PS292
TOGETHER BORKUM //
# AREA GROYNE 20

ISLAND	BORKUM	JUIST	NORDERNEY	BALTRUM	LANGEOOG	SPIEKEROOG	WANGEROOGE
size	31km²	16km²	26km²	7km²	20km²	18km²	8km²
population	5.300	1.500	6.100	600	2.000	850	1.200
guests p.a.	280.000	130.000	590.000	70.000	200.000	95.000	140.000
nights p.a.	2,3 Mio.	1,0 Mio.	3,8 Mio.	390.000	1,6 Mio.	600.000	925.000
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

orientation in north of germany // comparison east frisian islands no scale
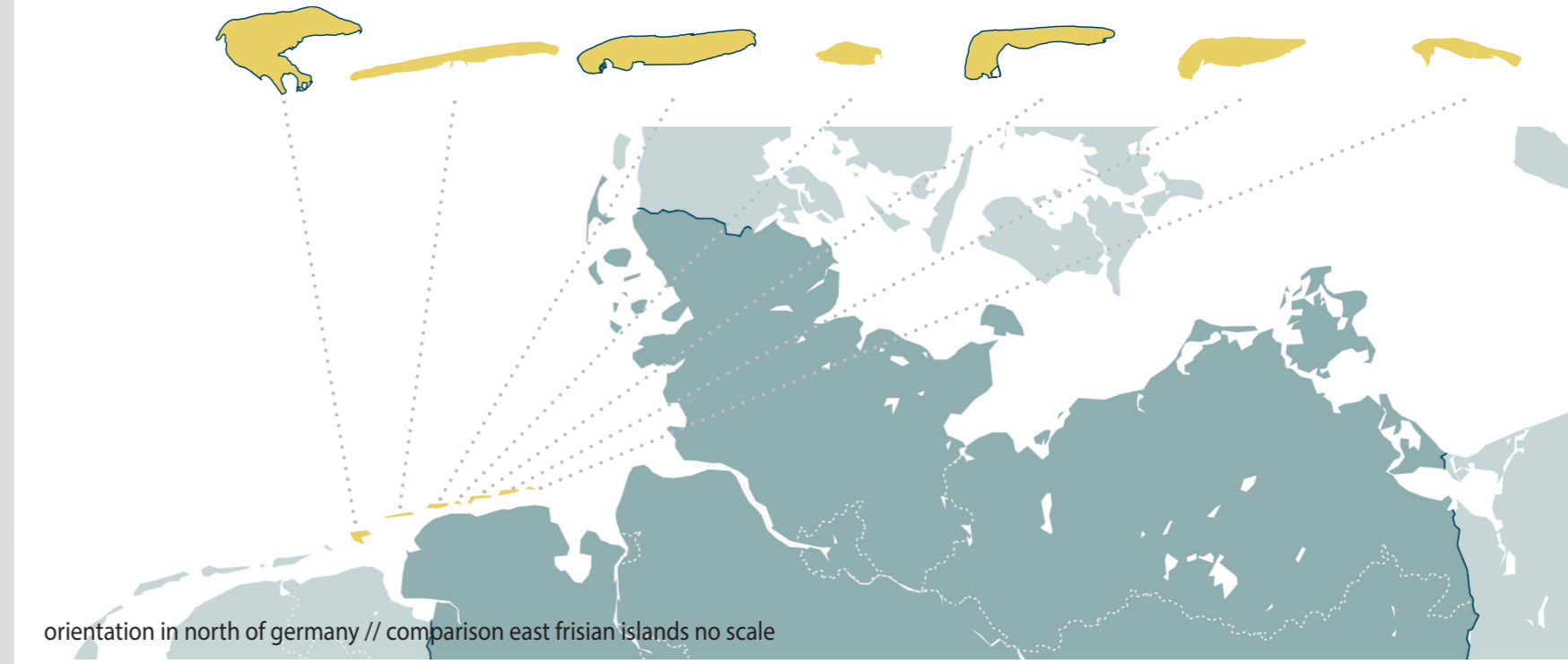
Borkum is one of the seven East Frisian Islands on the German North Sea coast, located within the Wadden Sea National Park. Since 2009, the Wadden Sea has been recognised as a UNESCO World Natural Heritage site. The East Frisian Islands is known as a spa and tourist destination and are competing with each other. Borkum, covering an area of 31 km2, 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 low in pollen 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 likely attracts more annual visitors due to its high number of hotels/beds. Norderney als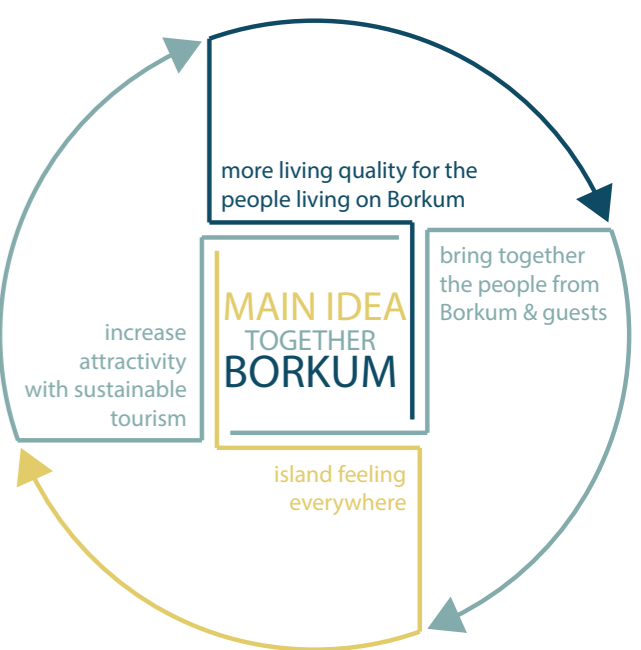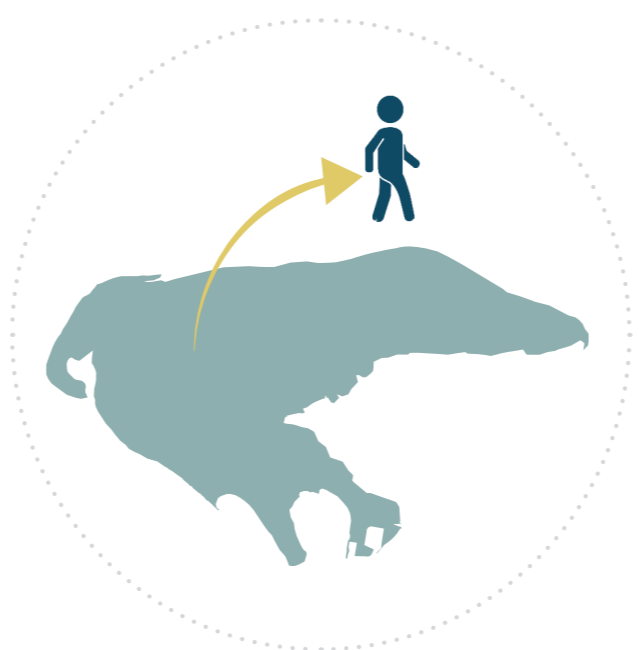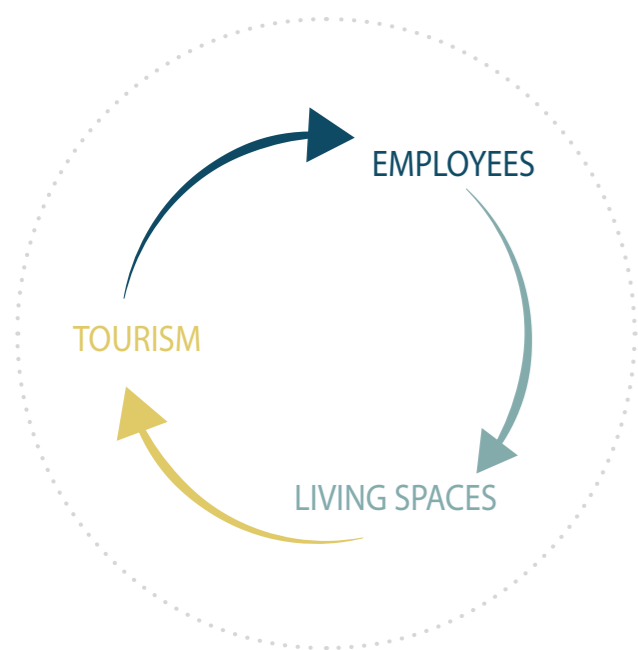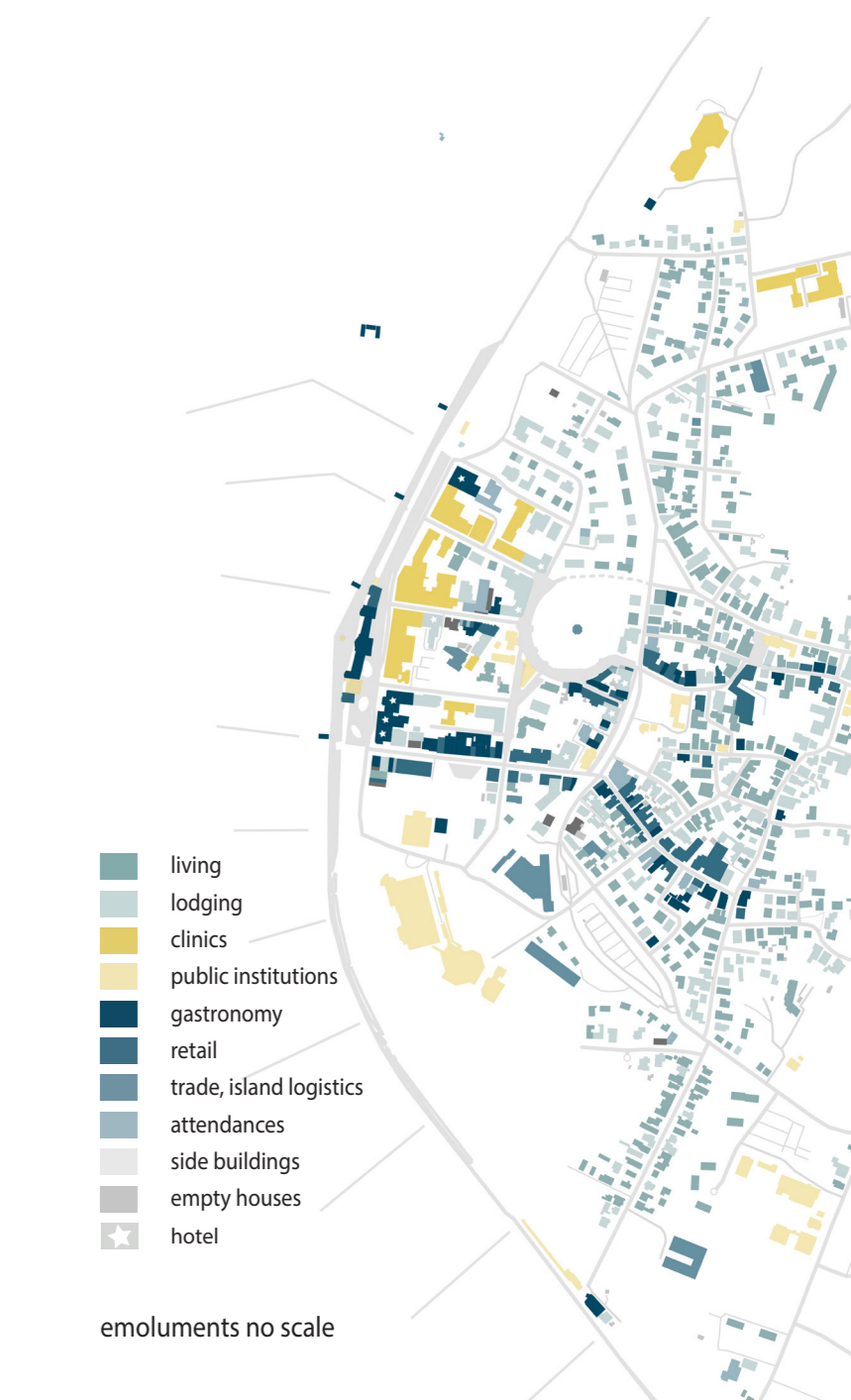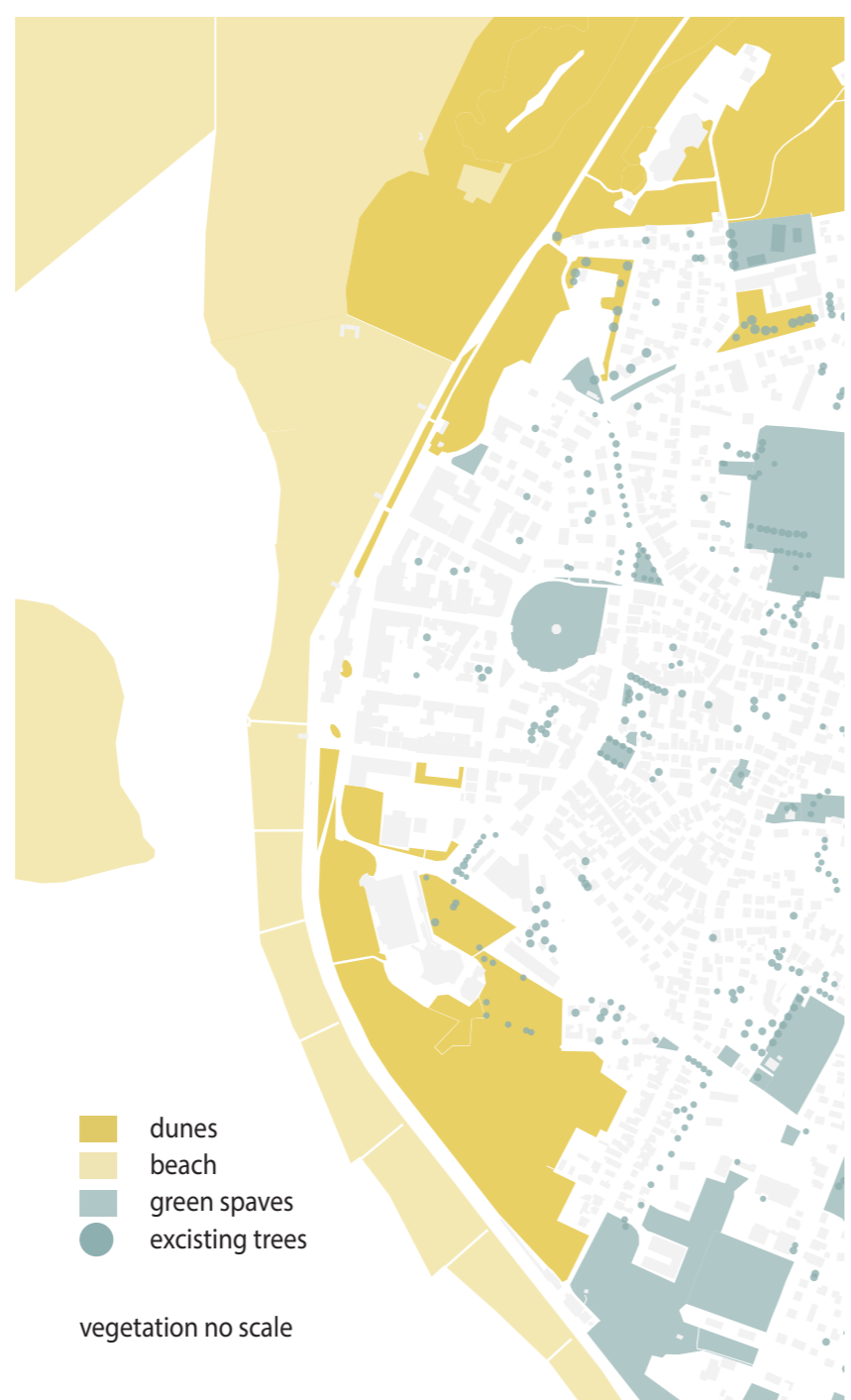o has slightly more residents. Among all the islands, only Borkum and Norderney allow motorised vehicles. However, the numbers from the other islands show that a car-free can work. Langeoog, in particular, stands out with a similar number of beds and annual visitors as Borkum, despite being 10 km² smaller.

orientation on Borkum // mobility no scale
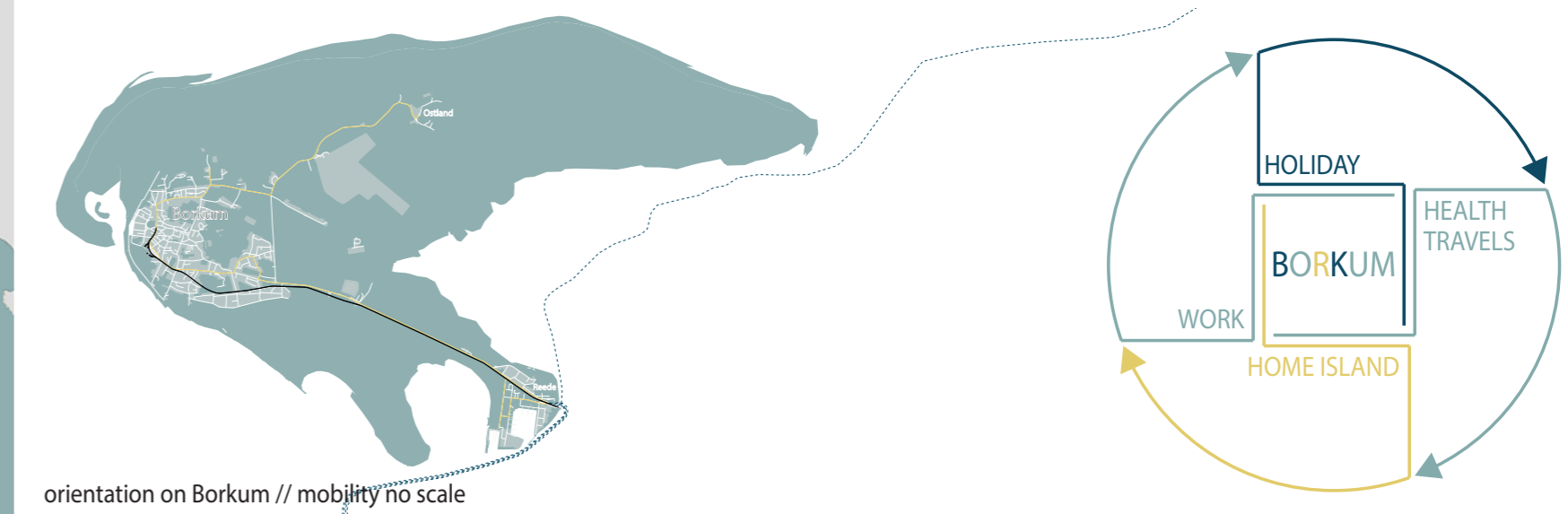
Borkum officially belongs to the district of Leer and is connected to the German and Dutch mainland, as well as neighboring islands through various ferry connections. The most frequently used connection is from Emden Outer Harbour via Eemshaven to Reede, where the port and ferry terminal of Borkum are located. From Reede, an old-fashioned island railway leads to the namesake and largest district of Borkum. However, it only operates during ferry times. There is also a bus connection from Reede, through Borkum, to the smaller district of Ostland. Motorised 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.

excisting buildings
sea
reflection site
project site

figure ground no scale

dunes
beach
green spaces
excisting trees

vegetation no scale

topography no scale

groynes/footbridges
island train
parking
promenade/ walkers only
car-free in main season moving/park car only +/- 2 hours of ferry time
drive- & parking forbidden 21:00-07:00

mobility no scale

living
lodging
clinics
public institutions
gastronomy
retail
trade, island logistics
attendances
side buildings
empty houses
hotel

emoluments no scale

The three components of employees, housing, and tourism are directly interconnected! Tourism dominates the island and provides jobs for Borkum residents, seasonal workers and newcomers

Borkum covers an area of 31 km2. Due to its island location and environmental protection, the available residential space is limited. However, due to the abundance of vacation rentals, 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.

problem & main idea