

Calender and questions:

The holistic plan for Anebjerg is part of the proposal for The Municipality Plan 09 which will be open for public comments from June 25th to September 25th 2009.

The holistic plan is the basis for describing the new urban area, Anebjerg, in the municipal plan and basis for the framework describing what a local plan should decide for an individual area to promote a coherent urban structure.

After final adoption of the municipal plan on December 2009, local plans for the first phases of Anebjerg can be elaborated.

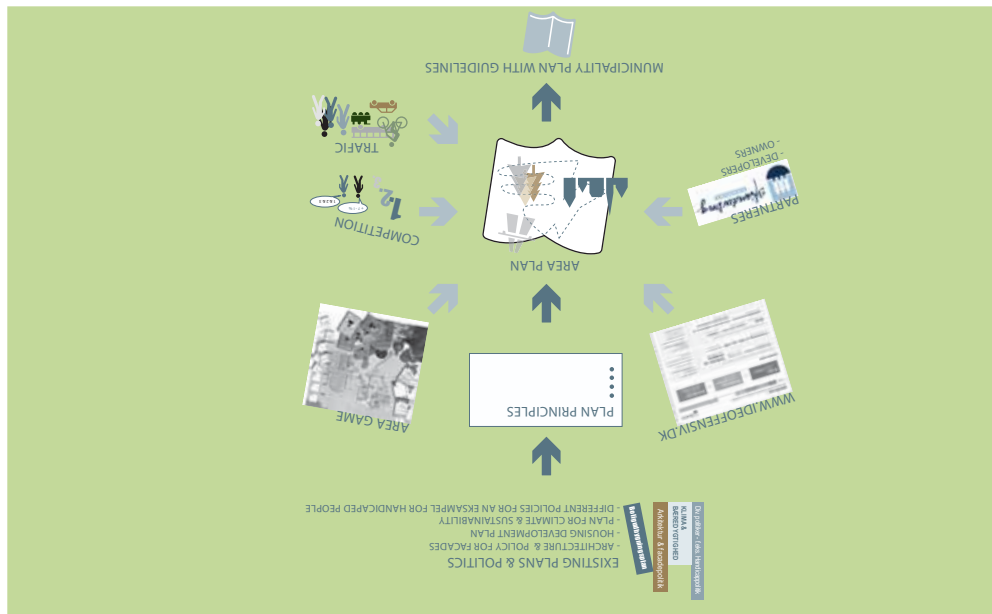
In the municipal plan, part IV plan for the chronological order for the conversions of the area is found

Anebjerg Wood, phase 1 will be inaugurated June 15th, 2009, 13.30 – 15.00

If you want more information please call:

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Drawn up by a cooperation between Municipality of Skanderborg - Planning and Business Development Department, Danish Forest and Nature Agency and GBL



Local plans for new urban land must ensure new nature areas close to the city as well as recreational areas accessible to the inhabitants and their need for exercise. The areas will – if possible – be established as beautiful and scenic passages between urban and rural landscapes.

When making local plans for new urban areas, planning must include paths between the new areas and other activities in the city.

Local plans for new urban areas must define the aim to minimize water flowing from the urban areas.

Local plans for new housing areas must contain regulations stating, that new buildings as a minimum must be built according to rules for energy saving class II.

Guidelines:

- new guidelines based on sustainability
- a new planning process for special urban renewal areas based on dialogue

In The Municipality Plan 09, the Anebjerg project has introduced:

The Anebjerg Game

The Municipality of Skanderborg have decided that the planning of Anebjerg will be a made in a process of open and constructive dialogue with possible future inhabitants, landowners, organisations and associations interested in the areas development. This way, visions for the area will be a common issue ensuring the visions durability and sustainability.

In 2008 the Anebjerg Game was developed and later tested by future inhabitants and other interested parties. Through the game, several ideas and a thought of realising visions for the area has emerged and the development of the area has become a common issue for future residents and other people with different interests in the area.

A valid and flexible building plan has been made as a result of the public participation in the Anebjerg Game - a plan ensuring that the visions for Anebjerg will last no matter how changing market conditions, needs and demands will develop and no matter how different landowners and developers will react to the changes.

The Anebjerg Game was played during 6 hours on a November evening 2008. More than 90 citizens participated in the

game and contributed to the exchange of ideas concerning the development of the new urban and nature area. Experts on sustainability, health promoting planning, landscapes and ground water inspired the players during the game. The players were challenged and had to make several priorities concerning the areas development.

Several good ideas and attitudes towards health, sustainability and outdoor activities were presented.

In a period after the Anebjerg Game was accomplished it was possible for the public to visit the dialogue based website for the Municipality of Skanderborg. At this site new ideas could be submitted and comments could be made to other ideas.

The main concern mentioned in the contributions, stated that the new urban area should be based on sustainable principles, contain many different elements and be full of experiences. It was considered important to fit the values of the landscape into the new urban area.



Anebjerg - a sustainable and scenic part of the city

The municipality of Skanderborg is planning a new attractive part of the city at Anebjerg. It will be located in scenic surroundings between Højvangen and Stilling-Gram.



When fully developed Anebjerg will have room for app. 900 houses. The area is placed so easy access to collective transport and main roads can be obtained. The new housing area will be located next to a large new wood - Anebjerg State forest.

The Anebjerg state forest will increase the forest area with 325 ha new woodland. The Anebjerg state forest will connect the new housing area with the beautiful and valuable nature areas already found around Skanderborg. The forest will be established as a New Woodland-project in cooperation between The Danish Forest and Nature Agency and the municipality of Skanderborg. Many different possibilities for activities in nature and for a healthy outdoor recreational life is planned to take place in Anebjerg State forest.

Close to Anebjerg a large sports area - Fælleden - is found. This area draws many people to Anebjerg, making it possible that many other people than the inhabitants of Anebjerg will be able to enjoy the possibilities in the area. The new woodland will moreover help protect the drinking water resources in the area.

A holistic plan for Anebjerg

The detailed plan for Anebjerg illustrates a sustainable and an attractive new part of the city with excellent opportunities for an active and healthy lifestyle.

The buildings will be placed in order to take advantage of the hilly landscape between the existing urban areas Højvangen og Stilling-Gram, The new Anebjerg State forest and the new sports area Fælleden. The building plan ensures a beautiful passage between the city and the surrounding landscape and will also make it possible for many more people to enjoy the area.

During the last 10-15 years there has been a remarkable increase in population and in new built houses in the city of Skanderborg. Anebjerg is well placed close to Skanderborg and with generous visions for the area, it is expected to attract even more citizens to Skanderborg/Anebjerg. The building plan for Anebjerg shows many different types of houses and housing areas, where needs in different phases of lives can be met. This variation housing types should make it possible to attract very different age groups to Anebjerg.

The main idea of the building plan is to establish 9 built up "islands" in the landscape, where the areas between the islands will be green recreational connections of landscape and visual sights. The 9 housing islands will be placed in different kind of landscapes according to topography, small ponds, plantations etc.

This way each housing island will have its own characteristics right from the start, which can be basis for the islands development and ensuring that the plans are robust.

Just as the landscape has inspired the idea of developing islands in the landscape, so has the pretty neighbouring village Fruering given inspiration to structure the housing areas in smaller units. In well-arranged units the inhabitants feels comfortable and safe and are more likely to engage in communities. The structure of the plan has moreover the advantage, that it can be developed in appropriate phases.

It has been a common-principle for placing the houses in each of the housing islands, that buildings close to the landscape should be of a low density, while houses in the center of the island is placed closer to each other. In principle the buildings in the center of the islands can be built in three storeys, and in two storeys for buildings facing the landscape - as long as houses in the center of the island is still having a view to the landscape.

