

TAKING  
**COOPERATION**  
FORWARD



Promoting the revitalisation of the Halle Ammendorf area by improving the site marketability



PP 2 isw Institute for Structural Policy and Economic Development



## *Background*

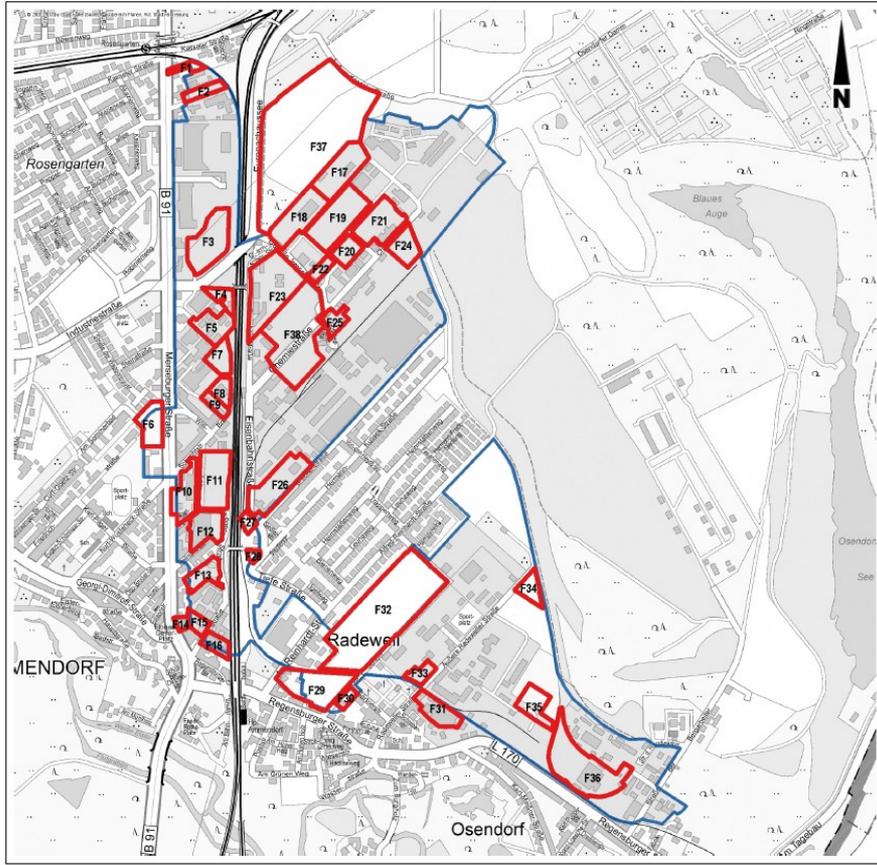
- Halle-Ammendorf (407 ha) is a former industrial site: lignite mining, chemical industry, and mechanical engineering
- The transition process after the German unification led to privatisation and closure of companies, many sites turned into un- or underused sites

## *Site analysis & site development in Halle-Ammendorf*

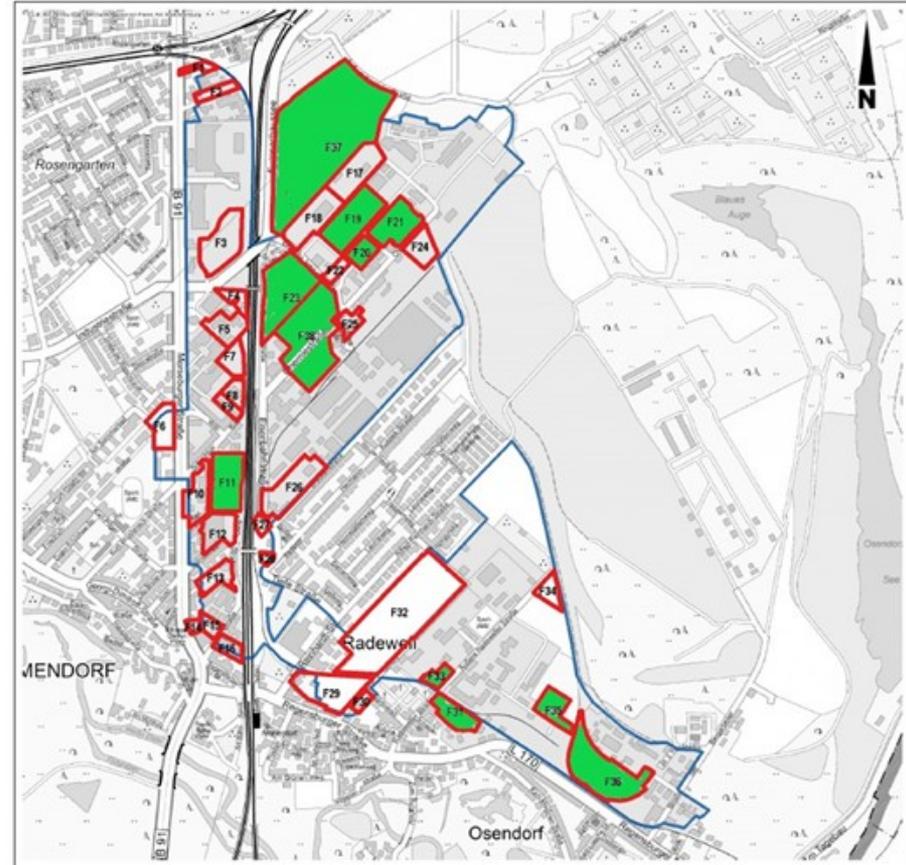
- Selection of 11 brownfield sites for potential development
- Detailed data collection: environmental data, former pollution, ownership, and legal issues
- Goal: Improving the site marketability, considering environmental aspects (e.g. reduction of space utilisation, unsealing), categorisation of sites according to specific criteria, identification of positive and negative features for site marketability
- Stakeholders involved: City of Halle, regional brownfield authority, and private property owners



# Pilot Action Halle-Ammendorf - Area



Overview of brownfield sites in Halle-Ammendorf

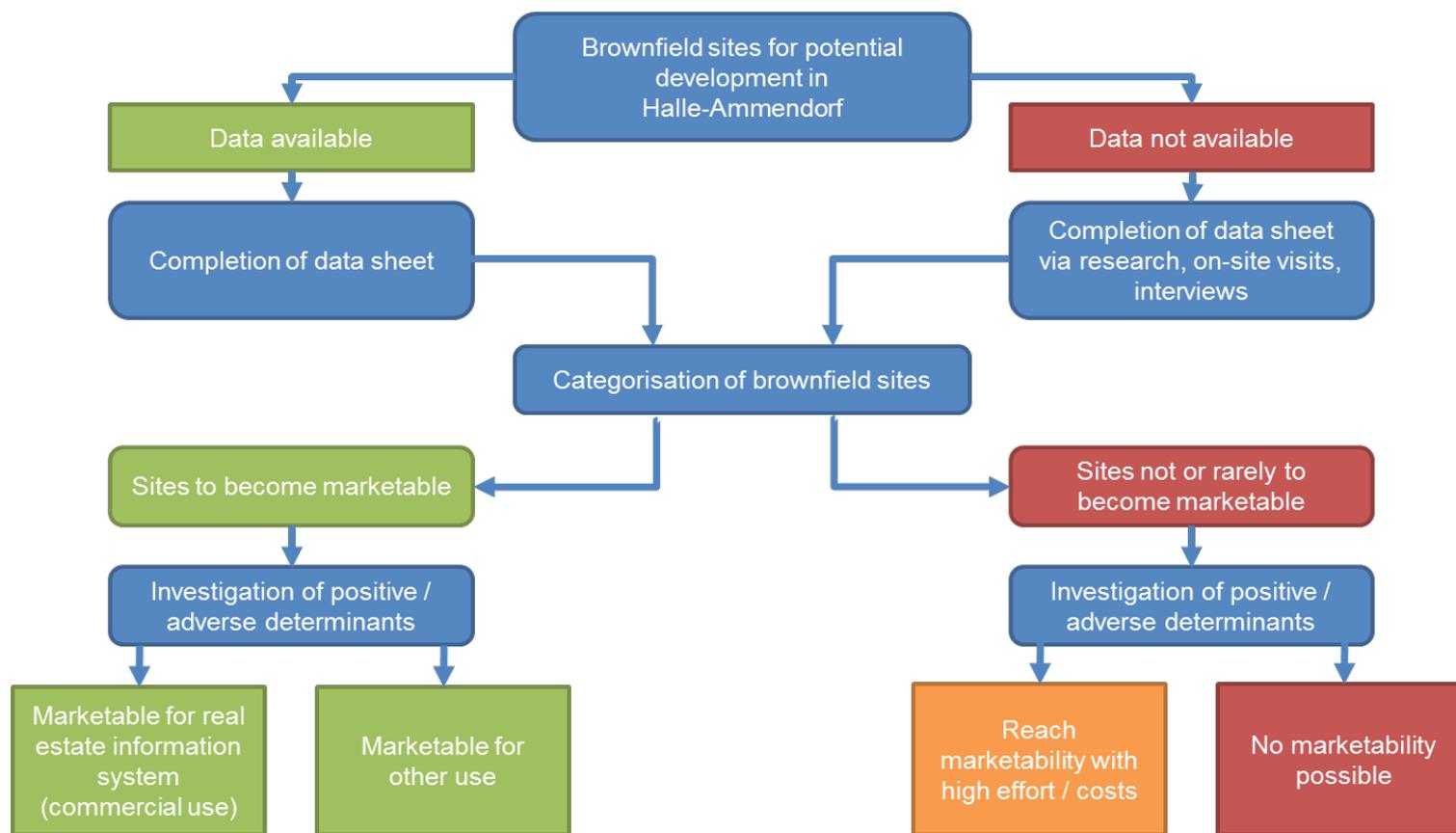


11 selected brownfield sites for potential development in Halle-Ammendorf



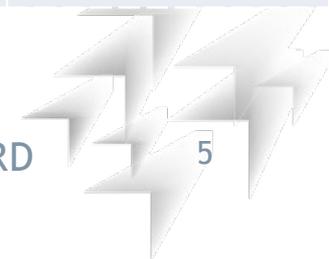
# Pilot Action Halle-Ammendorf - Methodology

## Schematic representation of the methodology



# Pilot Action Halle-Ammendorf - Research criteria

Site data	Occupancy situation	Planning law situation	Infrastructure	Special features	Additional research
Contact person	Total size of the area	Building law according to Building Code	Electricity	Building encumbrances	Depth of groundwater table
Price	Available area	Development plan requirement	Water	National monument status	Hydrological situation
Ground value	Smallest partial area available	Branch structure of resident companies	Sewage	Archaeological monuments	Water code
Land appraisal		Important resident companies	Gas	Contamination	Geology
Land parcels		Availability for third parties	Internet	Areas suspected to be contaminated with unexploded ordnance	Degree of sealing
Owner		Amount of floors in a building, floor space, cubic index, full storeys	Public development	Noise emission	
			Proximity to highway, airport, central railway station, public transport	Former mining areas	
				Mitigation and compensation measures	



# Pilot Action Halle-Ammendorf - Activities carried out (1 of 2)

During the pilot action, isw organised several local stakeholders' tables and set up a joint work plan 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. 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.



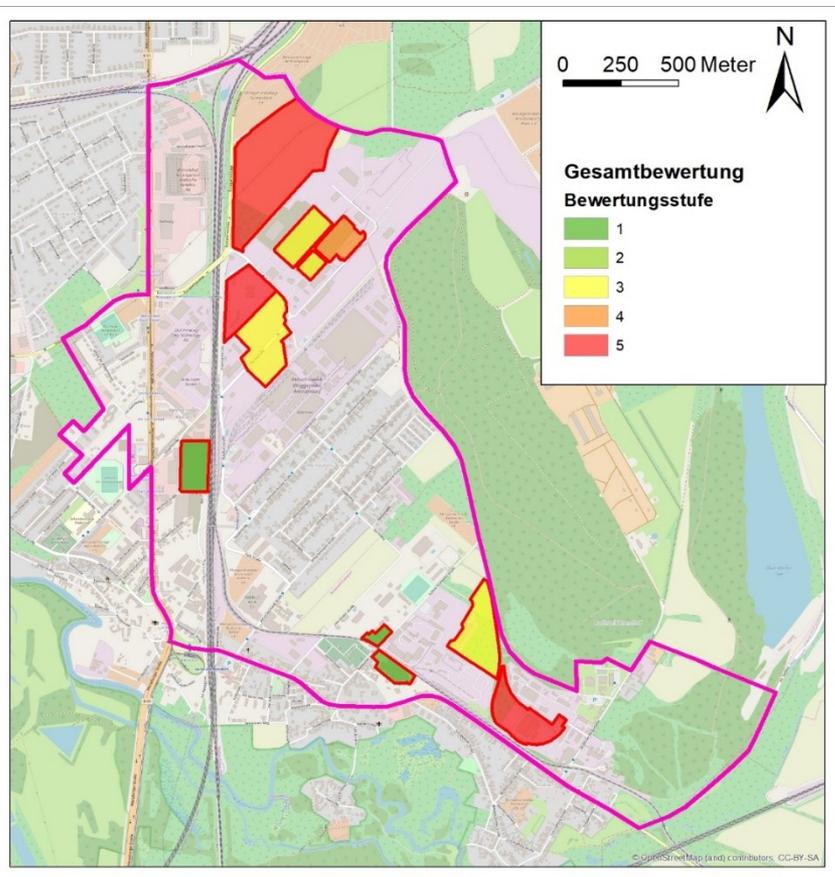
# Pilot Action Halle-Ammendorf - Activities carried out (2 of 2)



- Analysis of brownfield features (according to research criteria);
- Prioritisation of brownfield sites according to their positive and negative features;
- 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 negative features (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).



# Pilot Action Halle-Ammendorf - Assessment of marketability



**Very little effort:**  
3 sites

**Moderate effort:**  
4 sites

**High effort:**  
1 site

**Very high effort:**  
3 sites



# Pilot Action Halle-Ammendorf - Negative site features

*Negative site features inhibit site development*

## Main negative features

- Contaminated sites
- Former mining areas
- Poor infrastructure



Further negative features



# Pilot Action Halle-Ammendorf - Approaches to face negative features

## Possible solutions City of Halle

Change of site area / land parcels (combination / increase or downsizing)

Improvement of infrastructure

Clearing contaminated sites

Research and risk assessment related to former mining activities

Initiating the strategic process of transferring the land into municipal ownership

Strategic area management (one department in charge for coordination of internal municipal process... data, responsibilities)

Avoid competition with greenfield settlements

### **Possible solutions for (private) site owners**

Removal of heavy vegetation to avoid delays in construction

Elimination of sealed areas



Removal of old construction work

TAKING COOPERATION FORWARD

Strategic cooperation with City administration being a key stakeholder for the



# Pilot Action Halle-Ammendorf - Brownfields vs. Greenfields



# Pilot Action Halle-Ammendorf - Improvement of site marketability

isw described detailed suggestions to improve the site marketability in different deliverables:

D.T3.2.2 Concept for strategic area management in the City of Halle: Roadmap with description of relevant steps for revitalisation of brownfields to put them back to the market for new settlements

Strategic Action Plan („roadmap“) for prioritised sites according to the SAP template:  
11, 19/20/21, 31, 37



# Brownfield Revitalisation and Land Recycling Initiative Saxony-Anhalt

## Joint Memorandum of Understanding

“In order to strengthen the brownfield revitalisation and the land recycling in the state of Saxony-Anhalt, good cooperation and regular exchange between different actors from the fields of politics, administration, economy and science are of importance. In order to bundle the existing expertise in the state of Saxony-Anhalt and make it more usable, a "competence network for land recycling" is to be founded.”

