

Facts and figures

Important information about HafenCity

Situation in october 2021

Facts & figures

HafenCity Hamburg is setting new standards – at least in Europe – in successful integrated urban development that takes local requirements and high expectations of urbanity and sustainability equally into consideration. On an area of 157 ha, a lively city is taking shape, a new downtown on the waterfront with a fine-grained blend of workplaces and residential uses, education, culture and leisure, tourism and retail facilities.

Stages of development in HafenCity

- 1997: Announcement of HafenCity project
- 1999: Masterplan competition: winner Kees Christiaanse/ASTOC
- 2000: Masterplan agreed by Senate
- 2001: Above-ground construction begins (SAP, now KLU/MSH)
- 2003: Completion of first building, building starts on first neighborhood (Am Sandtorkai/Dalmanckai)
- 2005: First residents move in
- 2009: Construction of first neighborhood completed
- 2010: Revision of Masterplan for eastern HafenCity
- 2012: U4 subway to HafenCity opens
- 2014: Opening of HafenCity University (HCU) in HafenCity University
- 2017: Opening of Elbphilharmonie concert hall
- 2017: Construction begins in southern Überseequartier
- 2018: Elbbrücken subway station opens
- 2019: Elbbrücken rapid transit station goes into service
- 2021/22: Construction of Elbtower begins
- 2023: Opening of southern Überseequartier and new cruise ship terminal
- 2025–2030: Projected completion of HafenCity (apart from a few buildings)

Residential uses (indicative data)

- approx. 3,600¹⁾ residential units completed
- price spectrum:
 - subsidized living: € 6.60/m² (first tier subsidy) and € 8.70/m² (second tier)
 - housing cooperative rentals: € 9.50–14/m²
 - controlled price housing: € 11.50–13/m²
 - rental market: € 12–25/m²
 - privately owned homes:
 - from approx. € 3,500–4,500/m² (joint building ventures)
 - over € 4,500–6,500/m² (developer-managed concepts)
 - up to € 6,500–10,000/m² (luxury concepts); individual cases e.g. penthouses over € 10,000/m²
- Current number of residents: approx. 6,500²⁾
- increasing higher proportion of households with children (HafenCity: 22,6%; Hamburg average: 18%)³⁾

Basic data

- Overall area: 157 ha of former port and industrial land
- Land area: 127 ha
- Expansion of Hamburg City area by 40%
- Proportion of public open spaces and publicly accessible private open spaces: 38% → 10.5 km dockside promenade/3.1 km Elbe embankment
- approx. 7,500 homes (approx. 1,500 – 2,000 subsidized) for approx. 15,000 residents
- approx. 5,000 students
- Building density: 3.7–6.1 floor space index (FSI)
- Residential density: 118/ha (land area)
- Employee density: 354/ha (land area)
- 85 projects completed; 55 projects under construction or planned
- Investment volume: private investment – around € 10 billion; public investment – € 3 billion, mostly financed from special assets fund Stadt und Hafen sales of plots in HafenCity
- General planning basis:
 - Masterplan 2000
 - Masterplan revision for eastern HafenCity 2010
- Deals through sale of land or exclusive options have been closed on around 2.0 million m² GFA

Office and services uses

- approx. 930 companies to date including approx. 45 larger firms
- creation of up to 45,000 jobs (of which 35,000 office jobs)
- current jobs: approx. 15,000

Selected cultural institutions

- Oberhafen (creative quarter in former railroad sheds, some in use, some being modernized)
- International Maritime Museum Hamburg (private, opened 2008)
- Prototyp automobile museum (private, opened 2008)
- Elbphilharmonie Concert Hall: (opened 2017)
- denk.mal Hannoverscher Bahnhof documentation center (Permanent exhibition on the deportations from 1940 to 1945, opens mid 2022)

¹⁾ current own-source data; Statistikamt Nord v. 31.12.19: 2.192

²⁾ current own-source data; Statistikamt Nord v. 31.12.19: 4925

³⁾ source: Statistikamt Nord v. 31.12.19

Special projects (not including cultural projects)

- Traditional Ship Harbor in Sandtorhafen harbor basin (since 2008)
- Ecumenical Forum (since 2012)
- Elbe Arcades (since 2013)
- denk.mal Hanover railroad station (memorial with three elements in and at Lohsepark, step-by-step completion since 2016)
- Lohsepark (since 2016)
- 1.6 ha Baakenpark recreational island (completion 2018)
- Überseequartier: mixed-use quarter (retail, residential, hotel, entertainment, offices, cruise ship terminal, gastronomy), completed in the north, in the south completion 2022)
- Elbtower: Hamburg's tallest permanently used building (approx. 245 m, offices, hotel, audience-related uses, visitor platform at 220 m, entertainment; completion 2024)
- Germany's tallest wooden building in Quartier Elbbrücken (65 metres, 181 flats, exhibition space for Deutsche Wildtierstiftung, office & gastronomy, completion 2024)

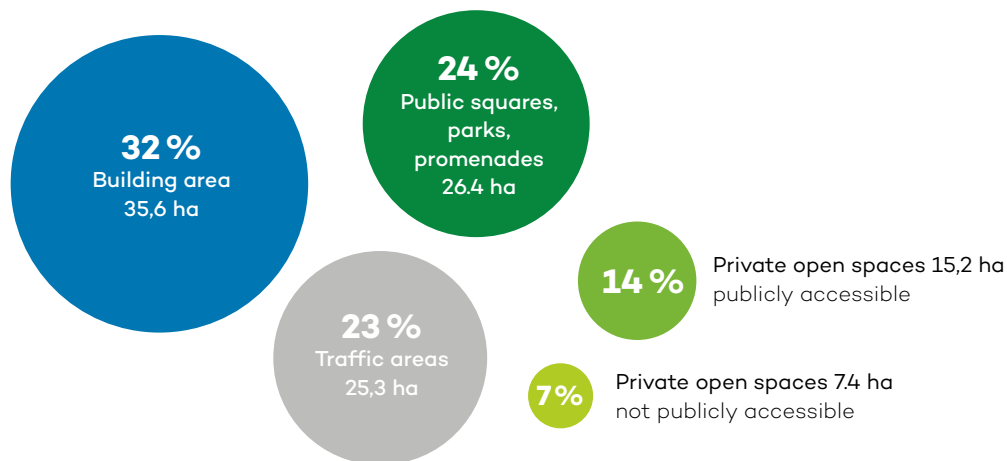
Education facilities

- HCU HafenCity University (since 2014)
- KLU Kühne Logistics University (since 2010)
- MSH Medical School Hamburg (since 2010)
- International School of Management (branch; since 2010)
- Frankfurt School of Finance and Management (branch; since 2011)
- HafenCity school campus: educational establishment with Gymnasium secondary streams and community school streams incl. sports hall and kindergarden, poss. added residential (Am Lohsepark building opens 2025; temporary at Lohsepark since 2021, at Baakenhafen 2023)
- Baakenhafen learning center: four-stream primary and children's day-care incl. sports hall, training pool, education services (opens 2023, temporary 2021)
- Katharinen school (primary; since 2009)
- six children's day-care centers operational (of which one temporary), seven more under construction or planned (total more than 1,200 spaces)

Land areas (total: 127 ha)

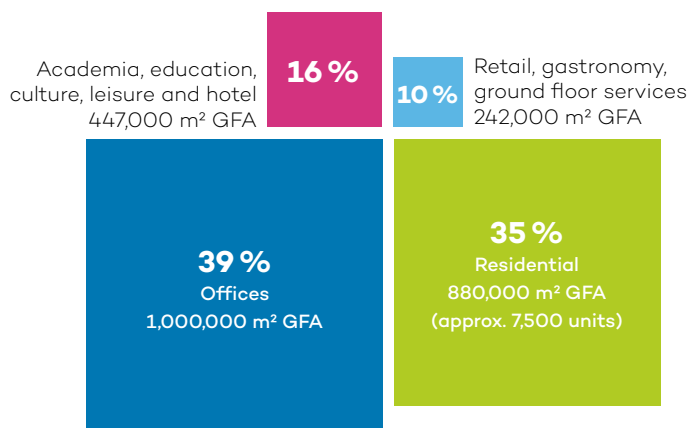
Distribution of land areas

(less Oberhafen neighborhood and DB tracks in HafenCity)



Distribution of building space

Total: approx. 2.55 million m² GFA



Status of land development

HafenCity (157 ha), Billebogen (95 ha) & Grasbrook (65 ha)

- completed
- under construction/preparing to build
- sites allocated
- tender/ready for allocation
- site development in preparation



- A** **Quartier Am Sandtorkai/Dalmannkai**
(Construction completed)
- 24** Elbphilharmonie, concert hall/hotel/residential/parking
- B** **Quartier Am Sandtorpark/Grasbrook**
(Construction completed)
- C** **Quartier Brooktorkai/Ericus**
(Construction completed)
- D** **Quartier Strandkai** (not including completed buildings)
- 55** AUG. PRIEN Immobilien Gesellschaft für Projektentwicklung mbH/DC Developments GmbH & Co. KG, residential/ground floor public amenities, approx. 20,000 m² GFA
- 56** **57** AUG. PRIEN Immobilien Gesellschaft für Projektentwicklung mbH/DC Developments GmbH & Co. KG/HANSA Baugenossenschaft eG/Gemeinnützige Baugenossenschaft Bergedorf Bille eG und Bauverein der Elbgemeinden eG, residential/ground floor public amenities, approx. 42,000 m² GFA
- 61** Engel & Völkers AG/Hotel, Offices, Co-living, ground floor public amenities/approx. 25,200 m² GFA
- 62** Quantum Immobilien AG/Residential, Offices, Stiftung John Neumeier, ballet museum, day care center, ground floor public amenities/approx. 29,300 m² GFA
- 63** PATRIZIA Deutschland GmbH / MSH Mediapproxl School Hamburg GmbH / university, offices/approx. 19,100 m² GFA
- E** **Überseequartier**
(not including completed buildings)
- 34** **15** **34** **16** DC Development GmbH & Co. KG, residential/hotel/cinema/ground floor public amenities, approx. 30,000 m² GFA
- A** **B** **C** **D1** **D2** **E1-E3** **F1-F5** Unibail Rodamco ÜSQ B.V., (A, E3: Unibail-Rodamco USQ B. V. (EG) & DC Developments GmbH & Co. KG) office/retail/residential/leisure/culture/cruise ship terminal/services, approx. 260,000 m² GFA
- F** **Elbtorquartier**
(not including completed buildings)
- 47** Offices/Warehouse space, approx. 10,000 m² GFA
- 48** Stadthausotel HafenCity, Jugend hilft Jugend e.V., Hotel, approx. 4,500 m² GFA
- G** **Quartier Am Lohsepark**
(not including completed buildings)
- 66** Bundesanstalt für Immobilienaufgaben, offices/residential/gastronomy, approx. 9,000 m² GFA
- 67** **69** Müller-Spreer AG, Dokumentationszentrum denk.mal Hannoverscher Bahnhof/offices/hotel/gastronomy, approx. 14,600 m² GFA
- 69a** Automuseum Prototyp/Offices
- 74-76** Warburg-HIH, offices/ground-floor public amenities, exhibition, approx. 83,000 m² GFA
- 77** Schulbau Hamburg, Gymnasium secondary/community school/sports hall/poss. residential, approx. 24,000-30,000 m² GFA
- 78** DS Bauconcept GmbH, hotel/coworking-spaces/ground floor public amenities, approx. 12,000 m² GFA
- H** **Quartier Oberhafen**
Remains property of the special fund for city and port (represented by HafenCity Hamburg GmbH)
- 79a-c** Shed 2, 3, 4
- I** **Quartier Baakenhafen**
- 82a+b** Garbe Immobilien-Projekte GmbH and Halbinsulaner building joint venture/residential/commercial/manufacturing/retail/services/gastronomy, approx. 26,000 m² GFA
- 83a** PB Sports-Dome Management GmbH/sports and recreation/gastronomy, approx. 11,400 m² GFA
- 83b** FRANK Heimbau Nord GmbH, Baugemeinschaft „Ankerplatz“, Residential/Offices/Retail/Gastronomy, approx. 13,500 m² GFA
- 84ab** Patrizia Deutschland GmbH, Hamburger Residential mit Baugemeinschaft Amigos, Residential/Co-Working/ Ground floor public amenities, 27,500 m² GFA
- 87** Lanserhof - GHL Beteiligung und Verwaltung GmbH/ medical facility, ground floor public amenities/ approx. 14,300 m² GFA
- 88a-d** LIP Ludger Inholte Projektentwicklung GmbH, residential/ground-floor public amenities, approx. 14,000 m² GFA
- 90a-c** Altonaer Spar- und Bauverein eG mit Baugemeinschaft Arche Nora e.V., FLUWOG-NORDMARK eG, Baugemeinschaft Gemeinsam älter werden e.V., Otto Wulff Bauunternehmung GmbH, residential, services, approx. 13,100 m² GFA
- 92a-d** Richard Ditting GmbH & Co. KG/residential, approx. 9,900 m² GFA
- 94a+b** Schulbau Hamburg/primary school/sports hall, approx. 7,300 m² GFA
- 94c** SterniPark gGmbH children's day-care center/training pool, approx. 1,900 m² GFA
- 96ab** Altoba mit Baugemeinschaften Gleisoase, Am Leuchtturm, Einklang, residential/ground floor public amenities, 7,900 m² GFA
- 97** Antaris Projektentwicklung GmbH, Altonaer Spar- und Bauverein, Baugemeinschaft „Heimatmole“, residential/retail/gastronomy/ground-floor public amenities, approx. 16,500 m² GFA
- 98** ArchyNova, DeepGreen, residential/ground floor public amenities, approx. 5,700 m² GFA
- 100a** Baugemeinschaft Belle Harbour, residential, approx. 2,200 m² GFA
- 100b** Baugemeinschaft Das Sportlerhaus, residential/ground floor public amenities, approx. 5,900 m² GFA
- J** **Quartier Elbbrücken**
- 102** Garbe Immobilien-Projekte GmbH, Deutsche Wildtier Stiftung, residential/offices/exhibition/lernwerkstätten/gastronomy, approx. 25,500 m² GFA
- 105** Landmarken AG, residential/kindergarten/ground floor public amenities, approx. 20,000 m² GFA
- 106/107** Approxraby Approxpital GmbH, GBI AG, Nord Project Immobilien und Beteiligungsgesellschaft mbH, hotel/offices/ Studierendenresidential/Ground floor public amenities, approx. 25,300 m² GFA
- 108** Patrizia AG/Residential, Kindergarten, publikumsbezogene EG, WG-Nutzungen/approx. 18,850 m² GFA
- 110** EDGE Technologies GmbH, Offices/Publikumsbezogene EG-Nutzungen, approx. 25,000 m² GFA
- 113-116** ECE, Harmonia, Studierendenwerk Hamburg, residential/student housing/Digital Art Museum/ground floor public amenities, approx. 60,000 m² GFA
- 117** EDGE Technologies GmbH, Vattenfall GmbH, offices/ground floor public amenities, approx. 24,000 m² GFA
- 118** Enerparc AG, Offices/Ground floor public amenities, approx. 8,000 m² GFA
- 119** ECE Office Traffic Industries GmbH. & Co. KG, Hotel/Offices/ public amenities, approx. 40,000 m²
- 121** BGW and VBG employers' liability associations/prevention center (academy, overnight accommodation, offices), approx. 31,200 m² GFA
- 122** SIGNA Prime Selection AG, Offices/Hotel/Boardinghouse/ Publikumsbezogene Nutzungen (Entertainment, Aussichtsplattform, Gastro, Retail, Fitness), approx. 118,000 m² GFA
- U** U4 Überseequartier subway station with 3 exits (western HafenCity)
- U4 HafenCity University subway station with 4 exits (central HafenCity)
- U4 Elbbrücken station with 4 exits (eastern HafenCity)
- S** S3, S31 Elbbrücken rapid transit station (S-Bahn) with two exits, under construction (eastern HafenCity)



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