



Land Redevelopment in Hamburg

Handling of Soil and Groundwater Contamination

Information for Land-owners, Investors and Site Developers



Publisher

The Free and Hanseatic City
of Hamburg

Ministry of Urban
Development and
Environment

Neuenfelder Str. 19
21109 Hamburg
www.hamburg.de/bsu

Responsible within the
scope of the German press
law: Astrid Köhler

No. of copies: 500
Date: August 2011

Text & Design

farbton Kommunikation

Klaus-Peter Staudinger
Stresemannstr. 29,
22769 Hamburg
www.farbton.de

Picture Credits

Archiv BSU Hamburg
P. 7, 8
Hamburg Marketing
P. 5
Jochen Schmadtke:
Title and P. 9, 13
Clemens Drapal
P. 4, 6

Satellite images and aerial
pictures courtesy of the
State Centre for Geoinfor-
mation and Surveying

Note on Distribution

This pamphlet is published as part of the public relations work of the Senate of the Free and Hanseatic City of Hamburg. Parties or campaigners or electoral helpers may not use it for campaigning purposes during an election. This is valid for European, parliamentary, state and local elections. In particular improper use includes distribution at election events, at party information stands and the insertion, printing or sticking of party-political information or advertising. It is also not permissible to transfer the pamphlet to a third party for canvassing purposes. It may also not be used without time reference to an upcoming election in any way that could be understood as partisanship on the part of the government in favour of individual political groups, independently of when, how and in what number this pamphlet arrives with the recipient. The parties are, however, permitted to use the pamphlet in order to inform their own members.

Welcome to Hamburg!

The 'Land Redevelopment' brochure shall provide developers and landowners with helpful hints on handling the issue of redeveloping formerly used sites. It explains the most important aspects and evaluation steps prior to tackling a site. It aims to describe a quick and smooth planning and working process. Besides that, it shall improve communication between private parties and the responsible authorities.

Today, soils in Hamburg are still often suspected of being contaminated with harmful substances which could have been spilled and spread during wartime events and industrial land-use over the last hundred years. Even if there is no hazard posed to ground water or to human health, a known and responsive disposal of contaminated soil is needed in many cases. Identification and evaluation of environmental risk is becoming increasingly important as it may cause significant costs for investors.

Remediation of sites and Land Redevelopment as a task of a modern administration – Information and protection of investors and the public.

The objective of Land Redevelopment is to reintegrate sites back into the economic cycle for residential, commercial, or green-space development in a resource-saving manner.

Information on Land Redevelopment in Hamburg can be found in the Internet at:
www.hamburg.de/flaechenrecycling



Hamburg – The green city at the water is saving its resources

Contemporary building at the water-front – right in the city centre.

Hamburg is a green city with many parks and other green-spaces for play, fun and recreation.

In real estate terms ‘location’ is key in Hamburg. This often means proximity to the rivers Alster or Elbe. But it is more than that. Almost all sites in Hamburg benefit from being located in a major city equipped with a well-developed infrastructure. This includes a dense grid of streets and roads, a comprehensive local public transport system and utilities like town gas, water and electricity as well as waste disposal and wastewater-discharge services. This state-of-the-art infrastructure has been expanded and improved over decades.

Hamburg is a thriving metropolis – the city aims at combining its economical growth with the preservation of its natural resources. Therefore, emphasis must be put upon re-claiming previously used sites for new development to achieve economically smart growth of developed land.

Hint:

Here is another advantage for you:

→ Usually, re-use of a previously developed site does not affect the natural ecosystem. Re-use sites instead of sacrificing precious fertile greenfield land. Makes sense.

Former Building Land in Prime Location



People often are hesitant regarding former industrial sites. Indeed, there are risks. Who knows what has happened on the site? Could the previous use have impacted the bearing capacity of the building land or the chemical conditions of the soil? What additional work must land-owners and investors factor in when thinking about redevelopment? How much more effort is that compared to building-up a 'greenfield' site? Sometimes used sites lay fallow for a period of time and nature struggles its habitats back. Even low-fertile soils can develop habitats of rare and protected plants and animals species. That may affect a development project too.

Hint:

For comprehensive advice get in touch with your point of contact at the responsible district office or, for larger projects, directly with the Ministry of Urban Development and Environment.

→ Key addresses are listed on the foldout flap at the back of this brochure.

It doesn't always take an exclusive city centre location: Hamburg has many attractive areas to offer.

The Ministry of Urban Development and Environment tries to remove the unknown and to make risks calculable.

For you being a landowner, builder, or investor it is advantageous if you contact us early-on in the process (see the Hint in the box). We have decades of experience in land re-use and know quite a bit about construction. Together we can develop solutions for the best implementation of your ideas and intentions in compliance with the construction-, planning-, and environmental rules and regulations.



New Perspectives for Locations with History

Traditional and modern architecture facing each other in one of Hamburg's latest esplanades.

Every location has its own history. In a city filled with tradition that could be decades or even centuries of use, dozens of previous owners and just as many different use variations. It is not always clear whether and how the land was contaminated during the ages. What's the saying? You never know!

Historical file-searches help to collect information on a sites history. Find out about previous buildings and use of your site early-on in the process. It will protect you from expensive surprises during construction.

Hint:

Collect information on your site by searching:

- In the construction file that is kept by the Building Inspection Department of the district. If you have a legitimate interest to take a look at the file, you are allowed to do so, even if you are not the owner.
- At the Division for Consumer Protection, Trade and the Environment at your district office
- In the register for potentially contaminated land at the Ministry of Urban Development and Environment (Thomas Prüfer, Tel.: 040/4 28 40-5278, Fax: 040/4 27 31-0752, E-mail: Altlasthinweiskataster@bsu.hamburg.de),
- In historical maps and aerial photographs at the State Centre for Geoinformation and Surveying (Tel.: 040/4 28 26-5720, Fax: 040/4 27 31-0409). E-Mail: info@gv.hamburg.de



A consultant may be helpful for evaluating these documents.



It's not always easy

Many areas in Hamburg have no natural but man-made building land. You can find fill materials here such as construction or wartime debris that makes excavation substantially more difficult and can cause increased disposal costs. The same is true for old foundations, basement structures and old floor slabs present in the ground.

You should expect to find Elbe sludge in the vicinity of the river. Old fill sites, clay layers under levelling fill and former municipal waste-dumps which might generate landfill-gases posing risk to people and buildings.

Warfare materials like unexploded ordnances in Hamburgs subsoil are a dangerous heritage from World War times. According to the Ordinance on Warfare Agents, the particular sites owner is responsible for searching and uncovering of ammunition in the ground. The UXO Clearing Service (KRD) of Hamburgs Fire Department provides services which are in the state's responsibility like defusing, controlled explosions and the securing of ordnance. The KRD issues a constantly updated list of specialist companies in Hamburg who are permitted and registered for the physical search and uncovering of ordnance. You can submit a request to the Department of Risk Investigation for Perceived UXO (GEKV) at Hamburgs Fire Department

Hint:

- You can inspect geological maps and maps of building lots at the State Geological Office to gain an initial idea about the situation on your site.
- An expert opinion of the building conditions will provide a sound estimation. Together with analytical data of the soil, disposal costs can be estimated in advance and can be taken care of during the procurement of construction contracts.
- Contact the Department of Risk Investigation for Perceived UXO at Hamburgs Fire Department in order to obtain information on ordnance on your site (Office, Tel.: 040/4 28 51-46 05, Fax: 040/4 28 51-46 09).
Hotline for application processing: Monday through Thursday 2 pm through 3 pm.
Tel.: 040/4 28 51-46 21.

in order to find out whether it is likely that your land holds ordnance in the subsoil. This department evaluates e. g. aerial photographs and written documentation from war-times to determine the risk of ordnance being present on the site.

The remediation of contaminated land in the HafenCity makes good progress – and creates good perspectives for investors.

Re-use options for old hydraulic fill sites must be evaluated in each individual case.



Contaminated Land is a calculable Risk



Soil contamination is investigated and – if necessary – removed.

Previously used sites are thought to be of limited usability. This is an incorrect and generalized prejudice – the risk of contaminated land is frequently overrated.

In order to be sure it is usually recommendable to send an enquiry to the Ministry of Urban Development and Environment (Altlasthinweiskataster@bsu.hamburg.de) even if there is no actual reason to suspect contamination. When making this enquiry you must, however, prove that you are either the landowner or a prospective purchaser (with an authorization letter from the landowner). You should include a location map in order to simplify the processing of your request. Your expenses for this initial enquiry at the data base service will be minor.

If the suspected contamination is confirmed, early contact with the officials at the District Office or the Ministry of Urban Development and Environment (the address is given on the flap-out page) will save you a lot of effort and money. The experts at these offices can lay-out further steps with you. There is no silver bullet: it takes an individual decision if and how a remedial action is needed.

Please note: even if there is no hazard-removal action necessary, excavated material (like back filling, debris or else) may still be contaminated requiring proper handling and disposal.

Hint:

- You can enquire with the Division for Consumer Protection, Trade and the Environment in your district or with the Ministry of Urban Development and Environment whether contamination is suspected at your site.
- Always investigate potential contamination before purchasing the land. It might be too late to do this on short term before starting construction work. Early action will avoid costly delays.
- Strive for synergy: combine the mandatory building land investigation with soil, soil vapour, and groundwater investigation. It will save you money.
- Coordinate remedial measures with construction pit excavation. It helps to streamline construction processes. Specialized civil engineers can help you.



You should enclose a site map in order to smooth the processing of your request. Your expenses for this initial enquiry at the data base service will be only minor.



2. Officially used terms for the evaluation of contaminated sites, sites suspected of being contaminated, harmful changes to the soil or suspected sites:

Action is required when land-use changes

at sites where a contamination had been found to be tolerable under the conditions of the current land-use. If a change is made towards a more sensitive land-use then a risk assessment must be carried out for the new land-use and remedial action may be necessary.

Action is required with structural changes

if building structures on the site are removed and no longer hindering completion of a risk assessment or remediation of a known contamination.

Action is required for changes in zoning or other land-use planning

if a contamination had been found to be tolerable under the conditions of the current land-use of the current zoning or other planning designations and the conditions are intended to be changed towards more sensitive land-use.

Protective and restrictive measures

are measures that prevent or reduce hazards, considerable disadvantages or considerable nuisances for individuals or the general public, especially land-use restrictions, such as e.g. gas drainage or fencing.

Under supervision

The site is subject to supervision or aftercare by the responsible authority or as part of a self-monitoring program.

Decontaminated (partially)

Decontamination has been carried out but further remedial measures are necessary for at least a part of the site or to protect a resource.

Decontaminated (completely)

Evaluation by the responsible authority shows that all required remedial measures have been carried out.

Secured

Evaluation by the responsible authority shows that all required safeguarding measures have been carried out.

Resolved

The suspicion of contamination was resolved or the site was not suspected of being contaminated.

Sites

are plots of land that have been completely decontaminated, where suspicion of contamination has been resolved by research or investigations (“resolved”), and/or sites without need for governmental action under the current zoning conditions.



Hamburg

Ministry of
Urban Development
and Environment