

Neighbours, nuisance and planned development

Parcel scope: Flurstück 16/24, area 627 m². The review checked Environmental noise (UBA), Mapped buildings nearby (OpenStreetMap), Land use nearby (OpenStreetMap) using Umweltbundesamt · Lärmkartierung nach der EU-Umgebungslärmrichtlinie (VeLa/LK), OpenStreetMap contributors, Geofabrik extract (ODbL 1.0), retrieved on 27 September 2026. The main result for this parcel is: OpenStreetMap maps one building on the parcel (detached house), 153 building(s) within 150 m in total. Before committing to the purchase, request site visit.

SOURCE	METHOD	AS AT	GEOMETRY
Umweltbundesamt; OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	public-data GIS query and screening	27 September 2026	Chapter findings summarised; each finding states its spatial relationship on its own evidence page



FIG. 8.1 – Neighbours, nuisance and planned development Umweltbundesamt; OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

Analyst read

- FINDING: The source position is supported by 1 of 2 responses; one query remains open.
- CONSEQUENCE: For the buyer, this point should be checked before the purchase decision. The UBA noise map returned no level for this point on 27 September 2026: Only major roads, main railway lines and large airports are mapped.
- NEXT ACTION: visit the plot yourself and record on-site observation in writing.

Questions and evidence on neighbours and nuisance

Visit the plot at different times of day and listen for road, rail and air traffic. Evidence status: Authority confirmation is required: The UBA noise map returned no level for this point on 27 September 2026; Evidence requested: On-site observation; Office: Own site visit.

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

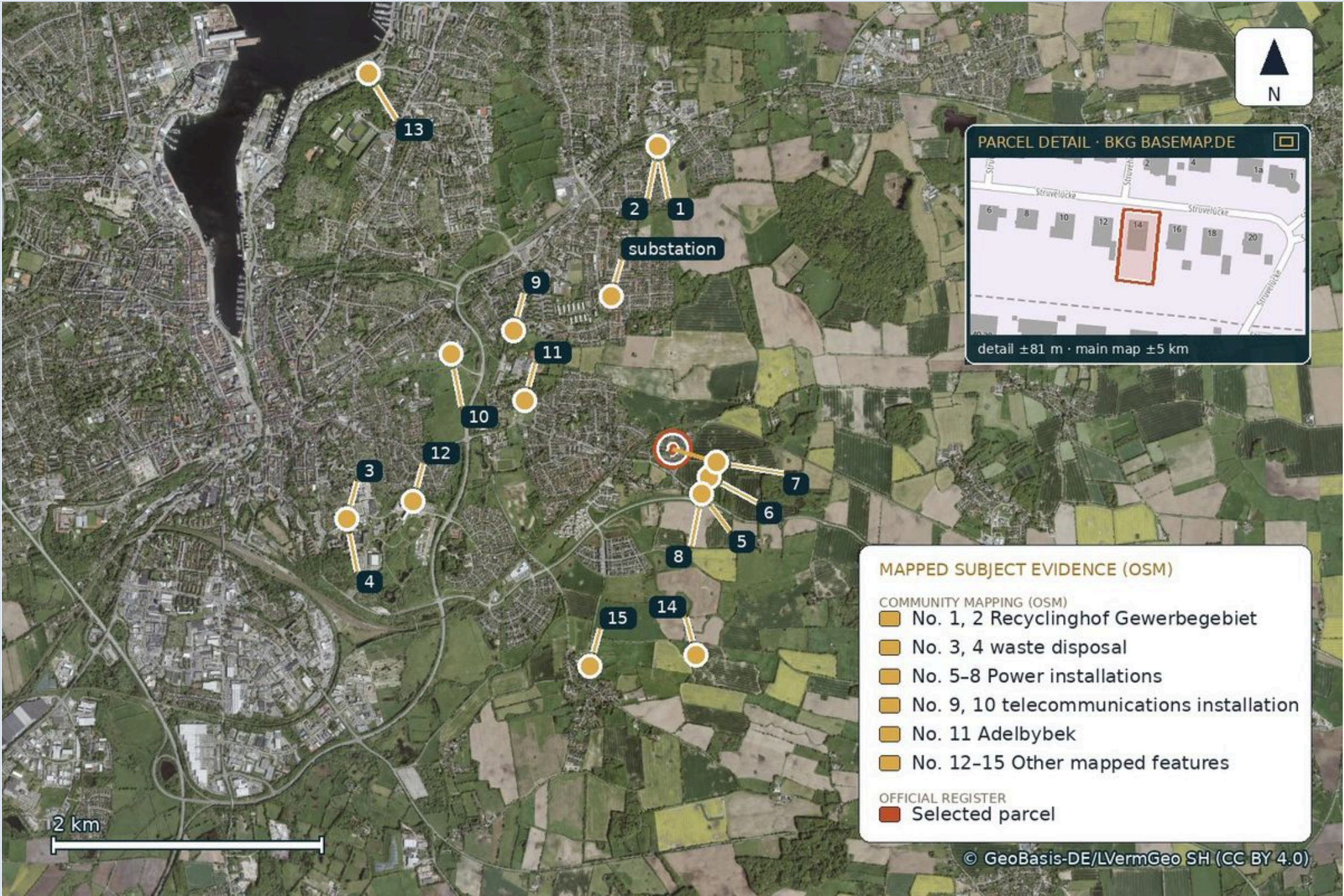
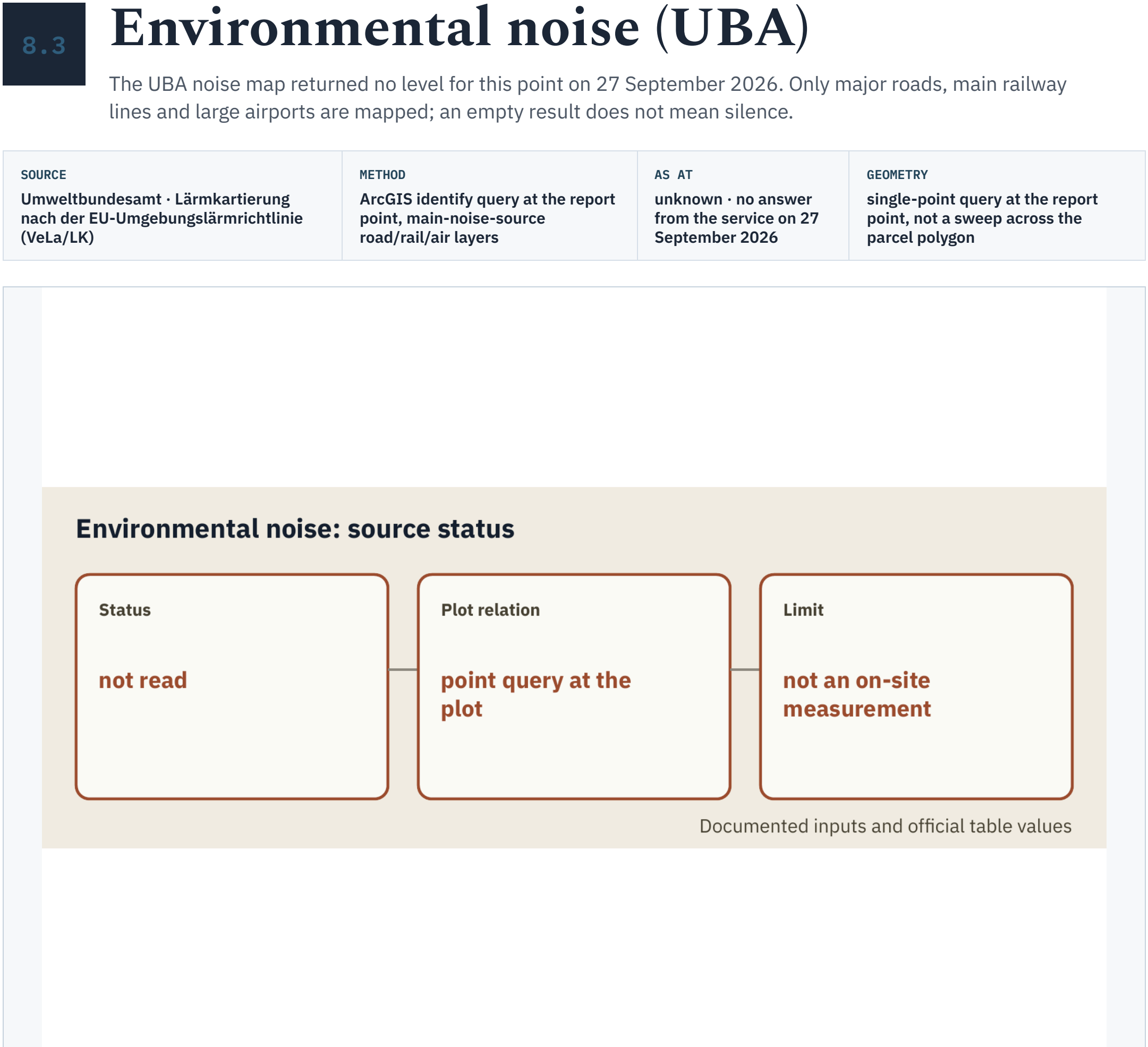


FIG. 8.2 – Questions and evidence on neighbours and nuisance

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

Analyst read

- FINDING: Authority confirmation is required: The UBA noise map returned no level for this point on 27 September 2026.
- CONSEQUENCE: On-site observation: Own site visit · Visit the plot at different times of day and listen for road, rail and air traffic.
- LIMIT: Only major roads, main railway lines and large airports are mapped; an empty result does not mean silence; the buyer checks on site (Own site visit) and puts anything noticeable to the competent authority in writing before committing; an unremarkable visit does not replace a response.



8.1 Neighbours, nuisance and planned development

- ◆ **UNRESOLVED · The UBA noise map returned no level for this point on 27 September 2026**

— Only major roads, main railway lines and large airports are mapped; an empty result does not mean silence.
- ◆ **The parcel touches or lies within a mapped OpenStreetMap land-use**

— Buyer question: Which mapped land use lies nearest the parcel, and what pattern of uses characterises the surroundings?
- ◆ **Nearest mapped minor power line, 317 m southeast**

— Nearest OSM-mapped feature: minor power line; it lies 317 m from the parcel boundary. The largest mapped classes are utility pole: 3 objects and minor power line: 1 object. Ask the grid operator for a written connection offer before relying on a mapped line. Office: Netzbetreiber.
- ◆ **OpenStreetMap maps one building on the parcel (detached house), 153 building(s) within 150 m in total**

— Buyer question: Does a mapped building appear on or immediately beside the parcel, and how built-up is the surrounding area?
- ◆ **Nearest mapped Recyclinghof Gewerbegebiet Kauslund · industrial area, 2,225 m north**

— Nearest OSM-mapped feature: Recyclinghof Gewerbegebiet Kauslund · industrial area; it lies 2225 m from the parcel boundary. For Industrial and nuisance sources nearby, the 2500 m search of the OSM extract returned 2 active feature(s).

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

8.2 Questions and evidence on neighbours and nuisance

- ◆ **On-site observation**

— Own site visit · Visit the plot at different times of day and listen for road, rail and air traffic.
- ◆ **Dated parcel-specific written response on “Land use nearby (OpenStreetMap)”**

— competent specialist office or qualified professional · Give the mapped lead to the responsible body and obtain written clarification of its status, extent and purchase-relevant operating or consent consequences. Meaning for the purchase: Background context on the immediate area, not a substitute for the official land-use plan chapter.
- ◆ **Appendix source ledger**

— The 2 sources behind chapter 08 are listed there one by one.

When you query a finding, quote the source and its retrieval date from that list.
- ◆ **ACTION · site visit**

— Confirm any nearby structure on-site or via the cadastral map.

Authority: Buyer / surveyor
- ◆ **Dated emissions response on “Industrial and nuisance sources nearby”**

— competent emissions-control or environmental authority · Give the mapped lead to the responsible body and obtain written clarification of its status, extent and purchase-relevant operating or consent consequences. Meaning for the purchase: A nearby mapped industrial or quarry use is immission context, not a measured exposure.

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

8.3 Environmental noise (UBA)

- ◆ **UNRESOLVED · Environmental noise**

— Not read

CONSEQUENCE — The Umweltbundesamt noise-map service did not answer this query. The noise maps under the EU Environmental Noise Directive are held by the responsible Land authority and published in the municipality's noise action plan.
- ◆ **CLEAR · Test geometry**

— Report point · L_den band

CONSEQUENCE — Environmental noise: a single point is queried, and the answer is the class of the band it falls into. A few metres away a different class can apply, and the map takes no account of which floor or facade a measurement would be taken on.

Source: Umweltbundesamt · Lärmkartierung nach der EU-Umgebungslärmrichtlinie (VeLa/LK) · As at unknown · no answer from the service on 27 September 2026

Mapped buildings

Buyer question: Does a mapped building appear on or immediately beside the parcel, and how built-up is the surrounding area? OpenStreetMap maps one building on the parcel (detached house), 153 building(s) within 150 m in total. Type mix in the returned footprints: detached house: 58; garage: 52; building, type not mapped: 16; house: 15; semi-detached house: 12. OpenStreetMap is community-mapped, not an official building register. The distance, count and search radius have no universal legal pass/fail threshold.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Mapped building footprints within the search radius	22 September 2026	measured from the mapped parcel outline to the mapped feature

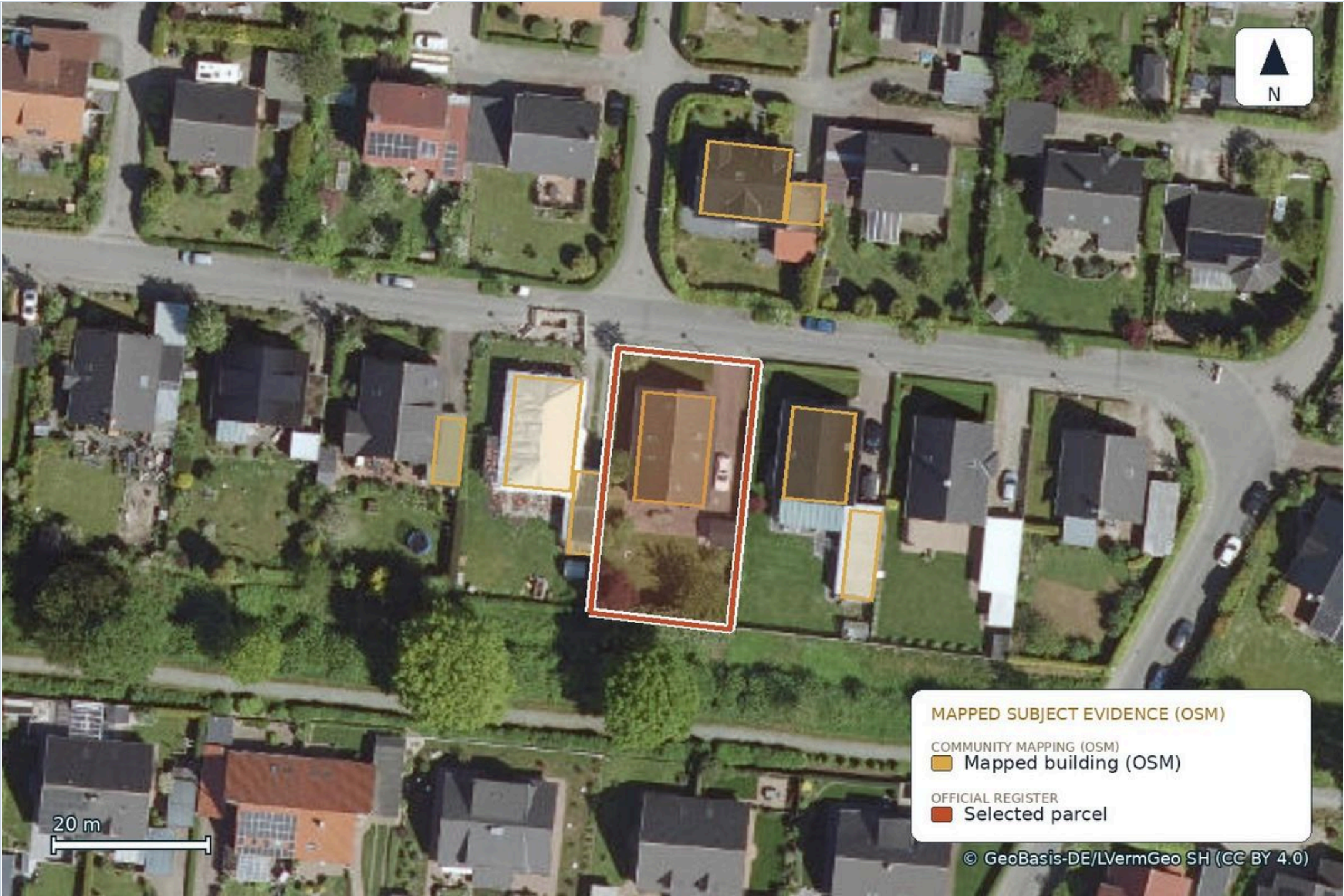


FIG. 8.4 – Mapped buildings OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

153

Buildings within 150 m

Analyst read

- FINDING: The mapped footprints establish built context around this parcel.
- CONSEQUENCE: Community-mapped context, not a legal statement about what stands on the parcel. No official building register; not a cadastral read.
- NEXT ACTION: Confirm any contact with the legal boundary on site or from an official survey plan. Confirm any nearby structure on-site or via the cadastral map.

8.3 Environmental noise (UBA) (continued)

- ◆ **UNRESOLVED · Open question**

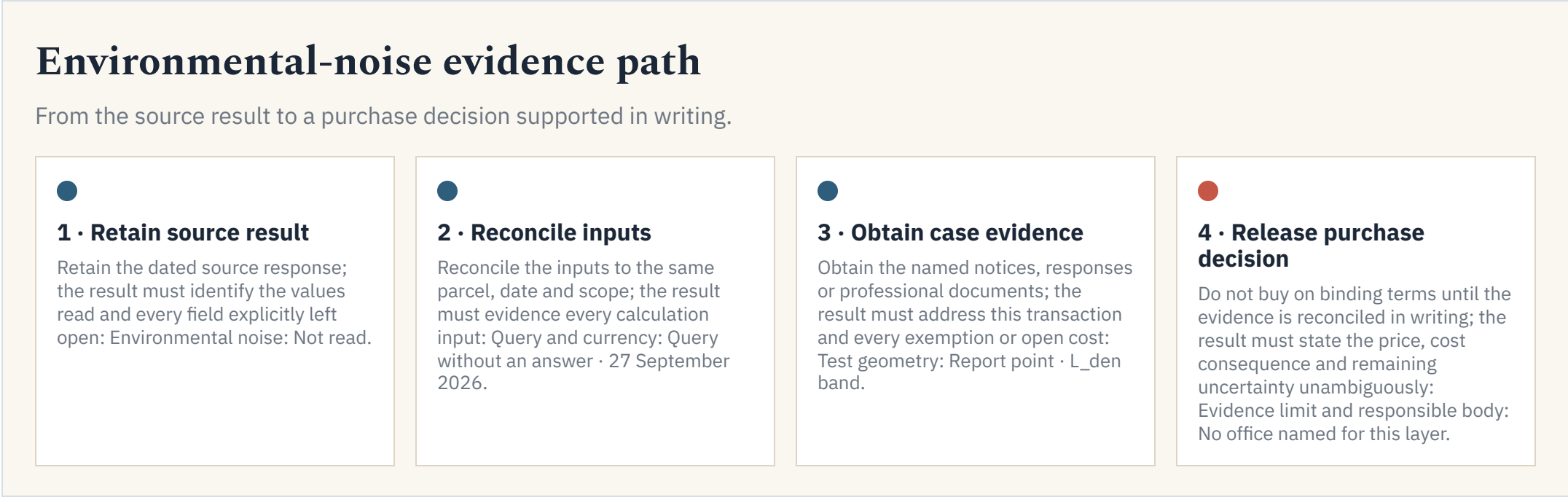
— No night-band (L_{night}) values, no industrial/port noise mapping outside agglomerations, no on-site measurement, no future traffic growth.

CONSEQUENCE — Use as a rough flag for major-source traffic noise, not as a complete noise assessment.
- ◆ **Action**

— Request before committing to the purchase: On-site observation. Body: Own site visit. By: before making an offer.

CONSEQUENCE — Pause the purchase if: noticeable noise is found on site.

Source: Umweltbundesamt · Lärmkartierung nach der EU-Umgebungslärmrichtlinie (VeLa/LK) · As at unknown · no answer from the service on 27 September 2026



8.4 Mapped buildings

- ◆ **CLEAR · Total mapped within the search radius**

— 153 building(s)

CONSEQUENCE — Counted in the OpenStreetMap extract for this radius, independent of how many footprints the map below draws; inventory count, not a statutory threshold
- ◆ **CLEAR · Test geometry**

— Mapped parcel outline

CONSEQUENCE — Mapped buildings: every metre figure here was measured against the mapped cadastral outline, not a surveyed boundary.
- ◆ **UNRESOLVED · Mapped building-type mix**

— detached house: 58; garage: 52; building, type not mapped: 16; house: 15; semi-detached house: 12

CONSEQUENCE — From the returned building footprints; community mapping, not a register or pass/fail threshold
- ◆ **UNRESOLVED · Evidence limit**

— No official building register; not a cadastral read.

CONSEQUENCE — Community-mapped context, not a legal statement about what stands on the parcel.

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

Land use

Buyer question: Which mapped land use lies nearest the parcel, and what pattern of uses characterises the surroundings? The parcel touches or lies within a mapped OpenStreetMap land-use polygon (residential); the query returned 51 polygons within the widened 1.8 km search. Type mix: farmland: 16; meadow: 13; residential: 10; forest: 4; farmyard: 3; grass: 3; allotment gardens: 1; recreation ground: 1. This is community-mapped context, not an official land-use designation; distance, polygon count and search radius have no universal legal pass/fail threshold.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Mapped land-use areas, widening search radius	22 September 2026	measured from the mapped parcel outline to the mapped feature

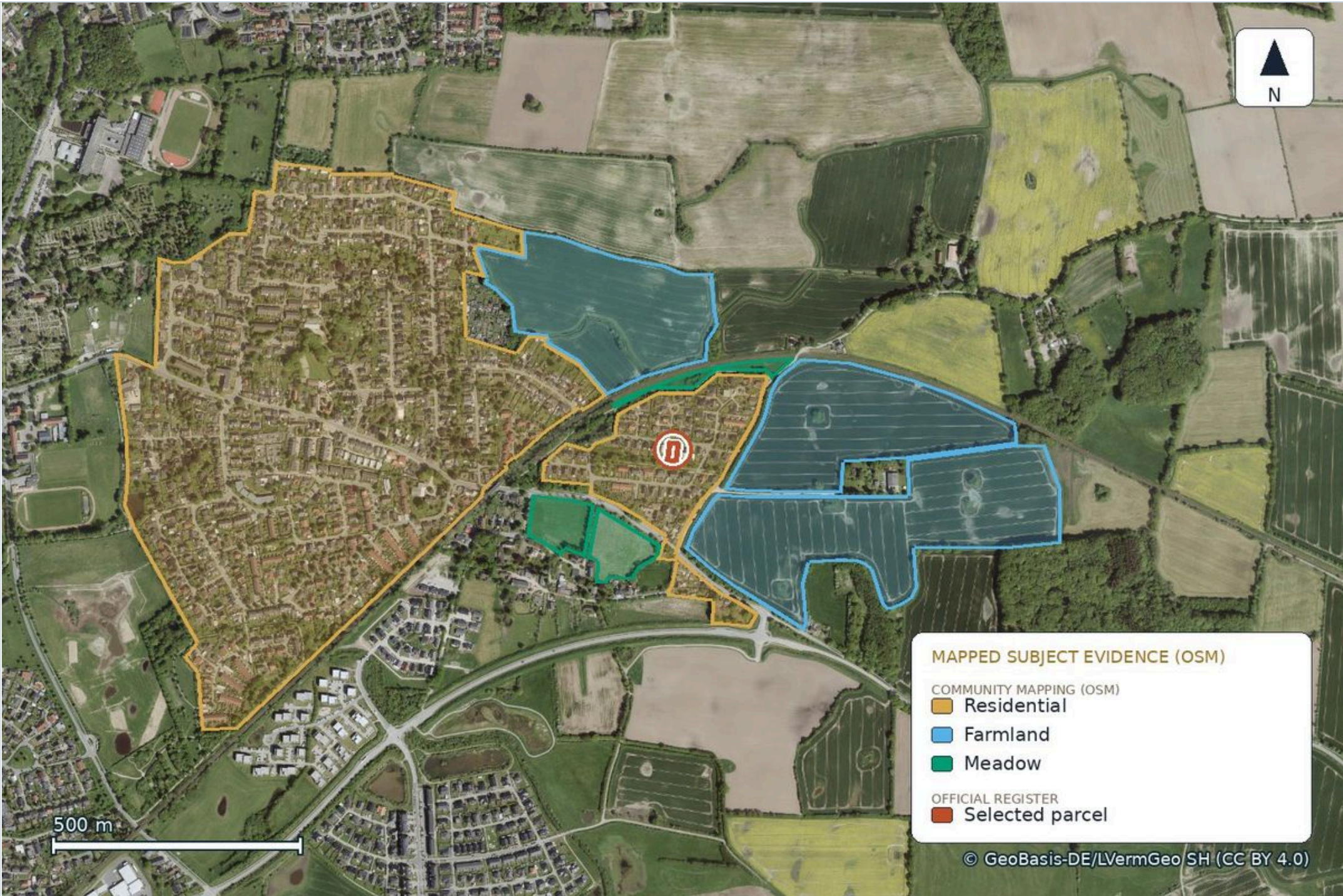


FIG. 8.5 – Land use

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

Residential

Mapped land use at the parcel

Analyst read

- FINDING: The displayed use describes the mapped context around this parcel.
- CONSEQUENCE: Permitted use and building rights follow only from the official planning documents. Mapped land-use type mix: farmland: 16; meadow: 13; residential: 10; forest: 4; farmyard: 3; grass: 3; allotment gardens: 1; recreation ground: 1. Background context on the immediate area, not a substitute for the official land-use plan chapter.
- LIMIT: No official Flächennutzungsplan/Bebauungsplan read; see the planning chapter for that.

Industrial and nuisance sources

Buyer question: Is a mapped commercial, industrial or extraction use close enough to warrant visits at different times? Nearest OSM-mapped feature: Recyclinghof Gewerbegebiet Kauslund · industrial area; it lies 2225 m from the parcel boundary. For Industrial and nuisance sources nearby, the 2500 m search of the OSM extract returned 2 active feature(s). The largest mapped classes are industrial area: 1 object and waste disposal site: 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. 8.6 – Industrial and nuisance sources

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

2,225

m

Nearest mapped feature

Recyclinghof Gewerbegebiet Kauslund · industrial area

- Analyst read
- FINDING: A nearby mapped industrial or quarry use is immission context, not a measured exposure.
 - CONSEQUENCE: No official immission/noise permit register; a mapped land-use proximity read only.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project.

Mapped buildings (continued)

- ◆ **Action**

— Request before committing to the purchase: site visit. Body: Buyer / surveyor. By: before purchase.

CONSEQUENCE — Pause the purchase if: a boundary conflict shows on site or on the cadastral map.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), search radius 150 m

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

8.5 Land use

- ◆ **CLEAR · Nearest mapped land use**

— residential · 0 m

CONSEQUENCE — Distance to the mapped polygon edge, measured against the cadastral outline; the polygon is a contributor's drawing of observed use, not a boundary of permitted use.
- ◆ **CLEAR · Test geometry**

— Mapped parcel outline

CONSEQUENCE — Mapped land use: every metre figure here was measured against the mapped cadastral outline, not a surveyed boundary.
- ◆ **Action**

— Request before committing to the purchase: Dated parcel-specific written response on “Land use nearby (OpenStreetMap)”. Body: competent specialist office or qualified professional.

CONSEQUENCE — Pause the purchase if: the written response does not identify the parcel or source unambiguously, or contradicts the recorded result.
- ◆ **Mapped land-use type mix**

— farmland: 16; meadow: 13; residential: 10; forest: 4; farmyard: 3; grass: 3; allotment gardens: 1; recreation ground: 1

CONSEQUENCE — Community-mapped polygons returned by this search, not an official designation or pass/fail threshold
- ◆ **UNRESOLVED · Evidence limit**

— No official Flächennutzungsplan/Bebauungsplan read — see the planning chapter for that.

CONSEQUENCE — Background context on the immediate area, not a substitute for the official land-use plan chapter.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), widening search radius up to 1800 m

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

8.6 Industrial and nuisance sources

- ◆ **CLEAR · Nearest mapped feature**

— Recyclinghof Gewerbegebiet Kauslund · industrial area · 2225 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 314612225).
- ◆ **UNRESOLVED · Evidence limit**

— No official immission/noise permit register; a mapped land-use proximity read only.

CONSEQUENCE — To be answered in writing by: competent emissions-control or environmental authority.
- ◆ **Reading**

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

— 2

NEXT ACTION — Ask the authority responsible for “Industrial and nuisance sources” about requirements relevant to the project.
- ◆ **Action**

— Request before committing to the purchase: Dated emissions response on “Industrial and nuisance sources nearby”. Body: competent emissions-control or environmental authority.

CONSEQUENCE — Pause the purchase if: the authority confirms different emission levels, operating hours or installations at the parcel from the mapping read here.

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

Overhead power

Nearest OSM-mapped feature: minor power line; it lies 317 m from the parcel boundary. The 1800 m search of the OSM extract returned 4 active feature(s). The largest mapped classes are utility pole: 3 objects and minor power line: 1 object. For this power-and-telecom infrastructure family, OpenStreetMap is community mapping, not an official asset register; counts and distances have no statutory pass/fail threshold.

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. 8.7 – Overhead power

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

317
m

Closest overhead line or support
minor power line

Analyst read

- FINDING: Shows whether a line or pylon is mapped nearby, not whether the parcel can connect.
- CONSEQUENCE: No grid operator connection register; not a supply-capacity answer.
- NEXT ACTION: Ask the grid operator for a written connection offer before relying on a mapped line.

Telecom and mast

Nearest OSM-mapped feature: telecommunications installation; it lies 1458 m from the parcel boundary. The 1800 m search of the OSM extract returned 2 active feature(s). The mapped total comprises telecommunications installation: 2 objects.

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. 8.8 – Telecom and mast

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,458
m

Closest mast or telecom installation
telecommunications installation

Analyst read

- FINDING: Shows mapped physical infrastructure, not the answer to whether fibre reaches the parcel.
- CONSEQUENCE: No provider coverage register was read; ask the network providers or check the federal Breitbandatlas for fibre and mobile coverage at the address.

Pipelines

Nearest OSM-mapped feature: Adelbybek · sewer line; it lies 1138 m from the parcel boundary. The 1800 m search of the OSM extract returned 1 active feature(s). The mapped total comprises sewer line: 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. 8.9 – Pipelines

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,138
m

Nearest mapped feature
Adelbybek · sewer line

Analyst read

- FINDING: Maps pipeline and miscellaneous utility context; dedicated pages below cover substations, waterworks and tanks.
- CONSEQUENCE: No municipal servicing register; not a statement about this parcel's own connection.

8.7 Overhead power

- ◆ **CLEAR · Closest overhead line or support**

— minor power line · 317 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 244067825).
- ◆ **Evidence limit**

— No grid operator connection register; not a supply-capacity answer.

CONSEQUENCE — To be answered in writing by: Netzbetreiber.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1800 m
- ◆ **Overhead-power objects in frame**

— 4

NEXT ACTION — Before design and purchase, ask the network operator about line protection, access and connection feasibility.
- ◆ **Action**

— Request before committing to the purchase: connection offer. Body: Netzbetreiber. By: before design.

CONSEQUENCE — Pause the purchase if: the operator does not answer.

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

8.8 Telecom and mast

- ◆ **CLEAR · Closest mast or telecom installation**

— telecommunications installation · 1458 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 307182878).
- ◆ **Evidence limit**

— No provider coverage register was read; ask the network providers or check the federal Breitbandatlas for fibre and mobile coverage at the address.

CONSEQUENCE — To be answered in writing by: competent network operator.
- ◆ **Telecom objects in frame**

— 2

NEXT ACTION — During the viewing, inspect coverage and possible impacts; confirm network coverage with the provider.
- ◆ **Action**

— Request before committing to the purchase: Dated utility-line response on “Telecom and mast infrastructure nearby”. Body: competent network operator.

CONSEQUENCE — Pause the purchase if: the network operator confirms a line, a protection strip or a line easement at the parcel.

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

8.9 Pipelines

- ◆ **CLEAR · Nearest mapped feature**

— Adelbybek · sewer line · 1138 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 327756830).
- ◆ **Active mapped features**

— 1

NEXT ACTION — Before excavation, confirm line routing, protection strips and the responsible operator's consent.

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

8.10

Substations

Nearest OSM-mapped feature: substation; it lies 1203 m from the parcel boundary. The 1800 m search of the OSM extract returned 1 active feature(s). The mapped total comprises substation: 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. 8.10 – Substations

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,203

m

Nearest mapped feature
substation

- Analyst read**
- FINDING: Locates mapped electrical plant; it does not establish a connection point or available capacity.
 - CONSEQUENCE: No grid operator asset or connection-capacity register.
 - NEXT ACTION: Ask the network operator whether the installation, access or operational noise matters for the project.

8.11

Power-generation plant

OpenStreetMap contributors have not mapped a power-generation plant feature within 1800 m of the report point. This reflects the state of the community map, not a certified absence. Beyond the 1,800 m search radius, the nearest mapped feature (electricity generator) is 1953 m from the parcel boundary.

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.; search radius widened step by step for the nearest feature	22 September 2026	Straight line from the parcel boundary to the nearest mapped feature; mapped outline, not a surveyed legal boundary



FIG. 8.11 – Power-generation plant

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,953

m

Nearest mapped feature

electricity generator

- Analyst read
- FINDING: 0 active mapped features were returned within 1800 m by the OpenStreetMap extract (Geofabrik, data as of 22 September 2026); this is not a certified absence.
 - CONSEQUENCE: Mapped generation context only; confirm technology and operating status in MaStR. No Marktstammdatenregister operating-status or capacity read.

Pipelines (continued)

◆ Evidence limit — No municipal servicing register; not a statement about this parcel's own connection. CONSEQUENCE — To be answered in writing by: competent network operator.	◆ Action — Request before committing to the purchase: Dated utility-line response on “Pipelines and miscellaneous utility infrastructure nearby”. Body: competent network operator. CONSEQUENCE — Pause the purchase if: the network operator confirms a line, a protection strip or a line easement at the parcel.
◆ 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

8.10 Substations

◆ CLEAR · Nearest mapped feature — substation · 1203 m CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 110072181).	◆ Active mapped features — 1 NEXT ACTION — Ask the network operator whether the installation, access or operational noise matters for the project.
◆ Evidence limit — No grid operator asset or connection-capacity register. CONSEQUENCE — To be answered in writing by: competent network operator.	◆ Action — Request before committing to the purchase: Dated utility-line response on “Substations and transformers nearby”. Body: competent network operator. CONSEQUENCE — Pause the purchase if: the network operator confirms a line, a protection strip or a line easement at the parcel.

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

8.11 Power-generation plant

◆ Result — No mapped feature found CONSEQUENCE — No OSM feature returned within 1800 m; a query boundary for Power-generation plant nearby, not a safety threshold.	◆ CLEAR · Search geometry — Parcel outline · 1800 m CONSEQUENCE — Power-generation plant: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it.
◆ CLEAR · Nearest mapped feature beyond the search radius — electricity generator · 1953 m CONSEQUENCE — OSM way 504410581; measured straight-line distance to the parcel boundary.	◆ Evidence limit — No Marktstammdatenregister operating-status or capacity read. CONSEQUENCE — To be answered in writing by: competent network operator.

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

8.12

Water and wastewater works

OpenStreetMap contributors have not mapped a water and wastewater works feature within 1800 m of the report point. This reflects the state of the community map, not a certified absence. Beyond the 1,800 m search radius, the nearest mapped feature (Klärwerk Kielseng · wastewater treatment works) is 3563 m from the parcel boundary.

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.; search radius widened step by step for the nearest feature	22 September 2026	Straight line from the parcel boundary to the nearest mapped feature; mapped outline, not a surveyed legal boundary



FIG. 8.12 – Water and wastewater works

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

3,563

m

Nearest mapped feature
Klärwerk Kielseng · wastewater treatment works

- Analyst read**
- FINDING: 0 active mapped features were returned within 1800 m by the OpenStreetMap extract (Geofabrik, data as of 22 September 2026); this is not a certified absence.
 - CONSEQUENCE: Locates mapped treatment or supply works; the municipality must confirm servicing. No municipal sewer plan, capacity statement or parcel connection record.

8.13

Storage tanks

Nearest OSM-mapped feature: storage tank; it lies 1506 m from the parcel boundary. The 1800 m search of the OSM extract returned 2 active feature(s). The mapped total comprises storage tank: 2 objects.

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

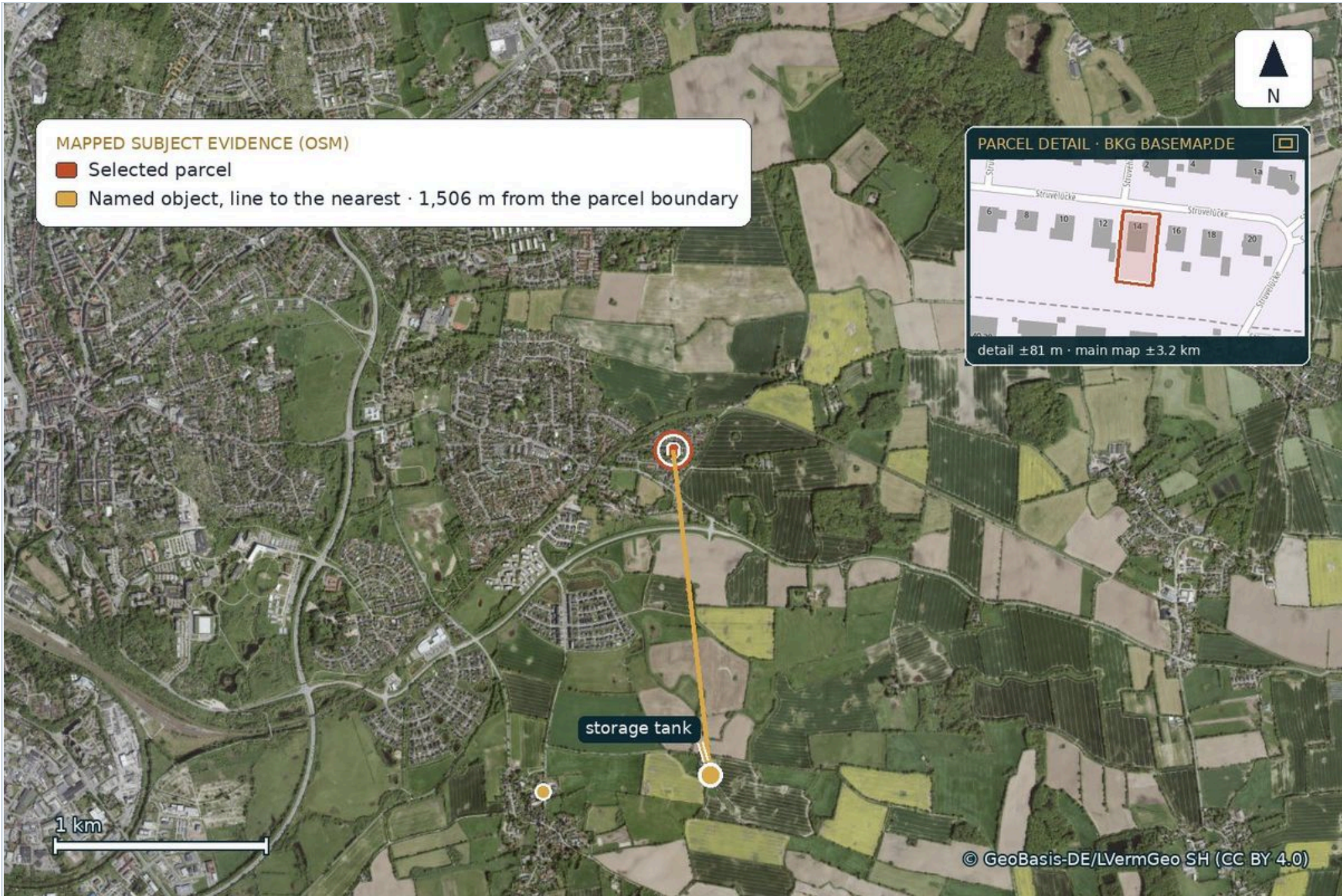


FIG. 8.13 – Storage tanks

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,506

m

Nearest mapped feature

storage tank

Analyst read

- FINDING: A mapped tank is a prompt for the environmental authority, not evidence of hazardous contents.
- CONSEQUENCE: No hazardous-substances inventory or permit register.

Power-generation plant (continued)

◆ Action — Request before committing to the purchase: Dated utility-line response on “Power-generation plant nearby”. Body: competent network operator. CONSEQUENCE — Pause the purchase if: the network operator confirms a line, a protection strip or a line easement at the parcel.	◆ Reading — OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1800 m; widening nearest-feature context to 1953 m
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Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

8.12 Water and wastewater works

◆ Result — No mapped feature found CONSEQUENCE — No OSM feature returned within 1800 m; a query boundary for Water and wastewater works nearby, not a safety threshold.	◆ CLEAR · Search geometry — Parcel outline · 1800 m CONSEQUENCE — Water and wastewater works: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it.
◆ CLEAR · Nearest mapped feature beyond the search radius — Klärwerk Kielseng · wastewater treatment works · 3563 m CONSEQUENCE — OSM way 25431936; measured straight-line distance to the parcel boundary.	◆ Evidence limit — No municipal sewer plan, capacity statement or parcel connection record. CONSEQUENCE — To be answered in writing by: responsible operator or municipality.
◆ Action — Request before committing to the purchase: Dated response from the plant operator on “Water and wastewater works nearby”. Body: responsible operator or municipality. CONSEQUENCE — Pause the purchase if: the plant operator names a protection distance, an odour or noise condition, or a planned extension.	◆ Reading — OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1800 m; widening nearest-feature context to 3563 m

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

8.13 Storage tanks

◆ CLEAR · Nearest mapped feature — storage tank · 1506 m CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 229464573).	◆ Active mapped features — 2 CONSEQUENCE — Clarify the contents, permission and possible impacts with the environmental authority or operator before purchase.
◆ Evidence limit — No hazardous-substances inventory or permit register. CONSEQUENCE — To be answered in writing by: responsible operator or municipality.	◆ Action — Request before committing to the purchase: Dated response on the storage site on “Storage tanks nearby”. Body: responsible operator or municipality. CONSEQUENCE — Pause the purchase if: the operator names a safety distance, a different stored quantity or a different substance at the mapped site.

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

8.14

Waste and treatment

Nearest OSM-mapped feature: Recyclinghof Gewerbegebiet Kauslund · industrial area; it lies 2225 m from the parcel boundary. The 2500 m search of the OSM extract returned 2 active feature(s). The largest mapped classes are industrial area: 1 object and waste disposal site: 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

2,225

m

Nearest mapped feature

Recyclinghof Gewerbegebiet Kauslund · industrial area

Analyst read

- FINDING: Mapped proximity is a site-visit prompt; the environmental authority settles permitted operation.

Waste and treatment infrastructure nearby

- ◆ CLEAR · Nearest mapped feature

— Recyclinghof Gewerbegebiet Kauslund · industrial area · 2225 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 314612225).
- ◆ UNRESOLVED · Evidence limit

— No official waste-facility permit, emissions or operating-status register.

CONSEQUENCE — To be answered in writing by: competent emissions-control or environmental authority.
- ◆ Reading

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

— 2

NEXT ACTION — Before purchase, inspect operating times and local odour, traffic and noise impressions, then ask the environmental authority.
- ◆ Action

— Request before committing to the purchase: Dated emissions response on “Waste and treatment infrastructure nearby”. Body: competent emissions-control or environmental authority.

CONSEQUENCE — Pause the purchase if: the authority confirms different emission levels, operating hours or installations at the parcel from the mapping read here.

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

8.15

Industrial works

OpenStreetMap contributors have not mapped a industrial works feature within 2500 m of the report point. This reflects the state of the community map, not a certified absence. The zero result within 2500 m remains unchanged. The nearest OSM-mapped feature of this class is 2.8 km from the parcel boundary (Die Holzverbindung GmbH · industrial works); it was returned only by the wider context search up to 10 km.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Local OSM tag query within 2500 m; then progressive context search to the first return at no more than 10000 m	22 September 2026	Zero returns within 2500 m; nearest mapped feature 2.8 km from the parcel boundary



FIG. 8.15 – Industrial works

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

2.8

km

Nearest feature beyond the checked radius

Die Holzverbindung GmbH · industrial works

- Analyst read
- FINDING: 0 active mapped features were returned within 2500 m by the OpenStreetMap extract (Geofabrik, data as of 22 September 2026); this is not a certified absence.
 - CONSEQUENCE: Mapped proximity supports a site visit; the immission authority confirms permitted activity. No official industrial-emissions permit or operating-status register.

8.16

Industrial land

Nearest OSM-mapped feature: Recyclinghof Gewerbegebiet Kauslund · industrial area; it lies 2225 m from the parcel boundary. The 2500 m search of the OSM extract returned 1 active feature(s). The mapped total comprises industrial area: 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. 8.16 – Industrial land

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

2,225

m

Nearest mapped feature

Recyclinghof Gewerbegebiet Kauslund · industrial area

5,784

m²

Mapped industrial land area

Industrial-land polygons: 1; approximate mapped area: ≈

- Analyst read**
- FINDING: Mapped land use does not establish permitted activity, operating hours or emissions.
 - CONSEQUENCE: For the purchase decision: Community-mapped land use is context only; the original plan determines legal use. No zoning-plan or industrial-emissions register.

8.15 Industrial works

- ◆ **Result**

— No mapped feature found

CONSEQUENCE — No OSM feature returned within 2500 m; a query boundary for Industrial works nearby, not a safety threshold.
- ◆ **CLEAR · Nearest feature beyond the checked radius**

— Die Holzverbindung GmbH · industrial works · 2.8 km

CONSEQUENCE — Measured straight-line distance from the parcel boundary; not a positive return inside the local checked radius.
- ◆ **Action**

— Request before committing to the purchase: Dated emissions response on “Industrial works nearby”. Body: competent emissions-control or environmental authority.

CONSEQUENCE — Pause the purchase if: the authority confirms different emission levels, operating hours or installations at the parcel from the mapping read here.
- ◆ **CLEAR · Search geometry**

— Parcel outline · 2500 m

CONSEQUENCE — Industrial works: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it.
- ◆ **UNRESOLVED · Evidence limit**

— No official industrial-emissions permit or operating-status register.

CONSEQUENCE — To be answered in writing by: competent emissions-control or environmental authority.

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

8.16 Industrial land

- ◆ **CLEAR · Nearest mapped feature**

— Recyclinghof Gewerbegebiet Kauslund · industrial area · 2225 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 314612225).
- ◆ **Mapped industrial land area**

— Industrial-land polygons: 1; approximate mapped area: ≈5784 m²

CONSEQUENCE — Area summed from the OSM polygons, overlaps were not dissolved; neither a surveyed area nor permit evidence, and it may repeat the broader industrial surroundings screen.
- ◆ **Action**

— Request before committing to the purchase: Dated emissions response on “Industrial land nearby”. Body: competent emissions-control or environmental authority.

CONSEQUENCE — Pause the purchase if: the authority confirms different emission levels, operating hours or installations at the parcel from the mapping read here.
- ◆ **Active mapped features**

— 1

NEXT ACTION — Before purchase, confirm the permitted activity, operating times and impacts with the responsible authority.
- ◆ **Evidence limit**

— No zoning-plan or industrial-emissions register.

CONSEQUENCE — Community-mapped land use is context only; the original plan determines legal use.
- ◆ **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