

PP2 PILOT ACTION REPORT

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1. GreenerSites Pilot Action Halle-Ammendorf

Within the GreenerSites project, partners implemented nine pilot actions in their functional urban areas (FUA). Isw Institute for Structural Policies and Economic Development (PP2) carried out a pilot action for site analysis and site development in Halle-Ammendorf. For this purpose, isw developed a close collaboration with the administration of City of Halle (Saale)¹. The overall aims were to develop a brownfield revitalisation strategy and to improve environmental management processes with specific focus on the urban brownfield sites located in Halle-Ammendorf.

Related issues were how to improve site marketability when considering environmental aspects (e.g. reduction of space utilisation, unsealing) and how to categorise sites according to specific criteria (identification of positive and adverse determinants for site marketability).

2. Area of Pilot Action implementation

Halle-Ammendorf (~407 ha) 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 underused sites. The site information system² operated by the City of Halle (Saale) currently indicates 37 brownfield sites in Halle-Ammendorf.³ Within the pilot action, PP2 and City of Halle (Saale) selected 11 brownfield sites for detailed analysis and potential development⁴: F11, F19, F20, F21, F23, F31, F33, F35, F36, F37, and F38.⁵

¹ City of Halle (Saale) is associated GreenerSites partner.

² German: “Flächeninformationssystem” - FIS.

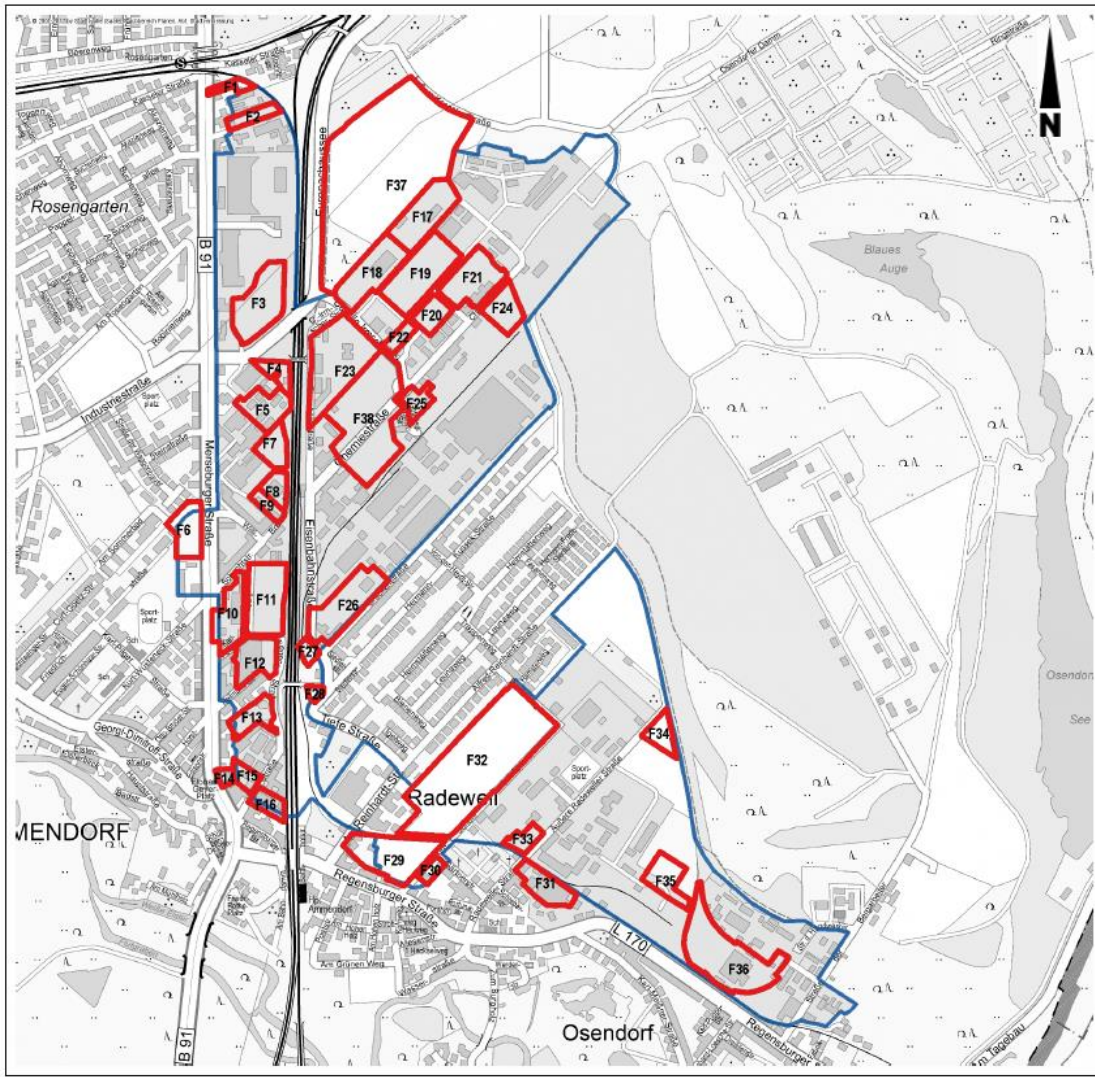
³ See Figure 1 p. 3.

⁴ See Figure 2 p. 4.

⁵ A few brownfield sites changed after finalising DT.3.2.1 according to the city’s preferences.



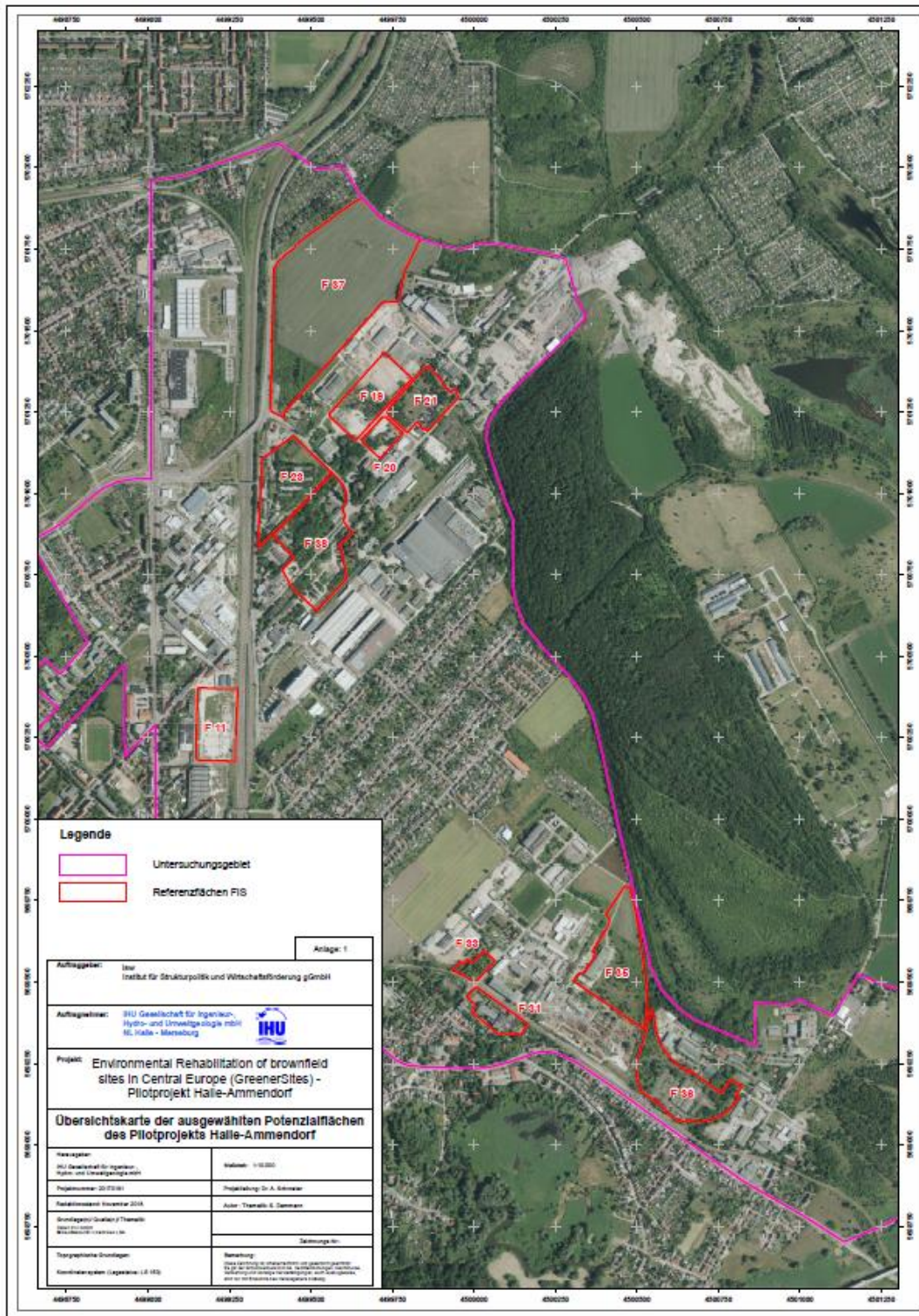
Figure 1: Overview of brownfield sites in Halle-Ammendorf



Source: Own graph based on site information system operated by City of Halle (Saale). The blue line illustrates the Ammendorf area; the red lines illustrate all brownfield sites in the Ammendorf area.



Figure 2: Selected brownfield sites in Halle-Ammendorf



Source: IHU Gesellschaft für Ingenieur- Hydro- und Umweltgeologie mbH, Halle (Saale), 2018. Red: 11 selected brownfield sites for potential development in Halle-Ammendorf.



3. Duration of PA implementation

The implementation of the pilot action Halle-Ammendorf started in October 2017. The main pilot action work was finished in November 2018. However, according to the sustainable approach with the GreenerSites project, there will be further activities to make the results beneficial even for other stakeholders and contexts. The pilot action results and learnings are also a crucial part of the strategic action planning.

4. Costs related to PA

isw carried out the pilot action Halle-Ammendorf with an effort of approximately 15.000 EUR of staff costs. Additionally, isw subcontracted an environmental engineering company⁶ to conduct the in-depth inventory and to carry out the detailed analysis and assessment of the selected brownfield sites in Halle-Ammendorf. The invoice amount was about 15,246 EUR.

5. Background and challenges faced

Several challenges occurred during the implementation process of the pilot action:

- For many brownfields, a lot of information was missing in the site information system or was located in different departments of the city administration (e.g. economic promotion, urban planning, and environment). There seemed to be a lack of communication between the administrative bodies. Therefore, data collection took longer than expected.
- It became obvious that there is no specific person responsible for brownfield development in the city administration. Apparently, there was no interdepartmental exchange. Hence, there was no joint strategic approach how to deal with urban brownfields.
- There was little knowledge about the real barriers and challenges for urban brownfield redevelopment since the city administration often focused on greenfield development.
- Contacts and cooperation with site owners was at low level. Requirements for data protection have delayed contact to brownfield owners, certain information cannot be disclosed without consent.
- It turned out that there was no holistic concept for the development of Halle-Ammendorf area. There was no agreed approach for industrial and commercial development, housing or potential rededication of brownfield sites into compensation area. Since City of Halle (Saale) owns many brownfield sites in Halle-Ammendorf, it was necessary to develop an idea of how to redevelop this area (and brownfield sites in other city districts).

⁶ IHU Gesellschaft für Ingenieur- Hydro- und Umweltgeologie mbH, Halle (Saale).



6. PA objectives

As mentioned in section 1, the overall objectives were to develop a brownfield revitalisation strategy and to improve environmental management processes with specific focus on the urban brownfield sites located in Halle-Ammendorf. Related issues were how to improve site marketability when considering environmental aspects (e.g. reduction of space utilisation, unsealing) and how to categorise sites according to specific criteria (identification of positive and adverse determinants for site marketability).

For this reason, isw and City of Halle defined several specific sub-objectives to achieve:

- Increasing the number of relevant data to improve marketability: regular updates of existing data and adding missing data (e.g. environmental data, owner structure, current activities on-site) in the site information system via research;
- Elaborating a common and transferable methodology for analysing and assessing brownfields in Halle (Saale) FUA;
- Compiling recommendations how to improve the administrative processes in the field of brownfield management;
- Stakeholder involvement to increase knowledge of brownfield management (including interdepartmental exchange in the city administration, communication with private owners and relevant local and regional authorities);
- Paving the way for a holistic concept for the redevelopment of Halle-Ammendorf area.

7. Activities carried out

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:

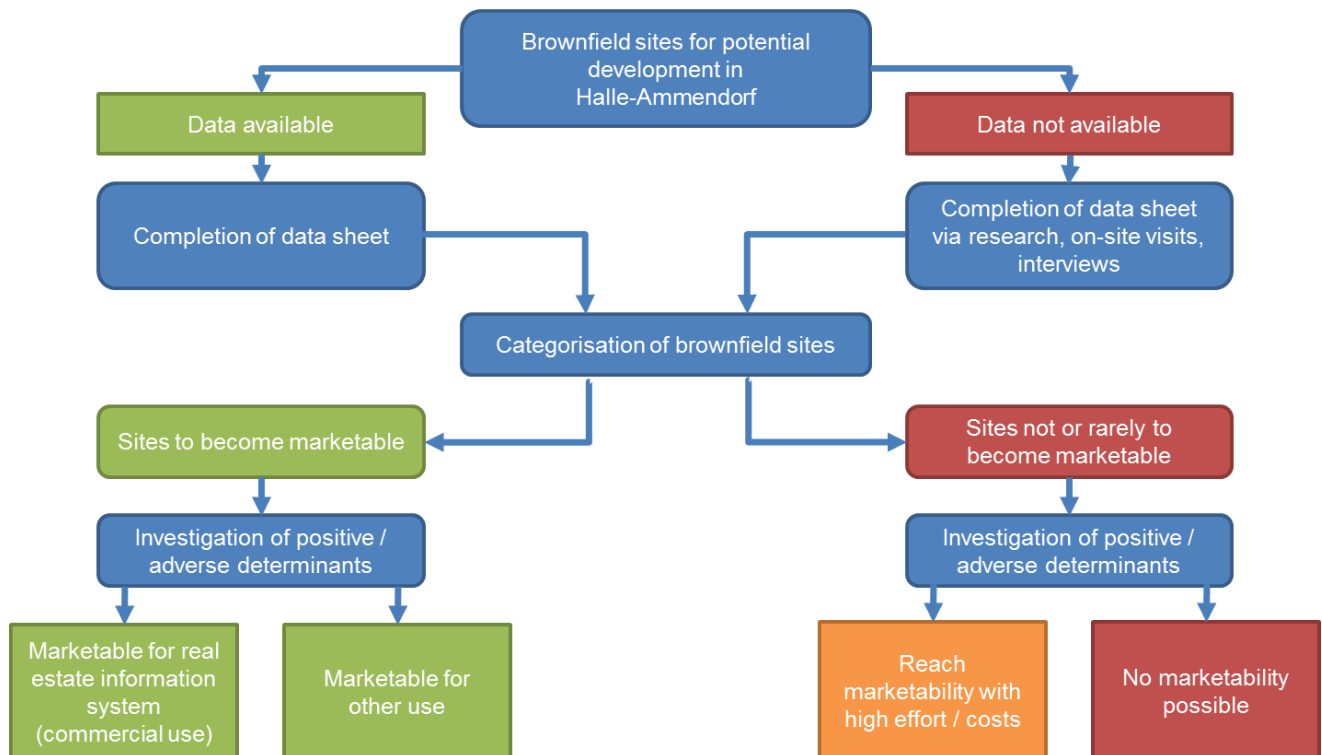
- Joint selection of relevant brownfield sites for potential development on the basis of the site information system operated by City of Halle (Saale);⁷
- Drawing up a questionnaire to involve owners and to increase the knowledge about the brownfield sites;
- Surveys / interviews with brownfield site 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):

⁷ PP2 presented first results in the "Detailed Analysis of Selected Brownfields" (DT3.2.1). A few brownfield sites changed after finalising DT.3.2.1 according to the city's preferences.



- 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).

Figure 3: Schematic representation of the methodology



Source: own graph, 2018.



Table 1: Overview of collected site characteristics

<i>Data available in site information system City of Halle (Saale)</i>					<i>Additional research</i>
Site data	Occupancy situation	Planning law situation	Infra-structure	Special features	
Contact person	Total size of the area	Building law according to Building Code	Electricity	Building encumbrances	Depth of the ground-water table
Price	Available area	Development plan requirement	Water	National monument status	Hydrological situation
Ground value	Smallest available partial area	Branch structure of resident companies	Sewage	Archaeological monuments	Water Code / water rights
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		Building law regulations according to development plan	Public development	Former mining areas	
			Proximity to highway, federal highway, airport, central railway station, public transportation	Mitigation and compensation measures	



8. Technical specifications and solutions tested

Not applicable.

9. Impact / results / experience (how many target groups/ stakeholders were reached, pilot events)

The pilot action Halle-Ammendorf achieved very good results for the stakeholders involved:

- Compilation of additional data for the site information system (data sheet) operated by City of Halle (Saale) via research, data collection and surveys,
- Reaching increased knowledge of environmental data, former pollution, ownership, and legal issues etc.,
- Facilitation of knowledge-sharing in the field of brownfield management between city administration and local and regional authorities and experts,
- Gaining a clearer understanding of structures, responsibilities, and processes in the municipal administration regarding site and urban development as well as site marketing,
- Establishing contact to private property owners to involve them in strategic discussions how to redevelop brownfield sites in Halle-Ammendorf,
- Integrating the topic of urban brownfield redevelopment in current strategic discussions (update land development plan),
- Elaboration of a common and transferable methodology for analysing and assessing brownfields in Halle (Saale) FUA,
- Providing recommendations for action for the City of Halle (Saale) how to improve brownfield redevelopment.

These results are reflected in the Deliverables DT3.2.2 “Concept for strategic area management in the City of Halle (Saale)” and D.T3.2.3 “Final Report on revitalisation of brownfield areas in Halle”.

Within RP 5, isw also prepared a pilot event to be held on 6th December 2018.

In the pilot action process, isw addressed and involved different target groups and stakeholders related to brownfield management:

- 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,
- Environmental engineering institutions,
- Private and public / institutional owners of brownfield sites in Halle-Ammendorf,
- Ministry for Regional Development and Transport Saxony-Anhalt.

10. Contribution to project objectives

“GreenerSites seeks to improve the environmental management of un- or underused industrial areas. The project aims to achieve this through the definition of strategies and tools that are based on a sustainable, integrated approach to make functional urban areas (FUAs) cleaner, healthier and more liveable places. Project partners will bring about a shared and enhanced knowledge on integrated environmental management of brownfields. They will also reinforce capacities of the public sector to plan and carry out brownfield regeneration and produce well-defined sustainability measures and tools to ensure the effectiveness of environmental planning.”⁸

As comprehensively explained in sections seven and nine in this document, the pilot action Halle-Ammendorf contributed to the above-mentioned objectives.

The developed methodology will increase the capacity of public stakeholders to plan and implement activities for brownfield regeneration in Halle (Saale) FUA.

In the framework of the pilot action, isw succeeded in enhancing knowledge particularly for municipal administrative staff by means of topic-related stakeholders’ tables, research and data collection. Due to achieving an increased number of relevant data, isw supported City of Halle (Saale) - particularly the municipal business development - to improve marketability of the selected brownfield sites.

It became evident, that interdepartmental communication and exchange in the city administration can pave the way for a strategic discussion towards a holistic concept for urban brownfield redevelopment.

11. Transnational added value - how PA contributed to other activities implemented by the project & added value for partners

The pilot action Halle-Ammendorf highly contributed to several other isw activities implemented within the project framework:

- Isw and City of Halle (Saale) selected one brownfield site in Halle-Ammendorf and integrated this site in the **Web-GIS tool** according to specific criteria (site data) predefined by Ministry for Regional Development and Transport Saxony-Anhalt (PP11). Further training sessions will explain how the city administration can benefit from the Web-GIS tool in addition to the existing site information system operated by City of Halle (Saale).

⁸ Direct quote from GreenerSites website.



- Pilot action stakeholders participated in the **local training** ‘Land Recycling in Saxony-Anhalt - between Revitalisation and Renaturation’ on 13/06/2018 in Köthen (Anhalt) and took advantage of the brownfield expert content presented during the conference. This capacity-building measure was organised and hosted by isw and Ministry for Regional Development and Transport Saxony-Anhalt (PP11), in cooperation with the University of Applied Sciences Magdeburg-Stendal, and the Brownfield Authority Saxony-Anhalt.
- The pilot action results and learnings are also a crucial part of the **strategic action planning** in terms of sustaining the achievements even after the end of the project duration.

The methodology for analysing and assessing brownfields in Halle (Saale) FUA is also applicable for brownfield sites in other city districts / FUAs and might be beneficial for GreenerSites partners with similar approaches for brownfield redevelopment. In consideration of local framework conditions, the methodology is transferable to other contexts.

12. Compliance with the sustainability principles

The pilot action Halle-Ammendorf complies with the sustainability principles:

- **Social dimension:** Isw involved different kinds of stakeholders during the pilot action process to ensure a broad range of opinions. Due to the GreenerSites approach to turn FUAs into cleaner, healthier and more liveable places, relevant stakeholders should advocate a balance of interests between business, environmental and social issues (e.g. housing, local recreation). Isw achieved to integrate the topic of urban brownfield redevelopment in current strategic discussions (update land development plan) in the city administration.
- **Economic dimension:** Since there is an increased demand for suitable commercial and industrial sites in the Halle (Saale) area and surrounding regions, the GreenerSites pilot action fostered the reactivation of brownfield sites in Halle-Ammendorf. Urban brownfield sites should become marketable. Isw supported City of Halle (Saale) - particularly the municipal business development - to improve marketability of the selected brownfield sites. Additionally, Representatives of LAF, Regional Agency for Brownfield Remediation Saxony-Anhalt, shared their knowledge how former contaminated sites can turn into successful investment projects.
- **Ecological dimension:** Brownfield reactivation is consistent with sustainable land use, and is in line with the German federal government’s goal to reduce land consumption. Urban brownfield development is a key approach to avoid further designation of new commercial and industrial areas in Halle (Saale) FUA. Furthermore, brownfield reactivation offers the opportunity to eliminate contamination and paves the way for soil and environmental protection. In the pilot action process, mitigation and compensation measures played an important role, particularly for brownfield sites that can rarely be redeveloped due to certain negative determinants.
- **Institutional dimension:** The pilot action Halle-Ammendorf has a clear institutional dimension since it supported the improvement of brownfield management in the city administration. Isw strongly recommended interdepartmental cooperation and provided capacity building for the administrative staff.



13. Media coverage

lsw did not intent media coverage during the pilot action Halle-Ammendorf since the main target was to improve internal processes in the city administration with regard to brownfield management.