

Notes from European site visit Trelleborg, Sweden

Friday April 21st 2017

to be posted on the European website

Totally 26 architect with background from Sweden, Spain, Netherlands, Germany, France, Lithuania among others, where many had a Sweden connection, participated in the site visit.

The participant expressed enthusiasm over Trelleborg, a well written competition program, excitement on how Trelleborg is interested in making use of future ways of production and a well arranged site visit. They were also encouraged by Trelleborgs approach: to start with European – no previous discussions or decisions – to try to use European to actually shape the site.

Bertil Larsson, vice mayor, did a fine welcoming speech, where he concluded that in Trelleborg, Sweden's most southern town, what ever you will propose to put here it will be the Sweden's southern most – anything.

Charlotte Hägg Reader, Fanny Nyberg, Charlotte Lindström and Ie Urde participated in the event from the Municipality.

Questions / Reactions

1. Do people not use the beach in the western bay of Trelleborg?

No, it is next to the trafficated road E6 and the seaweed it left to rot and smell.

The people of Trelleborg have to go to Skåre Skansar in the west or Dalabadet in the east to swim.



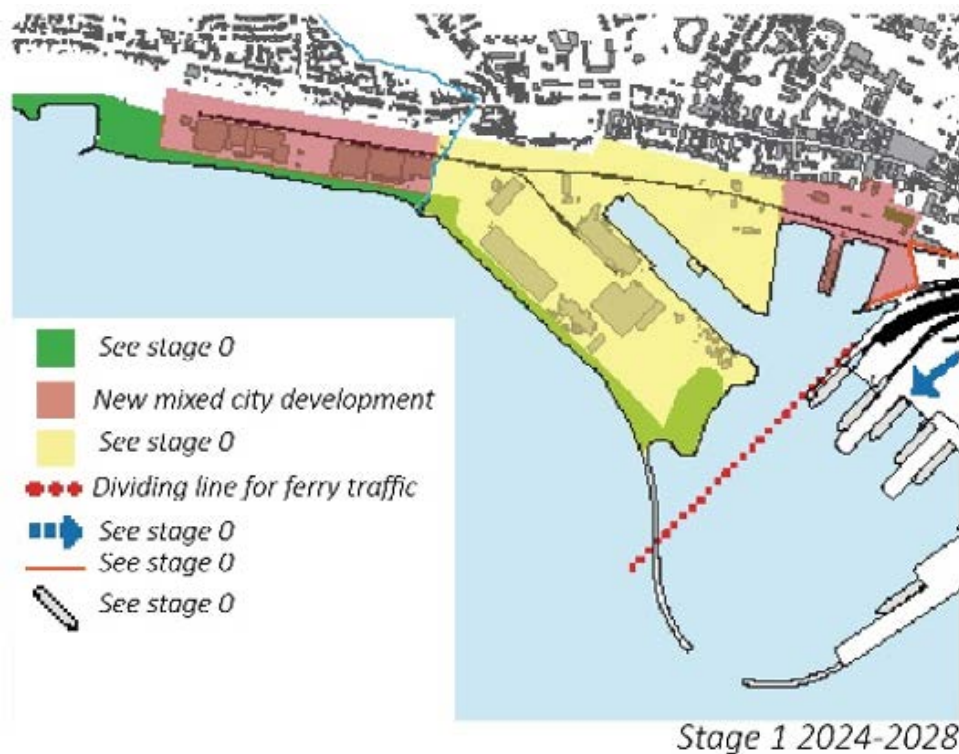
The city's vision for the project site



2. Is the the bridge between the piers illustrated in the city's vision for the project site a prerequisite?

No, the bridge indicates a wish for a short cut to the central station as well as a wish for several contactpoints out to the piers – to connect the city with the piers. (There should be more than one way in/ out.)

Note: Recreational areas are scares in our agricultural county. The Albäcksforest in the west of the city is artificial as well as the central park in the city. To create green links are important as is the county's wish for the quayedged to be public.



3. Do you see the same character – new mixed city development - in the indicated pink areas in the stage 1 diagram?

No, the colour indicates time when we believe areas will be completed. We expect that the eastern pink area will have functions generated by closeness to the station – high number of workers / sqm, as well as cityfunctions needed by the inhabitants in the town as well as the region. We do want a mix and will stipulate that living units shall be part of the mix.

The western pink area is privately owned. A larger procentage of housing can be expected but it is also an area close to the beach, the entry point to the centre with potential of high exposure.

The yellow area has been chosen by the city to partake in European because we believe that we in this area have a chance to bring the concept of productivity and realise it.

4. Has it been a discussion with the inhabitants of the city of the areas futute and potential functions?

No, one student went out with a questionare one afternoon to check peoples knowledge of the accessabiltiy to the western pier. Very few know that the promenade is accessible.

The plan is to use your European proposals for the discussion with the people of Trelleborg. The project started in August 2016. In February 2017 we opened a street office with a shopfront to the mainstreet in the city to aid in the communication with the public. European is the starting point of the project.

One idea we are discussing with our local paper is to go through one proposal a week during the autumn. That is one good idéa.

5. Is there a conflict between the ferry traffic and small private boats? Where can small boats get in to the harbour?

Yes, ferries and smaller private boats cannot mix. One can propose a separate entrance and line off the inner harbour with "bollards".

6. Is there a strategy for how to treat or use the land with regards to pollutants?

There is a strategy to have a strategy for handling ground pollutants that includes ground pollutants, climate change with stormwater and higher sea levels. Can the pollutants be covered and achieving higher ground against rising sea levels? Will the pollutants spread with higher groundwater? We know that we have pollutants but not the quantity or confined area.

7. How is the water quality on the western pier? Is it safe to swim there? Currents?

We have started water quality tests in September 2016. That one test showed good water quality out on the western pier, not good quality by the Ståstorpsåriver, in the derelict western small boat harbour or just outside it. The testing program will start again in June and keep going for the next four years (it takes four years to qualify as an official place for public swimming, i.e. to raise the flag.) The current is not particularly strong, and is anti clock wise.

8. How is the water quality inside the harbour? Depth? Colour?

We do not know about the water quality – will put in points for measuring in the water testing program. One can guess that the water is cleaner in the western dock than in the inner harbour docks due to daywater pipes coming out in the central docks. The harbour has a depth of 9 meters throughout. The green colour of the water inside the harbour is due to calcium.

9. What about ownership of the ground, strategy for selling, will the Municipality build themselves?

The Municipality owns 100% of the Trelleborg Harbour. The municipality plans to keep the ground under its ownership until the strategies for planning are put in place and the ground raises in value. The Municipality will build through its housing organization and some services like schools but most of the land will be sold to developers.

10. Are there any buildings you absolutely want to keep due to cultural heritage or other reasons?

There is no reason to demolish and there is no reason to keep to keep. The building values are mainly in the in-between period – can the buildings be used to start using the area as part of the public townscape? The large logistics centre has a building cost value.

11. When and in what order will the different parts of the harbour move?

The harbour will move all its activity at once – when the truck and logistics centre and the ringroad with access to the eastern harbour is built – planning date 2024.

12. Is the dredge hill “Trelleberget” clean? What is the outsticker in the harbour east of the dredge hill?

The dredge hill is clean. The outsticker east of the hill is used for cleaning the dredge material before loading it onto the hill.

13. Why are the industrial buildings empty in the western area, within the strategic site?

Pergo make floors and where relocating, Dux making furniture relocated abroad. The plastic factory on the western pier implied a great safety zone so the Municipality had to buy it (2016) to remove the no building zone. The industrial areas to the west and east of the city do not have empty buildings. The reason these buildings are empty is that the owner expects a possibility for diverse development.

14. How is the business scene in Trelleborg?

Trelleborg is known for logistics, food production and manufacturing

Logistics: via the harbour

Food production – growing not making food products ie large tomatoe green houses – no tomatoe sauce making, grains not bread..

Manufacturing ie gangways for airoplanes, Trelleborg rubber is a worldwide corporation with its hq in Trelleborg but only relatively few employment opportunities.

But the largest employe is the municipality, about 4000 workers, including schools and care for the elderly.

The project site will take decades to complete and will contain over 8000 inhabitants – do see this as an opportunity to think broadly – not filling a gap in the business sector.

15. What are you doing with the algees and the smell?

At the moment nothing. We would like to start a study how to change the coastal edge in the western bay of Trelleborg by for example getting rid of the stone that catches the seaweed and introducing sandfill to make a beach as an edge protection and an amenity. We also like to start a maintenance program to take away the algees in the summer, and put them back in the autumn like our neighbouring municipalities do. This will coincide with the change of traffic from the coast to the ringroad.

16. What other projects are ongoing in Trelleborg?

There has been years of not much going on but now since the railway station opened the estate agents are reporting an increase in demand and prices are going up. Since 2012-2014 when the Municipality worked on the cityplan for Trelleborg's city projects are starting with in the city centre on asphalt areas. The next bigger project will be the former bus station area north of the central park that will house 400-600 housing units, building start in a couple of years.

17. Is it always this windy?

Yes, the project site is a fresh, windy place. We are glad to have you here when we experience everyday weather. Notice that the roads in town from the harbour towards north, have a kink at intersections to stop the wind.

Fanny Nyberg

Communications

&

Charlotte Hägg Reader

City planner