

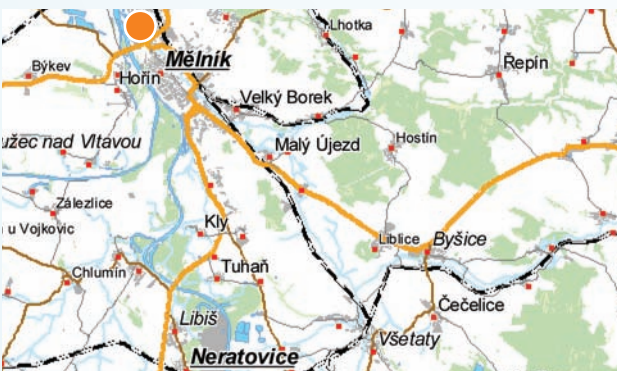
Mělník

Dockyard – at the port premises 6.2 ha especially for production and storage

Mělník is located at the confluence of the Elbe (Labe) and Vltava rivers to the north of Prague. The surrounding areas were settled as early as the 9th century. The town of Mělník originated during the 13th century from the buildings under the castle and later the marketplace. During the reign of Charles IV, Mělník became a permanent Czech royal town. Charles IV had also introduced grape varieties from Burgundy and Champagne and improved Mělník's winemaking potential. The Mělník region prospered as an important agricultural centre (mainly winemaking) until the Thirty Years' War. Progress was made at a slow pace following the war. During the 19th century, the town and its surroundings became a part of the agricultural area of the continually expanding Prague agglomeration. Currently, Mělník has a population of 19,000 and is an administrative and economic centre with an important historical zone. Mělník is mainly known as a winemaking town.

The dockyard facility, which includes the site, dates back to the 1950s. There is a public landing adjacent to the site. The site is surrounded by low-rise residential buildings and industrial structures. There is a first-class road near the site.

Central Bohemia Region





Mělník

Population: (census 1 March 2001/1 January 2007) 19,271/19,003
Workforce: 10,443 (census 1 March 2001), 592,600 (Central Bohemia Region – annual average 2006)
Average rate of registered unemployment: (2006) 7.5% (Mělník District), 8.1% (Czech Rep.)
Average gross monthly wage: (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)
Local businesses: Czech Ports; Mělník Sugar Refinery; Czech Trading Engineering s.r.o., Loděnice Nova Mělník

Geographic features:

215 m above sea level • distance from Prague 37 km • nearby: Kokořín recreation area (13 km), Mount Říp (16 km), Kralupy nad Vltavou (22 km), Mladá Boleslav (44 km), Kladno (46 km), Nymburk (57 km)

Municipality with extended powers (3rd tier): Mělník

Municipal Office (2nd tier): Mělník

Building authority: Mělník

Financial office: Mělník

Trade licensing office: Mělník

Investment opportunity

Principal data

Area: 6.2 ha

Anticipated use: Production, storage (under the municipal plan, service facilities are also possible)

Zone location: The site is located on the north side of Mělník, on the bank of a cut-off meander on the Elbe River.

Current use and land ownership: The site is made up of the eastern part of the former Mlázice – Mělník Dockyards. In 2001, renovation of the dockyards was commenced after a period of 10 years. However, the site is still not in use. There are 17 buildings in the enclosed area, primarily halls, which are of different ages and in different states. The site is owned by Agentura Alex, s.r.o. (majority owner), České přístavy, a.s., and one natural person.

Municipal plan – regulations, restrictions

The town's municipal plan was approved in November 2005 and production and industry are listed as the functional use of the site. The facilities may also be used as regional and local technical infrastructure. Buildings related to service facilities are permitted. However, residential buildings are not permitted. As for land restrictions, the site is located in the flood plain Q5 – Q100 and there are protected zones: • transformer station (to the north), • road (to the south and east of the site), • sidetracks in open spaces (not in the area around the port). On the other hand, there are no ecological burdens, dumps, identified mining areas, undermining grounds or important landscape features. In addition, the site is not located in a protected water reservoir zone or in a protected mineral resource area. None of the structures are listed as historical buildings.

Transportation

Roads: The site is connected via local roads to Road I/9, which is immediately adjacent to the site. The D8 motorway Prague – Ústí nad Labem – Germany is accessible at Exit 18, 14 km away.

Railways: The nearest railway station is Mělník (ca 2 km away). The station is on line no. 072 Lysá nad Labem – Ústí nad Labem.

Regional airports: Prague Ruzyně international airport (45 km), Mnichovo Hradiště public international airport (57 km), Mladá Boleslav public national airport (44 km)

River: Port in Mělník near the site

Technical infrastructure

Roads: Paved roads – asphalt surface or panels, external connection – entrance to Road I/9

Potable water: DN 100, public water supply at the site boundary, well on the site

Service water: not available

Sewer system: DN 100, public sewer system at the site boundary

Electricity: Transformer station on the north side of the site, new transformer station recommended (possible connection also on the south side)

Natural gas: Medium pressure 50 (PE), low pressure 150 (steel), gas line at the site boundary

Contacts

Municipal Office of Mělník:

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Regional Office of the Central Bohemia Region:

Regional Development Department, Zborovská 11, 150 21 Prague 5, phone: +420 257 280 111, www.kr-stredocesky.cz

Building authority:

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