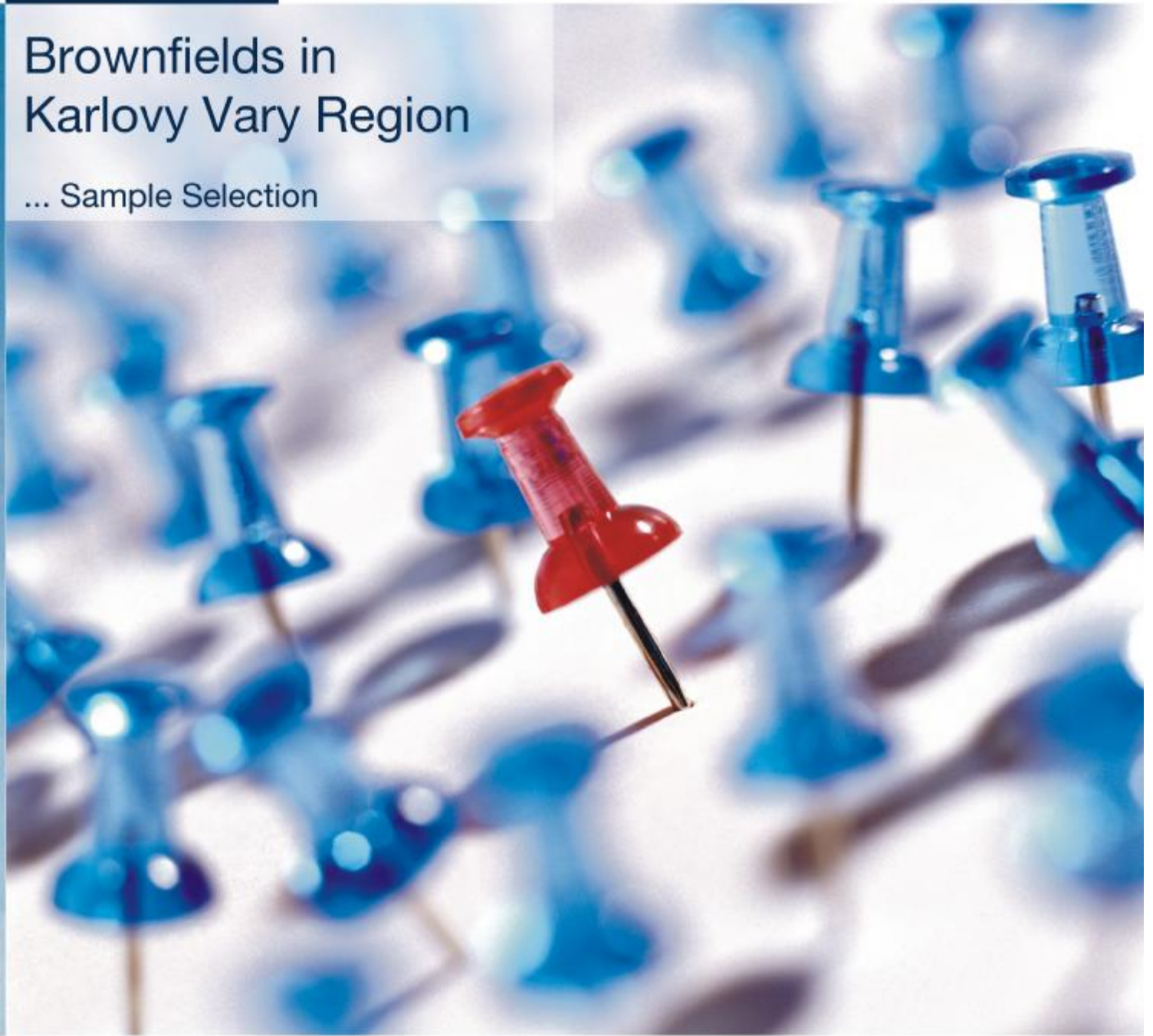


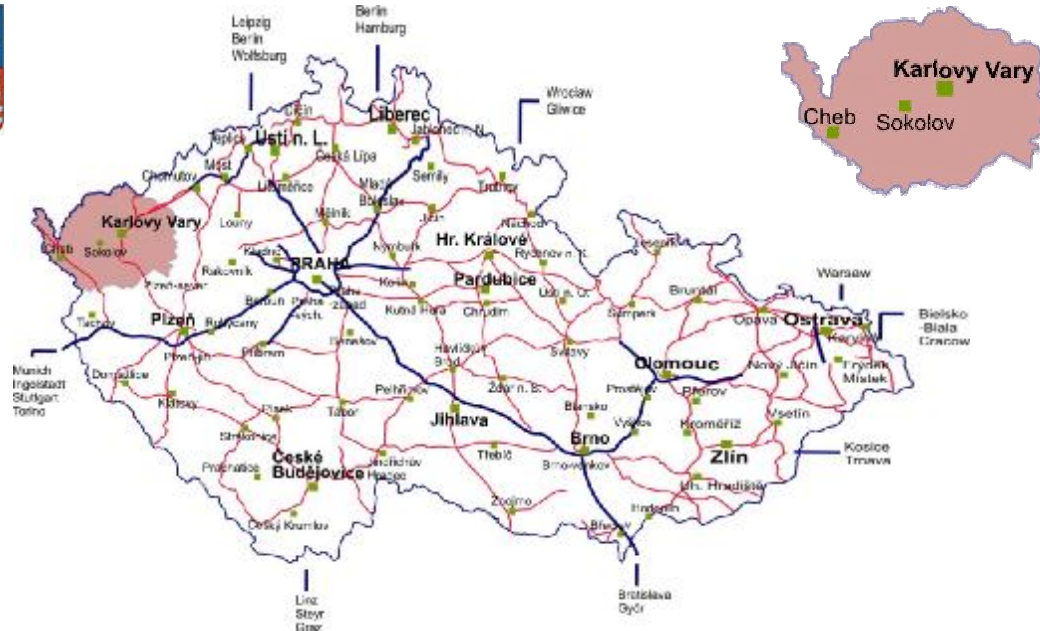
CZECH REPUBLIC

# Brownfields in Karlovy Vary Region

... Sample Selection



## Karlovy Vary Region



### Basic information

The Karlovy Vary region is the western most part of the Czech Republic. Over half of the total length of the region's border is shared with Germany. The largest cities in the region are Karlovy Vary, Cheb and Sokolov.

Most people in the region work in the construction, energy, mining and forestry industries. The Karlovy Vary region stands out from the rest of the Czech Republic because of its underground network of hot and cold mineral springs which have made Karlovy Vary (also known as Carlsbad) one of the largest spa treatment centers in Europe. Sokolov is characterized by a high concentration of coal mining, power-generating industry, chemicals production and engineering. The region also has several traditional industries such as production of glass, pottery, spirits (the liquor Becherovka), mineral water, musical instruments and textiles.

### General information

<b>Regional capital</b>	<b>Karlovy Vary</b>
<b>Area (in km<sup>2</sup>)</b>	3 315
<b>Total population</b>	304 770
Karlovy Vary districts:	
• Cheb	90 683
• Karlovy Vary	120 802
• Sokolov	93 285
<b>Population density (per km<sup>2</sup>)</b>	92

\*in January – September 2006

Two faculties of The University of West Bohemia in Pilsen (economics, engineering) are located in the Karlovy Vary region.

## Macroeconomic indicators

### Unemployment

<b>Czech Republic</b>	7.7%	<b>Karlovy Vary Districts</b>	
<b>Karlovy Vary Region</b>		Cheb	7.2%
• rate	9.2%	Karlovy Vary	9.0%
• figure	16 221	Sokolov	11.5%

### Gross monthly wages (in EUR\*)

(without social and health contributions of 35%)

<b>Czech Republic</b>	690 EUR
<b>Karlovy Vary Region</b>	578 EUR

Q1 – Q3 2006; Source: Ministry of Labour and Social Affairs, Czech Statistical Office

\* 1 EUR = 28,441 CZK (Q1 – Q3 2006, Czech National Bank)

## Companies in the region

### Selected companies in the region

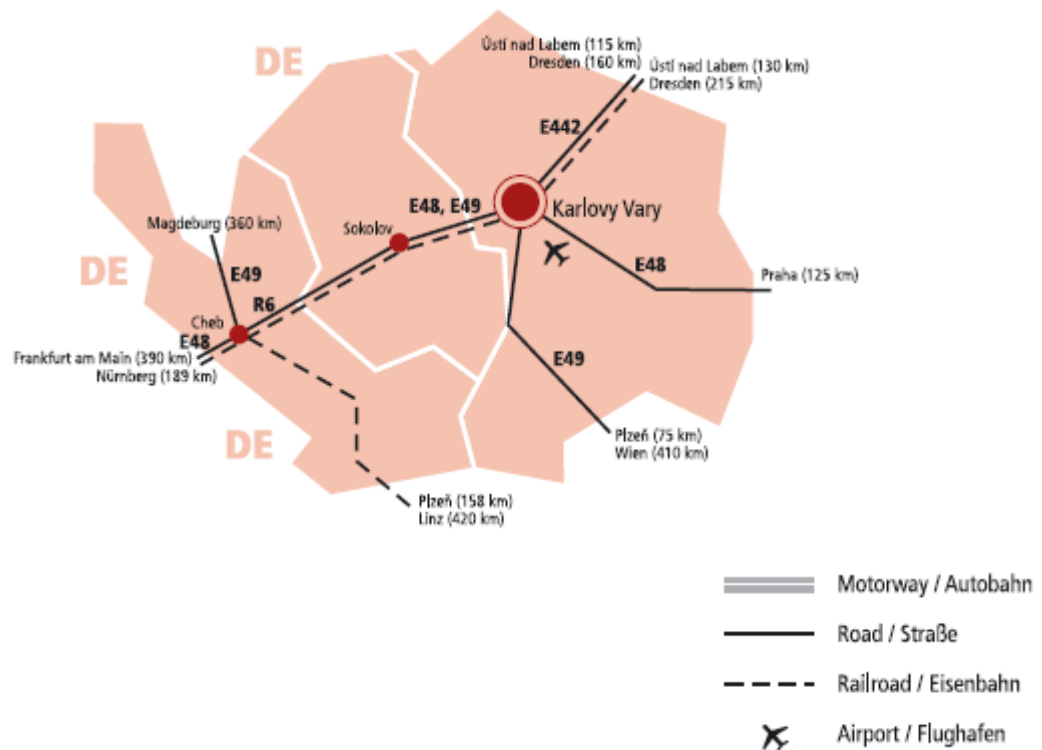
Name of company	Country of origin	Sector	Location	CzechInvest project
Geobra Brandstätter	Germany	Plastics industry	Hradiště u Chebu	
JSP International	Japan	Plastics industry	Cheb	CzechInvest project
Karlovarské minerální vody	Netherlands, CR	Other	Mnichov/ Kyselka	CzechInvest project
Karlovarský porcelán	Czech Republic	Manufacture of porcelain articles	Karlovy Vary	
KE Ostrov – Elektrik	Czech Republic	Manufacture of insulated wire and cable	Ostrov nad Ohří	
Linde Sokolovská	Germany	Chemical industry	Vřesová	CzechInvest project
Metalis Nejdek	Czech Republic	Aluminium production	Nejdek	
Moser	Czech Republic	Manufacture of glass and glass products	Karlovy Vary	
Nejdecká česárna vlny	Great Britain	Textile industry	Nejdek	CzechInvest project
OK STS Toužim	Czech Republic	Manufacture of metal structures	Toužim	
Playmobil CZ	Germany	Plastics industry	Hradiště u Chebu	CzechInvest project
PLM	Sweden	Plastics industry	Cheb	CzechInvest project
Rexam Petainer	Great Britain	Plastics industry	Aš	
RSM Chemacryl	USA	Manufacture of fibres	Sokolov	
SCHNEEBERGER	Switzerland	Engineering	Dolní Dvory	CzechInvest project
Slévárna Heunisch	Germany, Czech Republic	Casting of light metals	Aš	

Sokolovské strojířny	Czech Republic	Engineering	Sokolov	
WITTE Nejdek	Germany	Automotive industry	Nejdek	CzechInvest project

Source: CzechInvest, Dun & Bradstreet, 2006

## Transportation

With the opening of the borders in 1990, road traffic increased for both passenger cars and trucks. The E48, E49 and I/21 roads are important transport connections.



Source: Ministry of Transport, [www.mdcr.cz](http://www.mdcr.cz)

## Human resources

<b>School System</b>			
<b>Type of school</b>	<b>Number of schools</b>	<b>Number of students</b>	<b>Number of graduates</b>
Secondary schools	59	16 378	3 596
• Technical fields	22	4 554	1 138
• Economic fields	23	4 857	1 209
• ICT fields	6	817	234
Higher schools	2	261	72
• Technical fields	0	0	0
• Economic fields	1	192	44
• ICT fields	0	0	0
Universities	4	1 716	258
• Technical oriented	0	0	0
• Economic oriented	1	790	147
• ICT oriented	0	0	0

Source: Institute for Information on Education (ÚIV)

Methodology:

Number of schools – total number of school subjects (possible duplicity in combination of some subject)

Number of students – for 2005/2006 school year (high schools, higher schools – as of 30. 9. 2005, universities – as of 31. 10. 2005)

Number of graduates – for 2004/2005 school year, all university graduates for calendar year 2005 (from 1 January 2005 – 31 December 2005)

Secondary schools – number of high schools, skilled and apprentice high schools (e. g. Vocational training centres, Secondary specialised schools, Grammar schools)

Higher professional schools (colleges)

Universities

## Representation of professional classes

<b>Selected professional classes</b>	<b>Regional representation in %</b>
Legislators, senior officials and managers	6.9
Professionals	7.9
Clerks	5.2
Service workers and shop and market sales workers	14.9
Skilled agricultural and forestry workers	1.7
Craft and related trades workers	20.8
Plant and machine operators and assemblers	14.8
Elementary occupations	9.8
Armed forces	0.1
Technicians and associate professionals	17.9
<b>of which:</b>	
• Physical and engineering science assoc. professionals	31.9
• Life science and health associate professionals	20.5
• Teaching associate professionals	5.7
• Other associate professionals	41.8

Source: ČSÚ; annual average 2005; according to CSU

## List of useful contacts

<b>Useful contacts</b>		
<b>Schools</b>		
<b>Universities</b>		
The University of West Bohemia in Pilsen / Faculty of Economics (Cheb), Faculty of Engineering (Sokolov)	Management, economics/IT, engineering	<a href="http://www.zcu.cz">www.zcu.cz</a>
University in Karlovy Vary	Law, economics	<a href="http://www.vskv.cz">www.vskv.cz</a>
<b>Utility providers</b>		
Gas	Západočeská plynárenská, a. s.	<a href="http://www.zcp.cz">www.zcp.cz</a>
Electricity	Západočeská energetika, a. s.	<a href="http://www.zce.cz">www.zce.cz</a>
Water and sewage	Vodárny a kanalizace Karlovy Vary, a. s.	<a href="http://www.vakv.cz">www.vakv.cz</a>
	Vodohospodářská společnost Sokolov, s. r. o.	<a href="http://www.voss.cz">www.voss.cz</a>
Heat	Karlovarská teplárenská, a. s.	<a href="http://www.dalkia.cz">www.dalkia.cz</a>
	Terea Cheb, s. r. o.	<a href="http://www.terea-cheb.servis">www.terea-cheb.servis</a>
<b>Regional contacts</b>		
City Hall – Karlovy Vary		<a href="http://www.mmkv.cz">www.mmkv.cz</a>
Regional Council		<a href="http://www.kr-karlovarsky.cz">www.kr-karlovarsky.cz</a>
Chamber of Commerce of Poohří Region		<a href="http://www.rhkpohri.cz">www.rhkpohri.cz</a>

# Aggregate statistics of brownfield sites in the Karlovy Vary region

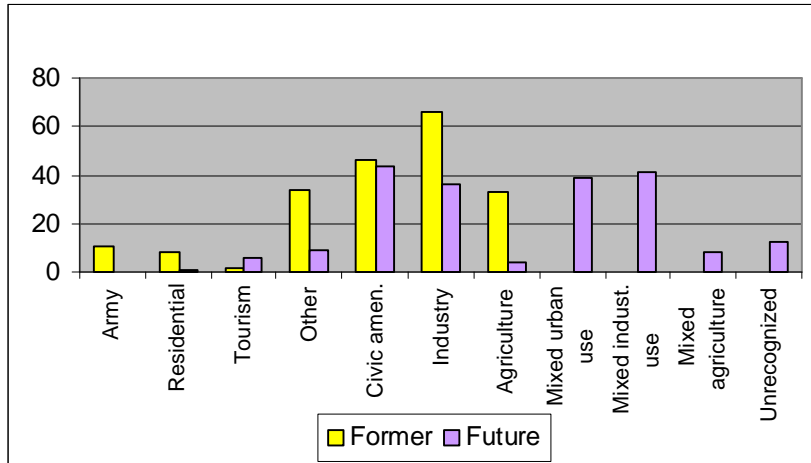
## Structure of their original use

Former prevailing use of locality	Frequency	%	Area (ha)	%
Industry	66	33,0	343,2	43,0
Civic amenities	46	23,0	183,7	23,0
Other	34	17,0	141,9	17,8
Agriculture	33	16,5	97,3	12,2
Army, military spaces	11	5,5	27,1	3,4
Residential	8	4,0	4,5	0,6
Tourism, spa, hotels	2	1,0	0,5	0,1
<b>TOTAL</b>	<b>200</b>	<b>100</b>	<b>798,1</b>	<b>100</b>

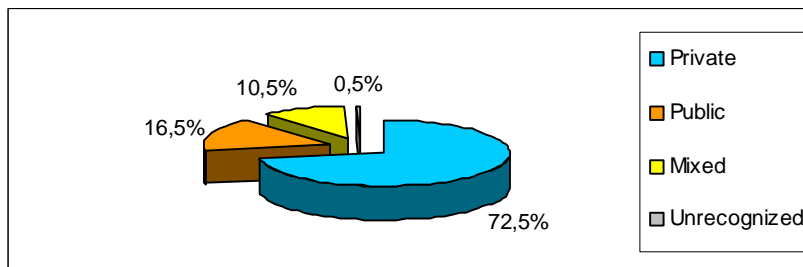
## Structure of their future use

Most suitable future use of locality	Frequency	%
Civic amenities	44	22,0
Mixed industrial use	41	20,5
Mixed urban use	39	19,5
Industry	36	18,0
Unrecognized	12	6,0
Other	9	4,5
Mixed agriculture	8	4,0
Tourism, spa, hotels	6	3,0
Agriculture	4	2,0
Residential	1	0,5
<b>TOTAL</b>	<b>200</b>	<b>100</b>

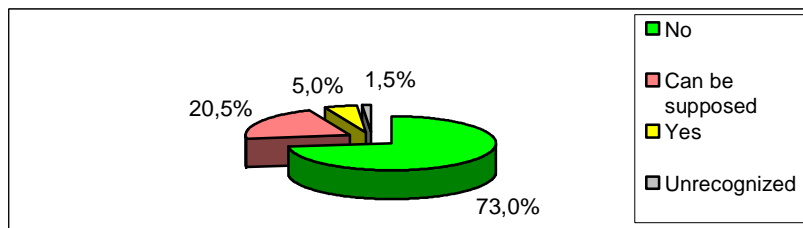
### Comparison of their original and future use



### Ownership



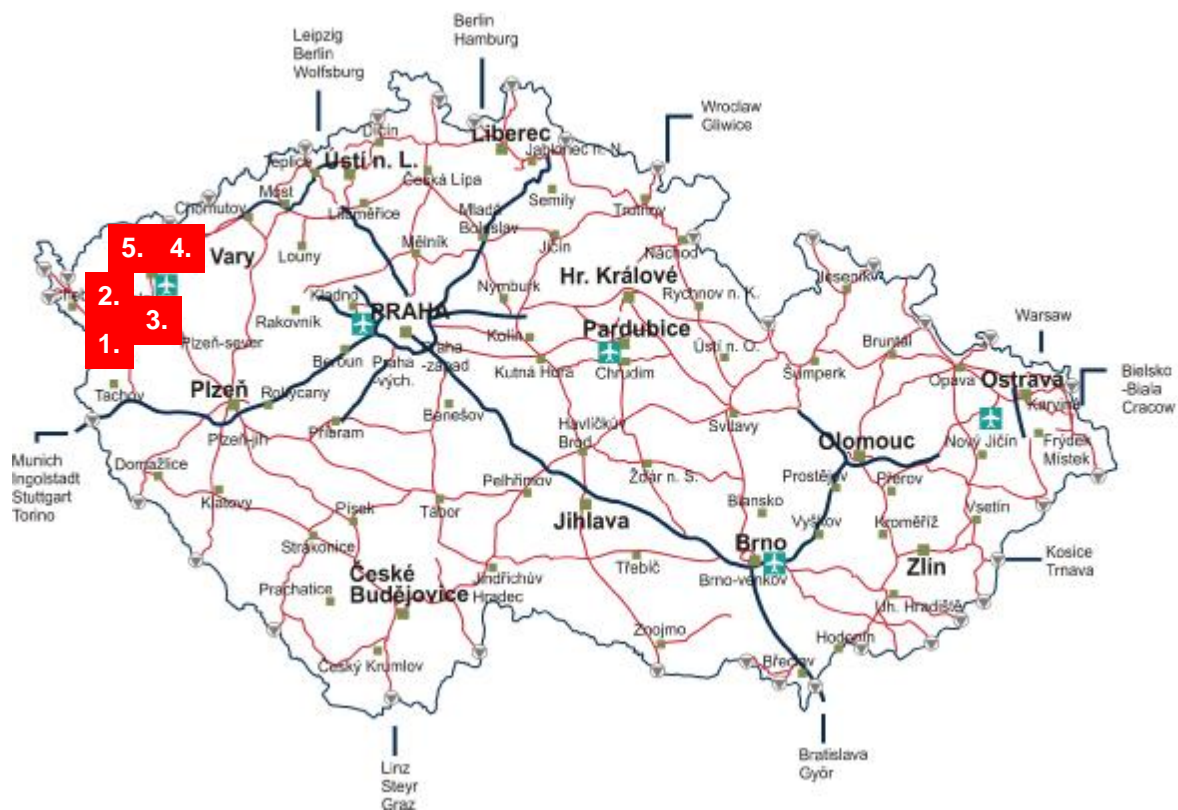
### Ecological burdens





## Sites

1. Hamrniky – Barracks
2. Sokolov – Banska Construction Company
3. Tepla – Jitona
4. Ostrov – Skoda
5. Dvory – Barracks



## 1. Hamrníky - Barracks

General Information		
Total area of brownfield (in m <sup>2</sup> )	142 700	
Location	Region	Karlovy Vary
	District	Cheb
	Town	Marianske Lazne
	Address	Marianske Lazne
Land ownership	<input type="checkbox"/> private <input checked="" type="checkbox"/> public Municipality of Marianske Lazne	
Zoning	<input checked="" type="checkbox"/> industry <input checked="" type="checkbox"/> logistic <input checked="" type="checkbox"/> service <input checked="" type="checkbox"/> commerce Mix municipal territories	

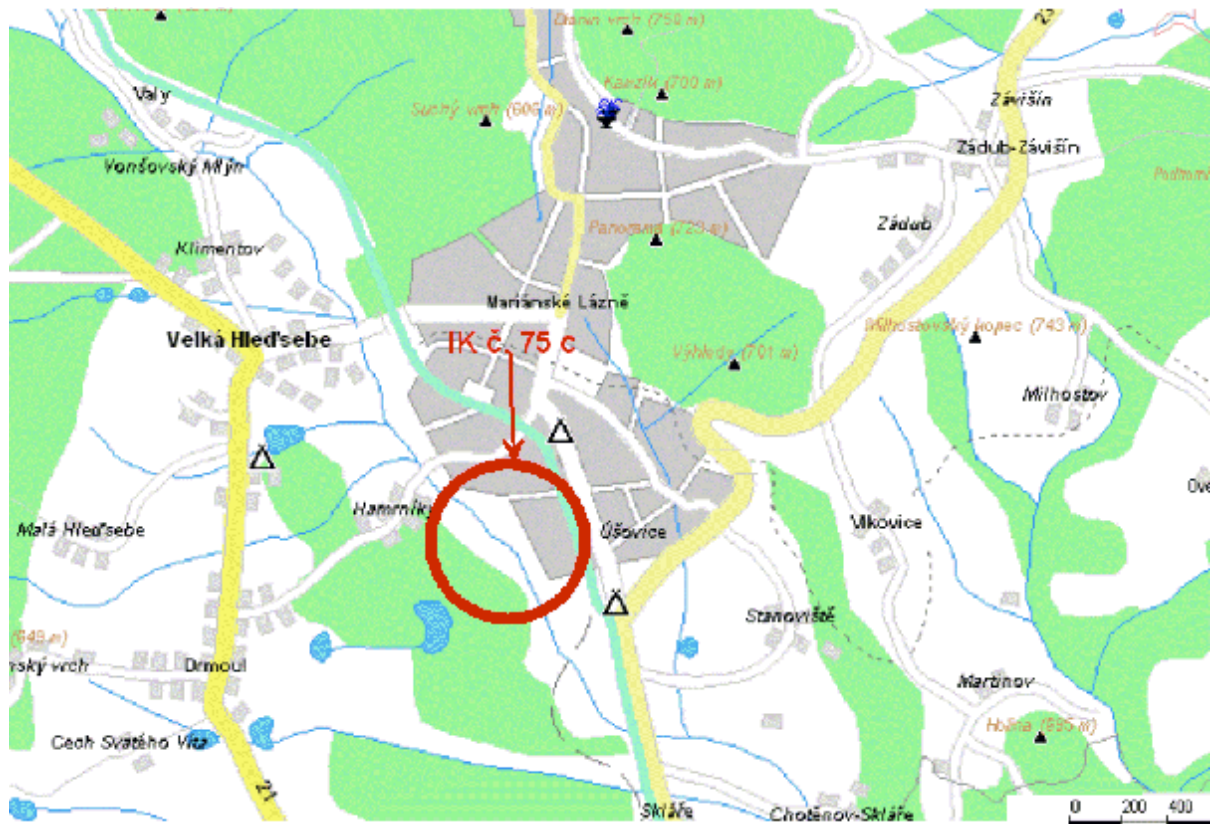
### Site specification

A former military site containing 26 structures, including a car pool with steel roof frames. The area is situated at the eastern edge of city of Marianske Lazne. The airport in the city of Sklare is located nearby. Hamrníky barracks lie in lowlands, in the vicinity there is zone of protection of mineral water springs and is in very attractive location for tourism.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	28 km	D5 (Prague – Pilsen – Munich)
Express way	-	-
Intern. Airport	42 km	Karlovy Vary
Railway	2,5 km	Marianske Lazne
Railway siding	<input type="checkbox"/> on site <input checked="" type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site		110 mm	
Service water	-			
Well	-			
Sewage	on site		500 mm	
Gas	on site		250 mm	

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input checked="" type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site – fuel and munitions



## 2. Báňská Construction Company

General Information		
Total area of brownfield (in m <sup>2</sup> )	143 000	
Location	Region	Karlovy Vary
	District	Sokolov
	Town	Sokolov
	Address	Sokolov, Chebská Street
Land ownership	<input checked="" type="checkbox"/> private <input type="checkbox"/> public Banska Construction Company	
Zoning	<input checked="" type="checkbox"/> industry <input type="checkbox"/> logistic <input type="checkbox"/> service <input type="checkbox"/> commerce	

### Site specification

The site contains 30 structures that served as the basis of a construction company, including production, storage and office spaces in various degrees of quality. Currently various parts of the area are leased to different companies. Partially undermined.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	35 km	D5 (Prague – Pilsen – Munich)
Express way	-	-
Intern. Airport	29 km	Karlovy Vary
Railway	2,5 km	Sokolov
Railway siding	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site		200 mm	
Service water	-			
Well	-			
Sewage	on site		400 mm	
Gas	on site		90 mm	

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input checked="" type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site – fuel at former petrol station



### 3. Jitona

General Information					
Total area of brownfield (in m <sup>2</sup> )	37 000				
Location	Region	Karlovy Vary			
	District	Karlovy Vary			
	Town	Tepla			
	Address	Tepla			
Land ownership	<input checked="" type="checkbox"/> private 5 owners	<input checked="" type="checkbox"/> public			
Zoning	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> logistic	<input type="checkbox"/> service	<input type="checkbox"/> commerce	

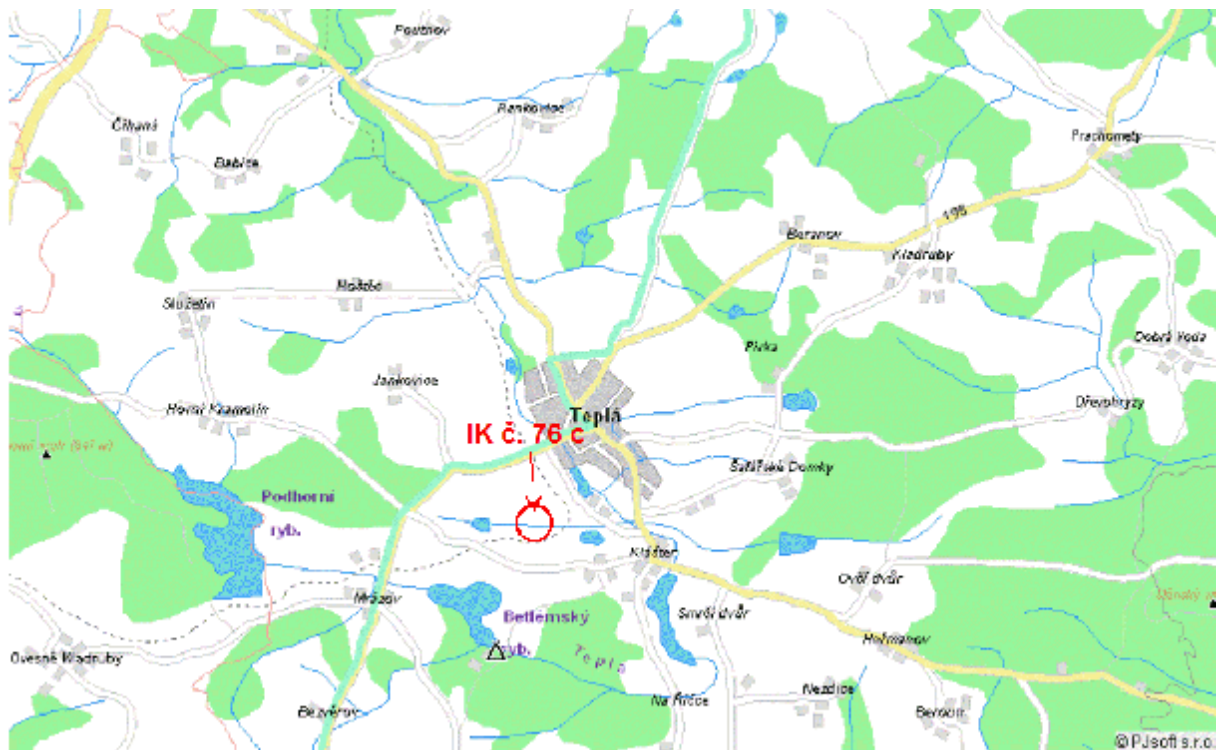
#### Site specification

An extensive area of former company Jitona which was producing upholsterer products. The whole site is paled and there is a railway siding and a pond. Another structures (some of them already quite dilapidated) on site contain apron, administrative buildings, production halls with clear height of 7 – 10 metres, works, transformer etc.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	33 km	D5 (Prague – Pilsen – Munich)
Express way	-	-
Intern. Airport	40 km	Karlovy Vary
Railway	3,5 km	Tepla
Railway siding	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site			
Service water	-			
Well	-			
Sewage	on site			
Gas	on site			

Capacity of all infrastructure is not sufficient and need reconstruction.

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site



### 3. Jitona

General Information					
Total area of brownfield (in m <sup>2</sup> )		37 000			
Location	Region	Karlovy Vary			
	District	Karlovy Vary			
	Town	Tepla			
	Address	Tepla			
Land ownership	<input checked="" type="checkbox"/> private 5 owners	<input checked="" type="checkbox"/> public			
Zoning	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> logistic	<input type="checkbox"/> service	<input type="checkbox"/> commerce	

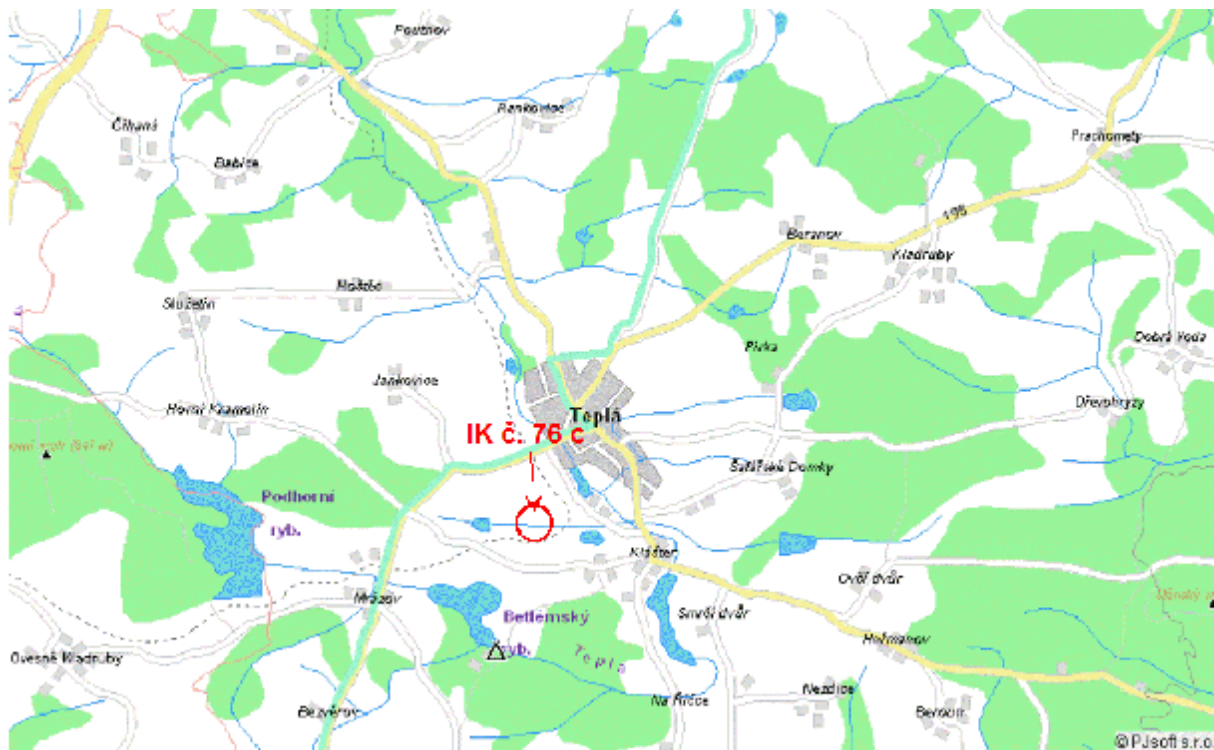
#### Site specification

An extensive area of former company Jitona which was producing upholsterer products. The whole site is paled and there is a railway siding and a pond. Another structures (some of them already quite dilapidated) on site contain apron, administrative buildings, production halls with clear height of 7 – 10 metres, works, transformer etc.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	33 km	D5 (Prague – Pilsen – Munich)
Express way	-	-
Intern. Airport	40 km	Karlovy Vary
Railway	3,5 km	Tepla
Railway siding	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site			
Service water	-			
Well	-			
Sewage	on site			
Gas	on site			

Capacity of all infrastructure is not sufficient and need reconstruction.

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site



## 4. Ostrov - Škoda

General Information		
Total area of brownfield (in m <sup>2</sup> )	262 000	
Location	Region	Karlovy Vary
	District	Karlovy Vary
	Town	Ostrov
	Address	Ostrov
Land ownership	<input checked="" type="checkbox"/> private <input type="checkbox"/> public 1 private owner	
Zoning	<input checked="" type="checkbox"/> industry <input type="checkbox"/> logistic <input type="checkbox"/> service <input checked="" type="checkbox"/> commerce	

### Site specification

The area used to serve as a production facility of trolleys Skoda and contains 33 structures from the beginning of 20<sup>th</sup> century – production halls, storage and administrative buildings. The site is favourably located in the centre of Ostrov city with very good transport connection.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	-	-
Express way	11 km	R6 (Prague – Karlovy Vary – Germany)
Intern. Airport	15 km	Karlovy Vary
Railway	1,5 km	Ostrov
Railway siding	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site			
Service water	on site			
Well	-			
Sewage	on site			
Gas	on site			

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site.



## 5. Dvory - Barracks

General Information		
Total area of brownfield (in m <sup>2</sup> )	51 700	
Location	Region	Karlovy Vary
	District	Karlovy Vary
	Town	Karlovy Vary
	Address	Karlovy Vary, Zavodni Street
Land ownership	<input type="checkbox"/> private <input checked="" type="checkbox"/> public 6 public owners	
Zoning	<input type="checkbox"/> industry <input type="checkbox"/> logistic <input checked="" type="checkbox"/> service <input checked="" type="checkbox"/> commerce Civic amenities	

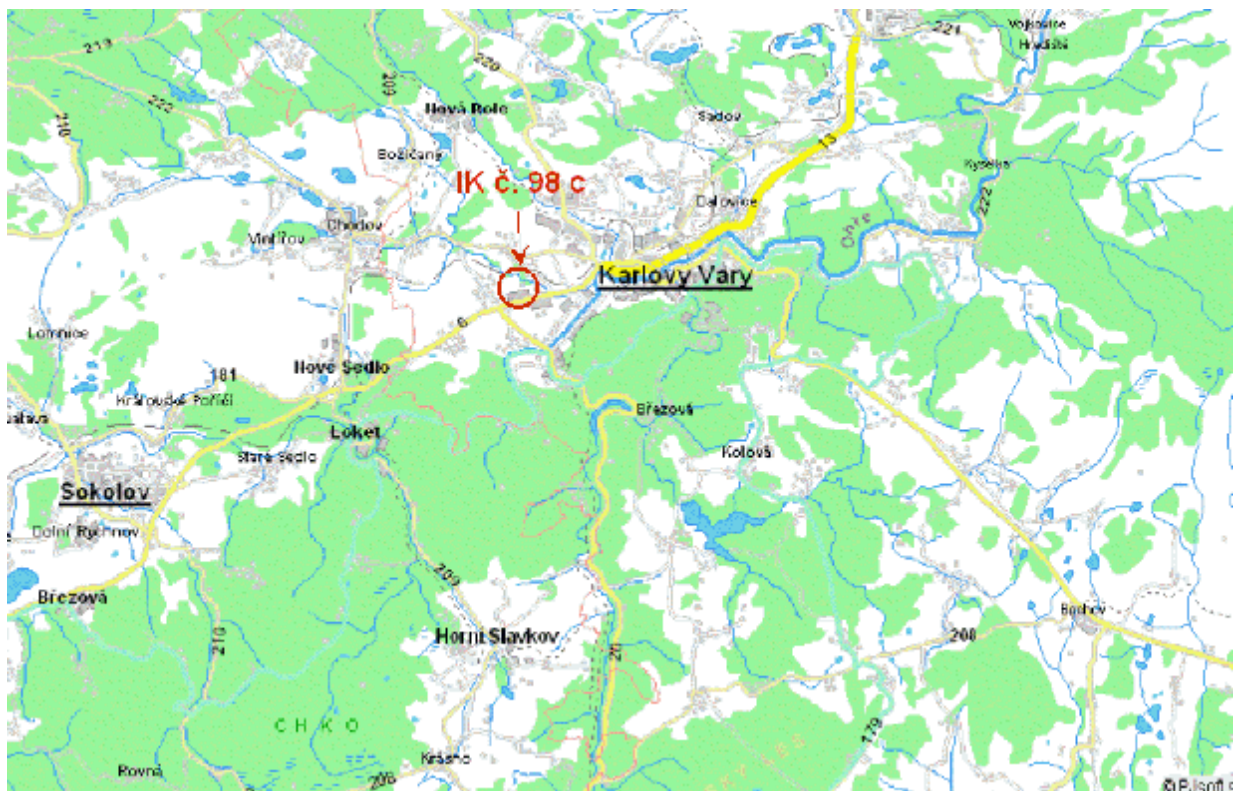
### Site specification

The former military area in the vicinity of regional authority which is abandoned since 1995. It contains 33 structures including autopark with steel halls serving as a shed for military equipment. Transport and technical infrastructure need to be completely renovated.



## Transport infrastructure

	Distance from site (in km)	Name
Highway	-	-
Express way	85,5 km	R6 (Prague – Karlovy Vary – Germany)
Intern. Airport	4 km	Karlovy Vary
Railway	1,5 km	Karlovy Vary
Railway siding	<input type="checkbox"/> on site <input checked="" type="checkbox"/> possible to build <input type="checkbox"/> not possible	



## Infrastructure

	Distance from site (in m)	Voltage / Pressure	Pipe diameter	Capacity
Electricity	on site			
Drinking water	on site		150 mm	
Service water	-			
Well	-			
Sewage	on site		300 mm	
Gas	on site		100 mm	

## Ecological studies

Hydrogeological survey	<input type="checkbox"/> has been conducted
Environmental audit	<input type="checkbox"/> has been conducted
Eventual limitation of utilization	Ecological burdens supposed to be on site – fuel and munition

