

**Wittenbeck**

**Location:** Germany  
**Type:** New Town  
**Year Design:** 2012  
**Status:** Approved Process  
**Planning:** as DPZ Europe  
with DPZ Miami

The existing B-Plan, prepared in the early 1990's, foresaw the development of a golf-course community containing large holiday homes and a large hotel. The current real estate market has in the meantime changed and a new concept needed to be developed.

We redesigned the project as a series of four villages containing a mix of house types and sizes. The villages are interconnected by small streets and pedestrian paths, and lead to a small village center in the largest of the neighbourhoods.

Care was taken in the positioning of the buildings to take advantage of the natural terrain and view corridors to the Baltic Sea and the golf course has been re-planned as private gardens and community open space.

