

Luxembourg, 15 July 2024

Environmental and Social Data Sheet

Overview

Project Name:	HELABA PS PROJECTS IN KASSEL
Project Number:	2024-0045
Country:	Germany
Project Description:	The Project concerns an intermediated loan to finance the construction of a secondary school building for 900 students as well as a fire brigade in the City of Kassel, Germany.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

The operation (the Project) concerns an investment loan to finance the construction of two project components located in the Waldau district in the City of Kassel: (i) Waldau Open School (Offene Schule Waldau, OSW) and (ii) the construction of the new Fire and Rescue Station 3 (Feuer- und Rettungswache 3, FRW). The OSW will include a district public library, a youth centre, and a canteen. The FRW will host part of the professional fire brigade of the City, as well as the volunteer firefighting team of Waldau and Bettenhausen/Forstfeld districts.

Furthermore, the two components proposed for financing and the immediately adjacent newly constructed police station form a well-framed complex from an integrated urban planning perspective. The Project is included in the urban development plan No VII/10 (Bebauungsplan Nr. VII/10 Wahlebach, Forstbachweg) that was modified in 2021 to qualify specific designated areas for schools and social purposes, fire and rescue station and police station respectively. The OSW and the FRW, which will provide roughly 15,500 m² and 9,300 m² of new efficient floor space respectively will contribute to turning the current site in Waldau into a new city educational and civil protection centre that will contribute to restructuring the urban fabric of the area.

The Project sub-scheme FRW will provide a state-of-the-art building for fire protection and rescue services, as well as office spaces for the Kassel fire brigade. Benefitting the fire brigade personnel, the firefighting volunteers of the city, the citizens of Kassel and the Federal State of Hesse. The new FRW building is specifically designed to serve the civil protection of the city and federal state against wildfires, urban fires, flooding and other climate risks, extreme weather conditions, as well as various other accidents, incorporating sustainability criteria and climate adaptation measures in the design and construction requirements.

Environmental Assessment

According to the German Building Code (BauGB), all urban development plans' approvals, as well as any changes to them, are subject to an environmental assessment that is an obligatory part of the standard approval procedure and is based on an environmental report. The urban

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.



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development plan No VII/10 'Wahlebach, Forstbachweg' has been approved in accordance with the standard procedure, taking into full account the conclusive measures of the environmental report, that describe in detail how to tackle the environmental impacts previously identified. The Project required a change in the urban plan, which was subject to the environmental report on the urban development plan No VII/10 'Wahlebach, Forstbachweg' of the City of Kassel. Based on the national legislation requirements, the Project components OSW and FRW are not subject to an Environmental Impact Assessment (EIA) under the EU Directive 2014/52/EU amending the EIA Directive 2011/92/EU.

The Project is located within 5 km from five Natura 2000 sites (i.e. FFH-Gebiet „Lossewiesen bei Niederkaufungen“ (Nr. 4723-304), Vogelschutzgebiet "Fuldaaue um Kassel" (EU-VSG 4722-401), Naturschutzgebiet "Waldauer Kiesteiche" (Nr. 161007), Naturschutzgebiet Fuldaaue (Nr. 161002) & Landschaftsschutzgebiet Stadt Kassel]. Nevertheless, the Environmental Report assessment does not present any direct or indirect significant negative impact nor loss nor degradation of habitats apart from localized consequences caused by the construction works and the additional functions on the urban lot, for which compensation measures are proposed, as the Project is located partially on a brownfield site and within an urban area.

Climate Assessment

The OSW and FRW buildings are in line with the EU Directive on Energy Performance of Buildings 2010/31/EU as amended. Therefore, the Project is deemed aligned with a low-carbon and resilient pathway, consistent with the Paris Agreement goals and principles as defined in the Climate Bank Roadmap (CBR). In addition, they will have an energy efficiency performance going at least 10% beyond the nearly zero energy buildings (NZEB) targets as established in the German Building Code. Therefore, the Project will also be in line with the EU Taxonomy requirements for a Substantial Contribution to Climate Mitigation, adding to the Bank's Climate Action objective. The energy-efficient design will contribute to reducing energy consumption and subsequent running costs and will have significant annual primary energy savings and a minimal CO2 footprint. The Project components will include solar PV panels for renewable energy production.

The design of the OSW and FRW buildings incorporates several adaptation measures such as the sun protection shading of outdoor areas, green roofs, the appropriate choice of construction materials for the façades, rainwater management, and rainwater reservoirs that will reduce water consumption. The operation of FRW 3 contributes significantly to the climate change resilience building of the whole region.

EIB Paris Alignment for Counterparties (PATH) Framework

The counterparty is a Financial Intermediary Helaba (Landesbank Hessen-Thüringen Girozentrale) and is in the scope of the PATH framework. It is screened in for the low carbon aspect and screened out for resilience. The counterparty meets the requirements of the EIB PATH framework with its existing alignment plan.

Social Assessment, where applicable

The Project will ensure better accessibility for all, providing easier access to people with reduced mobility and other disabilities, as per the most recent national law. Strict Health and Safety measures will be applied during construction as per the applicable regulations to ensure adequate working conditions for workers. Finally, the construction will create temporary jobs and positively impact the construction market in the area.



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Public Consultation and Stakeholder Engagement

As is the case for the construction of new buildings, public consultation has been carried out as part of the urban planning process in conformity with the relevant national legislation. The public consultation processes in the framework of the change of the urban development plan have been positively concluded.

Other Environmental and Social Aspects

The new OSW and FRW buildings are easily accessible on foot, by bicycle or via public transport.

There will be certain negative impacts during the construction of the Project components that will be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include increased heavy traffic, noise, and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management. Overall, the Project's impact at the construction stage will be time-limited and reversible, at a level which is deemed acceptable.

The capacity of the Promoter to manage and monitor the environmental, social and climate-related issues is deemed good.

Conclusions and Recommendations

The Project is considered Paris aligned and consistent with the Climate Bank Roadmap as it concerns the construction of new buildings, that are in line with carbon-neutral strategies. It is expected to comply with national energy standards as defined by the Energy Performance of Buildings Directive (EPBD). The Project has been designed to maximise possible energy savings in the buildings and is expected to contribute to the reduction of GHG emissions. Climate adaptation measures will be applied, and the Project will contribute to climate adaptation and environmental sustainability. The Project will also contribute to climate resilience by increasing the capacity of the city to respond to hazardous climate events. The construction of the new infrastructure is not expected to generate significant environmental effects and the Promoter has the experience and governance systems to deliver the Project in accordance with the relevant law requirements.

The Promoter will undertake to provide Energy Performance Certificates upon completion of the Project, in line with the EU Directive 2010/31/EU, as well as the air-tightness and thermal integrity tests.

Therefore, subject to the conditions described above, the Project is acceptable for the Bank in environmental, climate and social terms.