



INTER-MUNICIPAL INDUSTRIAL LOCATION UPAHL/GREVESMÜHLEN

updated 05/2024

Inter-municipal industrial location

UPAHL-GREVESMÜHLEN

SITUATION AND OBJECTIVES

The inter-municipal industrial location Upahl/Grevesmühlen is classified as regionally significant in the current state development program. Opened up and developed in the mid-90s on the current 65 hectares of total area of the industrial estate "An der Silberkuhle," various large companies and medium-sized enterprises have settled here. In addition to the ARLA Foods site and the North German Coffee Works, over 20 local companies have created over 1,000 jobs in total. In addition to food production, primarily companies from the manufacturing and trade sectors are located in the area. The trend is expected to continue to rise due to planned expansions of several already established companies.

The dynamics in commercial development have been above average even during the crisis years from 2020 to 2023. During this time, approximately 5 hectares of industrial and commercial land were sold to companies from the Hamburg metropolitan region. The location in the metropolitan region, the construction of the Fehmarn Belt crossing, the short distances to seaports such as Lübeck and Wismar, as well as the momentum from the existing businesses in the region are important positive factors for this future outlook. Additionally, Grevesmühlen is blessed with proximity to the university locations of Lübeck and Wismar, with a high number of university graduates in the immediate vicinity.

Grevesmühlen has experienced remarkable development in the last 30 years due to its location, significance as a central hub, and its own initiatives. The number of employees has remained almost constant over these decades, the unemployment rate is the lowest in the state (currently 4.8%), and the population has remained nearly stable since 1990. All essential elements of a central hub such as hospital and medical infrastructure are available in Grevesmühlen and largely up to date. The rural surroundings also have consistently positive development prospects, not least as a tourism and recreational area and an attractive residential location.

The city of Grevesmühlen and the municipality of Upahl have been working closely and effectively together for years. As a result, there were initial discussions between the municipalities six years ago to coordinate the approach for the designation and development of a joint inter-municipal large industrial site. This collaboration brings together two of the most powerful municipalities in the Nordwestmecklenburg district economically and develops one of the largest inter-municipal industrial sites in Mecklenburg-Western Pomerania in two construction phases.

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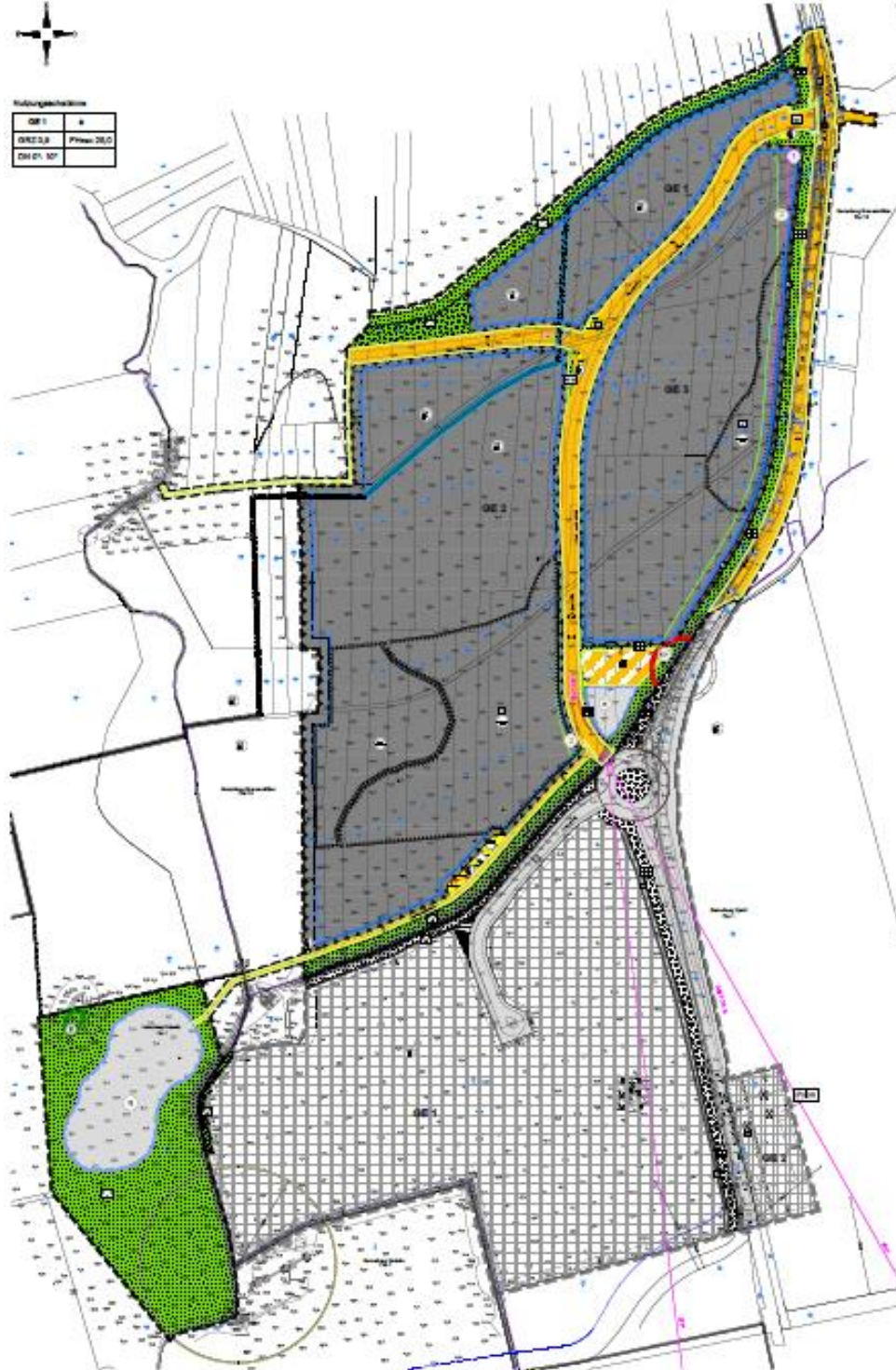
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Teil A - Planzeichnung
M 1:2000



Kolorlegende

GE 1	*
GE 2,3,4	Fluss 20,0
GE 5, 10'	



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PLANNING CONCEPT

The current approved planning status is attached as an annex. Please refer to this document for details on provisions and indications.

From a planning law perspective, the establishment or partial updates of the existing land use plans as well as the drafting of zoning plans are required. The amendments to the land use plans of both municipalities are in the final approval process. The zoning plan draft in Grevesmühlen is currently in the so-called public display phase. It is expected to become legally binding in the fourth quarter of 2024. The zoning plan for Upahl has been processed concurrently but is formally withheld due to pending land acquisitions. It is expected to be approved in 2025.

The selected total area of approximately 45 hectares covers areas of the municipality of Upahl (approximately 17 hectares) and the city of Grevesmühlen (approximately 28 hectares). These two areas will be directly connected to the state road via two traffic junctions. The Upahl section designated on the site plan (light grey) covers an area of approximately 17 hectares. Here, an industrial area of up to 3 hectares (preferably a mobility center) is designated. Additional areas are available for one or more settlements, preferably for manufacturing businesses. This section will be connected via a high-performance roundabout within a distance of less than 300 meters from the highway exit.

The Grevesmühlen section designated on the site plan (dark grey) covers a total area of 28 hectares. It will be connected via both the aforementioned roundabout and an additional junction at the Groß Prartshagen exit. The industrial areas are intended to have various sizes to offer market-oriented options. Preferably, the establishment of manufacturing and logistics facilities is planned here. The plots are divisible, and the portfolio includes marketing areas ranging from 1 to approximately 14 hectares.

SUSTAINABILITY

The city of Grevesmühlen and the municipality of Upahl place great emphasis on sustainability and therefore aim to develop this industrial area according to the requirements of the state's "Green Industrial Area" certification in Mecklenburg-Western Pomerania. Corresponding provisions are already included in the urban planning, such as:

- Combined green roof-PV solutions in the planning area.
- Reduction of land consumption through parking deck systems with 51 or more parking spaces.
- Flower meadows and tree plantings in the industrial area.

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Furthermore, the municipalities have commissioned a feasibility study to examine whether economically and legally viable solutions can be found to utilise surplus electrical energy from PV systems and neighbouring wind turbines for gas production, thereby supplying a district heating network and/or LNG station. The report is in its final stages of coordination and is expected to be finalised by 06/2024. Additionally, the large industrial site can be supplied with biomethane starting from 2026.



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DEVELOPMENT CONCEPT

The effort for the transportation development of this large industrial site is considered low due to its immediate proximity to the A20 via the state road and the proximity to existing supply and disposal lines, already designed for large industrial settlements. Preliminary discussions have been held with all relevant service providers and the authority responsible for the state road. The transportation connection to neighbouring districts is available, also for cycling and public transportation.

The internal development will follow the general rules and will thus be adequately designed for industrial settlements.

The provision of utilities (electricity, water, wastewater, rainwater, telecommunications, etc.) will be further analysed during the planning process. However, it is already apparent that due to the existing provision of the existing industrial estate in Upahl "An der Silberkuhle" (www.gewerbegebiet-upahl.de), all utility lines run directly along or within the planning area.

Regarding rainwater drainage, it is currently assumed that the industrial areas on the property cannot or do not need to drain.

The area can be developed in several phases, for example, initially the Grevesmühlen section due to the advanced time in the planning process.

It has also been assessed that the construction by the investor can be carried out parallel to the development due to the direct vicinity of the necessary utilities.

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CURRENT LAND SITUATION

All plots in the intended planning area are currently used for agriculture. In the beginning of the process three years ago, only 5% were owned by the city or municipality. Currently, 80% of the industrial areas on the Grevesmühlen side are under the city's control or are about to be. This was made possible through extensive land exchanges as part of a reallocation process.

For the Upahl section, there is a fundamental agreement with the landowner that concrete contractual agreements with an investor will lead to the availability of the areas. Further details on this are already legally and conceptually prepared.



PRICES

The designated industrial areas of the Upahl/Grevesmühlen large industrial site are offered at market-standard regional prices. The specific selling price additionally depends on the location and size of the selected partial area, any specific additional costs, and economic influences.

The city of Grevesmühlen and the municipality of Upahl offer reservation agreements, the fees of which can later be fully credited towards the purchase price. This allows for a thorough examination of the project upon acquisition, with the assurance that the selected area will not be otherwise sold, while not tying up any assets in the early stages of the project. Currently, the reservation fee is 1.60 € per square meter. Furthermore, purchase option agreements or similar arrangements are also negotiable.

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SCHEDULE

The planning process commenced in 01/2022. Since then, extensive evaluations have been conducted, including assessments regarding species protection, soil conditions, and noise protection.

The preliminary design of the urban development plan was approved in 10/2022 and displayed until 12/2022.

The final design was approved in 11/2023, and accordingly, the display was carried out at the beginning of 2024. The development is expected to be finalised by the fourth quarter of 2024.

Upahl and Grevesmühlen, May 2024

Lars Prahler, mayor of Grevesmühlen
in cooperation with Steve Springer, mayor of Upahl

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