



City of Helsingborg, 2021

Invitation to submit a note of interest for a collaboration
regarding Oceanön in the Oceanhamnen District



HELSINGBORG



Invitation	4
The Hub of an expanding region.....	6
Vision 2035	8
Conditions.....	10
Coordination	17
Task.....	18
Submission requirements.....	20
Basis for land allocation	21
Preliminary schedule.....	21
Documentation	22



HELSINGBORG

Invitation

We're Building an Island!

Be a part of developing one of the most unique urban development projects in the country.

In the H+ area, we are developing the new Oceanhamnen district. The first phase is already in full swing phase 2 will start after the H22 city exhibition. The detailed plan for phase 3 is under consideration and we are now beginning planning for phase 4. Through this registration of interest, our ambition is to find a suitable collaboration partner to implement Oceanön, which will include **approximately 200 homes** with commercial units on the ground floor in strategic locations.

The invitation to submit an expression of interest in collaboration is open to developers who have an ambition to implement something truly unique. We are looking for development partners with the experience and capability, both financially and organisationally, to implement complex construction work and housing projects. You must have a will to contribute to the City of Helsingborg's work to achieve the vision for the city in general and for H + and Oceanhamnen in particular.

Submission is open from February 8, 2021 until April 6, 2021. We look forward to receiving your application!



Contact Information

Johan Cedergren, Development Engineer, 042-10 48 74

Karin Kasimir, Planning Architect, 042-10 68 50

Questions during the registration period should be sent no later than
Friday 12 March via email to: oceanhamnen@helsingborg.se



Proposed location of Oceanön



The Hub of an expanding region

Helsingborg is located in the middle of the expansive and dynamic Öresund region, home to around 3.7 million people. Thanks to its unique location, Helsingborg is both an attractive place and a strategic hub. The city offers proximity to Malmö and Copenhagen as well as public transport to Gothenburg, Stockholm and Oslo. This is an excellent living environment, with attractive housing and a very good business climate.

Today, nearly 148,000 people live in Helsingborg, one of the fastest-growing cities in Sweden. There is a significant housing need and several large construction projects are underway in the city. A future permanent link between Helsingborg and Helsingör will further strengthen Helsingborg's position and increase the city's attractiveness.

A city in development

Helsingborg has a strong and ambitious plan for urban development. It started with the investment in a modern central station (Knutpunkten) which gathered train, bus and ferry traffic under one roof. The hub replaced the two previous train stations and released large development areas by the water. Knutpunkten has now been renovated and renamed Helsingborg C. Norra hamnen was inaugurated at the time of the H99 housing exhibition. The Norra hamnen project, with its residential blocks in a modernist style, has become a model for the transformation of similar areas throughout Sweden.

Gröningen was created right next to and with immediate proximity to the city centre, – a beach promenade with bathing areas, gym, playpark and common areas for recreation. In the early 2000s, the development of the central southern parts of the city began. The establishment of Campus Helsingborg, part of Lund University, in Tretorn's old factory premises, was an important strategic investment and, a first step towards linking the Söder district with the old port and industrial area, and included in the H + urban development project.

H+ for more people, businesses, and new meeting places

H + is the largest urban renewal project in Helsingborg in modern times. Between now and 2035, an old port and industrial area will be developed for mixed use, which will provide space for more people, more companies and new meeting places. The H + area, which houses the districts of Oceanhamnen, the University area, Gåsebäck and the Husar area, will be linked to the city centre and the surrounding districts. First in line is the development of the new district, Oceanhamnen.

It was here, in the old port and industrial area, that Helsingborg's prosperity was once built. At Oceanpiren, the old harbour warehouse has been emptied of coffee beans and work is underway to find an exciting business that is suitable for the warehouse. The entrepreneurial spirit lives on, as does the desire to develop the city. The vision of building a creative centre is strong. Next to it is Oslopiren, which in the coming years will provide space for the exciting meeting place #pixlapiren. It is a new type of meeting place, for Helsingborg residents who want to test ideas and arrange different types of activities.

A stone's throw away is Campus Helsingborg, which has revitalised the area with more than 4,000 students.



The Oceanhamnen District

Of the H + area's different districts, Oceanhamnen is the most spectacular with its unique location, furthest out, by the water's-edge. Here, the visitor has view's over the Öresund, with Kronborg Castle clear view and the Kattegat, which opens up to the right. As the area is located right next to the harbour entrance, you can see the ferries pass and follow the boat traffic on the Öresund. In addition, Oceanhamnen is a short distance from Helsingborg C, with trains, buses and boat connections.

The first phase of Oceanhamnen is in full construction. Ahead of the H22 City Exhibition, four residential blocks split into six different developers and three office blocks, as well as the public spaces, will be completed.

In the first phase, nearly 400 homes will be built, with retail space on the ground floor, over 20,000 sq. metres of office space and a hotel. A pedestrian and bicycle bridge with its landmark architectural design will also be built, connecting the new district with the city centre via Helsingborg C. There will also be a square with seating in the sun, a park in the old dry dock for play and recreation, and a quay boardwalk with jetties, for walks in the sunset. The first occupants moved in spring 2020.



Visionary image of Oceanhamnen phases 1 and 2. Illustration: Comotion.

Planning for Phase 2 is complete and includes a residential area and a site for a nursery. Construction will begin after the H22 city exhibition. Consultation for the detailed plan for phase 3 has just been completed.

The phase contains four residential blocks, two multi-storey carparks, a swimming complex, a sports facility and a retained harbor warehouse, Magasin 405. The fourth phase, which contains Oceanön and its three residential blocks, also includes Oslopiren, with three residential blocks. Oceanhamnen will be a district built on islands, with qualities over and above expectations. The area complements the city centre with attractive, waterfront housing, offices and public activities.



Meeting places along quays, in squares and in parks will contribute to creating life and movement in the area. The industrial port will be transformed into an exciting district, where details from the historic port strengthen the area's character and constitute a reminder regarding the area's history.

More information about the H + project and Oceanhamnen can be found at www.hplus.se



The four phases of Oceanhamnen, Illustration Karin Kasimir

Vision 2035

The city of Helsingborg has a vision that guides the city's development work. The vision states that by 2035, Helsingborg will be a creative, pulsating, global, communal and balanced city, for both people and companies. Helsingborg will be an exciting and attractive place – a magnet for creativity and competence. Helsingborg is the *city for living your dreams*.

The development of Oceanhamnen is a key part of the City of Helsingborg's efforts to achieve the vision for Helsingborg 2035. The ambition is to create a district for people who seek, and want to create, new and exciting contexts. Environments will be created here that provide the preconditions for individual initiatives and contribute to a creative culture.



The City's Vision for Innovation

To meet the challenges of the future, Helsingborg needs to be a smart city that takes advantage of innovation and new ideas. Helsingborg will be one of Europe's most innovative cities, not only when we develop our own operations, but also when we create opportunities for residents, organisations, and companies to operate here.

With this land allocation agreement, the city wants to see innovative solutions that contribute to a smart city. Finding a solution as to how Oceanön can be implemented is in itself an innovative challenge.

The land allocation promotes feasibility, innovation, and sustainability.

H22

H22 is Helsingborg's major welfare investment where we want to develop tomorrow's solutions for a better quality of life, in a smarter and more sustainable city. H22 is intended to be a powerful tool for Helsingborg to meet the challenges of the future. With H22, we invite business, associations, academia, and residents to be co-creators, and to test, challenge and develop the solutions of the future. H22 is as much about us sharing our experiences, as it is about those of us in Helsingborg learning from others.

The work consists of two parts:

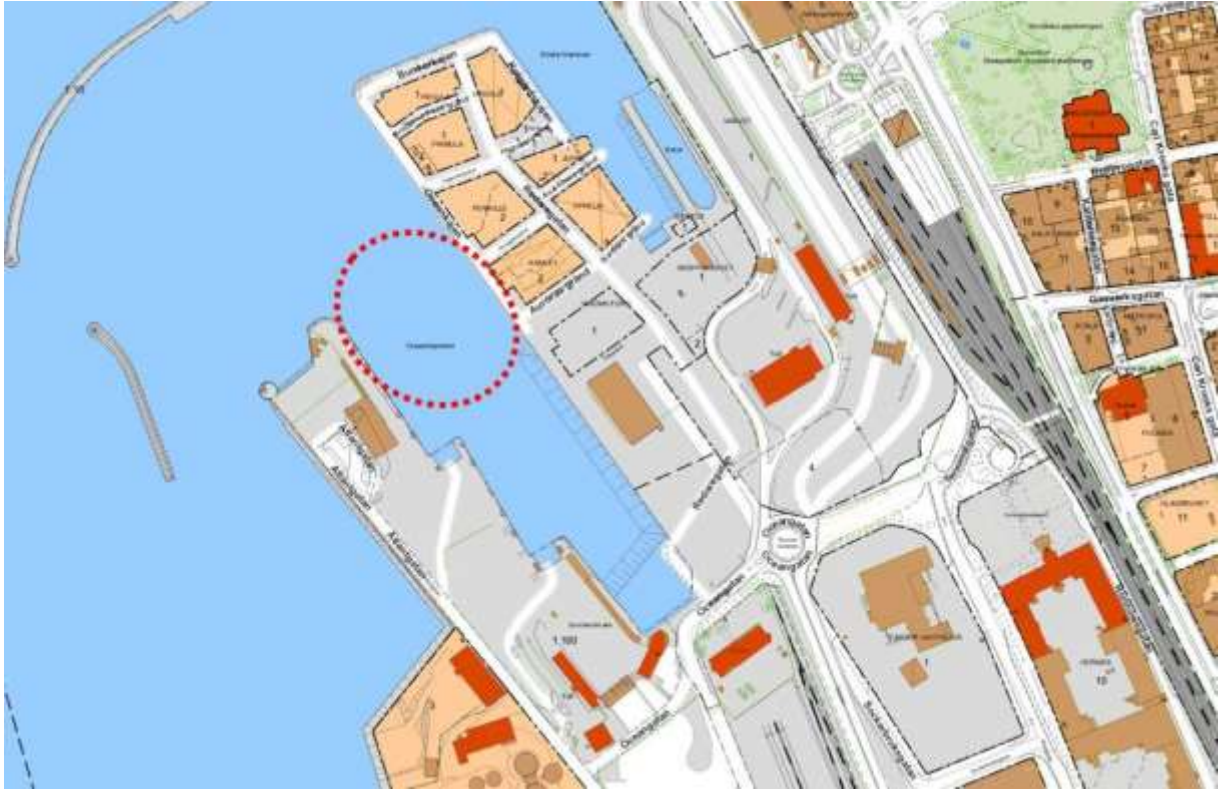
- 1.** A city-wide investment in innovation. This is about the journey, towards a smarter and more sustainable city.
- 2.** A City Expo, a city exhibition where we highlight everything that has been achieved up until 2022. During and after the City Expo, the long-term investment will continue.

H22 City Expo

H22 City Expo is an international city exhibition taking place in Helsingborg in the summer of 2022. But H22 is also the lead up, as well as the continued journey, into the future. H22 is a wealth of exciting solutions that will give the people of Helsingborg a better quality of life, in a smarter and more sustainable city. Everyone is welcome to contribute; and there are many ways to do so!



Conditions



The location of Oceanön in the Ocean Basin

Detailed Plan

Planning work for phases 3 and 4 in Oceanhamnen began in December 2018. The detailed plan for the third phase, which includes a swimming complex, sports facility, park, harbour warehouse, four residential blocks and two multi-storey car parks, has been out for consultation during the autumn of 2020. The fourth phase includes Oceanön, with three residential blocks, three residential blocks on Oslopiren, a canal and a marina. For phases 1 and 2, there are legally valid detailed plans for new expansion of residential areas, offices and hotel, a nursery and a park.

The intention is to create an artificial island in the Ocean basin, Oceanön, between the two piers. Oceanön is part of phase 4, at which time an examination of the island's feasibility is an important consideration. An assessment of the schedule for the fourth detailed plan indicates that the work will be intensified during the autumn of 2021, which means that it can be adopted by the City Council no earlier than mid-2022. The schedule for the Oceanön facility depends on many factors and must be prepared jointly. A preliminary assessment indicates that construction can begin at the earliest in 2024.

The developer for Oceanön is expected to be active in the detailed planning process.



The Demarcation of Oceanön

Oceanön has a clear demarcation in respect of its surroundings. The supporting material shows a maximum size of Oceanön, based on the preconditions in the area. Minor adjustments to the form of the island can only be made by reducing its size.

In the north, the extent of the island is limited partly so that Oceanön does not come into conflict with ferries to and from the ferry dock, and partly so as not to obscure the line of sight in the extension of Trädgårdsgatan.

The line of sight is important for maintaining contact with the sea from the central areas of Helsingborg. The northern edge of Oceanön needs to be designed with a stone seawall, or slope, for climate adaptation reasons, and the crest needs to be +3.7 metres above the reference plane, at a distance from the buildings corresponding to the illustrated distance in the supporting material.

To the south, the expansion of Oceanön follows the canal through the Oceanpiren. The demarcation of buildings follow the residential quarter north of the canal and enables a future line of sight towards the Öresund, with the extension of the canal. The southern edge of Oceanön can be designed either with a straight-faced quay, or with a stone protection wall.

To the west and east, Oceanön is bounded by canals towards the two piers. The western canal has a width of about 12 metres, with a widening to the south where Oceanön meets the buildings on Oslopiren. The eastern canal is 20 metres wide, which is judged to provide a reasonable distance to the existing residential areas on the Oceanpiren. To the west and east, Oceanön requires to have straight edges to the quay where the buildings will be placed, as otherwise the canals will be too narrow. The depths of the canals need to correspond to the harbour basins to the south and north, as to avoid trapped pockets.

Oceanön's size, proportions, etc. can be adjusted to a certain extent, but the city's suggested scheme is the main proposal. Suggested change must be carefully described and justified.

Building Rights

On Oceanön, three housing blocks are proposed, which emulate the housing blocks on the Oceanpiren. Requirements for commercial units on the ground floor may apply in strategic locations, primarily towards the intended location in the southwest, but also towards the southern quay and the through road. Total gross internal area (GIA) for the three individual quarters amounts to 20,000 square metres, distributed as shown below:



Proposed development rights, illustration Karin Kasimir

As for the height of the buildings on Oceanön, consideration should be given to the sun reaching the quay boardwalk on the Oceanpiren's western quay and within the internal courtyards on Oceanön. The scope and design of the buildings must also take into account ferry noise, wind, and other considerations. A varied height of up to five storeys on any part of Oceanön, but not the entire area, is deemed appropriate.

Building rights can be adjusted to a certain extent, but the current size and height, and placement of developments as suggested, is the main proposal. All proposals for changes must be carefully described and justified.

Formation

On Oceanön, three residential blocks with green, wind-protected courtyards are proposed. The facades must have a robust design with brick or render. The character of the buildings must be shown in the variation in choice of material and expression, which give the buildings an individual identity within in the neighbourhood. The variation in the choice of material can be expressed in different types of bricks, different masonry joints, render materials, other stone materials and elements of other types of materials. The variation in expression is influenced, among other things, by how window placement, marking of the ground floor, eaves, bay windows and balconies are used in the design.



HELSINGBORG

To the east and west, the buildings go out into the water, so that the buildings form the waterline. Entrances should, where possible, be oriented towards a public space and be continuous through the building on the ground floor.

However, where the buildings stand in the water, the main entrance needs to be from the courtyard side. Emphasis is also placed on the design of courtyards through, for example, the opportunity to create good acoustic and daylight conditions, the incorporation of greenery and ecological functions, and the opportunity to create social sustainability.

As ferry traffic passes near Oceanön, noise pollution from the ferries affects how the buildings can be designed. Some noise pollution also comes from port operations south of Oceanhamnen. Most of the homes on Oceanön need to be built with windows on two opposite sides of the building, so that at least half of the living rooms have access to a noise reduced side, where the noise from the ferries does not exceed the guideline values in the National Board of Housing, Building and Planning's general guidelines on outdoor noise (...) (BFS 2020: 2). In some locations on the top floors, where it is difficult to create a noise-reduced side, and in neighbourhood corners, technical solutions need to be carried out. Creative and robust solutions to the noise situation are a prerequisite in the continued work of producing detailed plans, and in creating a good sound environment for the residents.

The design of the houses will take place in a collaboration between the developer and representatives from the city.

Sustainability

The city has a high ambition to create districts that are sustainable and provide a high quality of life for residents, visitors and businesses. A quality of life profile, *Livskvalitetsprofil för H+*, has therefore been developed for the city and the construction stakeholders to work on together. In phase 1 of Oceanhamnen, 15 goals were defined for H+. The city intends to continue working with these in subsequent phases within Oceanhamnen. Among the fifteen goals are, for example, incorporating the *Tre rör ut* (Three Pipes Out) system, using the H+ Environmental Profile and H+ energy strategy, measures within mobility and driving behavioural influence. The City of Helsingborg has also adopted a climate and energy plan that highlights the city's future ambitions and the measures needed in six prioritised areas: climate emissions and resource use in balance, transport and travel, consumption, energy, financial management and carbon storage. With collaboration and cooperation, Helsingborg wants to lead the transition to a climate-friendly society, and continue to expand. Together.

Your will and ambition to create a sustainable city must be stated in your proposals, which will also be evaluated on the basis of guidance from the above-mentioned documents.

Traffic

By car, Oceanön can be reached from the south via Sjögatan, which is part of the E4, Oceangatan and Redaregatan over the Oceanpiren or Atlantgatan over Oslopiren. By bike or on foot, the area can be reached from the south in the same way as car traffic, or via the new bridge that is in the first phase of construction and which will connect between Oceanhamnen and Helsingborg C.

The bridge will give pedestrians a direct connection to public transport at Helsingborg Central Station, but also make it easy for pedestrians and cyclists to move between the city centre and Oceanhamnen.

The bridge also fulfils an important function locally in the area, as it connects the park in the dock with the residential area and the office buildings in the various phases.



Parking

According to a parking study linked to the detailed plans for Oceanhamnen, parking can be solved with an underground garage, either on Oslopiren or on Oceanön, as a common facility. The detailed plan may enable both placements. From an urban environment perspective, it is preferable not to direct residential traffic all the way to Oceanön, but there may be other advantages to a location on Oceanön. A parking solution under Oceanön might be a possibility, but there needs to be a study into how such a parking facility could be set up in a traffic-safe and sustainable way.

Oceanhamnen is a central area, close to Helsingborg Central Station, with good opportunities for public transport. The district is planned for low car ownership, but the City of Helsingborg's parking norms constitute the current planning conditions. A comprehensive idea for a parking solution must be described in the expression of interest.

Distribution of Responsibilities and Leadership

The basic idea is that the City of Helsingborg is responsible for public places such as streets, squares, quays, and parks in the area. The city pays for and is responsible for the construction, operation, and maintenance of public land. The developer is responsible for and pays for all development within neighbouring private and the construction of Oceanön. If it turns out during the continued process that other divisions regarding responsibility and financing are more appropriate, these may be considered. The base includes five bridges to Oceanön. The city is constructing and paying for the bridges that are part of the street network, and which will constitute channels for, among other things, district heating and district cooling. The design, financing and construction responsibility for the bridges that are exclusively for pedestrians and cyclists will be investigated in the continued work.

Within Oceanön, certain private areas such as courtyards, underground garages, and cables, can be included in a communal facility. This will be regulated in detail in future land transfer agreements.

Geotechnics

The geotechnical conditions must be further investigated. From what has been investigated previously, it appears that the floor of the Ocean basin mainly consists of sedimentary rock that is superimposed with clay, as well as sediment and sand. The sea bed is at levels around 10 metres below the water surface. The rock is probably sandstone.

Environment and soil

The conditions around the Ocean basin are being investigated. Various factors such as possible pollution on the sea bed, important environmental values, etc. can affect what measures need to be taken.

The city has commissioned technical environmental investigations within Oceanhamnen. Pollution must be managed to the extent specified by the environmental technical investigations and the requirements set by the environmental department. If the need for decontamination or covering of sediments is established, it is expected to be dealt with in connection with the construction of Oceanön. Within the Oceanön district, there are contaminated sediments, which can probably remain below Oceanön.

The planned island also has consequences for the flow of water. As the city is planning for a new canal through Oslopiren, there is potential for achieving good water flow. The flow is also affected by the design of the canals around Oceanön and by the water depth in the harbour basin.



Further necessary investigations are being undertaken during the planning process. Appropriate measures are decided on the basis of balances between different interests, which include decisions from governmental authorities and economic preconditions. If the developer deems that the Ocean basin needs to be filled up so that the water depth is shallower, the developer shall bear the costs of investigations into the aggradation and consequences that follow.

In general, the conditions in the Ocean basin, for plants, animals and water quality, among other things, should not be worsened by the construction of Oceanön. Compensatory measures, such as construction safeguards that can promote marine underwater life, may become relevant, as well as temporary protective measures during the construction period.

Water Operations

Building an artificial island is a water activity that requires a permit. The city intends to initiate a permit process, in parallel with the work on the detailed plan for phase 4. However, this process requires a good knowledge of the measures that are planned, which is why it cannot start until work on Oceanön has progressed. The city is responsible and pays for the development of investigations and documents to obtain a permit for water operations and will procure the necessary legal and technical support. The developer is expected to be active in the permit application process and to produce technical support for the sections pertinent to Oceanön in the application, and to comply with the regulations that a granted permit stipulates during construction.

Climate Adaptation

Due to the exposed location of the Öresund, the entire Oceanhamnen must be planned and expanded in a robust manner. The city, together with Sweco, has produced a study that shows measures that are needed to be taken for the district to adapt to climate change for the foreseeable future. The northern edge of Oceanön needs to be designed with a stone seawall where the crest amounts to +3.7 metres above the reference plane, at a distance to the buildings corresponding to the illustrated distance in the supporting material. The quay in the north may have to be constructed with collision protection, as the ForSea ferries pass close by. Throughout Oceanhamnen, the lowest floor level in the building must be at least +3.5 metres above the reference plane.

Material Management

The city does not currently have material for the backfilling and construction of Oceanön. In the calculation, the developer must allow for the arrangement of the filling materials. If the developer engages with other projects within the city, in terms of time and otherwise, the intention is that the materials from these will be used within Oceanön as part of the backfilling. In that case, the city is responsible for transport and the developer pays for delivery.



Technical Support

SURFACE WATER MANAGEMENT

Oceanhamnen is, in its entirety, planned to have buildings with completed floors at least +3.5 metres above datum level. As the area is located right next to the sea and the set guideline values for pollution are not expected to be exceeded, no specific cleaning or filtering measures have been considered necessary. On the other hand, there is reason to investigate the possibilities for coordination between planned greenery and surface water management in further planning, as in the long run it can contribute to improved water quality at the point of discharge and reduce the need for irrigation.

There is no requirement for delay or purification of surface water, but the ground must be designed so that the water can flow from the surface, into the harbour basin.

WATER AND SEWERAGE

Oceanhamnen is close to the treatment plant. The city together with NSVA and NSR has taken the decision to test new modern technology to take care of wastewater and food waste in the area. Instead of traditional sewage and collection systems, the site is being constructed with three separate sewage pipes:

Black water (from toilets)

Greywater (from bath, shower and laundry)

Food waste (via kitchen waste grinder)

The above system is called Tre rör ut (Three Pipes Out). By using the system, an increased biogas production, nutrient recovery and more efficient purification process is generated.

Pipe infrastructure within the streets are being expanded in the area, to enable connection to new buildings. Black water is handled through a separate vacuum system. Municipal infrastructure connects at the property boundary and conveys the black water to a pumping station in the northern part of Oslopiren. The black water discharges into a special facility within Öresundsverket for treatment.

A separate pipe for greywater leads, with natural flow, to the pump station, and then with pressure, to Öresundsverket. Each property is assigned with a connection point to the municipal facility and with connection after the connection fee has been paid. This means that the developer must lay separate infrastructure for black water, and bath, shower, and laundry water, respectively.

A smaller pumping station for greywater may have to be built within the southwestern location on Oceanön, underground. Construction and operation of any pumping station is the responsibility of the city through NSVA.

The drinking water will be supplied fed from Oslopiren.

WASTE

A special system for the treatment of food waste via kitchen waste grinders will be built. Each apartment and business premises must have a kitchen waste grinder. The property shall, at the



expense of the developer, be provided with one or more pumps that collect the food waste and with an agreed pressure, lead the waste onwards to a planned treatment plant at Öresundsverket.

The city, together with NSR, is investigating the possibility of constructing underground waste containers (UWS) within phases 3 and 4 of Oceanhamnen. This means that spaces for sorting waste by source do not need to be built within the respective properties.

DISTRICT HEATING, DISTRICT COOLING, ELECTRICITY AND FIBRE

Öresundskraft is a wholly owned energy company part of the city of Helsingborg, with responsibility for the expansion of electricity, district heating, district cooling and communication networks within the site area.

New district heating pipes will be laid beneath the area's streets and it is the policy of the city that connection to district heating is mandatory.

The City and Öresundskraft, together with the developers, want to create a more flexible load profile regarding energy needs, and contribute to a lower dependence on the traditional alternating current (AC) network. This can be achieved, for example, through solar cells or smaller wind turbines. A direct current (DC) network for electricity transmission between buildings and properties is planned.

District heating and district cooling will be fed from Oceanpiren, while other sorts of pipe infrastructure will be fed from Oslopiren.

The energy strategy for the H+ project is based on four principles: reduce final energy usage, minimise the loss of resources at all levels, make use of residual products within the site and add renewable energy. The city sets extra high energy requirements for buildings within the H+ area.

Coordination

Coordination will take place between the developer and the City, coordinating between public land and land for development, but also, if necessary, in parking solutions.

Community Facility

The plan may specify that communal facilities may be formed, including for such as, courtyards and garages. Construction of these communal facilities shall take place in accordance with the detailed plan. The communal facilities are built through facility management, which is handled by the Land registry.

Dialogue with Developers

The City of Helsingborg has had a number of discussions with the developers in the first development phase. The purpose of the discourse has been to have better coordination of the project and to collaborate for a common knowledge base and common references for an exciting, innovative, and sustainable urban development. Such dialog may include seminars, study trips and more.



The winner of this tender will be invited to discussions with developers planned for the future. The winner must appoint at least one representative who will participate in future discussions of this nature.

Setting Up During the Construction Period

Questions regarding setting up during the construction period will be regulated in future land transfer agreements.

The construction of Oceanön should primarily take place from Oslopiren. Parts of Oslopiren will be available for temporary mounding and setting up.

Continuing Port Operations

Ongoing merchant shipping and the frequent ferry traffic between Helsingborg and Helsingör shall not be disturbed. The developer must take into account current traffic and operating regulations.

Task

The goal is for the city of Helsingborg to find an actor who, together with the city, can develop Oceanön through the processes for detailed plans and permits for water activities. The task is to present a proposal for how Oceanön can be implemented, based on the conditions set out in this document.

Scope

The expression of interest includes the construction of Oceanön, including three residential blocks, with approximately 20,000 sq. metres GFA.

Delimitation

The exact demarcation between the city's obligations and the developer's obligations must be prepared after allocation. In the submitted expression of interest, input on delimitation and division is expected from the developer, and will be evaluated by the city. A possible division is:

THE CITY

- Produces detailed plan
- Participates in design process
- Responsible for the traffic solution (two bridges for vehicle traffic)
- Prepares laying pipe infrastructure to Oceanön
- Responsible for "Tre Rör Ut" (three pipes out) up to the boundary of the property
- Property formation
- Completion of public spaces

THE DEVELOPER

- Participates in the detailed planning process
- Designs Oceanön
- Builds Oceanön
- Responsible for quays up to the head beam of concrete, similar to those recently carried out on Oceanpiren Pier
- Builds any additional bridges
- Builds residential neighborhoods



Where possible parking is intended to be addressed with a perspective that takes the totality of the need for phase 4. The developer is responsible for addressing parking needs for homes and businesses on Oceanön. This can be done in consultation with the city and actors on Oslopiren and then linked to leasing agreements or similar. The need for parking can also be solved below ground within Oceanön, but should then be based on such a parking solution being reached from a downwards ramp on Oslopiren, without adversely affecting potential development there.

Any measures in Oceanhamnen (for example backfilling) must be coordinated with other measures in Oceanhamnen that the city plans and is responsible for (such as the marina). If the construction of Oceanön affects existing facilities or conditions, the developer shall be responsible for these measures.

Finances

After allocation, the City of Helsingborg and the developer will prepare and establish an economic model for realising Oceanön. The developer must submit a proposal with a general cost and revenue analysis in the expression of interest. The economic model must be refined step by step, as suggested in time for the signing of collaboration agreements, prior to the signing of land allocation agreements and prior to the signing of development agreements (land transfer agreements).

In the event of a land transfer the value of building rights, shall be determined through a valuation.

Basic conditions

- The City of Helsingborg shall be primarily responsible for public areas.
- The developer pays for and is responsible for the construction and execution of Oceanön and its quays and bridges (to the extent as above) to developable standard, as well as for the development of neighbouring private land.
- Property formation takes place according to the adopted detailed plan. The city assumes that each enclosed block constitutes its own property.
- Respect for continuing operations and existing housing must be taken into account during the construction period and the developer is assumed to be an active party in the coordination of construction logistics, which take place jointly between all builders in Oceanhamnen.
- For technical preconditions, please refer to the documentation as well as your own inventory and investigations.
- In order for the developer to be able to acquire the building rights, the required agreements must be signed and approved by full council.



Submission requirements

For the building rights, the developer must submit their expression of interest no later than 6 April by submitting: Memo - a maximum of five A4 pages, containing::

- A description of the project with eventual input on proposals for basic conditions and demarcation
- Proposals for organisation, resource allocation and scope of the developer to work further and develop Oceanön
- A general idea for the construction solution for Oceanön and buildings adjacent to water
- An general of the timeframe for the development and the construction of Oceanön
- A general cost and revenue analysis
- A general assessment of the project's climate footprint
- Description of sustainability work and ambition for innovation
- Description of the architectural idea, how the project contributes to a good living environment, and relates to the human scale.

Volume study – volume study of the buildings and Oceanön. Entrances must be shown. Simple, white SketchUp model.

Company Information About the Developer

- Company name, organisation number and contact details (email, telephone number)
- Submitted for each participating company if submission is part of a collaboration
- Report on financial information about the company, that demonstrates the developer's stability and ability to carry out the construction project
- Registration of interest must be dated and signed by an authorised company signatory

Reference Project

- Presentation of at least one, and a maximum of three, completed reference projects of corresponding complexity from an entrepreneurial perspective. For each reference project, at least one person who has been active in the project and who is still employed within the company must be stated. The presentation of reference projects must be limited to three A4 pages. Reference projects must not be older than 10 years.
- Presentation of a completed reference project of corresponding complexity from a property developer perspective
- As a complement to the resource allocation in the memo, as per above, a CV should also be provided for all resources.



The registration of interest must be received by the City of Helsingborg no later than 6 April 2021.

Printed documents (4 copies) and digital copies in pdf format as well as a SketchUp model on a USB memory drive should be submitted to:

Stadsbyggnadshuset Reception at Järnvägsgatan 22 in Helsingborg, no later than 4:00 PM or sent by post to the City of Helsingborg, Mark- och Exploatering, 251 89 Helsingborg

NOTE! Mark the shipment with "Registration of interest: Oceanön".

Participating developers who submit a complete expression of interest will be asked to present their proposal to the evaluation group, provisionally during week 16.

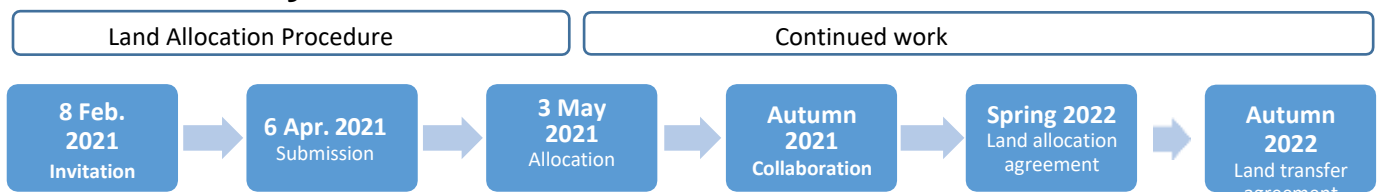
Basis for land allocation

The chosen developer will be offered an opportunity to develop the project concept, together with the city.

There is an expectation that the developer will work actively with the city to produce a detailed plan, apply for a permit for water activities, and in other ways enable the implementation of Oceanön. As a basis for this further work, the developer and the city must sign a collaboration agreement, which also clarifies the mutual factors with which the parties shall decide on continued cooperation, or option to suspend it, on what grounds, and how to proceed in that case.

When the detailed planning process, the process for permits for water operations, and the concept for implementing Oceanön have reached a point that the project is deemed feasible, the developer is invited to sign a land allocation agreement, which is valid for a limited time. At this stage, the developer also has the opportunity to continue negotiating to build Oceanön and the building rights are allocated to the land, according to the financial agreement agreed by the parties. The ambition is to sign an development agreement (land transfer agreement) as soon as possible thereafter. development agreement is signed, the developer bears all costs for participation in the process. The same applies if the developer at this stage refuses to sign an development agreement.

Preliminary schedule





Documentation

The documentation provided by the City prior to registration of interest consists of:

1. Invitation (this document)
2. Visualisations as below:
 - a. Overview of the Oceanhamnen district
 - b. SketchUp model of design proposal for Oceanön
3. Governing documents as below:
 - a. Quality of life profile H +, 2020-09-25
 - b. Climate and energy plan, 2018-12-11
 - c. 15 goals for H +, May 2016
 - d. Environmental profile H +
4. Technical investigations as below:
 - a. Climate adaptation in Oceanhamnen, Sweco 2020
 - b. Parking study Oceanhamnen, Tyréns 2020
 - c. Water exchange in Oceanhamnen, Cowi 2018
 - d. Island in Oceanhamnen, Memo, geotechnics, Cowi 2018
 - e. Bottom fauna and sediment in Södra hamnen and Oceanhamnen, 2013
 - f. Study of flora and fauna, 2018
 - g. Construction, COWI 2018
 - h. Risk assessment sediment 2018
 - i. Filming of the sea bed at Oceanpiren and Södra hamnen 2013
 - j. Flow rates, DHI 2016
 - k. Hydrographic survey 2014 (dwg)
 - l. Hydrographic survey 2014
 - m. Memo, Surface water sampling, Sweco 2018



Evaluation terms and conditions

Registrations of interest are evaluated by a cross-administrative evaluation group, the members of which are listed below. Fees are not paid to developers. If several proposals are judged to be equal in merit, or if the examination process so requires, the stakeholders responsible for the proposals may be asked to submit additional supplementary information. In addition to submitted material, oral discussions may be required.

The evaluation focuses on feasibility and resource allocation, sustainability, and innovation.

Contact

Johan Cedergren · *Development Engineer*

CITY MANAGEMENT ADMINISTRATION
Department of Strategic Community Development Land
and Development Unit
Telephone: +46 (0) 042-10 48 74
Email: johan.cedergren2@helsingborg.se

Preliminary Evaluation Group

Johan Cedergren, Development
Karin Kasimir, Planning
Martin Forsberg, Projects
Torgny Johansson, Projects
Dennis Kerkhof, H+
Milou Mandolin, Environment

Copyright and right of use

Submission of documents means that the City of Helsingborg is given the right to exhibit and / or publish the competition entries without compensation to the author or participants, and to reproduce them for processing within the city and in ways that do not contravene copyright law.

Map material from the city that is included in the competition documentation is covered by the right of use, which means that the material may only be used within the framework of this land allocation competition.

This tender does not fall within the framework of the Public Procurement Act (LOU 2016: 1145). The City of Helsingborg reserves the right of free review and has the right to reject all applications received without liability for compensation.