

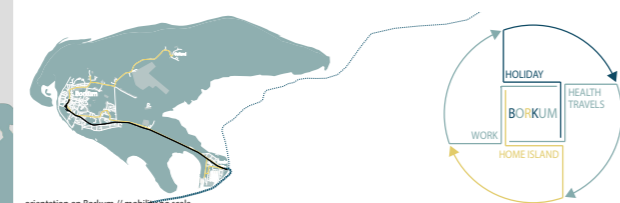
# TOGETHER BORKUM // AREA GROUYNE 20



ISLAND	BORKUM	JUST	NORDERNEY	BALTRUM	LANGEOGG	SPIEKEROOG	WANGEROOG
size	31km²	16km²	26km²	7km²	20km²	18km²	8km²
population	5.300	1.500	2.100	600	2.000	2.200	1.200
guests p.a.	280.000	130.000	590.000	70.000	200.000	95.000	140.000
nightly p.a.	23 Mio.	10 Mio.	3,9 Mio.	1,6 Mio.	200.000	600.000	950.000
number of beds	15.000	7.000	27.000	3.500	15.000	3.700	8.000
special feature	offshore climate	car free	hotels	car free	car free	car free	car free



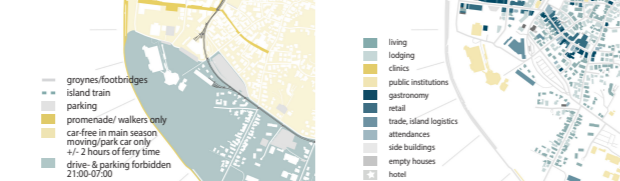
Borkum is one of the seven East Frisian Islands on the German North Sea coast, located in the Waddenzee National Park. Since 2009, the Waddenzee has been recognized as a UNESCO World Natural Heritage site. The East Frisian Islands is known as a spa and tourist destination and are competing with each other. Borkum, covering an area of 31 km<sup>2</sup>, is the largest among the seven islands and due to its location, it is the only one with a high sea climate besides Helgoland. The air is clean and rich in iodine, making it particularly suitable for people with allergies. Norderney stands out in comparison to the other islands, although it is smaller than Borkum, it attracts more annual visitors due to its high number of hotels/beds. Norderney also has slightly more residents. Among all the islands, only Borkum and Norderney allow motorized vehicles. However, the numbers from the other islands show that a car-free can work. Langeoog, in particular, stands out with a similar number of beds and annual visitors as Borkum, despite being 10 km<sup>2</sup> smaller.



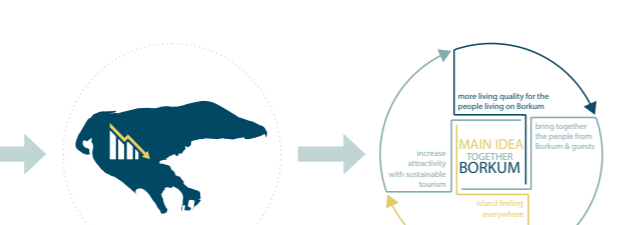
Borkum officially belongs to the district of Leer and is connected to the German and Dutch mainland, as well as neighboring islands through various ferry connections. The most frequently used connection is from Londen Outer Harbor via Eemshaven to Rode, where the port and ferry terminal of Borkum are located. From Rode, an old-fashioned island railway leads to the main square and largest district of Borkum. However, it only operates during ferry times. There is also a bus connection from Rode, through Borkum, to the smaller district of Ostland. Motorist traffic is allowed on the island. Borkum thrives on spa and tourism operations. The entire island has around 5.300 residents with an annual visitor count of over 280.000. This highlights the importance of the tourism industry for the island. Almost all employees work in this sector. While this can be advantageous, it also poses challenges as the island is not only a tourist destination but also a home for its residents. During peak season, the tourism industry heavily influences the island's character. Additionally, during the high season, approximately 2.000 seasonal workers join the permanent residents.



Extending two groynes will create a new promenade conclusion and complete the spatial edges. Unused or convertible areas, like a long-term parking lot in the north of the area, will be used for demarcation. One of the groynes will be extended into a pier towards the seal sandbank.

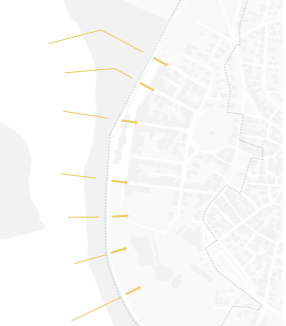


Path networks will connect the new areas with the spa district and the rest of the locality, along with key activity areas.



The three components of employees, housing, and tourism are directly interconnected. Tourism demands, seasonal workers and newcomers. Borkum covers an area of 31 km<sup>2</sup>. Due to its island location and environmental protection, the available residential space is limited. However, due to the abundance of vacation rental, affordable housing options are scarce for employees/residents. When affordable housing is not available, employees seek housing on the mainland and move away from the island. As a result, Borkum loses crucial employees who support the tourism industry. A decline in the population affects the tourism sector. The island's largest employer, as there might not be enough employees for gastronomy, public institutions, or hotels, leading to business closures. When businesses close, additional individuals lose their jobs and may be compelled to leave the island. There is a significant need for affordable housing for Borkum residents.

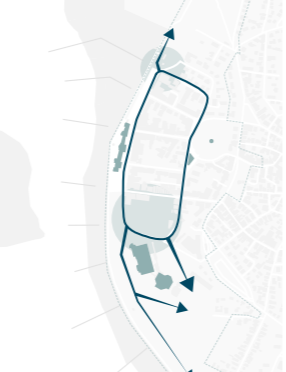
## GROYNES



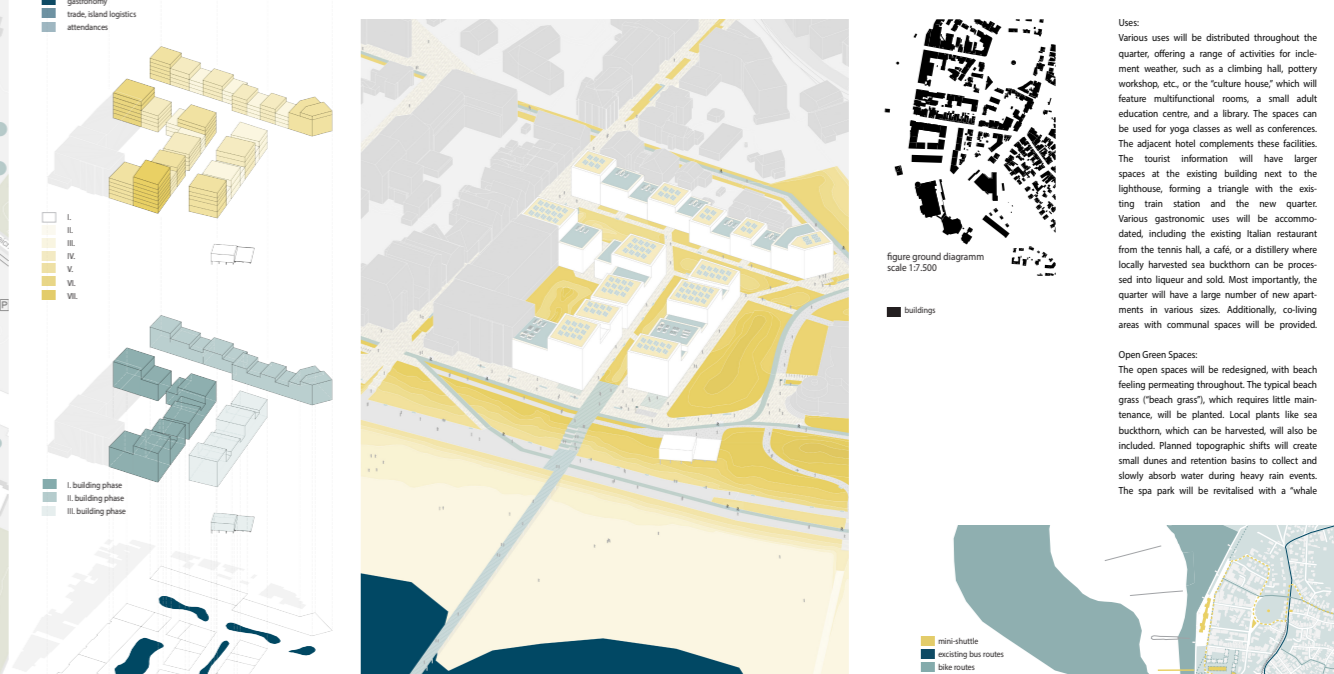
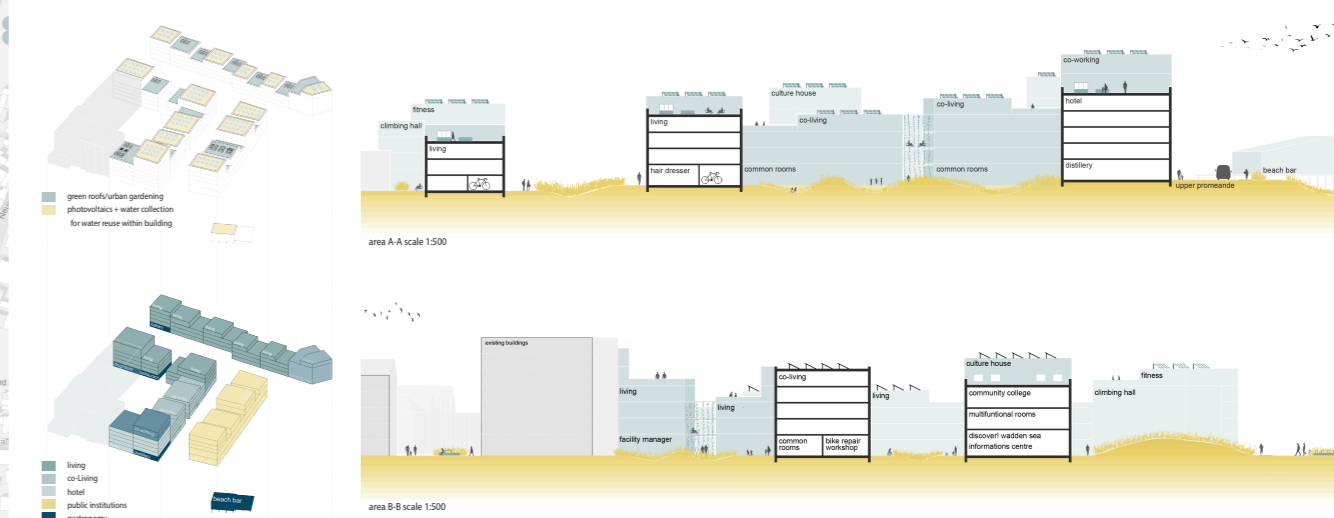
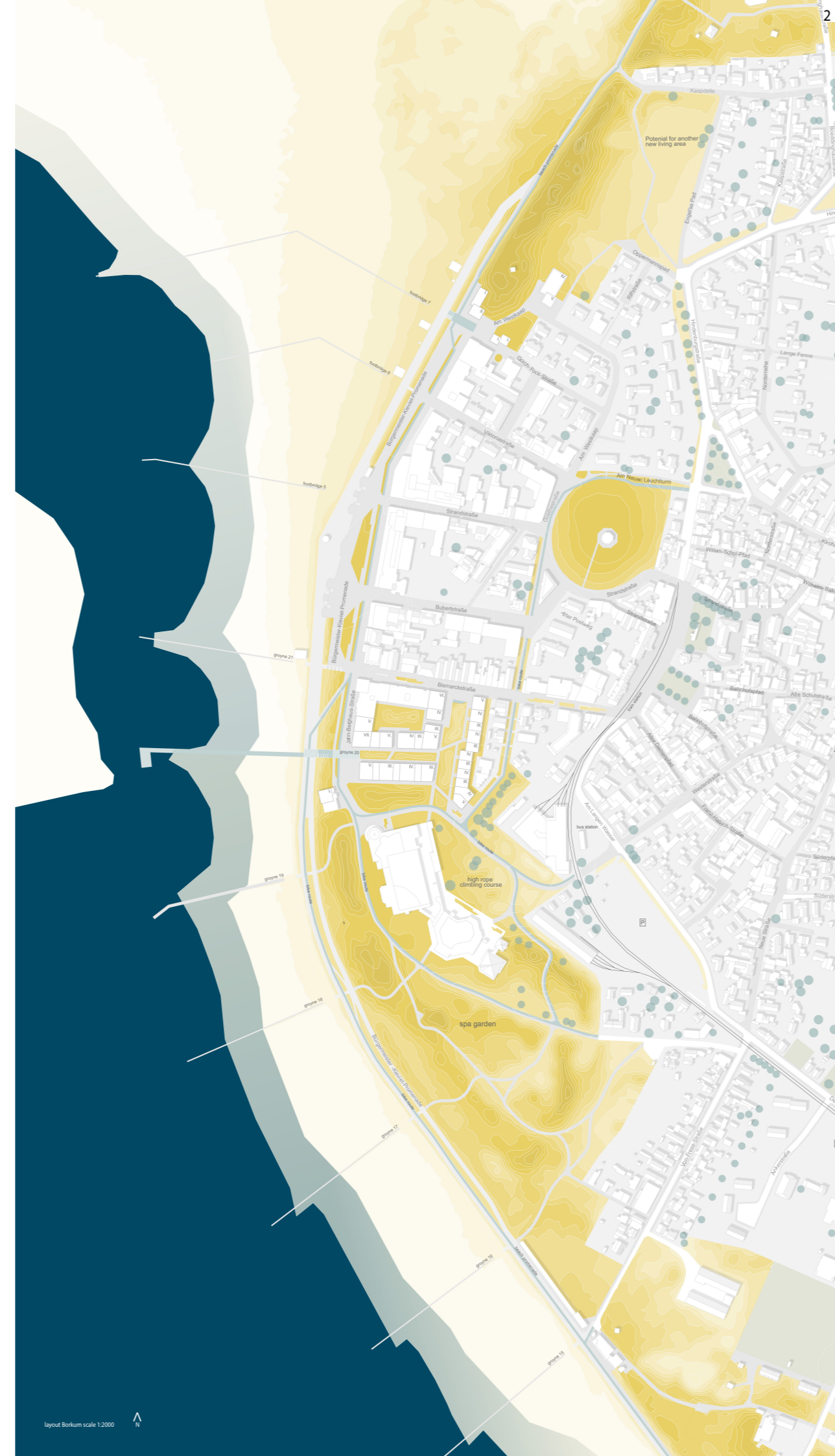
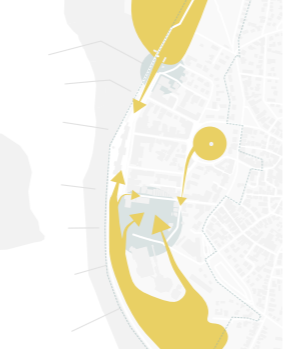
## ESPLANADE



## PATH CONNECTIONS



## DUNES



**DEMOLITION**  
The demolition of an unused tennis hall and associated tennis courts.

**BUILDINGS**  
The existing block's structure will be adopted. The sandstone L-shaped building will be completed accordingly. The small-scale point development at the eastern edge will be backed by new construction. A connection will be established with the sandstone swimming pool building.

**GROYNES**  
The new construction will be oriented according to the groyne 20 to create a path to the swimming pool and a new connection to the spa garden. A point development will complement the space and landscape design.

**DUNES**  
The groyne will be extended into a pier with a view of the seal sandbank. The eastern development will reference the existing buildings and be set back. The dune landscape will be integrated into the area, demarcating a large part of the wooded surface.

**Open Green Spaces:**  
The open spaces will be redesigned, with beach seating permeating throughout. The typical beach grass ("beach grass"), which requires little maintenance, will be planted. Local plants like sea buckthorn, which can be harvested, will also be included. Planted topographic ditches will create small dunes and retention basins to collect and slowly absorb water during heavy rain events. The spa park will be revitalized with a "white hutten" path and a larger area for the climbing park, along with additional pathways and new furniture. The new buildings will have rooftop gardens for communal use and photovoltaic panels. Rainwater from the roofs will be collected and reused for watering plants or flushing toilets.

**Mobility:**  
Newly expanded bicycle routes will lead from the upper promenade down to the lower one along the waterfront to the aquarium, or through the spa park, directly to the bus terminal, or through the residential area, connecting to existing bike paths. Cars will be banned from the island for tourists. As a result, long-term parking lots will no longer be necessary, freeing up additional space in the north for demarcation. The island railway will run on a regular schedule, connecting the harbour with the main town. The existing bus service will have smaller buses and a more frequent schedule. Additionally, a mini-shuttle will connect the spa district with the rest of Borkum, which will be of interest not only to tourists but also to Borkum residents. For instance, the route includes the primary school, hospital, doctor's office, the bus terminal, and other facilities. Tourist attractions such as the "Whale Hunter Museum", the "Whale Hunter House", and the general spa district with the main beach and Havelshalle are also included.