

FEASIBILITY STUDY

PORT OLPENITZ



Source: www.port-olpenitz.eu

Client: Port Olpenitz GmbH
Year: 2007
Location: Olpenitz, Baltic Sea (Schleswig-Holstein),
Germany

Brief Description:

With the implementation of "Port Olpenitz" as a conversion project on the former marine base Olpenitz near Kappeln/Schlei a resort with marina, which will set a benchmark concerning its dimensioning in Germany, is planned.

For to distinguish itself and to distance from the (local) competition Port Olpenitz needs a clear positioning and an innovative offer concept.

In the context of the voting procedure concerning the spatial planning themes like the concept, the economic effects for the region or the evaluation of the consequences for the existing touristic offers had to be checked.

The construction works for Port Olpenitz started in 2008, October.



Tasks:

- Analysis of the touristic and resort market
- Rough Site Check
- Market and Competition Analysis
- Benchmark resorts (national, international)
- Evaluation of the Concept (total offer and modules)
- Economic Key Data (Occupancy Prognosis, rough Profitability)
- Outline of options for Operation and Financing
- Determination of the regional economic Effects