Reshaping the energy intensive economy of Stara Zagora Region

How this will influence the Region and how to effectively tackle social-economic consequences

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The “Maritsa” area in the Stara Zagora province hosts the largest coal mining and coal-fired power plant area in Bulgaria.

Around 85% of jobs (over 12 500 people) in Bulgaria’s coal sector are concentrated there, with over 10 700 jobs in the mines and over 1 800 in the power plants.

Moving away from fossil fuel production is likely not only to lead to the closure of extraction sites, but will also affect the energy-generating plants.

The process of effective and just transition requires anticipation of social challenges such as job losses and lowering of life quality standards.
How will the transition influence the local economy
Building and testing hypotheses

- Is the transition to carbon neutral economy going to significantly increase unemployment? How many people will be in retirement age?
- What is the skill profile of the people working in the carbon intensive economy and can they be easily employed elsewhere?
- Is the local economy diversified and focused on higher value?
- Is the regional economic infrastructure in a good condition and is the region well connected and accessible?

Source: Adopted from PwC Transition strategy – 5th Working Group of the Platform for Coal Regions in Transition
Creating a vision for the transition of Stara Zagora

How do we tackle the challenges?

• Productive investments in SMEs, including start-ups, leading to economic diversification and reconversion
• Investment in research and innovation activities and fostering transfer of advanced technologies
• Investment in digitalization
• Upskilling- and reskilling of workers
• Job-search assistance to jobseekers
• Active inclusion of jobseekers
• The deployment of technology for affordable clean energy;
• Regeneration and decontamination of sites, land restoration and repurposing projects;
• Enhancing the circular economy

Source: Investment Guidance on The Just Transition Fund 2021-2027 per Member State (Annex D)
Creating a vision for the transition of Stara Zagora
Is this going to be enough?

…The Stara Zagora province faces the challenge of substantial job losses, which realistically might not be entirely offset by the creation and development of SMEs, exceptionally, and where necessary for the implementation of the territorial just transition plan, **support to productive investments in large enterprises could therefore be considered.**

Source: Investment Guidance on The Just Transition Fund 2021-2027 per Member State (Annex D)
Overview

• A joint initiative of the Municipality of Stara Zagora and the local business in partnership with the state owned National Company Industrial Zones PLC.

• The zone is located within the boundaries of the city with outstanding access to main state roads and the adjacent “Trakia” highway (around 10 km)

• The construction of the first stage was completed on time during August 2020

• ESG criteria Board commitment
Overview

- 11.5 HA Total Area
- 11 PCS Estates
- INDUSTRIAL WATER SUPPLY
- INDUSTRIAL ELECTRICITY
- VOCATIONAL CENTER
- DINING FACILITIES
- 0.4-1.5 HA Single Estate
- ACCESSIBLE LOCATION
- INTERNET
- GAS
- CONFERENCE CENTRE
- ADMINISTRATIVE PROCEDURES FAST TRACK
Estate

Zagore Industrial Zone currently has 6 available properties between 15,000 and 4,000 sq.m. and many opportunities for reconfiguration.

- No1: SOLD
  - TYPE: FREE AREA
  - AREA: 10.464 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No2: SOLD
  - TYPE: FREE AREA
  - AREA: 9.338 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No3: SOLD
  - TYPE: FREE AREA
  - AREA: 12.382 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No4: IN ADVANCE NEGOTIATIONS
  - TYPE: FREE AREA
  - AREA: 4.312 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No5: SOLD
  - TYPE: FREE AREA
  - AREA: 4.324 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No6: SOLD
  - TYPE: FREE AREA
  - AREA: 15.124 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No7
  - TYPE: FREE AREA
  - AREA: 12.382 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No8
  - TYPE: FREE AREA
  - AREA: 15.124 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No9
  - TYPE: FREE AREA
  - AREA: 4.324 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No10
  - TYPE: FREE AREA
  - AREA: 4.324 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00

- No11
  - TYPE: FREE AREA
  - AREA: 15.124 М²
  - STAGE: FOR SALE
  - BUILDING HEIGHT: 15 М
  - DENSITY OF CONSTRUCTION: 60 %
  - COEFFICIENT OF INTENSITY: 2.00
Ready for high value added investments

One of the main goals of Zagore Industrial Zone is to attract high value added investments which will play vital role in the coming global industrial transformation and our carbon neutral future:

- EV batteries
- Additive manufacturing
- Circular economy
- Internet of things (IoT)
- Clean energy
- Biotechnology

To accommodate potential investors Zagore Industrial Zone is planning broad expansion into two adjacent areas at the ex Airport and Elenino with a total combined area of approximately 264 hectares!
And one more thing…. Laboratory for Immersive Multiwall Virtual Reality in Stara Zagora!

- A cooperation of KIT & Trakia University
- Automotive sector
- Renewable energy
- Urban planning
- Etc.

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