

Territorial analysis and  
identification of  
*Vest-Agder County Council*

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## 1. Landscape and heritage characterization

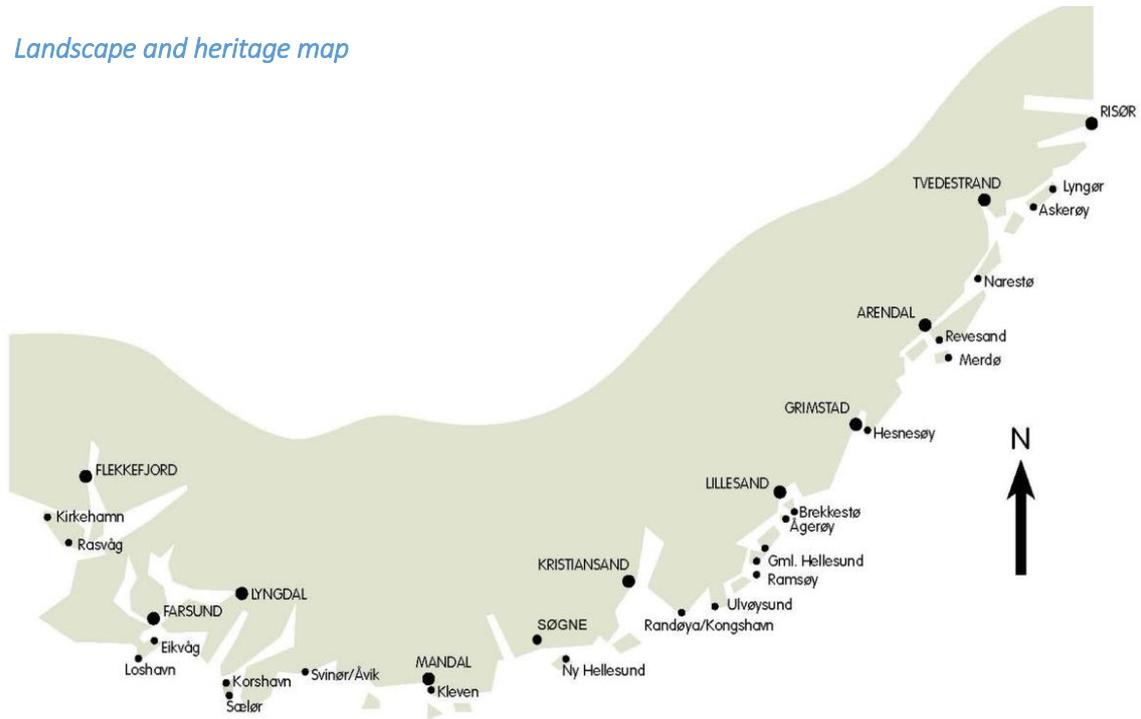
### *Description of landscape and heritage:*

Agder has a long coastline with a varied landscape. It consists of hundreds of small islands, islets and skerries, sandy beaches and sheltered bays. The geological and landscape structure of the southern coast of Norway is distinctive, with an important biodiversity, including a rich birdlife, as well as valuable coastal and deeper marine habitats. In the spring of 2017, Raet national park was established on the southern coast, outside the cities of Tvedestrand, Arendal and Grimstad. One of the key features of the 607 km<sup>2</sup> mainly marine protected area is the moraines of the last ice age, visible as shores with round stones.

The built heritage along the coastline is closely linked with the natural environment. The sea, and its opportunities in fishing and shipping, formed the basis for a settlement along the coast. Houses are neatly placed into the environment – sheltered, but still close to the sea. This is also true for the historic harbors, which we focus on in this project. They were established during The Golden Age of Sails, as they became important safe havens for sailors traveling between the North and the Baltic Seas. Here they could find shelter and anchorage from storms and changeable weather. The locals took advantage of these situations and provided supplies and repairs to these moored vessels. During the eighteenth and nineteenth centuries population flourished in these coastal areas, with common occupations drawing their income from maritime traffic. Towards the end of the 1800s, however, the situation changed. With the advent of the Steamship, the need for natural harbors became obsolete.

Today these historical harbours are small and well-kept communities with a relatively dense concentration of older wooden buildings built in this affluent period. They are an important part of our cultural heritage. From the mid-1900s the historical harbors got a new use as holiday destinations, and during the summer months, the picturesque townscapes are teeming with visitors. The rest of the year however, many houses are empty.

*Landscape and heritage map*



*The coast of Agder. Smaller dots marks historical harbors and larger dots marks cities.*

*Photos of heritage and landscape*



*The historical harbor of Merdø outside of Arendal. Foto: BTS.*



*Rolling stones in Raet national park. Foto: Itandc.org.*



*Locations of houses are suited to the environment in Ny-Hellesund.*



*Characteristic wooden houses in Loshavn, Farsund. BTS*



*Mooring hitches –traces of the past. Foto: BTS*



*Tile roofs in Ny-Hellesund. Foto: BTS.*

### *How the challenges in the coastal zone in terms of landscape and heritage differ from the challenges in other parts of our region*

The coastline is relatively urbanized in comparison with the inland and there is a huge pressure for exploitation of the seaside areas for housing/real estate purposes. Properties in the historic harbors are highly valued on the private market. Thus, it is a challenge that many want to expand existing houses or build new cottages in these cultural environments. This new use of the historical harbors put the cultural heritage under pressure in different ways. For example, houses may lose their authentic touch when they are upgraded to modern standards, while old piers, historic pathways, small farming fields, and smaller maritime installations suffer from lack of maintenance and/or modernization. There is also a huge pressure on the seaside areas and a property in a historical harbor is highly valued on the private market. The local authority is therefore subject to pressure from landowners and others who want to develop the coastal zone to a greater extent. It is also a challenge that several people are renovating their old houses without regard to antiquarian principles.

Especially in summer, the outports are popular destinations for tourists and in some places there may be conflicts between tourists and locals. It is a challenge to facilitate tourism that is both sustainable and takes into account local people's right to privacy. The outports are small and dense townscapes and they are not suited to accommodate large crowds. For example, they lack deficiencies such as public toilets, sanitation, parking, public dock etc. In addition there are no public accommodations in the harbors except for Verftet in Ny-Hellesund.

## **2. Existing knowledge, material and approaches**

The framework for the protection and development of the historical harbors are determined by a complex interaction between various public authorities, business interests and private owners. The main arena for coordinating this interaction is through the municipal master plan

and specific zoning and heritage plans adapted by the municipalities. The national cultural heritage act managed by the county councils and National Directorate for Cultural Heritage mainly inflict on individual building applications.

The approach of the public heritage management relies to a large extent on different historical analysis, photo documentations and historical archives. There are some written analysis about the historical harbors, including a couple of master thesis and a doctoral thesis. These mainly focus on the historical development outlined above. Apart from this the public heritage management relies to a large extent on a large but insufficient registration of the build heritage dating back to the 1970s, the so called SEFRAK-register. The register mainly contains photo documentation and indication of the age of buildings presumed to be built before 1900. The public heritage management combines information from this register with additional ad hoc based documentation (new and historical photographs and archives) when dealing with zoning plans and individual building applications. The only analysis of more systematic character has been made as part of the process of listing Ny-Hellesund as national protected cultural environment and compiled in the preliminary management plan of Ny-Hellesund. This work indicates that the physical changes in the build environment from 1970 – 2010 has been more profound and drastic than from 1900 - 1970.



*Two photographies showing the changes in the environment between 1934 (@B. Wiilse) and 2014 (@Bjarne Tresnes Sørensen).*



*A drawing of a house in Ny-Hellesund from 1801 (@Finnur Magnusson) and picture of presumable the same house in 2014 (@Bjarne Tresnes Sørensen).*

SEKRETARIATET FØR REGISTRERING AV FASTE KULTURMINNER I NORGE - SKJEMA - APRIL 1989 (BOKMÅL)

OBJEKT	<i>AVK. ETTRE</i> <i>Kvartens/strandfor ruin Heddeland Heddeland</i>		
EIER (tittel, navn, postadresse)	<i>Lars Heddeland, 4534 Marnarda</i>		
BRUKER (tittel, navn, postadresse)	<i>ingen</i>		

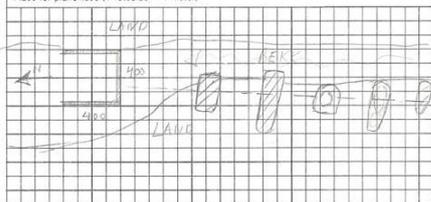
1	KORTARKIV-NUMMER	Kommunennummer	Registreringskrets nummer	Hus løpenummer
		Filmnummer	Bilddenummer, laveste	Bilddenummer, høyeste
2	FOTOARKIV-NUMMER			
		Sone	Øst-vest i sone	Nord-sør
3	ØKONOMISK KARTVERK BLAD-BETEGNELSE	Milestøkk	Bladnummer	
		System	Akse/sone	Y = ↑
4	KOORDINATER (fylles ikke ut)			
		Kommune, navn	Topogr. betegnelse, navn og nummer	
5	KOMMUNE			
		Topogr. betegnelse	Gårdnummer	
6	TOPOGR. BETEGNELSE	Bruksnummer	Undernummer (feste- m.m.)	
		Gårdnummer	Annen matrikelbetegnelse (bare for eiendommer utenfor landmatrikkel)	
7	Matrikel- BETEGNELSE			
		Bygningsnummer (fylles ikke ut)		
8	BYGNINGSNUMMER			
		Eiendommens navn, DIALEKT/OFFISIELT	Dialektform	Offisiell form
9	EIENDOMMENS NAVN, DIALEKT/OFFISIELT			
		Veg-/gatenavn	Veg-/gatenummer og -bokstav	
10	EIENDOMMENS VEG-/GATERADRESSE			
		Lokal betegnelse på huset	Merknad	
11	OPPRINNELIG FUNKSJON (FORMÅL)	Kode 1	Kode 2	
		Merknad		
12	NÅVÆRENDE FUNKSJON (FORMÅL)			
		Merknad		
13	OPPRINNELIG SOCIAL MILJØSAMMENHENG	1. Embetsverk m.m.	2. Næringsdrivende	3. Tjenestemann m.m.
		Merknad		
14	FORHOLDET TIL ANDRE HUS	1. Selvstendig hus	2. Del av anlegg	
		Merknad		
15	FYSISK MILJØSAMMENHENG	1. Større tettsted (by)	2. Mindre tettsted	3. Gårdsanlegg
		Merknad		
16	FUNKSJON OG MILJØ	4. Seilranlegg	5. Annen husgruppe	6. Enkeltbusspreid
		Merknad		

REGISTRERING AV FASTE KULTURMINNER I NORGE  
**REGISTRERING AV HUS**

Place for fotografier

*se eget ark*

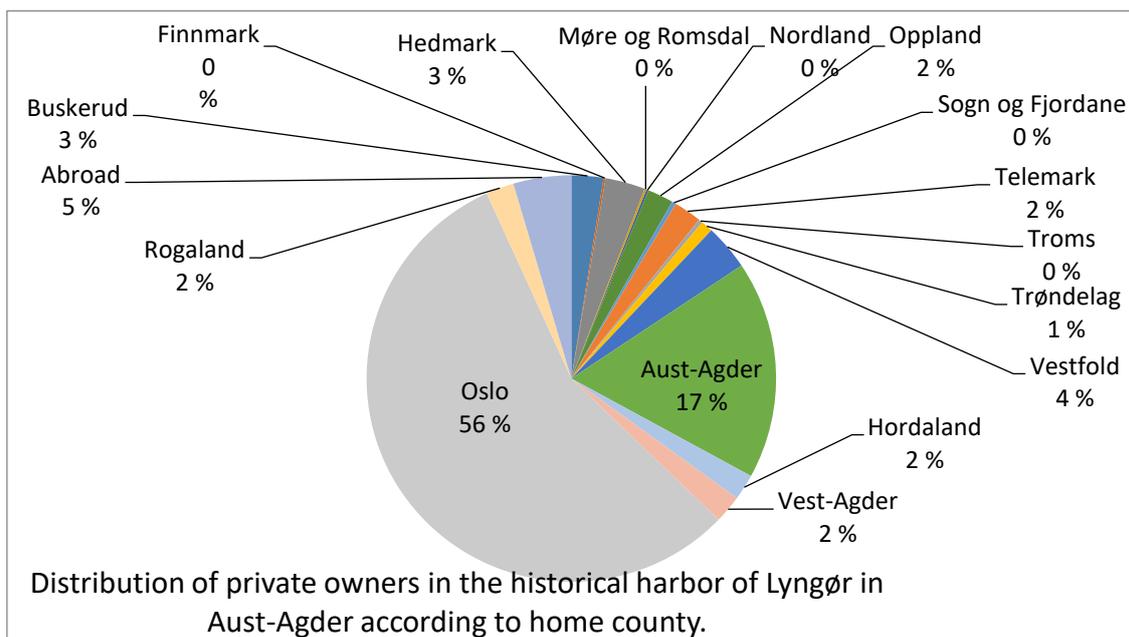
Place for plan-skisse (1 rute-side = 1 meter)



44 VERNEVERDI									
EGENVERDI			SOM DEL AV MILJØ			Vurderingen utført av			
Hay	Midd.	Lav	Hay	Midd.	Lav	Dato		Underskrift	
<input type="radio"/>	/		/						
<input type="radio"/>	/		/						
<input type="radio"/>	/		/						

Example of registration of historic building in the SEFRAK-archives.

The official lists of private owners in the historic harbors show how the "local communities" are now scattered around the country as part of their transition into leisure communities. This has an impact on questions such as privatization and the nature of conflict in the management of the communities.



However, the public authorities have little to none systematic information and analysis about which consequences new use of the historical harbors have on heritage and landscape. We also have none systematic analysis of how the harbors are managed today and what type of conflicts that dominate the current management.

### 3. Existing policies on landscape and heritage

Regarding the county administration of the historical harbors, the counties of Aust-Agder and Vest-Agder have adopted a common strategy and financed the involvement in Hericoast. The aim of the strategy is to generate new knowledge about the historical harbors and seek a long-term and comprehensive management.

Ny-Hellesund, one of the historical harbors in the region, has a strong legal protection through the Cultural Heritage Act. The others, however, have a weaker legal protection. The municipalities are responsible for managing their own areas through the Norwegian Planning and Building Act, but generally, many local zoning plans of the historic harbors are quite old and give a weak legal protection.

Large zones surrounding the historical harbors are protected as natural environment through Nature Diversity Act and managed by the County Authority of Agder (the state's representative in the region). Connected to this is the establishment of Raet as a national park.

### 4. Ongoing policy development processes

Apart from a legal authority to make objections when regional and national interests are at stake the county councils have a very limited opportunity to make directly legal restrictions on local zoning and other plans for land use developed and approved by the municipalities. An improved management of the historical harbors on a regional scale therefore relies on the municipalities freely agreeing for a more restricted development. Therefore the intention of the mentioned regional strategy is to contribute to the development of more shared understanding amongst the municipalities on the need to safeguard the heritage values of historical harbors.

To counter the lack of systematic knowledge and analysis the county councils have as part of Hericoast taken the initiative to establish a regional reference group. The group consists of the four municipalities in the region with potentially the most valuable historical outports (Tvedestrand, Arendal, Lindesnes and Farsund). Throughout the project they are through regular meetings and participation in the interregional workshops given the opportunity to discuss their common challenges with the county councils and other European regions. This would hopefully create a common understanding of threats and challenges among the administration within the public authorities, which would feed into the development of a regional action plan for the improvement of the management of historical harbors in Agder.

At the same time several municipalities are currently working on local heritage plans. These are great tools for mapping cultural heritage and raising awareness among the locals and decision makers. Furthermore one of the municipalities in the group of stakeholders, Arendal, will start working on a new plan during in 2017, and others are working on local heritage plans. Their experiences in this process may be useful for the other municipalities, and maybe other municipalities will follow.

#### 5. Looking forward to 2018 Cultural Heritage Year:

For the moment, our region doesn't have any official plans to mark the 2018 cultural heritage year.