

Zápy

Zápy Industrial Zone

12.2 ha, connected to the industrial zone in Brandýs nad Labem

Za družstvem Industrial Zone

9.4 ha adjacent to an exit for the R10 expressway

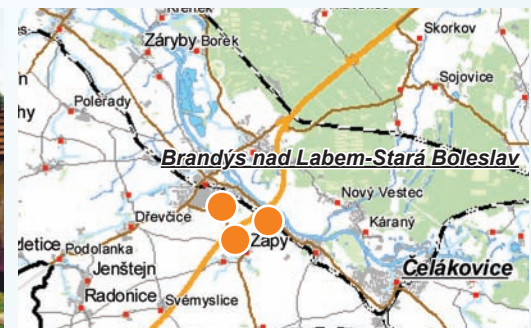
Former premises of PREFA company

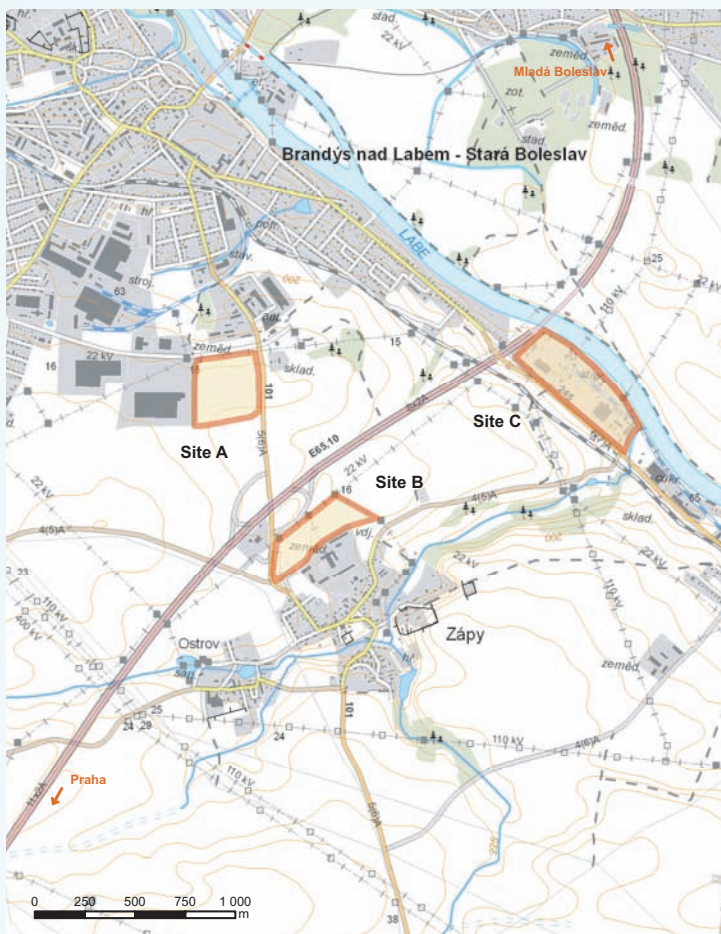
13.7 ha for industrial production and storage and for environmentally-friendly production and commerce

The small town of Zápy, with a population of 600, is located near the E65 (R10) expressway Prague–Mladá Boleslav–Turnov. Its easy access is an important incentive for the development of new activities in the municipality.

The various development sites near the municipality offer many types of investment opportunities (from “green fields” to developed areas). The easily accessible land has already attracted certain companies (Mercedes-Benz, Lidl).

Central Bohemia Region





Zápy

Population: (census 1 March 2001/1 January 2007) 596/665
Workforce: 297 (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: Instaplast (plastic products), Mercedes-Benz (car dealership, service), Besta (sanitary technology)
Distance: Prague 10 km, Brandýs n. L.-Stará Boleslav 3 km, Mladá Boleslav 30 km

Geographic and historical features

201 m above sea level • first documented in 1052 • important archaeological site • originally a village with a fortress • Church of St James the Greater from the mid-18th century with a belfry and ossuary • remains of a water fortress with a tower and palace remains (Ostrov)
Attractive surroundings: historical sites in Stará Boleslav and Brandýs nad Labem, Toušeň spa, extensive game reserves north of the Elbe

Municipality with extended powers (3rd tier):

Brandýs n. L.-Stará Boleslav

Municipal office (2nd tier): Brandýs n. L.-Stará Boleslav

Building authority: Brandýs n. L.-Stará Boleslav

Financial office: Brandýs n. L.-Stará Boleslav

Trade licensing office: Brandýs n. L.-Stará Boleslav

Investment zone

Principal data

Area: 12.2 ha Zápý industrial zone (Site A), 9.4 ha Za družstvem industrial zone (Site B), 13.7 ha Prefa (Site C)

Anticipated use: industrial production and storage; additional development areas intended for environmentally-friendly production and commerce are adjacent to the zones

Zone location: • **Site A** 1 km northwest of the developed area of the municipality on the opposite side of Road R10 (development zone connected from the south with the Brandýs nad Labem developed area)
 • **Site B** is connected in the south with the municipality's developed area
 • **Site C** 1.5 km northeast of the municipality beyond the railway line on the left bank of the Elbe

Current use and land ownership: • **Site A** is available land, is next to Lidl's storage complex, and is owned by a private individual
 • **Site B** is available land – agricultural land owned by private individuals, connected to facilities with unused buildings of an agricultural cooperative (several owners, including the government and the municipality)
 • **Site C** is a complex previously used by Prefa (construction), currently used as storage space for other entities.

Municipal plan – regulations, restrictions

Zone use complies with the valid municipal plan. Site B, immediately next to the municipality's developed area, is being changed from industrial production and storage to environmentally-friendly production and commerce. The regulations restrict the maximum development density to 40% and require a minimum of 30% green areas. The maximum height of structures in Site A is 15.5 metres and 12 m for the other areas. Use is restricted by the protective zones of the utilities infrastructure.

Transportation

Roads: the R10 expressway Prague–Mladá Boleslav–Turnov

Railways: the nearest railway stations are Lázně Toušeň (2 km),

Brandýs n. L. (2,5 km) on line no. 074 Čelákovice–Brandýs n. L.; the sidetrack leading to Site C will be disconnected

Infrastructure

Water: all zones may be connected

Sewer system: all zones may be connected to the sewer system; the rainwater drainage for Site A is not resolved

Electricity: a 22 kV power line accessible in all zones

Natural gas: all zones may be connected

Industrial waste: Benátky nad Jizerou, an incinerator in Lysá nad Labem

Contacts

Municipal Office of Zápý:

Zápý 71, 250 01 Brandýs n. L.-Stará Boleslav,
 phone: +420 326 904 979, www.zapy.cz

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:

Municipal Office of Brandýs n. L.-Stará Boleslav, Masarykovo nám. 2,
 250 01 Brandýs n. L.-Stará Boleslav, phone: +420 326 909 111,
www.brandysko.cz