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There are 10 different Europark -
Facts publications. Each
provides you with specific
information on a certain topic
involving the Europark
international industrial estate
located between Coevorden and
Emlichheim. The *EuroparkFacts*
are factual and to-the-point. A
list of these publications is
provided on the back page.

Development plan, construction and environmental regulations

Which enterprises are suitable for settlement in the Europark?



The Europark is a large trapezoidal area on the German Dutch border, of Coevorden and Emlichheim. Two thirds in Germany, one third in The Netherlands. The strong points of Europark are the situation, the logistical provisions and the subsidy possibilities for entrepreneurs. In this Europarkfact, we advise about the building and legal conditions in the Europark.

Business Categories

The Europark is especially suitable for all enterprises which are dependant on outstanding logistical facilities for their management, eg assembly enterprises, food and animal fodder factories. In addition the Europark is ideal for metal industries: eg the machine or textile industry. The two municipalities involved at Europark took this into account in their development plans. The planning regulations in the respective development plans, both on the Dutch and on the German side, take account of increasing distance of the trade industrial properties from the existing residential zones, with regard to overall height and sound emissions, and the use possibilities. The highest operating category on the German side is level GI3 with an overall height of 45m and a maximum noise level of 75 db(A). The lowest category is GE1 with an overall height of 12m to 20m and a max 50db(A).

On the Dutch side, the highest operating category (B5, with overall height of 45 m), has already been approved for the settled enterprise IAMS Petfood. The lowest category

(B2, over height 8m) applies to a small area at the most northeast point of the park. Along the peripheral area of the park, the regulation B3 predominantly applies with an overall height from 8m to 15m. On the interior, the higher category applies with an overall height of 45m, and in the Dutch part, if an excess in the overall height is required, an exemption decision needs to be agreed by the local administration. Standards concerning the permissible sound emissions on the Dutch side are comparable to those on the German side. As regards the building density development, a surface area index of 0.8 generally applies.

Digital Map

The development plans can be seen in the town halls of Coevorden and Emlichheim as well as in the office of the Europark GmbH. In addition, Europark GmbH has a digital maB (for presentation purposes) available to you; the regulations of all the partial plans are linked. Also, real estate prices and ownership are shown on the map.

Europark Coevorden-Emlichheim

Taking business beyond borders

Junction of rail, road and water • extremely large lots available • industrial harbour and container terminal • train connections to various European destinations

Development plans

The development of the Europark to a trade area proceeded in several phases. Several development plans apply to this area: two on the German side and two on the Dutch side. The first two development plans for phase III are in preparation.

Through this, possible environmental effects of operational activities already in the plan, can be executed faster for environmental authorizations or in certain cases authorization can be unnecessary.

Water and green

At the top of his flags the Europark has written the subject of sustainability. Among others concerns this specifications relating to planting a rain water retention on the factory premises on the Dutch and German

Side of the industrial park. It will be a pleasure for the Europark Ltd. to inform you about the details.

Consultation and support

Would you like to know more about the building an environmental regulations applying in the Europark? Europark GmbH will be gladly assist with the discussions with responsible persons in the relevant authorities.

The municipality of Coevorden has a special team for this. The team advise in detail: from the subsidy possibilities, to the necessary municipality authorizations, the province or the country. The team will support you to obtain practical solutions and to quickly go through permit procedures.

On the German side, the building industry department for the rural district is the county of Bentheim, or the industrial inspection board (GAA) in Oldenburg or Osnabrueck of the partners involved, if it concerns authorizations. The GAA can combine the procedures for the building- and environmental permissions. The Europark Ltd. appreciate to go along with you through the applications for permit.

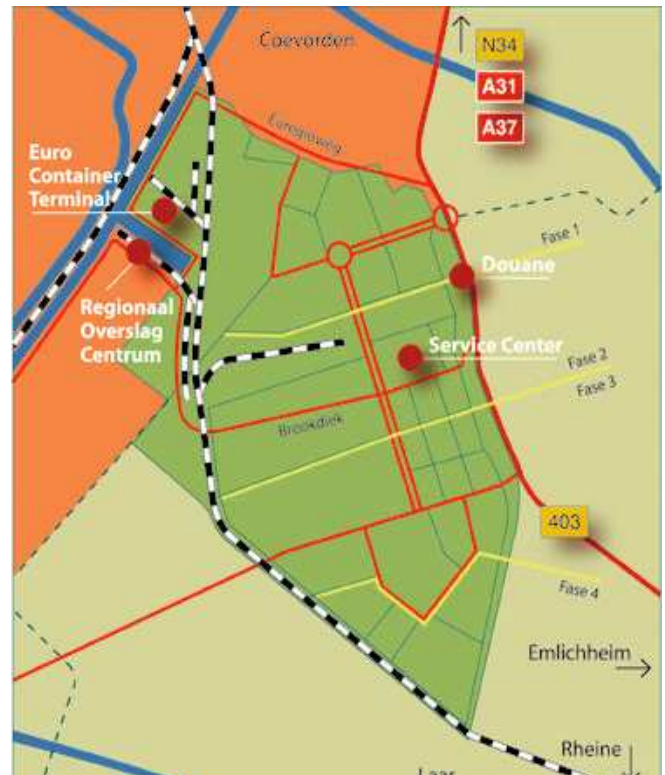
Development phases

The development of the Europark as a trade area has proceeded in four phases from north to south from Coevorden to Laar. Phase 1 is approx. 100 ha in size and is to a large extent on Dutch national territory. Phase 2, starting in 2005 offers approx. 90 hectares in Germany. Phases 3 (100 hectares) and 4 (40 hectares) follow, which are also on German national territory. The realization time is depending on the interest from the economy.

Military Depot

A military depot is west of the Europark, in the Dutch area, and equipment and ammunition are stored. There are three security zones around the depot, A, B and C. The most remote zone (C)

proceeds through a part of the Europark, in the area of the harbour. No technical planning limitations apply, however some additional safety regulations are applicable. The authorizing authorities will discuss this.



Useful addresses

Municipality of Coevorden
Postbus 2
NL-7740 AA Coevorden
Tel. 0031 (0) 524 598598
www.coevorden.nl

Province of Drenthe
Postbus 122
NL - 9400 AC Assen
Tel. 0031 (0) 592 365555
www.drenthe.nl

Municipality (Samtgemeinde) of Emlichheim
Hauptstraße 24
49824 Emlichheim
Tel. 0049 (0) 5943 809-0
www.emlichheim.de

Staatl. Gewerbeaufsichtsamt Oldenburg
Theodor-Tantzen-Platz 8
26122 Oldenburg
Tel. 0049 (0) 441 799-0
www.gewerbeaufsicht.niedersachsen.de

County of Grafschaft Bentheim
Van-Delden-Straße 1-7
48529 Nordhorn
Tel. 0049 (0) 5921 96-14
www.grafschaft.de

Staatl. Gewerbeaufsichtsamt Osnabrück
Mercatorstraße 6
49080 Osnabrück
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www.gewerbeaufsicht.niedersachsen.de

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Please ask for EuroparkNewsMail (monthly by email) or one of the Europark-facts

- Nr. 1 The Europark-Concept
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