

Water: flooding, heavy rain and protection zones

Parcel scope: Flurstück 16/24, area 627 m². The review checked Heavy rain (BKG), River flood: HQ100 (Schleswig-Holstein), Coastal flood: HW100 (Schleswig-Holstein) using 9 sources listed in the appendix ledger, retrieved on 27 September 2026. The main result for this parcel is: Heavy-rain depth at the report point: up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold. Before committing to the purchase, request current hazard map.

SOURCE	METHOD	AS AT	GEOMETRY
BKG; MEKUN Schleswig-Holstein and 5 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. 6.1 – Water: flooding, heavy rain and protection zones

BKG; MEKUN Schleswig-Holstein and 5 more (Appendix A.1).

Analyst read

- FINDING: The review established: River flood (HQ100) at the report point: no mapped area; the nearest lies 26.5 km away.
- CONSEQUENCE: The source position is supported by 7 of 9 responses; 2 queries remain open. For the buyer, this point should be resolved before agreeing price or purchase.
- NEXT ACTION: ask Municipality / local water authority for current hazard map.

Questions and evidence on water

Reconcile the result with the municipal hazard map. Evidence status: Heavy-rain depth at the report point: up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold; Evidence requested: current hazard map; Office: Municipality / local water authority.

SOURCE	METHOD	AS AT	GEOMETRY
MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100 · Küstenhochwasser HW100; LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0	public-data GIS query and screening	27 September 2026	Questions for the competent authorities; they concern the selected parcel and measure nothing themselves

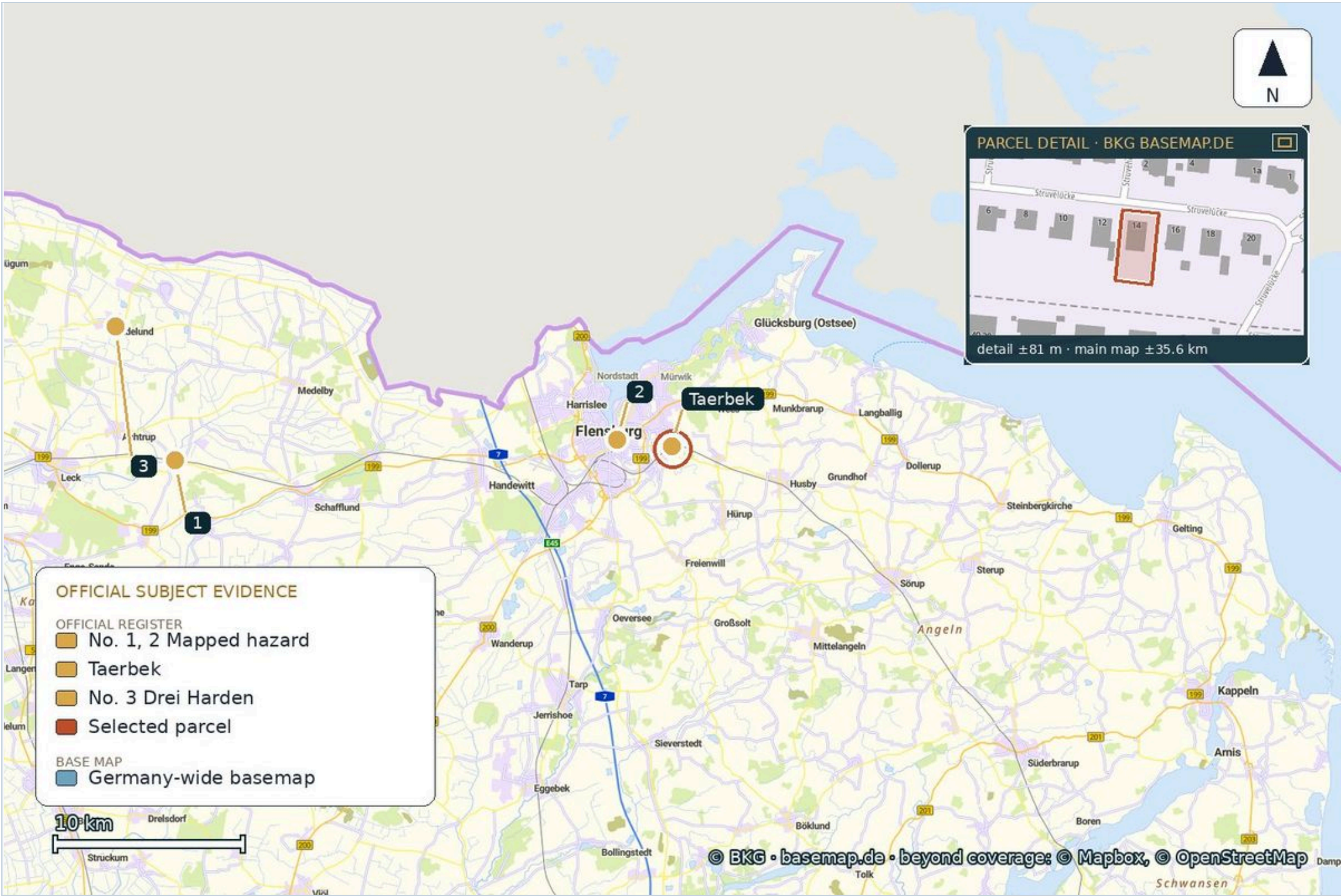


FIG. 6.2 – Questions and evidence on water MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100 · Küstenhochwasser HW100; LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0.

Analyst read

- FINDING: current hazard map: Municipality / local water authority · Reconcile the result with the municipal hazard map.
- CONSEQUENCE: Authority: competent water authority.
- LIMIT: BKG models the exceptional event for SH; the response does not replace a municipal hazard map; for “Heavy-rain depth at the report point”, a confirmed response from Municipality / local water authority is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved.

Heavy rain (BKG)

Heavy-rain depth at the report point: up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold. BKG models the exceptional event for SH; the response does not replace a municipal hazard map.

SOURCE	METHOD	AS AT	GEOMETRY
BKG · Starkregen-Hinweiskarte · Überflutungstiefe	WMS and point query	27 September 2026	BKG SH: Model cell at the report point without a value; the neighbouring cells within 12 m were read

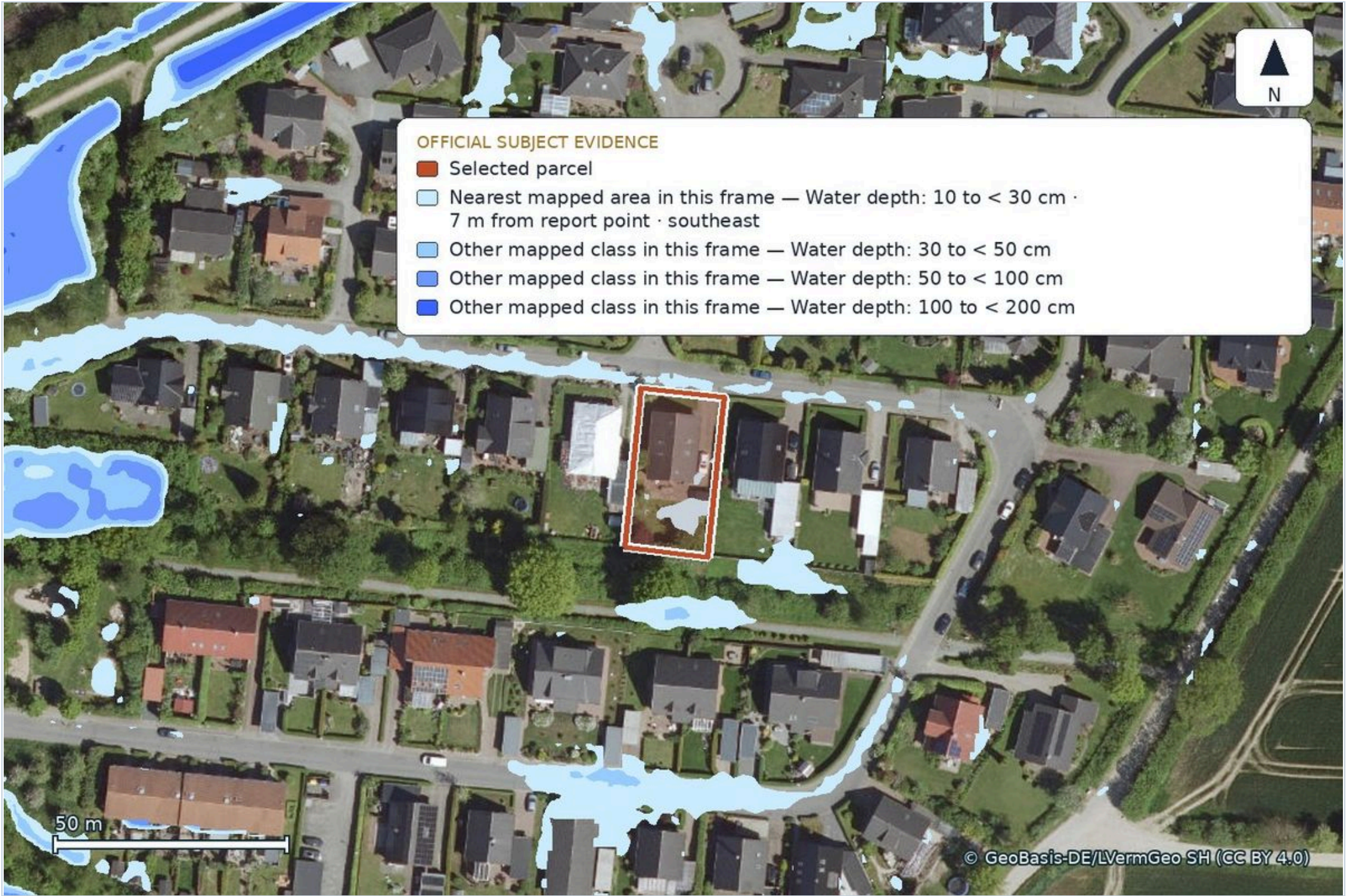


FIG. 6.3 – Heavy rain (BKG)

BKG · Starkregen-Hinweiskarte · Überflutungstiefe.

8

cm

Modelled depth

Highest value in the neighbouring cells (12 m around)

Analyst read

- FINDING: Scenario: Exceptional event, maximum flood depth.
- CONSEQUENCE: BKG's heavy-rain map for SH was read on 27 September 2026 at 54.780898° N / 9.487202° E. Also check the municipal hazard map where published.
- LIMIT: What was read is the national BKG model of an exceptional event.
- NEXT ACTION: Reconcile the result with the municipal hazard map.

6.1 Water: flooding, heavy rain and protection zones

- ◆ **CLEAR · Heavy-rain depth at the report point**

— up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold.
- ◆ **Coastal flood (HW100) at the report point**

— no mapped area; the nearest lies 3.0 km away. The official map layer was evaluated for the report point and its surroundings on 27 September 2026.
- ◆ **CLEAR · Reported flood scenarios**

— the parcel lies outside every reported area; the nearest is 3.0 km away. Before purchase, request the Hochwassergefahrenkartenauszug (flood-hazard map extract) for HQ-high/HQ100/HQ-extreme with water depths and identifiers.
- ◆ **River flood (HQ100) at the report point**

— no mapped area; the nearest lies 26.5 km away. The official map layer was evaluated for the report point and its surroundings on 27 September 2026.
- ◆ **CLEAR · The parcel lies outside statutory floodplains**

— none is published within 40.0 km.

Source: BKG; MEKUN Schleswig-Holstein and 5 more (Appendix A.1) · As at 27 September 2026

6.2 Questions and evidence on water

- ◆ **current hazard map**

— Municipality / local water authority · Reconcile the result with the municipal hazard map.
- ◆ **ACTION · Dated water-law response on “Coastal flood: HW100 (Schleswig-Holstein)”**

— Ask the water authority in writing which flood, protection or risk zone applies to the parcel.

| Authority: competent water authority
- ◆ **Appendix source ledger**

— The 9 sources behind chapter 06 are listed there one by one.

| When you query a finding, quote the source and its retrieval date from that list.
- ◆ **ACTION · Dated water-law response on “River flood: HQ100 (Schleswig-Holstein)”**

— Ask the water authority in writing which flood, protection or risk zone applies to the parcel.

| Authority: competent water authority
- ◆ **official statutory-floodplain extract with ordinance, date and parcel relation**

— lower water authority (local Wasser authority) of the Kreis or city · Before purchase, request the official statutory-floodplain extract with ordinance, date and parcel relation.

Source: MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100 · Küstenhochwasser HW100; LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0 · As at 27 September 2026

6.3 Heavy rain (BKG)

- ◆ **Scenario**

— Exceptional event, maximum flood depth

| NEXT ACTION — Also check the municipal hazard map where published.
- ◆ **CLEAR · Land / dataset**

— SH · its own dataset

| CONSEQUENCE — One dataset per Land, not a nationwide average.
- ◆ **CLEAR · Modelled depth at the report point**

— up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold

| CONSEQUENCE — The model cell at the point itself carries no value, 7 of 8 neighbouring cells do; the point therefore lies inside the modelled area. A modelled value, not a measured level.
- ◆ **Geometry relationship**

— Model cell at the report point without a value; the neighbouring cells within 12 m were read

| CONSEQUENCE — BKG point query, not a sweep across the parcel.

Source: BKG · Starkregen-Hinweiskarte · Überflutungstiefe · As at 27 September 2026

6.4

Flood & heavy rain: published Land river-flood coverage

River flood (HQ100) at the report point: no mapped area; the nearest lies 26.5 km away. The official map layer was evaluated for the report point and its surroundings on 27 September 2026.

SOURCE	METHOD	AS AT	GEOMETRY
MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100	River flood: HQ100 (Schleswig-Holstein): WMS image-pixel measurement	27 September 2026	River flood: HQ100 (Schleswig-Holstein): The nearest mapped hazard area lies 26.5 km west of the report point; it does not intersect the report point

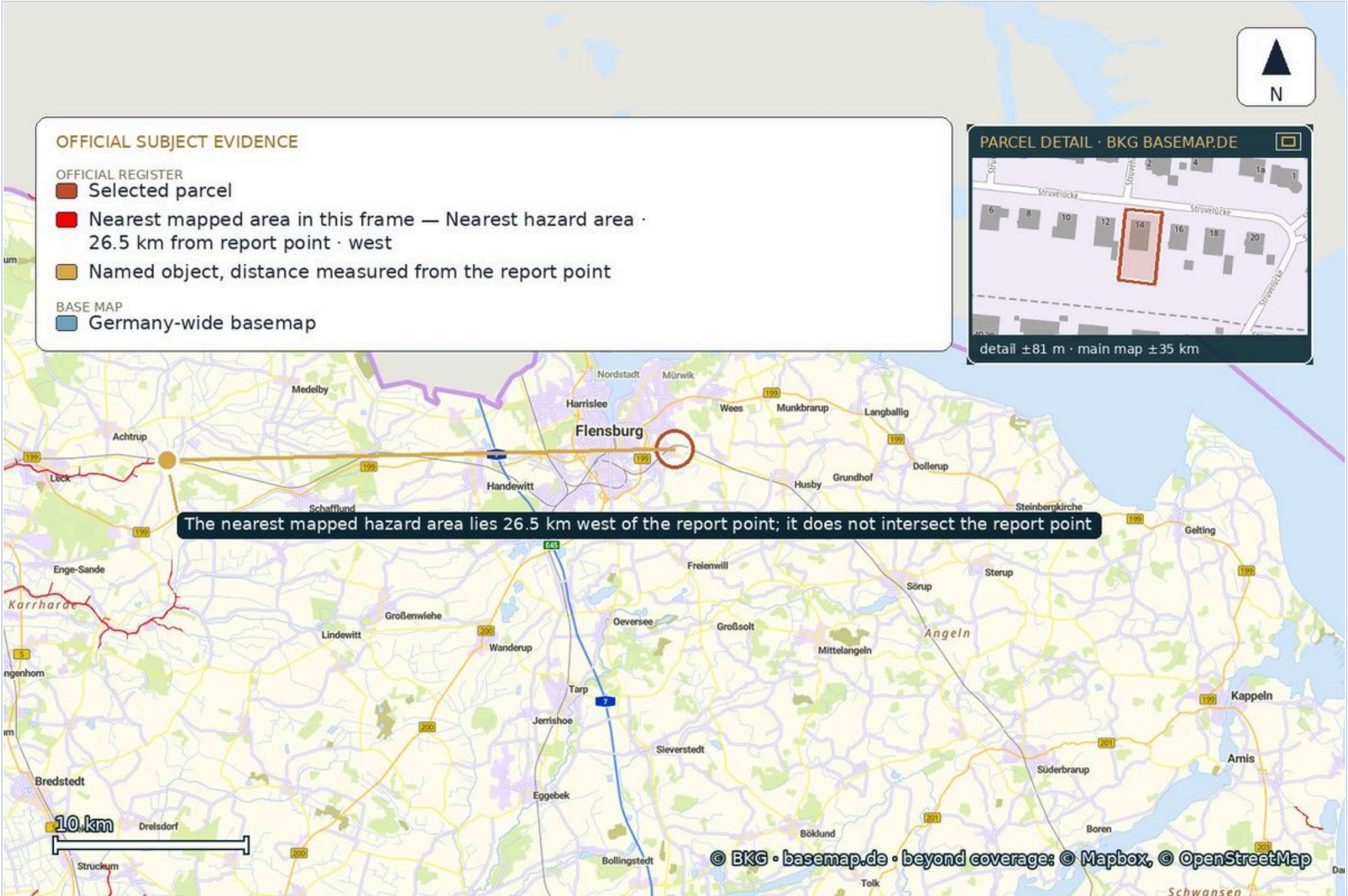


FIG. 6.4 – Flood & heavy rain: published Land river-flood coverage MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100.

26.5	31.8
km	km
Nearest hazard area	Evaluated radius
west of the report	

Analyst read

- FINDING: Scenario: Official 2025 Floods Directive extent for a 1-in-100-year river flood.
- CONSEQUENCE: Settle the hazard map, drainage and insurability with the local water authority and a drainage engineer before purchase. Image-pixel measurement, not an on-site level reading.
- LIMIT: The check covered no building opening, backflow level, basement height or insurance cover.
- NEXT ACTION: Ask the water authority in writing which flood, protection or risk zone applies to the parcel.

6.5

Coastal flood: HW100 (Schleswig-Holstein)

Coastal flood (HW100) at the report point: no mapped area; the nearest lies 3.0 km away. The official map layer was evaluated for the report point and its surroundings on 27 September 2026.

SOURCE	METHOD	AS AT	GEOMETRY
MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100	Coastal flood: HW100 (Schleswig-Holstein): WMS image-pixel measurement	27 September 2026	Coastal flood: HW100 (Schleswig-Holstein): The nearest mapped hazard area lies 3.0 km west of the report point; it does not intersect the report point



FIG. 6.5 — Coastal flood: HW100 (Schleswig-Holstein)

MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100.

3.0

km

Nearest hazard area

west of the report

3.6

km

Evaluated radius

Analyst read

- FINDING: Scenario: Official 2025 Floods Directive extent for coastal flood HW100, with and without partly effective engineered protection.
- CONSEQUENCE: Settle the hazard map, drainage and insurability with the local water authority and a drainage engineer before purchase. Image-pixel measurement, not an on-site level reading.
- LIMIT: The check covered no building opening, backflow level, basement height or insurance cover.
- NEXT ACTION: Ask the water authority in writing which flood, protection or risk zone applies to the parcel.

Heavy rain (BKG) (continued)

◆ CLEAR · Query point — 54.780898° N · 9.487202° E CONSEQUENCE — Point query dated 27 September 2026; not a sweep across the parcel.	◆ UNRESOLVED · Evidence limit — What was read is the national BKG model of an exceptional event. Flow paths, water levels at the building and the municipal heavy-rain hazard map were not read; ask the municipality for the map, if it has made one. CONSEQUENCE — BKG's heavy-rain map for SH was read on 27 September 2026 at 54.780898° N / 9.487202° E; result: up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold. The local water authority and drainage engineer must settle the municipal hazard map and building drainage before purchase.
◆ Action — Request before committing to the purchase: current hazard map. Body: Municipality / local water authority. By: before purchase. CONSEQUENCE — Pause the purchase if: the current hazard map shows a flood area at the parcel.	◆ Reading — BKG point responses for SH: no value in the report point's cell, depths of the neighbouring cells read.

Source: BKG · Starkregen-Hinweiskarte · Überflutungstiefe · As at 27 September 2026

6.4 Flood & heavy rain: published Land river-flood coverage

◆ CLEAR · Nearest hazard area — The nearest mapped hazard area lies 26.5 km west of the report point; it does not intersect the report point CONSEQUENCE — River flood: HQ100 (Schleswig-Holstein): image-pixel measurement, not an on-site level reading.	◆ Scenario — Official 2025 Floods Directive extent for a 1-in-100-year river flood. CONSEQUENCE — River flood: HQ100 (Schleswig-Holstein): modelled hazard extent, not an individual damage assessment.
◆ CLEAR · Evaluated radius — 31.8 km CONSEQUENCE — River flood: HQ100 (Schleswig-Holstein): widened until the nearest mapped area enters the frame.	◆ Evidence limit — The check covered no building opening, backflow level, basement height or insurance cover. CONSEQUENCE — Settle the hazard map, drainage and insurability with the local water authority and a drainage engineer before purchase.
◆ Action — Request before committing to the purchase: Dated water-law response on “River flood: HQ100 (Schleswig-Holstein)”. Body: competent water 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 — Official map layer, accessed 27 September 2026.

Source: MEKUN Schleswig-Holstein · HWRM 2025 · Flusshochwasser HQ100 · As at 27 September 2026

6.5 Coastal flood: HW100 (Schleswig-Holstein)

◆ CLEAR · Nearest hazard area — The nearest mapped hazard area lies 3.0 km west of the report point; it does not intersect the report point CONSEQUENCE — Coastal flood: HW100 (Schleswig-Holstein): image-pixel measurement, not an on-site level reading.	◆ Scenario — Official 2025 Floods Directive extent for coastal flood HW100, with and without partly effective engineered protection. CONSEQUENCE — Coastal flood: HW100 (Schleswig-Holstein): modelled hazard extent, not an individual damage assessment.
--	---

Source: MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100 · As at 27 September 2026

Statutory floodplain

The parcel lies outside statutory floodplains; none is published within 40.0 km. The § 78 WHG building restriction therefore does not reach it; the water authority's answer is binding.

SOURCE	METHOD	AS AT	GEOMETRY
Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille) · retrieved 27 September 2026 · dl-de/by-2.0	Land WFS query; polygons measured against the parcel outline, search frame widened step by step to the nearest area	27 September 2026	parcel polygon against the published area; distance is parcel edge to the drawn boundary

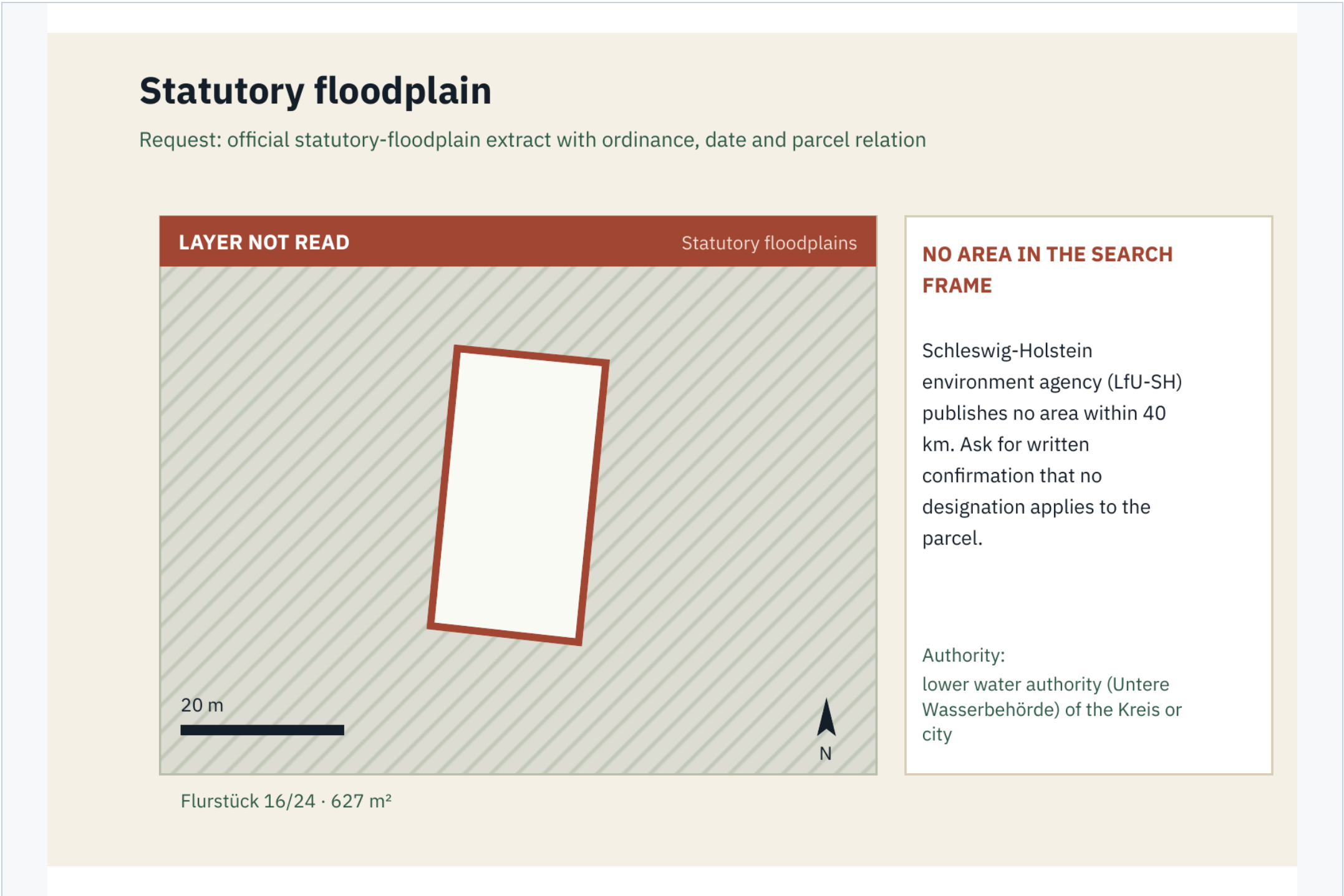


FIG. 6.6 – Statutory floodplain Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille) · retrieved 27 September 2026 · dl-de/by-2.0.

Analyst read

- FINDING: This is a finding on the published boundaries; the ordinance and its official map are binding.
- LIMIT: No water-law case decision and no survey of the legal boundary.
- NEXT ACTION: Have the water authority confirm in writing whether the parcel is inside the area and which ordinance applies. Before purchase, request the official statutory-floodplain extract with ordinance, date and parcel relation.

Flood hazard: scenarios and depths

Reported flood scenarios: the parcel lies outside every reported area; the nearest is 3.0 km away. The source is the BfG holding in which the Länder report HQ-high, HQ100 and HQ-extreme for river and coast together; it carries no water depths and no statutory floodplains. The BfG does not guarantee nationwide coverage.

SOURCE	METHOD	AS AT	GEOMETRY
WasserBLiCK/BfG; the Länder's own water authorities · INSPIRE natural risk zones (HWRM-RL) · retrieved 27 September 2026 · GeoNutzV	scenario-by-scenario query of the national HWRM-RL reporting holding; no water depths are published in it	27 September 2026	distance from parcel polygon to each reported scenario surface



FIG. 6.7 – Flood hazard: scenarios and depths

WasserBLiCK/BfG; the Länder's own water authorities · INSPIRE natural risk zones (HWRM-RL) · retrieved 27 September 2026 · GeoNutzV.

3.0
km

HQ-high

Parcel outside the HQ-high extent; nearest polygon west

Analyst read

- FINDING: None of the scenarios read reaches the parcel.
- CONSEQUENCE: Use the official scenario/depth extract to scope levels, access and insurance; do not treat it as hydraulic design.
- LIMIT: No site hydraulic model, flood level certificate or design flood level.
- NEXT ACTION: Before purchase, request the Hochwassergefahrenkartenauszug (flood-hazard map extract) for HQ-high/HQ100/HQ-extreme with water depths and identifiers.

6.5 Coastal flood: HW100 (Schleswig-Holstein) (continued)

◆ CLEAR · Evaluated radius

— 3.6 km

CONSEQUENCE — Coastal flood: HW100 (Schleswig-Holstein): widened until the nearest mapped area enters the frame.

◆ Action

— Request before committing to the purchase: Dated water-law response on “Coastal flood: HW100 (Schleswig-Holstein)”. Body: competent water 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.

Source: MEKUN Schleswig-Holstein · HWRM 2025 · Küstenhochwasser HW100 · As at 27 September 2026

◆ Evidence limit

— The check covered no building opening, backflow level, basement height or insurance cover.

CONSEQUENCE — Settle the hazard map, drainage and insurability with the local water authority and a drainage engineer before purchase.

◆ Reading

— Official map layer, accessed 27 September 2026.

6.6 Statutory floodplain

◆ CLEAR · Statutory floodplain

— Parcel outside; no statutory floodplain published within 40.0 km

CONSEQUENCE — vector query against the parcel geometry

◆ Source

— Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille)

CONSEQUENCE — retrieved 27 September 2026 · searched up to 40 km · dl-de/by-2.0

◆ Action

— Request before committing to the purchase: official statutory-floodplain extract with ordinance, date and parcel relation. Body: lower water authority (Untere Wasserbehörde) of the Kreis or city. By: before purchase.

CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.

Source: Schleswig-Holstein environment agency (LfU-SH) · statutory floodplains (Pinnau, Krückau, Stör, Trave, Alster, Bille) · retrieved 27 September 2026 · dl-de/by-2.0 · As at 27 September 2026

◆ CLEAR · Area and status

— no area read

CONSEQUENCE — name, status and date not read

◆ ACTION · Evidence limit

— No water-law case decision and no survey of the legal boundary.

NEXT ACTION — Have the water authority confirm in writing whether the parcel is inside the area and which ordinance applies.

6.7 Flood hazard: scenarios and depths

◆ HQ-high

— Parcel outside the HQ-high extent; nearest polygon 3.0 km west

FINDING: 10/20-year

◆ CLEAR · HQ100

— Parcel outside the HQ100 extent; nearest polygon 3.0 km west

CONSEQUENCE — 100-year

Source: WasserBLICK/BfG; the Länder's own water authorities · INSPIRE natural risk zones (HWRM-RL) · retrieved 27 September 2026 · GeoNutzV · As at 27 September 2026

Nearest official watercourses and water bodies

The map shows the nearest officially registered water feature from the LfU-SH WFS; the table names the same feature with its order and maintenance duty where the register carries them.

SOURCE	METHOD	AS AT	GEOMETRY
LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0	LfU-SH WFS: watercourse axes of the Digitales Anlagenverzeichnis, the lake register and the coastal water bodies, in frames widening from 300 m to 10 km; measured from the parcel outline to the nearest geometry	18 December 2014	distance from the parcel outline to the returned water geometry



FIG. 6.8 – Nearest official watercourses and water bodies

LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0.

145
m

flowing watercourse

The nearest mapped water feature is from the parcel

Analyst read

- FINDING: The distance runs to the watercourse axis in the register, not to the top of the bank; buffer strips and planning use the bank line the water authority confirms.
- CONSEQUENCE: Data date: 18 December 2014. No surveyed bank line, legal buffer or drainage right.
- NEXT ACTION: Have the water authority confirm the controlling bank line and any watercourse-edge requirements. Before purchase, request the official water-network/water-body extract with bank line.

Low point and flow path

The official one-metre elevation model shows where water runs inside the plot frame: measured heights, contours and the lowest point. The DGM200 row beside it only places that roughly in the wider landscape.

SOURCE	METHOD	AS AT	GEOMETRY
© GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0	official Land DGM1 tiles joined into the plot frame, plus five DGM200 cells for landscape context	27 September 2026	one-metre elevation cells over the parcel and its map frame

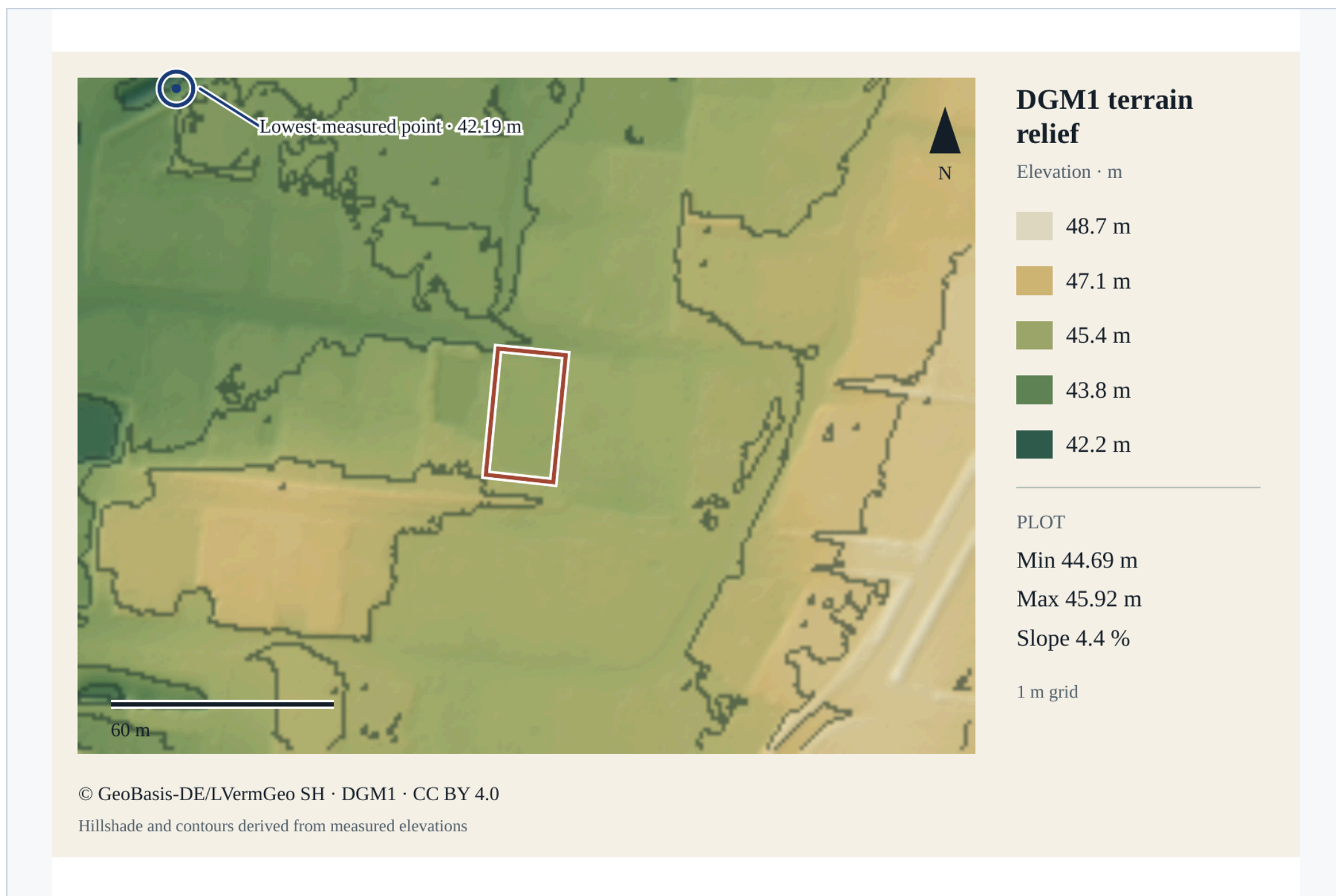


FIG. 6.9 – Low point and flow path

© GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0.

44.69–45.92 m

Elevations across the plot frame

4.4

%

Mean slope

Analyst read

- **FINDING:** These grid values target the level survey and flow-path assessment but replace neither. For the purchase decision: Use this to target a level survey and a drainage-path inspection. From DGM1 central differences; the slope is what steers the flow direction inside the frame.
- **CONSEQUENCE:** No level survey, drainage design or plot-level flooding certificate. Before purchase, request the level survey and flooding/flow-path assessment.

Flood hazard: scenarios and depths (continued)

- ◆ **CLEAR · HQ-extreme**

— Parcel outside the HQ-extreme extent; nearest polygon 3.0 km west

| CONSEQUENCE — 200-year / defence failure assumption
- ◆ **Evidence limit**

— No site hydraulic model, flood level certificate or design flood level.

| CONSEQUENCE — Use the official scenario/depth extract to scope levels, access and insurance; do not treat it as hydraulic design.
- ◆ **Action**

— Request before committing to the purchase: Hochwassergefahrenkartenauszug (flood-hazard map extract) for HQ-high/HQ100/HQ-extreme with water depths and identifiers. Body: lower water authority (Untere Wasserbehörde) in Schleswig-Holstein. By: before purchase.

| CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.

Source: WasserBLICK/BfG; the Länder's own water authorities · INSPIRE natural risk zones (HWRM-RL) · retrieved 27 September 2026 · GeoNutzV · As at 27 September 2026

6.8 Nearest official watercourses and water bodies

- ◆ **flowing watercourse**

— The nearest mapped water feature is 145 m from the parcel boundary, to the north (340°).

| CONSEQUENCE — Data date: 18 December 2014
- ◆ **CLEAR · Watercourse order**

— second-order watercourse (Gewässer 2. Ordnung)

| CONSEQUENCE — maintained by: water and soil association (Wasser- und Bodenverband); association in the register: Flensburger Innenförde
- ◆ **ACTION · Evidence limit**

— No surveyed bank line, legal buffer or drainage right.

| NEXT ACTION — Have the water authority confirm the controlling bank line and any watercourse-edge requirements.
- ◆ **CLEAR · Water body name**

— Taerbek

| CONSEQUENCE — The name is as the Land's Digitales Anlagenverzeichnis lists it.
- ◆ **Layers queried**

— flowing watercourse, standing water body, coastal water

| CONSEQUENCE — official query in a 300 m frame
- ◆ **Action**

— Request before committing to the purchase: official water-network/water-body extract with bank line. Body: lower water authority (Untere Wasserbehörde) in Schleswig-Holstein. By: before purchase.

| CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.

Source: LfU-SH · Digitales Anlagenverzeichnis (DAV/DDV-WBV/Land SH), Seenverzeichnis und Küstenwasserkörper · CC BY 4.0 / dl-de/by-2.0 · As at 18 December 2014

6.9 Low point and flow path

- ◆ **CLEAR · Elevations across the plot frame**

— 44.69–45.92 m

| EVIDENCE: DGM1 · 1 m grid · DHHN2016
- ◆ **CLEAR · Mean slope**

— 4.4 %

| CONSEQUENCE — from DGM1 central differences; the slope is what steers the flow direction inside the frame

Source: © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 · As at 27 September 2026

Heavy-rain and precipitation extremes

Model depths, HYRAS daily values and DWD normals are screening indicators. The design storm for drainage design comes from KOSTRA-DWD-2020: for this plot's 5 km cell 38.8 mm in one hour at the 100-year event, 101.2 mm in 24 hours. That is a cell statistic, not a drainage proof. Highest one-day total at the report point: 41.2 mm.

SOURCE	METHOD	AS AT	GEOMETRY
BKG heavy rain (dl-de/by-2.0); DWD HYRAS-DE (CC BY 4.0); DWD; KOSTRA-DWD-2020	BKG query per scenario; DWD HYRAS daily series, grid cell read; DWD 1991–2020 normal; KOSTRA table	27 September 2026	model cell at the report point; KOSTRA: nearest 5 km cell centre; no average across the parcel · grid cell at the report point

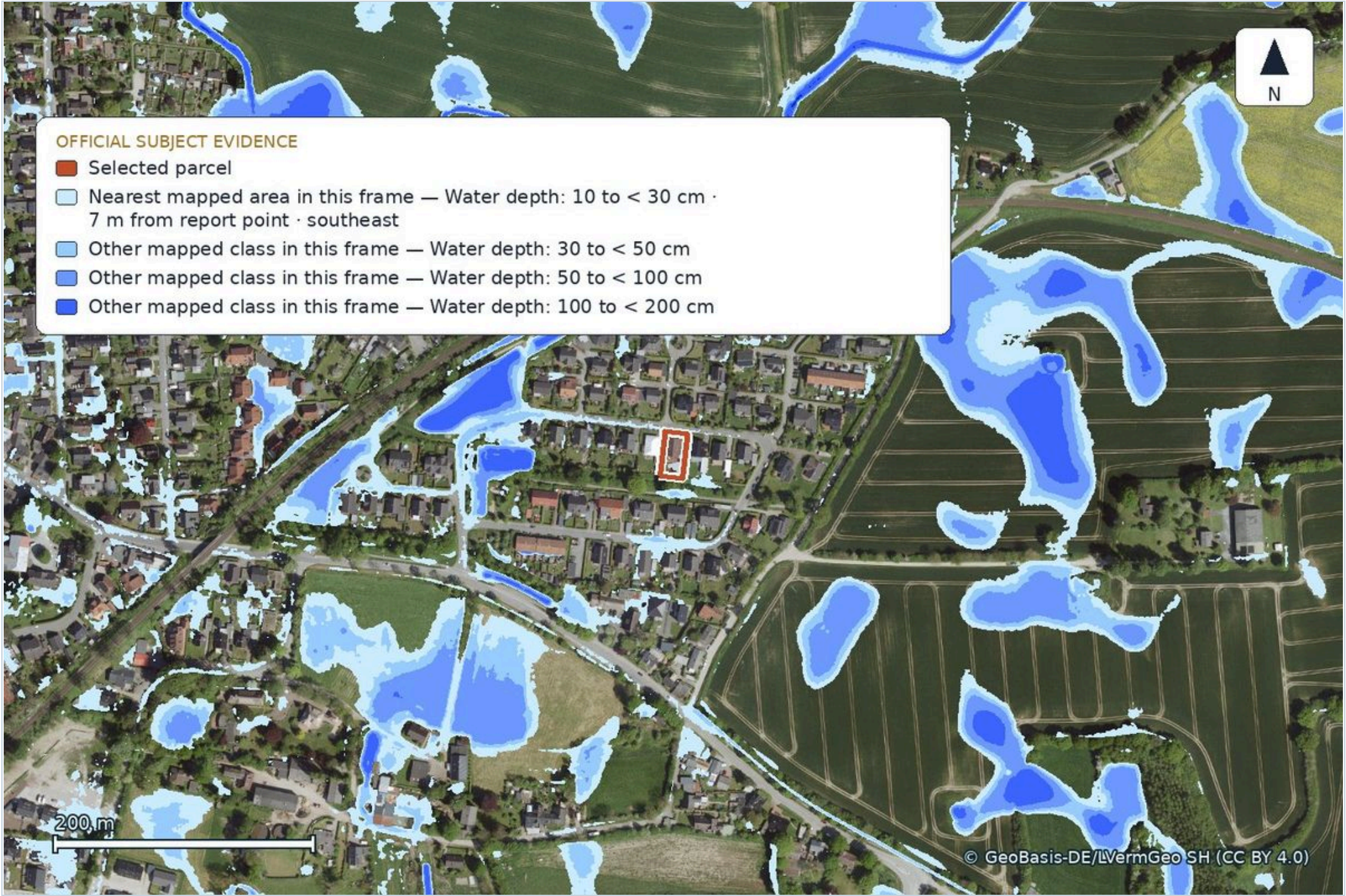


FIG. 6.10 – Heavy-rain and precipitation extremes BKG heavy rain (dl-de/by-2.0); DWD HYRAS-DE (CC BY 4.0); DWD; KOSTRA-DWD-2020.

8.0

cm

BKG exceptional event

Highest value within 12 m

10.0

cm

BKG extreme event

Highest value within 12 m

Analyst read

- FINDING: Highest one-day total is 41.2 mm and highest five-day total is 81.8 mm.
- CONSEQUENCE: HYRAS wet-day p99: 27.4 mm/day. Use the screen to commission a site-specific drainage and exceedance-flow design; do not size from these values. No statutory pass/fail threshold; flood design needs local durations and return periods.
- LIMIT: No hydraulic sewer capacity or site infiltration test.
- NEXT ACTION: Before purchase, request the site-specific flooding and drainage assessment using design rainfall.

6.9 Low point and flow path (continued)

◆ Lowest measured point — toward the north-west of the frame · 42.19 m CONSEQUENCE — a measured grid cell, not a drainage design ◆ Evidence limit — No level survey, drainage design or plot-level flooding certificate. CONSEQUENCE — Use this to target a level survey and a drainage-path inspection.	◆ Landscape low point — west cell · 43.6 m · W · 270° CONSEQUENCE — five-cell DGM200 screen at landscape scale ◆ Action — Request before committing to the purchase: level survey and flooding/flow-path assessment. Body: publicly appointed surveyor / drainage engineer. By: before purchase. CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.
--	---

Source: © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 · As at 27 September 2026

6.10 Heavy-rain and precipitation extremes

◆ BKG exceptional event — up to 8.0 cm within 12 m EVIDENCE: BKG heavy-rain hazard map · exceptional scenario · maximum model-cell flooding depth at the report point ◆ CLEAR · HYRAS wet-day p99 — 27.4 mm/day EVIDENCE: 2015–2024 · DWD HYRAS 1 km · grid cell at report point ◆ CLEAR · DWD 1991–2020 annual normal — 909 mm/year EVIDENCE: 1 km interpolated grid ◆ CLEAR · KOSTRA design storm 15 min, 100-year — 25.1 mm ◆ CLEAR · KOSTRA design storm 1 h, 1-year / 10-year — 13.2 mm / 24.6 mm	◆ BKG extreme event — up to 10.0 cm within 12 m EVIDENCE: BKG heavy-rain hazard map · extreme scenario · maximum model-cell flooding depth at the report point ◆ CLEAR · HYRAS maximum daily — 41.2 mm/day EVIDENCE: 2015–2024 · 3653 daily values · grid cell at report point ◆ CLEAR · KOSTRA design storm 1 h, 100-year — 38.8 mm EVIDENCE: KOSTRA-DWD-2020 · 5 km cell 56137 · ±25 % uncertainty ◆ CLEAR · KOSTRA design storm 24 h, 100-year — 101.2 mm ◆ CLEAR · Highest five-day total — 81.8 mm CONSEQUENCE — No statutory pass/fail threshold; flood design needs local durations and return periods.
---	---

Source: BKG heavy rain (dl-de/by-2.0); DWD HYRAS-DE (CC BY 4.0); DWD; KOSTRA-DWD-2020 · As at 27 September 2026

◆ CLEAR · Days at or above 20 mm — 4.1 per year CONSEQUENCE — Count threshold ≥20 mm/day; every counted day meets or exceeds it. Ten-year mean, not a local flood depth. ◆ Evidence limit — No hydraulic sewer capacity or site infiltration test. The grid value for highest one-day total is neither a measurement on the parcel nor a parcel-wide average. CONSEQUENCE — Use the screen to commission a site-specific drainage and exceedance-flow design; do not size from these values. Use the grid value for highest one-day total as a purchase screen; local measurement and professional design remain controlling. ◆ Reading — Period: 2015–2024 daily. Resolution limitation: Heavy-rain screen: HYRAS is a 1 km grid interpolated by DWD from station measurements; not a microclimate of the plot and not a station on site.	◆ CLEAR · HYRAS source response — available CONSEQUENCE — 27 September 2026 · grid cell at the report point; no average across the parcel · The grid value for highest one-day total is neither a measurement on the parcel nor a parcel-wide average. ◆ Action — Request before committing to the purchase: site-specific flooding and drainage assessment using design rainfall. Body: drainage engineer / Untere Wasserbehörde. By: before purchase. CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.
---	--

Source: BKG heavy rain (dl-de/by-2.0); DWD HYRAS-DE (CC BY 4.0); DWD; KOSTRA-DWD-2020 · As at 27 September 2026

Drinking-water protection zones

The protection-zone class and ordinance can affect excavation, heat pumps, infiltration and material storage.

SOURCE	METHOD	AS AT	GEOMETRY
Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published) · retrieved 27 September 2026 · dl-de/by-2.0	Land WFS query; polygons measured against the parcel outline, search frame widened step by step to the nearest area	6 November 2013	parcel polygon against the published area; distance is parcel edge to the drawn boundary

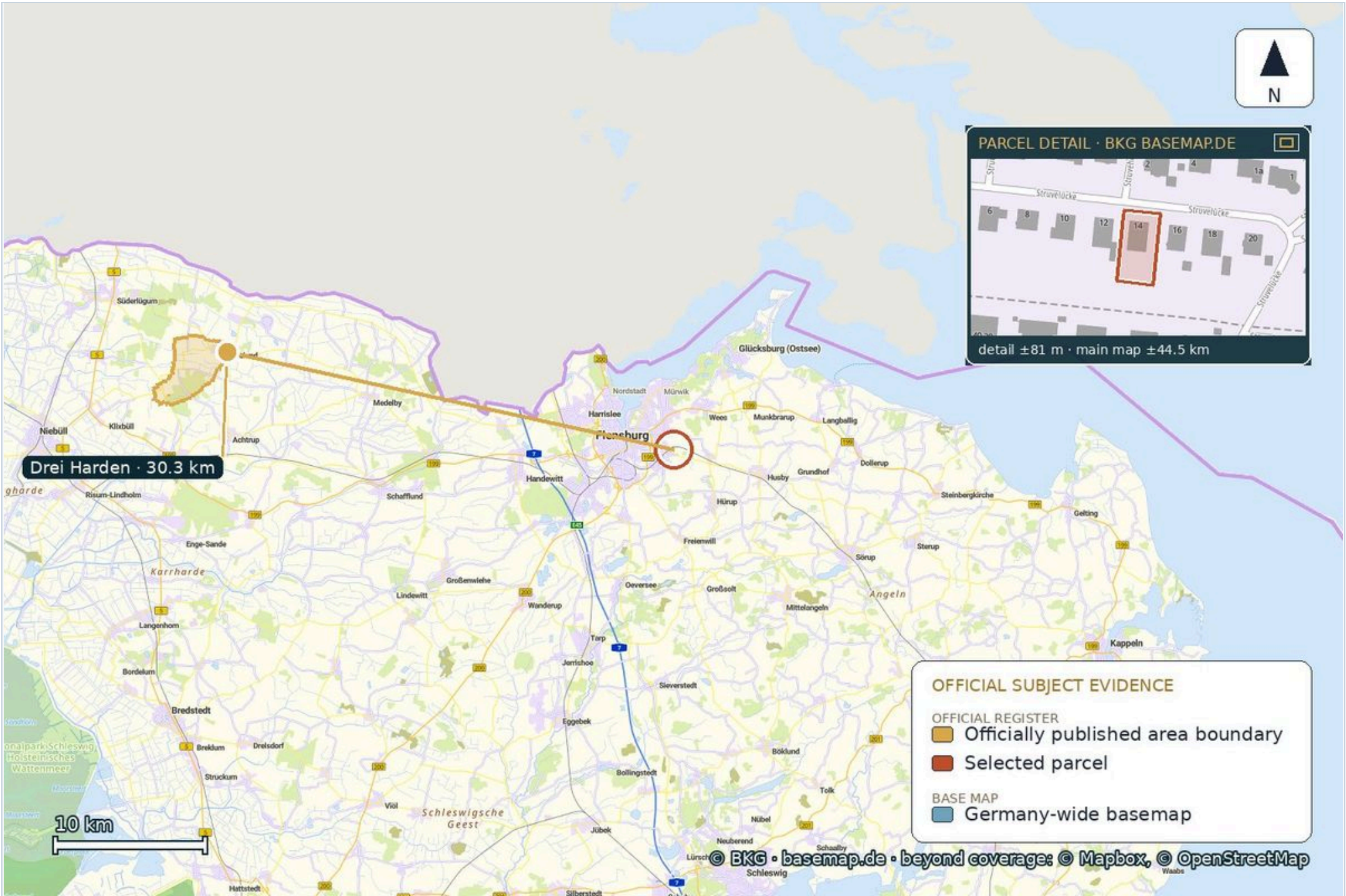


FIG. 6.11 – Drinking-water protection zones Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published) · retrieved 27 September 2026 · dl-de/by-2.0.

30.3
km

Drinking-water protection area
Parcel outside

Analyst read

- FINDING: This is a finding on the published boundaries; the ordinance and its official map are binding.
- CONSEQUENCE: Vector query against the parcel geometry. No water-law case decision and no survey of the legal boundary.
- NEXT ACTION: Obtain the zone ordinance and a written parcel-specific answer before excavation or infiltration design. Before purchase, request the drinking-water protection response and applicable ordinance.

Heavy-rain screen from the DWD HYRAS daily grids

2015–2024 daily · DWD grid 1 km

Highest one-day total

41.2 mm

No valid design threshold is supplied here; the local KOSTRA value for the chosen duration and return period controls.

Highest five-day total

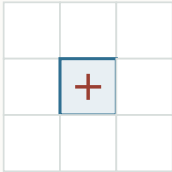
81.8 mm

No statutory pass/fail threshold; flood design needs local durations and return periods.

Days at or above 20 mm

4.1 per year

Count threshold ≥20 mm/day; every counted day meets or exceeds it. Ten-year mean, not a local flood depth.



Grid window at the report point

One cell is roughly 1 km across; the square is only schematic.
A 100 m wide parcel is only 1/10 as wide as one cell.
Report point 54.780898° N · 9.487202° E

Grid value at the report point · statistics or open source status · not a parcel photograph

6.11 Drinking-water protection zones

- ◆ **CLEAR · Drinking-water protection area**

— Parcel outside; nearest drinking-water protection area 30.3 km to the west (“Drei Harden”, zone III)

| CONSEQUENCE — vector query against the parcel geometry

◆ **UNRESOLVED · Source**

— Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published)

| CONSEQUENCE — retrieved 27 September 2026 · searched up to 40 km · dl-de/by-2.0

◆ **Action**

— Request before committing to the purchase: drinking-water protection response and applicable ordinance.

Body: lower water authority (Untere Wasserbehörde) of the Kreis or city. By: before purchase.

| CONSEQUENCE — Pause the purchase if: the written authority answer changes the mapped relation.
- ◆ **CLEAR · Area / zone class**

— Drei Harden · protection zone III

| CONSEQUENCE — dated 6 November 2013

◆ **ACTION · Evidence limit**

— No water-law case decision and no survey of the legal boundary.

| NEXT ACTION — Obtain the zone ordinance and a written parcel-specific answer before excavation or infiltration design.

Source: Schleswig-Holstein environment agency (LfU-SH) · drinking-water protection areas, designated zones II and III (zone I is not published) · retrieved 27 September 2026 · dl-de/by-2.0 · As at 6 November 2013