



aerial photo strategic elements

CATEGORY Urban/landscape/architectural  
TEAM REPRESENTATIVE architect or urban planner or landscaper  
LOCATION County of Höganäs/Skåne  
POPULATION City 8553 inhab. Conurbation 24 900 inhab.  
STRATEGIC SITE 180 ha PROJECT SITE 24 ha  
SITE PROPOSED BY Municipality of Höganäs  
OWNER OF THE SITE Municipality of Höganäs  
COMMISSION AFTER COMPETITION  
Urban project management role, design of public and landscape areas.

## HOW CAN THE SITE CONTRIBUTE TO THE ADAPTABLE CITY?

### *CULTURE BY THE SEA*

The rich soil and the beautiful scenery has attracted residents to this area for thousands of years during which the town has developed a vast historical and cultural heritage. Nowadays the town is more and more connected with the larger metropolitan area of Helsingborg, Malmö and Copenhagen, and because of its prime seaside location and excellent living conditions Höganäs is constantly increasing in population. Höganäs therefore needs a plan for future expansion, based on contemporary planning ideals in terms of density, sustainability, public transportation etc.

How can an organic expansion of a new neighbourhood be achieved that is integrated into the existing urban fabric?  
How can a long term sustainable development help heal isolated areas? How should an expansion take into account the existing city centre and historical and cultural qualities?

### CITY STRATEGY

#### *CULTIVATING URBANITY*

The city wants to develop the site in stages, starting with a project to be realised in a imminent future followed by a long term strategy for development of both the project site and the study site. The project site spans from the city centre to the city limits. This creates a unique opportunity to address a whole range of



aerial photo with limits of the project site



aerial photo with limits of the site

urban issues:  
How can a future development help in healing fragmented and enclaved neighbourhoods, brake barriers created by roads, and create new paths/movements? What further values can future developments add to the rest of the city? How can bicycle and pedestrian traffic be encouraged and increased? How can existing recreational areas be connected to new developments?

**SITE DEFINITION**  
The strategic site contains points and areas of importance to the future planning of the city. Apart from the project site it also contains harbour and swimming areas, centre and commerce, areas of high cultural/historical value, and recreational areas. The

boundaries of the project site correspond to land owned by the municipality, and it has been pointed out as a new neighbourhood in the comprehensive plan for the city. The proximity to the city centre and easy access bounds for a well integrated expansion. Within the limits of the project site new developments are therefore highly probable. The project site gradually slopes from north to south and consists mainly of agricultural land. There is a reserve for a light rail transit system in one part of the site that proposals must consider. This possible new station would create a new point of focus in the centre around which new housing could be developed.

**ADAPTABILITY: MAIN ELEMENTS TO TAKE INTO ACCOUNT**  
Because of the small scale in the town the new development will shift the centre of gravity in the city, how will this affect the existing architectural and cultural qualities? How do visitors perceive entering the city? How should the contemporary city relate to new ways of life, work and movement? How can the new development achieve high density and urban life without conflicting with the existing small scale of the city and the surrounding nature? The area closest to the sea is considered to be more attractive, but the area around the project site could cultivate its own identity as a modern garden city where the agricultural heritage is nurtured.



city beach within strategic site



city centre



local architecture within the strategic site



Ärtan & Bönan recreational area



Gryvtorget