

Nature, forest, trees and heritage protection

Parcel scope: Flurstück 16/24, area 627 m². The review checked Forest and wooded areas nearby, Protected and nature areas nearby, Natural monuments nearby using 11 sources listed in the appendix ledger, retrieved on 27 September 2026. The main result for this parcel is: Nature conservation area: No published designation covers the report point. Before committing to the purchase, request Dated nature-conservation response on “Nature conservation areas (BfN)”.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Copernicus HRL Tree Cover Density 2018 (EEA, 10 m) and 9 more (Appendix A.1)	public-data GIS query and screening	27 September 2026	Chapter findings summarised; each finding states its spatial relationship on its own evidence page



FIG. 7.1 – Nature, forest, trees and heritage protection

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Copernicus HRL Tree Cover Density 2018 (EEA, 10 m) and 9 more (Appendix A.1).

- Analyst read
- FINDING: The review established: Landscape protection area: The nearest WMS-resolved boundary lies 159 m northwest; the report point is outside it.
 - CONSEQUENCE: The source position is supported by 11 of 11 responses; no query remains open. For the buyer, this point should be resolved before agreeing price or purchase.
 - NEXT ACTION: ask competent nature-conservation authority for dated nature-conservation response on “Nature conservation areas (BfN)”.

Questions and evidence on nature, forest and heritage

Give the mapped “Nature conservation areas (BfN)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Official screen; the responsible nature authority confirms designation and conditions. Evidence status: Nature conservation area: No published designation covers the report point; Evidence requested: Dated nature-conservation response on “Nature conservation areas (BfN)”; Office: competent nature-conservation authority.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	public-data GIS query and screening	27 September 2026	Questions for the competent authorities; they concern the selected parcel and measure nothing themselves



FIG. 7.2 – Questions and evidence on nature, forest and heritage

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

Analyst read

- FINDING: Nature conservation area: No published designation covers the report point.
- CONSEQUENCE: The nearest visible boundary begins 2.5 km north, with its WMS shape and the parcel retained in one frame; for “Nature conservation area”, a confirmed response from competent nature-conservation authority is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved. Meaning for the purchase: Official screen; the responsible nature authority confirms designation and conditions. When you query a finding, quote the source and its retrieval date from that list.

7.1 Nature, forest, trees and heritage protection

- ◆ **Nature conservation area**

— No published designation covers the report point. The nearest visible boundary begins 2.5 km north, with its WMS shape and the parcel retained in one frame.
- ◆ **CLEAR · Habitats site (Natura 2000)**

— A published Natura 2000 boundary begins 1.9 km northeast. The parcel is outside it, and both geometries are shown together.
- ◆ **The satellite classification detects sealed surface within 25 m of the report point and across 30.3% of the displayed surroundings**

— Give the mapped “Imperviousness density (Copernicus HRL)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Physical land-cover context, not a legal designation. Before committing to the purchase, request Dated land-cover response for the parcel on “Imperviousness density (Copernicus HRL)” from competent environmental or specialist authority.
- ◆ **CLEAR · Landscape protection area**

— The nearest WMS-resolved boundary lies 159 m northwest; the report point is outside it.
- ◆ **Tree canopy lies within 25 m of the report point and covers 19.8% of the approximately 4453 m-wide map window**

— Give the mapped “Tree-cover density (Copernicus HRL)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Physical land-cover context, not a legal designation.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Copernicus HRL Tree Cover Density 2018 (EEA, 10 m) and 9 more (Appendix A.1) · As at 27 September 2026

7.2 Questions and evidence on nature, forest and heritage

- ◆ **Dated nature-conservation response on “Nature conservation areas (BfN)”**

— competent nature-conservation authority · Give the mapped “Nature conservation areas (BfN)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Official screen; the responsible nature authority confirms designation and conditions.
- ◆ **Dated nature-conservation response on “Habitats Directive sites, Natura 2000 (BfN)”**

— competent nature-conservation authority · Give the mapped “Habitats Directive sites, Natura 2000 (BfN)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Official screen; the responsible nature authority confirms designation and conditions.
- ◆ **Appendix source ledger**

— The 11 sources behind chapter 07 are listed there one by one.

When you query a finding, quote the source and its retrieval date from that list.
- ◆ **Dated nature-conservation response on “Landscape protection areas (BfN)”**

— competent nature-conservation authority · Give the mapped “Landscape protection areas (BfN)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Official screen; the responsible nature authority confirms designation and conditions.
- ◆ **Dated forestry-authority response on “Tree-cover density (Copernicus HRL)”**

— competent forestry or nature-conservation authority · Give the mapped “Tree-cover density (Copernicus HRL)” finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel. Meaning for the purchase: Physical land-cover context, not a legal designation.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 27 September 2026

Forest and wooded areas nearby

Nearest OSM-mapped feature: forest; it lies 379 m from the parcel boundary. The 1800 m search of the OSM extract returned 8 active feature(s). The largest mapped classes are forest: 7 objects and wooded area: 1 object.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1800 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 7.3 – Forest and wooded areas nearby OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

379
m

Nearest mapped feature

Analyst read

- FINDING: Community-mapped tree cover context, not the statutory forest-setback check a Land forest authority answers.
- CONSEQUENCE: No state forest-authority register; not a statutory setback reading.
- NEXT ACTION: Ask the authority responsible about requirements relevant to the project. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Protected and nature areas nearby

Nearest OSM-mapped feature: Twedter Feld · nature reserve; it lies 2479 m from the parcel boundary. The 2500 m search of the OSM extract returned 1 active feature(s). The mapped total comprises nature reserve: 1 object.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 2500 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 7.4 – Protected and nature areas nearby OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

2,479
m

Nearest mapped feature
Twedter Feld · nature reserve

- Analyst read**
- FINDING: Community-mapped context only; a designation boundary must be confirmed against the official register before it is relied on.
 - CONSEQUENCE: No official Natura 2000/Naturschutzgebiet register read; see the planning chapter for that.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Natural monuments

The OSM search found 1 active natural-monument objects within 2500 m (1 × natural-monument tree). The nearest is natural-monument tree, 2269 m from the report point. This is community mapping, not an official natural-monument register.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 2500 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 7.5 – Natural monuments

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

2,269
m

Nearest object
natural-monument tree

Analyst read

- FINDING: Objects by OSM type: 1.
- CONSEQUENCE: A protected natural monument nearby can carry its own building restriction; confirm with the lower nature authority. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.
- LIMIT: An OSM entry does not replace confirmation by the lower nature authority. No official Naturdenkmal register read.

7.3 Forest and wooded areas nearby

- ◆ **CLEAR · Nearest mapped feature**

— forest · 379 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 167235111).
- ◆ **Evidence limit**

— No state forest-authority register; not a statutory setback reading.

CONSEQUENCE — To be answered in writing by: competent forestry or nature-conservation authority.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1800 m
- ◆ **Active mapped features**

— 8

NEXT ACTION — Ask the authority responsible for “Forest and wooded areas” about requirements relevant to the project.
- ◆ **Action**

— Request before committing to the purchase: Dated forestry-authority response on “Forest and wooded areas nearby”. Body: competent forestry or nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the forestry authority records the parcel, or part of it, as forest.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

7.4 Protected and nature areas nearby

- ◆ **CLEAR · Nearest mapped feature**

— Twedter Feld · nature reserve · 2479 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 330733567).
- ◆ **UNRESOLVED · Evidence limit**

— No official Natura 2000/Naturschutzgebiet register read; see the planning chapter for that.

CONSEQUENCE — To be answered in writing by: competent nature-conservation authority.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 2500 m
- ◆ **Active mapped features**

— 1

NEXT ACTION — Ask the authority responsible for “Protected and nature areas” about requirements relevant to the project.
- ◆ **Action**

— Request before committing to the purchase: Dated nature-conservation response on “Protected and nature areas nearby”. Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

7.5 Natural monuments

- ◆ **CLEAR · Nearest object**

— natural-monument tree · 2269 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 9352935536).
- ◆ **CLEAR · Objects by OSM type**

— 1

CONSEQUENCE — 1 × natural-monument tree

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

Water features nearby

Nearest OSM-mapped feature: ditch; it lies 104 m from the parcel boundary. The 1800 m search of the OSM extract returned 83 active feature(s). The largest mapped classes are water body: 45 objects, stream: 21 objects and ditch: 13 objects, with a further 4 objects across 1 further class.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1800 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 7.6 – Water features nearby OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

104
m

Nearest mapped feature

- Analyst read
- FINDING: Nearby mapped water can mean a statutory waterside setback; confirm with the lower water authority.
 - CONSEQUENCE: No official water-body register or flood-hazard reading; see the hazards chapter for that.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Tree-cover density (Copernicus HRL)

Tree canopy lies within 25 m of the report point and covers 19.8% of the approximately 4453 m-wide map window. Physical canopy cover, not forest status under Land law.

SOURCE	METHOD	AS AT	GEOMETRY
Copernicus HRL Tree Cover Density 2018 (EEA, 10 m)	WMS image-pixel measurement across the map window and within 25 m of the report point	27 September 2026	Raster class present within 25 m of the report point



FIG. 7.7 – Tree-cover density (Copernicus HRL)

Copernicus HRL Tree Cover Density 2018 (EEA, 10 m).

19.8

%

Canopy pixels across the full map

Analyst read

- **FINDING:** Before fixing a building footprint, identify the actual trees on or beside the parcel and check any protection or removal requirements.
- **CONSEQUENCE:** Physical canopy cover, not forest status under Land law. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Natural monuments (continued)

- ◆ **UNRESOLVED · Evidence limit**

— No official Naturdenkmal register read.

NEXT ACTION — A protected natural monument nearby can carry its own building restriction; confirm with the lower nature authority.
- ◆ **Action**

— Request before committing to the purchase: Dated nature-conservation response on “Natural monuments nearby”.

Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 2500 m

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

7.6 Water features nearby

- ◆ **CLEAR · Nearest mapped feature**

— ditch · 104 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 164348737).
- ◆ **Active mapped features**

— 83

NEXT ACTION — Ask the authority responsible for “Water features” about requirements relevant to the project.
- ◆ **UNRESOLVED · Evidence limit**

— No official water-body register or flood-hazard reading; see the hazards chapter for that.

CONSEQUENCE — To be answered in writing by: competent environmental or specialist authority.
- ◆ **Action**

— Request before committing to the purchase: Dated water-law response on “Water features nearby”. Body: competent environmental or specialist authority.

CONSEQUENCE — Pause the purchase if: the water authority confirms a different flood, protection or risk zone at the parcel from the one read here.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1800 m

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

7.7 Tree-cover density (Copernicus HRL)

- ◆ **Tree canopy within 25 m of the report point**

— Raster class present within 25 m of the report point

CONSEQUENCE — The test is a disc of up to 25 m round the point, not a parcel average.
- ◆ **CLEAR · Canopy pixels across the full map (not parcel)**

— 19.8%

CONSEQUENCE — The denominator is every image pixel in the map window, not the parcel's area.
- ◆ **CLEAR · Canopy raster / reference year**

— 10 m · 2018

CONSEQUENCE — Physical canopy cover, not forest status under Land law.
- ◆ **Action**

— Request before committing to the purchase: Dated forestry-authority response on “Tree-cover density (Copernicus HRL)”. Body: competent forestry or nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the forestry authority records the parcel, or part of it, as forest.

Source: Copernicus HRL Tree Cover Density 2018 (EEA, 10 m) · As at 27 September 2026

Imperviousness density (Copernicus HRL)

The satellite classification detects sealed surface within 25 m of the report point and across 30.3% of the displayed surroundings. Satellite-derived 2018 land cover, not a current drainage assessment.

SOURCE	METHOD	AS AT	GEOMETRY
Copernicus HRL Imperviousness Density 2018 (EEA, 10 m)	WMS image-pixel measurement across the map window and within 25 m of the report point	27 September 2026	Raster class present within 25 m of the report point



FIG. 7.8 – Imperviousness density (Copernicus HRL)

Copernicus HRL Imperviousness Density 2018 (EEA, 10 m).

30.3

%

Sealed-surface pixels across the full map

Analyst read

- FINDING:** For the purchase, verify the parcel's actual surfacing, infiltration capacity and current drainage route.
- CONSEQUENCE:** Satellite-derived 2018 land cover, not a current drainage assessment. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

CORINE Land Cover 2018

The EEA point query assigns the published CLC 2018 class to the report point. It describes landscape character, not statutory land use.

SOURCE	METHOD	AS AT	GEOMETRY
Corine Land Cover 2018 (EEA / Copernicus Land Monitoring Service)	ArcGIS point identify	27 September 2026	class polygon contains the report point



FIG. 7.9 – CORINE Land Cover 2018 Corine Land Cover 2018 (EEA / Copernicus Land Monitoring Service).

CLC 112

Discontinuous urban fabric

Analyst read

- **FINDING:** CLC code 112 (Discontinuous urban fabric) is mapped in units of at least 25 ha; far coarser than a single parcel.
- **CONSEQUENCE:** Do not infer the parcel's actual buildings or vegetation from this class; use the cadastre, a site visit and finer-grained sources for those questions. For the purchase decision: Use as landscape context only. No development plan, ALKIS use or fine-scale vegetation survey. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

7.10

Nature conservation areas (BfN)

Nature conservation area: No published designation covers the report point. The nearest visible boundary begins 2.5 km north, with its WMS shape and the parcel retained in one frame.

SOURCE	METHOD	AS AT	GEOMETRY
BfN Naturschutzgebiete	WMS image-pixel measurement; map frame about 8.2 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Nearest mapped area about 2.5 km from the report point



FIG. 7.10 – Nature conservation areas (BfN) BfN Naturschutzgebiete.

2.5
km

The nearest visible
boundary

Analyst read

- FINDING: Before treating that separation as clearance in the purchase decision, confirm the boundary and protection order against the parcel.
- CONSEQUENCE: For the purchase decision: Official screen; the responsible nature authority confirms designation and conditions. Nationwide register view; the designation instrument and Land authority control. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

7.8 Imperviousness density (Copernicus HRL)

- ◆ **Sealed surface within 25 m of the report point**

— Raster class present within 25 m of the report point

CONSEQUENCE — The test is a disc of up to 25 m round the point, not a parcel average.
- ◆ **CLEAR · Imperviousness raster / reference year**

— 10 m · 2018

CONSEQUENCE — Satellite-derived 2018 land cover, not a current drainage assessment.
- ◆ **CLEAR · Sealed-surface pixels across the full map (not parcel)**

— 30.3%

CONSEQUENCE — Uses the same map-window denominator defined on the preceding Copernicus page.
- ◆ **Action**

— Request before committing to the purchase: Dated land-cover response for the parcel on “Imperviousness density (Copernicus HRL)”. Body: competent environmental or specialist authority.

CONSEQUENCE — Pause the purchase if: the written response classifies the area at the parcel differently from the grid image read here.

Source: Copernicus HRL Imperviousness Density 2018 (EEA, 10 m) · As at 27 September 2026

7.9 CORINE Land Cover 2018

- ◆ **CLEAR · CLC code at the report point**

— 112

CONSEQUENCE — Point-in-polygon query, not a parcel average.
- ◆ **CLEAR · Minimum mapping unit**

— 25 ha

CONSEQUENCE — Published mapping-definition threshold, not a parcel pass/fail test; small parcels may inherit the surrounding class.
- ◆ **Evidence limit**

— No development plan, ALKIS use or fine-scale vegetation survey.

CONSEQUENCE — Use as landscape context only.
- ◆ **CLEAR · Land-cover class**

— Discontinuous urban fabric

CONSEQUENCE — CLC describes land cover, not building rights.
- ◆ **UNRESOLVED · Map key**

— Colour patch at the report point = CLC 112

CONSEQUENCE — The patch under the report point carries class 112 (Discontinuous urban fabric). The other colours in the map image are neighbouring classes this query did not read.
- ◆ **Action**

— Request before committing to the purchase: Dated land-cover response for the parcel on “CORINE Land Cover 2018”. Body: competent environmental or specialist authority.

CONSEQUENCE — Pause the purchase if: the written response classifies the area at the parcel differently from the grid image read here.

Source: Corine Land Cover 2018 (EEA / Copernicus Land Monitoring Service) · As at 27 September 2026

7.10 Nature conservation areas (BfN)

- ◆ **Nature-conservation boundary at the report point**

— Nearest mapped area about 2.5 km from the report point

CONSEQUENCE — Nationwide register view; the designation instrument and Land authority control.
- ◆ **Action**

— Request before committing to the purchase: Dated nature-conservation response on “Nature conservation areas (BfN)”. Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.
- ◆ **CLEAR · Register image for nature-conservation boundary**

— BfN Naturschutzgebiete

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 8.2 km around the report point so the parcel and the nearest published extent appear together.

Source: BfN Naturschutzgebiete · As at 27 September 2026

Landscape protection areas (BfN)

Landscape protection area: The nearest WMS-resolved boundary lies 159 m northwest; the report point is outside it.

SOURCE	METHOD	AS AT	GEOMETRY
BfN Landschaftsschutzgebiete	WMS image-pixel measurement; map frame about 5.0 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Nearest mapped area about 159 m from the report point

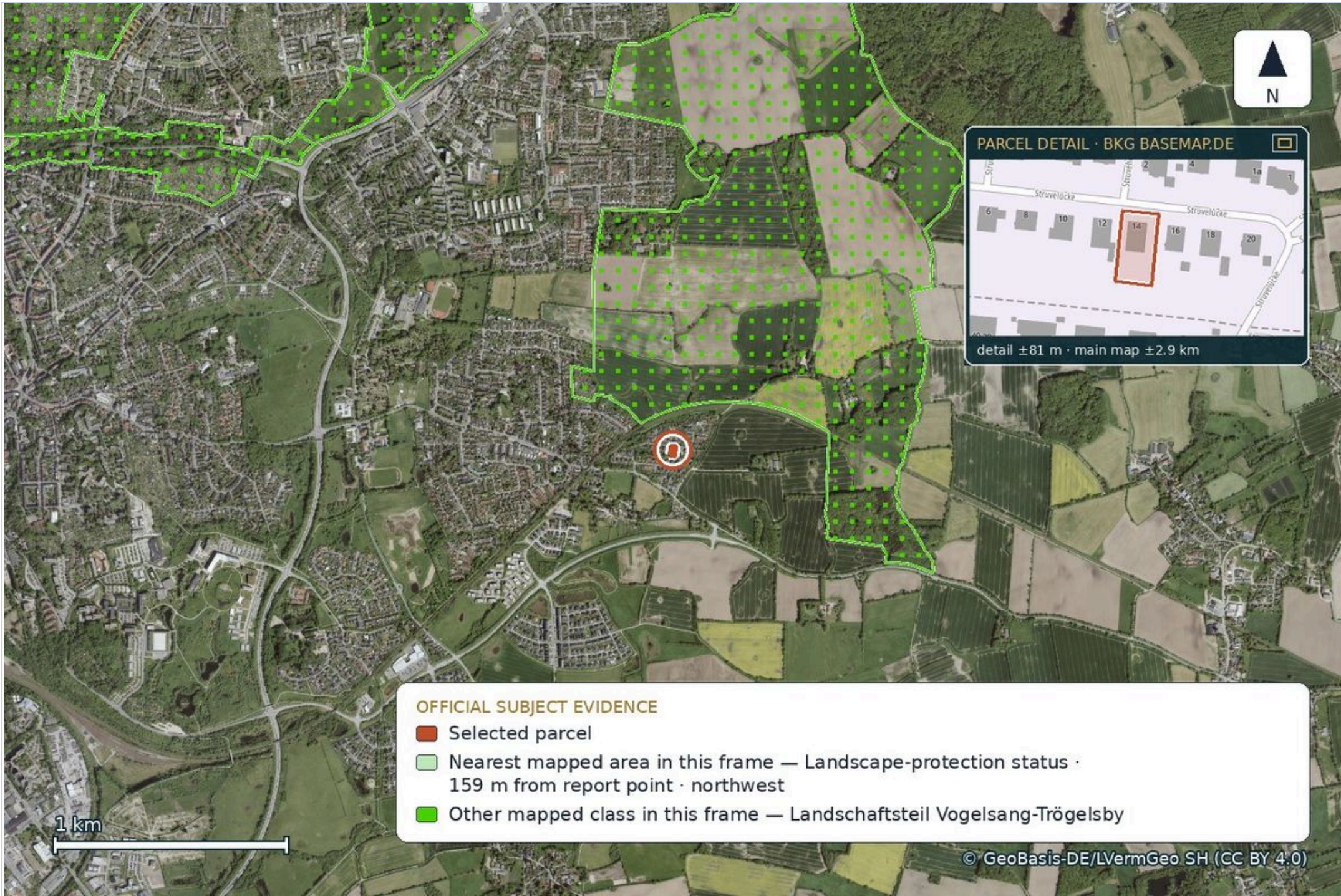


FIG. 7.11 – Landscape protection areas (BfN) BfN Landschaftsschutzgebiete.

159
m

Landscape-protection status at the report point

from the report point

- Analyst read**
- **FINDING:** Before relying on this image distance, confirm the boundary against the parcel with the responsible authority.
 - **CONSEQUENCE:** Official screen; the responsible nature authority confirms designation and conditions. The map shows designation extents, not the individual prohibitions in the protection order. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Habitats Directive sites, Natura 2000 (BfN)

Habitats site (Natura 2000): A published Natura 2000 boundary begins 1.9 km northeast. The parcel is outside it, and both geometries are shown together.

SOURCE	METHOD	AS AT	GEOMETRY
BfN FFH-Gebiete (Natura 2000)	WMS image-pixel measurement; map frame about 5.5 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Nearest mapped area about 1.9 km from the report point

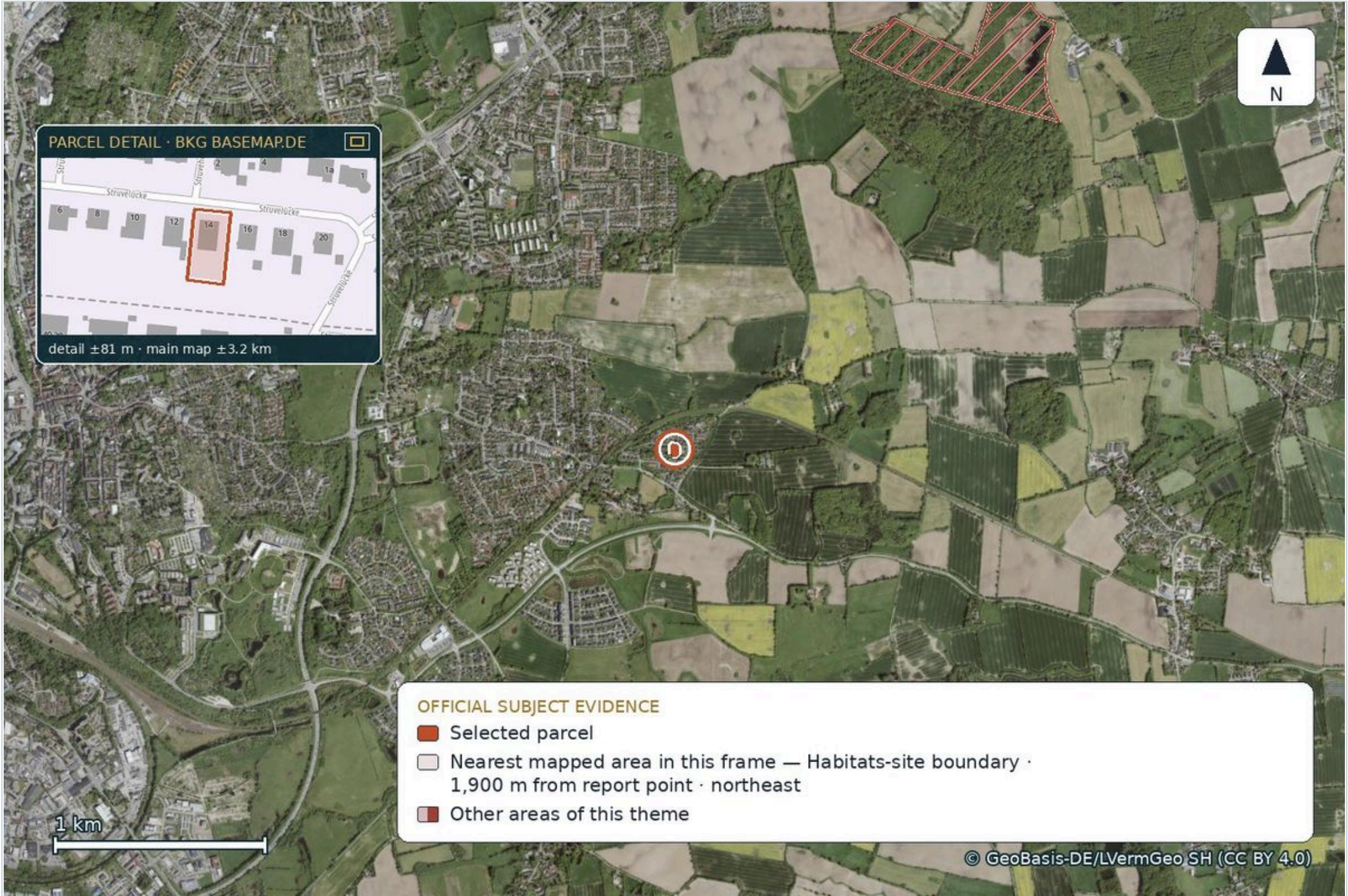


FIG. 7.12 – Habitats Directive sites, Natura 2000 (BfN) BfN FFH-Gebiete (Natura 2000).

1.9
km

Habitats-site boundary
Nearest mapped area from the report point

Analyst read

- FINDING: Register image for habitats-site boundary: BfN FFH-Gebiete (Natura 2000).
- CONSEQUENCE: Official screen; the responsible nature authority confirms designation and conditions. Designation screen; no Habitats Regulations assessment is included.
- NEXT ACTION: Ask the nature authority whether access, drainage or construction calls for an effects screening. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

EU bird protection sites, Natura 2000 (BfN)

EU bird protection site (Natura 2000): The parcel is outside the returned designation; its nearest WMS-visible edge lies 8.6 km northeast.

SOURCE	METHOD	AS AT	GEOMETRY
BfN EU-Vogelschutzgebiete (Natura 2000)	WMS image-pixel measurement; map frame about 22.5 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Nearest mapped area about 8.6 km from the report point

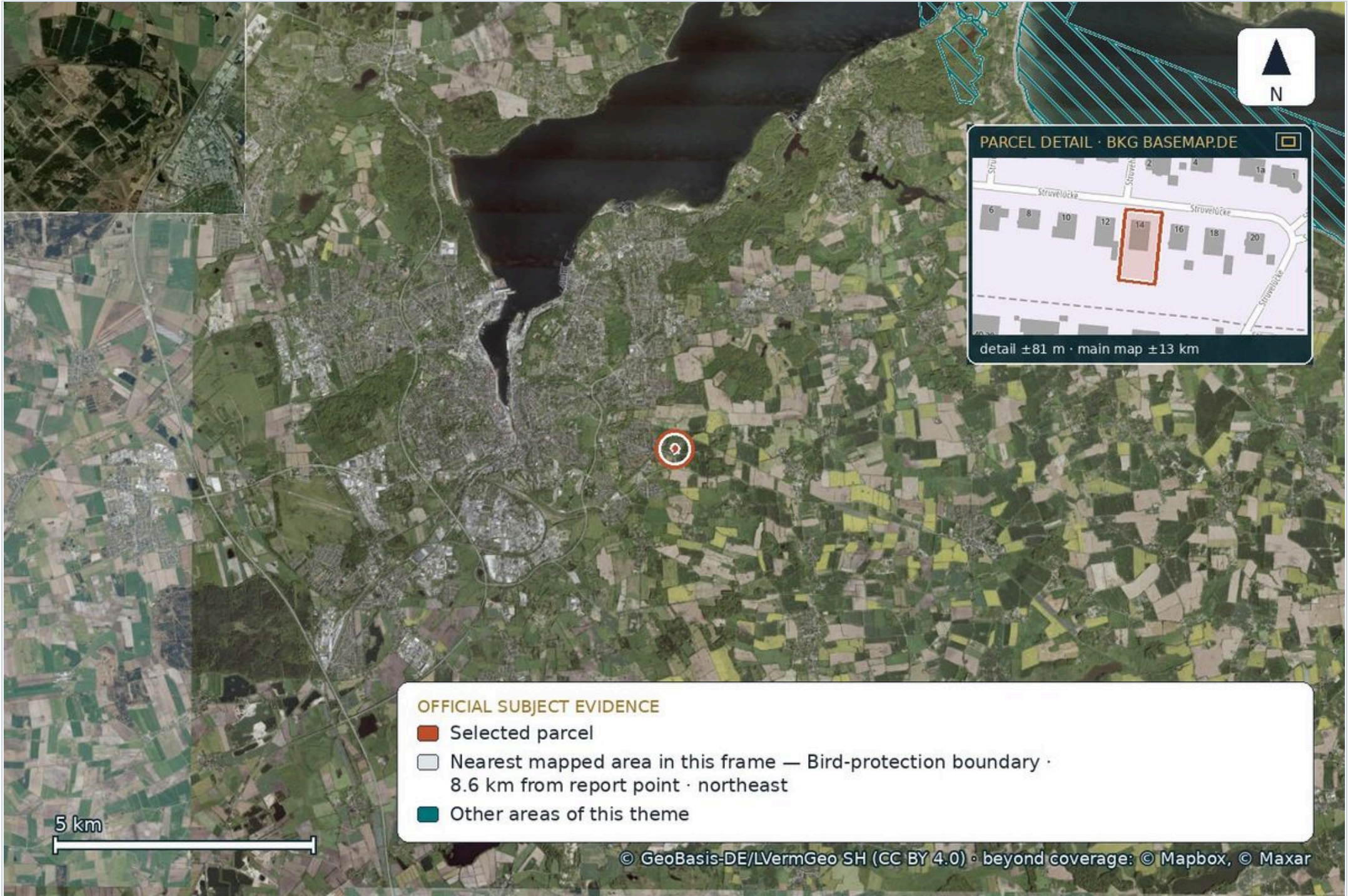


FIG. 7.13 – EU bird protection sites, Natura 2000 (BfN) BfN EU-Vogelschutzgebiete (Natura 2000).

8.6
km

Bird-protection boundary

Nearest mapped area from the report point

Analyst read

- FINDING: Before clearance or construction, establish whether a current species survey is required.
- CONSEQUENCE: Register image for bird-protection boundary: BfN EU-Vogelschutzgebiete (Natura 2000). Designation extent, not an on-site protected-species survey.

7.11 Landscape protection areas (BfN)

- ◆ Landscape-protection status at the report point

— Nearest mapped area about 159 m from the report point

CONSEQUENCE — The map shows designation extents, not the individual prohibitions in the protection order.
- ◆ Action

— Request before committing to the purchase: Dated nature-conservation response on “Landscape protection areas (BfN)”. Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.
- ◆ CLEAR · Register image for landscape-protection status

— BfN Landschaftsschutzgebiete

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 5.0 km around the report point so the parcel and the nearest published extent appear together.

Source: BfN Landschaftsschutzgebiete · As at 27 September 2026

7.12 Habitats Directive sites, Natura 2000 (BfN)

- ◆ Habitats-site boundary at the report point

— Nearest mapped area about 1.9 km from the report point

CONSEQUENCE — Designation screen; no Habitats Regulations assessment is included.
- ◆ Action

— Request before committing to the purchase: Dated nature-conservation response on “Habitats Directive sites, Natura 2000 (BfN)”. Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.
- ◆ CLEAR · Register image for habitats-site boundary

— BfN FFH-Gebiete (Natura 2000)

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 5.5 km around the report point so the parcel and the nearest published extent appear together.

Source: BfN FFH-Gebiete (Natura 2000) · As at 27 September 2026

7.13 EU bird protection sites, Natura 2000 (BfN)

- ◆ Bird-protection boundary at the report point

— Nearest mapped area about 8.6 km from the report point

CONSEQUENCE — Designation extent, not an on-site protected-species survey.
- ◆ CLEAR · Register image for bird-protection boundary

— BfN EU-Vogelschutzgebiete (Natura 2000)

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 22.5 km around the report point so the parcel and the nearest published extent appear together.

Source: BfN EU-Vogelschutzgebiete (Natura 2000) · As at 27 September 2026

Landscape type in the nationwide context (BfN)

BfN places the report point in the landscape unit "Angeln, Schwansen und Dänischer Wohld", type "Ackergeprägte, offene Kulturlandschaft" (BfN code 4.2). This describes the natural setting around the parcel. No designation and no condition for the purchase follows from it.

SOURCE	METHOD	AS AT	GEOMETRY
BfN Landschaftstypen	WMS image-pixel measurement; map frame about 5.0 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Report point lies inside the mapped area

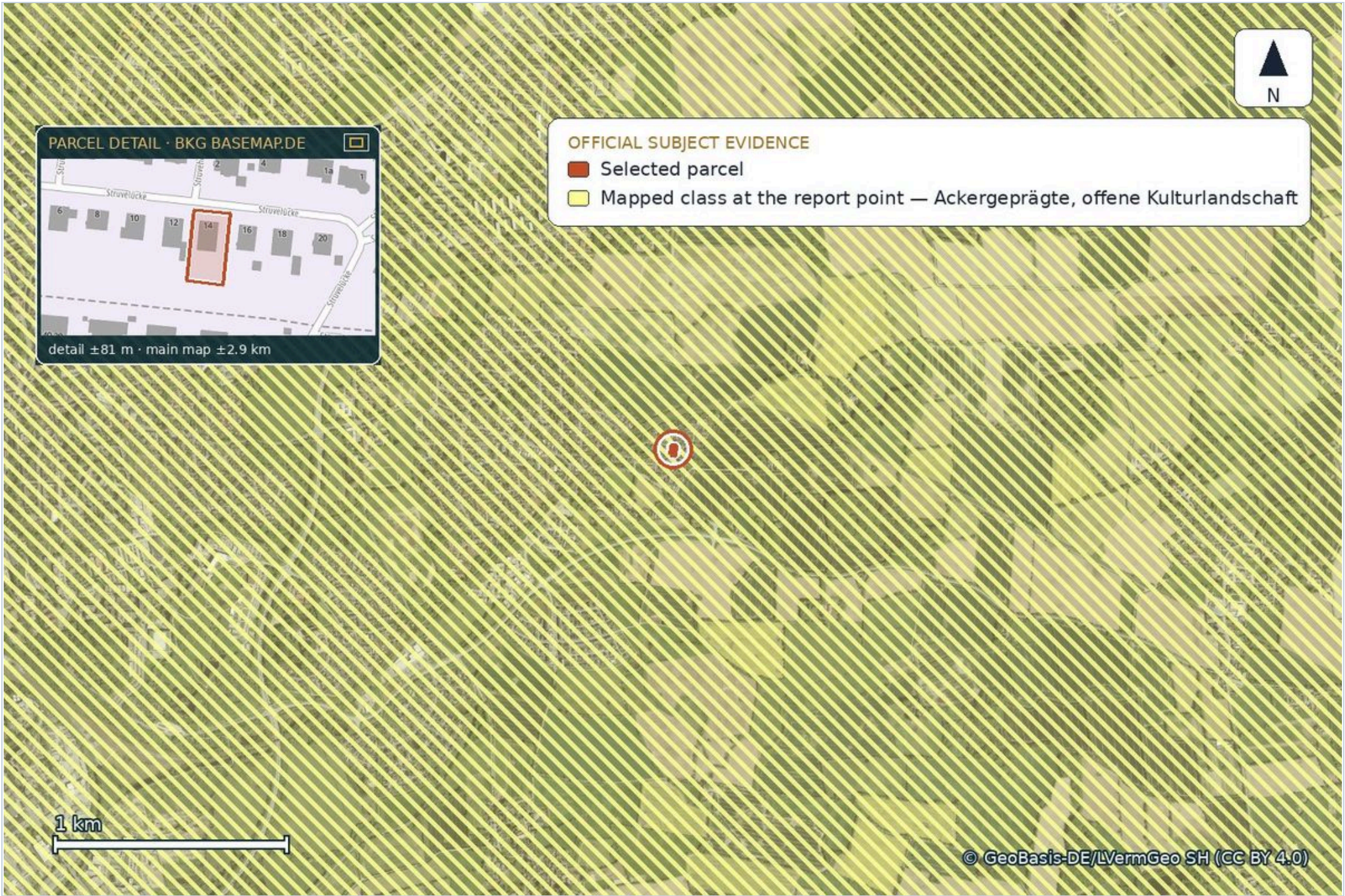


FIG. 7.14 – Landscape type in the nationwide context (BfN) BfN Landschaftstypen.

Analyst read

- FINDING: BfN classifies the report point as type "Ackergeprägte, offene Kulturlandschaft" in the landscape unit "Angeln, Schwansen und Dänischer Wohld".
- CONSEQUENCE: The classification describes the landscape and has no legal effect of its own; obtain a parcel-specific response from the lower nature authority before relying on landscape character for a purchase or building-height decision. Descriptive landscape classification with no independent legal effect. Give the mapped finding to the responsible body and obtain a written answer on whether an official boundary, classification or case-specific requirement affects the parcel.

Nature parks (BfN)

Nature park: The nearest published extent begins 19.3 km southeast; the report point is outside it. The wider frame shows its actual WMS shape rather than only a distance arrow.

SOURCE	METHOD	AS AT	GEOMETRY
BfN Naturparke	WMS image-pixel measurement; map frame about 58.7 km, derived from the nearest genuine WMS-pixel coordinate and the print frame's aspect ratio	27 September 2026	Nearest mapped area about 19.3 km from the report point

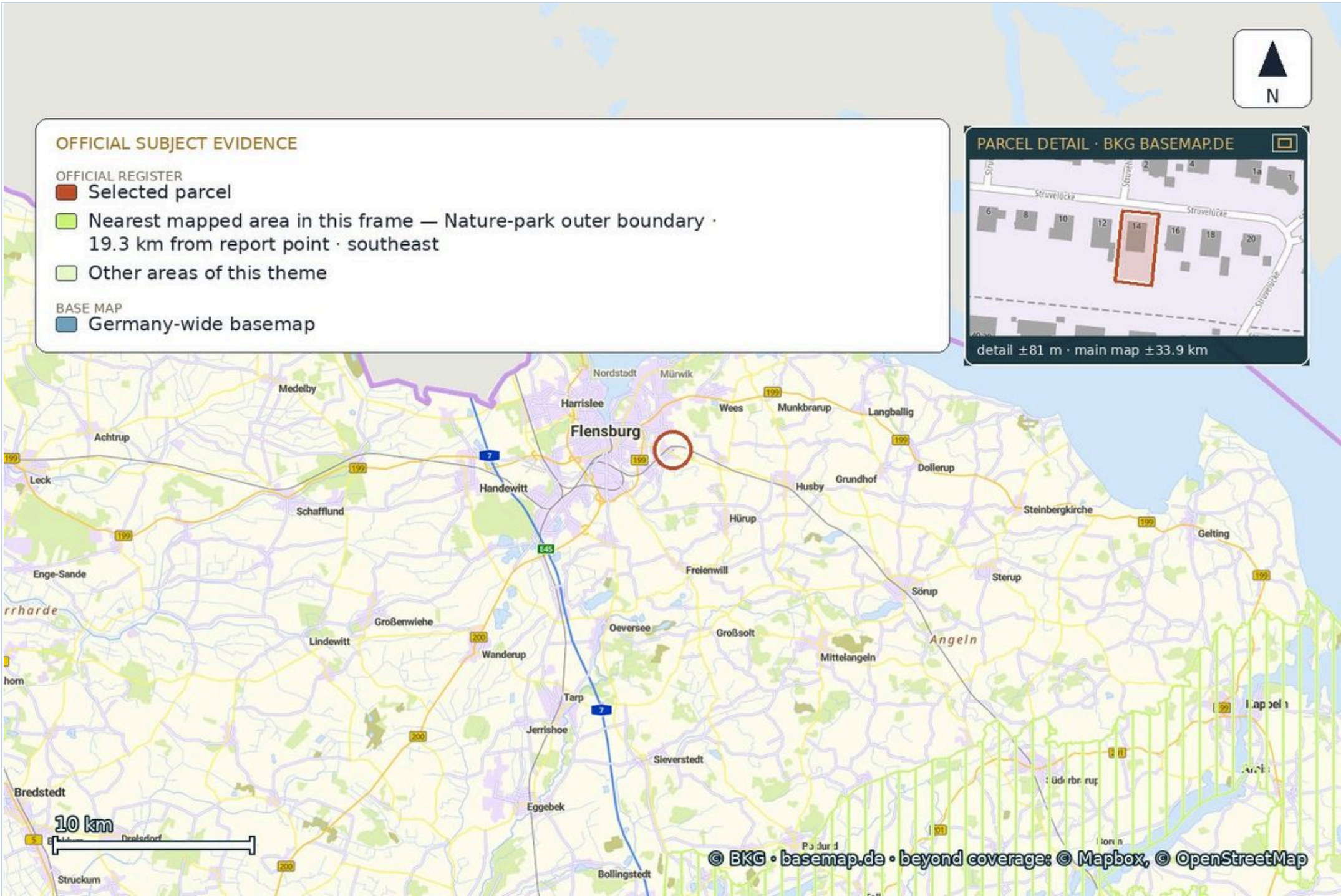


FIG. 7.15 – Nature parks (BfN) BfN Naturparke.

19.3
km

Nature park: The nearest published extent

Analyst read

- FINDING: Its purpose and detailed rules become an immediate purchase issue only if the parcel-specific official check contradicts that separation.
- CONSEQUENCE: Register image for nature-park outer boundary: BfN Naturparke. Large-area designation screen; purpose and individual requirements follow Land law and the nature-park instrument.

Large-area designations at nationwide distance (BfN)

The nationwide BfN large-area designations are far from the report point: National park 42.8 km, Biosphere reserve 42.8 km and National natural monument 216.2 km. Checked on 27 September 2026; this is a measured negative, not a missing value. The map shows the nearest of them together with the parcel.

SOURCE	METHOD	AS AT	GEOMETRY
BfN Nationalparke	WMS image-pixel measurement per layer	27 September 2026	42.8 km southwest



FIG. 7.16 – Large-area designations at nationwide distance (BfN) BfN Nationalparke.

42.8
km
National park · nearest published extent
southwest

Analyst read

- FINDING: No separation of this order creates an obligation on this parcel.
- CONSEQUENCE: The value of the check is that it happened: all three designations were queried and are demonstrably far away. If an official parcel-specific response does show proximity after all, read the core, buffer and transition zones separately. National natural monument · nearest published extent: 216.2 km southeast.
- LIMIT: No zoning and no individual provision from the applicable protection instrument.

7.14 Landscape type in the nationwide context (BfN)

- ◆ **Landscape-class coverage at the report point**

— Report point lies inside the mapped area

CONSEQUENCE — Descriptive landscape classification with no independent legal effect. Map key: the colour patch under the report point is the landscape type published there; the other tones in the image are neighbouring types whose names this image service does not return.
- ◆ **CLEAR · Register image for landscape-class coverage**

— BfN Landschaftstypen

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 5.0 km around the report point so the parcel and the nearest published extent appear together.
- ◆ **CLEAR · Landscape type per BfN**

— Ackergeprägte, offene Kulturlandschaft (BfN code 4.2)

CONSEQUENCE — Landscape unit "Angeln, Schwansen und Dänischer Wohld". Describes the natural setting; no designation follows from it.
- ◆ **Action**

— Request before committing to the purchase: Dated nature-conservation response on “Landscape type in the nationwide context (BfN)”. Body: competent nature-conservation authority.

CONSEQUENCE — Pause the purchase if: the nature authority names a designation boundary or condition at the parcel that the read map image does not show.

Source: BfN Landschaftstypen · As at 27 September 2026

7.15 Nature parks (BfN)

- ◆ **Nature-park outer boundary at the report point**

— Nearest mapped area about 19.3 km from the report point

CONSEQUENCE — Large-area designation screen; purpose and individual requirements follow Land law and the nature-park instrument.
- ◆ **CLEAR · Register image for nature-park outer boundary**

— BfN Naturparke

CONSEQUENCE — BfN geoservice, not an on-site survey. The map frame reaches about 58.7 km around the report point so the parcel and the nearest published extent appear together.

Source: BfN Naturparke · As at 27 September 2026

7.16 Large-area designations at nationwide distance (BfN)

- ◆ **CLEAR · National park · nearest published extent**

— 42.8 km southwest

CONSEQUENCE — Nationwide designation screen; the Land statute or protection order and its zoning are legally controlling.
- ◆ **CLEAR · National natural monument · nearest published extent**

— 216.2 km southeast

CONSEQUENCE — Nationwide designation screen; protection provisions and the exact boundary must be checked in the applicable designation instrument.
- ◆ **ACTION · Evidence limit**

— No zoning and no individual provision from the applicable protection instrument.

NEXT ACTION — Every designation on this page lies more than 25 km from the parcel. No condition and no request follow for the purchase.
- ◆ **CLEAR · Biosphere reserve · nearest published extent**

— 42.8 km southwest

CONSEQUENCE — The outer boundary does not replace checking core, buffer and transition zoning with the Land authority.
- ◆ **CLEAR · Register image**

— BfN Nationalparke

CONSEQUENCE — BfN geoservice, not an on-site survey. The map draws the nearest designation (National park) in a frame of about 96.0 km.

Source: BfN Nationalparke · As at 27 September 2026