



# DOF Documentation

## Joint Meeting of UBC Smart and Prospering & Planning Cities Commission Kiel 14-17 June 2022

### Overview

#### Tuesday, 14 June 2022

16:30 City Planning Tour

19:00 Welcome Evening

#### Wednesday, 15 June 2022

09:30 Introduction to Holtenau Ost

19:00 Official Dinner by City of Aarhus

#### Thursday, 16 June 2022

09:00-15:00 Workshop

**17:30 UBC Get together**

**20:00 Waterkant opening party**

**Friday, 17 June 2022**

**09:00 Workshop**

**10:00 Final Presentations**

---

## **What is it all about?**

The City of Kiel and the [Union of the Baltic Cities](#), Northern Europe's largest city network, are inviting experts from urban planning and economic development to design a vision for a District of the Future. Kiel is the northernmost state capital in Germany and the southernmost city in Scandinavia. On a ninety-two hectare former military site Kiel is planning a District of the Future.

---

## **How we work**

The UBC Planning Cities Commission has been operating since 1998 creating a network of urban planners, architects, construction engineers and other specialists related to city planning. Members of the Commission meet during seminars, which are a platform for the exchange of views and experiences, are an opportunity to interact with professionals from other cities and countries. More than 30 seminars have been held so far. For 3 days participants from UBC Member Cities take part in workshop – work together in a practical way, trying to find solutions, drawing urban concepts. The workshops' results are presented to a wider audience, local politicians, press, NGOs etc.

The UBC Smart and Prospering Cities Commission offers a reliable network of entrepreneurs, scientists and administration experts from the BSR and beyond. We run seminars and projects on city attractiveness, innovation and resilience.

---

## **Three challenges**

1. What can be done to get the identity of a District of the Future: Holtenau Ost?

2. What relationship should be created between the existing part of the city of Kiel and its new district - Holtenau Ost.
  3. What are the concepts of development that could support the process of bringing life into the Holtenau Ost area?
- 

## Who participated?

More than 20 participants from 8 different countries took part in the event, such as Germany, Poland, Estonia, Finland, Sweden, Denmark, Lithuania and Latvia. Not only urban planners were involved, but also project management and development, advisory on IT and Smart Digital Solutions as well as many other specialists.

---

## The recommendations

### 1. Conversion

Group 1 answers the question of the development of identity above

The approach of the network structure with a clear linear orientation, combined with the approach of historical and urban places woven into this structure with the handing down of the existing structures over the course of history from the origin through the present to the future.

Concrete solutions to this

- Reinforce the idea of "urban boulevards", also as a connecting element between the neighbourhoods/districts
- Retain green spaces as social meeting places and connect urban and natural spaces
- Reuse historical buildings with different focuses/utilization orientations, which are appropriate due to the architecture and the purpose of use, use existing structures become aware of the potential of the water location and use it, also as a conscious contribution to the urban brand Kiel.Sailing.City
- Understand and emphasize the unique and long-term location potential and values
- Create a new sustainable "downtown" on the island

- Create offers for different social and age groups
- Create lines of sight

In the superimposition this means: Holtenau Ost should be given the predicate "destination" in the overall urban context, i.e. become a product that represents a "destination" with a high value and comprehensive quality for both internal and external use. The connection between the city center and Holtenau Ost needs to be strengthened, including through a separate connection across the water.

## 2. Seize the opportunity

Group 2 defines the strengths and opportunities of the area as the basis for development

- The strengths of the
- History – property, historic buildings, airfield, established festival
- Shoreline/Waterline - existing infrastructure
- Nature with a variety of green spaces and opportunities
- The free and available space that can be used multifunctionally as well as the usable buildings, both also for pioneer uses and pilots
- The use of the existing natural elements for efficiency and diversity
- The acquisition, possibly even better with the NMIV than MIV
- Sole location and small-scale structure

This can result in one Independent, individual quarters with real mixed use, culture and sustainable mobility as well as an approach of deceleration and the city of short distances (5-minute city) with good public places as well as local supply and daily needs

Concrete ideas: The area should be experienced on foot and directly connected to the surrounding area through its topography and nature, as well as to the public transport offers. The large hangars should continue to be used as cultural and event locations, and unused surfaces should be converted into green spaces. The historic officer's home was to be used as a hotel. For a strong identity, details of past use should inspire and combine new with old, relics of past use should be preserved, and local materials and parts of the work should be converted and used.

The connection to the city center via the water should be strengthened by ferries/water buses and taxis (Förde) and/or tunnels (NOK, bicycle).

The development could be supported by interim uses such as various market offers, interim living or glamping on the area as well as the strengthening of the ideas of the Waterkant Festival with an expansion or relocation to the hangars. Houseboats, usable swimming pools and circular reasoning of potential path connections through bridges would round off the experience of the waterfront.

### **3. Connections and translation**

Group 3 sees the formative components of the identity of the area in the elements: air – water – land//area.

All elements are connected to the past, present and future, they represent the continuum and connection of the line of development to use as a catalyst and basis at the same time and to translate accordingly

To think and understand together for a lively district and in the sense of a circular economy.

The heritage, the stock and the history are to be used for the "story" of the new urban quarter and brought to awareness as part of it. This as inspiration for the future, not just as a reminder. A strong identity is created by historical buildings, existing greenery and existing path connections.

It also applies to the future

- To implement smart mobility and technologies as an identity feature
- To use the water as a place / for the place and to make it tangible
- See the possibility of being a bridge to and between different areas
- To think inclusively, ie to create different uses and socio-economic ideas, communal places and buildings
- In concrete terms, the elements should be made physically, digitally and socially tangible, i.e. translated as approaches to action in space and use.
- For the element of air this means: identity and innovation - supporting the Waterkant Festival as a brand and motor:  
Physically: Strengthen the festival locally, if necessary expand it as an area of innovation in or beyond the commercial sub-area

Digital: workshops and laboratories with various tools and prototyping, exhibition area

Social: Build community through online platform, technology and innovation hubs

For the element of water this means: creating connections

---

## Facts | Plans | Fotos

Holtenau Ost is Kiel's District of the future. The removal of the naval air wing in 2013 has opened up a one-time opportunity for Schleswig-Holstein's state capital.

[Facts | Plans | Fotos](#)

---

## Masterplan Holtenau Ost

In a Europe-wide competition, urban planners, landscape architects and architects were asked to enter the collegial competition. 15 interdisciplinary teams were given the chance to prove themselves in the task. The winner of the competition: Yellow Z Architects Berlin.

[The Masterplan](#)

## Video

Get to know the area in a video.

[The video](#)

---

## Kiel.Sailing.City

- Capital of Schleswig-Holstein - Germany's northernmost big city
  - 250.000 inhabitants - 36.000 students
  - Located at the Kiel Fjord: Bridge to the Baltic Sea Region
  - Olympic Sailing destination and home of [Kieler Woche](#) - largest sailing event in the world
-

