

# SUKKER FABRIKKEN MØN





# HOLIDAY VILLAGE

APPROVED  
LOCAL PLAN

We are very pleased to present the plans for the "Sukkerfabrikken" - a forward looking holiday village which will be situated in the grounds of the old Sugar Factory by Stege Harbour.

With an attractive location right by Stege Bay, the holiday village will accommodate an array of experiences, activities, and up to 500 holiday homes.

Møn is one of Denmark's foremost tourist destinations with Møns Klint as the internationally renowned main attraction. With the establishment of the Fehmarnbelt link - the tunnel across Fehmarnbelt - the island of Møn will be within easy reach for 15 million people in northern Germany, Denmark, and southern Sweden.

We envisage that Møn will become the focal point of south-east Denmark's tourism in the future.

The location of 'Sukkerfabrikken Møn' enables us to build right down to the coast - and even in the water and because the holiday village is situated on the edge of Stege town the development will be without any negative consequences for nature and the unspoiled coastline. This is also one of the reasons why the project is amongst one of the ten projects selected for an initiative by the national institution Dansk Kyst- og Naturturisme which aims to develop, grow and strengthen the coastal tourism industry in Denmark.

With the help of many business people and the country's best consultancy firms, we have been working on the plans for several years. We hope that the prospectus will generate interest amongst potential operators, investors, and all who wish to back this quantum leap forward for tourism in eastern Denmark.

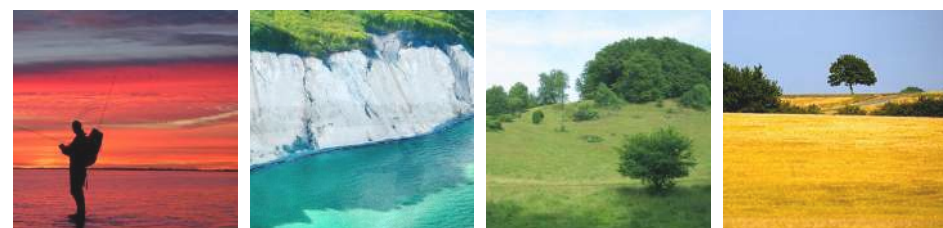


Kind Regards

Thore Andersen,  
Chairman, Board and Steering Committee  
Sukkerfabrikken



Bird's eye view - Sukkerfabrikken, Harbour, Stege Middle Ages Town



"MØN IS A POPULAR HOLIDAY DESTINATION WITH GREAT POTENTIAL, AND THERE IS DEFINITELY A NEED FOR EXPANDING THE CAPACITY OF OVERNIGHT ACCOMMODATION ."

- Martin HH Bender, Director - VisitSouthZealand-Moen



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# VORDINGBORG KOMMUNE SUPPORTS THIS PROJECT

- MAYOR MIKAEL SMED SAYS:



"Møn is Vordingborg municipality's most important tourist location, and our ambitious target for tourism development can only be achieved with a significant expansion of overnight accommodation.

The project 'Sukkerfabrikken Møn' is therefore crucial to the future development - not only on Møn but also in Vordingborg municipality and the tourist destinations in South Zealand.

Møn is a popular destination for visitors; tourists flock to Møns Klint, the

unique nature and the characterful towns and villages. The municipal-funded projects Camønoen, Dark Sky, and Unesco Biosphere contribute to making Møn even more attractive.

Therefore the municipality of Vordingborg wholeheartedly supports the 'Sukkerfabrikken Møn'-project, as it will be a very important element in the positive development.

We back the project in every way possible - from planning and permits to investments in relevant infrastructure around the project."

## PROJECT OVERVIEW

• Project area total ..... 81.800m²

Hereof recreational area for holiday apartments ..... 40.400m²

Hereof town centre area - old factory buildings ..... 41.400m²

• Existing buildings total ..... 24.200m²

• Planned demolition of buildings ..... 4.050m²

• Planned and approved new build ..... 46.840m²

Permitted building percentage:

Area North 60%

Town centre area 110%

### TOWN CENTRE - ACTIVITY AREA TOTAL: 29.220m²

• Area 1+2 - Sukkerhuset, Boiler House etc .....

• Area 3 - Water Park .....

• Hotel Saftstationen .....

RENOVATION17.480m²

EXISTING0m²

EXISTING2700m²

NEW BUILD2.140m²

NEW BUILD3.000m²

NEW BUILD3.900m²

### HOLIDAY APARTMENTS & HOMES (AREA NORTH) TOTAL: 37.800m²

• Area 4 - Silo Apartments (124 apartments à 60-90m²) .....

• Area 5 - Harbour House (18 apartments à 100m²) .....

• Area 6 - Stilt Houses (24 apartments à 55m2) .....

• Area 7¹ - Coastal Houses North (80 apartments à 60-80 m²) .....

• Area 7² - Coastal Houses East (100 apartments à 60-80m²) .....

• Area 7³ - Multi-Storey Houses (80apartments à 85-115m²).....

• Area 7⁴ - Ramp Houses (70 apartments à 65-130m²) .....

EXISTING0m²

EXISTING0m²

EXISTING0m²

EXISTING0m²

EXISTING0m²

EXISTING0m²

EXISTING0m²

NEW BUILD10.700m²

NEW BUILD1.800m²

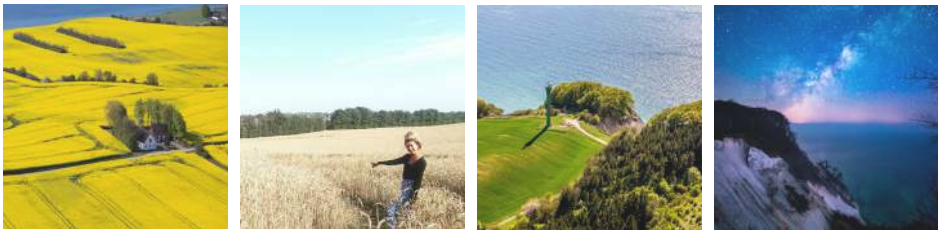
NEW BUILD1.320m²

NEW BUILD5.300m²

NEW BUILD6.700m²

NEW BUILD5.500m²

NEW BUILD6.500m²



## TOURISM - KEY NUMBERS FOR DESTINATION MØN

Revenue from tourism per year ..... 650.000.000 kr.

Number of overnight stays ..... 425.000

Day visitors ..... 400.000

## MØN - IN THE MIDDLE OF NORTHERN EUROPE

*15 MILLION PEOPLE WITHIN 3 HOURS*

Møn is an island just off the south-eastern tip of Zealand with a total population of approximately 10.000 people. Møn is connected to Zealand by the Queen Alexandrine Bridge, and situated approximately an hour's drive south of Copenhagen and the Øresund Bridge, and less than an hour from the planned Fehmarnbelt link to Germany.

Møn is an amazing place! Outstanding nature, an active and vibrant local community with exceptional cultural history and cultural life welcome visitors to the island.

Møn is one of Denmark's foremost tourist destinations. Every year hundreds of thousands of visitors travel to the island to experience Møn's nature, cultural history and to enjoy an active holiday.

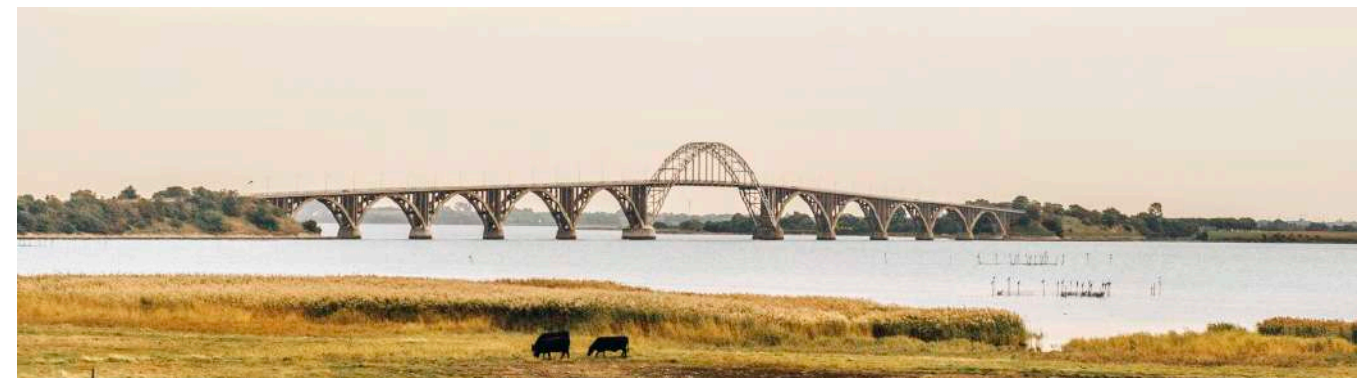
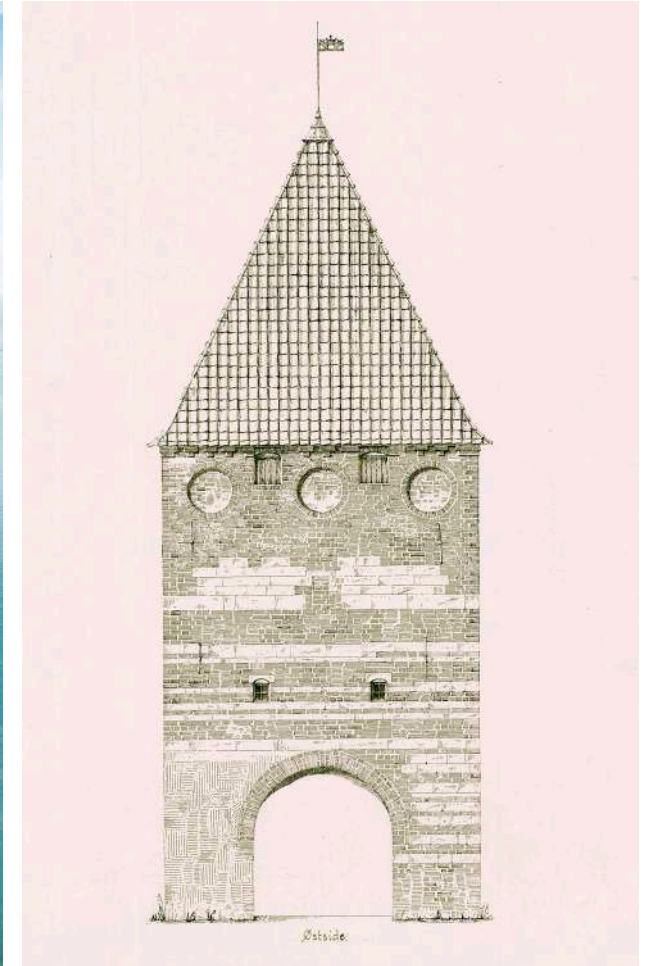
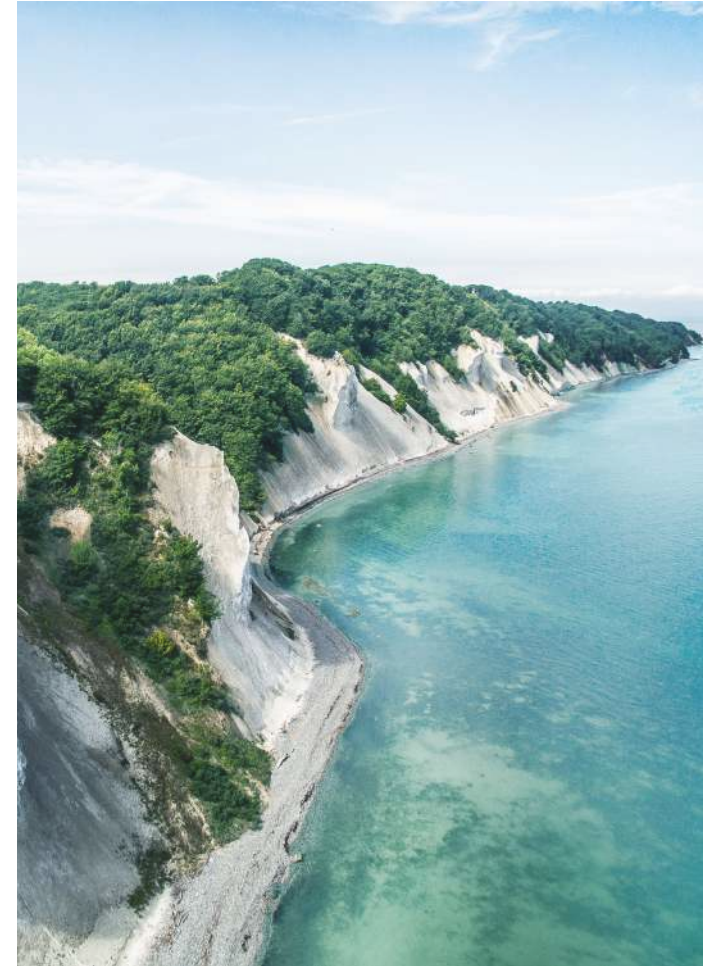
Møn's 'capital', Stege, is a vibrant market town offering an array of cultural experiences.

Møn is the perfect location for the large, new holiday village "Sukkerfabrikken Møn". The island is situated within easy reach of Europe's major cities; Hamburg, Berlin, and Copenhagen.

Up to 15 million people live within three hours drive of Møn. Berlin's 6 million inhabitants can reach Møn in 5 to 6 hours. Stockholm and Oslo are approximately 8 hours away by car. The establishment of the Fehmarnbelt link will reduce the travel time from Germany by nearly an hour.

To visitors from the south, Møn is the gateway to the Nordic countries - not just as a geographical area but also Nordic mentality and way of life plus the Nordic way of holidaying which is relaxed, and at the same time active, environmentally conscious, and inclusive.

To visitors from the north, Møn is the gateway to the continent and relaxed enjoyment of culture and life.



Top from left: Møns Klint; Mølleporten in Stege. Bottom: Queen Alexandrines Bridge between Zealand and Møn



**"THE UPCOMING FEHMARN CONNECTION CREATES A MARKET WORTH BILLIONS FOR COMMERCE IN OUR REGION. UP TO 500.000, MORE GERMAN TOURISTS A YEAR WILL BE COMING TO THE AREA."**

- Bolette Christensen, Director - Business Vordingborg





"One of Denmark's most magical islands, Møn's best-known attractions is its sweeping stretch of white cliffs, Møns Klint. Crowned by deep-green forest, they're a popular inspiration for landscape paintings, possibly explaining the island's healthy artist headcount.

But the inspiration doesn't end there. Beautiful beaches span sandy expanses and small secret coves, there are haunting Neolithic graves, and several rural churches are adorned with whimsical medieval frescoes. Every year more stargazers come for what are said to be Denmark's

darkest night skies, and now they're joined by hikers flooding in to walk the well-organised network of trails known as Camønoen, named with a punning nod to the classic Camino pilgrim trail."

- LONELY PLANET



# MØN - IN THE MIDDLE OF DENMARK

## PART OF THE ZELAND AND COPENHAGEN-REGION

Møn is situated in a tranquil corner of Denmark just off the south-eastern tip of Zealand and connected to Zealand by a bridge. That - and because of the country's limited size - is why Møn is centrally located in relation to larger towns and tourist attractions in Denmark and southern Sweden.

With regards to traffic connections, Møn is situated approximately an hour's drive south of Copenhagen and the Øresund Bridge and just under an hour from the Fehmarnbelt link to Germany.

Møn offers visitors a wealth of experiences, among them one of Denmark's most notable attractions, Møns Klint with its majestic white cliffs and the exciting Geo-center Møns Klint.

Møn has a lot to offer in terms of wild, unspoiled nature, outdoor activities, and active holidaying. Møn's 'capital, Stege, can boast of rich cultural history and exciting town life.

Møn is also the gateway to Zealand and Copenhagen thanks to its location and close to leading Danish tourist attractions such as Knuthenborg Safari-park, BonBonLand, The Danish Castle Centre and Holmegård Glassworks.

Møn is part of the development region 'Greater Copenhagen Area' (Øresundsregionen) and situated in the 'countryside' of Copenhagen.

With only an hour's drive to Copenhagen, you can comfortably add the capital's major attractions such as Tivoli, Dyrehavsbakken, the Zoo and the cornucopia of museums and cultural experiences to the holiday experiences on Møn.

As a guest in the holiday village 'Sukkerfabrikken' you can live in a cozy market town, in beautiful nature - and at the same time have easy access to shopping, city life and culinary experiences at international level in Copenhagen.



Top left: The Blue Planet, Copenhagen; Tivoli, Copenhagen; Viking Ship Museum, Roskilde; Land of Legends, Lejre; Camp Adventure, Haslev; Bon Bon Land, Næstved; Knuthenborg Safaripark, Maribo; Medieval Centre, Nykøbing Falster; Denmark's Castle Centre, Vordingborg; Lalandia, Rødby



"*HERE NATURE IS PART OF OUR EVERYDAY LIFE, PLACES TO VISIT IN OUR FREE TIME, AND COPENHAGEN IS WITHIN EASY REACH.*"

- Signe Ulfeldt Nielsen, who recently moved from Copenhagen





*Møn is part of The Greater Copenhagen collaboration - a political platform for promoting regional collaboration and economic growth which aims to eliminate cross-border barriers so that all of Zea-*

*land is regarded as one single metropolis by foreign companies and investors. "It must be easy and attractive to live and travel in Greater Copenhagen. Therefore, Greater Copenhagen works to make commuting easier*

*and to increase mobility throughout Greater Copenhagen". Our aim is to ensure that all of the Greater Copenhagen zones can be reached within one hour by public transport.*

**- GREATER COPENHAGEN**



# MY MØN, YOUR MØN

## AN ISLAND FOR EVERYONE

**M**øn is quite unique. The white cliffs are unrivaled in the Nordic countries. Here, you will see nature which is only found on Møn. Churches filled with frescos and world-class burial mounds, one of Europe's most enchanting parks and the medieval market town, Stege.

Møn is also a vibrant, modern local community with a diverse business- and cultural life and an active population which is actively involved in the development of the island.

Møn is one of Denmark's foremost tourist destinations. The island attracts hundreds of thousands of holidaymakers who come to experience Møns Klint, wild nature, outdoor activities, cultural history attractions, and Stege's city life

Møn has a long history as a tourist island; The cliff was a destination already in the 18th century, and Liseleund Castle built in 1793 is Denmark's first 'summer house'! This is evident through the many small companies offering accommodation, dining, handicrafts and local products plus the local population's positive attitude to continued

tourism development.

For many years Møn has led the way in terms of the development of green and sustainable quality tourism. In 2017 Møn was nominated as a UNESCO biosphere reserve. UNESCO recognised Møn's outstanding nature and the local community's wish to develop in collaboration with nature. Camønoen and the Dark Sky-project has put Møn firmly on the map.

These projects and whatever else Møn has to offer are written into the 'Sukkerfabrikken Møn'-concept. The new holiday village has to live up to the Biosphere programme in relation to environmental building work and operation and 'lead the way' to sustainable experiences all over the island.

Møn is the future tourist island in south-east Denmark. With the new holiday town, the island gets the capacity to receive even more guests. Møn is a vibrant community that welcomes owners of summerhouses, "regulars" and everyone else as part-time residents.



Top from left: Sailing, Adventure Race, Biking, Hiking, Hunting, Festival, Sea kayak, "Localhood", Snorkelling, Riding tours, Swimming, Fishing, Romance, Camønoen, Culture.



Unesco Biosphere



Camøno Route



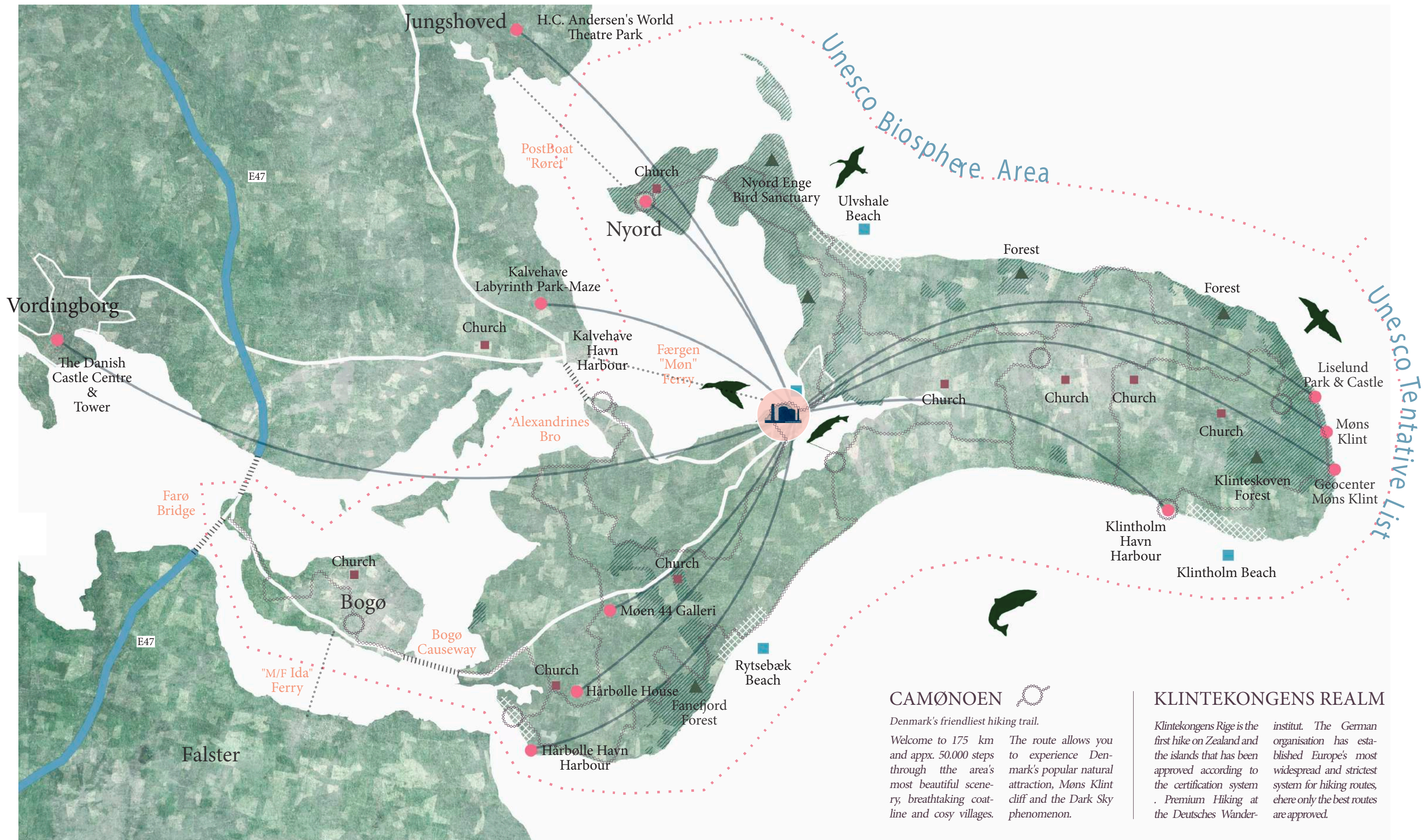
Møn Dark Sky



**"MØN'S NATURE IS INCLUDED IN NATURKANONEN AND NOMINATED FOR UNESCO WORLD HERITAGE."**

- Nils Natorp, Director - Geocenter Møns Klint





Møn Biosphere reserve is a series of islands and islets located in the southern Baltic Sea covering 45,118 ha. There are woodlands, grasslands,

pastures, wetlands, coastal areas, ponds and steep hills. This Biosphere reserve includes a number of small villages, scattered farms and residential areas

with a total population of some 10,250. The main activities are commerce, agriculture, fisheries, and tourism  
- UNESCO BIOSPHERE



# STEGE HAS EVERYTHING

## MARKET TOWN BY THE WATER

The new holiday village is situated in Møn's capital Stege; a charming harbour town with only 4.000 inhabitants but an 800-year-old history.

Due to its location at the entrance to Stege Nor - a bay which connects directly to the sea at the town - Stege became one of the most important market towns in the Middle Ages.

Stege is home to one of Denmark's largest market town churches and the country's only preserved moat.

Stege town has a great deal of charm; beautiful half-timbered houses and narrow streets speaks of a mercantile affluent past and with Sukkerfabrikken in 1884 Stege also became an important industrial town.

Stege is a vibrant town with soul and identity, shops, restaurants, cafes and cultural events where both tourists and visitors from the entire region are eager participants.

Retail in provincial Denmark is struggling, but Stege breaks the

mould with more than 70 shops and 25 eateries. In 2018 Stege was nominated as one of Denmark's most cosy, beautiful and cleanest market towns

Stege fits the demands of our time perfectly. According to Wonderful Copenhagen, the travel industry is entering a new era where official recommendations are replaced by 'temporary locals'.

Visitors are not looking for 'picture-perfect' but a personal connection and shared experiences based on interest, relations, and authenticity.

The catchphrase is 'Localhood' - and Stege is already an expert. Stege has strong local community and commitment.

Coupled with the town's tradition of hosting, this becomes a strength that is not exclusive but inclusive. Guests are invited to participate together with the community for shared experiences.



Top from the left: Eastern Marina, Western Marina, Mølleporten, Dockyard, Tuesday Market, Herring Market, Medieval Day, Moat, Stege Square, "Luffes Gård"



Jordbassinerne



Developement Plot



The Market Town



"YOU CAN SEE PEOPLE WALKING AROUND HAVING A LOVELY TIME TOGETHER."

Lau and Lui, twin boys - 11 years old [talking about Stege town]



● DESTINATION   
 ■ WATER ACTIVITIES   
 ● NATURE   
 ● SHOPPING

MØNS KLINT 20MIN.



**STEGE BAY**  
Trout Fishing



ZEALAND 10MIN.

*"Localhood is a long-term vision, that supports the inclusive co-creation of our future destination. A future destination where human relations are the focal point. Where locals and visitors not only co-*

*exist but interact around shared experiences of localhood. Where our global competitiveness is underpinned by our very own localhood. And where tourism growth is co-created responsibly across industries and*

*geographies, between new and existing stakeholders, with localhood as our shared identity and common starting point."*

- WONDERFUL COPENHAGEN





Stege  
Market Town

Sukkerfabrikken

Stege  
Nor

Stege Bay

Nature Reserve

Jordbassinerne

SUKKERFABRIKKEN





SUKKERFABRIKKEN



# SUKKERFABRIKKEN

## FOCAL POINT - PAST AND FUTURE

The holiday town 'Sukkerfabrikken Møn' will be established in the old sugar factory in Stege. The distinctive red brick building greets everyone arriving in Stege.

For more than 100 years the sugar factory was Stege's largest and most important business. Established in 1884 as a result of a local initiative by amongst others the folk high school founder Frede Bojesen.

Sukkerfabrikken was heavy industry from the very start. A gigantic factory with hundreds of employees, contracted farmers and infrastructure supporting the transport of sugar beets, sugar juice and sugar covering Møn and southern Zealand. A true industrial revolution. The sugar factory's importance can not be exaggerated. It was the foundation for many thousands of families and the local community's social structure.

Thirty years after the closing-down, the factory is changing to a modern centre, housing businesses, hosting cultural, and tourism events - and lots of small companies and life.

The factory has continuously been rebuilt but nevertheless appears as

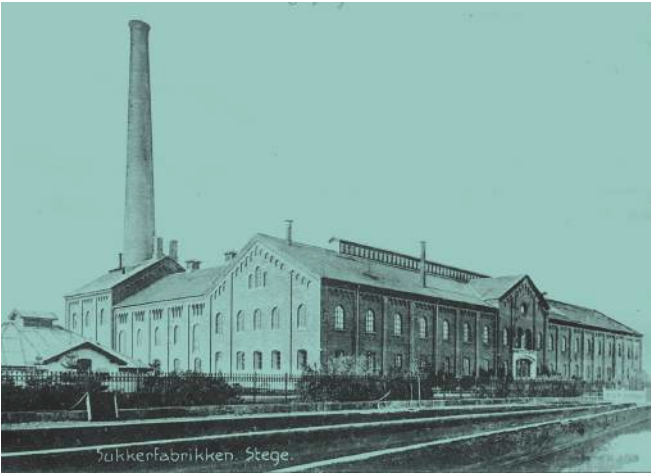
a cohesive complex due to an amazing continuity of the building style from the 1880s to the 1980s.

After the closure, a number of technical facilities have been taken down, but the factory buildings are intact as one of Denmark's most prominent examples of industrial cultural heritage.

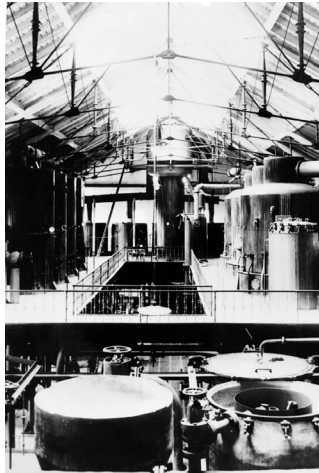
The new holiday village will continue in the same rustic factory architecture. 'Saftstationen' (Juicing station) where the sugar beets were cut and cooked, is converted into a hotel.

'Sukkerhuset' (where the sugar was refined) will provide the framework for the exciting new experiences. Holiday homes will be built on the old sugar beet ramps and the sugar beet basins where the beets were washed will be transformed into ponds and gardens.

In the later phases, holiday houses will be built on the outside of the two silos, whilst the inside of the silos will be designed for new experiences, not least a large new 'water park'.



Sukkerhuset ca. 1900



Interior Sukkerhuset ca. 1900



Management on the main staircase, early 1900



Kostervej circa. 1890



Start of Jordbassinerne, circa 1955



Sugar beet workers circa. 1890



"IT IS SAID THAT ALL MØNBOERE HAVE A RELATIVE WHO WORKED AT THE FACTORY."

Otto Nielsen, 87, the last factory worker - now caretaker - has worked for 68 years at the factory





The Böhmiske Hall | Sugar Storage

Transport Workers



Tower | Juicing Station

Sugar beet Workers



Packing Dept. Sukkerhuset

Management



*"THE FACTORY PREMISES ARE FULL OF HISTORY AND ARE RENTED OUT ON MARKET DAYS, TO CONFERENCES, AND VARIOUS EVENTS AND EXHIBITIONS."*

Bent Lykke, Architect Director - Sukkerfabrikken







## MØN IS DARK SKY CERTIFIED

Artificial light is contributing to an alarming rise in light pollution worldwide. This means that we no longer experience the spectacular starry night sky. We simply cannot see the Milky Way. The Dark Sky work includes initiatives to protect the night skies and fragile ecosystems in parks and protected areas worldwide. Møn and Nyord are one of only two areas in Denmark, where light pollution is close to 0%, and the first - and only - certified Dark Sky area in the Nordic region. So it's official: Møn has Denmark's most beautiful night sky - and good reason to keep it that way.

*"The islands of Møn and Nyord have achieved something truly unique in the history of the IDA International Dark Sky Places Program. Møn and Nyord is the first IDA Dark Sky certified area in Scandinavia and the first area in the world to receive certification as both a Dark Sky Community and a Dark Sky Park. The Dark Sky Park even has Gold Tier status. The nomination reflects a globally unprecedented protection of the natural night habitat. We hope that other areas, in Denmark and elsewhere, will regard the islands as a shining example of what can be achieved by a local population and organizations' working together to create positive change in outdoor lighting and improve public awareness of the value of dark sky preservation"*

- Source: International Dark-Sky Association | [www.darksky.org](http://www.darksky.org)



## MØN IS PART OF DENMARK'S NATURKANON

In 2018 the Danish government updated 'Danmarks Naturkanon' in order to inspire more people to experience nature. The new 'Naturkanon' nominate 15 locations in Denmark with outstanding nature - including Møns Klint with Mandemarke Bakker. 'Naturkanonen' describes the 70 million-year-old chalk deposits as a national treasure. They create the basis for a natural wealth not seen anywhere else in Denmark: A unique and species-rich flora, with colorful flowers and numerous orchid species, and several rare butterfly species. The site is a core area in the Biosphere Reserve Møn and has great natural beauty. Follow the walking route 'Camonoen' or go by bike along 'Danmarksbjergetape' - and let the breathtaking views astonish you.

## APPOINTED IN A NATIONAL TESTING SCHEME

In November 2015, the government designated ten tourism development projects along the coast of Denmark, which were deemed to be able to attract many foreign tourists, and at the same time be able to fit into the coastal landscape. In the ten projects, a balance has been found between the protection of the coastal nature and the incorporation of new, attractive accommodation and experience opportunities. The holiday village project at Sukkerfabrikken in Stege is one of the ten pilot projects. The designation gives Vordingborg Municipality a derogation from the Nature Protection Act's beach protection line and principle permission for the project in accordance with the law and the special experimental scheme.

- Source: Miljø- og Fødevareministeriet | [mst.dk/friluftsliv/danmarks-naturkanon/](http://mst.dk/friluftsliv/danmarks-naturkanon/)

# DISTINCTIONS

*"THERE IS MORE AMAZING NATURE IN DENMARK THAN YOU THINK. THERE ARE SOME WONDERFUL PLACES AND I CAN ONLY RECOMMEND TO EXPERIENCING THEM."*  
- Jacob Ellemann - Jensen (V), Former Minister for Environment & Food





## MØN IS A UNESCO BIOSPHERE RESERVE

Nature on Møn is in a class of its own. But what makes the island unique, is the local community's purposeful and visionary work to protect, develop, and communicate the nature experience. Møn and the surrounding islands and water areas were included in UNESCO's worldwide network of biosphere reserves on June 14, 2017.

*With this appointment, UNESCO designates Møn's nature to be world-class and recognizes the local community's proposals to work in interaction with nature. Møn Biosphere Reserve thus enters into a distinguished international company of biosphere reserves and is part of the UNESCO program "Man and the Biosphere". UNESCO collects in the biosphere program around the world sites that want to reconcile the preservation of biological and cultural diversity in balance with economic and social development. UNESCO works according to three core principles, which read:*

- Preservation of landscapes and ecosystems with their species and genetic diversity
- Developing communities according to sustainable principles. Sustainability includes both economic, social, ethical and ecological sustainability.
- Support through research, education, and learning

- Source: Vordingborg Kommune | [vordingborg.dk/biosfaere-moen/biosfaereomraadet/](http://vordingborg.dk/biosfaere-moen/biosfaereomraadet/)



## MØN HAS CAMØNOEN

The 'Camønoen' is a great example of local forces' visionary work for nature and cultural-historical experiences. A 175 km long hiking and cycling route on Møn, Nyord, and Bogø, which takes its name from "El Camino de Santiago". Camønoen is popular with hiking and cycling enthusiasts and organized tour groups, not least because the route establishes contact with nature as well as local residents..

*'Camønoen' is nature, cultural history, gastronomy, hiking, silence, starry skies and magical moments that will stay with you forever. The route offers pilgrim walks, family trips, elderly-friendly tours, gastronomic walks and a network of enthusiasts who are either ready with lots of experiences or with a friendly "Go Camøno" to those who prefer to go in peace. Although Camønoen's routes already exist in the beautiful landscape, it is also being developed with new shelter sites along the route, water posts, and meeting points. The hikers on Camønoen are helped along by tireless volunteers in an active network that makes Camønoen the kingdom's friendliest hiking trail. Møn's Museum is the anchorage point for the Camønoen. At Møns Museum there will be friendly hosts who can introduce hikers to the route, help print a personal walking route, delivery of food, transport of luggage, accommodation and an overview of all the things, happening along the route.*

- Source Real Dania, Stedet tæller 2017 | [realdania.dk/projekter/camoenoen](http://realdania.dk/projekter/camoenoen)



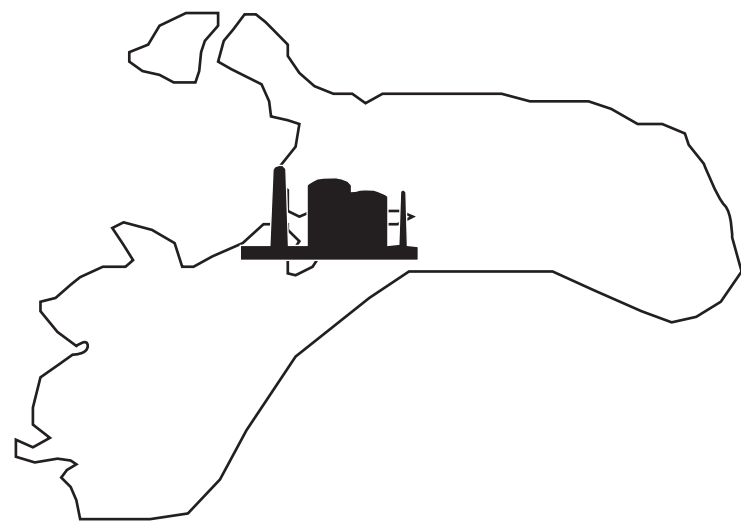
*"MØN IS DENMARK'S FIRST UNESCO BIOSPHERE RESERVE, AND MØNS KLINT IS ON THE TENTATIVE LIST OF THE WORLD'S NATURAL HERITAGE."*

- Bo Manderup-Jensen, Chairman - Unesco Denmark.

*"CAMØNOEN IS A 175 KM LONG PILGRIMAGE ROUTE, WHERE GUESTS CAN LEARN AND EXPERIENCE CULTURAL HISTORY, GASTROMONY, ADVENTURE AND NATURE."*

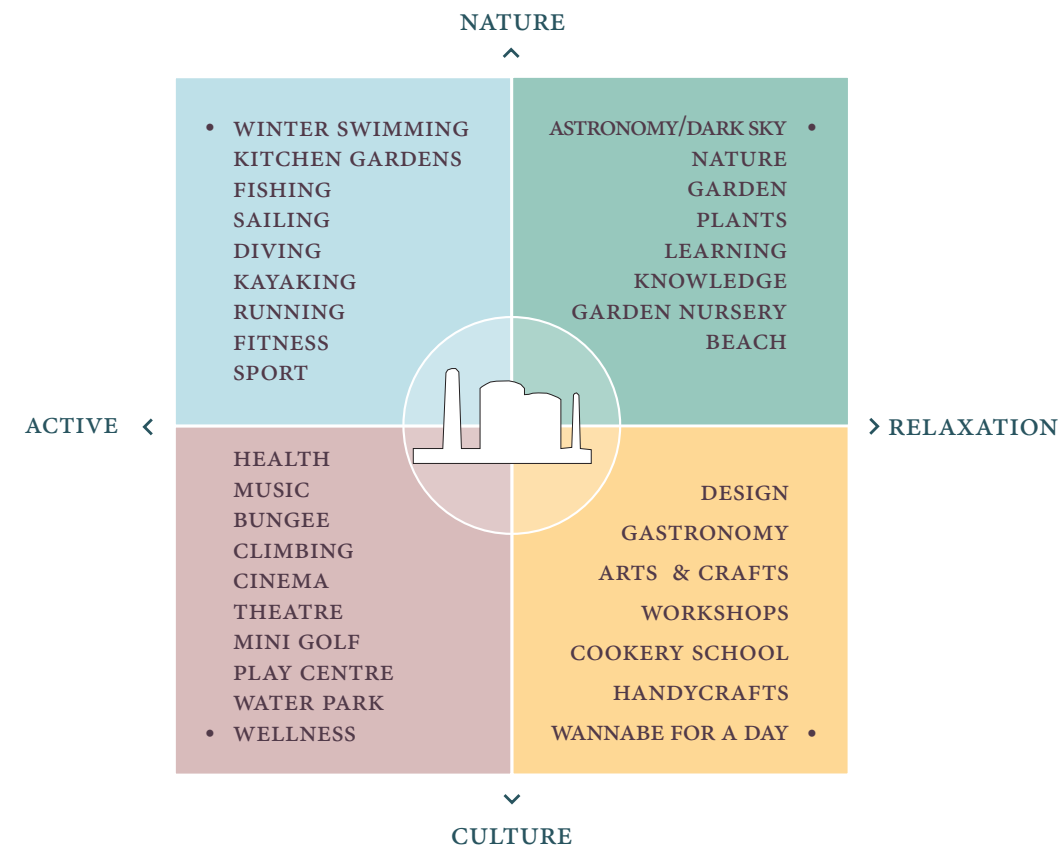
- excerpt from "Stedet tæller" - Realdania 2017





"WE WANT TO REUSE THE OLD SUGAR FACTORY AS AN ACTIVE, SUSTAINABLE AND MEANINGFUL HOLIDAY EXPERIENCE - IN THE MIDDLE OF THE WORLD FAMOUS NATURE."

WE WILL BE A DESTINATION

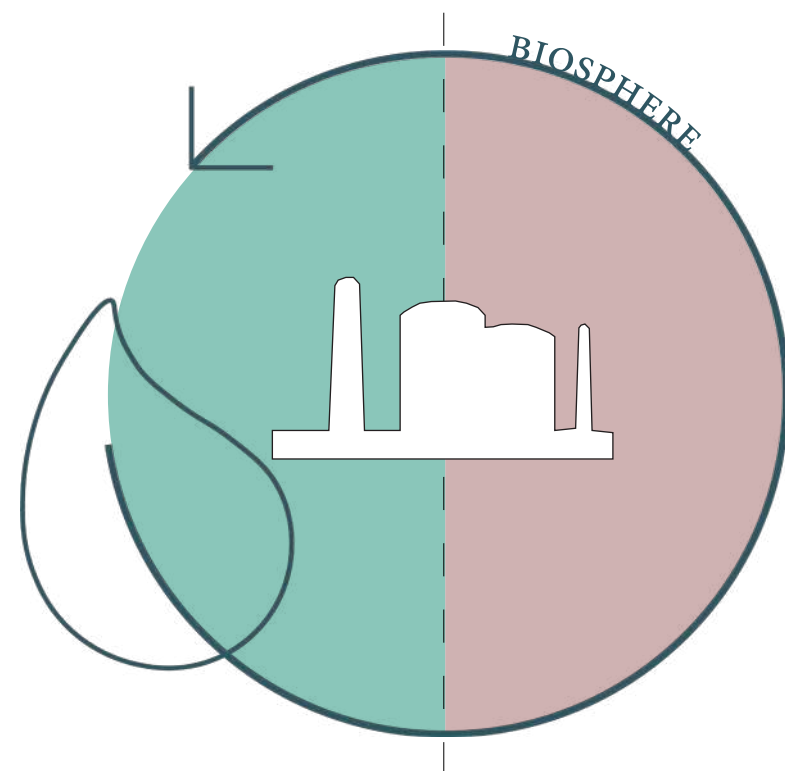


- *GOOD SHOPPING OPPORTUNITIES JUST AROUND THE CORNER.*
- *MANY ACTIVITIES ON LAND AND IN THE WATER.*
- *LANDSCAPED BEACH AND WATER PARK CLOSE BY.*
- *MEDIEVAL MARKET TOWN A STONE'S THROW AWAY.*
- *DIVERSE ADVENTURES ALL YEAR ROUND.*
- *UNSPOILED NATURE RESERVE CLOSE BY.*
- *TOWN WITH CULTURE AND ENTERTAINMENT.*
- *MANY GOOD EATERIES IN THE HOLIDAY VILLAGE AND STEGE.*

WE WILL BE ADVENTURERS

VISION FOR THE FUTURE



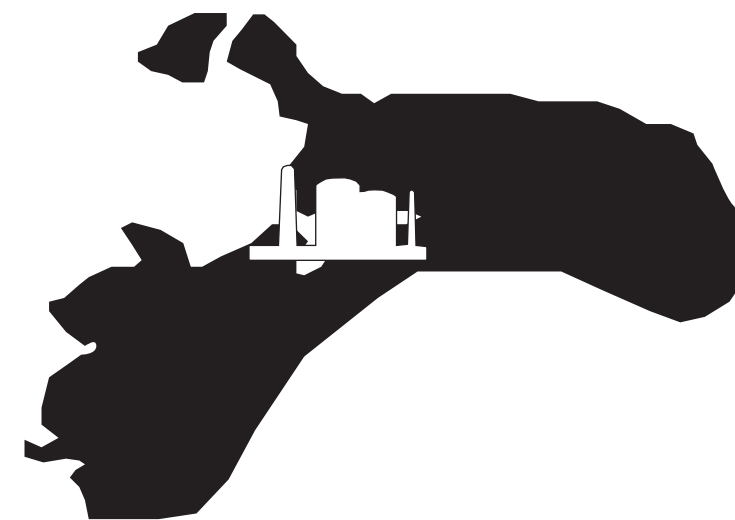


NATURE

CULTURE

- *SUKKERFABRIKKEN'S BUILDINGS REUSED.*
- *THE PROJECT SUPPORTS LOCAL CRAFTS AND PRODUCTS.*
- *THE ISLAND'S STORIES ARE TOLD.*
- *MEETING OF VISITORS AND LOCALS IS FACILITATED.*
- *FUTURE RESOURCE-CONSCIOUS AGRICULTURE IS DEVELOPED.*
- *TRADITIONAL ENDANGERED CRAFTS ARE REVIVED.*
- *NATURE AND AGRICULTURAL KNOWLEDGE IS COMMUNICATED.*
- *FOCUS ON CLIMATE CHALLENGES.*

WE WILL BE BIOSPHERE



- *MEDIEVAL CHURCHES AND FRESCOS.*
- *RELICS OF THE PAST , STONE & FOSSIL HUNTING BY MØNS KLINT.*
- *CANOE, KAYAKING, KITESURFING, WINDSURFING & MORE WATER SPORTS.*
- *GREAT GOLF COURSE BY STEGE NOR.*
- *AMAZING PIKE AND TROUT FISHING.*
- *BEAUTIFUL BEACHES FOR EACH DAY OF THE WEEK.*
- *GREAT OPPORTUNITIES FOR RIDING & MOUNTAIN BIKING.*

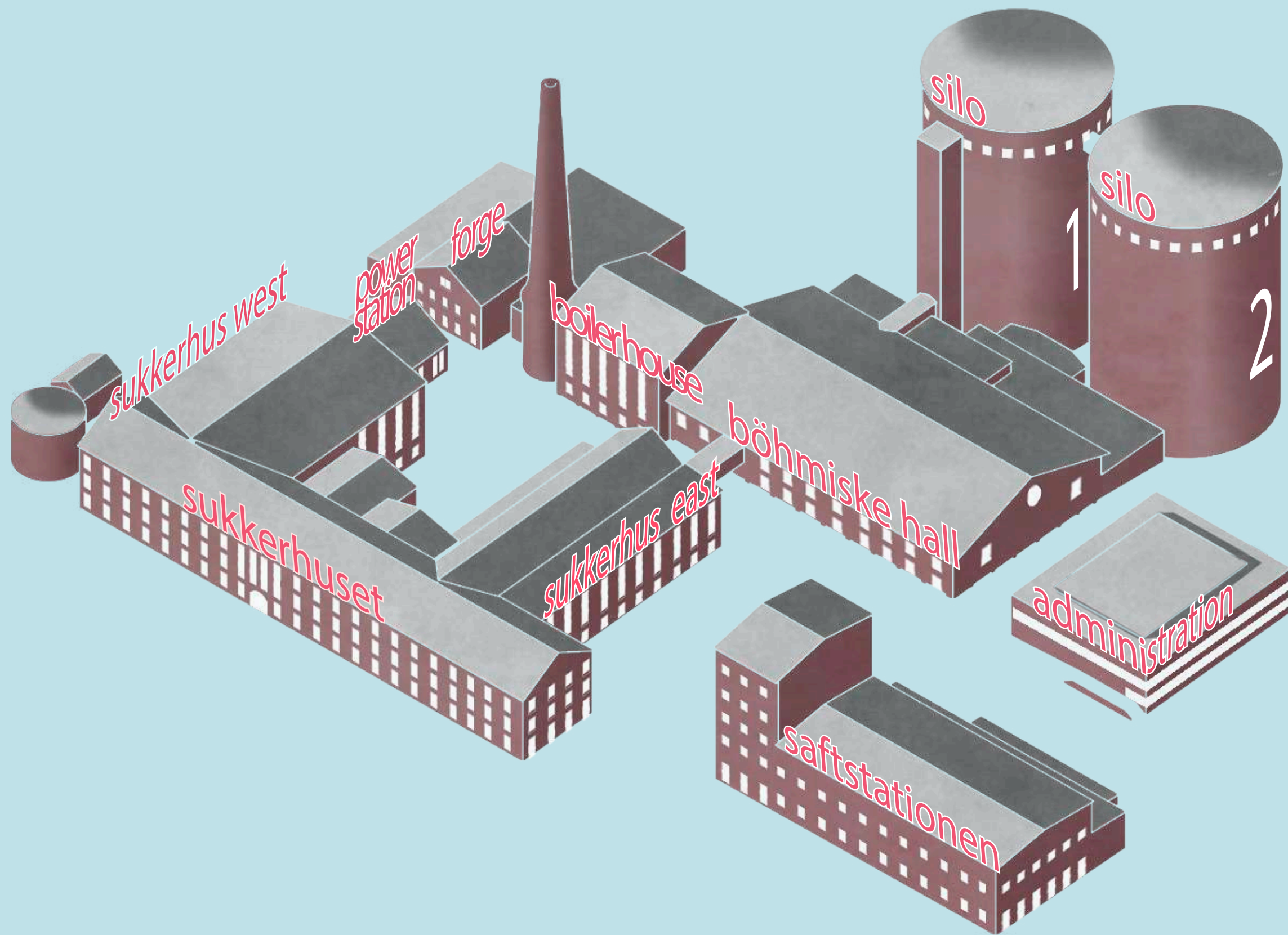
WE WILL BE COMMUNICATORS

"THE VISION FOR SUKKERFABRIKKEN SUPPORTS THE MUNICIPALITY'S AMBITIONS FOR FURTHER DEVELOPMENT OF MØN'S NOMINATION AS A BIOSPHERE RESERVE WITH FOCUS ON SUSTAINABILITY, NATURE EXPERIENCES AND ACTIVE HOLIDAYS IN LINE WITH THE ISLAND'S NATURAL STRENGTHS."

- Anja Valhøj, Planning Manager- Vordingborg Municipality







# BUILDINGS OVERSIGHT





Administration | Meeting Rooms & Administration



Saftstationen | Hotel



Sukkerhuset | Restaurant & Conference Centre



Sukkerhuset | Welcome Centre & Activity Centre



Sukkerhuset East | Commerce & Food Market



Sukkerhuset West | Play Centre, Activity Area & Workshops



The Böhmiske Hall | Conference & Events



Silos | Water Park, 'Digital Globe' & Holiday Apartments



Boiler House | Swimming Pools



Power St | Workshops



Workshops | Studios and Workshops



Forge | Workshops

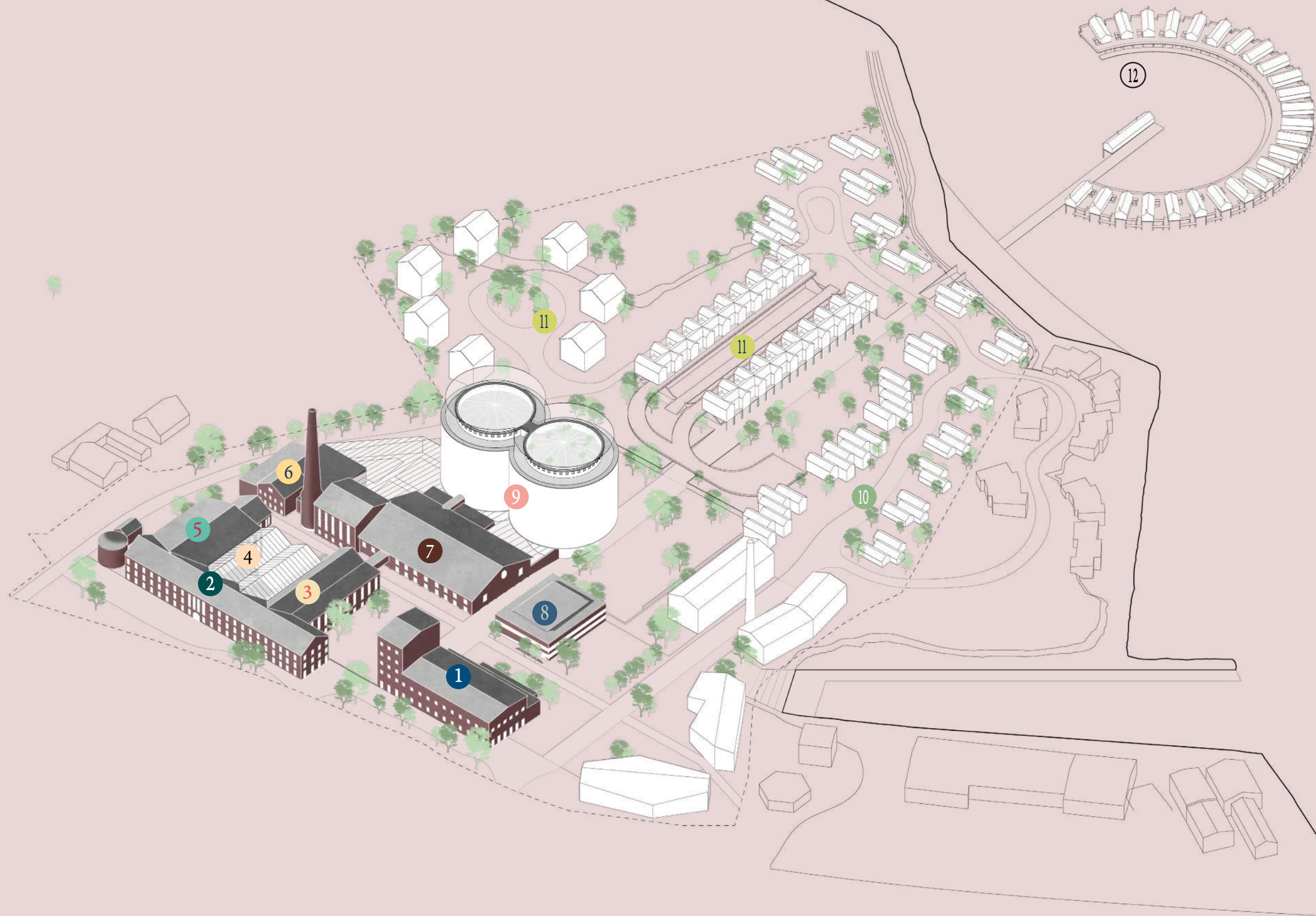


"THE BUILDINGS CONTAIN VALUABLE STORIES, THAT WE MUST STRIVE TO PRESERVE."

Martin Winther, Architect Sukkerfabrikken.







# HOLIDAY VILLAGE OF THE FUTURE





1 - SAFTSTATIONEN HOTEL



2 - WELCOME CENTRE



3 - COMMERCE



4 - FOOD MARKET



5 - PLAY AREA



6 - WORKSHOPS



7 - CONFERENCE & EVENT



8 - MEETINGS & ADMINISTRATION



9 - APARTMENTS & ROOF GARDEN



10 - HOLIDAY HOMES & APARTMENTS



11 - HOLIDAY HOMES



12 - STILT HOUSES



*"IT IS IMPORTANT THAT WE THINK IN CONTEXT AND UNDERSTAND THE DEVELOPMENT OF SUKKERFABRIKKEN AS A DEVELOPMENT OF THE TOWN, THE ISLAND, AND THE MUNICIPALITY AS A WHOLE."*

- Trolle Kieler, Architect and Idea Developer at Sukkerfabrikken, Møn



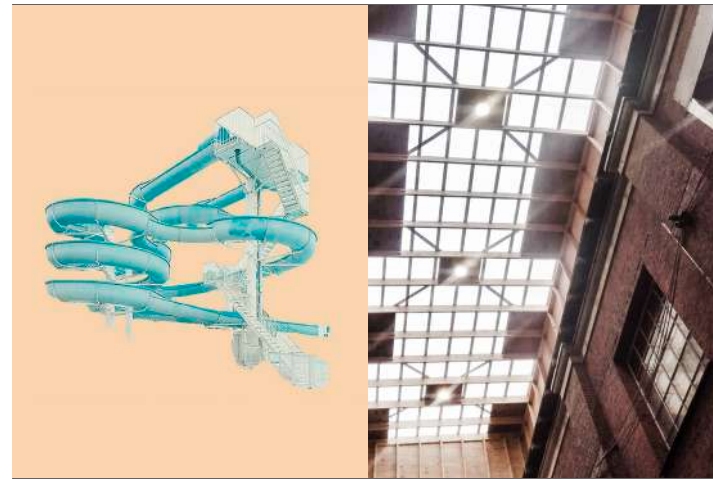


# EXPERIENCES IN THE HOLIDAY VILLAGE





1 - SPORTS HALL  
*Padel Tennis and other ball games*



2 - WATER PARK  
*Swimming Spa and Pools*



3 - DARK SKY BAR  
*Stargazer Bar and Roof Garden*



4 - FLOWER GARDEN  
*Kitchen Garden*



5 - MARINA  
*Kayaks, boats, surf equipment for hire*



6 - PIKE FISHING  
*In the harbour and Bay*



7 - KITCHEN GARDENS  
*Vegetables and herbs*



8 - MEET THE ANIMALS  
*Cows, Goats, Sheep, Rabbits*



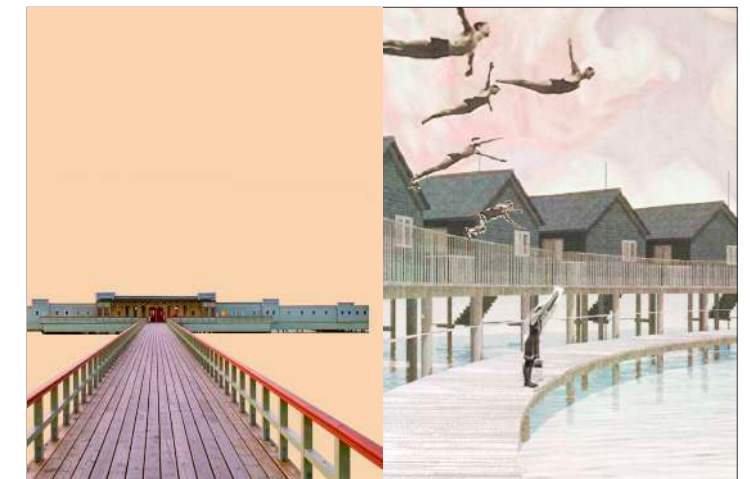
9 - BEACH  
*Landscaped public beach*



10 - BIRD SANCTUARY  
*Wading and migrating birds etc.*



11 - ACTIVE NATURE RESERVE  
*Walk, run, cycle, swim*



12 - SWIMMING FACILITIES  
*Winter swimming, Sauna, Café/Restaurant*



"ON MØN AND SUKKERFABRIKKEN, WE CAN CREATE WORLD-CLASS TOURISM THAT INCORPORATES SOME OF THE MOST IMPORTANT GLOBAL MACRO-TRENDS, FOR INSTANCE, THE UN'S 17 SUSTAINABLE DEVELOPMENT GOALS."

- Ole Eskling, Møns Klint Resort and Innovation Award Winner & Idea Developer at Sukkerfabrikken,









# HOLIDAY VILLAGE SUKKERFABRIKKEN

- 1 Welcome Centre - Reception, outdoor-centre, tourist information
- 2 Childrens Area - Soft Play Area & Play Centre
- 3 Sukkertorvet - Café area
- 4 Møn Handelhus - Food Market & Shopping
- 5 Saftstationen - Hotel
- 6 Workshops - Workshops & Courses
- 7 Swimming Pools - Water Park
- 8 Böhmiske Hall - Events
- 9 Office Area - Adminstration & Offices

- 11 Silo Sky Park - Roof Garden & Skybar
- 12 Flower Garden - Flower Garden & Raised Beds
- 13 Kitchen Garden - Seasonal Vegetables
- 14 Bassinhaven - Floating Garden
- 15 Herb Garden - Herbs & Berries
- 16 Animal Zoo - Petting Zoo
- 17 Jordbassinerne - Nature Reserve with walks

- 24 Watersport - dinghy, kayaks, surfboards, fishing, ferry
- 25 Potential Marina
- 26 New Town Beach - landscaped beach
- 27 New Swimming Facilities - swimming, sauna, café
- 28 Public Bathing Jetty

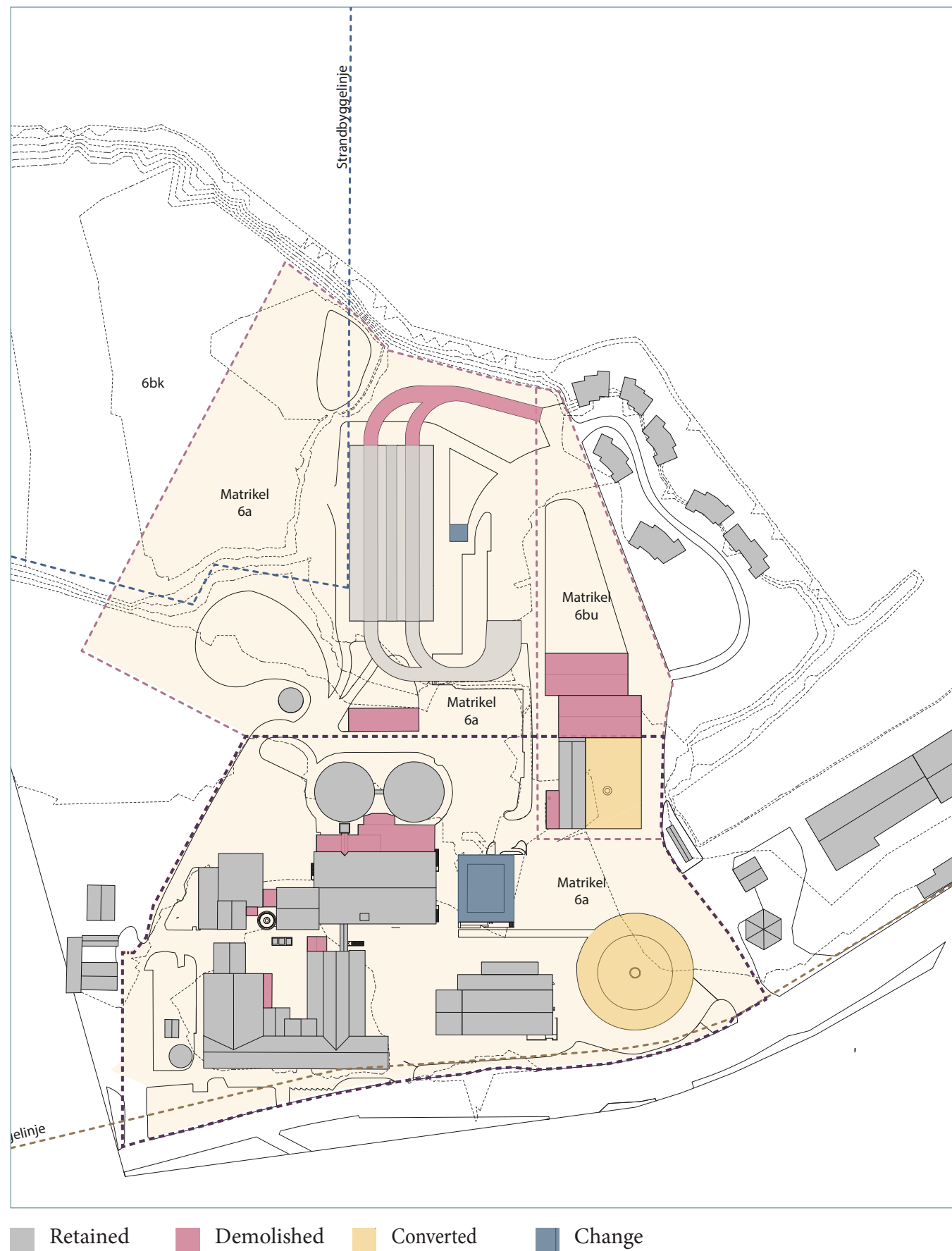
- 18 Sukkersilo - Holiday Apartments 9 storeys, 108 units at 90m<sup>2</sup>
- 19 Sukkerbyen 2 - Mixed Retail
- 20 Sukkerbyen 2 - Holiday Apartments 3-4 storeys variable sizes units
- 21 Sukkerbyen 1 - Sugar Beet Ramps, Holiday apartments 1-2 storeys
- 22 Sukkerbyen 1 - Beet Tops, Holiday homes 1-2-3 storeys
- 23 Sukkerbyen 1 - Stilt Houses - Holiday houses 27 units at 55m<sup>2</sup>

## Stege Town - Things to Do & Activities

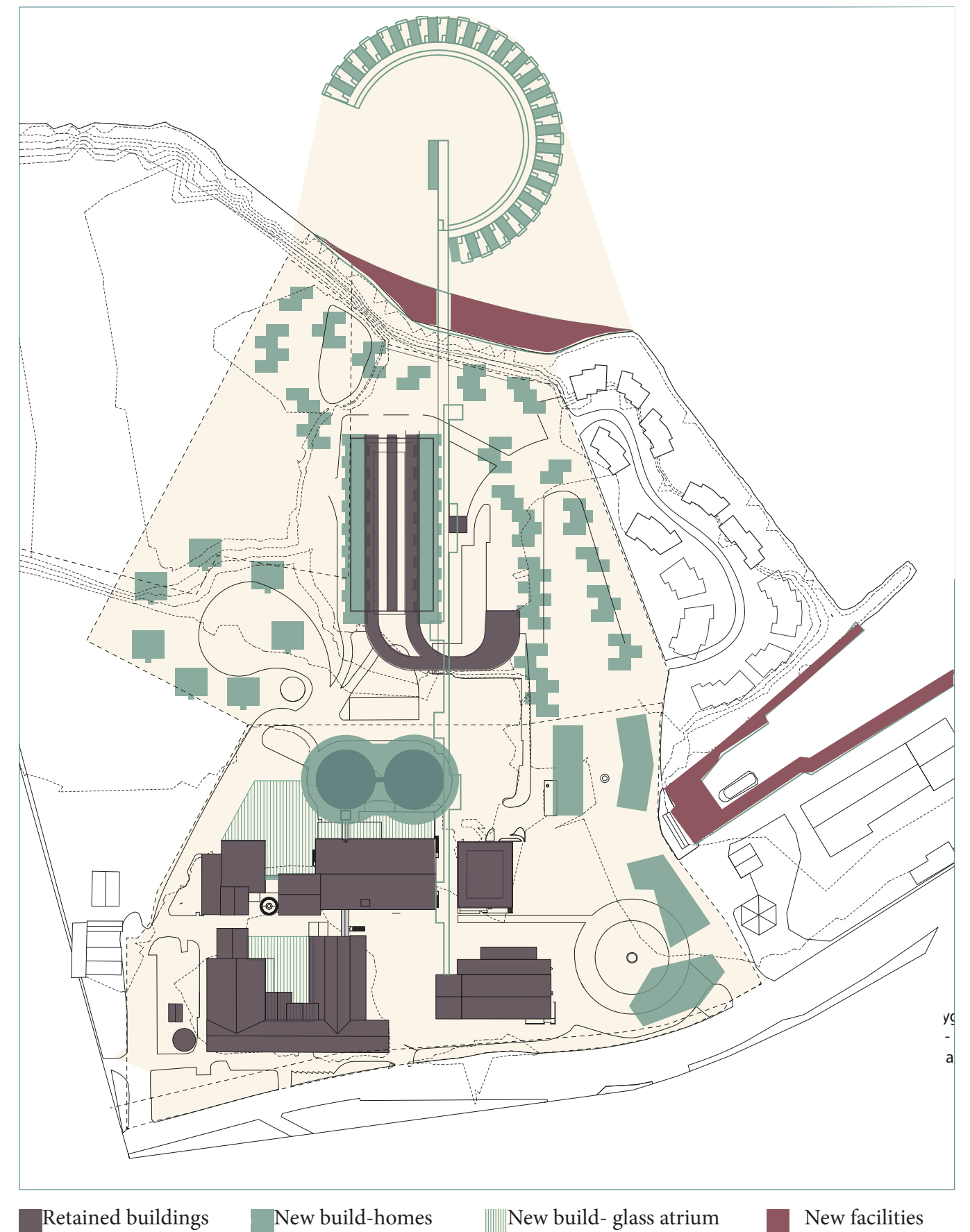
- A Builders' Merchants
- B Bus Terminal
- C Supermarket
- D Tourist Information & Café
- E 'Luffes Gård'
- F Stege Church
- G High Street

- H Yacht Club
- K Swimming
- L Marina
- M Harbour Br.
- N Rowing Club
- O Ship Repair Yard



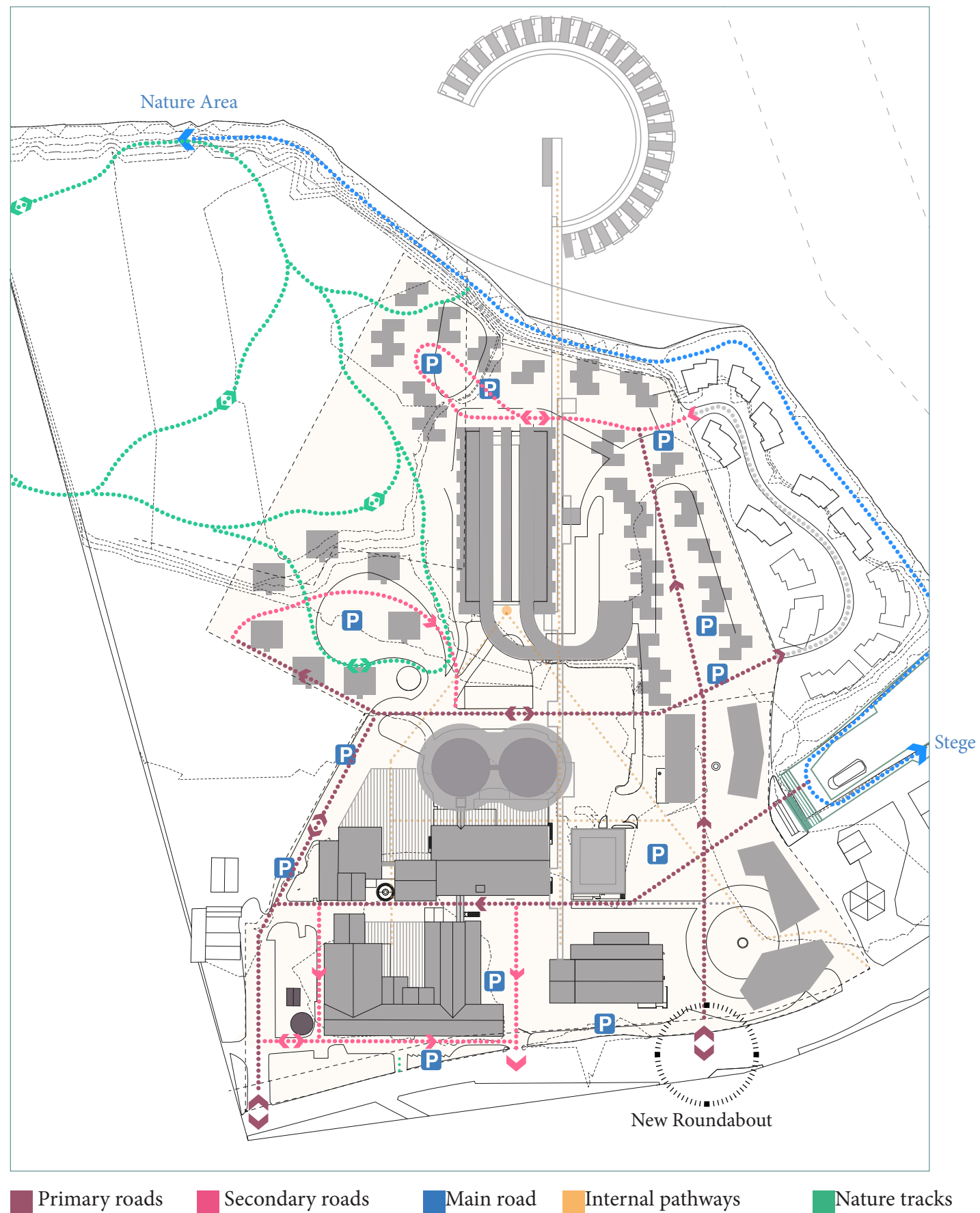


## DEMOLITION PLAN

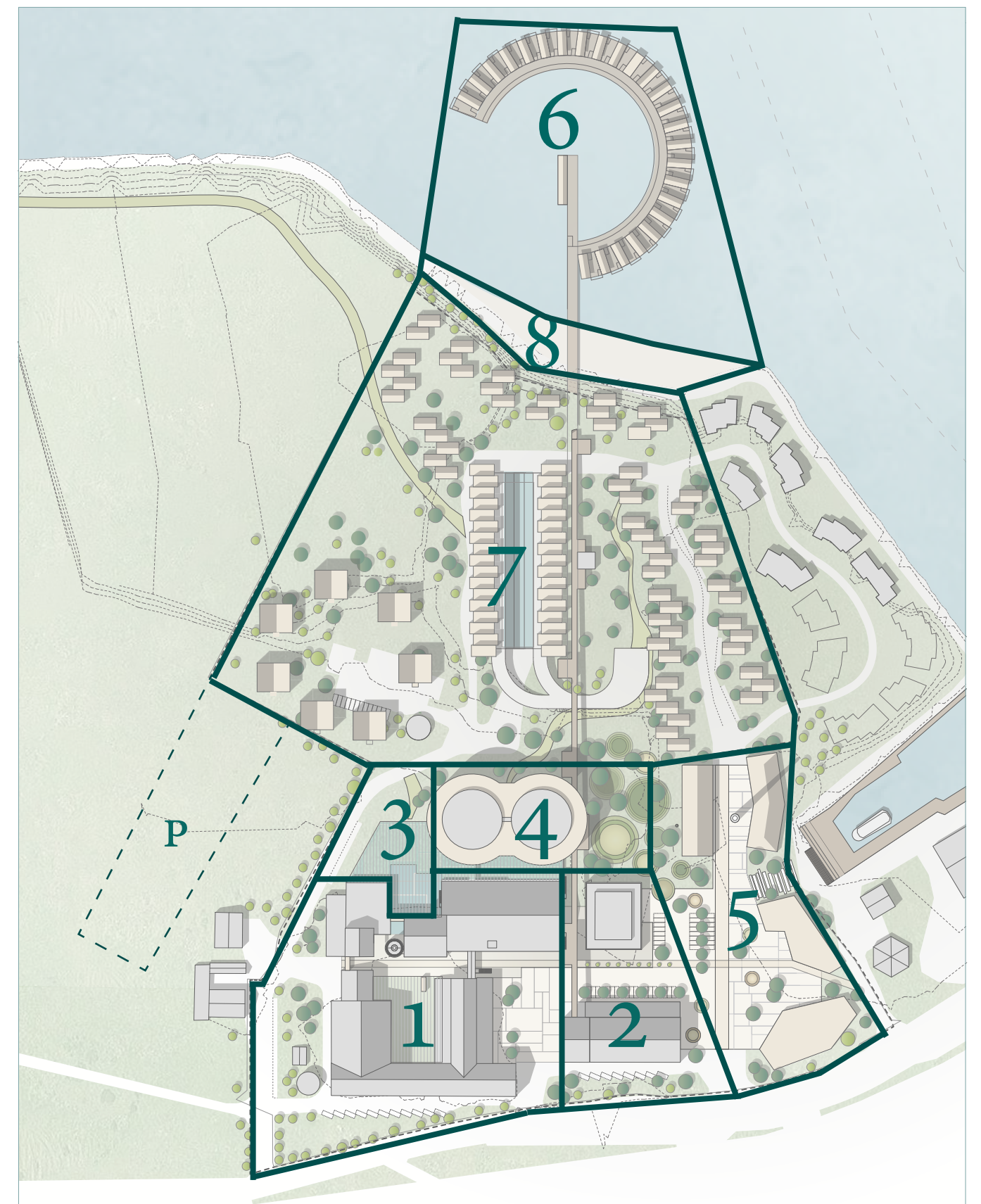


## NEW BUILD





TRAFFIC PLAN

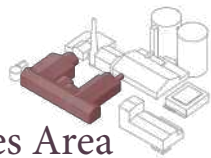


AREAS

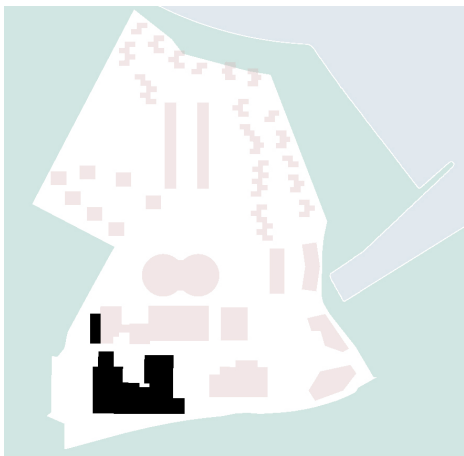


# AREA 1

## Sukkerhuset - Activities & Experiences Area



Sukkerhuset- Welcome Centre, Market, Play Area



Sukkerhuset is both robust and spacious, with compact columns and high ceilings. Here, the sugar juice was first purified then concentrated through evaporation, resulting in a thick sugar syrup. The sugar was then, dried and stored in silos until packaged or shipped to customers.

Sukkerhuset's unique production premises will be the framework for activities intended for the local population, tourists and neighbouring Zealand. The area will be developed over the next 12 months.

Sukkerhuset is divided into 3 areas:

A welcome centre, a play activity & experience are and a section with food and marketplaces. The areas will be interconnected by a new central vestibule where you can plan your stay, enjoy the local specialties or eat a meal prepared with local ingredients while the children go exploring in the experience factory.

The welcome centre is expected to be established in the summer of 2024. This will open the holiday town - and the entire island of Møn - up for the visitors. This is where the services are centered and where you get a taste of the holiday experiences and activities - in the holiday town as well as in Stege town and elsewhere on Møn and Zealand / Lolland-Falster.

This is where reception area is located and where

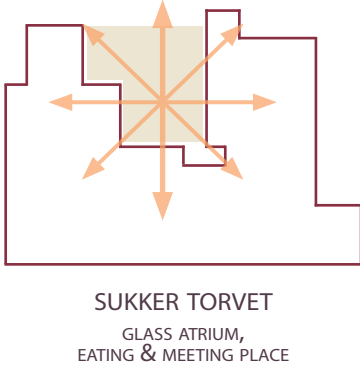
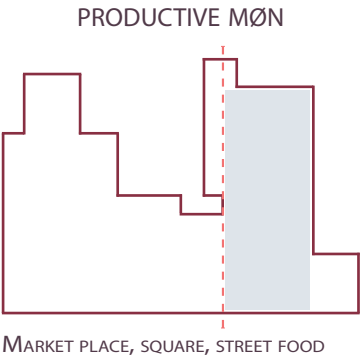
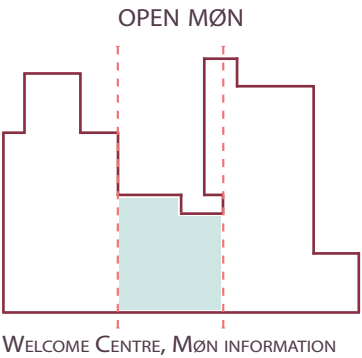
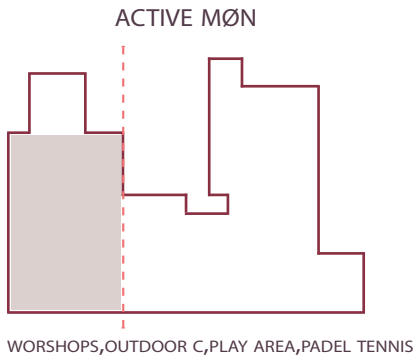
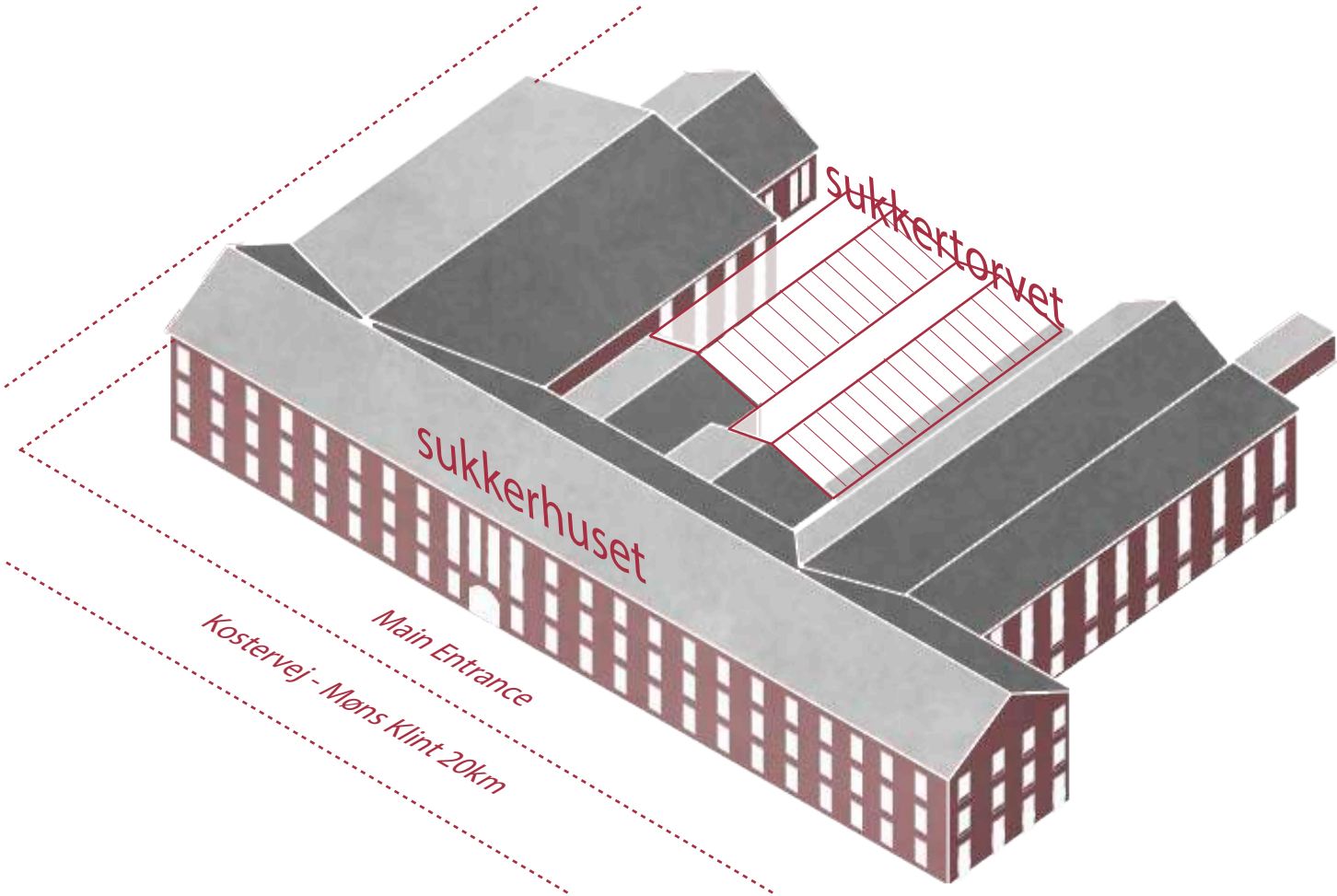
you will be given the key to your holiday home or a hotel room. A tourist and info desk will channel guests to relevant locations on the island and share information about sights and destinations.

Around the welcome centre you will find the 'experience factory' consisting of stands and small shops where operators from near and far can inform the guests of the many experiences on offer - a bit like an advertising hoarding, where the various tourist products are presented. We imagine an outdoor centre with sales and rental of equipment, intended for the island's nature experiences and activities.

In the food and market halls, the emphasis is on local products. Individual food producers can have their own sales from stands or small "shops". Adjacent is the "Showcase", which is reserved for various uses such as art exhibitions, fairs and other events.

In an area of approximately 3,000 m2 - spread over 2 floors - you will find a large indoor soft play area with a multitude of activities on offer for children and adults.

With indoor padel tennis, tracks, climbing walls, workshops with both new and old crafts.



# SUKKERHUSET

Existing Building: 7.500m<sup>2</sup> / New Building: 1.000m<sup>2</sup>





Welcome Centre

i

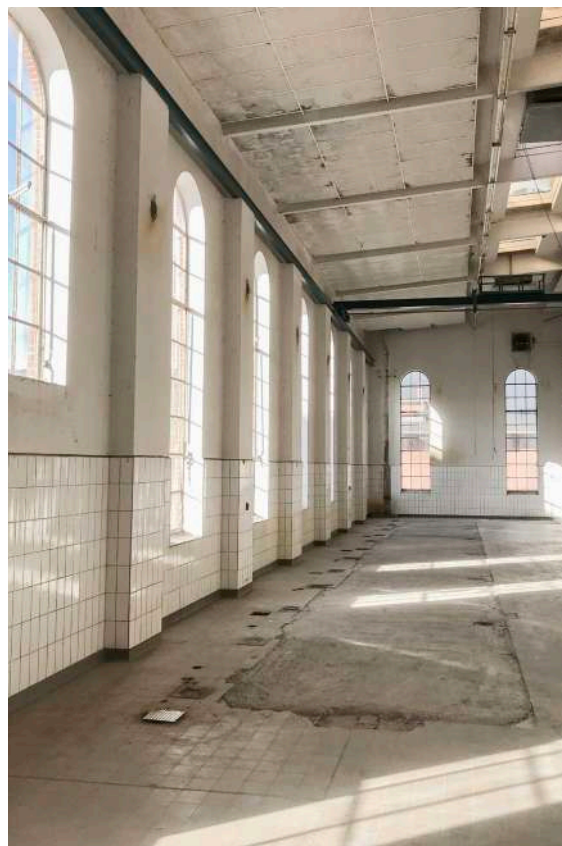
Nature/Outdoor  
Biosphere

MØN  
WELCOME CENTRE



Play Area

MINI-GOLF  
CLIMBING WALL



Møn  
Street Market

Møn  
Food Market

CAFÉ  
RESTAURANT  
LOCAL PRODUCTS



SPORT AT  
SUKKERFABRIKKEN

MULTI PURPOSE COURTS  
PADEL TENNIS  
GROUP ACTIVITIES



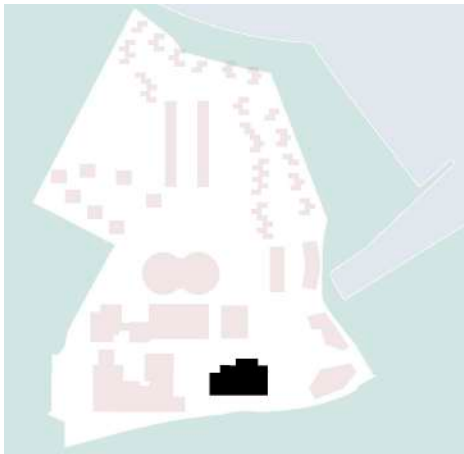
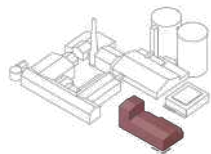
*"THE DREAM IS THAT SUKKERHUSET BECOMES A GATHERING PLACE FOR  
MØN'S CULTURE AND ASSOCIATION LIFE."*  
- Erik Büchert, architect & co-developer at Sukkerfabrikken Møn





# AREA 2

## Hotel Saftstationen



After washing, the sugar beets were transported to the top of Saftstationens tower along a 150-meter long transport belt. Here, the sugar beets were cut, cooked and transformed into a thick sugar syrup - or 'Tyksaft'.

Saftstationen is a very distinctive building. Its 25-meter-high tower gives the appearance of a cathedral with aisles - a monument to a bygone industrial era that has been crucial to the local community.

Work is being done on a distinctive 4-star hotel, furnished in it old juice station with space for 140 rooms, equipped with terrific view of the water and the medieval town. The building is erected over a modular system of 3.10 meter, which makes it suitable for a serial division into rooms.

With a house depth of 22 metres, it provides space for a central distribution room with rooms along the facades.

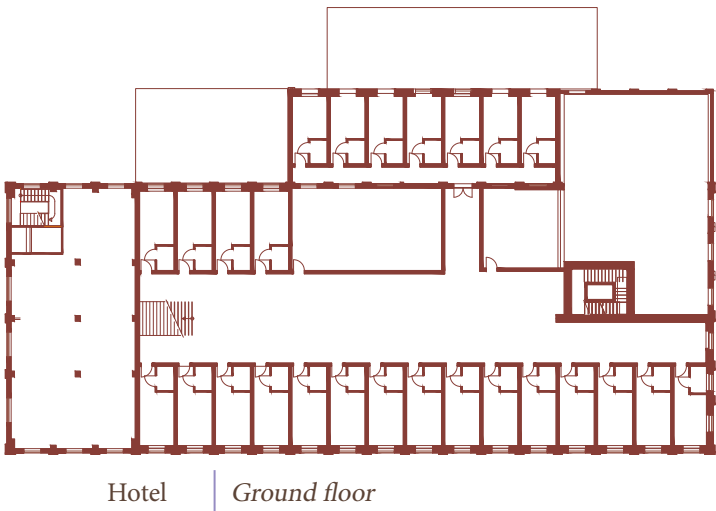
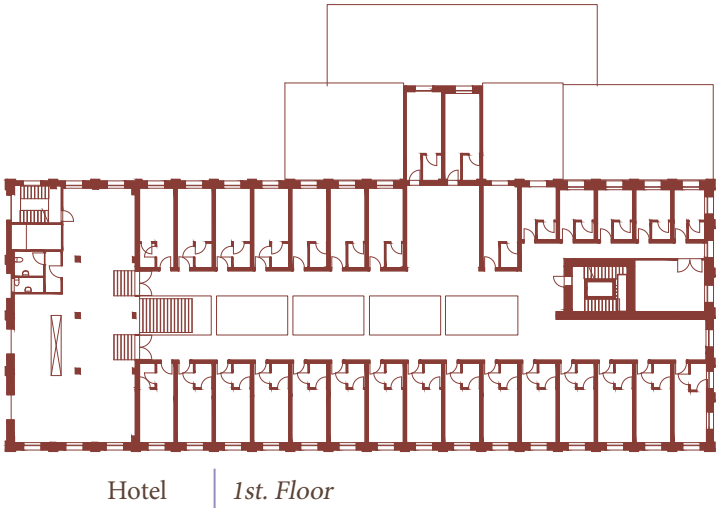
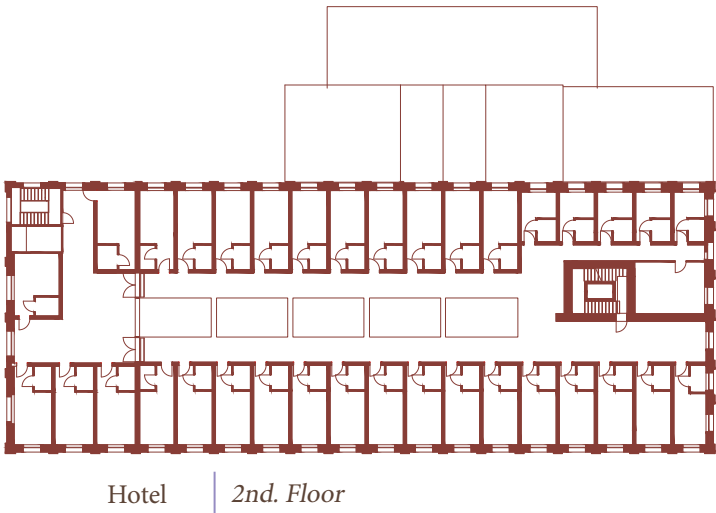
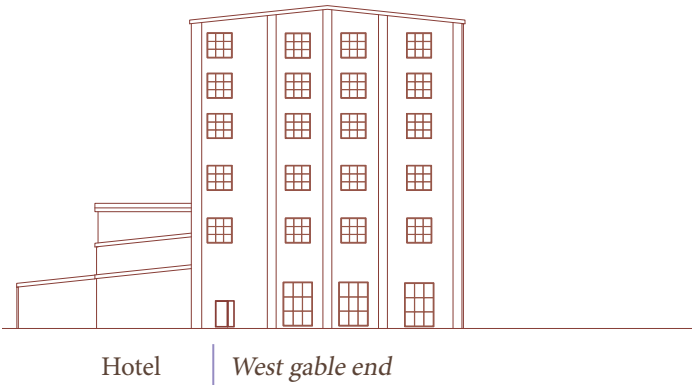
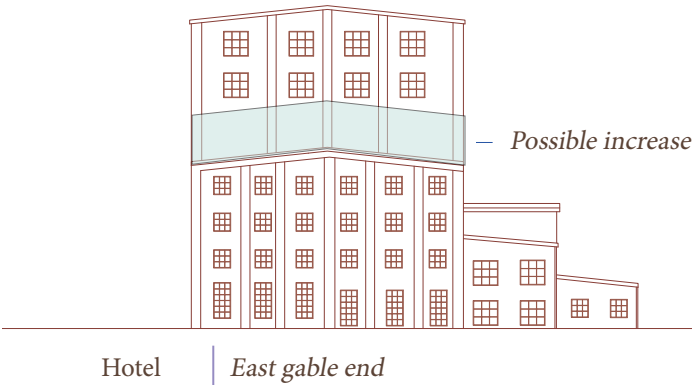
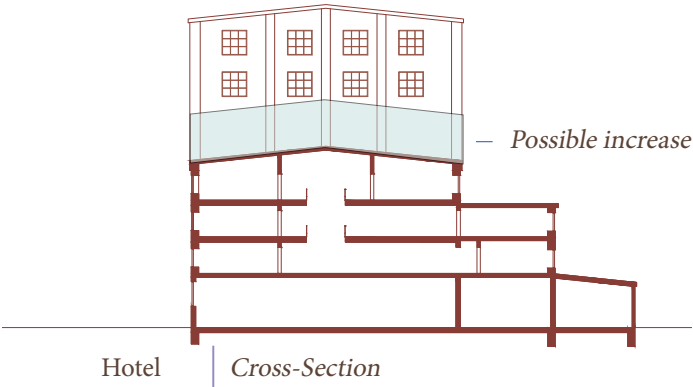
The central room gets daylight from large skylights in the roof, and a 50 meters long footbridge to the Sukkerhuset will be re-established, so that guests can walk

to Sukkerhuset's many activities.

The idea is that the hotel will be based on a concept inspired by Møns status as a UNESCO Biosphere Reserve. With recyclable materials, sustainable construction methods and an operating mode that respects the surrounding environment

The hotel will be established as a holiday and conference hotel. Conference facilities are currently available in Bøhmiske Hall - which has an area of 2000 m2, divided by a large hall with space for 800 people, a small hall for 300 people, toilets and a working kitchen. The conference centre will be expanded with 21 new meeting rooms, and is expected to be established in the Sugar House in the summer of 2024.

The kitchen and restaurants will be established in the Sukkerhus with a central kitchen, that can facilitate all restaurants and cafes that may be established at the Sukkerfabrikken.



# HOTEL SAFTSTATIONEN

Existing building: 2.700m<sup>2</sup> / New building: 3.900m<sup>2</sup>





Hotel Saftstationen | 3D Rendering



Wythe Hotel | Reference - exterior



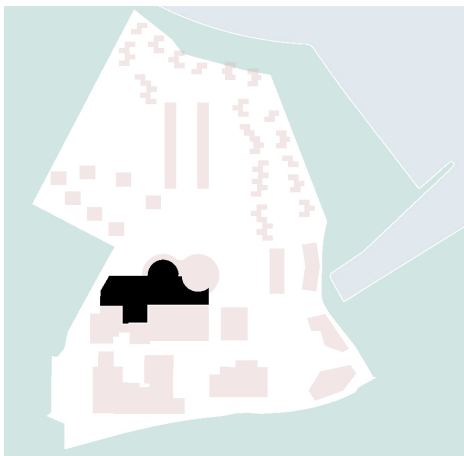
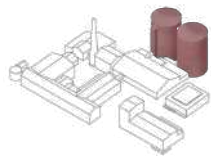
Tower | Lobby & Lounge



Wythe Hotel | Reference - interior, room



# AREA 3 Silos - Water Park



Sukkerfabrikkens skyline is dominated by two large sugar silos which are visible from anywhere on Møn and about 10 kilometers from the bridge connecting Zealand and Møn. For 50 years, they were used to store refined sugar

The silos each consist of one large cylindrical space, located on top of an arcade of 3.5-meter-high columns. The floor plan of each silo is 634 m2, and the storage space is 34 meters tall.

At the top is a large open space with a dome roof. There are windows all around the top. Each silo can store 17,700 tonnes

Between the silos and the old Boiler House (see number 7 on the map) and adventure centre/water park will be built which will be approx. 3000 m2.

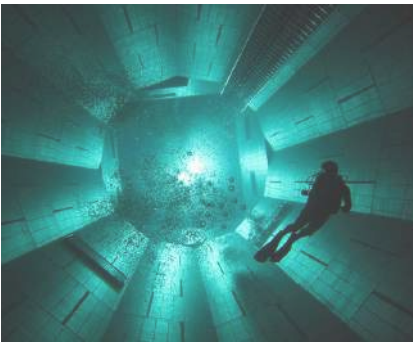
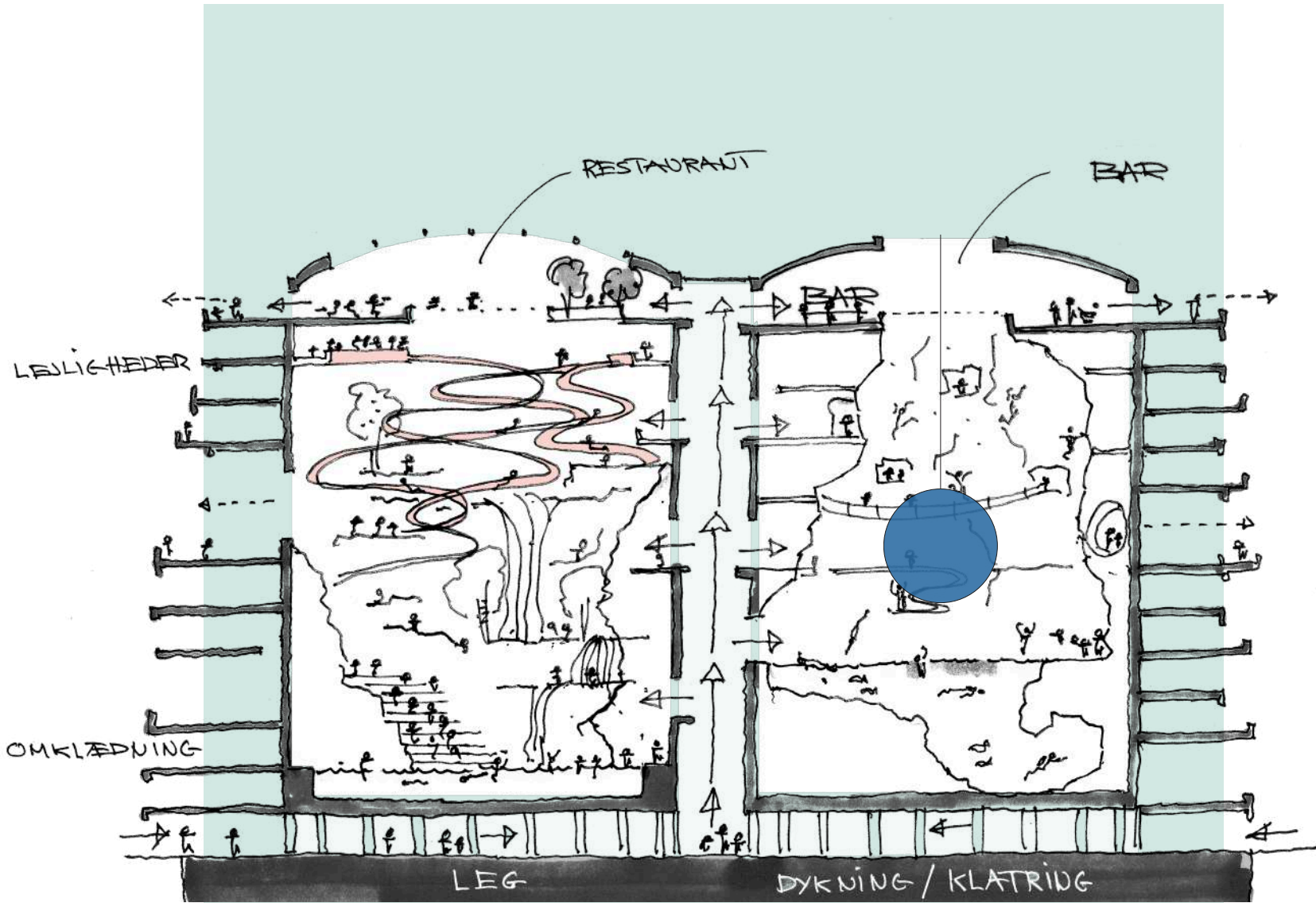
The water park will host a wide range

of activities for both adults and children - with water as a theme.

The silo will be designed for water slides, climbing, and diving. With a height of 34 meters inside the silo, there will be ample opportunity to create some extraordinary and characterful entertainment activities.

Sukkerfabrikken will supply its own water through drilling. Currently, Sukkerfabrikken is licensed to drill up 100,000 m3 of water a year.

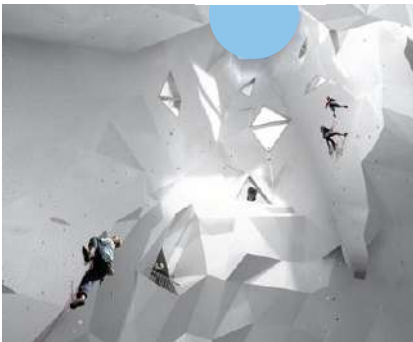
The second silo will be used as a planetarium with a floating digital globe with a diameter of approx. 10 meters acting as a film canvas, on which various subjects regarding the Earth's development can be shown: The formation of the continents, weather systems, climate zones etc. The project is being developed in collaboration with Geocenter Møns Klint.



Water Park



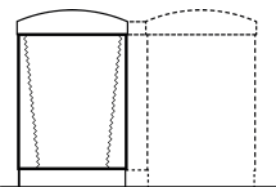
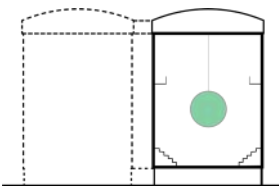
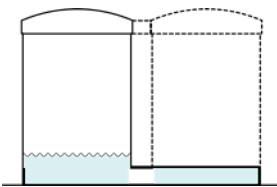
Digital Globe



Climbing World

## WATER PARK

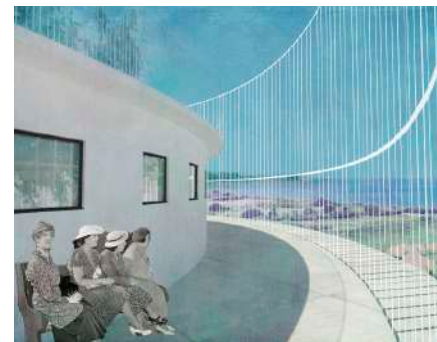
Existing building: 2.000m<sup>2</sup> / New building: 3.000m<sup>2</sup>



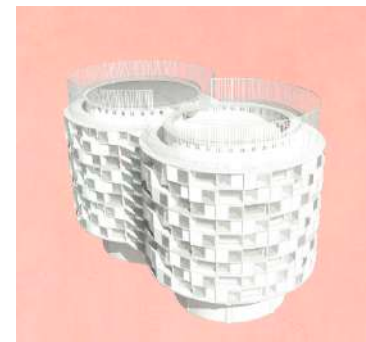




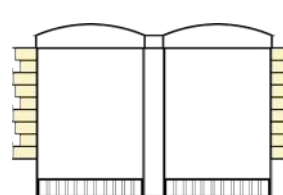
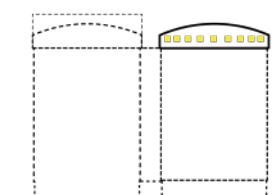
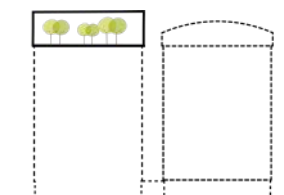
Roof Top Garden



Dark Sky Bar

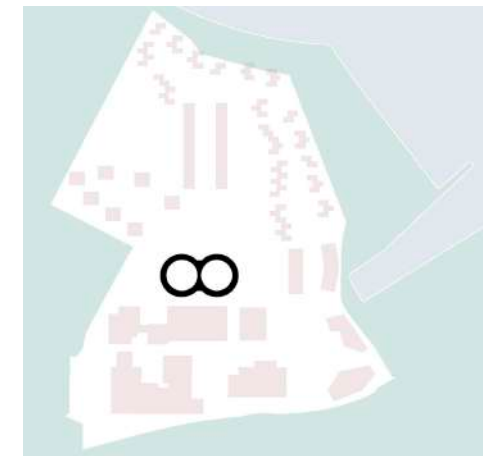
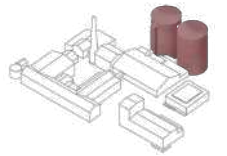


Apartments



## AREA 4

### Silos - Holiday Apartments



**H**oliday apartments will be built on the outside of the silos. Approx. 10,000 m<sup>2</sup> on 9 floors can be built. The floor of the lower apartment is 8 - 9 meters above ground.

The new building is placed on a new foundation and secured against the wind by attachment to the silo structure. 100 - 120 apartments ranging from 60 to 100 m<sup>2</sup> are planned.

The facades are broken up by indoor balconies and covered with a combination of wood and plants (vertical gardens).

All apartments will have great views - the top floors all the way to Stevns Klint 35 km away.

After the construction of the holiday apartments on the outside of the silos, the roof of the silos will have a surface area of 2500 m<sup>2</sup> at a height of 45 meters above ground.

This could be utilized as a large dining area with room for a gourmet restaurant.

A roof garden will create a calm and relaxed atmosphere. A wellness area with sauna, pools and treatment rooms will be established.

The view from the top of the silos is extraordinary. Every room will have an amazing view of the surroundings

## SILO APARTMENTS

Existing building: 1.500m<sup>2</sup> / New building: 9.180m<sup>2</sup>

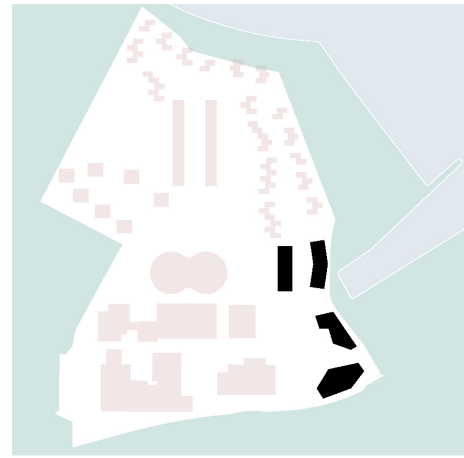


# AREA 5

## Holiday Apartments, Shops & Recreational Facilities



Reference: "Lake Apartments" Klintholm Gods.



Area 5 - Holiday Apartments & Retail

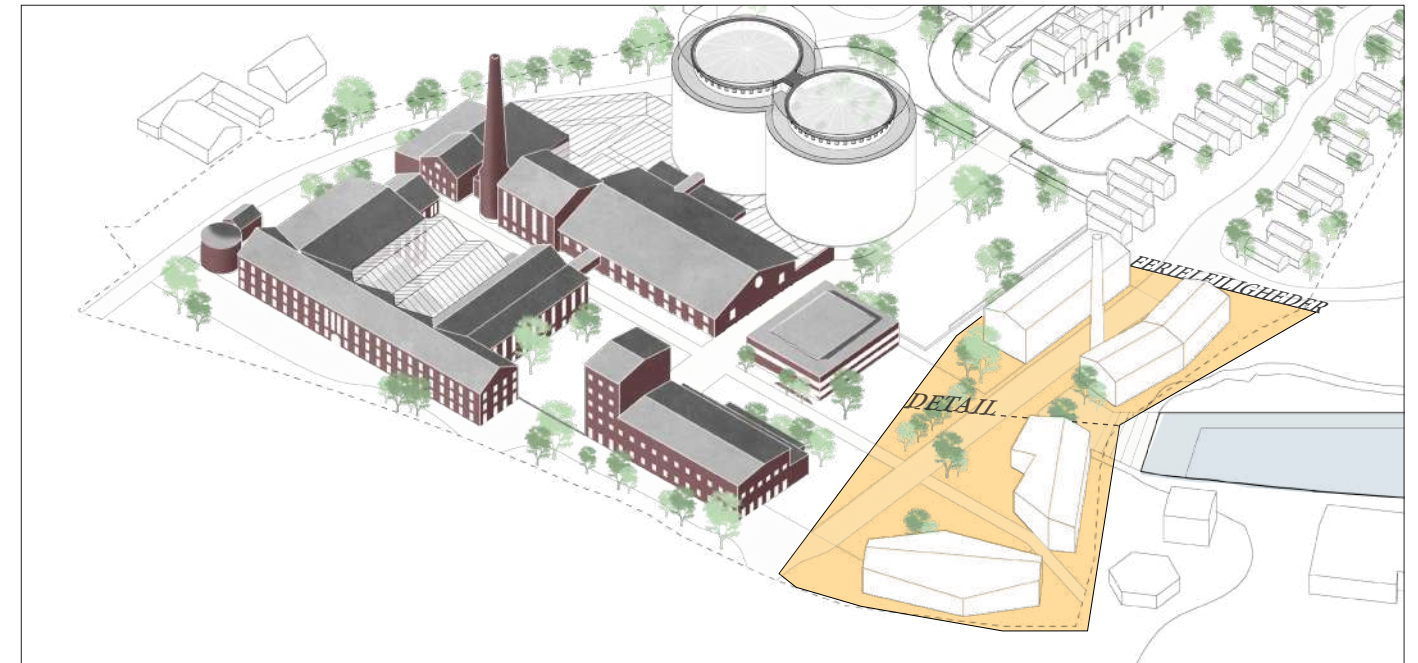
Area 5 is the final part of the development for the holiday village "Sukkerfabrikken Møn". This phase is still being outlined and the main aim is to complete the holiday village with the last, supplementary holiday homes, shared facilities for buildings and outdoor facilities:

- Holiday apartments at Jordbassinerne. 3-4 storey houses, arranged on the edge of the nature area, around the old loading space
- Holiday apartments at Sukkerhavnen. Apartments in 3-4 storey blocks, located at the factory's old harbour.
- Shops at Kostervej. Retail along Møn's high street, intended for the areas guests as well as the locals.

After completion of the largest building construction Areas (1&2), the open spaces between the holiday village and communal facilities will be completed. They include:

- Recreational areas (by holiday homes), which are of equal importance to the holiday experience as a water park, city beach, and adventure factory. They are equipped with high-quality playgrounds, outdoor living facilities, fitness equipment, etc.
- Transitional areas to Jordbassinerne. The holiday village's most important internal recreational area must have a different character than the residential areas, and be planned with a petting zoo and space for various activities.
- Completion of the holiday village's internal infrastructure. Distribution routes, parking areas, and walkway systems can only be completed when the other parts of the holiday village are realized.

The same applies to the external infrastructure, to the traffic supply of the holiday centre with sufficient capacity, remote parking and connecting walkways to neighboring areas.



Area 5 - Holiday Apartments (single storey) by Jordbassinerne

Area 5- Holiday Apartments & Retail by Sukkerhavnen



New retail buildings, July 2022



Jordbassinerne - nature reserve west of development



Sukkerhavnen - part of Area 5 development

## RETAIL & APARTMENTS

Existing building: 0m<sup>2</sup> / New building: 13.500m<sup>2</sup>



"Jordbassinerne is the result of more than 100 years of sugar production. A tremendous amount of soil from the land was transported via the rinsing process to Jordbassinerne, which over time have become a large protected nature reserve along the coast - immediately west of Sukkerfabrikken. Today the area is a unique nature experience with bird sanctuary, nature trails, keeping of animals and unrivalled fauna."

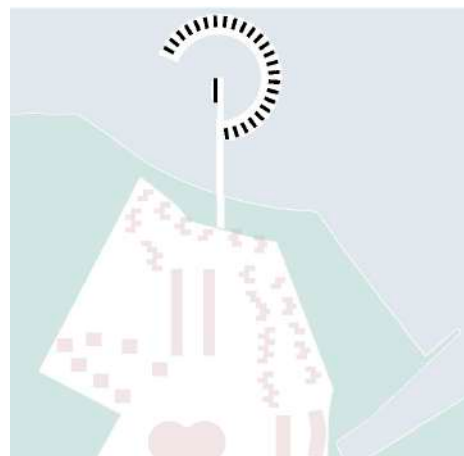


JORDBASSINERNE



# AREA 6

## Stilt Houses in the Water



As the first of its kind in Denmark, Sukkerfabrikken proposes to erect holiday homes on stilts in the water off the northern coast of the factory site. In 2015, the development project around Sukkerfabrikken was granted an exemption by the official government Danish Coastal Authority (Kystdirektoratet) to build by the coast and in the water.

A wooden bridge will be built which connects the swimming facilities and the stilt houses with Sukkerfabrikken. The stilt houses will be built in a circle around a centrally located swimming area and service area.

Where the circle of stilt houses is attached to the wooden bridge, the bridge is lowered, so that you get closer to the water surface. The swimming facility and the surrounding areas will be built on floating pontoons, so you are always close to the water line. The water park and the water area in the inner circle will be public facilities with the possibility of swimming and sailing in protected waters.

The houses will be erected on stilts, with a floor level 2.5 meters above water, in order to secure the houses against high water levels. The houses all look the same and are 55m<sup>2</sup> in size. They are furnished with 4 fixed beds, divided into 2 rooms and a loft sleeping space. A great view is created through a diagonal corner window section in the kitchen-family room.

The houses will be black-painted with horizontal planking on the facade. There will be a garden between each house, which will be closed on 3 sides. The adjacent facade of the neighboring house is made as a completely enclosed façade, ensuring privacy and shielding from the wind.

From the terrace, there is access to a lower-lying wooden pier. Access to the houses is via the terrace, which is connected to the bridge. At the waters edge, on either side of the wooden bridge, a public, coast-protected sandy beach will be installed. Immediately off the coast, the harbor runs into Stege Nor, with daily water exchange during the tidal flow. This ensures that there is always good water quality.



Stilt Houses from the air | 3D Rendering



Bathing area from the water | 3D Rendering

## STILT HOUSES

Existing building: 0m<sup>2</sup> / New building: 1.500m<sup>2</sup>





Maldivé Cottages | *For reference*



Stilt Houses from the beach | *3D Rendering*



P.S. Krøyer | *Boys Bathing*

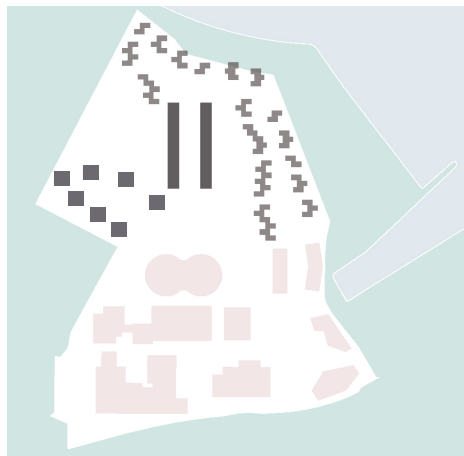
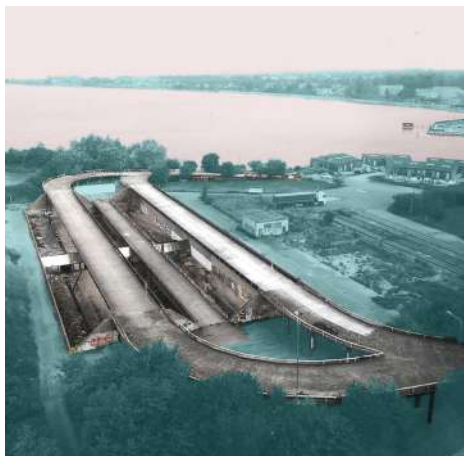


Stilt Houses from the Pool | *3D Rendering*



# AREA 7

## Coastal Houses, Ramp Houses & Multi Storey Houses



**R**oeramperne (The Sugar beet ramps) marked the first part of the sugar production. The farmers weighed in this year's sugar beet harvest and unloaded it by driving up the ramps and tipping the sugar beets into the basins, where they were cleaned of soil and dirt.

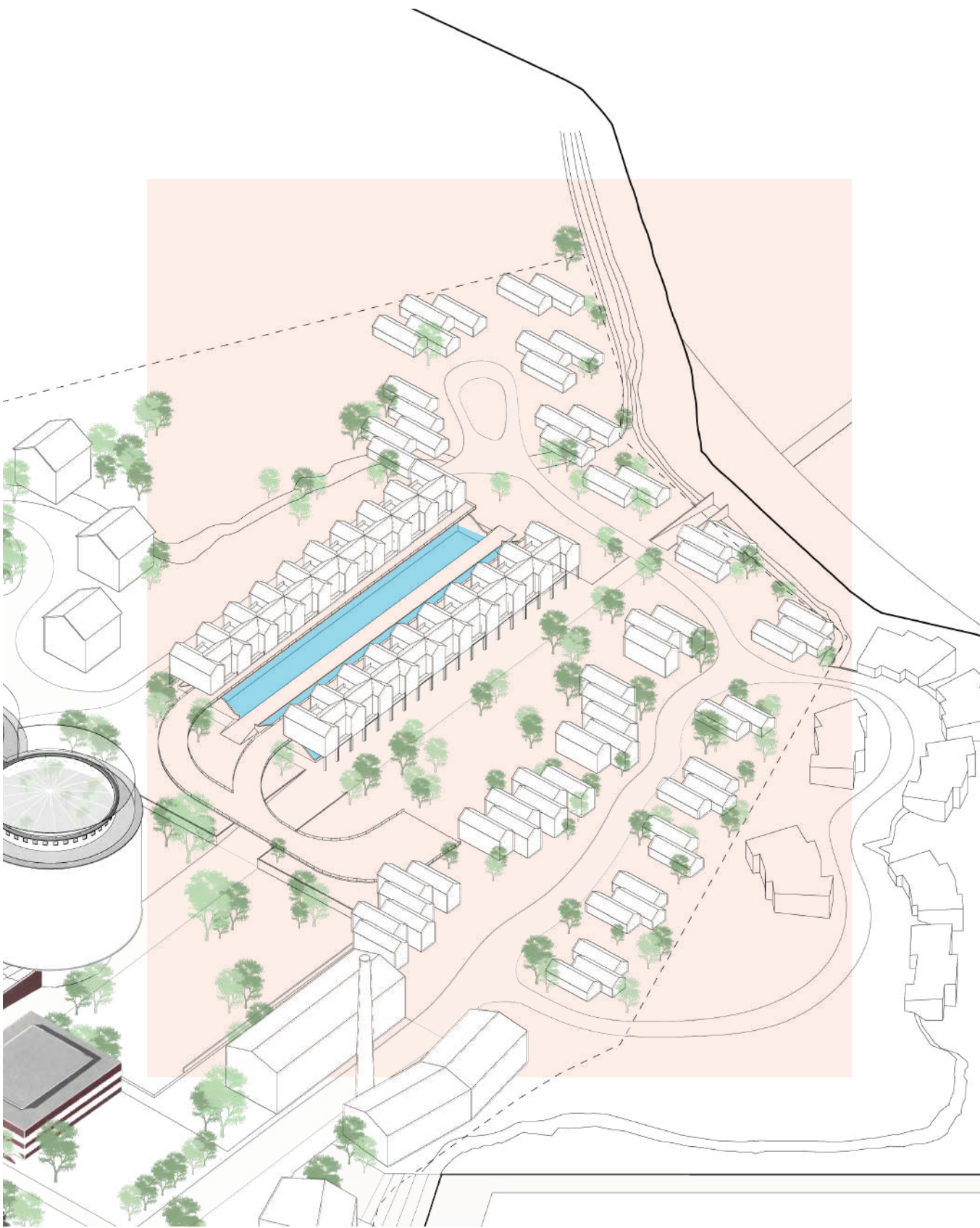
A tremendous amount of soil from the land was transported via the rinsing process to the Jordbassiner, which over time have become a large protected nature area along the coast - immediately west of Sukkerfabrikken. The washed sugar beets were then transported to Saftstationen via a long conveyor belt.

The lakes in Jordbassinerne depend on the supply of water not to dry out. The idea is, to use the concrete basins for collecting rainwater from Sukkerfabrikken's area and water from the aquaponics production. The water is pumped from the concrete basins to Jordbas-

sinerne in an already existing pipe system. Thus, there will always be water in the concrete basins.

The plan is to build two-storey apartments on top of the ramp runs, raised above a large, floating ornamental garden with plants, flowers, and flowing water, which will give a peaceful atmosphere of calm and grace.

From the concrete ramps, located 4-5 meters above the ground, there is a fantastic view of the protected nature area, and views over Stege Bay and Stege town. The houses will be family dwellings in 2 floors from 80 to 120 m<sup>2</sup> with sleeping space for 8 - 10 people. In terms of style, the houses are constructed in the same fashion as the stilt houses on the water with pitched roofs, diagonally placed windows and black-painted, horizontal planking on the facades. Each dwelling has an undisturbed terrace with a view.



Holiday Homes | Proposal

## RAMP, COASTAL & MULTI-STOREY HOUSES

Existing building: 0m<sup>2</sup> / New building: 7.500m<sup>2</sup>





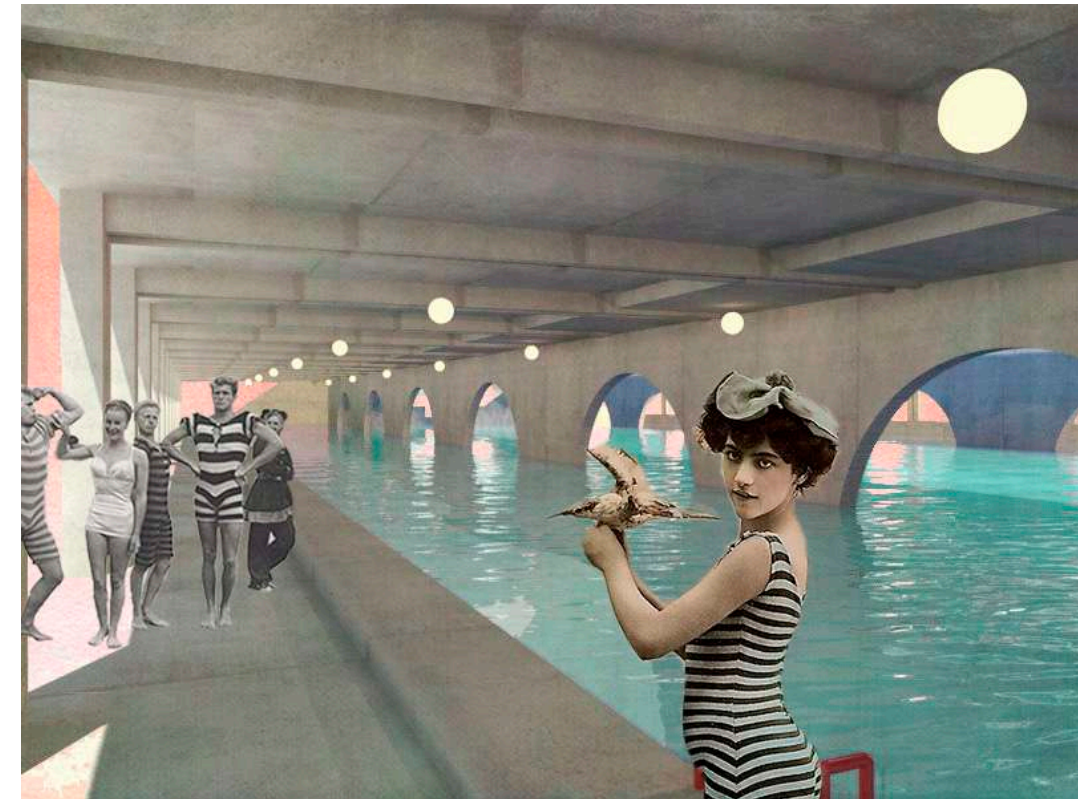
Sugar beet ramps & floating garden | *Proposal - looking from the ramps*



Sugar beet ramps & floating garden | *Proposal - looking from east*



Sugar beet ramps & floating garden | *Proposal - looking into the floating garden*

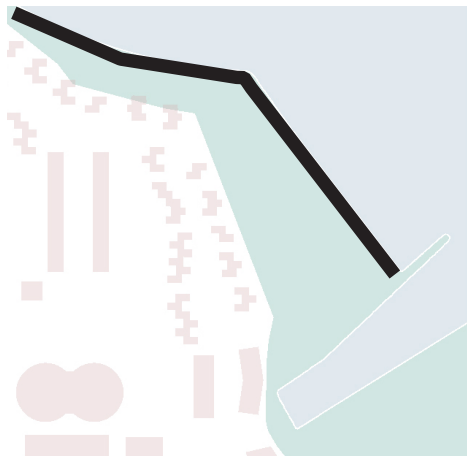


Sugar beet ramps & floating garden | *Proposal - floating garden or open air swimming*



# AREA 8

## Coastal Development & Pathways



The large open spaces between the factory buildings and Stege Bay have great development potential. Previously they were used for technical facilities for receiving and transport of the sugar beets. Only the large ramp and basin plant remains.

Apart from the "Sukkerhavnen" (the sugar factory's own harbour basin), the coastal areas were unexploited. When the holiday village is established on the site, these areas change from being superfluous to the sugar production to being particularly important.

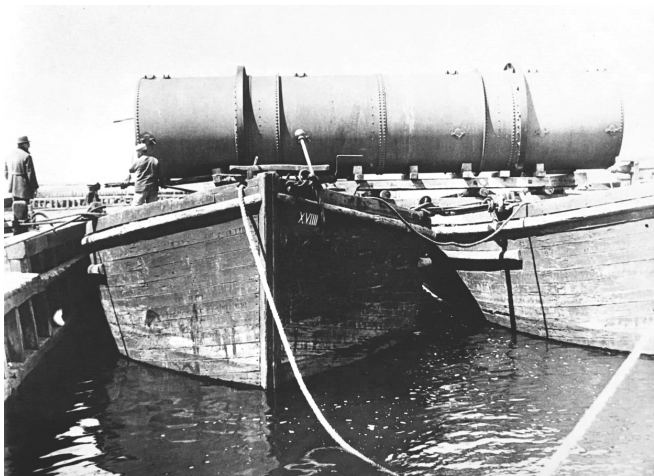
The coastal areas will be used for holiday cottages, beach facilities, pier and boardwalk, water activities, interconnecting paths, and recreational facilities

Sukkerfabrikken A/S has presented a Letter of Intent to Vordingborg Municipality, which owns most of the areas along the coast, that these areas are made available to the holiday village project and possibly a takeover.

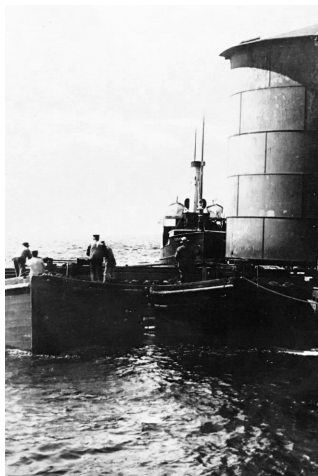
The coastal areas could be utilised in various ways:

- 'Maldives' (stilt houses in the water) and 'ramp houses', see Area 6 & 7;
- Stege's new town beach
- Pier with swimming facilities incl. view sauna (summer and winter);
- Facilities for water sports and water activities
- Recreational footpath - for distribution of internal 'soft' traffic in the holiday village.
- Recreational areas with play facilities on the grounds just behind the coastline.

The holiday village is part of Stege town, and the locals have access to the holiday village's recreational and communal facilities on equal terms with the guests - the project's coastal and walkway facilities are fully integrated into the overall development plans for Stege Town. The plan is laid out in the municipal plan, the master plan for Stege of 2016 and the Master Plan for Stege Kyst, which is being prepared.



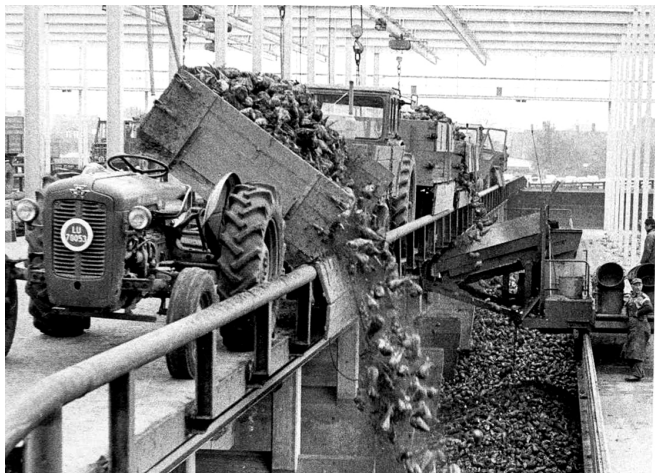
Sukkerhavnen - delivery of boiler



Sukkerhavnen



Sukkerhavnen - boiler transportation

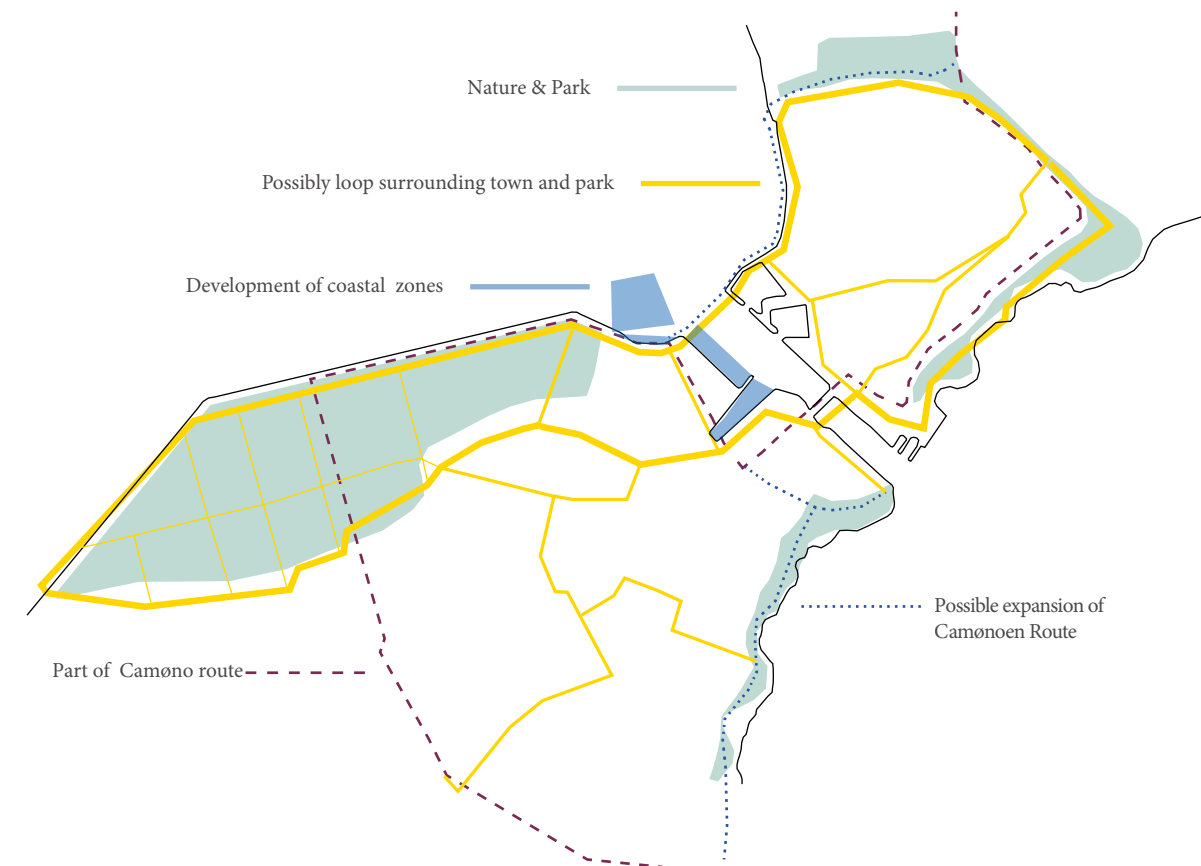
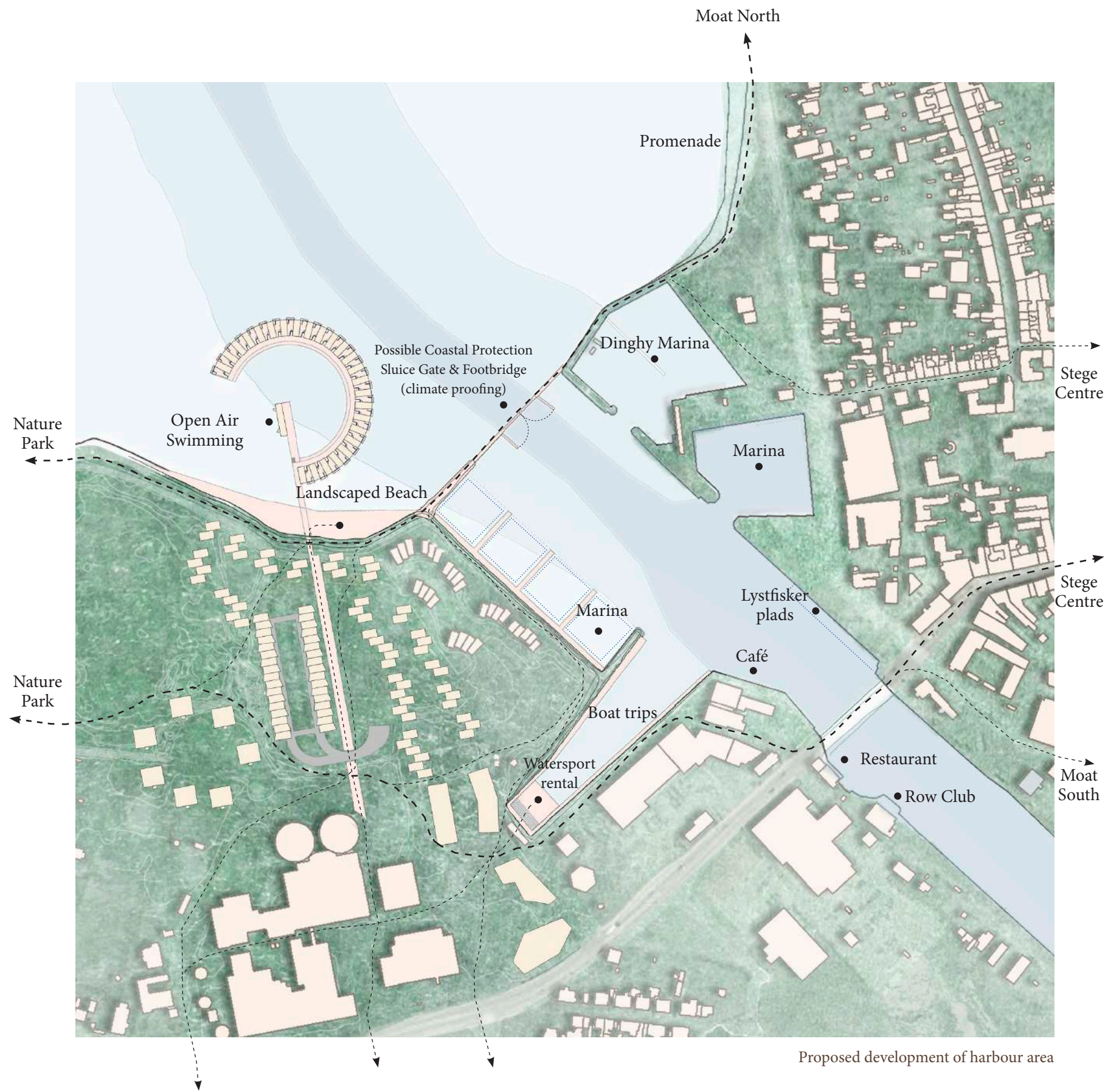


Sugar beet ramps- delivery of beets



Last picture taken of the working Sukkerfabrikken - 1980







# PARTNERS



C.F. Møller

RAMBOLL

NIRÅS



The sugar beet on the cover is a photograph of an 8 metre tall mural by local visual artist *Mia Sloth Møller*, painted as part of revitalising 'Dansesalen' and 'Den Bøhmiske Hal'.





POWER STATION



