

# CEPIT Vajnory - the centre of science, research and the knowledge society

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## The investor knows where and why

Bratislava region still keeps seemingly development potential in the frame of the Central Europe in spite of the crisis (currently dynamic increase of GDP, stable rate of inflation, qualified manpower). The capital of SR has all premises to become the protagonist of the idea of the knowledge society and the economy based on experiences, thanks of its suitable geographic position and huge concentration of research, science and educational institutions.

And just this fact in combination with the auspicious development space at the entrance to Bratislava, outstanding connection to the motorway, vicinity of the international airport as well as strategy position among the Central European metropolises Vienna, Prague and Budapest led the Germany investor, which has various experiences with realization of similar projects all over the world, to the choice of this locality. Vajnory belongs among problematic areas from the municipal planning scheme point of view and different opinions for their using outlast till now.

## Problems were not easy

The space defined for CEPIT lays on the northeast of Bratislava. Rybníčná Street and diagonally flowing Račiansky potok border it from western side. However, the building permission for particular parts of the project has to forego the change of the parcel functional using, till now used for agricultural purposes, besides determination of regulations and the planning scheme decision. Particular objects of the park are realised in fourth phases. The city planning proceeding to the first phase started-up already in January 2008 - the building-up of infrastructure (communication and engineering networks), zones of civil facilities (housing, administrative, services, business park with the data centre) and objects of educational and technological centre (engineering and electronic industry).

Problems relating to the start-up of the science-technological park project were not easy at all. Already in September 2006 CEPIT Holding GmbH Bratislava Memorandum Company signed the agreement on co-operation with the Slovak Technical University, after that with the Slovak Academy of Science (March 2007) and at last it signed Memorandum on Understanding and Mutual Co-operation on the CEPIT project (November 2007) with the municipal district Vajnory. According to these documents works on the first phase ought to be finishing now and all the area, which will offer housing for 3 thousand inhabitants and 7 thousand new working jobs on the area of nearly 69 hectares in the final vision ought to be finished within 8 to 10 years.

Half year after the Memorandum is signed the municipal district Vajnory created the business company CEPIT Property Management with the Germany investor. He committed himself not only to build-up the park but also to operate it. The investment program contains the proposal on the traffic infrastructure and functional using the parcel as well as the building-up of the tramway line from Rača to Vajnory to the area of CEPIT near Rybníčná Street. Because one independent investor will accrue to each partial project, the exact estimation of the total costs would be complicated this moment. Moreover, the Bratislava self-administration region help and utilizing supportive programs of EU are counted with while the building-up the park.

## Unique and various multifunctional unit

According to the investment program the CEPIT will be the multifunctional centre of science and research development with possibility of application results into practice. It presents the pilot project for the Central Europe and industrial impulse for Slovakia as well. Which parts it should consist of?

The CEPIT Data Center (CDC) will offer up-to-date infrastructure for operating data centres, by which it will unload mainly small and middle firms from too excessive investment loads. The technological centre involving the data centre of an international importance, spaces for research, development and educational institutions, which will support technological transfer to users of the technology will grow-up in the middle of the park focused on micro technologies, information science, electronics and engineering on the base of micro- and nano- systems on the area of 40 thousand m<sup>2</sup>. The concept of operating the energy centre is built-up on central supplying the park with electrical energy, heat and cold, supporting innovative and intelligent solutions. Its laboratory will enable education and research in the area of top technologies of energy transformation and influences to the living environment.

In the Educational Center designed like the creative specialized high school for 500 pupils and adults from practice an attention is paid to mechanics, electrotechnics, automation, programming machines and lines, pneumatics, hydraulics and IT supplemented by communication and team work. The Business and Services Center placed at the entrance to the park is characterized by the investor like „complex balanced mixture of office, exhibition, service and storage spaces with big flexibility“ and variability of several units (boxes). At last but not least, CEPIT will also be about housing on the area of 17 209 m<sup>2</sup>. Besides that the complex will offer a congress centre, administrative spaces, public facilities, shopping and services, a hotel and medical and educational facilities. Its attractiveness will be increased by parks and water areas, symbiosis of cultural and sports facilities, density network of local supplies as well as fast transport connection.

The science-technological park is designed like a unique but simultaneously miscellaneous multifunctional object. Independent investors will undertake its particular parts. Their activities will be co-ordinated by the CEPIT management. This way arranged organisational entity will serve like the central contact for owners, renters and users and will assume responsibility for administration and sustainable development of the park.

## Development impulse for all the region

The Central European Park for Innovative Technologies CEPIT has its defendants. However, its merits are incomparable and unaccountable in comparison with potential minuses. So let us try to summarize entire positive contribution of „the white town“ CEPIT for Bratislava and all Slovakia in several points:

- It will create living and working environment on a high level, with intensive changing new knowledge, and know-how,
- It will accelerate the build-up of the infrastructure on the northwest of the city and especially of Vajnory, including connection to the motorway approximately in year 2015,
- The investment will go to „the clean branch“ exclusively so it will not lead to any collision with the living environment,
- It will steady the connectivity of knowledge between science and industry through the international centre,
- It will improve quality of education and culture substantially not only in the state and its capital, but practically in the whole region of the Central Europe,
- It will ensure international position like the internationally recognized and verified development tool with orientation to education, research and science,
- It will become the live example and the impulse for forming the knowledge society and the economy based on knowledge.

## TIME SCHEDULE OF THE BUILDING-UP

I. phase	2008 to 2011
II. phase	2011 to 2014
III. phase	2015 to 2019
IV. phase	2020 to 2025

### I. PHASE (m2)

Entire area	233 033
Traffic areas	36 725
Parcels cummulated	196 308
Built-up area	67 504
Harden areas	69 183
Green vegetation	59 621
Useful area of storeys	155 910

Visualization - Cepit Holding / Cepit Management

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