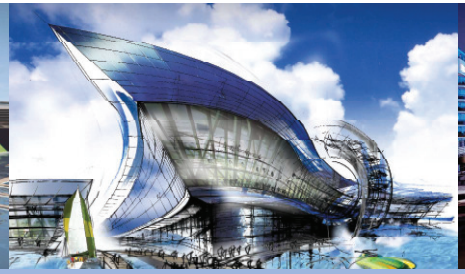
urban aqua®
waterfront development

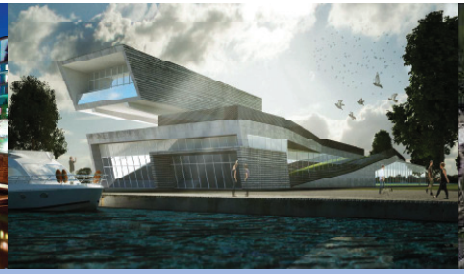
Living Spaces at the Water

Living Working Tourism Leisure

Architecture – Management consultancy

Comprehensive planning and designing involving water.





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
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urban aqua® waterfront development

planning, constrution, redevelopment

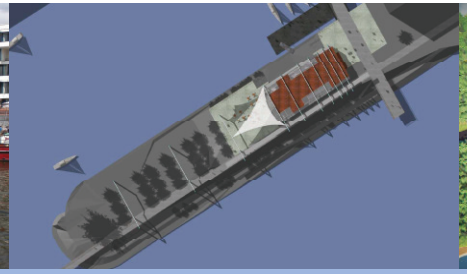
City-Country-Water – each area has its own demands. The challenges are most apparent in the interface. Our thought process as architects is general, but we deal with specific problems. This process allows us to meet individual requirements.

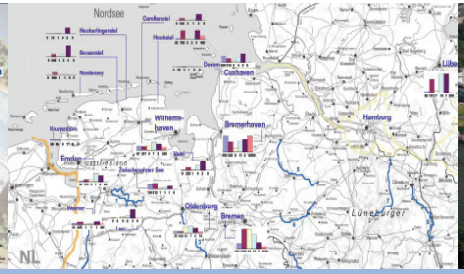
Architecture and Consulting – We offer the complete package to make your project a reality. At your request we will also do the work of general planner with our network of partners. With full oversight, our planning is always to the point and able to stay on budget.

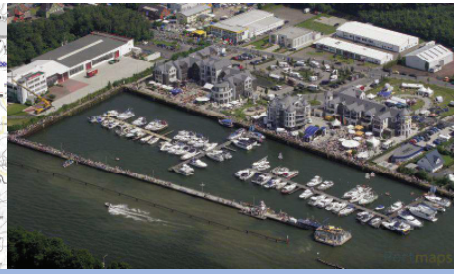
Regenerative planning or Revitalization– for the transformation of your property, take advantage of our long standing experience under the name urban aqua

Architectural Achievements - Portfolio

- Project planning for structural engineering and urban development
- Project management, Extension
- Development plans
- Sustainable Construction: sustainability evaluation, energy and environmental restoration.
- Landscape architecture







Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
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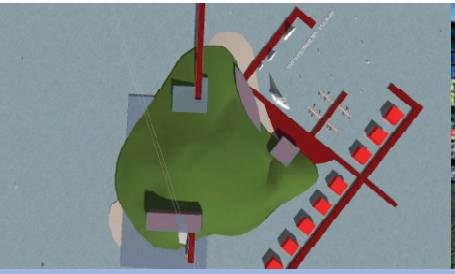
advice, development, manage

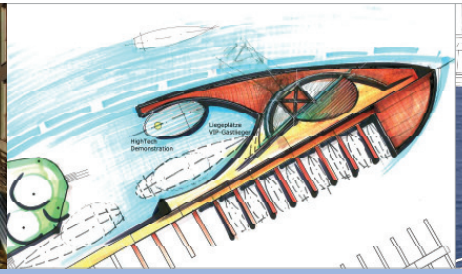
Each idea is only as good at the quality of its implementation. We accompany our investors from the initial concept to the operation of our projects on the water, serving as an advisor, developer, communication liaison and "tax man" – **Maritime Project Development.**

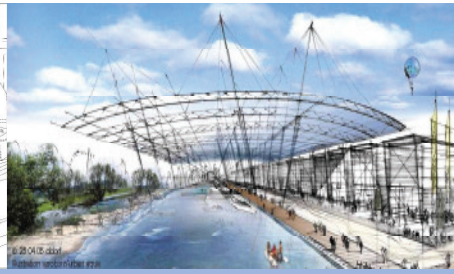
Architecture and Consulting – In the early phases of the project, we are committed to ensuring high levels of functional, structural and financial security, and we will accompany you step by step, providing a clear-sighted vision of your company's success. Complex knowledge at the ready – international experience and know-how, membership and association work in the field of political ecology, we keep ourselves and you up-to-date on important themes and trends. Fast and current advice for an optimal decision.

Range of Services

- Analyses of locations and economic prospects
- Feasibility studies and structural development plans
- Business plans and leaser consulting
- Project development and supervision
- Management and operational concepts
- Energy and ecology concepts
- Aquatic-economic systems







Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
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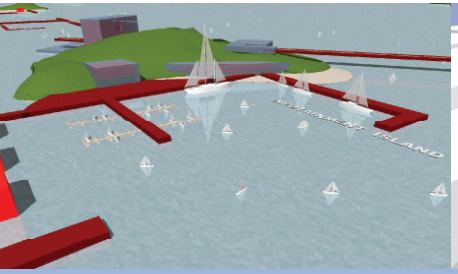
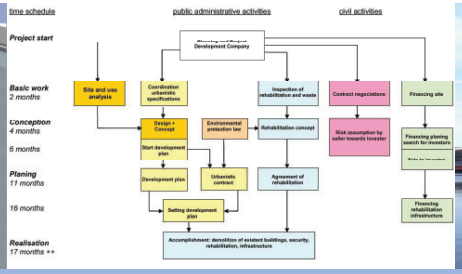
Profile

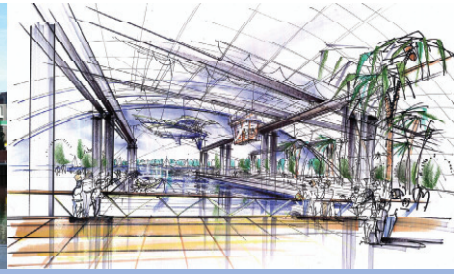
urban aqua® is the label of expertise for "building at the water". Our specific know-how extends to the fields of consultancy, project- and property-development, new construction and renovation, and national and international association work.

Our Operations:

- Living and working, sport/leisure and tourism
- The modernization of harbors and maritime buildings, both large-scale (urban planning) and small-scale (individual projects)
- Redesigning to allow for an energetic and architectural refurbishment of aquatic constructions.
- Construction and modernization of yacht harbors: integration of innovative and integrated user and management concepts and downstream service providers
- Field assessments of harbors and former constructions
- Cooperation with local business development for the revaluation of maritime environments, with a focus also on the development of housing projects with maritime character.







Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
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The Jinhae Ocean Park, Republic of Korea

This unique task consisted of conceptualizing and combining four islands off the coast in connection with the mainland. For that, the islands were picked as the central themes, and every island was approached with a different aspect of aquatics:

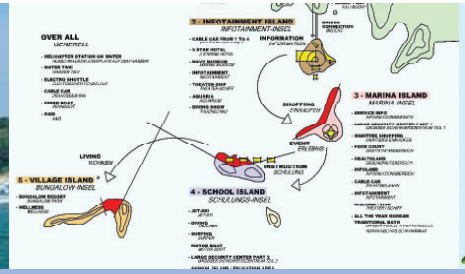
Stay the night – Inform – Try out – Shop – Learn – Rest.

Thus develops, just 20 miles away from the metropole Pusan, an ocean park with a unique combination of different aquatic fields.

Benefits:

- Site analysis
- User concepts
- Master plan

Investor: DongHawn Inc., Jin Hae, South Korea



Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

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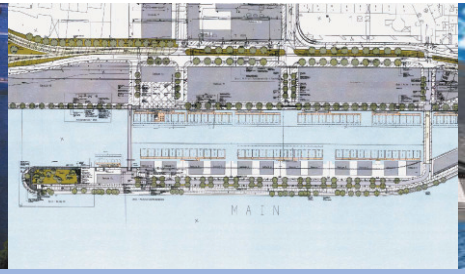
Westhafen (West-Harbor) Frankfurt, Germany

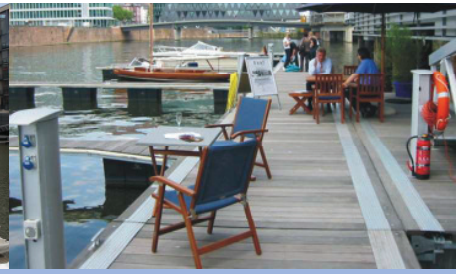
The construction of a new yacht harbor called "Mainside", a residential and commercial district.
Based on a competition for maritime development, a master plan for the harbor area was developed, the plans were worked out and the implementation was managed.
The top of the pier received, as a design recommendation, an innovative gastronomic facility integrated into its maritime user-model.

The utilization of pontoon constructions:
- How they are used
- Planning
- Bidding
- Construction management

Restoration of productivity:
- User concepts
- Design
- Visualization
- Acquisition of users and investors

Initiator: Private-public partnership of the city of Frankfurt





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

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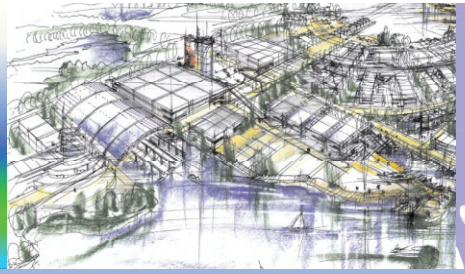
Tourism and Commercial Park Aquatic, Zehdenick, Germany

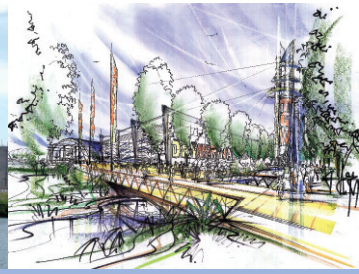
Revitalization of a former tile factory. The principal adjustments will be derived from aquatic economy and the associated industries, mainly through the use of shipbuilding, equipment, maintenance, etc., while at the same time using the Prerauer knot for development, delivery, testing and aquatic usage Storage space for inventory will be incorporated for year-round use.
The central component is the kWo "Center for Aquatic Economy and Tourism Oberhavel" in TGW ZEHDENICK.

Benefits:

- Asset analysis
- Market analysis
- Urban planning
- User concepts
- Site specific marketing
- Profitability studies
- Supervision of public authorities
- Supervision of investments
- Leaser consulting
- Business plan
- Architectural concepts

Initiator: HANIEL (Management) GmbH





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
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Seamile - Classic Boat Club

Conception and design of an event harbor. The project follows the idea of an exclusive, buoyant Class Boat Club with culinary units with event character in a prominent, downtown location. The spatial planning, as developed, offers a sophisticated diversity in terms of different spatial characteristics, including a BeachBar, GlasBar an exclusive restaurant and floating shopping modules.

Benefits:

- User concepts
- Space allocation plan
- Design and planning
- Visualization
- Negotiations with local authorities

Initiator: SUPERMARINE Germany, Neuss

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

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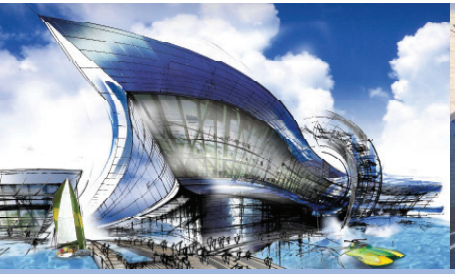
Powerboat Island, Dubai
United Arab Emirates

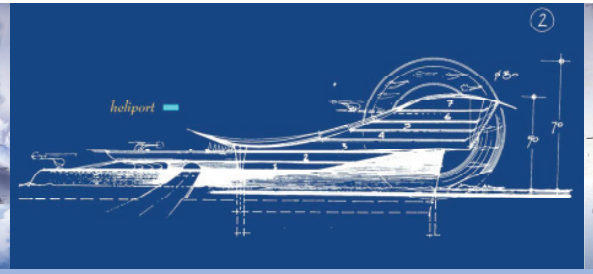
An expression of speed and energy! Class 1 championship attracts curiosity. A wheel of glass and a carousel allow the power boats to shine brilliantly. You can arrive via helicopter or waterway. A club for the body and soul with a hot air balloon: up to 300 meters above – the glass gondola a race course to the grandstand, in the clouds... to catch a glimpse of the Burj al Arab.

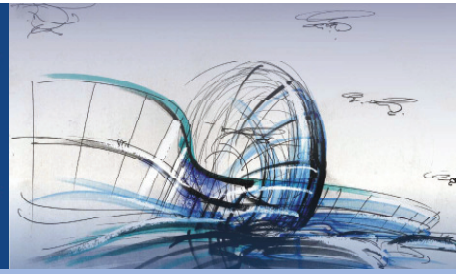
Benefits:

- User concepts
- Space allocation plan
- Design and planning
- Visualization
- Negotiations with Arab governments

Initiator: Pirate Offshore Racing







Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

Europe harbor Bremen, Germany

urban aqua® has been tasked by the B.I.G. Bremen to perform a market and site analysis for the Europe Harbour in Bremen, Germany. Based on this analysis structural concepts were to be developed within preliminary planning and furthermore action and planning recommendations were to be presented.

This analysis had to determine the efficiency of a marina in the Europe Harbour and develop the tendering for investors in such a marina. As a basis for the construction of the marina through the investor/owner, desired and required exploitations, berth numbers and sizes as well as creative and urban planning aspects were proposed. The results were specific tendering recommendations for the bidding procedure of possible investors/owners.

The main focus of this project laid in the evaluation of the water sports touristy infrastructure in quality and quantity as well as relevant customer care aspects, the deduction of a recommended course of action to optimize the offers, along with the identification and publication of unique characteristics for the projection Marina Europe Habour Bremen.

Within the framework of our analysis we considered the ”hard, physically measurable location factor” with a high suggestibility.

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

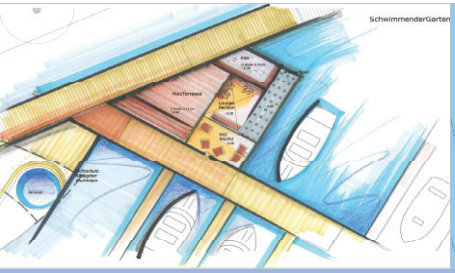
Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

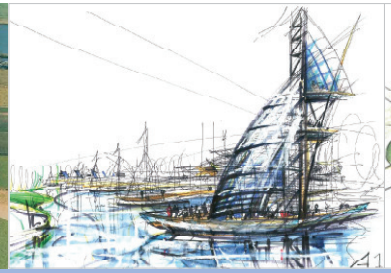
Marina Asselt, Netherlands

Design and Master Plan for a Marina at "Maasplassen".
An exclusive marina as entire composition with an innovatively designed, swimming leisure centre, a generous wellness area, various outdoor areas and swimming suites.
The bay close to Roermond measures approx. 6 hectares and has a berth number of 380 yachts of different sizes. The planned yacht harbour already comes with a land sided infrastructure and offers the boat driver a direct access to the river Maas and to numerous touristy destinations.

Beside the berth facilities and the standard marina facilities, the two-story leisure centre as the central element is formative for the entire composition: it forms in combination with the main pontoon, which runs along the bank/shore, the back of the yacht harbour and is also directly connected to the parking site.

A singular/unique view is offered to the boat driver on a harbour completely situated on the water, including pontoons with berths, a central amply leisure centre with levels and spacious outdoor areas. At the cross points of the pontoons, the system of outdoor areas follow up as swimming terraces with various possibilities of use: a swimming garden, a water bar, a wind play, a shadow terrace. They propose in the outdoor area a further rich offer in addition to the interior offers.





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

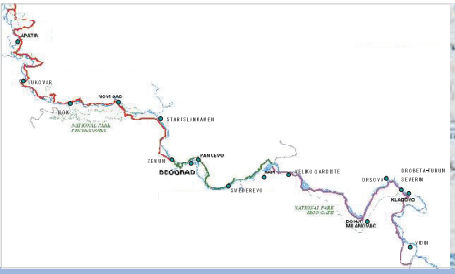
Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

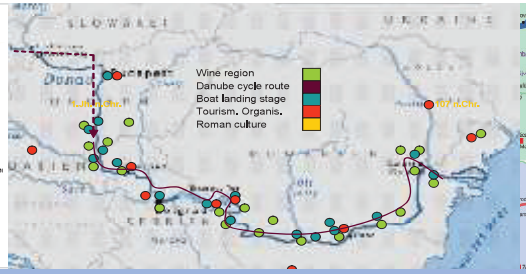
Feasibility-Study for Danube Passenger Line

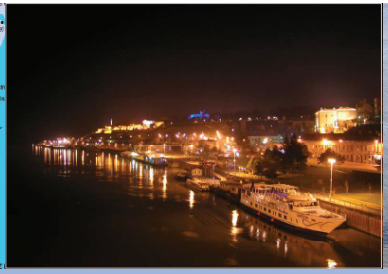
The Danube Competence Center (DCC) in Belgrade and the German Society for International Collaboration (GIZ) are willing to develop and support a passenger line in South-East Europe.
This passenger line shall connect the countries Croatia, Serbia, Bulgaria between Vukovar and Vidin as well as the countries Romania and Ukraine in the Area of the Danube Delta. Herefor, separating lines are planned, both shall work border crossing and supported by international funds.

To proof the feasibility and the required frame conditions, the company urban aqua got the assignment to create an international study, which shall explore the touristic, infrastructural and economic frame conditions as well as the specific single conditions for border control between the examined countries and to formulate suggestions for the implementation and the further run of both passenger lines in both regions.

The study, finished by urban aqua in December 2010, shows on 138 pages the detailed possibilities and risks for this passenger line. The study will be officially presented during the "Blue Week" on the Danube (June 2011) to the ministers of the involved countries.







Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

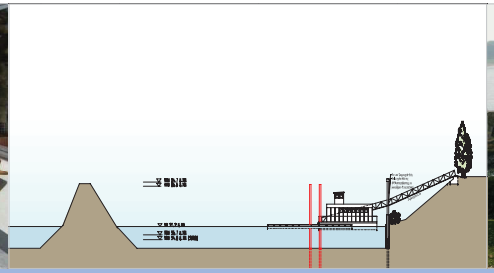
Yacht Club Duesseldorf, Germany

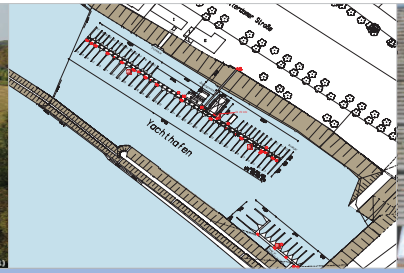
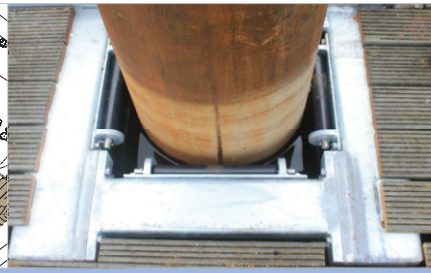
urban aqua® has done the complete design, approval planning, cost calculaiton, tender process and construction supervision for the refurbishment of the fancy and traditional Yacht Club of Duesseldorf, Germany, This Yacht Club was founded 1908 as one of the first Yacht Clubs in this region.

This small and elitist Yacht Club needed a complete refurbishment of jetties, piles, electricity and water supply, as this has not been done in recent decades.
Also the Club House with a high-end french restaurant, restrooms, club- and meeting rooms has been refurbished too, at same time.

For that refurbishment, a complete new approval planning for the approval of the Federal Waterways and Shipping Office was necessary and had been undertaken by **urban aqua®.**

Because of the age of the club equipment, this total refurbishment was necessary to grant both, great maritime ambience and saftey on the jetties.
For that reason, **urban aqua®** did a complete design study of existing and new elements; and the tender did include these design requiremnts of material, colour and construction details



Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

urban aqua® waterfront development

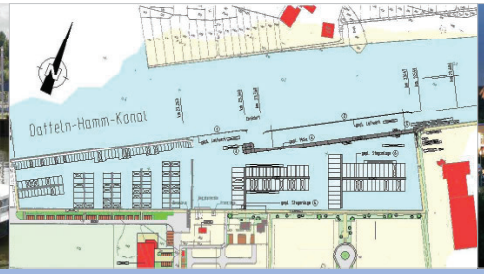
Marina Bergkamen, Germany

Design and Detail Construction Plan for a Marina at Bergkamen-Ruenthe, Germany, with 286 berth, done for the Developper INPRO Ltd as one of the first inland Marinas at a canal in Germany.

An full service marina at the inland canal with various onshore buildings for boat repair and dry stack storage, but also restaurants, apartments and hotel. The facilities also offer equipped fitness centre, cafe, bistro, boating school, every berth has its own power pile and the Marina has a 16t boat crane.

The project is a conversion of an old cole harbour in the "Ruhrgebiet", the old industrial area along the River Ruhr.

The old abandoned harbour was redesigned and rebuild as a Marina, all embankment had to be rebuild with watertight sheet piling to secure the canals tightness.
The Marina itself is located at a promenade along the whole canal, open for bicycling too. The canal is connecting the Marina with cities like Dortmund or Essen.
The Marina can host boats up to 60 ft and is open 24/7 all around the year.



Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

Living at the Water, Marina Neuwied, Germany

Urban Design, Master Planning, Marina Concept, Building Architecture

By being appointed by a Consortium of German Developers, **urban aqua®** by JPC Ltd, got the assignment to design the waterfront of Neuwied Marina along the River Rhein. This development at the river will contain mainly be a living area, but alos facilities for leisure time activities like retail and restaurants at/on the water, flood prevention and natural areas.

The project will first start with a Feasibility Study to find out the suitable facilities, building highth, density and design, regarding to the site and the demands of the population.

The second shase will continue with a master plan for the riverfront to determine all results from the previous phase.

Finally, the third phase will follow with a detaild planning of the waterfront with design and construction recommendations.

The project shall last for four years. The design below is a first result for the Urban Design

Living at the Water, Marina Neuwied
Rendering of the Urban Design Plan of the project area

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

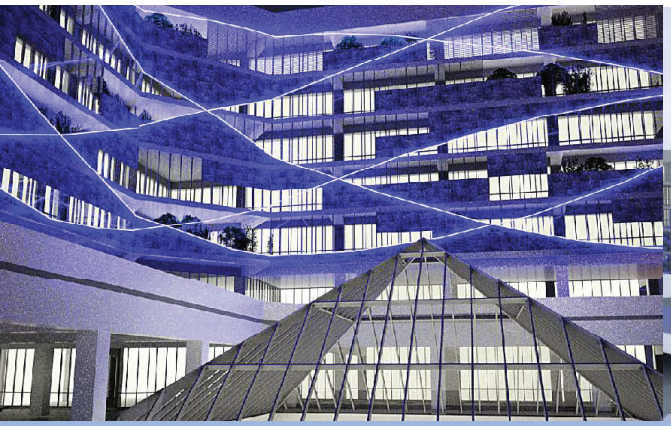
Marina Bergkamen
Oldenburg
Kalkofen Aachen
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

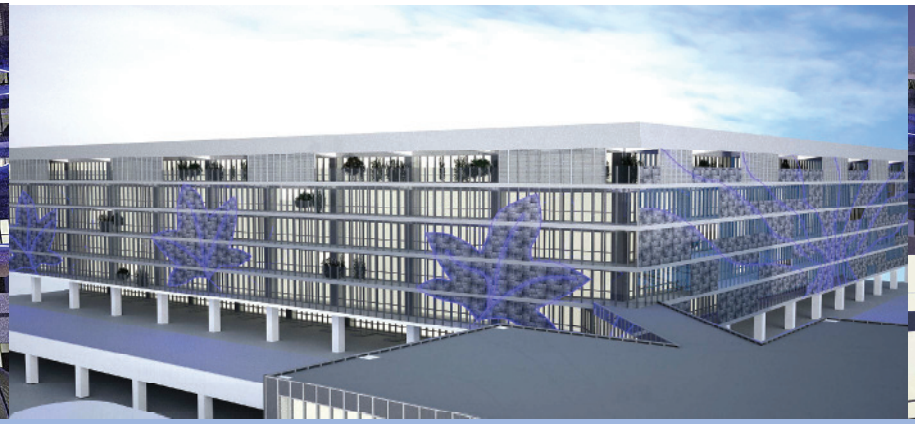
VYTTILA MOBILITY HUB, Kochi, India

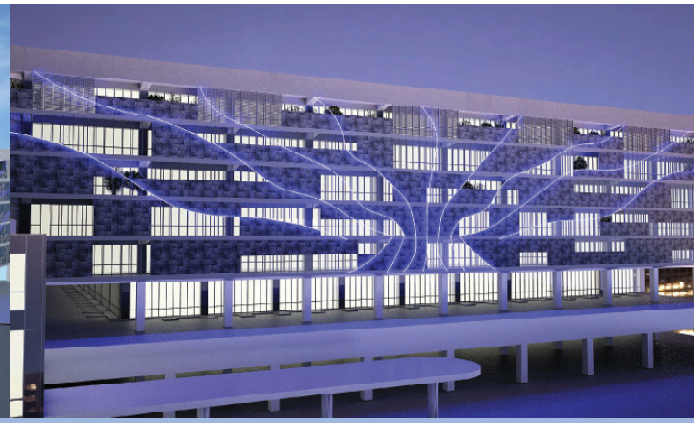
Design of a Facade Concept for a waterfront development

By a personal contact of Peter Jansen with the investor KITCO Ltd, Kochi India, the office **urban aqua®** got the assignment to design the facade for the planned building of a mobility hub at the waterfront of Kochi, This development at the river shall contain also a ferry terminal and a marina for guests.

By designing the facade first, local and national criteria as well as energetic aspects shall be considered. The building shall be planned eco-friendly
The offered design is the result, approved by the investor. It introduces the three design themes Leaf, Tree and Wave which are abstracted on the different sides of the building. The shapes of the solid material are underlined by LED strings to illuminate the design at night.







Waterside Facade with Design Concept „Wave" as Night-Rendering with LED - luminous band

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Kaiserhafen Aachen
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

urban aqua® waterfront development

GOMTI RIVERFRONT, LUCKNOW, India

Feasibility Study, Master Plan and Detail Planning for a riverfront development

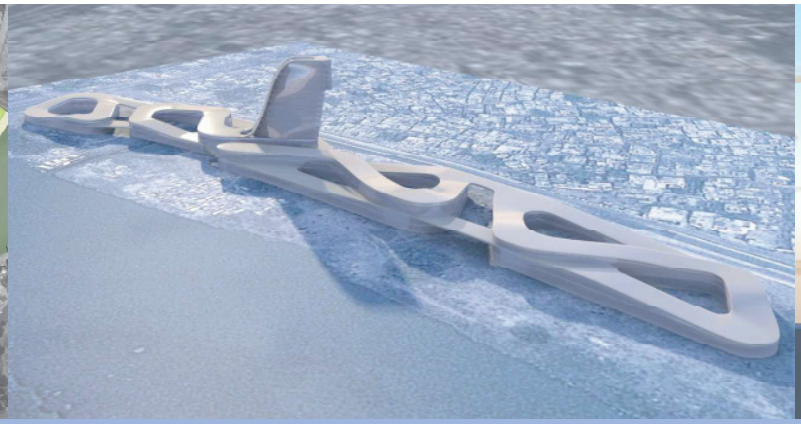
By winning an international competition, **urban aqua®** by JPC Ltd, with several Indian and German partners, got the assignment to design the riverfront at the waterfront of Lucknow. This development at the river shall contain several facilities for leisure time activities, flood prevention and natural areas.

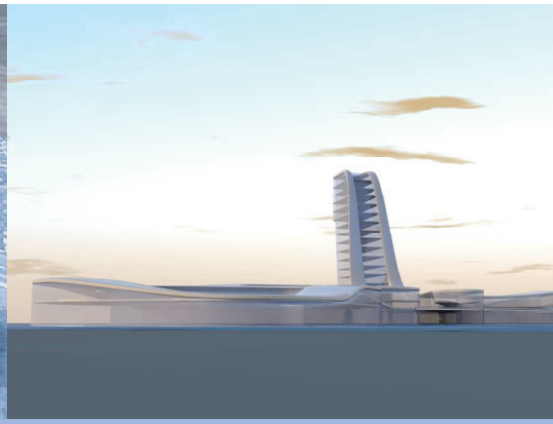
The project will first start with a Feasibility Study to find out the suitable facilities, regarding to the site and the demands of the population.

The second shase will continue with a master plan for the riverfront to determine all results from the previous phase.

Finally, the third phase will follow with a detaild planning of the waterfront with design and construction recommendations.

The project shall last for four years. The design below is a first result for the University Embankment Area





Gomti River, Lucknow, India
Master Plan of the first 1,7 km stretch along the University Embankment

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

World Marina Conference 2014 Istanbul, Turkey

urban aqua® was also present at the World Marina Conference, held in Istanbul in May 2014.

The conference hosted more than 300 attendees form contries all over the world. Peter Jansen from urban aqua® was member of the conference advisory committe as well as a conference speaker.

We were able to further pursue and deepen our dialogs with respective interest groups surrounding regional Asian perspectives and developmental potentials, dialogs which arose from previous contacts and discussions.

The various perspectives and scenarios in development were discussed during the lectures, and already existing maritime installations and constructions were introduced.

Essential infrastructural procedures and considerations for sustainable conservation in terms of the hydro-engineering implications of coastal development were key themes of the presentation

Icooperated with developers and service providers for the accompanying exhibition, a cooperation which enabled those involved to pursue collective discussions and elicit further collaboration. Importantly, many Asian regions were represented and were also included in order to evaluate the potentials from an investment standpoint and to make pliable reclamation projects.

In the development of maritime projects, but also with regards to the research about the potentials of tourism for waterside communities in developing waterfronts, we understand our urgent task, derived from the competence and many years of experience we've accrued, most significantly through many projects

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

Engagement

INTERNATIONAL COUNCIL OF MARINE INDUSTY ASSOCIATONS

GERMAN MARIN FEDERATION, Marina Delegate

ICOMIA MARINA GROUP (IMG), Secretary

GERMAN HABOR TECHNICAL SOCIETY

EBI EUROPEAN BOATING INDUSTRY

WORKING GROUP MARINA FOR WATER SPORT FACILITIES
OF THE GERMAN MARIN FEDERATION

PIANC WORLD ASSOCIATION FOR WATERBORNE TRANSPORT
AND INFRASTRUCTURE; RECREATIONAL COMMITTEE MEMBER

GERMAN CHAMBER OF ARCHITECTURE

IMCI: INTERNATIONAL MARINE CERTIFICATION INSTITUTE; MARINA INSPECTOR

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
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Curriculum Vitae – Dr. Peter Jansen

- 1965 born in Duesseldorf, Germany
- 1985-91 University RWTH Aachen, Architecture Diploma
- 1991-92 employed by INPRO Project Development Ltf, architectural and economical Project development and management
- 1992-95 employed by Architect Moehring, Düsseldorf, Architecture and Design
- 1995-2006 Jansen Architects, Architecture und Project Development
- 1996 publicly certified expert for heat and sound insulation
- 1999 expert for current market value appraisal
- 1999 **JPC** JANSEN PROJECT CONSULTING Ltd. Project development, urban development concepts, site revitalization, master planning
- 2001 PhD: ”Basic planning for settlements and buildings on inland waterways with provision for boating-oriented river development”
- 2005 founding of the brand "urban aqua® waterfront development" for marina and waterfront projects worldwide
- 2008 Secretary of the **ICOMIA** International Marinas Group,
- 2008 Member of the Recreational Committee of **PIANC** INTERANTIONAL NAVIGATION ASSOCIATION
- 2009 Member of the working group „Infrastructure and marketing for water tourism “, Federal Ministry for Traffic and Urban Development, Germany
- 2010 International accredited expert of **IMCI** International Marine Certification Institute for Marinas
- 2011 Member of the Project group "Praxis guide water tourism” of the German Tourism Federation and the German Federal Ministry of Transport
- 2012 Associated Member of the **ISO** working group “ISO/TC 228/WG 8 Boats & Yacht Harbours N35”
- 2012 Trainer for **PIANC** Marina Design Training Programme

Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

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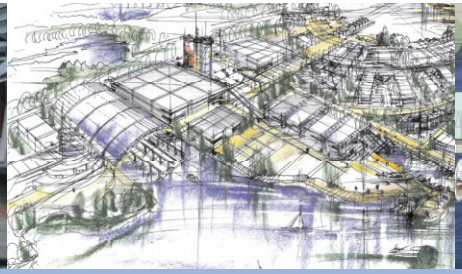
Business Partner and Clients (Extract)

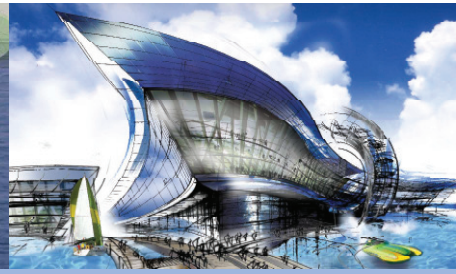
Germany

B.I.G Business Development Department, Bremen
Business Development Department, Oldenburg
Municipality of Zehdenick
KWL Business Development Department Luebeck
Marina Neuwied GmbH, Neuwied
RWE Systems Development GmbH & Co. KG, Dortmund
Real Estate Company Westharbor GmbH, Frankfurt a.M.
Living in the West-Harbour Investment Corporation GmbH, Frankfurt
HANIEL Management Company, Duisburg
HPE House Construction AG, Ludwigshafen
SUPERMARINE Motoryachts, Neuss
Duesseldorf Yacht Club
Hansa Yachtclub Luebeck
GIZ German society for int. collaboration

International

Holding Maasplassen bv., Roermond, Netherlands
City of Thorn, Netherlands
DongHawn Inc., Jin Hae, South Korea
Mohammed Bin Masaood & Sons, Abu Dhabi, United Arab Emirates
KITCO Limited, India
BESLIN Infrastructure, India
CORFO Chilean Economic Development Agency, Chile
Danube Competence Center, Serbia
Lucknow Development Authority, India
Kakumäe Haven, Tallinn, Estonia





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
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Mobility Hub
Gomti Riverfront
WMC 2014

urban aqua® waterfront development

Cooperation Partner

Germany
Nickels Advicing Engineers, Hamburg

Europe
Oscar Siches Marina Consultant, Palma de Mallorca, Spain
Dr. Eng. Elio Ciralli Civil & Coastal Engineering, Palermo, Italy
MDL Marinas Group PLC, London, UK

Asia
TECPRO Infra Projects Ltd., Ernakulam, India
International Yacht Harbour Ltd., Beijing, China
Spinnaker International Pte Ltd., Singapore

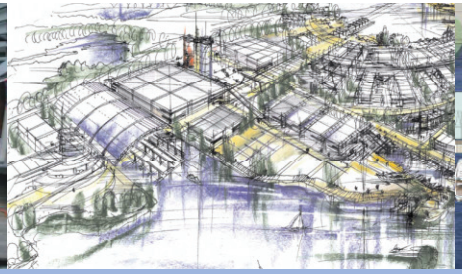
Middle East
Ilkay Oygak, nauporttech, Istanbul, Turkey

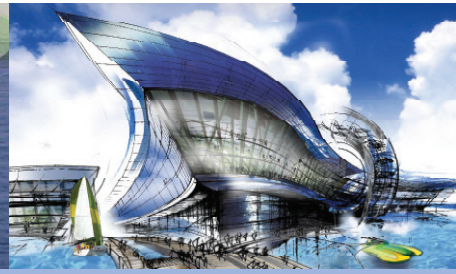
South America
ACOBAR – Instituto de de Marinas do Brasil, Florianopolis, Brazil

North America
Marina Management Services, Boca Raton, Florida, USA

Australia
Marina Management, Sydney, Australia

World Wide Relation
Burchart Horn, Inc. USA
Mofatt & Nichol, USA
Royal Haskoning DHV, The Netherlands





Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
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Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014

ARCHITECTURE CONSULTING

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Accountable according to stipulations of the Teledienstgesetz (teleservice laws)

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Occupational Regulations
1. Baukammerngesetz (construction laws) NRW (BauKaG NRW)
2. Implementation of provisions from the Baukammerngesetz (construction laws) (DVO BauKaG NRW)
3. Main ordinance of the Chamber of Architects, NRW

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Architecture
Consulting
Profile
Business Partner
Cooperation Partner
Engagement

Jinhae Ocean Park
West-Harbor Frankfurt
Tourism Park Aquatic
Seamile Boat Club
Powerboat Island
Europe Harbor Bremen
Marina Asselt
Danube Passenger Line
Yacht Club Duesseldorf

Marina Bergkamen
Oldenburg
Shanghai Yacht
Marina Neuwied
Mobility Hub
Gomti Riverfront
WMC 2014