



Call for ideas and proposals regarding
**PLANNING AND ENVIRONMENTAL
ASSESSMENT OF MØNS KLINT HOLIDAY
PARK**



Call for ideas and proposals

Vordingborg Municipality 2020 The

presentation of ideas has been sent

to authorities,
associations, the media and stakeholders
who may have a significant interest in the
amendment to the municipal zoning plan's
guidelines.

Front page: Sketch of Møns Klint Holiday
Part Annex: Project sketches - Møns Klint
Holiday Park

Framework for the concept development phase

Vordingborg Municipality has received an application for the placement of a holiday resort from the concept development group *Cliffs of Denmark* with advisors from the engineering firm NIRAS in collaboration with the architect studio Concept ApS.

One of the objectives of this presentation of ideas is to ensure that citizens, interest groups, associations, authorities and other stakeholders get the opportunity to submit proposals, ideas and comments for the upcoming planning and environmental impact assessment.

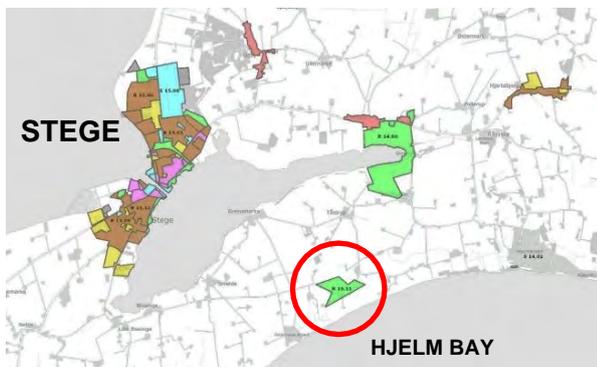


Illustration: Overview of the current local framework areas as well as the location of the current designated zone R 15.11 that provides the option for placement of a holiday hotel.

The municipal zoning plan 2018-30 currently provides the opportunity to place a large hotel/holiday park located by Hjelm Bay through guideline 23.6 as well as 23.8, which provides the opportunity for up to 200 holiday units (apartments) for holiday hotels.

In order for the project to be realised, the project backers have requested an expansion of the current framework provisions in Municipal Zoning Plan 2018-30 for hotels to include the option to construct up to 500 holiday units. The proposed project therefore requires an expansion of the current framework in relation to the capacity set for holiday hotels in the local tourism policy.

The project also requires an expansion of the existing designated zone R 15.11,

which will require the preparation of a new municipal zoning plan addition in connection with the subsequent planning efforts.

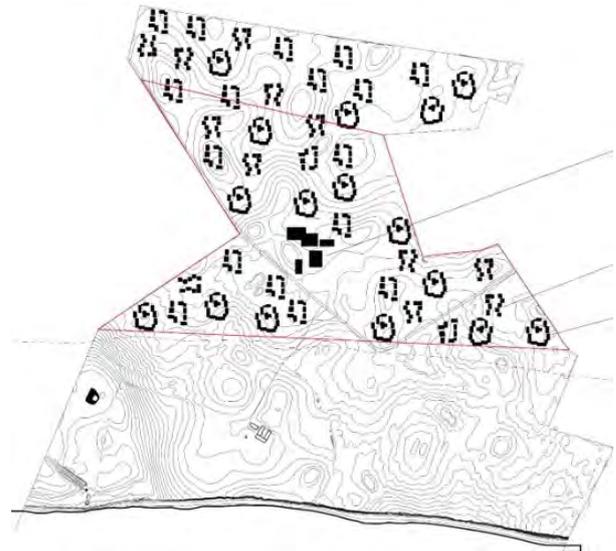


Illustration: The development plan for the holiday resort with 500 units. The red border is the existing zoned framework area R 15.11.

The objective of the idea phase

The first step in the process is to determine what considerations and deliberations should be included in the planning, including conditions that must be examined more closely through an environmental impact assessment:

- The facility's impact on the landscape and specifically the coastal area.
- Transport to and from the facility, including traffic noise pollution.
- The project's relationship to other projects in the area (e.g. the Unesco Biosphere Møn and Dark Sky Møn).
- The facility's climate-related impact (consumption and materials).
- Impact on groundwater and management of surface water.
- Are there any other special aspects that should be considered in the planning process?

We are inviting citizens, stakeholders and authorities to submit input and proposals for

any additional aspects that should be considered in the environmental impact assessment, as well as other factors that should be taken into account in connection with amending the municipal zoning plan (increased number of holiday homes and a change to the demarcation of the area).

On the basis of input received during the idea phase, the municipality will prepare an environmental impact assessment report that will map and assess the project's overall impact on local cultural, environmental and natural conditions. As part of the subsequent planning process, the municipality will then - on the basis of input received during the idea phase and the environmental impact assessment report - prepare a tourism policy report to map the current status of tourism and integration of the physical spatial planning in the holiday area in combination with a local zoning plan.

Brief description of the project

The objective of the project is to establish a new holiday destination that can attract visitors from Denmark and abroad to Møn, as well as enhance the quality of tourism offerings in relation to Danish coastal and nature tourism, with consideration for the local nature, culture and landscape. The project will be the first holiday resort that meets the DGNB Gold standard¹, thereby also incorporating several of the UN SDGs on sustainability into the project and thus also being in line with the municipality's sustainable tourism strategy.

The holiday park is envisaged to integrate itself into the hilly terrain as well as being adapted to the local nature and landscape along with existing initiatives such as Camønoen and Dark Sky.

The function of the resort is based around a reception and common area, where key collection and registration takes place. The guests can then proceed to their holiday home, all of which are located in small clusters of homes¹

and amount to small communities of their own, where the guests can interact with each other and take part in activities centered around a common area together.

Guests will also have day-to-day access to the resort's restaurant facilities, which will be located adjacent to the reception and common area. The resort's sports facilities are envisaged to focus on outdoor physical activities rather than indoor activities. With Møns Klint as an international tourist attraction combined with the upcoming Fehmarnbelt Bridge, Møns Klint Holiday Park will be a significant contributor to the development of future tourism in southeast Denmark while functioning as an essential element in its growth.

Once the construction of the holiday park is completed, it is envisaged to consist of several clusters that will contain approximately 500 holiday homes. The project is expected to significantly contribute to Vordingborg Municipality's vision to increase overnight accommodation capacity on Møn and thereby also revenue from tourism.



Illustration: The plan is for the holiday park to be constructed using sustainable wood materials and with some of the latest energy-saving technologies.

Project background

The opportunity to place a new holiday park at Hjelm Bay has existed for several years now. Already in 2005, this coastal stretch was determined to have the potential to serve as the location for a holiday park. The possibility was formally introduced into zoning plans via the 2005 Regional Zoning Plan (Regionplan 2005).

¹ <https://www.dk-gbc.dk/dgnb/certificering/soelv-guld-og-platin/>

Following the dismantling of the Danish counties (*amter*) and merging of municipalities, the possibility was most recently transferred to Municipal Zoning Plan 2018-30.

Work is also currently underway on a sustainable tourism strategy, which is being prepared by the Møn-South Zealand Tourism Association and Vordingborg Municipality. The strategy uses Møn's designation as a UNESCO Biosphere area as an umbrella to examine what possibilities and challenges exist in relation to the UN SDGs. The work will culminate in an action plan for sustainable tourism development on Møn, the UNESCO Biosphere and Dark Sky Park. One of the goals is to create a project foundation that can help ensure the continuation of the success of the '*Potential Plan for Coastal Destination Møns Klint*', published in 2014, which was the result of a close collaboration between local actors, the (now-dismantled) Knowledge Centre for Coastal Tourism and Vordingborg Municipality.

The actual work on the strategy and plan can likely be integrated with the *Development Plan for Zealand and the Islands: A shared ambition for tourism up to 2025*, published in August 2020.



Illustration: In the project vision, visitors will move through "green wedges" between the housing clusters.

Legal and planning foundation

The project's realisation requires a political adoption of a municipal zoning plan addition as well as a local zoning plan. These two documents establish the overall framework for placement, size and appearance, among other things. In addition, the project falls

under the Danish Environmental Impact Assessment Act's article 15, which means that an environmental impact assessment report must be prepared on the project's activities and the project's environmental impact. The material consists of a consolidated environmental report/environmental impact report, a significance assessment (cf. the Executive Order on Habitats) as well as consultations with the public and affected authorities.

The preliminary planning process The first step of the planning process is this presentation of ideas, where Vordingborg Municipality welcomes the submission of ideas and proposals for the further planning from citizens, interest groups and other stakeholders over a two-week period. Once the first phase of the project has concluded, the ideas and proposals submitted will be incorporated into the preparation of a proposed local zoning plan, municipal zoning plan addition and an environmental impact report. In addition to this idea phase, the municipality will prepare an assessment on the project's impact vis-a-vis the municipality's tourism policy and local area. Combined with input received from the idea phase, this assessment will form the basis for the integration and physical planning of the new holiday resort. Proposals for the local zoning plan and municipal zoning plan addition will then be considered by local politicians along with the tourist policy report and environmental impact assessment.

The plans will subsequently be subject to an eight-week public consultation where citizens, interest groups and other stakeholders will once again have the opportunity to provide input. The input received during this public consultation will be included in the municipal council's final consideration of the planning basis as well as the environmental impact assessment. It is only then that the proposed zoning plan can finally be approved.

Call for ideas and suggestions

Vordingborg Municipality hereby wishes to obtain input to the planning which can provide information about local factors and interests, as well as proposals for additional topics that ought to be considered in connection with the future planning and environmental impact assessment.

Please submit any

consultation responses

to:

planby@vordingborg.dk

Or by post to:

Afdeling for Plan og By
Valdemarsgade 43
DK-4760 Vordingborg

The e-mail/letter must be labeled with the following information: "Idehøring Møn Feriecenter sagsnr. 20/10922".

The deadline for submitting comments or ideas/proposals is up to and including 29/09/2020.

During the consultation period, please direct any questions to:

Andreas Munksgaard Weir
Urban Zoning Planner,
Architect MAA

Department of
Planning and Urban
Development
awei@vordingborg.dk
55 36 24 07

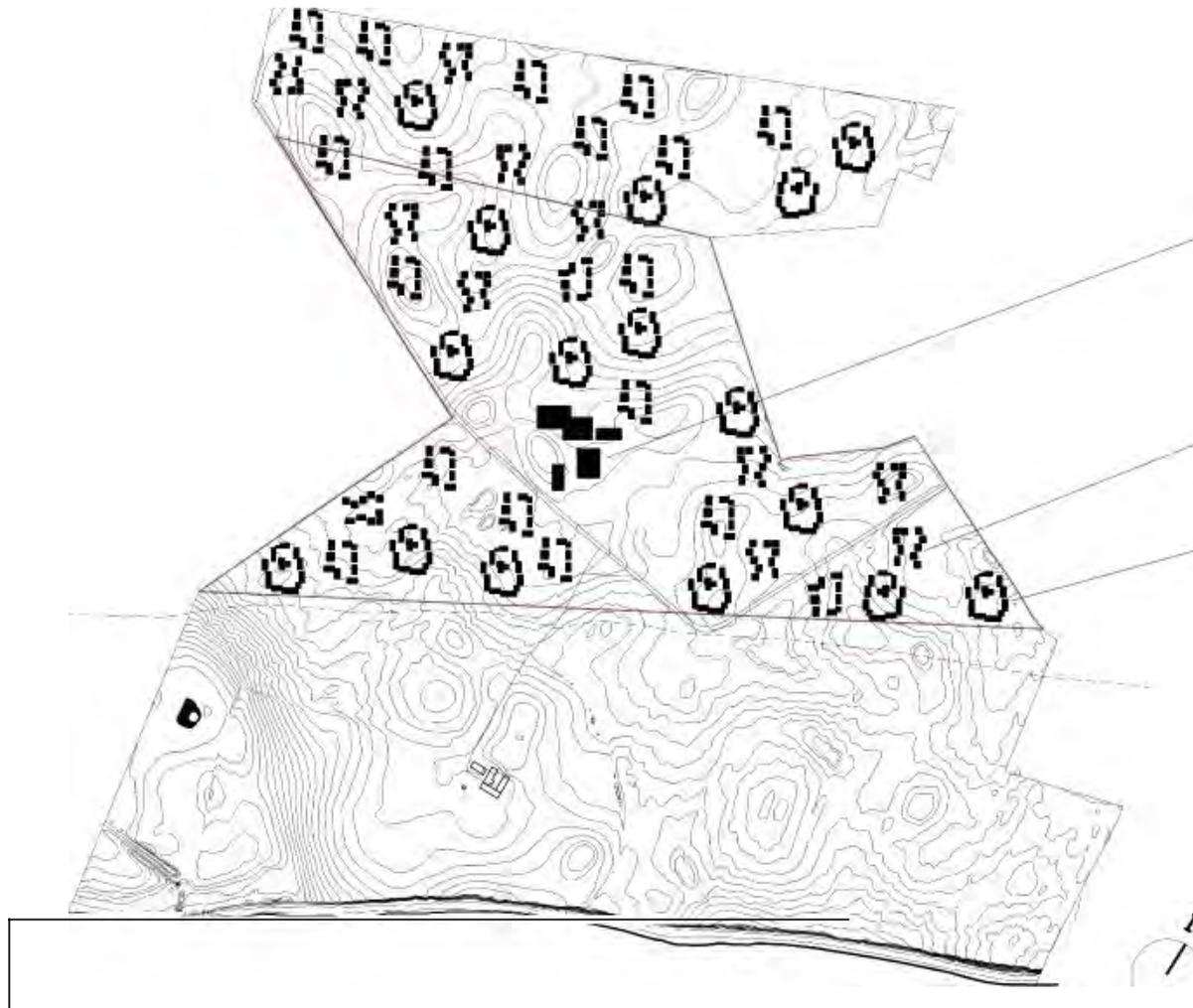
*Nyt bæredygtigt ferieområde
på Møn ved Hjelm Bugt*



Idégruppen: Cliffs of Denmark / Arkitekt: CONCEPT / Ingeniør og landskab: NIRAS



Plan/



Arrival/ Reception/
Common area/

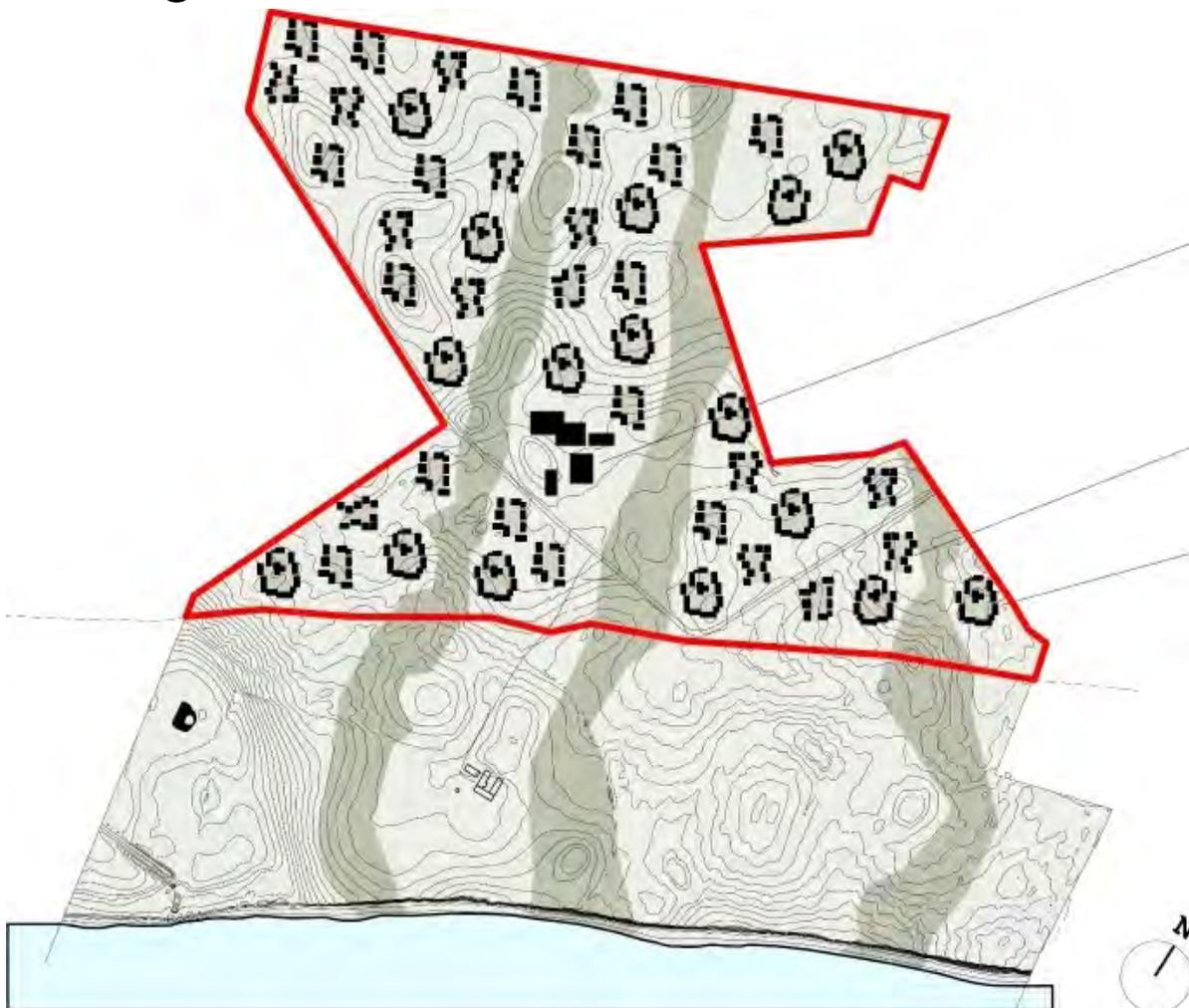
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16 clusters/
14 homes in each cluster/

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Plan/ Green wedge/



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