

Odolena Voda

Industrial Zone and Mixed Zones

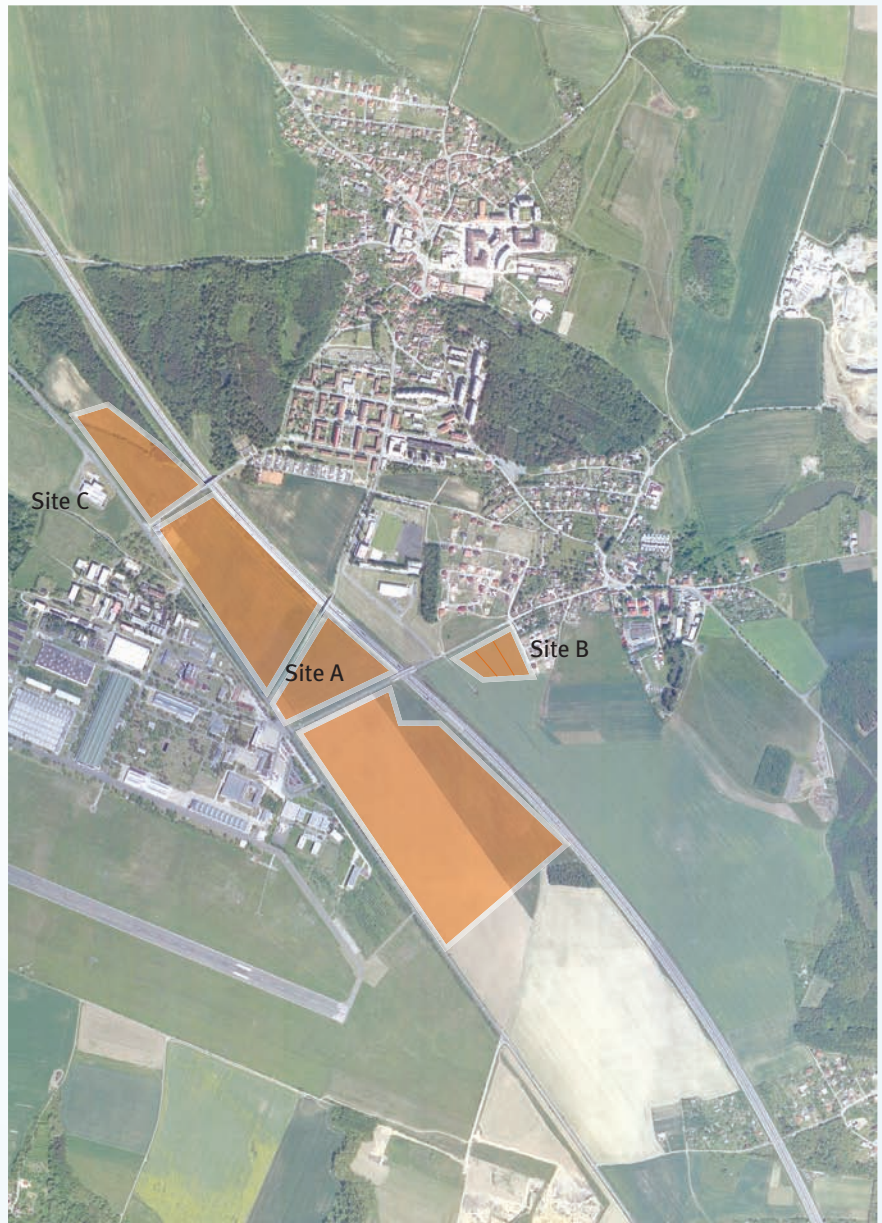
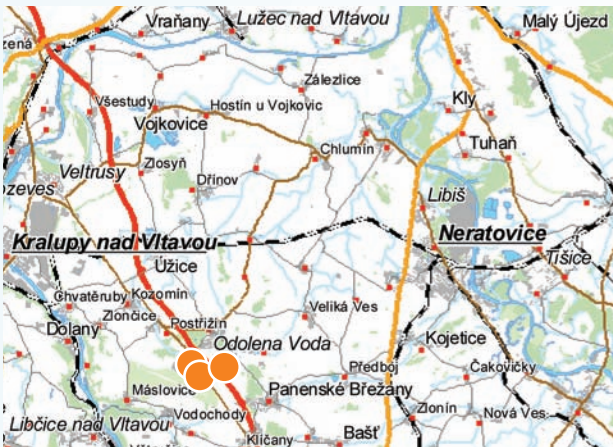
15 ha for industrial production and storage, 2.1 ha and 2 ha for light production and service facilities

Odolena Voda, with a population of 5,000 is located in the northern part of the Central Bohemia Region near the D8 motorway, 12 km north of Prague.

There are valuable archaeological sites in the town and surrounding areas. The municipality experienced rapid growth in the second half of the 20th century in connection with the development of the aviation company, Aero.

Three development zones have been proposed for the town's registration area. All sites are conveniently located near the D8 motorway with a planned exit.

Central Bohemia Region





Odolena Voda

Population: (census 1 March 2001/1 January 2007) 4,344 / 5,176

Workforce: 2,402 (census 1 March 2001)

Workforce in the region: 592,600 (Central Bohemia Region – annual average 2006)

Average rate of registered unemployment: (2006) 2.3% (Prague-East District), 8.1% (Czech Rep.)

Average gross monthly wage: (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)

Local businesses: Aero Vodochody (aircraft technology), Air Hammer – Haubold (banded nails), quarry with a gravel mixing plant

Distance: Prague 24 km, Kralupy nad Vltavou 11 km, Neratovice 11 km

Geographic and historical features

248 m above sea level • first documented in 1352 • fortress from the 16th century later renovated as a chateau • Baroque church St Clement from the 18th century • Vítězslav Hálek's house • Jewish cemetery • sports centre

Attractive surroundings: Jordán pond, chateau in Veltrusy with an extensive English-style park, chateau with a picture gallery in Nelahozeves

Municipality with extended powers (3rd tier):

Brandýs nad Labem-Stará Boleslav

Municipal office (2nd tier): Odolena Voda

Building authority: Odolena Voda

Financial office: Prague-East, Prague 8

Trade licensing office: Brandýs nad Labem-Stará Boleslav

Investment zone

Principal data

Area: 15 ha (Site A), 2.1 ha (Site B), 2 ha (Site C)

Anticipated use: industrial production and storage (Site A); service facilities and light, environmentally-friendly production (Sites B and C)

Zone location: • **Site A** south of the town between the D8 motorway and Road II/608 • **Site B** south of the developed area, delimited by the road to Dolínek, the HV power line, and the gas regulation station

• **Site C** southwest of the town's developed area between the D8 motorway and Road II/608

Current use and land ownership: • **Site A** – available land – 50% owned by the Land Fund, 20% owned by a legal entity, 30% owned by private individuals • **Site B** 48% of the land owned by a legal entity, 0.7 ha developed area in the centre of the site and 19% privately owned • **Site C** is privately owned

Municipal plan – regulations, restrictions

Zone use complies with the valid municipal plan (land for production and storage on Site A and land for mixed purposes – light environmentally-friendly production and service facilities – on Sites B and C). The maximum height of new buildings is limited to the height level of the protective airport zone (25 m). The protective green zones around the roads and the motorway must be complied with.

Transportation

Roads: the D8 motorway, planned exit south of town (the Úžice and Zdíby exits are currently used), Road II/608

Railways: the nearest railway stations are Úžice and Netřeba on line no. 092 (Kralupy n. Vlt.–Neratovice), sidetrack leading to the Aero complex

Regional airport: Aero Vodochody private international airport nearby

Infrastructure

Water: within reach of all zones, public water supply from Mělnická Vrutice, connection to VDJ 2 × 1 500 m³ reservoir

Sewer system: within reach of all zones, connection to municipal waste water treatment plant possible or to Aero's plant

Electricity: 400 kV and 22 kV power lines within reach of all zones

Natural gas: within reach, connection to medium-pressure gas line from the town or from Aero

Industrial waste: Prague 8-Řáblice (12 km), Klíčany – inert waste (2 km)

Contacts

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