

Sustainable Hyllie

Strategies and programmes for a new climate-smart city district



City of Malmö
Department of Urban Planning

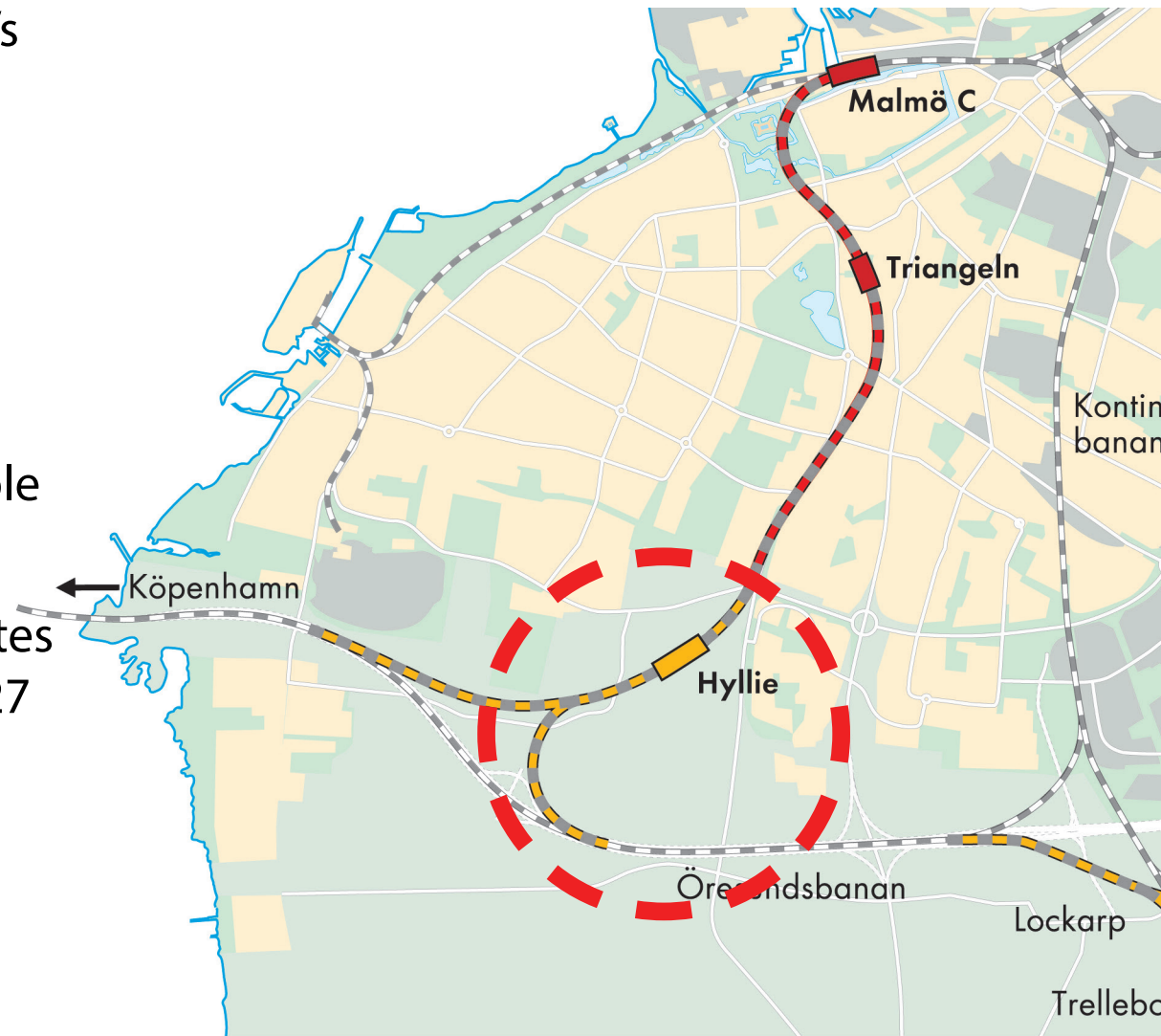


Hyllie shall become the Öresund region's most climate-smart city district

Hyllie is Malmö's large scale sustainability pilot. Malmö's objectives of sustainability for 2030 shall be realized in Hyllie in 2020

Hyllie - a potential released

- A would-be housing project in the 1970's left a gap in the city's outer rim
- 3 000 km² undeveloped land, mostly owned by the City of Malmö
- Hyllie's potential was opened up by the City Tunnel connection to Copenhagen
- Can now be reached by 3.6 million people within 45 minutes
- 6 minutes from Malmö Central, 13 minutes from Kastrup International Airport and 27 minutes from Copenhagen Central



2004



Present day



Fully developed

- A city centre for southern Malmö
- A dense and mixed city-structure
- 9 000 apartments
- 9 000 workplaces
- A large number of properties - a rich variety of developers and architects









How Hyllie was kick-started

The City Tunnel

- Conceived by the City Tunnel Consortium (the Swedish State, the Swedish Transport Administration, SJ, the Regional Council and the City of Malmö)
- The main purpose was to transform Malmö C into a through station to the continent and stimulate regional growth.
- But it also transformed 3 000 km² of fields in Hyllie into a hot spot for development...



How Hyllie was kick-started

Establishing the concept of Hyllie

- Create consensus between the municipality and the developers
- Creation of a joint channel for information and marketing; Samsyn Hyllie (www.hyllie.com)
- On-going dialogues with developers
- Joint architectural workshops
- Land allocation programmes



Principles of development

The four principles of Hyllie

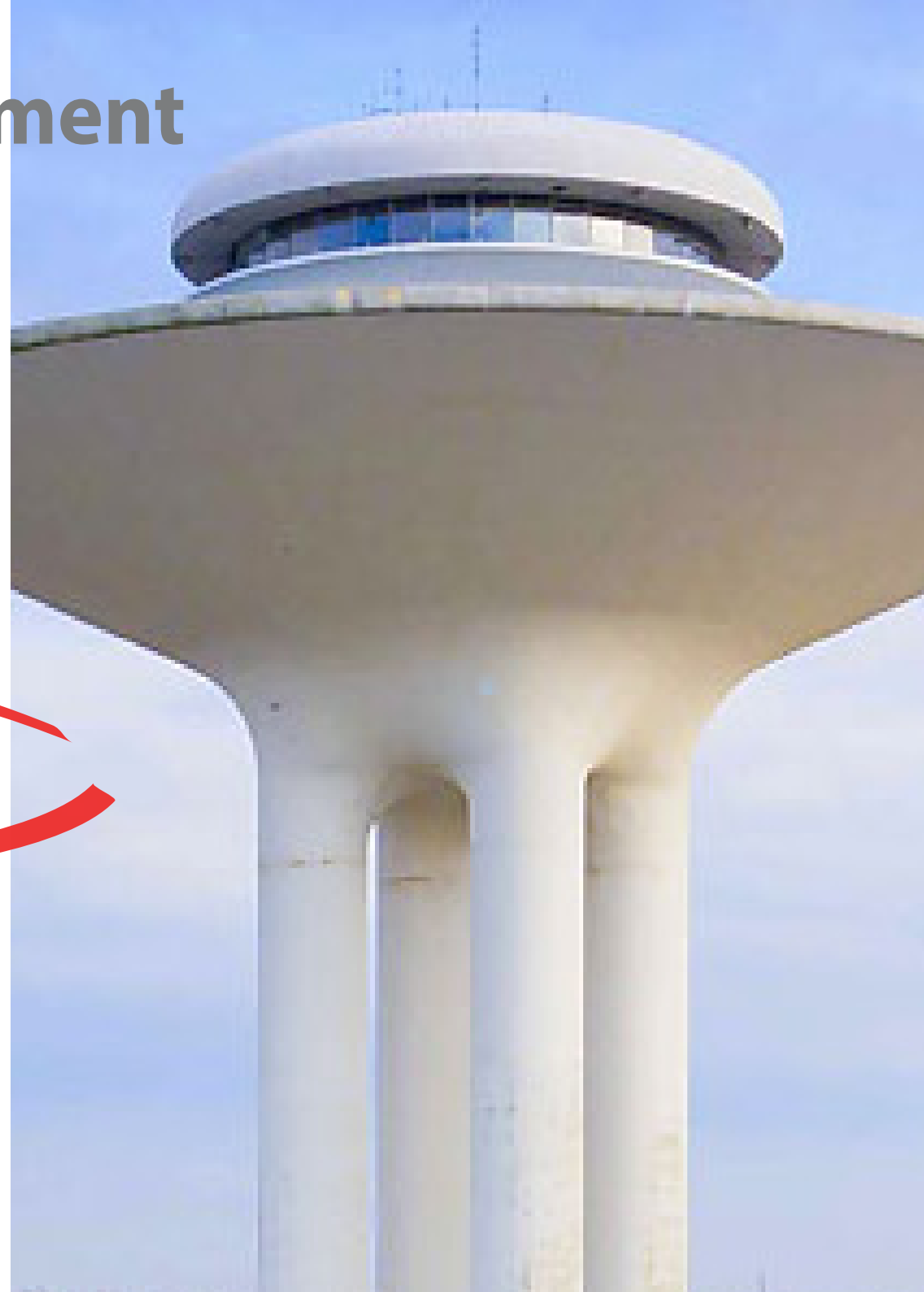
1. Hyllie shall utilize the communications hub to its' full potential
2. Hyllie shall serve as a catalyst for integration in southern Malmö
3. Hyllie shall honour its' agricultural heritage
4. Hyllie shall be the most climate-smart city district within the Öresund region



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The climate-smart Hyllie so far

The Climate Contract

- The City of Malmö, E.On and VA Syd
- A contract of ambition and a forum for collaboration
- The platform for Hyllie as a test bed for Smart Grid and Smart Homes
- Includes a model for calculating Hyllie's total energy balance
- States a large part of Hyllie's environmental objectives, including Hyllie's role as Malmö's large scale pilot for sustainability



The climate-smart Hyllie so far

Previous programmes

The Environmental Building Programme South (Miljöbyggprogram Syd)

- A programme of required specifications for developments in Hyllie
- Has been coupled to land allocation agreements
- Will not be used for new projects since 2015

The Agreement of Sustainability (Hållbarhetsöverenskommelsen)

- A complement to the Environmental Building Programme South
- A part of the Developer's Dialogue in the detail plan for Hyllie allé (Hyllies first 1 700 apartments + shops and offices)
- Limited to the developments around Hyllie allé

The new national building code - a game changer

- Technical requirements can no longer be coupled to land allocation agreements**
- The Environmental Building Programme South can not be used in new projects**

Enter *Environmental Programme Hyllie*

A document

- Declares Hyllie's environmental objectives so that they can be coupled with the private actor's environmental objectives
- Answers the following question: *"What exactly is the climate-smart Hyllie and how can my project be a part of it?"*
- Develops and adds to existing objectives in Hyllie
- Suggests measures for fulfilling objectives but do not make any demands or requisites

...and a process of dialogue

- Couples Hyllie's objectives and the private developer's objectives
- Creates a set of shared objectives and suggested measures for fulfilling the objectives for each individual project
- Includes a routine for following up individual projects
- Yields material for following up the climate-smart Hyllie as a whole
- Broadens the idea of Hyllie as a test bed, from technical solutions to development in general

**Nine over-all environmental objectives anchor
Environmental Programme Hyllie in Malmö's over-all
environmental objectives and secure Hyllie's role as
Malmö's large scale pilot for sustainability**

Malmö

Malmö is the most climate-smart city in Sweden

It is easy to make the right choice in Malmö

Resources are utilized in a sustainable manner

The urban environment of the future is found in Malmö



Hyllie

Hyllie is provided to 100% by renewable energy

Transports are part of the climate-smart Hyllie

Hyllie honours it's agricultural roots

Hyllie has excellent indoor environments

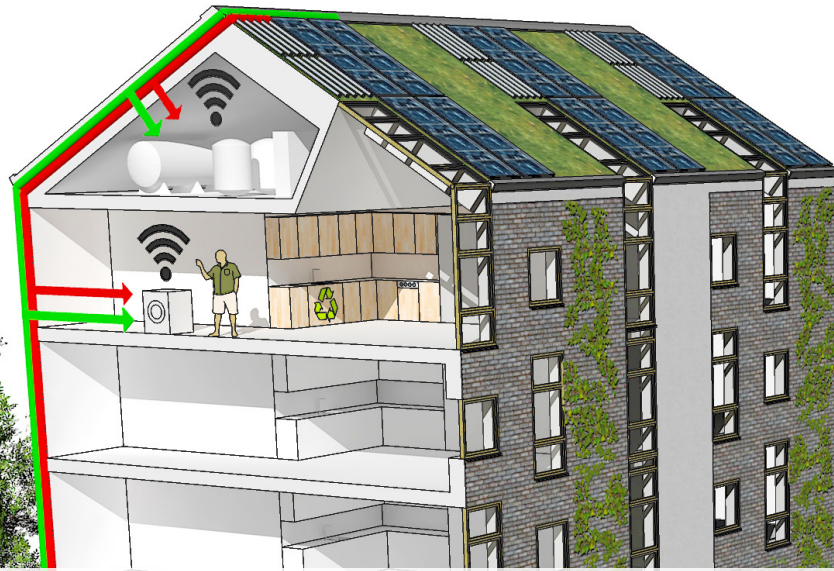
Hyllie is climate resilient

Waste is separated and recycled

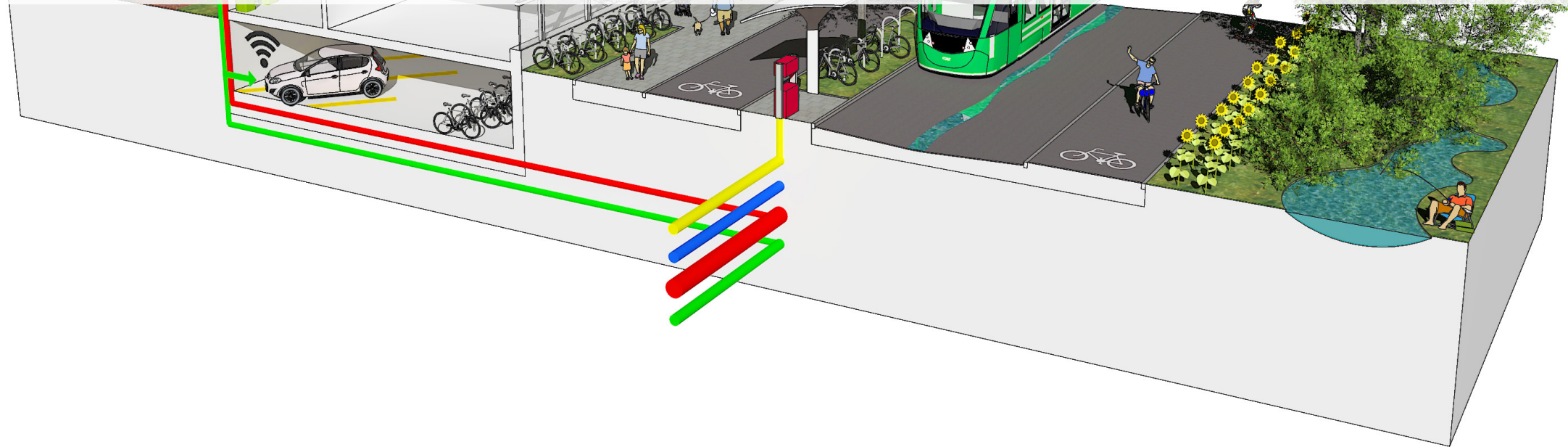
All development is based on life cycle perspectives

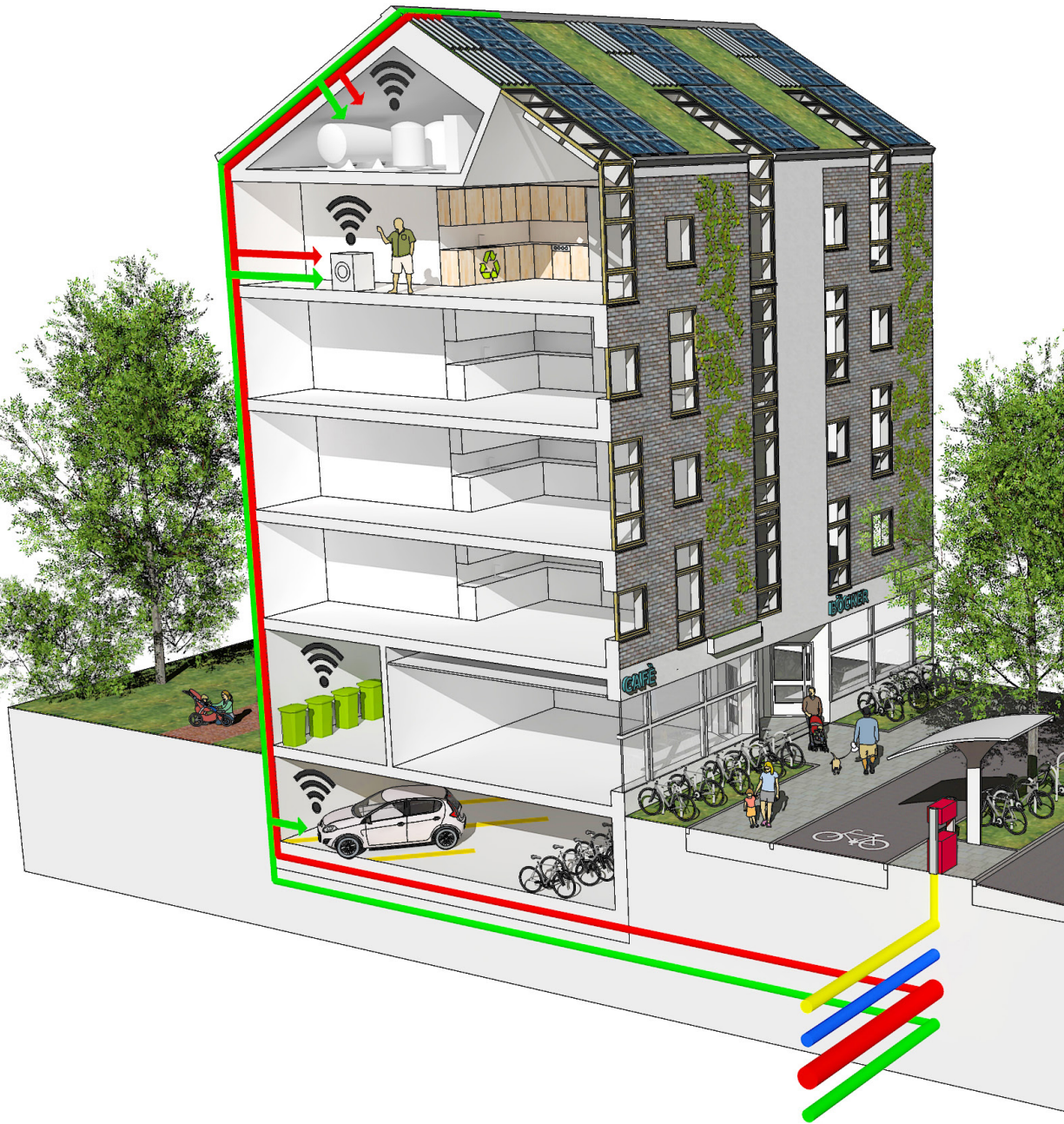
Hyllie is an attractive arena for climate-smart development

People have knowledge, can participate and see results of their lifestyle



20 specific environmental objectives concretize the climate-smart Hyllie and allows *Environmental Programme Hyllie* to be used as a tool for sustainability





1. Hyllie's buildings are energy efficient
2. Hyllie's buildings and installations are connected to the *Smart Grid*-system
3. Hyllie's buildings utilize the possibilities provided by *Smart Homes*
4. A substantial part of Hyllie's need for energy is provided by local production
5. Recycling starts where the waste is produced
6. Recycling stations are abundant
7. All development is based on life cycle perspectives
8. Hyllie has excellent indoor environments
9. Hyllie attracts developers with a high environmental profile
10. There are close dialogues between the City of Malmö and the developers
11. Land allocation agreements secure developers with a high environmental profile

12. The City of Malmö provides information about available grants
13. People are well informed, can participate and see results of their lifestyles
14. It is easier to walk or travel by bicycle than to travel by car in Hyllie
15. Hyllie has excellent public transport
16. Car traffic is available on the terms of the climate-smart city
17. Hyllie is climate resilient
18. A network of green and blue structures is present everywhere in Hyllie
19. Ecosystem services are developed and utilized in Hyllie
20. *The Factor of Greenery* secures rich greenery on buildings



- **The developer and the city of Malmö assess which of the 20 specific environmental objectives are relevant to the current project**
- **The choice of specific environmental objectives is documented together with suggested measures for fulfilling the objectives**
- **The documentation is used as a check-list throughout the planning and building permit processes**
- **Each project is evaluated on basis of the chosen objectives during the building permit process**
- **The documentation can be used to follow up the specific project as well as Hyllie as a whole**

A nighttime photograph of a modern urban plaza. In the foreground, a long, narrow water feature reflects the lights from the plaza. The plaza is paved and lined with young trees, some of which are illuminated from below. Tall, slender light poles with multiple lights are spaced along the plaza. In the background, a large, modern building with a curved roof is visible. The sky is dark blue, and the overall atmosphere is serene and contemporary.

Thank you for your attention!
For further information see www.hyllie.com

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