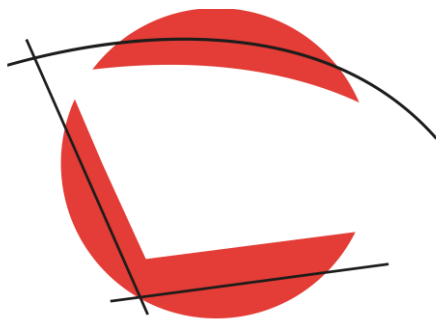


Development and Construction of the Commercial Zone Löbau West II



LÖBAU WEST II
GEWERBEGEBIET

APRIL 2025



Project:

Development and Construction of the
Commercial Zone Löbau West II

Project Owner:

Wohnungsverwaltung und Bau GmbH
Sporgasse 1, 02708 Löbau

**Participants:**

Große Kreisstadt Löbau
Altmarkt 1, 02708 Löbau



This project is co-financed within the framework of the Joint Task "Improvement of Regional Economic Structure" through tax funds based on the budget approved by the German Bundestag.

This construction project is co-financed through tax funds based on the budget approved by the Saxon State Parliament.

Gefördert durch:



Bundesministerium
für Wirtschaft
und Klimaschutz

aufgrund eines Beschlusses
des Deutschen Bundestages



Contents

Brief-Information	3
City Profile	5
Commercial Zone Löbau West II	6
Public Infrastructure Development	6
Planning Regulations.....	7
Criteria for Allocation of Commercial Plots	7
Purchase Price.....	8
Contact Persons	9
Notes	9
Appendices	10

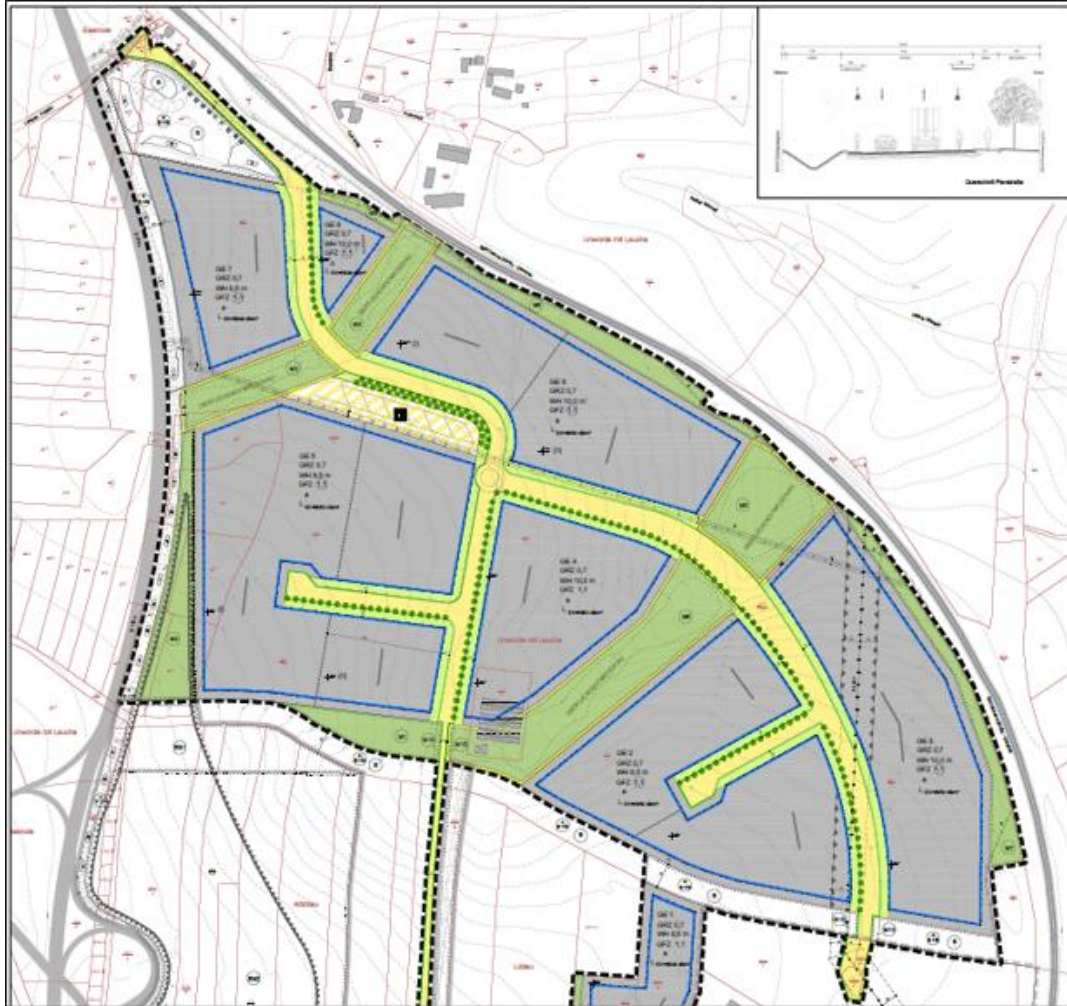
Brief-Information

In 2018, the town of Löbau (designated as a "Große Kreisstadt") decided to expand the existing commercial zone Löbau-West. The area is located on the northwestern outskirts of Löbau with direct connections to the federal highway B6 (Görlitz – Dresden), federal highway B178n (Liberec (CZ) – Zittau – junction with Autobahn A4 Weißenberg), and the railway line Dresden – Görlitz – Wrocław (PL).



The development plan was approved by the legal supervisory authority in 2022 and subsequently came into force. In mid-2023, financing for the infrastructure development was secured through the handover of a grant notice. The groundbreaking ceremony took place in April 2024. The public infrastructure development works for the commercial plots will be completed by mid-2026.

The planning area encompasses a total of 60 hectares (ha). Of this, approximately 42 ha are designated as commercial zone. Eight construction fields will be created, ranging in size from one to ten hectares. Plot sizes and layouts can be individually customized.



With the publication of this brochure, the process of allocating commercial plots to interested companies begins. The granting of subsidies for the infrastructure development works is tied to funding-related requirements for the allocation of plots. Further details can be found in the following information.

All information is also available online at www.loebau.de.



Kontakt: Große Kreisstadt Löbau
Altmarkt 1, 02708 Löbau
Tel: 03585/450-0
Mail: info@loebau.de

City Profile

Löbau is a town centrally located in the tri-border area of Germany – Czech Republic – Poland and can look back on 800 years of history. The city is situated on the eastern edge of the Lusatian Highlands in Saxony's Upper Lusatia. Craftsmanship, architecture, and culture have a tradition in Löbau and are closely intertwined with the modern life of the city. The central location was crucial for Löbau becoming a founding member and convention location for the Six Cities Alliance established in 1346 with the cities of Bautzen, Görlitz, Kamenz, Lauban, and Zittau.

Today, Löbau has approximately 14,500 inhabitants and extends over an area of 78 km². The city includes 23 districts. Löbau forms an administrative community with the neighboring municipalities of Großschweidnitz, Lawalde, and Rosenbach.

According to regional and state planning, Löbau is designated as a medium-sized center and thus offers higher-level services for essential needs. In accordance with the objectives of state planning, Löbau is to be secured and strengthened as an important regional economic, supply, educational, and cultural center, particularly to stabilize the rural area. Löbau fulfills important supply functions not only for the regionally defined immediate vicinity but also for the medium-sized area defined by state planning.

Due to its central location and existing infrastructure, a wide range of industries has already established itself in Löbau in recent years.



Commercial Zone Löbau West II

Public Infrastructure Development

The areas within the planning zone will be developed for transportation and utilities through public infrastructure development. The areas will receive favorable transport connections via the extension of Weststraße in the existing part of the commercial zone to the north. A roundabout is planned along the route to serve as a turning option. This will facilitate the integration of two additional access roads. To create parking spaces, particularly for trucks, a public parking lot will be designated adjacent to the planned roundabout. A combined pedestrian and bicycle path is planned for cyclists, which will connect to existing facilities.

For **surface drainage**, roadside ditches will be created, which can drain via a total of three rainwater retention basins. The areas of the retention basins will simultaneously serve as important green corridors in the commercial zone.

Within the expansion area, the construction of two **wastewater** networks is planned. Pumping stations will be required at the respective low points to convey wastewater through pressure pipes terminating at existing connection points.

New pipelines for **drinking water** and **firefighting water** will be laid within the development roads and will form a ring closure in the final stage, ensuring security of supply and quality. By connecting to two points of the existing network, the basic protection for firefighting water requirements can also be guaranteed.

The commercial zone can be easily supplied with **electricity** via a newly laid 20-kV ring line with a maximum capacity of 8 MW. If higher capacity is required, individual large consumers can also be supplied using the 110-kV line of SachsenNetze HS.HD GmbH that runs eastward across the area.

For **broadband** provision, development agencies are involved in the measures and will provide potential connections.

Planning Regulations

The commercial zone Löbau-West B 178 is planned as a self-contained commercial area that is intended to offer a location particularly for companies in the traditional manufacturing sector with stronger potential for disturbance.

Furthermore, the development plan builds on the basic structures of the Gewerbepark Löbau-West development plan and continues these, such as street axis, parceling and development of plots, building space limitations, and peripheral greening. The public space is to be characterized by tree-lined development roads with open, landscaped front areas without fencing, to which the buildings, preferably aligned with the streets, are oriented.

Type of building use	GE – Commercial Zone
Site coverage ratio (GRZ)	0,7 – 0,8
Floor area ratio (GFZ)	1,1
Height of structural facilities	up to max. 13 m
Building method	open / deviating
Operating hours	24/7

Deviations from the development plan are possible in individual cases. The planning drawing and the textual specifications for the "Löbau-West B178" development plan can be found in Appendices 1 and 2. (see page 10)

Criteria for Allocation of Commercial Plots

Subsidies from the Federal-State Joint Task "Improvement of Regional Economic Structure" (GRW) have been approved for the development of the commercial areas. Due to the utilization of GRW funds, certain funding-related conditions must be observed.

- A) The commercial plots are to be sold primarily and specifically to companies that are eligible for funding under the GRW promotion. (cf. Appendix 3)
- Economic sectors for companies not mentioned do not necessarily lead to exclusion. However, they will be considered with lower priority compared to the eligible economic sectors. Allocation is subject to review of the individual case.

B) Excluded are:

- a. Large-scale retail including associated logistics
- b. Solar parks / Ground-mounted photovoltaic systems
- c. Sports facilities
- d. Zoological gardens
- e. Open-air swimming pools
- f. Federal and state measures
- g. Development according to specific requirements (e.g., for a single company)

To make the allocation of commercial plots transparent and goal-oriented, interested companies are required to provide information on the following criteria and to provide evidence upon request:

- Number of jobs (current and after expansion)
- Requirements regarding area, electricity, water, wastewater
- Capital resources, business plan
- Number of apprenticeship positions
- Development concept with indication of investment volume and, if applicable, construction sketches

For further general information, the entrepreneur must submit the data sheet (Appendix 4).

Purchase Price

According to current calculations, the minimum price for the plots, taking into account the funding framework conditions, is €25.00/m².

This amount is calculated as deficit financing from the difference between the costs incurred minus the approved subsidies from the GRW funding.

The extent to which the city of Löbau may charge the buyer for any partial amounts of the stated purchase price via development or wastewater contributions according to the provisions of the Building Code is currently still being reviewed internally.

The purchase price does not include the costs for the installation of house connections for electricity and water supply, as well as wastewater disposal. Additionally, surveying costs and all ancillary costs associated with the property acquisition are to be borne by the buyer.

Contact Persons

Große Kreisstadt Löbau
Altmarkt 1
02708 Löbau

www.loebau.de
03585/450-0
info@loebau.de

Mr. Albrecht Gubsch
Mayor

Altmarkt 1, 02708 Löbau
+49 3585 450 451
oberbuergermeister@loebau.de

Mr. Alexander Graf
Head of Finance and Construction
Departement

Johannisstraße 1a, 02708 Löbau
+49 3585 450 200
alexander.graf@loebau.de

Ms. Carolin Walter
Head of Real Estate Division

Johannisstraße 1a, 02708 Löbau
+49 3585 450 245
carolin.walter@loebau.de

Notes

There is no entitlement to the allocation of a plot. The decision on the allocation of plots lies with the project owner after review of the allocation criteria by the city administration. If there are several interested parties for a specific plot, the city administration, in coordination with the project owner, will also decide based on the documents submitted by the applicants, weighing the allocation criteria.

After selection of the applicant, there is the possibility of reserving the plot for planning and financing the construction project. The same applies to securing option or expansion areas.

The initiation of reviews, e.g., regarding the permissibility of the operation in the commercial zone, building regulation approval, and other regulations, is the responsibility of the applicant.

Appendices

Appendix 1 - Part A - Legend of Planning Symbols - Development Plan Löbau-West B178

Appendix 2 - Part B - Textual Specifications - Development Plan Löbau-West B178

Appendix 3 - Eligible Economic Sectors

Appendix 4 - Data Sheet Plot Request

This document and all appendices, as well as further information on the commercial zone Löbau West II, can be found at www.loebau.de.



www.loebau.de

