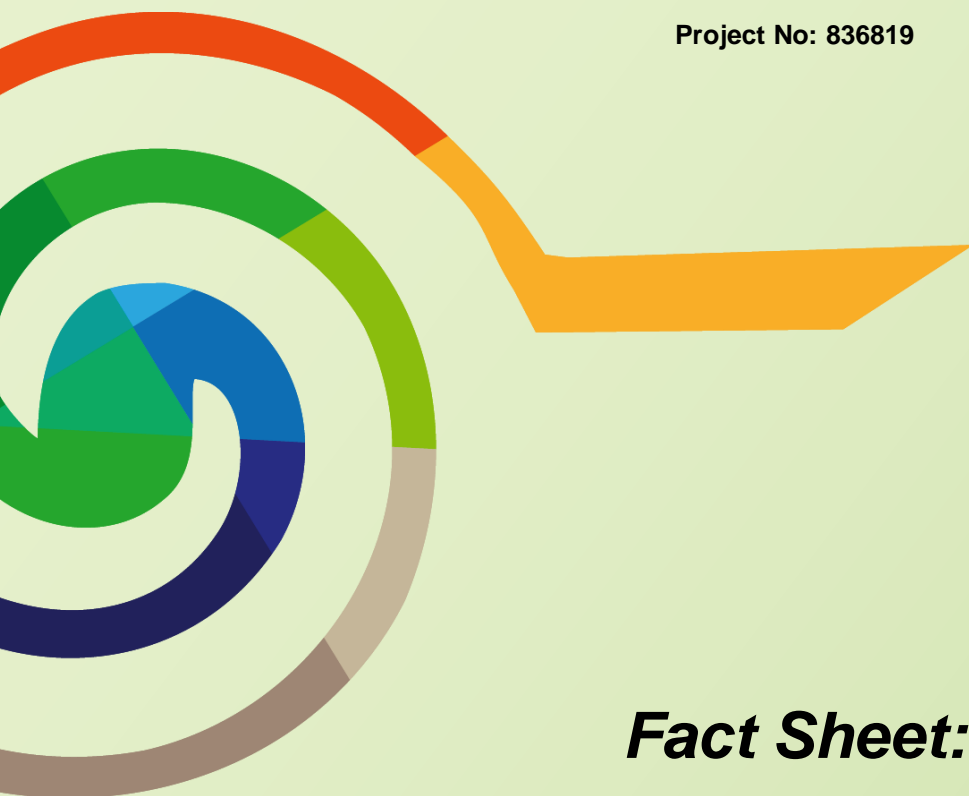


Smart strategies for the transition in coal intensive regions

Project No: 836819



***Fact Sheet:***  
***Triangle strategic industrial zone***  
***Regeneration of brownfield toward new jobs***  
***Czech Republic***

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## Description

The construction of Triangle industrial zones is an exemplary project where the original brownfield was successfully regenerated, namely the abandoned army airport. After the removal of buildings, underground structures and remediation of contaminated soil, a new infrastructure was built. The main goal was to create a large number of jobs for the transforming North Bohemian coal region. The region authority was very successful in this in cooperation with the Ministry of Industry and Trade. Now 13 companies operate here, the zone currently employs (August 2022) 4,815 employees.



**Figure 1** The original army airport Žatec source: [www.industrialzonetriangle.com](http://www.industrialzonetriangle.com)



**Figure 3** Demolition source: [www.industrialzonetriangle.com](http://www.industrialzonetriangle.com)



**Figure 2** Demolition source: [www.industrialzonetriangle.com](http://www.industrialzonetriangle.com)

## Regeneration of abandoned army airport.

Triangle industrial zone is located in the center of Europe, in the Czech Republic between the cities of Most, Chomutov, Louny and Žatec. Its owner is the Ústí Region. This industrial zone is one of six free strategic industrial zones in the Czech Republic. Of the total usable area of 364 hectares, 62.62 hectares of land are currently available for the implementation of investment plans of large and medium-sized entrepreneurs, especially in the areas of manufacturing industry, technology centers, research, and development. It is supported by the Ministry of Industry and Trade and the CzechInvest Business and Investment Promotion Agency.



**Figure 4 and 5 Location of the Strategic industrial zone**

source: [www.industrialzonetriangle.com](http://www.industrialzonetriangle.com)



**Figure 6 Location of the Strategic Industrial zone**

source: [www.industrialzonetriangle.com](http://www.industrialzonetriangle.com)

The Triangle strategic industrial zone is situated on the border of three districts - Chomutov, Most and Louny, in a well-accessible location in the area of the former Žatec military airport. The location is adjacent to the D7 highway Prague - Chomutov - Hora Sv. Šebestiána/Reitzenhain (SRN) and in close proximity (approx. 1 km) is the first-class road I/27 Most - Žatec - Plzeň. The actual servicing of the area of the industrial zone is ensured by roads with sufficient capacity III. classes that were built in preparation of the zone. The individual plots offered are within 25 meters of these roads. These roads are connected to the D7 highway and the I/27 road via interchanges.

The Triangle industrial zone is primarily intended for investors whose business and investment plans are from the processing industry (except for the primary processing of raw materials), strategic services, technology centers or research and development, i.e. CZ-NACE 10 - 33.

Plots of various sizes are ready for sale in the Triangle Strategic Industrial Zone. There are no obstacles (physical or administrative) on these plots of land that would prevent the immediate start of preparations for the construction of new industrial halls. The final report on the progress of groundwater remediation in the industrial zone is available in an abbreviated version at the

office of the director of KÚÚK. All connection points to already existing full-capacity utility networks are located at a distance of 20 - 40 meters from the border of the plots intended for sale. In the case of the standard construction of ordinary production halls, the production of which will not potentially endanger the environment, it is realistic to prepare and implement the construction of such halls in the course of 12 months. However, the close cooperation of the investor and his design and engineering company, which ensures the preparation of the building, with all state administration bodies that issue individual partial zoning and construction decisions is essential.

The zone won significant awards in the Investor and Industrial Zone of the Year competition, which is organized annually by the Agency for the Promotion of Business and Investments CzechInvest and the Association for Foreign Investments AFI:

- in 2015 it won the title of the best industrial zone of 2014,
- in 2006 "Zone with the greatest social contribution of 2005",
- in 2004 "Brownfield of the Year 2003".

For energy transition one of the strategic future company using industrial zone Triangle is FOR H2ENERGY. The company plans to implement a comprehensive hydrogen project called "H2 Triangle" in the Triangle Industrial Zone. It includes the construction of a local hydrogen economy, scientific and research activities, production, and assembly halls for manufacturers of hydrogen technologies.

Triangle ensures the sustainable development of the industrial zone from the point of view of sufficient technically educated human resources coming mainly from the Ústí Region, at least with a view to the medium term. As a tool for this, it uses a network of contractual cooperation with primary schools, including their founders, and secondary schools from the catchment cities of Most, Chomutov, Louny and Žatec.



**Figure 7 The Industrial Zone** source: <https://www.industrialzonetriangle.com/>

## Achievements

The main goal is to improve condition on labour market.

# TOP OF THE TRIANGLE ZONE

### **1. Excellent technical infrastructure**

All necessary lature is at a maximum distance of 20 - 40 meters from the offered land plots.

### **2. Land-use plan**

The industrial zone is the only possible use of the area. It is intended primarily for investors whose business and investment plans are from manufacturing industry. In selected locations, there is up to 90% buildability without any restriction in terms of the height of buildings.

### **3. Flat land**

The maximum difference between the highest and lowest point of the SPZ Triangle is 20 m at a distance of 3,300 m between these points (average gradient is 0.6%).

### **4. Transparent ownership relationships**

The Ústí Region owns the land plots that are being offered.

### **5. Low price and no additional fees**

Final price of land: 400 CZK/m<sup>2</sup> without VAT = approx. 14.5 €/m<sup>2</sup>. No additional fees (e.g. exclusion from the agricultural land fund).

### **6. Excellent transport links**

Road: Motorway D7 Prague - Louny - Chomutov - Germany (Prague 65 km). The twenty most important car manufacturers are located within a distance of 400 km from the Strategic Industrial Zone Triangle.

Public transport: The Ústí Region provides and subsidizes public bus transport for employees to the SPZ Triangle.

Airports: Prague - Václav Havel Airport 60 km.

### **7. Fire station**

The fire station is staffed by full-time professional firefighters. The response time is within 6 minutes from the reporting of the event within The Industrial Zone. The fire crew also covers a designated adjacent area.

**8. The Industrial Zone is managed by the SPZ Triangle contributory organization and the following services are provided:**

- 24/7 security of premises
- year-round maintenance of public areas
- minor maintenance service
- dormitory for 256 people (double or triple rooms with sanitary facilities)
- canteen with hot and cold meals
- rental of free office space
- occupational physician's office

**9. Upcoming projects for further development of the Zone**

- hydrogen station, filling station for vehicles with gasoline, diesel, CNG, LNG, hydrogen powertrains, electric car chargers
- lorry parking spaces with facilities for drivers
- fast food, etc.

## Challenges

To keep existing companies in cooperation

To find suitable workforce

To help with practical education of young technically talented people

To find additional companies for 93,06 ha free land intended for sale

## References and further links

<https://www.industrialzonetriangle.com/en>



[www.tracer-h2020.eu](http://www.tracer-h2020.eu)

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