

For potential IPO investors - important information you should know (as of January 30, 2023):

The representatives of the "IndustrieParkOberelbe" association (ZV IPO) will certainly explain the many advantages and opportunities of their project to you.

As a citizens' initiative, we have been very critical of the plans for the Oberelbe Industrial Park (IPO) from the very beginning, both in terms of necessity and the possibilities for implementation. These criticisms are easily substantiated from a technical point of view and are reflected in the fact that the groundbreaking ceremony was originally planned for 2020.

The "sticking points" described below represent some of the high hurdles IPO is facing for obtaining approval and reaching profitability and thus reflect the high risks associated your intended investments are faced with.

1. Rainwater:

- **As of January 2023, costs for rainwater retention basins have not yet been calculated**
- **The FFH area Seidewitz is located below the IPO**

The adjacent Seidewitz stream only has a flood protection level of HQ10. The water authorities therefore prohibit deterioration of the current state. An initial preliminary investigation using 18 boreholes on 270 ha has shown that rock and rock fragments are located on average 3 m below the terrain (cf. implementation concept from 2019). This means that the conditions for rainwater seepage are very poor. The preliminary draft of the B-Plan contained "flowery" statements on infiltration systems but no rainwater retention basin. Even after two years, there is still no solution that has the prospect of approval and implementation. Among other things, a rainwater retention basin with a capacity of 35,000 cubic meters is now being considered. The immense costs for this are not yet included in the estimate communicated so far. The regulated process can only take place at the insufficiently protected Seidewitz yet in the area of the overflow, there are residential areas. Despite these difficult conditions, a degree of sealing of up to 80 percent is planned for the building areas.

2. Wastewater:

- **Solutions and costs for throughput capacities are unclear as of January 2023**

Since Pirna no longer has its own sewage treatment plant, all wastewater must be transferred to Dresden for processing. However, since the wastewater channels are already hydraulically fully utilized, there is currently no capacity for additional wastewater to be added.

The preliminary investigations carried out by a landscape architecture office were not carried out in accordance with the rules and were apparently not coordinated with Stadtwerke Pirna (SWP) or at least not technically enough. Therefore, the SWP rightly tore up the waste water "solution" contained in the public participation on the preliminary draft of the B-Plan. Now, more than 2 years later, capacity building opportunities are still being negotiated.

Potential investors should be aware of the substantial additional costs they may face for wastewater management. The costs for only upgrading the sewer network around the IPO area are estimated to be 7.5 - 8 million euros. However, it is doubtful if such an upgrade will provide the sufficient capacity for the IPO. It may be necessary to construct separate sewage treatment plant at a significantly higher cost than an upgrade. These costs will be passed onto the IPO investors' purchase and operating costs.

3. Water:

- **water capacity is limited, not sufficient for every branch of industry**

The amount of water that can be made available from the existing network is limited to approx. 1.3 million cubic meters per year. This eliminates companies from the microelectronics, pharmaceuticals and battery production sectors. Larger amounts of water would have to be brought in from greater distances. The extreme drought in 2022, which will likely intensify over the next years as a result of climate change, already shows how unrealistic the IPO planning approach is.

4. Electric:

- **limited electric capacity for industry**

Here, too, there is a lack of sufficient capacity. There is now talk of a technical adjustment of the high-voltage line to the next substation in Dresden-Sporbitz. In addition, the electric line masts located on the IPO area will probably have to be raised or replaced because the line route is too flat for an industrial and commercial area across the site. Electricity from alternative energy sources is not being considered for the foreseeable future.

5. Topography and landmark protection:

- **the IPO is rejected by all leading landmark protection offices and organizations because of the threat to the area surrounding the baroque garden Großsedlitz**
- **high development costs for terrain modelling**

The terrain is topographically very turbulent. In addition, the proximity to the Großsedlitz baroque garden (monument list Saxony Obj.-Doc.-Nr. 09304302) and its requirements for landmark protection and the associated environment are relevant for many decisions.

The baroque garden Großsedlitz is an extraordinarily important garden landmark for Dresden and Saxony's baroque cultural history and is often called the Saxon Versailles. Therefore, despite a planned terrain modeling of 2.75 million cubic meters of earth (of which 750,000 cubic meters have to be removed) and the correspondingly very high costs, building heights of a maximum of 20 m, and only in some areas, are conceivable.

In addition, the maximum size of a contiguous settlement property is approx. 30 ha. The largest single property is about a quarter of its area in a protected line of sight of the baroque garden Großsedlitz. If, in contrast to the preliminary draft of the B-Plan, the existing high-voltage line is not relocated for cost reasons, this, together with ecological compensation/replacement measures, leads to several intersections of the originally intensively advertised "premium area" of 60 hectares, originally probably even 80 hectares.

Just because the rainwater retention basin, an optional sewage treatment plant and the removal of the Dohnaer shares in sub-area D have to be taken into account, the total marketable area, to which all development costs are allocated, has shrunk from 140 ha by approx. 10 ha. This will be accompanied by land costs that are well above the market price.

6. Traffic:

- **Access to IPO only possible via the feeder road with no rail connections and public transport**

The IPO's only advantage as a location is its proximity to the A 17 motorway, ignoring more efficient and ecologically friendly alternatives such as the railway. In any event, a new connection point to the B 172n must be built with the quality and effort of a motorway connection point with the demolition and new construction of an approx. 20-year-old bridge. This alone costs about 20 million euros.

The footpaths and cycle paths, for which there is only one connection on Dippoldiswalder Straße, end at the B-Plan border with Pirna. Although the IPO has been planned since 2017, there is no further road planning for the connection to Pirna and it is foreseeable that this will remain the case for a long time. The city of Pirna already has too high a per capita debt and is therefore subject to the consolidation requirements of the legal supervisory authority. It will therefore not even be able to finance the planning, let alone the construction, for many years to come. The consequence is that pedestrians, cyclists and disabled people will have to walk or drive on a steep, winding, narrow and unlit road. There are no other accesses.

A barrier-free, contemporary and appropriate traffic development of the IPO area for these users is unknown. The only bus line runs only from Monday to Friday, is scheduled for school transport and is therefore very thinned out during the holiday periods. It is thus unsuitable for IPO development.

7. Overlaps with the Tunnel for the Rail line Dresden – Prague:

- Restrictions and hindrances for the IPO are not yet fully foreseeable

Until the planning approval decision for the railway project comes into force, there is no legal certainty for the B-Plan of the IPO, because stipulations in the planning approval decision replace building planning regulations in the B-Plan.

The route currently being planned by DB AG will affect the IPO area in all route variants. Be it through shocks, be it through environmentally relevant overlays, be it through the competition of compensatory measures. In the previous preferred variant of DB and SMWA (variant G from the spatial planning process), the tunnel mouth is right next to sub-area D1. It is expected that this and the sub-area D3 will be passed through in places as well as the sub-area C3 approximately in the middle at a relatively shallow depth.

The above-mentioned effects are to be expected both during construction (construction using blasting is foreseeable) and during operation of the railway line. In addition, this route variant can have an impact on the foundation of the IPO development. If this variant is continued, it is unclear whether the location of the rainwater retention basin and the optional sewage treatment plant can be retained. Their relocation will probably lead to a further reduction in the marketable plot area.

Due to the supra-regional importance of the railway project, there are more planning risks for the municipal planning project IPO. Preliminary planning is currently underway. If Variant G is determined as the preferred variant to be further planned in the final decision sought for 2024, this will in all probability result in a ban on changes to the future railway line and thus for the areas affected by the IPO plans and all construction measures planned there by investors.

8. Political framework conditions:

- the city of Dohna wants to leave the three-party association ZV IPO since 2020**
- the majority on the Heudenua city council in Heidenau are uncertain**
- massive criticism from the population and nature conservation organizations to property development of cultivated farmland**

Dohna made the decision to withdraw from the ZV IPO two years ago. In Heidenau, there is no longer a clear majority for the IPO.

There are hardly any publicly perceptible supporters of the IPO.

In addition, the Greens parliamentary group in the state parliament has recently spoken out against the Oberelbe industrial park. In their argumentation, the Greens followed the criticism of our citizens' initiative and all recognized nature conservation associations as well as important committees and authorities of monument protection.

The funding conditions for unsustainable industrial/commercial settlements on such critical areas as with the IPO will deteriorate.

The professional and political pressure on the few protagonists of the IPO (Zweckverband, SEP) is high. Further significant delays in the planning process are to be expected because of this and also because of the major imponderables in domestic and foreign policy.

9. Approval framework conditions

- **organizational and planning delays are the order of the day at ZV**

The draft of the partial development plan was originally intended for public participation in March 2021. Now the talk is of 2023. This means that the partial development plan can only become legally binding in 2024 at the earliest, provided that the above-mentioned and other problems can be solved at all. Due to the necessary continuation of the development planning and the public tendering process, the start of the development work is not expected until the second half of 2025 at the earliest, rather in 2026. The ZV IPO expects a construction period of 2 to 3 years.

10. Subsidy conditions, refinancing of development costs and property prices

- **Due to the current economic situation, standards and guidelines are changing**
- **most of the land is still privately owned**

Funding from the GRW-Infra program is planned. So far, essential funding requirements, such as the legal force of the development plan and in particular proof of ownership of the areas to be developed, have not been met. The ZV IPO plans almost exclusively plots of land that do not belong to it. From discussions with many owners of the areas in the IPO area, we know that there is strong resistance to the purchase intentions of the IPO-ZV. Therefore, the ZV IPO is making little progress in its purchase efforts. Expropriation is ruled out for legal reasons.

The ZV IPO is therefore currently marketing properties that do not belong to it! And this without the express consent of the property owner or even against their express will.

In the meantime, the maximum subsidy rates have also fallen, which affects the refinancing of the development costs and has consequences for the calculation of cost-covering sales prices. Since the ZV IPO was founded exclusively for this project, it has to refinance all of its expenses through property proceeds after deduction of the intended funding, if this is achieved at all. Its member cities are not financially able to compensate for losses. The consequence is that the ZV IPO is not financially able to develop the settlement area without subsidies or without subsidies close to the maximum rate. These uncertainties also mean that it is currently not possible to make any reliable predictions about the actual realization of the project (whether and when) and about the sales prices. It is remarkable that the publicly acknowledged minimum selling price has meanwhile risen from 50 to 65 euros/m². This information is from 2021. More recent minimum sales prices, including current price developments, are not publicly known.

The last two points show that the location is not suitable for investors with short and medium-term investment and settlement intentions.

- - - The citizens' initiative, the landmark protection authorities, the nature conservation associations and Saxony's Greens will continue to work to preserve our cultural landscape and campaign for sustainable development in the district of Saxon Switzerland in the Eastern Ore Mountains - - -

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