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WERDER



# Oberbillwerder – Hamburg's new district

[oberbillwerder-hamburg.de](http://oberbillwerder-hamburg.de)





A bird's eye visualisation from the south

### At a glance:



**118**  
hectares



**6,000 - 7,000**  
new homes



**4,000 to 5,000**  
jobs



**4 schools**  
district school, grammar school,  
primary schools



**at least 14**  
day care centres



**14**  
social facilities



**approx. 4,000**  
trees

# Oberbillwerder

## Hamburg's 105th district

From the mid-2020s, between six and seven thousand homes\* of different kinds and up to 5,000 jobs will be created on approximately 118 hectares of land to the north of Allermöhe S-Bahn station. This space will be transformed into a lively district where innovative mobility concepts and modern, energy-efficient ways of living and working are a reality. The Oberbillwerder Master Plan follows the basic philosophy of a district that is integrated into its environment, with lively neighbourhoods and diverse offerings in the areas of education, culture, leisure, sport and recreation.

The basic urban layout takes its cue from the existing man-made landscape. Open space, including the Green Loop, is the heart of the project, joining the five different quarters together. These all have their own distinctive character and are organised around several small squares, creating coherent local neighbourhoods. Hamburg's 105th district is also being developed as a model 'Active City' district, with a focus on sport, health and keeping active.

\* The concept envisages a three-way split of subsidised housing construction, privately financed rented housing, and freehold dwellings, in line with Hamburg council regulations.





The Green Loop will offer local recreation facilities on the doorstep

## Green Loop and Activity Park

The Green Loop is the heart of the Oberbillwerder development project and, in line with the 'connected city' concept, will not only link the five different quarters together, but will also link the new city district with the existing neighbouring districts of Bergedorf West and Neuallermöhe.

This largest and most important park complex in Oberbillwerder is designed to be used in a variety of ways by people of all ages. Areas of the Green Loop will be used for drainage purposes, thereby contributing to provision in the event of heavy rainfall and increasing water evaporation, an important measure for adaptation to climate change.

At the same time, a unique ecosystem with a high-quality habitat for animals and plants will be created there. Sport is also intended to be part of everyday life in Oberbillwerder.

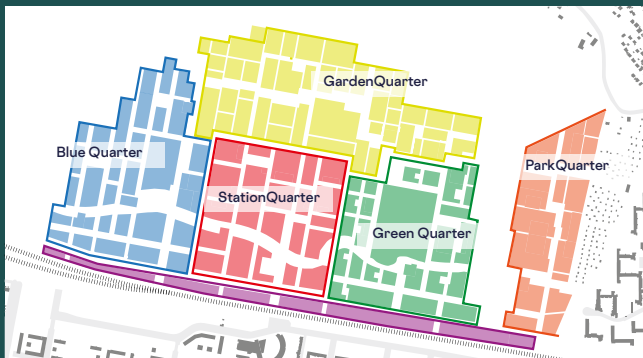
The Activity Park located in the east of the 105th district will become a centre for sport.

In July 2023, a panel awarded Atelier Loidl Landschaftsarchitekten Berlin first prize in an open space planning competition for its design entitled 'New Communities' following a preceding public consultation.

The design creates a successful variation between heavy-use zones, simple recreational spaces and unspoilt areas. Consequently, Oberbillwerder will acquire an identity-generating park with numerous facilities for new communities.







The five quarters



Street view of the Green Quarter

## Diverse urban space

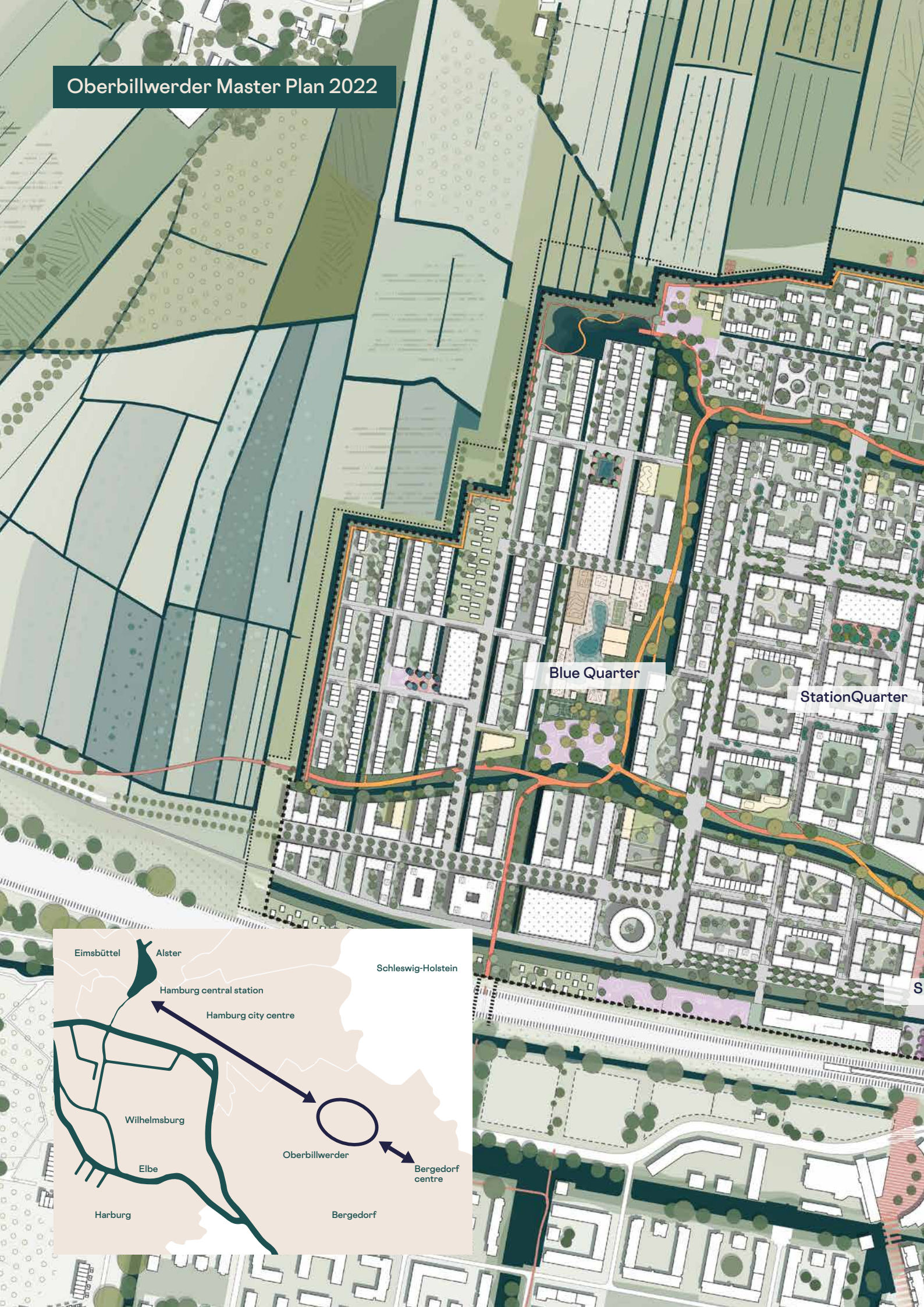
Oberbillwerder consists of five quarters that are intentionally different in character. The fact that they have different building types, developers, open spaces and uses makes it possible to meet almost every requirement: a townhouse on the water, an apartment in the urban centre, or a detached house amidst greenery are just some of the examples of the array of homes on offer. Despite the diversity, every quarter will offer something for all interested target groups.

The many neighbourhood squares spread across the whole district will foster Oberbillwerder's neighbourhood scene: community and cultural institutions and offerings will all have a place here. The ground floor zones, featuring small businesses and restaurants, open onto streets and squares. Local residents and people who work in the quarter will meet in cafés or do some exercise in the squares, while children play in the integrated playgrounds.





# Oberbillwerder Master Plan 2022



Blue Quarter

StationQuarter







GardenQuarter

Green Quarter

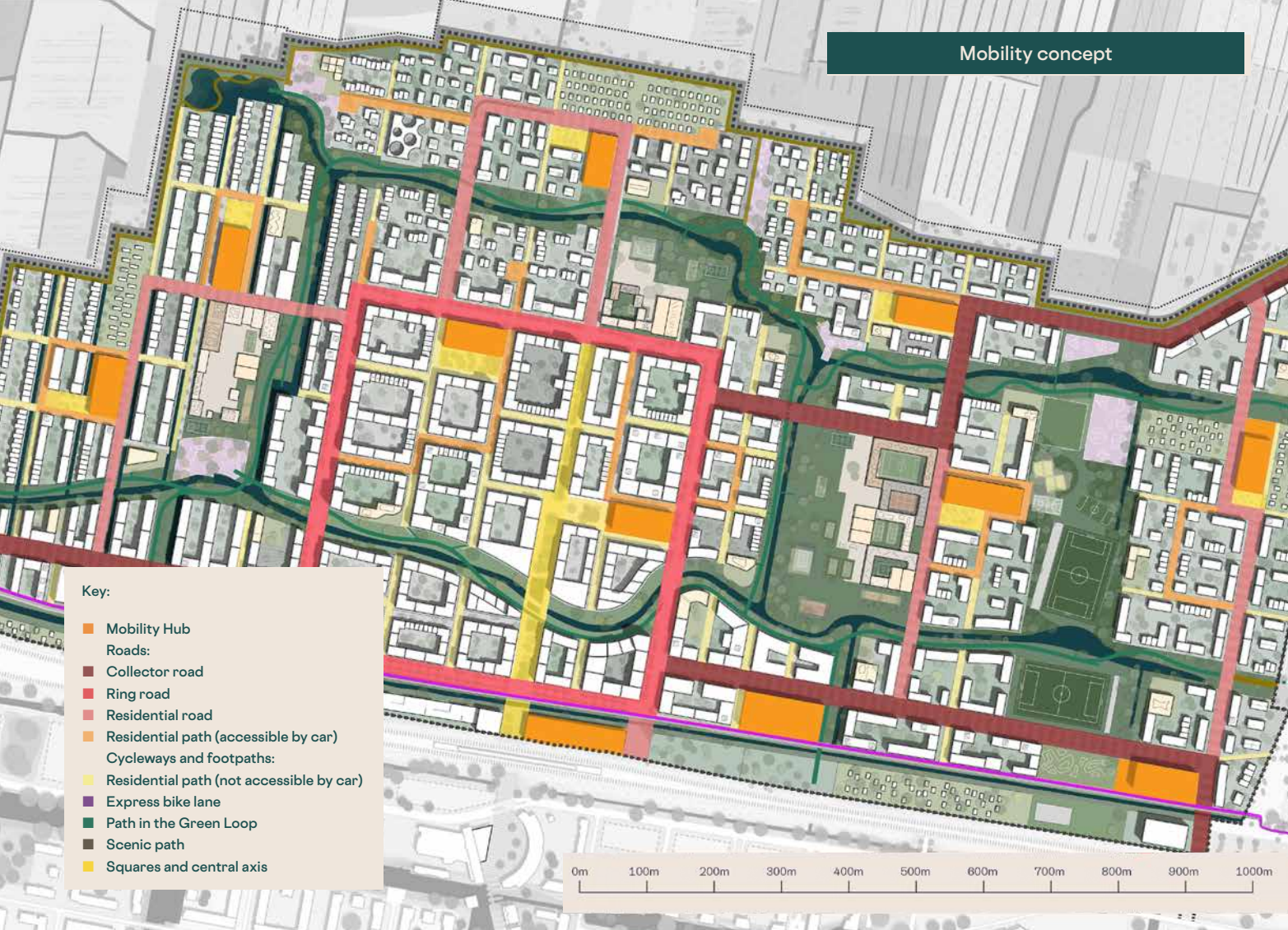
ParkQuarter

Allermöhe

0m 100m 200m 300m 400m 500m 600m 700m 800m 900m 1000m







## Mobility

Hamburg's 105th district is set to have fewer cars and be free of parked cars in public spaces. The aim is to promote alternative forms of mobility that are more environmentally friendly, more convenient, faster and cheaper. There will be direct bus and suburban rail connections ensuring good connections across the city. Safe footpaths and cycle paths will make a contribution to the 'Active City' principle. Residents and visitors will park their cars in mobility hubs and will be able switch to alternative modes of transport, such as bicycles, e-bikes, public transport, or in the future, autonomous shuttle buses, as needed. This means that residential streets and outdoor playgrounds will be kept largely free from traffic, becoming open public spaces. The mobility hubs will be much more than parking spaces, however. They are also intended to provide additional public, community and commercial uses in high-quality spaces, such as retail, parcel stations, cultural or community offerings.

Due to their central location and even distribution across the quarters, the architecturally sophisticated mobility hubs will always be easily accessible and together with the neighbourhood squares, will form important local meeting points.



Visualisation of a mobility hub from first prize winner STLH Architekten



## Planning and implementation

The Master Plan for Hamburg's 105th district was approved by the Senate of the City of Hamburg on 26 February 2019. Since then, the individual issues relating to the Oberbillwerder Master Plan have been specified in greater detail. The Bergedorf district office is working on the local plan for the purpose of planning approvals.

The planning horizon for the creation of Oberbillwerder as a liveable, energetic, affordable and sustainable district is well over a decade away. One of the most important factors in planning capability for such ambitious goals is the early establishment of the ongoing and holistic management of the development process. For that purpose, in early 2018 the Hamburg Senate set up a new development company, IBA Projektentwicklung GmbH & Co. KG (IPEG), thus paving the way for the realisation of the city's second-largest urban development project.

It is anticipated that from the mid-twenties onwards the development work can begin. Building construction will start about two years later. At the same time, IBA Hamburg is continuing with process-related communication and public participation.

## Limitation of liability

The information contained in this publication is intended for the general public; it is not claimed to be either complete or correct. It may not be used to assess risks of investments or other business decisions in connection with IBA Hamburg or parts thereof.

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Podcast:

Hallo Hamburg! Stadt neu bauen

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