1. **BASIC INFORMATION**

1.1. **CRIS Number:** 2003/004-379/05.31

1.2. **Title:** Strengthening competitiveness of the Pomeranian region through development of innovation and technology for entrepreneurship – Pomeranian Technology Park

1.3. **Sector:** Economic and Social Cohesion

1.4. **Location:** Poland, the Pomorskie Voivodeship, Gdynia.

2. **OBJECTIVES**

2.1. **Overall Objective**
Activation and development of entrepreneurship and increasing competitiveness of the local economy in hi tech production sector

2.2. **Immediate Objective**
Development of the SME companies in Gdynia through provision of adequate infrastructure for Pomeranian Technology Park

2.3. **Accession Partnership and NPAA Priority**
The project is designed to address issues related to the AP priority in economic and social cohesion policy regarding the preparation for the implementation of regional programmes and Community Initiatives. The project in particular responds to the economic criterion identified in the AP concerning improving the competitiveness of the Polish economy. The project corresponds also to the NPAA priority "Regional policy and co-ordination of structural instruments".

2.4. **Contribution to Preliminary National Development Plan**
The project is in line with the sixth axis of the Preliminary NDP, which is “Strengthening development potential of regions and counteracting marginalisation of certain areas”. The priorities of this axis will be implemented by means of several measures including development and modernisation of infrastructure serving to strengthen competitiveness.

The project is compliant with the priorities of the Operational Programme of the Pomorskie Voivodeship.

2.5. **Cross Border Impact:** N/A

3. **DESCRIPTION**

3.1. **Background and Justification**
The Pomeranian Region is situated in the Northern, Baltic part of Poland. The Tri-City Conurbation (Gdansk-Sopot-Gdynia) with its million inhabitants plays a domineering role in a demographic, economic, and educational sense, although significant social and economic problems arise here, mostly related to the crisis in shipbuilding industry. The remaining parts of the Region have significant problems in developing their economy, with uneven pace of activity, thus the whole Pomorskie Voivodeship must be treated as an area lacking socio-economic cohesion. In the industrial sector, in the majority of companies obsolete products and technologies take a domineering part, thus the quality of the output and its price competitiveness on both regional and national markets is generally low in comparison to the imported goods or manufactured in Poland by foreign companies. Small and medium-sized companies can not alleviate the investment barriers related to the purchase of modern technologies and designs, presently available through expensive imports. Thus, the Polish SMEs must have access to modern technologies and designs worked out by our own designers, engineers and other specialists, who in turn must enjoy adequate environment for developing such activities.

The unemployment in the Pomeranian Region is increasing (as for 30 September 2002 an average unemployment rate in the Region amounted to 20.4 %, with an average Polish unemployment rate of 17.5 %). In numerous poviat districts the unemployment rate is higher than 30%, because small and medium-sized manufactures fail to be established or developed. The unemployment rate is also growing among university graduates.

The problems mentioned above were noticed during preparing the Development Strategy of the Pomeranian Region, which stresses the need for supporting the development of SMEs, particularly the...
innovation-oriented ones. One of the directions (priorities) of the regional development pointed out by the Strategy is the restructuring and modernisation of economy. The development of the knowledge-based sectors may be a major chance for the Pomeranian Region in the face of challenges of the world's economy.

The concept of the Pomeranian Technology Park (PTP) in Gdynia was born on the basis of presented conditions and provisions of the Development Strategy of the Pomeranian Region. The project, initiated by the Municipality of Gdynia and the Association of Pomeranian Technology Centre in Gdynia, is to be a model implementation of one of the instruments of regional system of supporting entrepreneurship which was successfully applied in many developed countries. The Municipality of Gdynia is highly engaged in the project, both in organisational and financial ways, finding it strictly related to the Development Strategy of Gdynia and the Region which assumes that both the city and the Region shall enter the quick development path based on skills and knowledge and on the Baltic, regional, and metropolitan cooperation.

The concept underlying the Pomeranian Technology Park is creating a large, technologically advanced, modern and attractive space, located in the city centre, which makes it easy to set up businesses in the competitive sectors of economy. The Municipality of Gdynia contributed to the PTP project the former municipal transport depot in Gdynia-Redlowo; the total area of the site is 6.1 ha, with the existing buildings (total area of 22,000 m²) and the infrastructure. This site is located within the city and it has a very good transport access (both road and rail). The Municipality of Gdynia – as the owner of this land – has prepared the local development plan which assigns the area of former transport depot for the Technology Park.

The PTP is a friendly place, where private companies can locate their businesses based on their personal research and development, design and technological potential. The PTP shall facilitate quicker introduction of modern products and technologies into the Regional economy. Creating the Park will contribute to the development of the entrepreneurship in the Pomeranian Region, stirring restructuring processes and increasing competitiveness of the Regional economy; it will also facilitate the cooperation between economy and science, thus creating new permanent jobs.

The Municipality Council of Gdynia (in it's Resolution), has set out the preference price policy towards business entities operating within the Park: a subsidised rental fee of 10 PLN/m² (c.a. 2.5 Euro / square meter) of the rented space. This fee will entitle to the lease of the space, use of central heating, security, current repairs and maintenance of the building – toilets and cleaning – insurance of the building and management). The real costs of the use of space by the SMEs, that are not covered by the preferential rent, will be covered by the municipality.

This is targeted price policy, on purpose aimed to support the development of SMEs working in high technology sector (among others “start-up” companies).

The operator and manager of the Park, i.e. the Pomeranian Technology Centre, has developed contacts with several Polish and foreign (Swedish and German) partners representing the existing technology parks and business environment, who expressed their willingness to cooperate in creating the Pomeranian Technology Park. On the basis of world experience and the diagnosis in Poland and the region, the formula of functioning of the PTP has been prepared. Three technical modules are expected to be created first (as a result of high potential in the area existing in our Region): environmental protection and biotechnology, IT and industrial design. There will be created a common training-conference-exhibition module as well.

The whole project is divided into three stages, and presently **Stage One** is under way. During this stage we have started preparatory and organisational works, together with necessary adjustments that will initiate the functioning of the Park. Stage One has been fully financed so far from the Municipal budget, however after including the Technology Park Project in the Regional Contract, financing will be taken up – besides the municipal budget - also by the Regional and State budgets (details in Item 3.2).

**Stage Two** is dependent on financing from PHARE 2003 ESC programme; it assumes taking up basic investment works referring to the area of 1.5 ha (a part of former municipal transport depot), i.e. the complex of halls with the neighbourhood, and the internal transport system. We are planning to upgrade the halls, thus obtaining 9,000 m² of the refurbished area for the SMEs working within the Park in the above-mentioned modules.

It is expected that as a result of this part of the project we will have ca. 200 new jobs and ca. 60 new SMEs created within the Pomeranian Technology Park. This assumptions have been confirmed by the experience of the successfully operating technology parks in the world. An average number of the companies operating in a single technology park in Europe amounts to 120. A good example for the PTP is an increase in the number of existing companies and the volume of employment in the Technology Park in Ljubljana, Slovenia. In the beginning of its operations (1995) there were 8 businesses employing
72 people, and by the end of 2000 there were 40 companies there employing 226 people. In the Scientific Park Mjärdevi in Sweden, cooperating with the PTP, there was an increase in the number of jobs and business entities from 150 people employed and 6 operating companies in 1984 to 5,300 jobs and 160 companies in 2000. Taking into account a specific nature of scientific and technology parks in the economic space – these are specific clusters where entrepreneurship, industry, science and modern technologies meet, and where we have transgression of production, technical advisory, research and laboratory works – we may assume a dynamic development of the companies and the increase in employment due to effect of synergy.

The development of SMEs within the PTP in the area made available as a result of Stage Two, co-financed from PHARE 2003 SSG, will contribute to the implementation of Stage Three during which the rest of the area of the former depot (ca 4.5 ha) will be adopted for the needs of the PTP.

Stage three is the term to capture all the further development taking place at this location till year 2010. As the PTP is working within the open, module formula – it is expected that new innovation branches and new modules will be developed at said area – according to the upcoming needs and developing situation. This would include constructing new objects and the upgrading of the transport system.

It is planned to use different sources of financing for the realisation of the activities in Stage Three, e.g. City Budget, structural funds, public-private partnership (PPP). The deadline for completion development of the whole transport depot area for the functions of Pomeranian Technology Park is planned for the year 2010.

The projects meets the requirements of PHARE 2003 SSG programme, because it improves the competitiveness of the Pomeranian Region economy.

3.2. Linked Activities

The project of the Pomeranian Technology Park will be carried out in three stages. The following steps have been carried out so far within Stage One:

? The local development plan of the former municipal transport depot in Gdynia-Redlowo has been approved: the area will be used for research and development services, and duly related technology park

? The operator and technical manager of the PTP was selected: it was the Pomeranian Technology Centre established in 2001 on the foundations of the Centre for Technology Transfer operating since 1996. Several-year-long existence of the Centre for Technology Transfer clearly shows that there is high interest (particularly among the University graduates) in establishing one’s own businesses in the branches based on hi-tech.

? After necessary adaptation works of administration premises, the Office of the Park was opened

? In order to carry out technical assessment of applications for starting the operations under the PTP, the Scientific Council of the Park has been appointed

? 1000 m² of the office building will be given to the first business entities that would like to function within the Park at the moment

? The Office of the Park has received ca. 30 initial declarations from people who would like to develop their own businesses within the PTP

? On 9th July 2002, the Scientific Council of the Park evaluated the first eight applications (the applications referred to the issues related to environmental protection, biotechnology, and IT), and six of them were approved. These companies are just starting their activities in the Park.

The project of the Pomeranian Technology Park will be supported by the Regional Contract. The premises which will be supported within the contract are the office building (which used to house a school, now moved somewhere else) situated close the premises included in the application PHARE 2003 SSG. The office building and the premises inside are in good technical condition, their standard, however, does not meet contemporary expectations. It is possible to carry out business activity there (the premises are rented on attractive conditions to the first companies operating within the PTP structure), and the technology park will ensure more comfortable standards in future.

The project planned under the Regional Contract is supposed to grant a modern standard of ca. 2,200 m² for the operations of individual businesses and part of a common space utilised by all the entities. The value of the whole project carried out from October 2002 to May 2003 will have the estimated value of 1,300,000 PLN and the share of the parties will look as follows:

- Municipality of Gdynia: 350,000 PLN (27%)
- State Treasury: 750,000 PLN (58%)
- Self-government of the Region: 200,000 PLN (15%).

Besides the activities strictly connected with the project of the Pomeranian Technology Park, the Municipality of Gdynia carries out a number of other projects targeted at the development of
entrepreneurship, activation of the labour market and increase in employment. In 2001, the Municipal Council of Gdynia adopted the Gdynia Programme of Supporting Entrepreneurship, which is a presentation of the city's economic policy related to the support of the local SME sector. It is a framework open programme, allowing for introducing detailed proposals of economic, legal and fiscal solutions, targeted at the creation of coherent system of supporting the development of SMEs in Gdynia. The document stipulates the directions of supporting the SMEs by the local government.

The Gdynia Programme of Supporting Entrepreneurship "Przedsiebiorcza Gdynia" ("Entrepreneurial Gdynia") is implemented gradually. Its flagship was establishing in September 2001 in Gdynia the Pomeranian City of Jobs. This innovative project co-organised by the Municipal Office of Gdynia, National Labour Office in Warsaw, the Local Labour Office in Gdynia and the Economic Foundation in Gdynia (the Operator of the PCJ) is targeted at offering a free-charge help to the inhabitants of Gdynia and the Pomeranian Region: the unemployed, graduates looking for jobs, people who like to re-train or open their own businesses.

Another form of implementing the assumptions of the "Entrepreneurial Gdynia" project is the Municipality's action of improving standards of servicing the investors in the Municipality Office in Gdynia. These actions are taken to facilitate the cooperation between the local government of the Municipality and investors, improvement of the environment for the local entrepreneurship and attracting new investors in the priority areas.

In March 2002, the Municipal Council of Gdynia approved the Local Programme of Counteracting Unemployment and Activating the Local Labour Market for the Year 2002 which stipulates the most important goals in combating unemployment and the ways of achieving them. The actions for the development of entrepreneurship are absolutely vital elements of the Programme. Besides the idea of establishing the Pomeranian Technology Park, there is also a provision on the Municipality of Gdynia's joining the Regional Fund of Credit Guarantees which is an important tool of financial support of the SMEs by the Municipality.

On the Regional level this project is similar and complementary to Task 3: Establishing the Pomeranian Technology Park within Priority I of the Regional Contract. The effects of the projects, i.e. making the investment area available, and, consequently, creating new SMEs will be supported by other tasks carried out under Priority of the Regional Contract, i.e.:

- Task 1 – Establishing the Regional Fund of Credit Guarantees,
- Task 2 – Establishing the Regional Investment Fund.

### 3.3. Results

Due to the execution of the project, an area of 1.5 ha, being a part of the former municipal transport depot which in future will be completely transformed for the use by the PTP (total area of 6.1 ha), will be adequately utilised. The expected results will be as follows:

- renovated system of halls – the total of 9,000 m² for SMEs operating within the PTP, including:
  - 1,250 m² for Environmental Protection and Biotechnology Module
  - 1,400 m² for Industrial Design Module
  - 2,200 m² for IT Module
  - 2,050 m² for Common Module (Training-Conference-Exhibition)
  - 2,100 m² in the basements
- modernised and refurbished system of road transport (internal roads and parking lots) - the total of 5,000 m² (including 2,700 m² assumed to parking),
- landscaping and greenery to the direct surroundings of the buildings – the total of 2,000 m²,
- modernised building of the PTP administration – the total of 150 m².

### 3.4. Activities

The following operations are going to be carried out within the project:

- Employment of Engineer / Project Manager
- Signing a contract with the works contractor and execution of the following construction works:
  - Renovation of the system of halls (three-bay arched hall together with annexes, passageway and basements) to be used by the SMEs operating within the PTP.
    - Division of the hall into 1-st and 2-nd floor, thus extending the floor space from 6000 m² up to 9,000 m²: Currently, the usable floor space in these buildings and rooms amounts ca 6,000 m² and it is going to be extended up to 9,000 m². The main building where the Technology Park businesses are going to be located after the renovation works is the three-bay hall and the passageway. Due to the type of production and the construction and volume of the three-bay hall it is going to be divided into two levels (Level I located on the present ground floor, and
Level II at the depth of the lower edge of the construction cross-beams of the hall, with the area not bigger than 60% of the surface of the Level I of the hall. As the result, the surface destined for SMEs will be extended. At the I Level there going the following modules to be established: Environmental Protection and Biotechnology Module (area of 1.250 m²), Industrial Design Module (area of 1.400 m²) and Common Module – in its Training and Conference part (area of 1.250 m²). At the II Level the companies representing IT Module will be established (area of 1.700 m²).

- **Functional, internal division of the office space of 9.000 m²**: It is assumed that in individual bays on both levels and in the passageway the area will be divided in a manner permitting flexible layout of the premises depending on the number and type of business entities which would be located in individual modules. The area of passageway will be assumed to Common Module – in its Exhibition part (area of 800 m²) and the rest of IT Module (area of 500 m²).

- **Replacement and supplementation of existing technical infrastructure of the halls**: Due to the wear of the existing technical infrastructure of the halls (heating, air conditioning, water and sewage and media) at least 75% of it must be replaced. The areas where the modules are to be located will be adjusted to their specificity and needs. The infrastructure of technical modules will be furnished with untypical installations (necessary in laboratory works, prototyping, and IT).

- **Renovation and dehumidification of basements**: Basements under the bays (area of 2.100 m²), after thorough renovation and dehumidification will house a canteen, warehouses, switchboards of individual systems, etc.

**Modernisation and restructuring of the internal transportation system** (internal roads and parking lots). New transportation routes and parking lots will be designed. Internal parking lots of the PTP will have a capacity of ca. 200 places (the area of 2,700 m²). The rest of the area (2,300 m²) will be used as the internal wheel transport roads adjusted to the lorries with the load capacity up to 15 tons. The area for transport and parking will be furnished with the following infrastructure: installation for collection and removal of surface waters, fire protection system, lighting installation, closed-circuit television for monitoring the premises of the PTP.

**Managing the direct surroundings of the system of halls**. Landscaping works will be carried out (lawns, flower-beds, walking paths) – green areas and places for recreation. Two umbrella roofs (constructed ad hoc for the needs of the depot) of the total area of 240 m² will be pulled down.

**Modernisation of the existing office building**. The building of the present office of the PTP will maintain its administrative functions and will be modernised according to the construction design prepared in 2002 (new facade, renovation of offices).

The detailed modernisation activities are the subject of the technical documentation. The total value of the project amounts to 3,500,000 EUR, including 2,500,000 EUR from PHARE.

### 3.5. Lessons Learned

- **LPM (Logical Planning Matrix) methodology is applied correctly and contains clear, quantifiable indicators of achievement of the project’s objectives.**

- **The implementation of the Phare 2003 ESC Programme should be based on the experience gained during the implementation of previous Phare programmes, especially ESC 2000, 2001 and 2002 ESC Programmes. Therefore documents concerning land acquisition and conformity with the local spatial development plans are required during the current programming exercise. For this purpose the Polish authorities (Ministry of Economy and Office of the Committee for European Integration) have established a scrutiny system (in form of a checklist) that should be used at the early stage of programming Phare 2003 ESC assistance, eliminating proposals which do not meet the above-mentioned criteria.**
4. **INSTITUTIONAL FRAMEWORK**

4.1. The beneficiary of the project: the Municipality of Gdynia.
4.2. The Engineer/Manager of the project: will be selected through tender pursuant to the Polish Act on Public Procurement.
4.3. The owner of the investment after the implementation of the project: the Municipality of Gdynia.
4.4. The investment will be implemented pursuant to the regulations of the Decentralised Implementation System – "Practical Guide to Phare, Ispa and Sapard Contract Procedures".
4.5. The implementation of the project will not cause any changes to the institutional framework described above.

5. **DETAILED BUDGET**

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</table>

The overall value of the investment including employment of the project manager/engineer will amount to 3.5 MEUR. The cost of the employment of the project manager will be entirely borne by the Beneficiary in the amount of 0.14 MEUR. Co-financing will be available.

6. **IMPLEMENTATION ARRANGEMENTS**

6.1. **Implementing Agency**

? PAO: Ms. Krystyna Gurbriel, Undersecretary Of State In The Ministry Of Economy, Labour and Social Policy, Pl. Trzech Krzyzy 3/5, 00-507 Warsaw, Poland, Phone: + 48.22.693.56.28, 629.31.47, Fax: + 48.22.693.40.05

? Implementing Authority for Phare Cross Border Co-operation Programme, Contact person: Ms. Grazyna Weclawska, Krucza 36 Street, 00-522 Warsaw, Poland, Phone +48.22.695.99.10-11, fax +48.22.695.99.12-13

6.2. **Twinning:** N/A

6.3. **Non-standard Aspects:** N/A

6.4. **Contracts**

? Contract 1 (works): 3.36 million EUR. Work contract joint co-financing is foreseen as follows: 2.5 mln Euro from Phare 2003; 0.86 mln. Euro from Polish local funds.

? Contract 2 (Engineer): 0.14 million EUR

7. **IMPLEMENTATION SCHEDULE**

? Start of Tendering/Call for Proposals: second quarter 2003

? Start of Project Activity: fourth quarter 2003

? Project Completion: first quarter 2005

8. **EQUAL OPPORTUNITIES**

Procedures related to the implementation of the project will be implemented according to the law and will respect equal opportunities for all interested institutions and natural persons in spite of their sex, race and nationality. The employment of men and women will be based on applicable EU standards with reference to EOE (Equal Opportunity of Employment), which will be announced in official press advertisements during the recruitment procedures.
9. **ENVIRONMENT**

According to the document "Assessment of the Environmental Impact", the influence of the investment on the following components of the environment: the surface, vegetal cover, soil, ground and surface waters, atmospheric air and acoustic climate, landscape, natural environment, material goods and cultural heritage, and human health, poses no contraindication for starting the investment by the investor. As the Pomeranian Technology Park is situated outside the legally protected area, it does not infringe natural and cultural heritage of adjacent area. The impact of the Park will be limited to the borders of the lot. EIA is available in Polish language at the Municipal Office of Municipality of Gdynia.

10. **RATES OF RETURN**

On the basis of the project's goal and the material investment programme, the cost of carrying out the investment was assessed and the projection of benefits resulting from the project were defined. Synthetic ratios of the project's economic assessment look as follows:

- $EIRR = 17.4\%$,
- $FIRR = -2.7\%$

According to the experts, the FIRR value can be negative in such specific projects as science and technology parks. In the Pomeranian Technology Park case, the FIRR value relates only to the beneficiary of the project - Municipality of Gdynia. The negative value of this ratio arose from the fact, that the incomes of beneficiary of the project had been based exclusively on lease charge of the firms located in the PTP. The level of these leases had been accepted according to the lowest market rates in this part of Gdynia – in accordance with the general idea of PTP, that is to create a preferential space for SMEs. Accepting the higher lease charges (that the FIRR would be positive) could build a barrier for development of companies located within the PTP. FS is available in Polish language at the Municipal Office of Municipality of Gdynia.

11. **INVESTMENT CRITERIA**

11.1. **Catalytic Effect**

The Phare support will be conducive to achieving economic and social cohesion goals in pomeranian voivodship, which otherwise could be attained only in a more distant future and on a more modest and less efficient scale.

11.2. **Co-Financing**

The project is co-financed by the Polish sources. The national contribution amounts to 28.6% of the total project costs.

11.3. **Additionality**

The financial means transferred to the Beneficiary for the implementation of the project, covering the investment costs as they are planned within the project, do not displace other financial sources, especially from the private sector and the IFI system; it is solely the co-financing of identified priorities and does not replace of national resources.

11.4. **Project Readiness and Size**

The project will be ready for implementation, contracting and disbursement in accordance with requirements of Phare 2003 ESC Programme. The Feasibility Study (FS) and the Environmental Impact Assessment (EIA) have been prepared (these documents are available in the Beneficiary seat – City Hall of Gdynia; also in the Regional Programmes Office in Gdansk). The Beneficiary is the owner of the land for the investment. The building permit will be obtained by 16th December 2002. The Polish co-financing has been included in the budget of the Beneficiary.

11.5. **Sustainability**

The project will contribute to the long-term sustainable development of the region, as described in the Operational Programme for Pomeranian Voivodship. The Beneficiary of the project, i.e. the Municipality of Gdynia, will cover all the running costs of the maintenance of land and building of the PTP out of the revenues from the companies operating within the PTP. The fees will be charged for the rental of the production and general access areas. Only for the first two years, during the start-up period, there may be a deficit of financial resources that will be covered by the Municipal of Gdynia out of the Municipal budget.

11.6. **Conformity with State Aid Provisions**

All aspects of the project will be developed with respect to the state aids provisions of the European Agreement. This project will be implemented in respect of the State Aid Regulations.
11.7. **Contribution to Draft National Development Plan**

The project is in line with the fifth axis of the draft NDP, which is “Strengthening development potential of regions and counteracting marginalisation of certain areas”. This axis will be implemented by means of several priorities including development and modernisation of infrastructure serving to strengthen competitiveness.

### 12. CONDITIONALITY AND SEQUENCING

**Successful implementation of the project depends on the following conditions:**

- performance of the other elements of the Regional Development Strategy,
- stability of the Regional and national economy,
- demand for innovative and hi-tech-related services,
- implementation of other activities supporting SMEs,
- timely launch of the project,
- effective and professional management of the project realisation.

**Sequencing:**

- Preparing technical documentation: fourth quarter 2002
- Preparing tender documents: first quarter 2003
- Start of tendering: second quarter 2003
- Start of project activity: fourth quarter 2003
- Completion of the contract until: first quarter 2005

### ANNEXES

- Annex 1: Log-frame matrix
- Annex 2: Implementation schedule
- Annex 3: Contracting schedule
- Annex 4: Disbursement schedule
- Annex 5: EIA
- Annex 6: Habitats
## Project Title: Strengthening Competitiveness of the Pomeranian Region through the Development of Innovation and Technology for Entrepreneurship - Pomeranian Technology Park

### Program number

<table>
<thead>
<tr>
<th>Overall objective</th>
<th>Objectively verifiable indicators</th>
<th>Sources of Verification</th>
<th>Assumptions</th>
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</table>
| Activation and development of entrepreneurship and increasing competitiveness of the local economy in hi tech production sector | Increase in the number of companies operating within the branches of: biotechnology, IT, and industrial design in the Region | How: Data from the WUS and GUS  
When: 5 years after completion of the project  
Who: Marshall Office of Pomorskie Voivodeship | Continuation of the activities supporting SMEs  
Promotion and information campaign referring to the PTP  
Increasing demand for the innovative and hi-tech services  
Stable conditions for the economic development of the Region and country  
Implementation of the Development Strategy of the Pomeranian Region |

### Project purpose

| Development of the SME companies in Gdynia through provision of adequate infrastructure for Pomeranian Technology Park | 60 new SMEs operating within the PTP  
200 new jobs within the PTP | How: Data from the WUS  
Municipal statistical data  
Experts' reports  
Data from the beneficiary  
When: 2 years after completion of the project  
Who: The beneficiary | Continuation of the activities supporting SMEs  
Promotion and information campaign referring to the PTP  
Increasing demand for the innovative and hi-tech services  
Stable conditions for the economic development of the Region and country  
Implementation of the Development Strategy of the Pomeranian Region |

### Results

| Renovated complex of halls for the SMEs working within the Pomeranian Technology Park | 9 000 m² of the renovated area in the complex of halls  
5 000 m² of modernised and upgraded roads, including  
2700 m² of parking space for 200 vehicles  
2 000 m² of – landscaping and greenery  
150 m² of modernised space in the building of the PTP administration | How: Municipal statistical data  
Data from the beneficiary  
Works taking over documents  
When: Immediately after completion of works  
Who: The beneficiary | Attractive condition for the SMEs to carry out their operations within the PTP |

### Activities

| Management of the area of 1.5 ha, being a part of the former municipal transport depot, including renovation of the complex of halls (three-bay hall together with annexes, passageway, and basements), modernisation and upgrading of the road system, landscaping in the close vicinity of the halls (lawns, flower beds, walking paths), modernisation of the building of the Pomeranian Technology Park administration | Budget: 3.5 million EUR, including 2.5 million EUR from PHARE 2003 ESC | Timely launch of the project  
Effective and professional management of the project realisation | Decision of local government of City of Gdynia concerning the realisation of the investment |

### Preconditions

- Decision of local government of City of Gdynia concerning the realisation of the investment

**Date of drafting:** 30/06/2005  
**Planning period:** 30/06/2005 – 30/06/2006  
**Total budget:** 3 500 000 €  
**Phare budget:** 2 500 000 €
### Annexes 2-3-4: Detailed Implementation Chart, Contracting and Disbursement Schedule of the Project

**Project Title:**

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<td><strong>Implementation</strong></td>
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<td><strong>Contracting</strong></td>
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<td><strong>Disbursement (Payment)</strong></td>
<td>0,4</td>
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Legend:  
- **D** = design of sub-projects;  
- **C** = tendering and contracting;  
- **I** = contract implementation and payment.
1. Assessment of effects on sites of nature conservation importance

1.1. Is the project likely to affect sites of nature conservation importance (i.e. potential Natura 2000 sites)?

Yes [ ] No [X]

- If yes - please go to question 1.2.
- If no - please fill out Annex I (Declaration by the authority responsible for sites of nature conservation importance = potential future Natura 2000 sites)

1.2 In this case an appropriate assessment according to art. 6(3) of the directive 92/43/EEC ("Habitats Directive") is obligatory.

1.2.1 Have this appropriate assessment been carried out?

Yes [ ] No [X]

This appropriate assessment can take the form of an EIA according to Directive 85/337/EEC as amended by 97/11/EC. If this is not the case, please describe briefly the procedure carried out and include a non-technical summary of the impact study.

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1.2.2 Based on the results of the above appropriate assessment, will the project have a significant negative impact on a site of nature conservation importance?

Yes [ ] No [X]

- If yes, please fill out Annex II (Information to the Commission according to Article 6(4) of the Habitats Directive. This Annex has to be signed by the authority responsible for sites of nature conservation importance = potential future Natura 2000 sites)

- If no, please fill out Annex I (Declaration by the authority responsible for sites of nature conservation importance = potential future Natura 2000 sites)

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1 For the purpose of the Pre-Accession instruments a site of nature conservation importance (= potential future Natura 2000 site) in candidate countries is a site falling under one or more of the following categories:

(a) sites, which have been identified by the competent national authorities as sites to be proposed for the Natura 2000 network as laid down in the Birds Directive (79/409/EEC) and Habitats Directive (92/43/EEC)

(b) sites listed in the latest inventory of Important Bird Areas (IBA 2000) for candidate countries or (if available) equivalent more detailed scientific inventories endorsed by national authorities

(c) wetlands of international importance designated under the Ramsar Convention or qualifying for such protection

(d) areas to which the Bern convention on the conservation of European Wildlife and Natural Habitats (Art. 4) applies, in particular sites meeting the criteria of the Emerald network

(e) areas protected under national nature conservation legislation
Responsible authority: **POMERANIAN NATURE CONSERVATION OFFICER**

Having examined\(^2\) the project application

*(title) POMERANIAN TECHNOLOGY PARK*

which is to be located at: **GDYNIA-REDLOWO, AL. ZWYCIESTWA 96/98**

we declare that (tick the appropriate box):

\[ \checkmark \] The project is not likely to have significant effects on a site of nature conservation importance on the following grounds:

- sort of Park activities and functions
- location at urban area, in a distance from protected areas

Therefore an appropriate assessment required by Article 6 (3) was not deemed necessary.

\[ \square \] Following an appropriate assessment, according to Art. 6(3) of Directive 92/43/EEC, the project will not have significant negative effects on a site of nature conservation importance.

Signed: ..........................

(Authority responsible for monitoring sites of nature conservation importance)

Official Seal:

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\(^2\) taking into account the requirements of Art. 6(3) of Directive 92/43/EEC
ENVIRONMENTAL IMPACT ASSESSMENT

(Please complete this section for each project in case of grouped applications)

1. Development consent

Has development consent\(^3\) already been given to this project?

Yes ☒ No ☐

If yes, on which date |22|05|02|

If no, when was the formal request for the development consent introduced and by which date is the final decision expected? |___|___|___|

Specify the competent authority or authorities, which has given or will give the development consent MUNICIPALITY OF GDYNIA

Is the above authority considered to be the competent authority responsible for performing the duties of Directive 85/337/EEC as amended by 97/11/EEC on Environmental Impact Assessment?

Yes ☒ No ☐

If no, please specify for this project who is designated as competent authority for the purposes of the EIA Directive:

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2.1. Is the project a class of development covered by:

Annex I of Directive 85/337/EEC, as amended by Directive 91/11/EC (go to question 2.2)

Annex II of Directive 85/337/EEC, as amended by Directive 91/11/EC (go to question 2.4)

Not covered by Directive 85/337/EEC, as amended by Directive 91/11/EC (only the section on nature conservation needs to be completed)

2.2. Has an EIA already been carried out?

Yes ☐ No ☒

If yes, has the EIA been carried out before development consent has been given?

Yes ☒ No ☐

On which date has it been finalised |___|___|___|

If no, provide an estimation of the date when the procedure will be finalised |___|___|___|

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\(^3\) i.e. decision of the competent authority or authorities which entitle the developer to proceed with the project

2.3. When covered by Annex I of the EIA Directive a similar\(^5\) procedure as the one described in the EIA directive will need to be applied and the following documents included.

Necessary documents are:

a) the **non-technical summary of the Environmental Impact Study** carried out for the project. A non-technical summary shall include at least:

? a description of the project comprising information on the site, design and size of the project,
? a description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects,
? the data required to identify and assess the main (direct and indirect effects) which the project is likely to have on the environment on the following factors:
? human beings, fauna and flora (including those environmentally sensitive areas which might fall in future under the protection of the Birds (79/409/EEC) and Habitats (92/43/EEC) Directives);
? soil, water, air, climate and the landscape;
? material assets and the cultural heritage;
? the interaction between the factors mentioned in the first, second and third indents
? and any further information which might derive from any of the obligations deriving from Annex IV of the EIA Directive.

b) the results of **consultations with the competent environmental authorities**; indicating in what way the concerns of the designated consultees have been taken into account.

c) the results of **consultations with the public** concerned. The information provided should cover the following:

? the concerned public which has been consulted,
? the places where the information has been consulted,
? the time which has been given to the public in order to express its opinion,
? the way in which the public has been informed (for example, by bill-posting within a certain radius, publication in local newspapers, organisations of exhibitions with plans, drawings, tables, graphs, models, etc.),
? the manner in which the public has been consulted (for example, by written submissions, by public enquiry, etc.)
? the way in which the concerns of the public have been taken into account.

d) in case a project is likely to have significant effects on the environment in another state the results of the **transboundary consultation** with those states effected by the project needs to be provided demonstrating that the procedure of article 7 of the EIA Directive. In addition, information indicating in what way the concerns of the designated consultees and concerned public have been taken into account will also need to be provided.

e) Evidence that the **decision to grant or refuse development consent** has been made **available to the public** by the competent authority, including the

? the content of the decision and conditions attached thereto,
? the main reasons and considerations on which the decision has been based,
? a description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects.

*Note: In relation to b), c) and d) these may be represented in the form of a statement, conclusion or certification by the competent environmental authorities describing and testifying that all obligation as described in the intends above have been followed.*

**Answers to p. 2.3.**

a) Environmental Impact Assessment for the project: “Pomeranian Technology Park in Gdynia” – enclosed to the project application.

b) Declaration of Pomeranian Nature Conservation Officer – enclosed to the *Nature Conservation Annex*

c) Project of Pomeranian Technology Park (PTP) was broadly consulted, using various sorts of public information.

*Social consultations were carried out at the stage of negotiating the project of local landuse plan for the grounds of former city transportation depot in Gdynia-Redlowo. The destination of this area (entirely owned by the City of Gdynia), according to local landuse plan, are science services and technology park.*

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\(^5\) A guidance document describing the minimum criteria to ensure that a similar procedure has been applied can be found on [http://www.inforegio.cec.eu.int](http://www.inforegio.cec.eu.int)
According to the procedure of consulting the plan project, the City Board of Gdynia announced the information in local press concerning the plan availability for the society (the copies of announcement and notifications were enclosed). The plan was freely available for public inspection from 25.03.02 to 22.04.02 in the Gdynia City Hall. No accusations and protests to the project were raised. The Gdynia City Board has notified in the local press of the date of Gdynia City Council session, when the project plan was considered.

The favourable opinion on the project of local landuse plan was given by Gdynia City Council Commisions (Commission for Communal Economy and Environmental Protection, Commission for Economic Policy and Commission for Housing Building), consisting of the councillors and other members (developers, architects, economic government representatives).

The representatives of economic sector are actively participating in the realisation of Pomeranian Technology Park project (among others: Economic Chamber of Small and Medium Enterprises, Chamber of Commerce in Gdynia, National Chamber of Maritime Economy, Business Club in Gdansk, Employers Union in Gdansk).

The information about the Pomeranian Technology Park is regularly appearing in the media: press, radio, television. The idea of PTP was presented an the II International Investment Forum in Gdynia and it met with a great interest of regional entrepreneurs.

d) not applicable

e) The act of City Council no. XLI/1315/2002 dated on 22\sup{nd} May 2002 passed the Local Landuse Plan of the part of Redlowo district in Gdynia, assigning the whole former city transportation depot area to the development of Technology Park. This act is a document which enables the realization of the Pomeranian Technology Park project. The procedures of social consultations have been described in point 2.3.c.

2.4. When covered by Annex II of the EIA Directive has an Environmental Impact Assessment been carried out for this project?

Yes [x] No [ ]

– If yes include the necessary documents (see question 2.3.).

– If no explain the reasons\(^6\) and give the thresholds, criteria or case by case examination carried out to reach the conclusion that the project has no significant environmental effects:

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Have the results of the determination whether a project listed in Annex II of the Directive requires a formal EIA or not (made by the competent authority) made available to the public?

Yes [ ] No [x]

If yes, on which date [ ]/[/]/[/]/[/]

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\(^6\) The decision needs to be based on the procedure described in article 4.2, 4.3 and 4.4 and the screening criteria of Annex III of Council Directive 97/11/EC amending Directive 85/337/EEC.