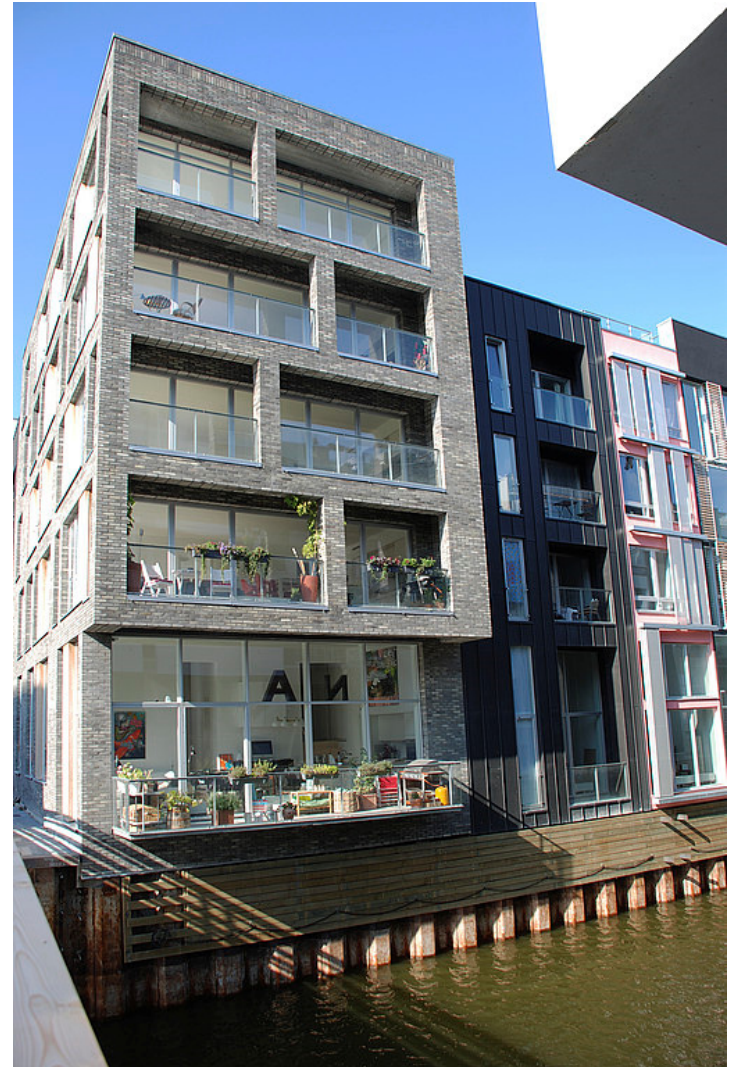
- Do not sell plots of land before the following have been drawn up:
- An approved and detailed plan for its usage
- An architecture manual for buildings and outdoor spaces
- A plan for the use of waters adjacent to the site
- Insert the above as clauses/stipulations in sales contracts.





# Create identity

- Be aware of “critical mass” when commencing development projects
- Earmark funds in the budget for “non-commercial” investments
- Concentrate shops, cafés and similar at specially selected locations in the plan
- Create opportunities for alternative use of the above mentioned areas during work on the development project
- Draw up a plan for public-sector investments in day-care centers for children, schools, etc.





# Don't be naive

- Do not think for a moment that noise-generating activities and heavy traffic are feasible close to housing developments – there is only one loser in the long term – the company
- Do not think for a moment that it is acceptable to moor a “museum ship” at a quay in front of a new office or housing development after the buildings have been taken into use.
- Moor it before the lease is signed. “Ships block the view of the harbour”
- “A lively waterfront is fine, as long as the life is all in front of the neighbour's building”
- “Port operations are romantic – between 14:00 and 16:00”





# Nordhavnen Januar 2012



6-1-2012



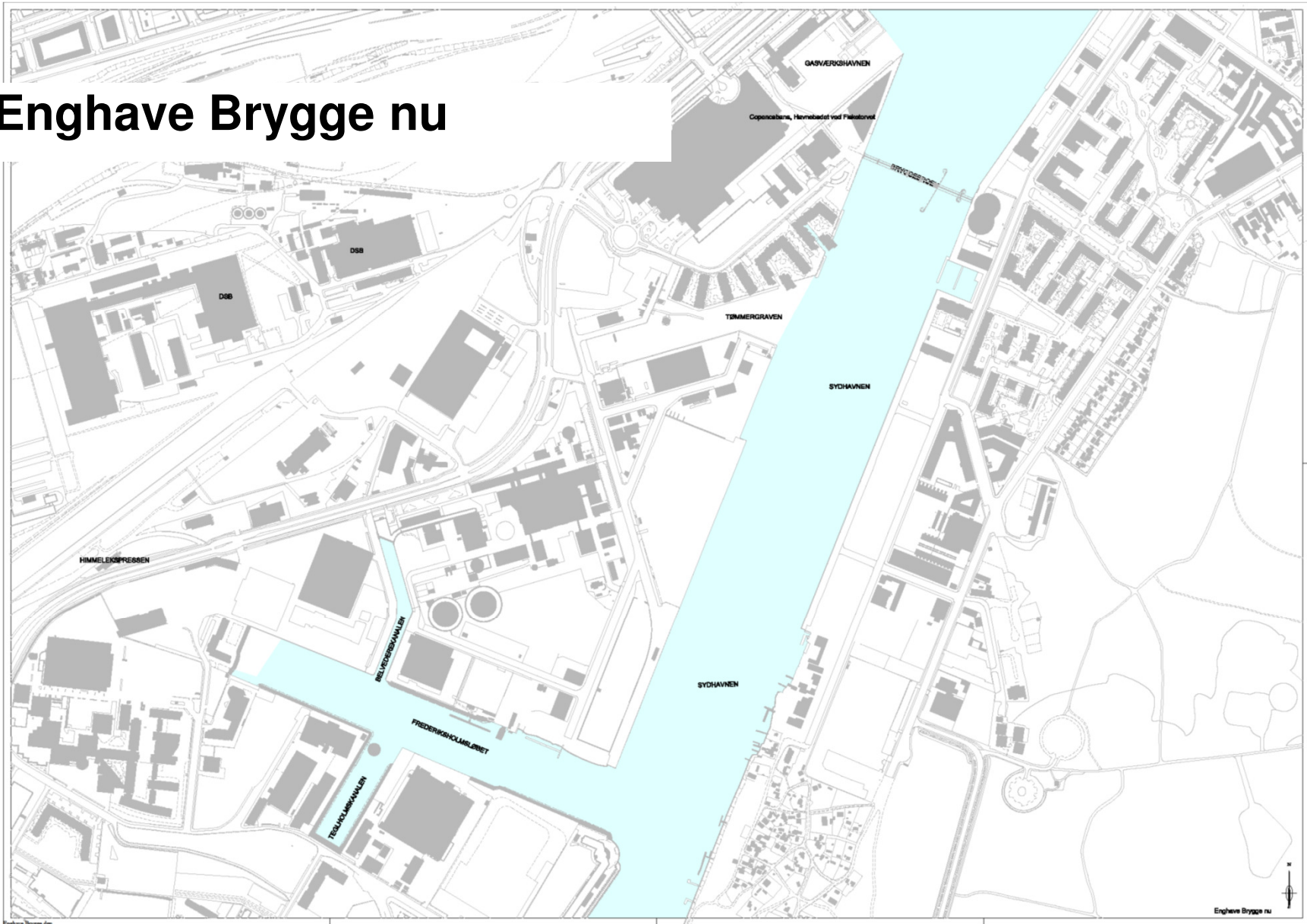
# Nordhavnen April 2014



14-04-2014

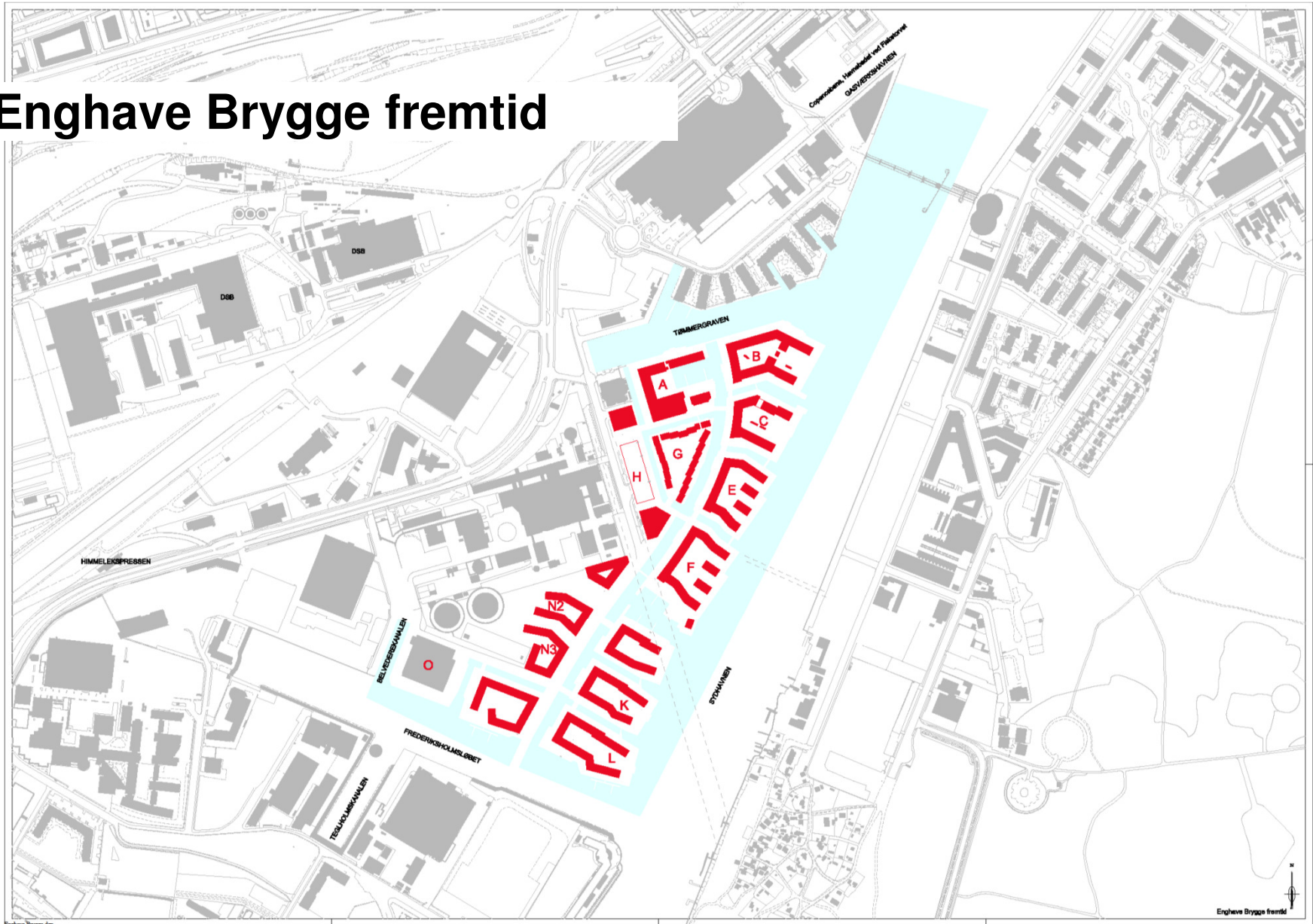


# Enghave Brygge nu





# Enghave Brygge fremtid





# Tegholmen nu





# Tegholmen fremtid

