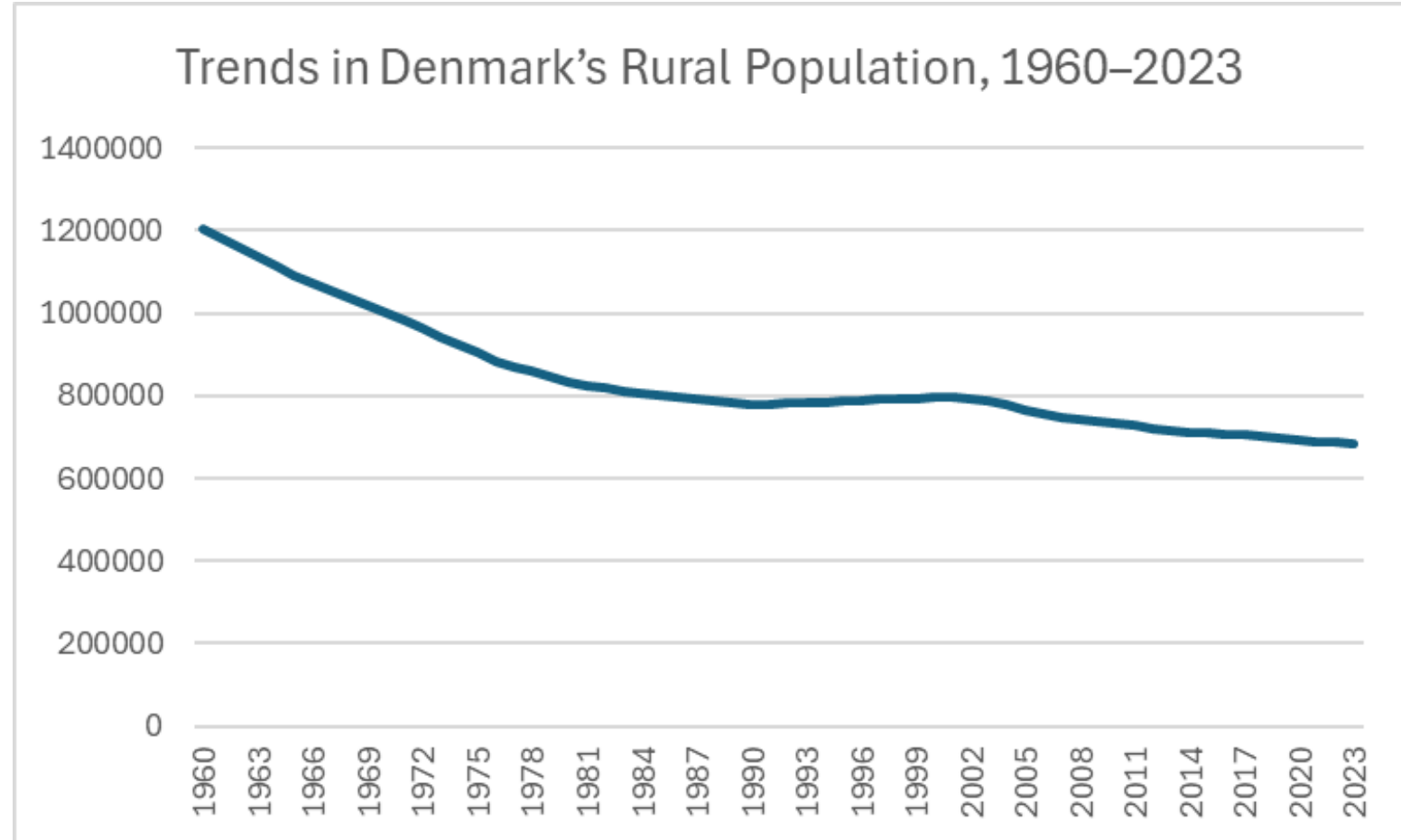# From Ny to New: Reimagining Nykøbing's Urban Future

Exploring urban redevelopment opportunities for an aging population

Integrated International Projectwork
MSc Geography & Geomatics
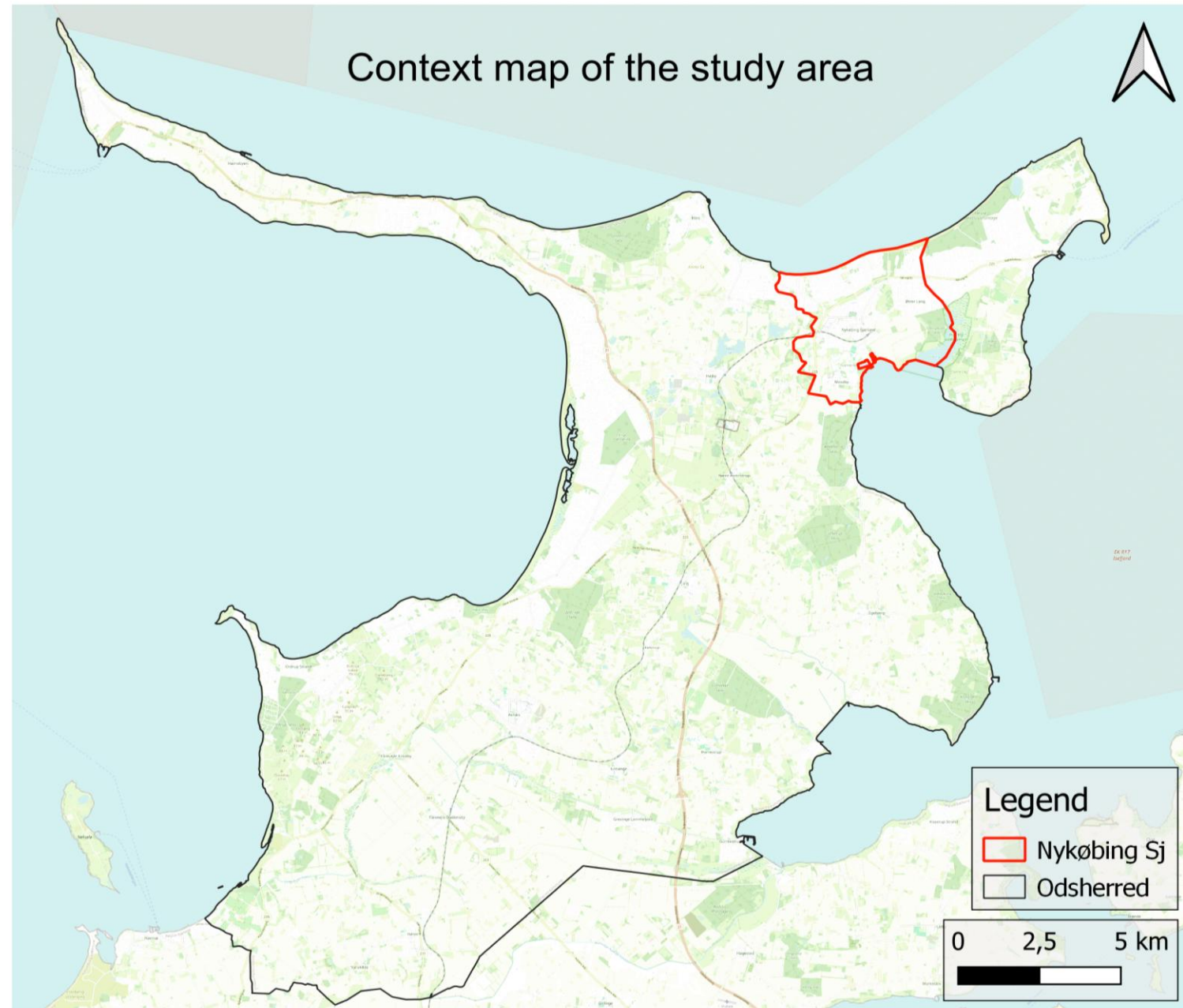Odsherred/Roskilde (DK) – 10 to 18 May 2025

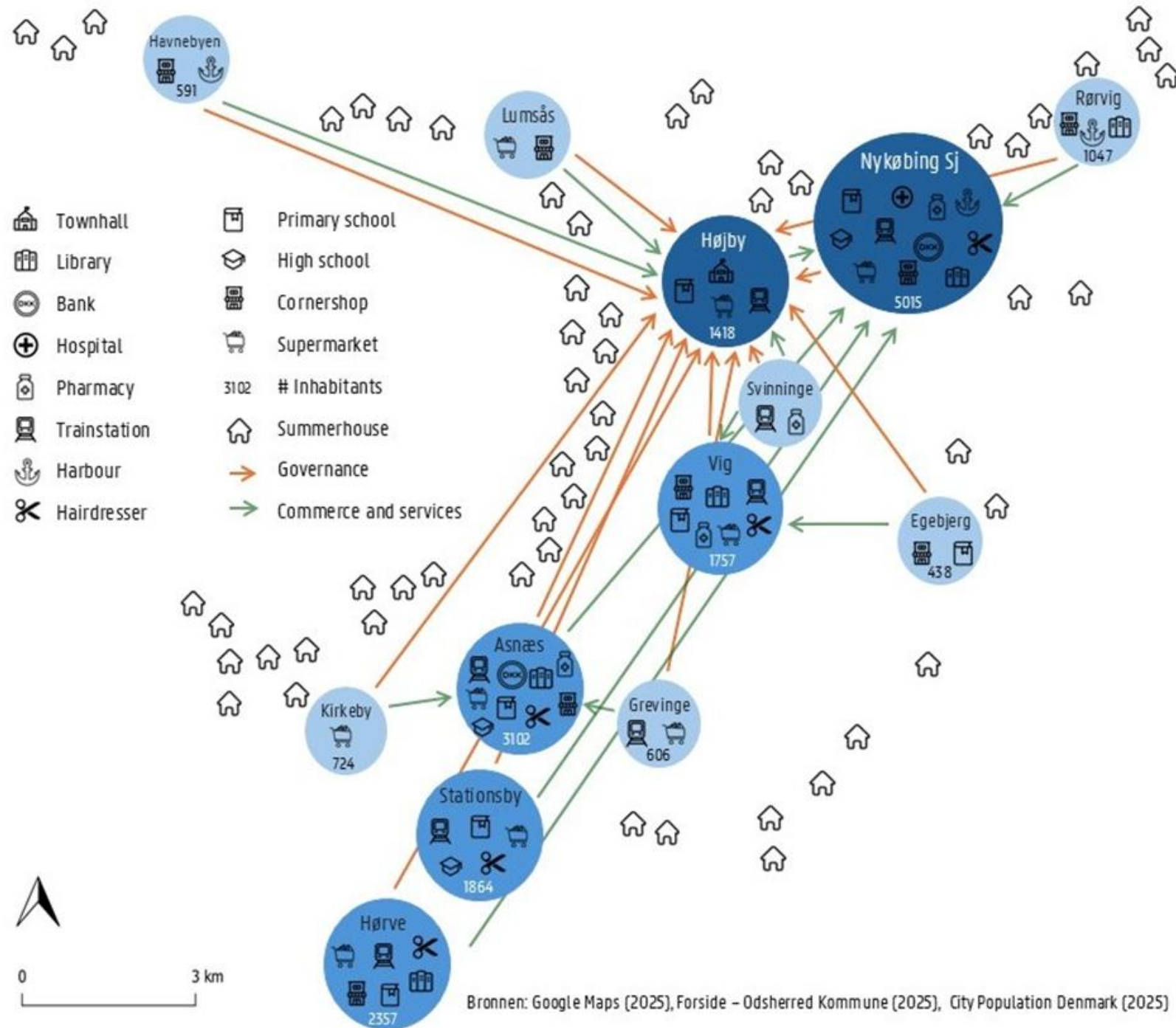Tomas Week, Lennart Freriks, Arno Pottie & Lukas Van Lishout

UNIVERSITEIT GENT

RUC
Roskilde Universitet

Introduction

- 26% → 11% rural population

- Average age higher in rural area than urban area

Trends in Denmark's Rural Population, 1960–2023

Study Area

Context map of the study area

Legend
- Nykøbing Sj
- Odsherred

0 2,5 5 km

Study Area

Legend:
- Townhall
- Library
- Bank
- Hospital
- Pharmacy
- Trainstation
- Harbour
- Hairdresser
- Primary school
- High school
- Cornershop
- Supermarket
- 3102 # Inhabitants
- Summerhouse
- Governance
- Commerce and services

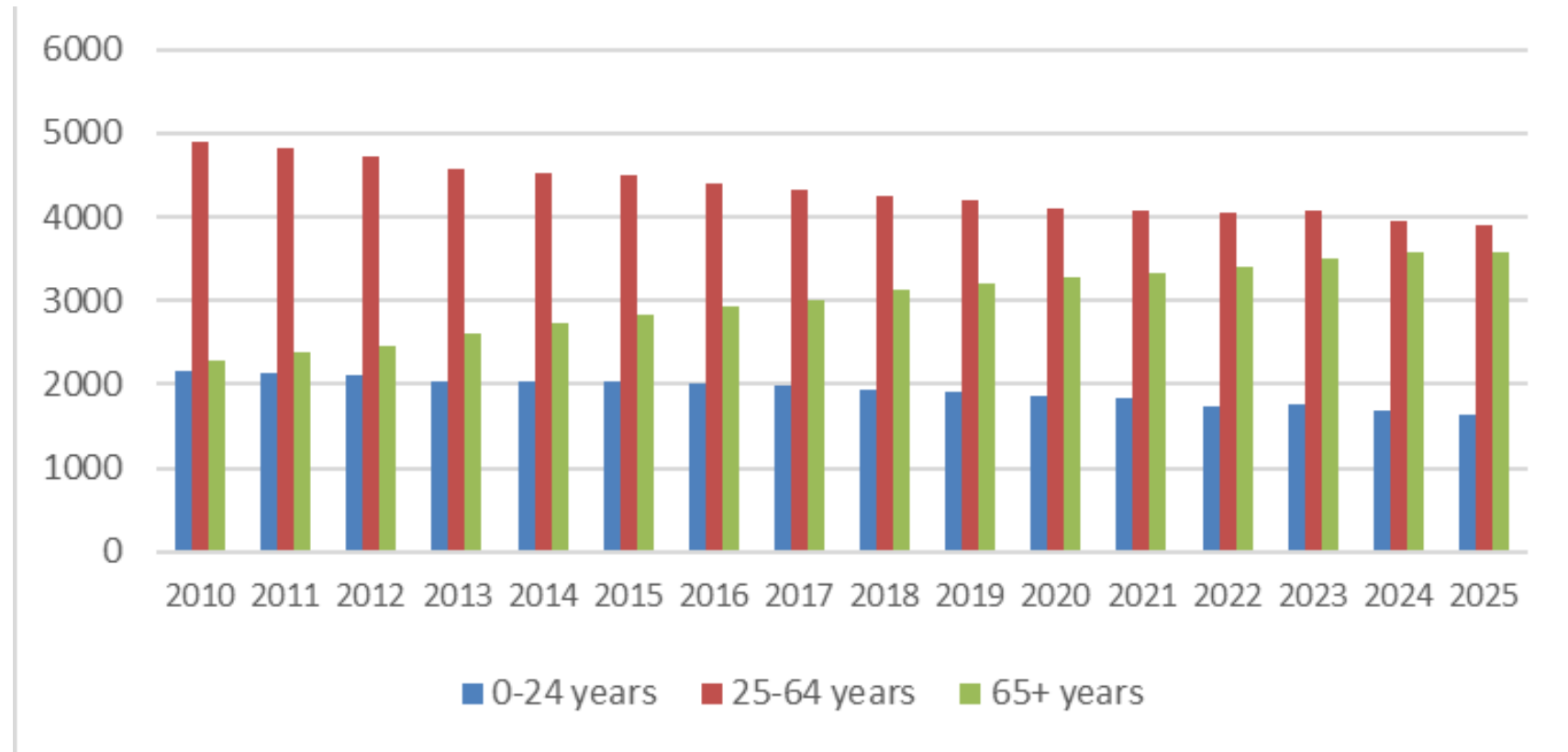Bronnen: Google Maps (2025), Forside – Odsherred Kommune (2025), City Population Denmark (2025)

4

Motivation

- Migration

- Economy and jobs

- Household composition

Population changes in Nykøbing (2015 – 2025)

Research questions

What are the **opportunities** for potential urban **redevelopment** of Nykøbing in function of **walking preferences** of the aging population?

1. How is the current spatial structure?
2. What exactly are the needs of the people using the town's functions?
3. How does the ageing population affect the need for certain urban functions?
4. Which areas are most desired for redevelopment?

Workflow

CONTEXTUAL WINDOW

Literature review

- Past vs. present
- Other redevelopment examples
- Current spatial plans of the municipality

GIS desktop analysis (RQ1)

- Mapping zones of different functions
- Multiple Estate Model

METHOD

PPGIS (RQ4)

- Preferred location of service
- Flower of proximity

Surveying (RQ2)

- Use of both qualitative and quantitative methods
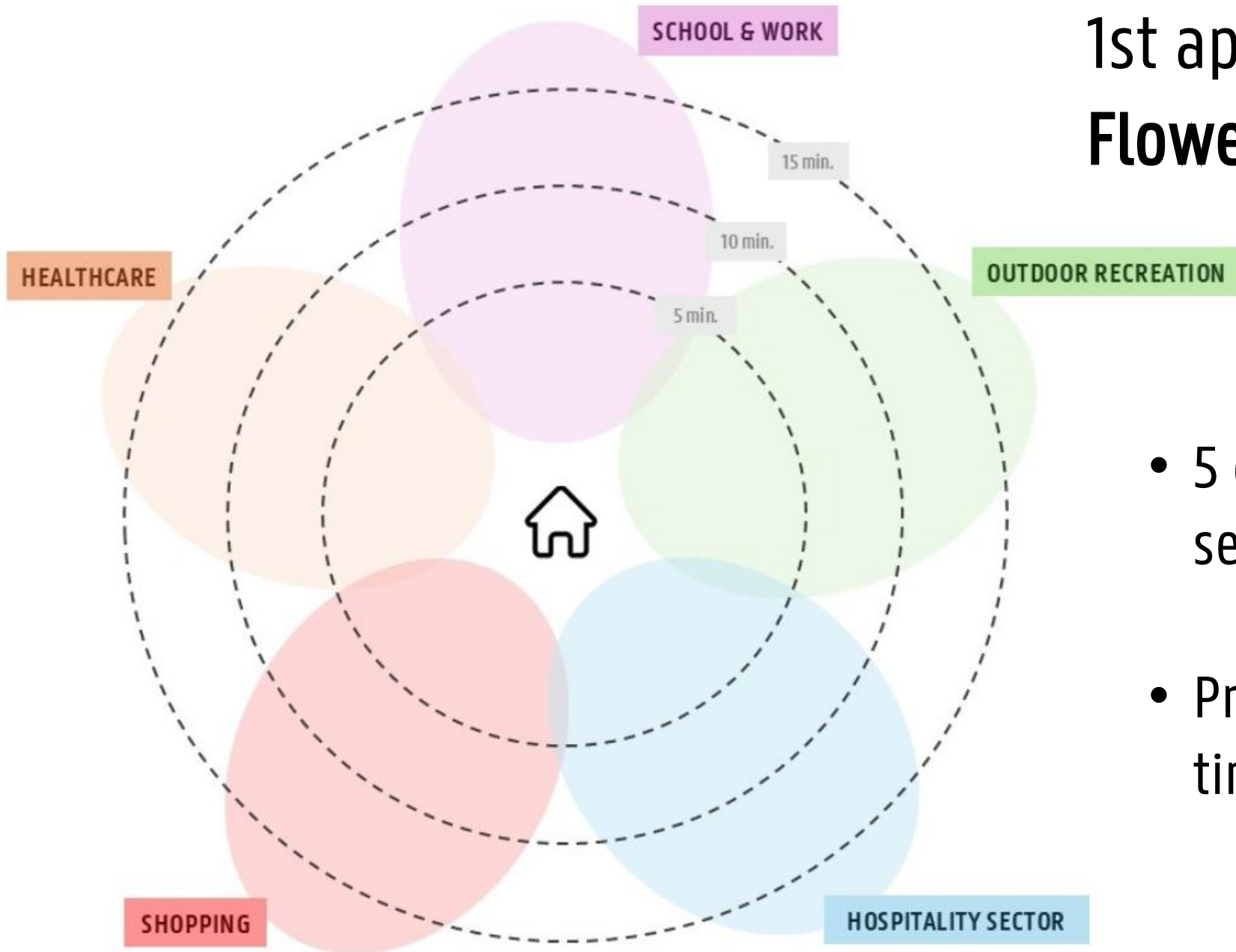
Clustering (RQ3)

- K-means
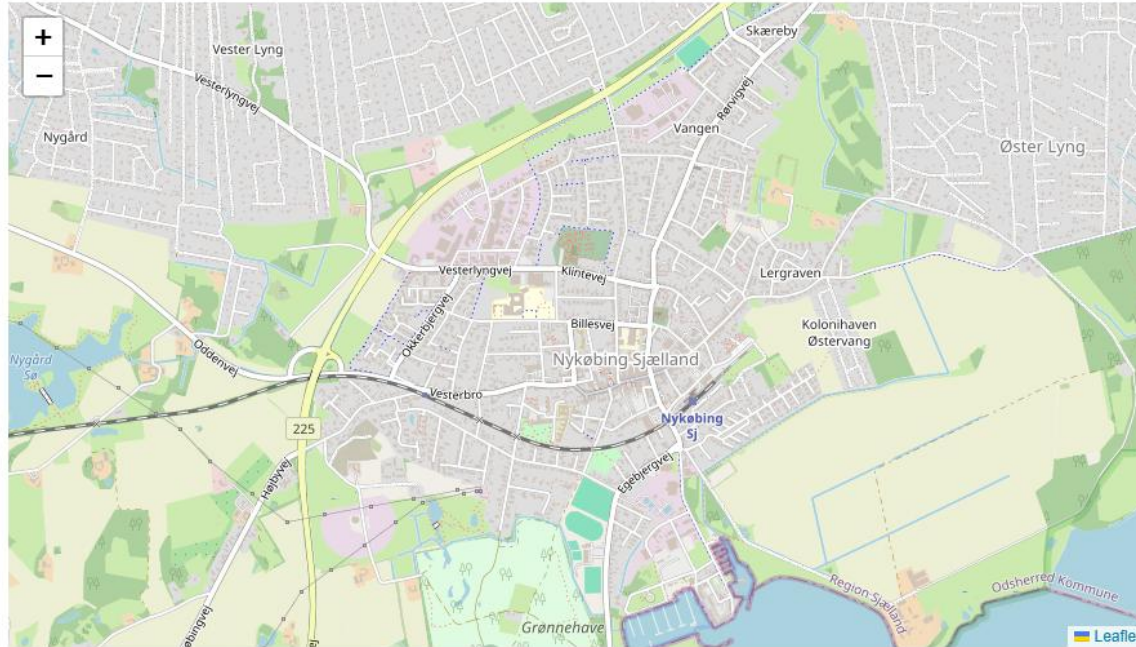 - 5 general subgroups

OUTCOMES

Policy recommendations

1st application:
Flower Of Proximity

- 5 categories of service

- Preferred walking time

SCHOOL & WORK

15 min.

10 min.

5 min.

HEALTHCARE

OUTDOOR RECREATION

SHOPPING

HOSPITALITY SECTOR

2nd application: **Preferred Location and residence**

- Most important facility
- Ideal location

Correspondent ID:

What's the most ideal location for this type of facility?

Shopping ▾

Add facility

HEALTHCARE

Pharmacy, Hospital, Doctor, Dentist, ...

SCHOOL & WORK

Kindergartens, Primary schools, Secondary schools, Universities, Libraries, Adult education, ...

SHOPPING

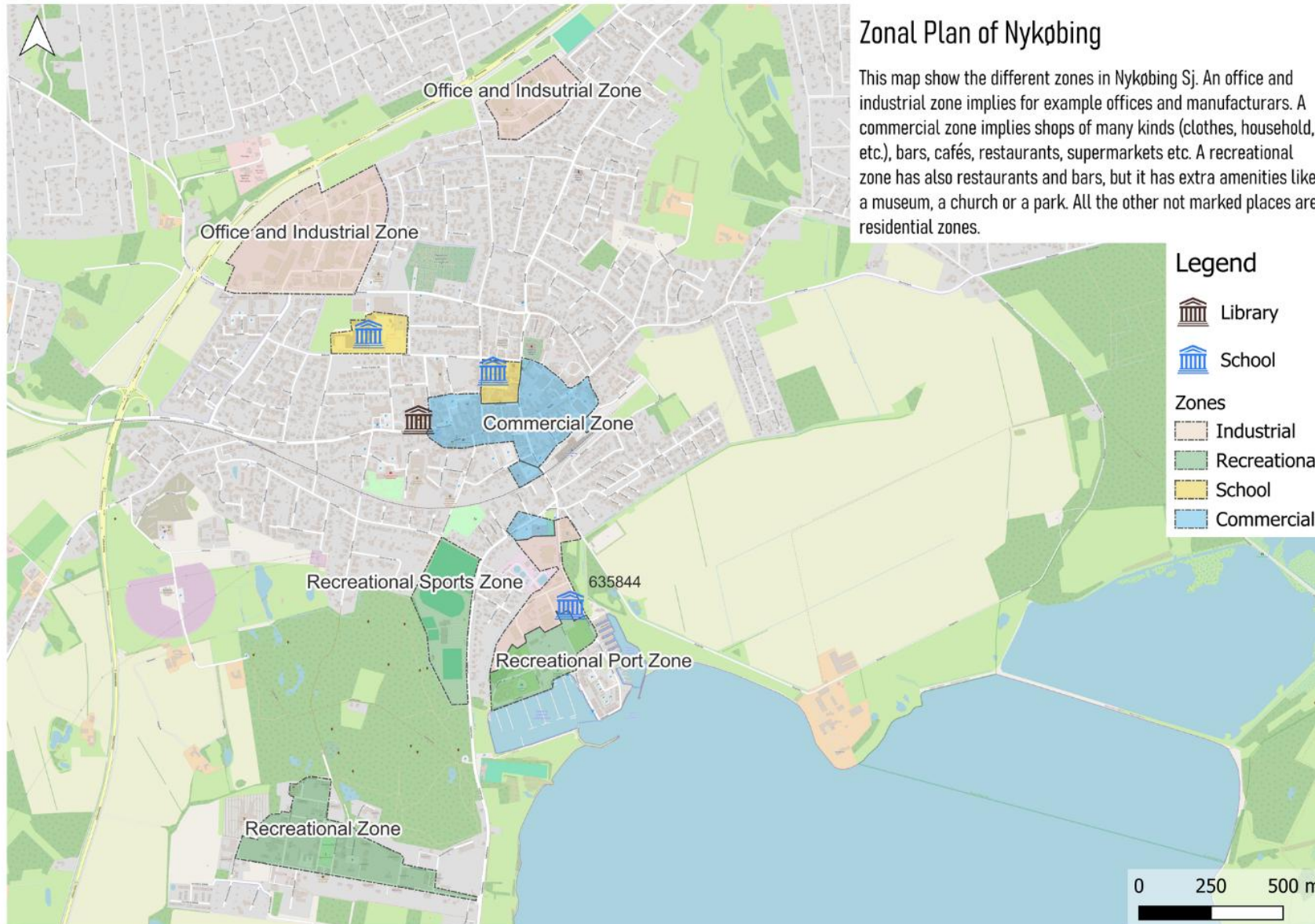Clothing shops, Hairdressers, Supermarkets, Banks, Electronics store

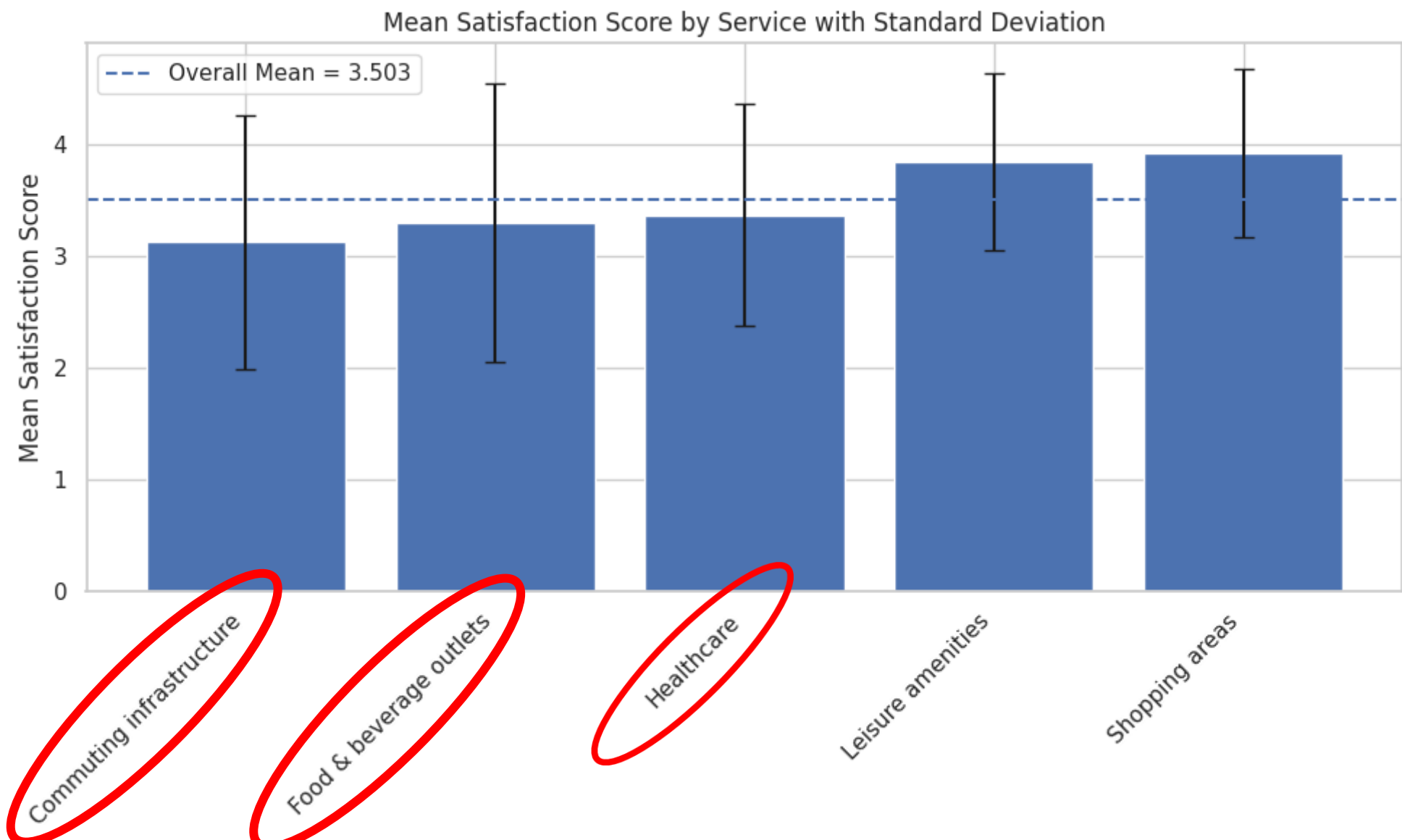**HOSPITALITY SECTOR**

Hotels, B&B's, Restaurants, Cafés, Bars, ...

OUTDOOR RECREATION

Yoga, Hiking, Cycling, Picknics, Outdoor games, Relaxation

Current Spatial Structure (**RQ 1**)

Results: What are the needs of the people using the town's functions (**RQ 2**)

Mean Satisfaction Score by Service with Standard Deviation

Results: How does the ageing population affect the need for certain urban functions? (**RQ 3**)

Cluster Definition and Mean Satisfaction Scores (1-5)

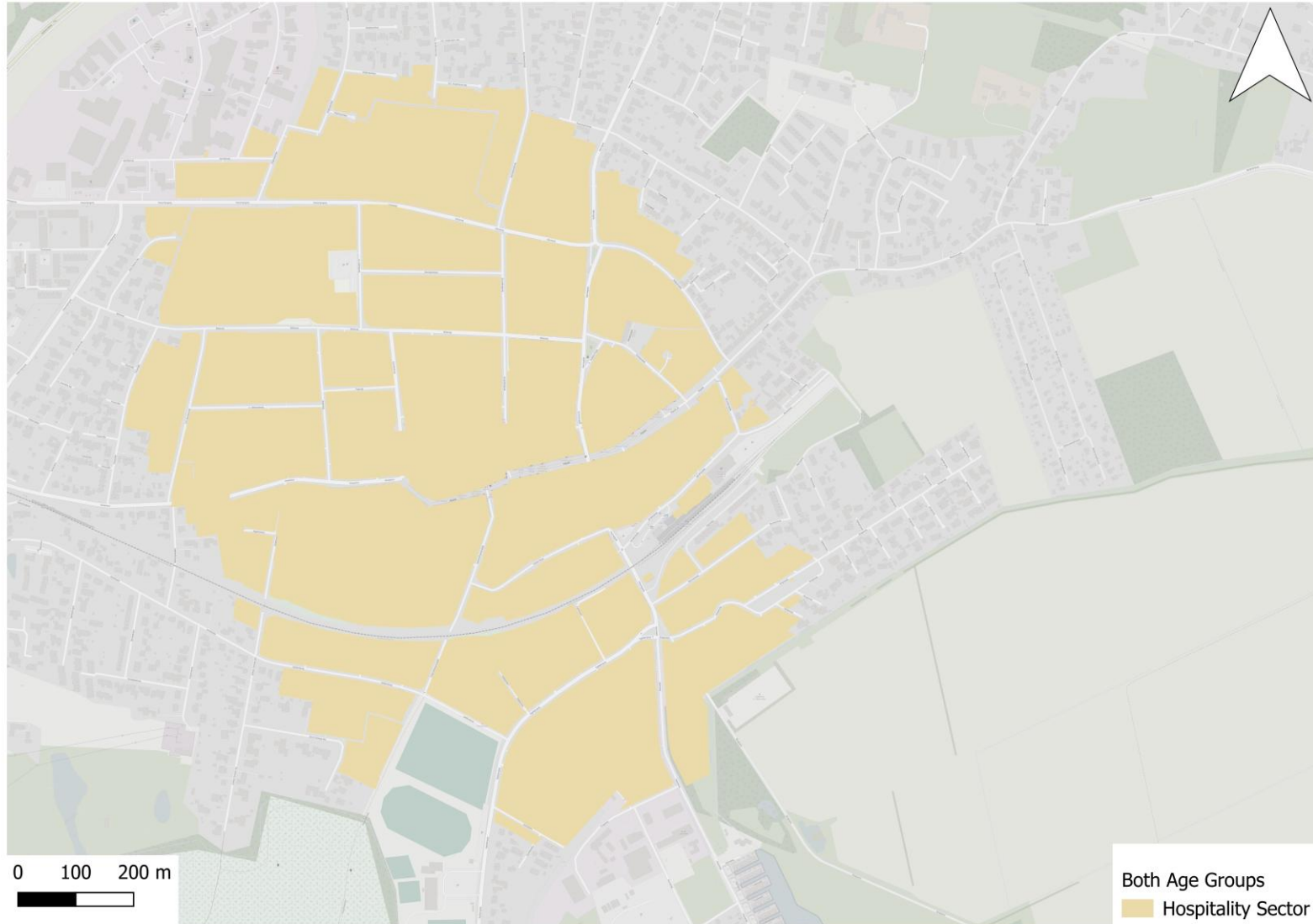| Profile	Commuting	Shopping	Leisure	Healthcare	Food & drinks
Younger mixed-household, mostly local, modest transport reliance.	3.0	4.25	3.67	3.25	3.33
Older locals living alone, high use of personal transport.	2.83	4.0	3.5	3.17	2.67
Young locals dependent on public transport, living with family.	3.33	3.17	3.83	3.83	3.33
Older couples with high car reliance.	3.2	4.1	3.75	3.44	3.7
Middle-aged local families with mixed transport, leaning toward cars.	3.13	4.0	4.29	3.13	3.17

Results: Qualitative aspect (**RQ 2&3**)

Cluster	Needs	Quote
Younger, mixed households	Complaining about longer travel times: hospital, bars and education. Mostly visiting Copenhagen	"it's a good place to live as a pensioner but not as a teen/young adult"
Older locals alone	Rest and nature are perceived as the most important needs, followed by concerns about healthcare.	"Quiet, nature, and the coastline"
Very young dependent on public transport	More parks, specific sport venues needed lack of social options. visiting Holbaek and Roskilde	"I would like to live socially in the city"
Older couples, high car dependency	Rest and nature are widely appreciated, with the main concern being the disappearance of specialty shops and local healthcare.	"Businesses open and close frequently; it's tough to be an independent owner here."
Middle-aged	Mostly attracted by cultural activities, cheaper housing and thinking about their future. Visiting Vig, Højby and Copenhagen	"The youth is moving away because the schools closed down"

# Spatial Patterns of Desired Redevelopment: Pensionary vs. Non-Pensionary Groups (**RQ 3&4**)
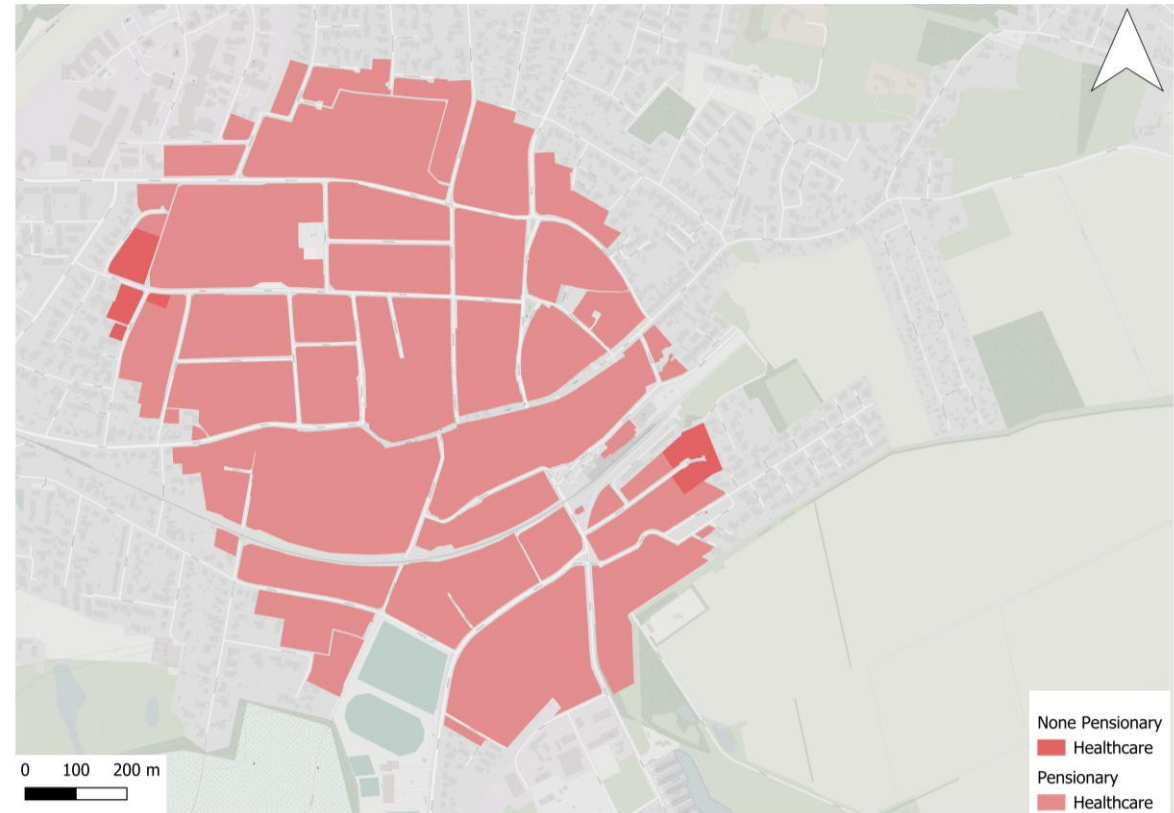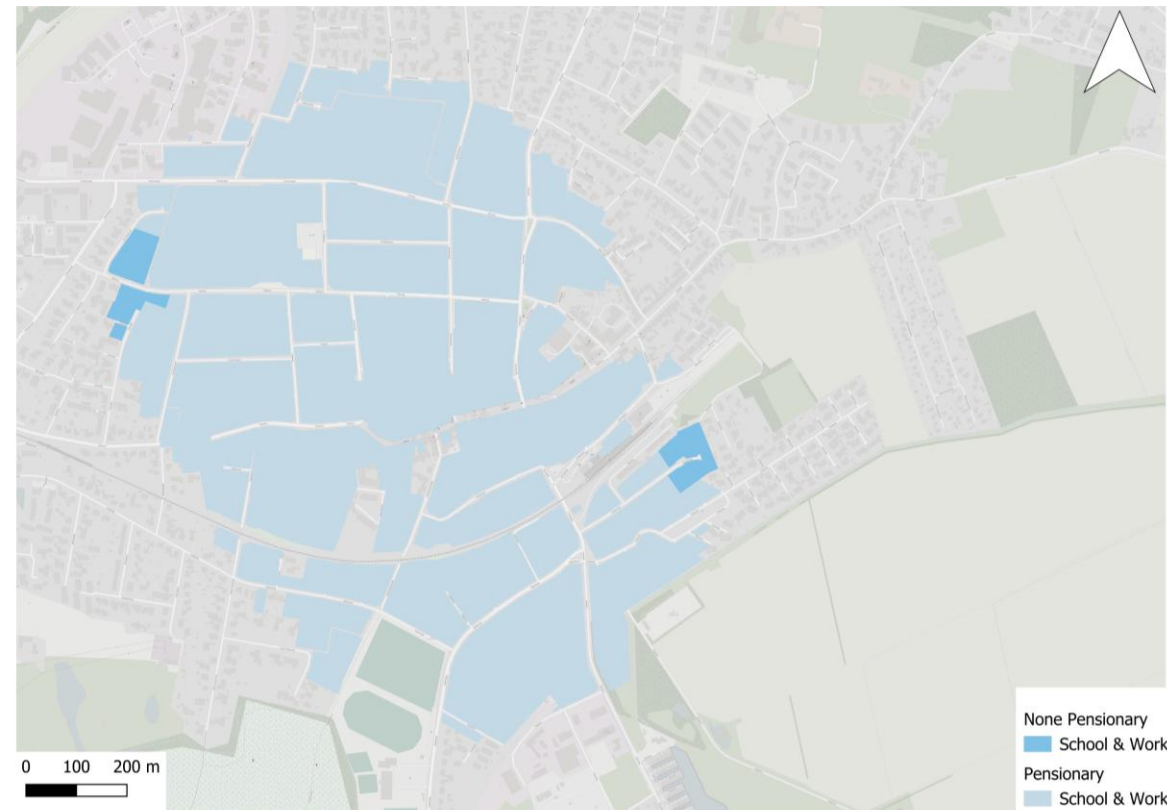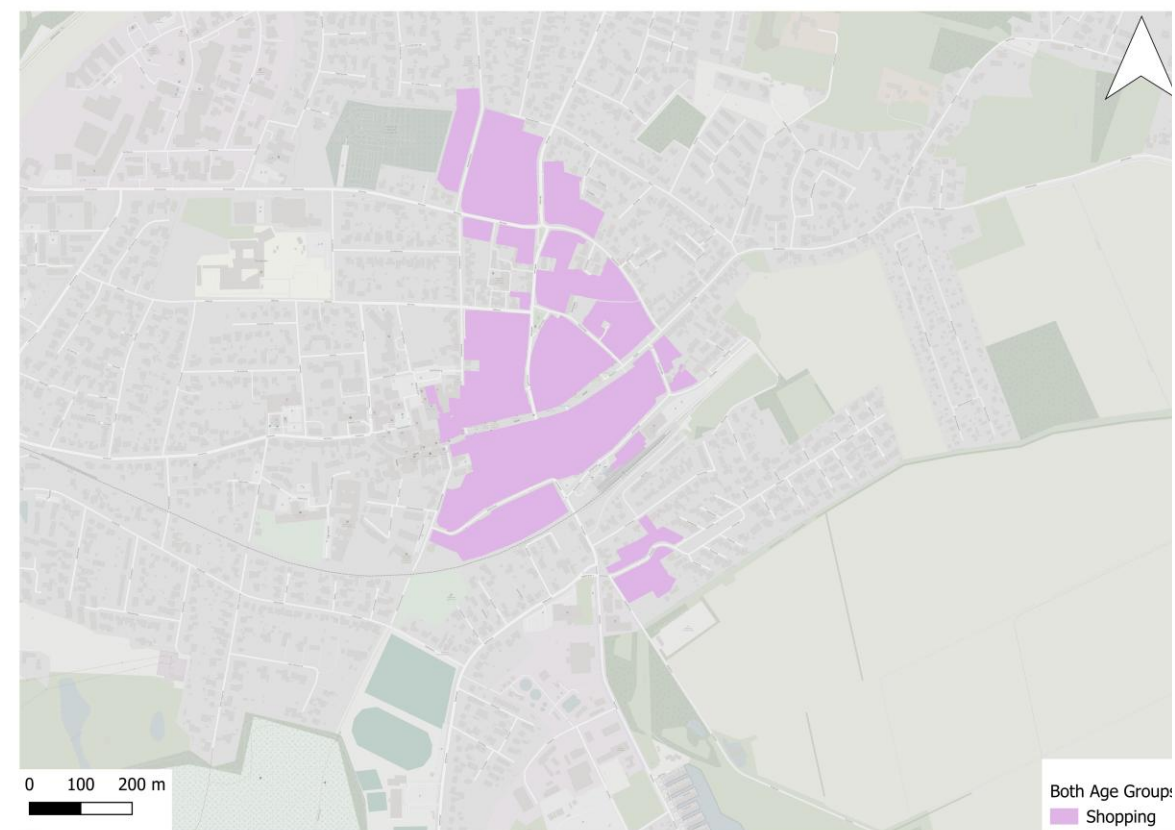

None Pensionary
School & Work
Pensionary
School & Work

None Pensionary
Healthcare
Pensionary
Healthcare

Spatial Patterns in Desired Redevelopment According to the General Population (**RQ4**)

Both Age Groups
Hospitality Sector

Spatial Patterns in Desired Redevelopment According to the General Population (**RQ4**)
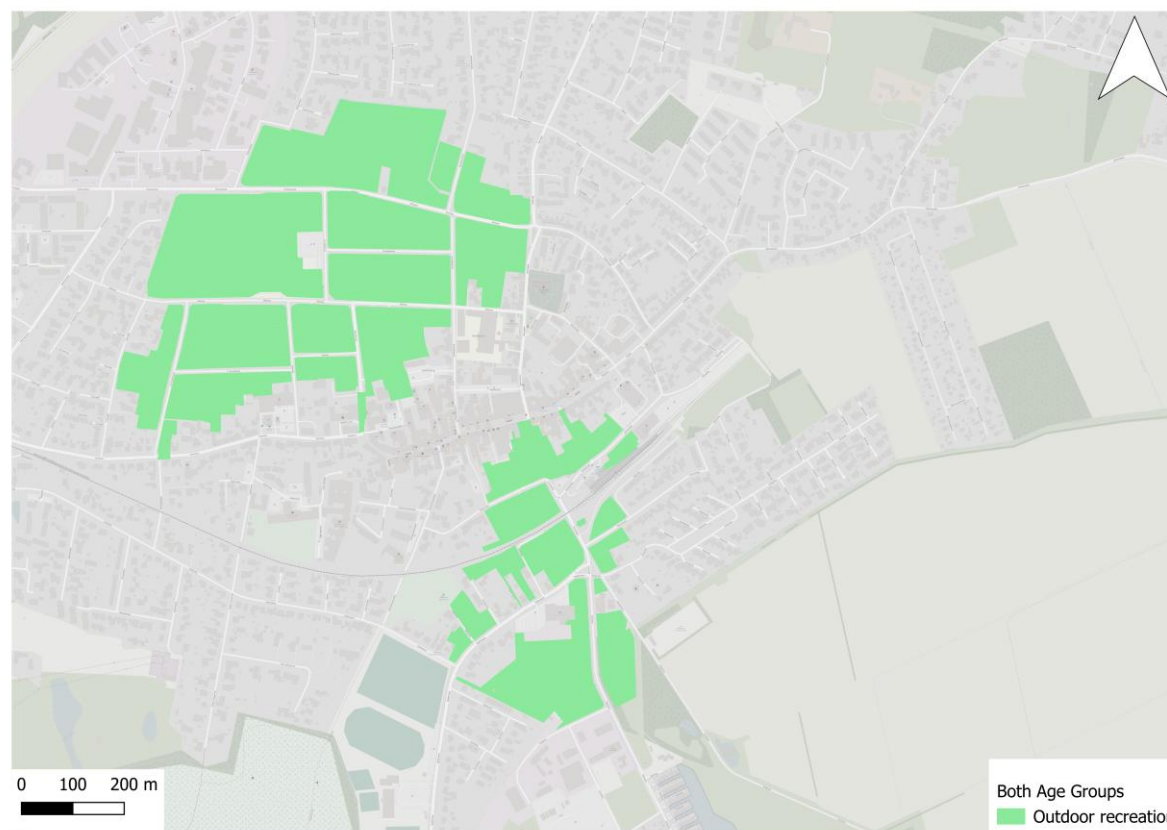
Policy recommendations

**Focus group**: Specifically **older locals living alone,** generally **commuting**

1. Qualitative data → Decentralized health access + Senior first mobility

2. Quantitative data → Commuting infrastructure + Food & beverage outlets

Profile	Commuting	Shopping	Leisure	Healthcare	Food & drinks
Younger mixed-household, mostly local, modest transport reliance.	3.0	4.25	3.67	3.25	3.33
Older locals living alone, high use of personal transport.	2.83	4.0	3.5	3.17	2.67
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Middle-aged local families with mixed transport, leaning toward cars.	3.13	4.0	4.29	3.13	3.17

Discussion

- Relatively **low number of correspondents** ❌

- Mismatch between "**reported satisfaction**" and "**expressed need**" ✅

- Possible **misinterpretation of the Flower Of Proximity** ❌

Shopping
4.25
4.0
3.17
4.1
4.0

Healthcare
3.25
3.17
3.83
3.44
3.13
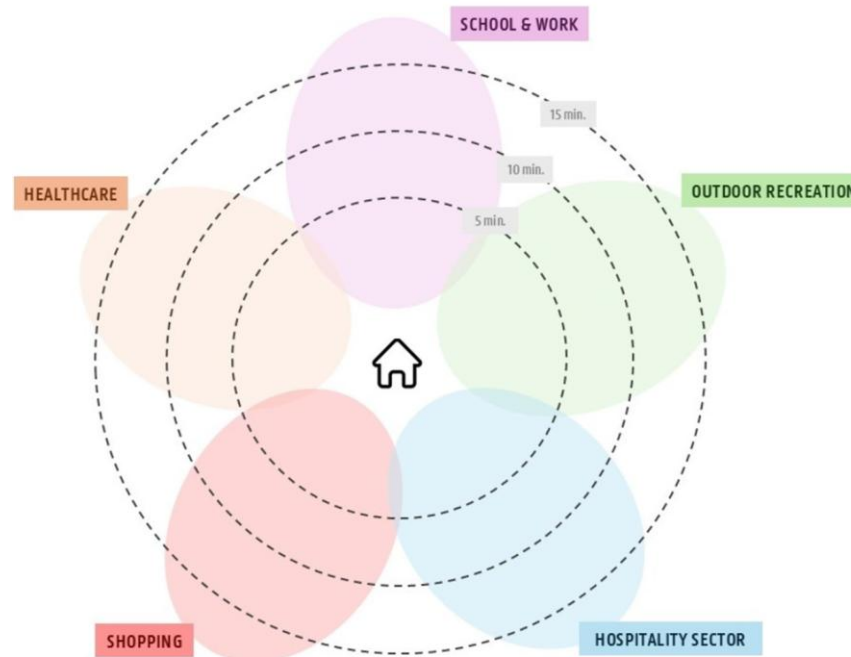
Conclusion

01

Main Focus

Older locals living alone – highest vulnerability and lowest satisfaction scores

02

Main findings

- Poor mobility

- Limited dining

- Poor healthcare

03

Policy Recommendations

- Senior shuttles

- Decentralized care

- food & beverage

Thank you very much for your attention!

If you have questions don't hesitate to ask