



---

# STRATEGIC ACTION PLAN FOR HALLE (SAALE)

---

D.T4.1.3\_Halle(Saale)

Final version

03 2019

---





## Table of Contents

Introduction .....	4
Part A. Short Summary of actions .....	8
Part B. Detailed description of concrete actions.....	10
Action 1 - Redevelopment of Area 11 - “former Waggonbau-Ammendorf” .....	10
Action 2 - Redevelopment of Areas 19, 20, 21 .....	14
Action 3 - Redevelopment of Area 31 .....	18
Action 4 - Redevelopment of Area 37.....	23



## Introduction

### Scope and structure of the document

The document represents the deliverable D.T4.1.3 of the GreenerSites project, and describes the concrete actions that, according to project experience and approaches, can contribute to increase the effectiveness of management of identified brownfield sites in the territory of Halle (Saale)

This strategic action plan (SAP) is arranged with the purpose of promoting the redevelopment of the former industrial area Halle-Ammendorf, where today still a large number of brownfields are located. It has been issued taking into account:

- the specific outcomes of the pilot actions developed during the project;
- the results of the stakeholders' consultation and the participatory processes activated in the considered Functional Urban Area (FUA).

The document is composed by four main chapters.

In this first part ("Introduction") a general presentation of the considered area and of the activities that have been carried out during the GreenerSites project (pilot actions) can be found. In addition, the process of involvement and consultation of local key stakeholders will be described, and the methodological approach adopted for selecting the relevant action(s) and drafting this Strategic Action Plan is presented.

In subsequent "Part A" you can find a short summary of the concrete action(s) that has been identified for an effective management of brownfield sites in the considered area. In "Part B", these action(s) and then described in detail, starting from the analysis of the specific problem(s) addressed, describing the objectives of the intervention, the actors, roles and timing of activities, and identifying also the financing sources and concrete implementation steps.

The final chapter contains references to other project deliverables and external documents that can be useful for a deepening of the topics dealt with in the document.



## The context: the Functional Urban Area and related Pilot Site(s)

Halle-Ammendorf (~407ha) is a former industrial site: lignite mining, chemical industry, tarpaper production, construction, and mechanical engineering were the main industry sectors in this area. The transition process after German unification led to privatisation and closure of companies, many sites turned into un-or under-used sites. The site information system operated by the City of Halle (Saale) currently indicates 37 brownfield sites in Halle-Ammendorf.

## The implemented Pilot Activities

The implementation of the pilot action Halle-Ammendorf started in October 2017. The main pilot action work was finished in November 2018. The pilot action results and learnings have also been a crucial part of the strategic action planning. Within the pilot action, PP2 and City of Halle (Saale) selected 11 brownfield sites for detailed analysis and potential development: F11, F19, F20, F21, F23, F31, F33, F35, F36, F37, and F38.

During the pilot action, isw organised several local stakeholders' tables and set up a joint work plan (including task list) to consolidate the work with City of Halle (Saale). In detail, isw carried out the following activities:

- Joint selection of relevant brownfield sites for potential development on the basis of the site information system operated by City of Halle (Saale);
- Drawing up a questionnaire to involve owners and to increase the knowledge about the brownfield sites;
- Surveys / interviews with brownfield site owners and analysis of the replies to the questionnaire;
- Desktop research and data collection to complete missing data in the site information system operated by City of Halle (Saale):
  - City of Halle (Saale) -different departments (e.g. business development, construction, planning, environment, municipal properties),
  - Public utilities and municipal energy supply,
  - LAF, Regional Agency for Brownfield Remediation Saxony-Anhalt,
  - LAGB, Federal State Office for Geology and Mining Saxony-Anhalt,
  - Police,
  - Municipal archives.
- Analysis of brownfield features (e.g. owner situation, construction and planning law regulations, infrastructure, geology, hydrology and settlement structure);
- Prioritisation of brownfield sites according to their positive and adverse determinants;
- Elaboration of a common and transferable methodology for analysing brownfields in Halle FUA;
- Individual assessment of the 11 selected brownfield sites;
- Presenting possible solutions to face adverse determinants (e.g. removal of vegetation, remediation of contaminated sites, clearing of sites suspected to be contaminated with unexploded ordnance, risk assessment from the former mining operations).



- Compiling recommendations for action for the City of Halle (Saale).

## Consultation and participatory process

The isw organised several regional stakeholder meetings to involve the relevant organisations from public and private sector engaged in the area Halle-Ammendorf. Main players was the city administration of Halle (Saale) with its different departments responsible for economic promotion, brownfield development, urban development and environment. Furthermore stakeholders from regional level have been integrated such as the Ministry for Regional Development and Transport or the Agency for Brownfield development. The isw has also implemented a number of interviews with private site owners in Halle-Ammendorf. The city of Halle has organised 2 large scale so called “future forums” in Halle-Ammendorf, where local citizens where invited to discuss development deficits and potential.

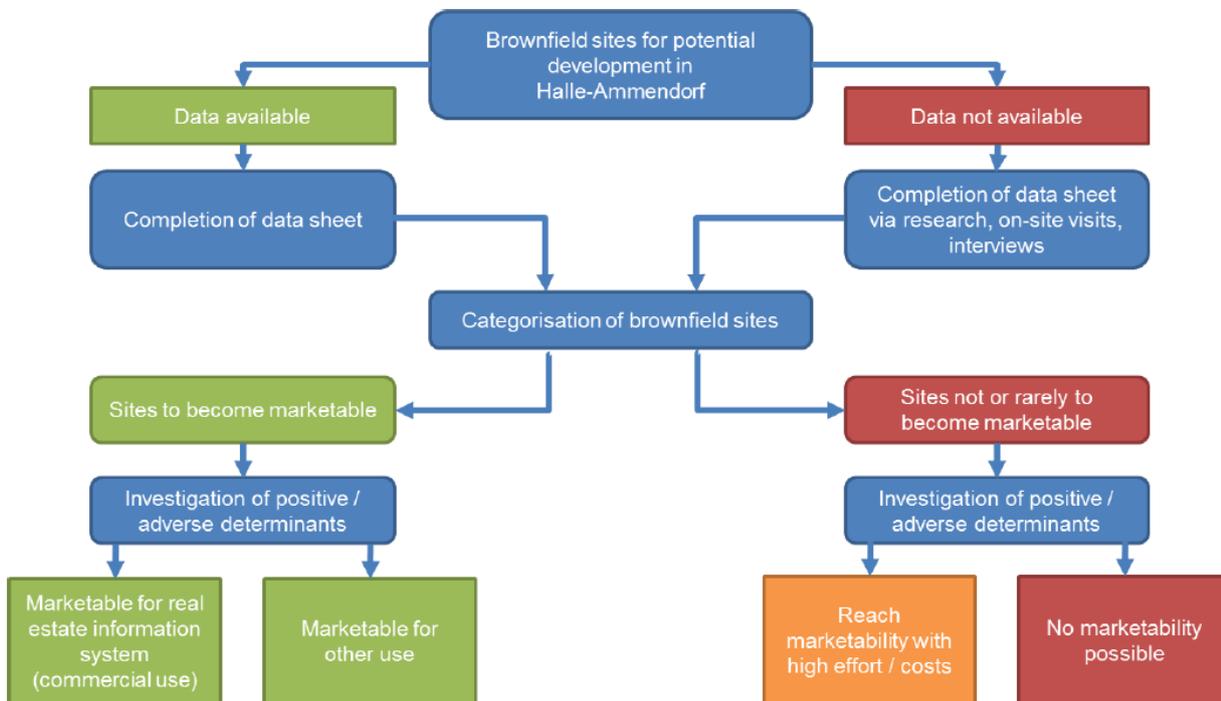
### Overview of List of Stakeholders

- City Administration of Halle
- Landesanstalt für Altlastenfreistellung
- Ministry of Economy and Science Saxony-Anhalt
- Chamber of Commerce Halle / Dessau
- MDSE - Mitteldeutsche Sanierungs und Entwicklungsgesellschaft mbh
- Municipal District Saalekreis
- Municipal District Mansfeld-Südharz
- IHU Gesellschaft für Ingenieur, Hydro und Umweltgeologie mbH
- Several Private Site Owners

## Methodological approach to select actions

The isw analysed 11 potential areas for redevelopment in Halle-Ammendorf within the pilot project. In order to assess the potential for redevelopment a detailed criteria system was developed. Based on this criteria the 4 most promising areas have been selected for the strategic action plan.

The following chart describes the applied methodology, which was jointly implemented in cooperation with the City of Halle.





## Part A. Short Summary of actions

### Action 1

Action 1 deals with strategic action planning for the development of area 11, which is of particular interest to the city of Halle (Saale) because of its characteristics. Due to its location, the area is not in a development context with other selected potential areas.

There would be an opportunity to create synergies with regard to the emerging Halle-Ammendorf shopping centre, as the development of fallow land has already progressed here.

In order to develop area 11, a decision must be made at the outset in a participatory process as to whether it should remain in public hands or whether a private investor should be found. Based on this decision, all planning and measures must be aligned.

### Action 2

Areas 19, 20 and 21 are directly adjacent to each other and are almost entirely owned by the same owner, a small/medium sized company. The company is publicly owned.

The areas can be mobilised with moderate to higher effort, as they show some unfavourable factors. Strategic land management is of central importance for the development of these areas: the elimination of the unfavourable factors increases the marketability of the areas to a certain degree. In addition, the location advantage represents a clear benefit, if the coherent consideration of the areas is foreseen in the strategic planning.

### Action 3

Potential area 31 is located in the southeastern part of the study area and is one of the potential areas in private ownership (2 parcels). As part of the project, the landowner took part in a survey conducted by the isw Institute and the results were included in the site analysis. Despite some unfavourable factors, the potential area is regarded as mobilisable with very little effort. Strategic planning for the development of the potential area can considerably support revitalisation or marketability.



## Action 4

Potential area 37 consists of five different parcels and is owned by three owners, the city of Halle and two small/medium sized companies. Both companies are publicly owned.

The area is almost completely undeveloped and is currently used for agriculture (2019).



## Part B. Detailed description of concrete actions

### Action 1 - Redevelopment of Area 11 - “former Waggonbau-Ammendorf”

<p><b>Content of specific action</b></p>
<p>To classify the areas in the context of the Halle (Saale) FUA, further information and data were collected by the City of Halle (Saale) in addition to the information provided. Among other things, the owner structures and information regarding the infrastructure as well as other characteristics were determined. Detailed information can be found in report D.T3.2.3 “Final report on revitalisation of brownfield areas in Halle”. This shows that the identified potential area 11 can be mobilised with comparatively little effort.</p>
<p><b>Short problem description</b></p>
<p>Potential area 11 is considered to be mobilised with very little effort. Nevertheless, the area is not free of unfavourable factors. At 70-80%, it has a high degree of sealing and, in some cases, remains of foundations. As part of the former “Waggonbau-Ammendorf” (wagon construction), it is also a potential contaminated site. It is unclear whether the State Agency for the Release from Contaminated Sites of Saxony-Anhalt (LAF) has granted an exemption for contaminated sites. In addition, the area is suspected of being contaminated with explosive ordnance.</p> <p>The site is owned by the public sector and is intended as a location for the accommodation of state authorities. At present, however, there is no need for this, and the site therefore functions as a so-called “holding property”. The city of Halle (Saale) has expressed interest in further developing this site.</p>
<p><b>Objective of specific action</b></p>
<p>The overriding goal for all potential areas is to create or improve the mobilisability and marketability of the selected areas. In the medium to long term, companies are to settle on the sites in order to ideally reduce the redevelopment of further commercial areas (“greenfields”). Based on the specific characteristics of the area 11, the following subordinate objectives arise:</p> <ul style="list-style-type: none"> <li>- Examination of the release from contaminated sites by the State Agency for the Release from Contaminated Sites of Saxony-Anhalt (LAF) and examination of existing investigations into contaminated sites,</li> <li>- Investigation and, if necessary, elimination of explosive ordnance loads,</li> <li>- Examination of synergy effects with developed shopping centre in Halle-Ammendorf (“old depot”),</li> <li>- Initiating the strategic process of transferring the land into municipal ownership.</li> </ul>



### Partners involved and description of participation process

City of Halle (Saale):

- Key stakeholder for the management of the areas
- Cooperation with political institutions
- Important player in the process of drawing up development and land use plans

City Council of Halle (Saale):

- Central actor in the process of urban development and urban land-use planning

State Agency for Contaminated Site Release Saxony-Anhalt (LAF)

- Central actor in the examination of existing exemptions for contaminated sites
- Institution in charge of the planning and implementation of remediation of contaminated sites
- Funding body (if applicable)

Owner of area 11 (public sector):

Central actor for the development of the potential area 11

### Planning of activities (timeline)

Short-term:

- Initiation of talks and establishment of a “round table” consisting of all relevant actors
- Development of a concept for the development of the area
- Examination of the up-to-dateness of the development plan 112 and requirement for updating (considered as statutes and is not subject to a precise validity period)
- Examination of exemptions from contaminated sites or contamination of contaminated sites
- Examination of possibilities for the elimination of explosive ordnance burdens
- Carrying out an environmental impact assessment

Medium term:

- Decision on use of the site for real estate in the public sector or sale to private investor(s) - Decisive criterion for further process in case of existing exemption from contaminated sites
- Research on the acquisition of funding and development of resources (financial / personnel)
- Exists contaminated site exemption and a (private) investor is found: promotion and advice via State Agency for Contaminated Site Release Saxony-Anhalt (LAF)
- Exists (no) exemption from contaminated sites and the area is to remain in public hands: Use of public subsidies (see *Financing*)
- Planning for the elimination of explosive ordnance pollution (responsibilities and implementation)



- Implementation of the removal of foundation remains and heavy vegetation in accordance with the requirements of the environmental impact assessment

Long-term:

- If no investor can be found in the medium term, but the land is sold without any country-specific use being planned, the short-term goals can be achieved.
- In the medium term, the explosive ordnance contamination must be eliminated and the remediation of contaminated sites planned, so that it is possible in the long term to maintain the potential area 11 as a mobilizable and attractive brownfield.

Ideally, investor search coupled with implementing a personnel position for brownfield management

### Financing

Funding via the State Agency for Contaminated Site Release Saxony-Anhalt (LAF) in the case of existing exemption decisions:

- Coordination of the redevelopment and revitalisation of old industrial and commercial sites

Funding opportunities via ERDF funding:

- Urban Development Directive ERDF (*RdErl. d. MLV v. 5.8.2016*)
- Directive on the remediation of contaminated sites (*Erl. d. MULE v. 8.12.2016*)
- Soil Protection Directive (*Erl. d. MULE v. 24.02.2017*)

Other funding opportunities:

- Funding Directive Demography (*Erl. d. MLV of 15.01.2018*)
- Directive on Regional Development (*RdErl. d. MLV v. 18.04.2012*)

Interreg projects

### Progress of implementation

- Concrete proposals and recommendations for action in the sense of a strategic action plan were handed over to the municipal partner in charge (city of Halle).
- Implemented measures as well as possibly changed framework conditions should be regularly updated and documented by the partner in charge.





## Action 2 - Redevelopment of Areas 19, 20, 21

<p><b>Content of specific action</b></p>
<p>In order to classify the areas in the context of the Halle (Saale) FUA, further information and data were collected by the City of Halle in addition to the information provided. Among other things, the owner structures, information regarding the infrastructural connection and other characteristics were determined. Detailed information can be found in report DT3.2.3 “Final report on revitalisation of brownfield areas in Halle”.</p> <p>It was shown that the identified potential areas 19, 20, 21 can be mobilised at different costs.</p> <p>Special activities must be undertaken for the potential area 21. The ownership situation should be clarified, as the eastern parcel of land is privately owned. Alternatively, this parcel could be removed from consideration and the remaining areas considered in a comprehensive overall concept. In addition, the consequences of the old mine must be analysed. In addition to area 21, this also applies to potential areas 19 and 20, whereby potential area 21 is particularly affected by the consequences of old mining. Furthermore, a historical research on possible contaminated sites should be carried out.</p> <p>All three areas show infrastructural deficits. The potential area 19 shows the greatest characteristics of the unfavourable factors. The areas are directly adjacent to each other and have similar subsoil properties (clay and marl layers). The thickness of these layers varies between the areas. An improvement of the subsoil should be considered in order to improve mobilisation.</p> <p>In all three potential areas, vegetation has developed over the years, which is regarded as an unfavourable factor because it has to be removed in the course of subsequent use.</p>
<p><b>Short problem description</b></p>
<p>The potential areas 19, 20 and 21 have moderate to high mobilisation requirements. An important aspect here is the infrastructural connection of the areas, which must be established or improved for all three areas - especially the connection to drinking water, electricity and telecommunications, as it is only available in isolated cases near the areas.</p> <p>After the plausibility check, potential area 21 can only be mobilised at great expense. The reason for this is the unclear ownership of the eastern parcel. Clarifying the unfavourable factor can take considerable time. The advantage is that the majority of the land is owned by a small/medium public enterprise and is indirectly linked to the state of Saxony-Anhalt.</p> <p>Another challenge is the removal of vegetation. First, an environmental impact assessment must be carried out and then, if necessary, compensatory and substitute measures must be taken.</p>



<p><b>Objective of specific action</b></p>
<p>The overriding goal for all potential areas is to create or improve the mobilisability and marketability of the selected areas. In the medium to long term, companies are to settle on the sites in order to ideally reduce the redevelopment of further commercial areas ("greenfields"). Based on the specific characteristics of the areas 19, 20 and 21, the following subordinate objectives result:</p> <ul style="list-style-type: none"> <li>- Examination of the areas for contaminated sites and possible restrictions due to mining research at the State Office for Geology and Mining Saxony-Anhalt (LAGB) and, if necessary, planning of further steps</li> <li>- Improvement of infrastructural connections (sewage, Internet, etc.)</li> <li>- Elimination of vegetation in accordance with environmental impact assessment guidelines</li> <li>- Improvement of the subsoil (pronounced clay and marl layer and thus poor infiltration properties or the risk of wetting)</li> <li>- Development of ideas for the improvement of the mobilisability by joint marketing of the three mentioned areas. The largest owner is a small/medium sized public company. Here, the handling of the remaining plot of land of potential area 21 must be clarified. This would result in a changed situation, for example for the evaluation of the old mining situation.</li> <li>- Furthermore, if a development plan is required, the process must be started in a coordinated manner in order to avoid possible delays in installation. Important actors must be involved right from the start.</li> </ul>
<p><b>Partners involved and description of participation process</b></p>
<p>Owner of the area:</p> <ul style="list-style-type: none"> <li>- Private actor, but 100% owned by the Land of Saxony-Anhalt (decisive for criteria for subsidies)</li> </ul> <p>City of Halle (Saale):</p> <ul style="list-style-type: none"> <li>- Key player for the management of the areas</li> <li>- Cooperation with political institutions</li> <li>- Important player in the process of drawing up development and land use plans</li> </ul> <p>City Council of Halle (Saale):</p> <ul style="list-style-type: none"> <li>- Central actor in the process of drawing up a development plan</li> </ul>
<p><b>Planning of activities (timeline)</b></p>
<p>Short-term:</p> <ul style="list-style-type: none"> <li>- Selection of a suitable potential area for development or overall development of areas 19, 20, 21</li> <li>- Contacting all relevant actors and starting discussions</li> <li>- Decision as to whether the eastern parcel of area 21 should also be considered and developed, if so → Start of contact determination of the private owner</li> </ul>



- Exploring common interests and ideas
- Carrying out an environmental impact assessment

Medium-term:

- Development of a concept (e.g. consolidation of areas 19, 20, 21 or individual development)
- Structuring and organisation of work processes (clarification of responsibilities on the administrative side)
- Acquisition of resources

Long-term:

- Elimination of unfavourable factors:
  - Elimination of vegetation after environmental impact assessment
  - Remediation of suspected contaminated sites in cooperation with the State Agency for the Release of Contaminated Sites from Contamination (LAF)
  - Clarification of the hazard posed by the consequences of old mining operations
  - Implementation of remediation measures

**Financing**

Funding via the State Agency for Contaminated Site Release Saxony-Anhalt (LAF) in the case of existing exemption decisions:

- Coordination of the redevelopment and revitalisation of old industrial and commercial sites

Funding opportunities via ERDF funding:

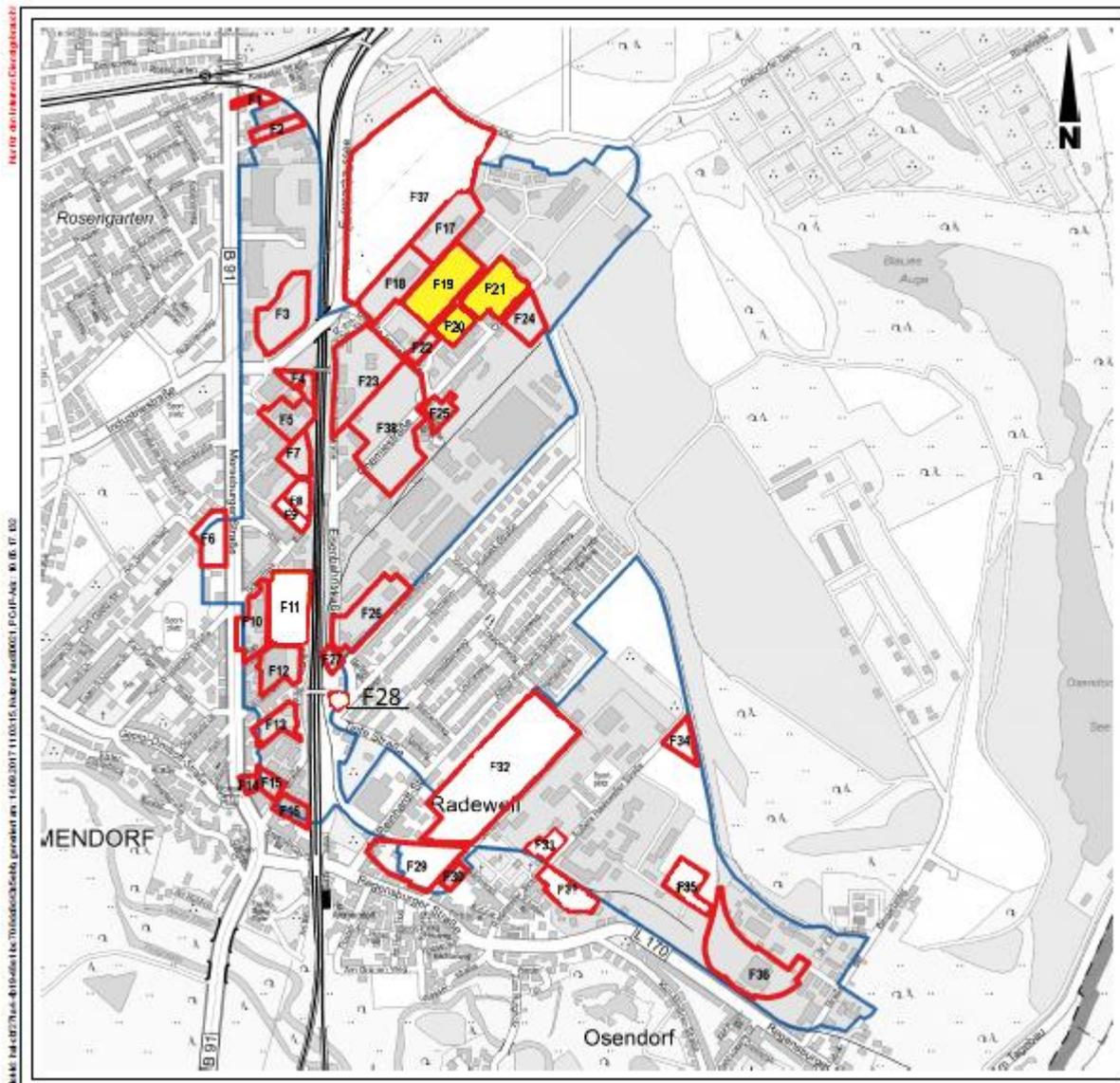
- Urban Development Directive ERDF (*RdErl. d. MLV v. 5.8.2016*)
- Directive on the remediation of contaminated sites (*Erl. d. MULE v. 8.12.2016*)
- Soil Protection Directive (*Erl. d. MULE v. 24.02.2017*)

Other funding opportunities:

- Funding Directive Demography (*Erl. d. MLV of 15.01.2018*)
- Directive on Regional Development (*RdErl. d. MLV v. 18.04.2012*)
- Interreg projects

**Progress of implementation**

- Concrete proposals and recommendations for action in the sense of a strategic action plan were handed over to the municipal partner in charge (city of Halle).
- Implemented measures as well as possibly changed framework conditions should be regularly updated and documented by the partner in charge.





## Action 3 - Redevelopment of Area 31

<p><b>Content of specific action</b></p>
<p>The potential area already has a good infrastructure connection, so that an improvement is not necessary. It is also positive that, depending on the construction project, a development plan requirement can be ruled out.</p> <p>However, the area is heavily built-up, so that a suitable concept is required for the renovation and further use of the complex building structure. The existing traffic connection should be taken into account.</p> <p>In addition, it must be checked to what extent contaminated sites are present, as the former Ammendorf paper mill is located on this area. A release from contaminated sites already exists and can therefore be regarded as a positive factor for strategic planning.</p>
<p><b>Short problem description</b></p>
<p>Potential area 31 has a large number of favourable factors, so that mobilisation can take place with very little effort.</p> <p>The greatest challenges arising from existing unfavourable factors are the degree of development and sealing. Overall, the area has a degree of sealing of over 90%. The existing traffic areas for the development of the area must be taken into account.</p> <p>The outdated building structure indicates a high renovation effort. In addition, the structure that has grown over the years must be taken into account with a view to future use. Here, it must be clarified whether a conversion of the building structure is necessary for future use and whether this will result in legal building requirements that can make renovation more difficult.</p> <p>The planning situation for the construction of the access road for the Ammendorf/Radewell industrial estate must be considered as a strategic challenge. The development plan 139 (not legally binding draft) and its implementation are the responsibility of the municipal actors. An access road can have a direct effect on the revitalisation of the potential area 31, since now (2019) it can only be reached via the access road through a residential area.</p>
<p><b>Objective of specific action</b></p>
<p>The overriding goal for all potential areas is to create or improve the mobilisability and marketability of the selected areas. In the medium to long term, companies are to settle on the sites in order to ideally reduce the redevelopment of further commercial areas ("greenfields"). Based on the specific characteristics of the area 31, the following subordinate objectives result:</p> <ul style="list-style-type: none"> <li>- Examination of the areas for contaminated sites (release from contaminated sites is available)</li> <li>- Clarification of the further development of the access road to the Ammendorf/Radewell industrial estate (development plan 139)</li> <li>- Is the development road prioritised in the land use plan and is implementation progressed? (Progress of current planning measures?)</li> <li>- How does the construction of the access road affect the accessibility of the site, e.g. with regard to access restrictions?</li> </ul>



- Development of the handling and further procedure with regard to the building structure
- Involvement of the private landowner in the strategic development and elaboration of common interests
- Use of instruments to develop ideas (e.g. architectural competition, etc.)
- Development of ideas for the use of buildings through the involvement of actors from business, industry and trade or their stakeholders
- If necessary, specific exploration of development opportunities with regard to the creative industries.

**Partners involved and description of participation process**

Private landowner:

- 100% owner of both parcels of potential area 31
- Participation in survey within the GreenerSites project and great interest in the development of the area

City of Halle (Saale):

- Key actor for the management of the areas
- Cooperation with political institutions
- Important player in the process of drawing up development and land use plans

City Council of Halle (Saale):

- Central actor in the process of drawing up a development plan
- Central actor in the process of tendering and approval of competitions

Associations and actors from creative industries, industry and commerce, housing and other sectors of the economy:

- Development of ideas and concepts for the revitalisation/development of the area, especially for dealing with the building structure
- Multipliers for communication and public relations work



## Planning of activities (timeline)

### Short-term:

- Contacting all relevant actors and starting discussions
- Creation of regular round-table discussions involving relevant stakeholders
- Exploring common interests and implementation possibilities
- Use of possibilities within the public procurement law to develop ideas
- Creative competitions
- Feasibility and efficiency audit

### Medium-term:

- Advance the urban planning development of the access road to the Ammendorf/Radewell industrial site
- Is it possible to reach the target of a city council decision by mid-2020?
- Can the construction project be realised in the short term (< 5 years)?
- Structuring and organisation of work processes
- Compliance with procurement law requirements and initiation of processes (e.g. planning and execution of creative / architectural competitions)
- Creation of concrete responsibilities and nomination of contact persons
- Discussion rounds towards a network of relevant actors and multipliers
- Acquisition of resources

### Long-term:

- Elimination of unfavourable factors:
  - Remediation of suspected contaminated sites in cooperation with LAF
  - Based on the results of the previous activities, actions must be planned for implementation, e.g. for the use of the existing building structure.

## Financing

Funding via the State Agency for Contaminated Site Release Saxony-Anhalt (LAF) in the case of existing exemption decisions:

- Coordination of the redevelopment and revitalisation of old sites (industrial estates)

Funding opportunities via ERDF funding:

- Urban Development Directive ERDF (*RdErl. d. MLV v. 5.8.2016*)
- Directive on the remediation of contaminated sites (*Erl. d. MULE v. 8.12.2016*)
- Soil Protection Directive (*Erl. d. MULE v. 24.02.2017*)



**Other funding opportunities:**

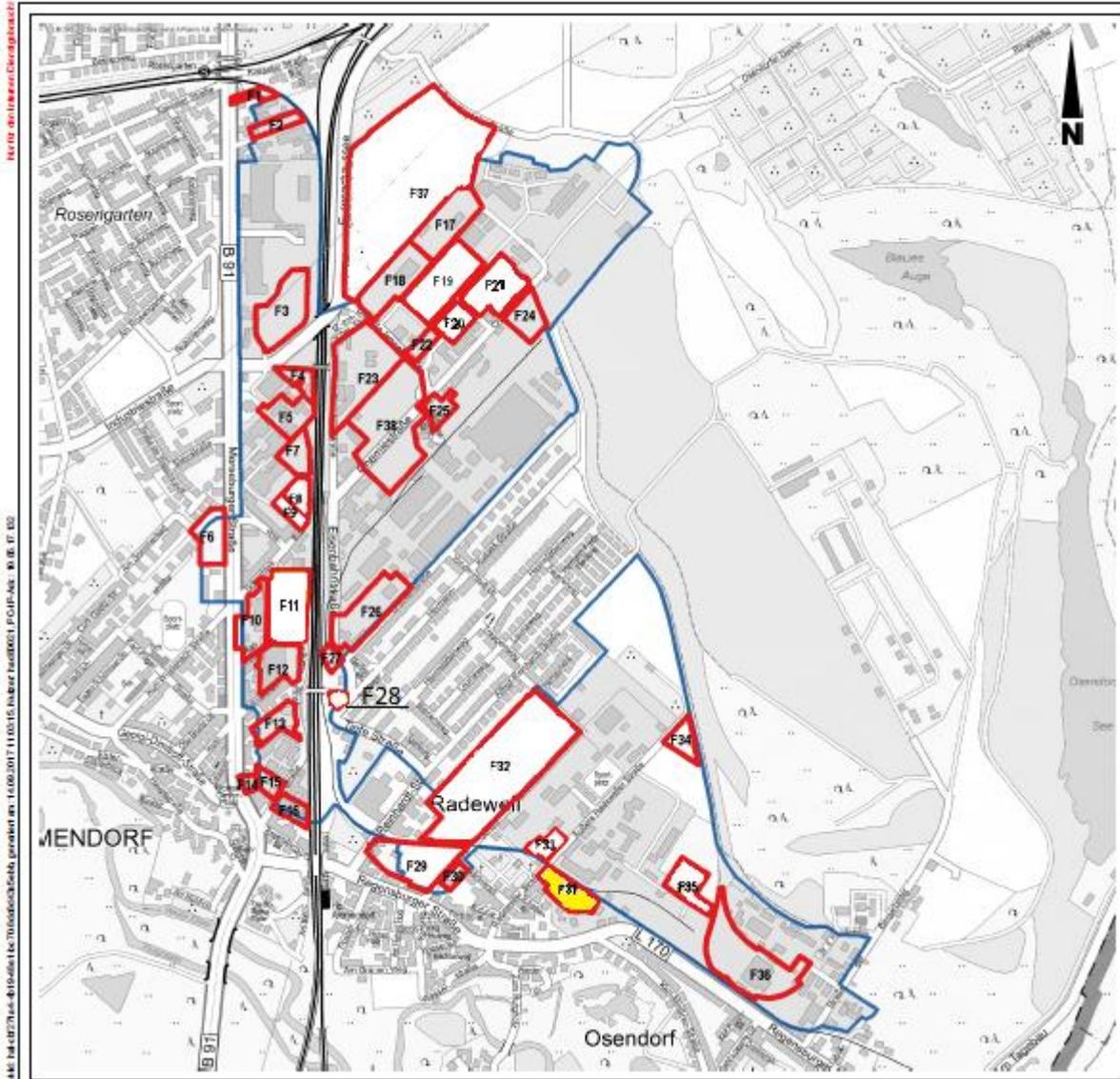
- Funding Directive Demography (*Erl. d. MLV of 15.01.2018*)
- Directive on Regional Development (*RdErl. d. MLV v. 18.04.2012*)
- Interreg projects

**Examination of the possibilities of the Investment Bank Saxony-Anhalt to grant subsidies:**

- Saxony-Anhalt MODERN
- Saxony-Anhalt AUFZUGSPROGRAMM
- Saxony-Anhalt WOHNRAUM HERRICHTEN

**Progress of implementation**

- Concrete proposals and recommendations for action in the sense of a strategic action plan were handed over to the municipal partner in charge (city of Halle).
- Implemented measures as well as possibly changed framework conditions should be regularly updated and documented by the partner in charge.





## Action 4 - Redevelopment of Area 37

<p><b>Content of specific action</b></p>
<p>The potential area 37 offers a lot of scope for development, as the degree of sealing is less than 5% due to the lack of buildings on the area. The area is currently used for agricultural purposes. A development plan is required for the potential area 37. Due to the heavy vegetation in the southern area, nature conservation aspects must be taken into account. An environmental impact assessment will probably be necessary as part of the mobilisation of the area.</p> <p>In addition, the area is very poorly connected to the existing infrastructure. There is a connection to a main water pipe on the area and a power line crosses the area. The two power pylons on the surface prove to be disadvantageous.</p> <p>As part of the former “Ammendorfer Plastwerk”, the area is considered a potential suspected contaminated site. However, there is an exemption for contaminated sites.</p>
<p><b>Short problem description</b></p>
<p>A major problem for the revitalisation/mobilisation of the potential area 37 is that it is regarded more as a "greenfield" than as a classic "brownfield". A development towards a commercial and industrial area would therefore run counter to the federal government's target of saving space. In addition, the area offers suitable land for agricultural use.</p> <p>A connection to the infrastructural supply must take place in order to increase the attractiveness of the area. The heavy-current pylons are a problem here. On the one hand, they restrict the available space and, on the other hand, are associated with high costs for removal.</p> <p>Other unfavourable factors are the nature of the building ground and the degree of vegetation on the area. The subsoil is characterised by thick clay and marl layers, so that extensive measures are necessary to guarantee sufficient infiltration of rainwater. With regard to the vegetation, compensatory and replacement measures must be taken depending on the results of the environmental impact assessment.</p> <p>The area is considered a suspected contaminated site and is exempt from contamination. In addition, the area may be contaminated with explosive ordnance, which should be removed by the city of Halle (Saale). Research should also be carried out in terms of possible consequences of old mining sites.</p>
<p><b>Objective of specific action</b></p>



The overriding goal for all potential areas is to create or improve the mobilisability and marketability of the selected areas. In the medium to long term, companies are to settle on the sites in order to ideally reduce the redevelopment of further commercial areas ("greenfields"). Based on the specific properties of the site 37, the following subordinate objectives can be identified:

- Strategic planning for the use of the area: Should the area be designated as a "greenfield" in order to create a commercial and industrial area or should it continue to be used for agriculture?
- Contact and establishment of discussion rounds with relevant stakeholders
- Development of ideas for the redevelopment of the area
- Examination of the consequences of old mining operations
- Testing for explosive ordnance loads
- Examination of areas for contaminated sites (release from contaminated sites is available)
- Carrying out an environmental impact assessment
- Initiation of the process for the designation of the area as an industrial estate

#### **Partners involved and description of participation process**

Owner of the area:

- Two small/medium enterprises. Both companies are to be assigned to the public sector (decisive for criteria for funding).

City of Halle (Saale):

- Owner of the majority of the area
- Key actor for the management of the areas
- Cooperation with political institutions
- Important player in the process of drawing up development and land use plans

City Council of Halle (Saale):

- Central actor in the process of drawing up a development plan
- Key player in the process of tendering and approval of competitions

State Agency for Contaminated Site Release Saxony-Anhalt (LAF):

- Central actor in the examination of existing exemptions for contaminated sites
- Institution in charge of the planning and implementation of remediation of contaminated sites
- Funding body (if applicable)



## Planning of activities (timeline)

### Short-term:

- Contacting all relevant actors and starting discussions
- Creation of regular round-table discussions involving relevant stakeholders
- Exploring common interests and ideas
- Decision on the handling of the area ("greenfield" or agricultural land)

### Medium-term:

- Implementation of an environmental impact assessment
- Initiation of the designation process as an industrial estate
- Planning the connection to the infrastructural supply and the main access road (*Europachaussee*)
- Acquisition of resources

### Long-term:

- Elimination of unfavourable factors:
  - Remediation of suspected contaminated sites in cooperation with State Agency for Contaminated Site Release Saxony-Anhalt (LAF)
  - Elimination of existing explosive ordnance loads
  - Implementation of the measures according to the results of the environmental impact assessment
  - Connection to supply structure
  - Connection to the traffic structure

## Financing

Funding via the State Agency for Contaminated Site Release Saxony-Anhalt (LAF) in the case of existing exemption decisions:

- Coordination of the redevelopment and revitalisation of old industrial and commercial sites

Funding opportunities via ERDF funding:

- Urban Development Directive ERDF (*RdErl. d. MLV v. 5.8.2016*)
- Directive on the remediation of contaminated sites (*Erl. d. MULE v. 8.12.2016*)
- Soil Protection Directive (*Erl. d. MULE v. 24.02.2017*)



**Other funding opportunities:**

- Funding Directive Demography (*Erl. d. MLV of 15.01.2018*)
- Directive on Regional Development (*RdErl. d. MLV v. 18.04.2012*)
- Interreg projects

**Progress of implementation**

- Concrete proposals and recommendations for action in the sense of a strategic action plan were handed over to the municipal partner in charge (city of Halle).
- Implemented measures as well as possibly changed framework conditions should be regularly updated and documented by the partner in charge.

