



## Neugraben-Fischbek

In Neugraben-Fischbek, new, family-friendly residential districts are being created in Vogelkamp Neugraben, Fischbeker Heidbrook and the Fischbeker Reethen, bordering on two of the most beautiful nature conservation areas in Hamburg.

“Living close to nature” is the guiding principle of these three new districts in the Süderelbe region. In Vogelkamp Neugraben, Fischbeker Heidbrook and the Fischbeker Reethen, the focus is on high-quality and sustainable development with the creation of stable neighbourhoods. There is housing on offer for various different needs in the form of multi-storey flats, townhouses and detached houses. New concepts (such as 8-euro residential construction) also have their place here. All new-builds also comply with current ecological requirements (minimum standard KfW 55). The IBA Hamburg wants to create districts of high quality and thus relies on qualifying measures and special procurement procedures both for private builders and investors.

District development in Vogelkamp Neugraben and Fischbeker Heidbrook already began in 2013 and both areas are now nearing completion. For the Fischbeker Reethen, an urban/open space planning competition was first carried out in 2016. Here, above-ground construction is expected to start in 2021.

### **Vogelkamp Neugraben**

Over an area of 70 hectares, around 1,500 housing units for all life situations are being built. The special location in the direct proximity of the ecologically important nature conservation area and EU bird sanctuary “Moorgürtel” and its connection to the suburban railway network at Neugraben, is what distinguishes this area. A large park with a sport and play strip for all generations and 6 district parks ensure there are places to meet up in the residential area. The community centre (BGZ) Süderelbe with its school, kindergarten and leisure facilities is right next door. Further kindergartens are also present in the area.

In early 2014, marketing began on the first construction stages by the IBA Hamburg and in 2019 the penultimate phase of development, detached and semi-detached homes, was brought to market. The first residents moved into their own homes in 2016. There is now also an additional bus line and carsharing provision for electric vehicles.

On the local squares and in the newly created entrance area by the suburban railway station, commercial units and local supply centres are also being built. To develop and



strengthen neighbourhoods, IBA Hamburg offers informative events (project dialogue, natural garden design), supports participation in campaigns such as “Hamburg cleans up”, provides NABU tours through the neighbouring nature conservation area and puts on neighbourhood parties for specific events.

### **Fischbeker Heidbrook**

On the 54-hectare area of the former Röttiger Kaserne, around 1,200 housing units consisting of apartment blocks and terraces, semi-detached and detached housing are being created. Directly bordering the Fischbeker Heide nature reserve and with an extensive inventory of mature trees in the heart of the district, closeness to nature is the special characteristic of the new residential area. Despite its very quiet location, the area is well connected by a new bus line to the Fischbek suburban railway station. A carsharing service completes the mobility offerings. Here, large playgrounds for children and young people have been built. Future inhabitants can add to the playground plans with their own ideas and suggestions. The existing buildings on the site of the former barracks have been converted since 2018 and will in future offer age-appropriate residential space for seniors with and without care needs. Two kindergartens are currently under construction. In Fischbeker Heidbrook, a supermarket, bakery and chemist's supply the residents with their daily needs.

In early 2019, the final buildings were brought to market. Nearly all the plots have now been sold. To develop and strengthen neighbourhoods, IBA Hamburg offers informative events (project dialogue, natural garden design), supports participation in campaigns such as “Hamburg cleans up”, provides Loki-Schmidt-Stiftung tours through the neighbouring Fischbeker Heide and puts on neighbourhood parties for specific events.

### **Fischbeker Reethen**

At the start of 2016, the IBA Hamburg took over responsibility for district development of a further area north of Fischbeker Heidbrook. In the direct neighbourhood of the Moorgürtel nature reserve, it is developing a new 70-hectare residential and working area.

In the development of the Fischbeker Reethen, residential and commercial usages will be created in roughly equal measure next to each other. On the north, the plans include a “Start-up Street” for new mixed forms of commercial and residential uses. Research and development-intensive industry and trade could find a home in the commercial areas along the railway line. In total, in the Fischbeker Reethen, around 2,200 new housing units of



varying typologies will be built: approx. 55% multi-storey flats, approx. 40% terraces and approx. 5% in the form of free-standing detached houses. Around half of all housing units are to be publicly subsidised or created as rent-controlled housing units.

The proximity of the Fischbek suburban railway station and various facilities for everyday life should contribute to ensuring the district is developed as a “walkable city” with reduced car traffic, thus offering a good network for cyclists and pedestrians. Social facilities such as kindergartens, a youth centre and a sports ground are planned. The artificial Fischbeker Teich pond strengthens the district centre, providing the ideal backdrop for restaurants, shops and markets as central meeting places. In addition, over the course of an east-west aligned, almost 850-metre long blue-green strip, playgrounds for children and young people, exercise facilities for older citizens, a parkour area and a viewpoint will be created.

In September 2016, the well-known Dutch firm KCAP – Kees Christiaanse architects and planners – together with Hamburg-based planners Kunst + Herbert, managed to gain the top position in the urban/landscape planning competition. For the further design of the open spaces, in 2018 a further planning realisation competition with a subsequent negotiation procedure was awarded, in which the Berlin-based landscape architects relais gained the nod of approval.

The first houses in Fischbeker Reethen are expected to be constructed from 2021 onwards.

You can find further information on all three areas at [www.naturverbundenwohnen.de](http://www.naturverbundenwohnen.de)