

## INDUSTRIAL ZONES AND ESTATES

Two maps have been produced : one map at a scale of 1 : 500 000 of the industrial zones and estates with a recognised or official status (the main map) and another at the scale of 1 : 1 250 000 concerning other zones and estates (smaller map).

In both cases the mapped areas correspond not only to the industrial zones strictly speaking but also to those used for research activities, for craft workshops, and for service activities, as defined by the Act of 30th December 1970 on economic expansion (« Moniteur belge », the Belgian official newspaper of 1.1.1971).

The situation shown on the maps is that in existence at 1.1.1980.

The map of *zones and estates with official status* has been prepared from information obtained, on the one hand, from reports of the Ministry of Economic Affairs, Administration of Industry, Economic Expansion and Foreign Investment, « Land occupation and use by industry, craft workshops and services. Situation at 1.1.1980 » (Brussels, 1981) and, on the other hand, from unedited tables prepared at the same date by the Ministry of Economic Affairs, General Economic Inspectorate.

All continuous sites located in the territory of one or more communes (as defined prior to the reorganisation of 1.1.1977) have been treated individually; thus all the sites of one and the same commune are considered as a single entity.

The total number of zones and estates represented is 204.

In each individual unit three characteristics have been recorded : area, size of workforce and status.

The importance of the total *area* of each site (or group of sites) is indicated by the size of the upper semi-circle, but this has not been calculated for sites covering less than 20 ha. The area includes the surface occupied, in course of occupation, on option, available, as well as areas reserved for infra-structure and not directly used by the firms. We have shown in this total area the space that is available for sale or leasing to firms.

The importance of the *workforce* is indicated by the size of the lower semi-circle, but this has not been calculated for industrial estates where the total occupied workforce at 1.1.1980 was less than 100. In order to distinguish sites employing between 1 and 99 persons from those with no staff yet, we have for the former shown a horizontal line under the small central circle which represents the status category. In order to show also the density of the workforce (numbers employed per hectare) it was decided that the area on the map representing the employed persons (195 093 for the whole of Belgium) should equal the total map area representing sites (25 449 ha). Additionally, the lower semi-circle is divided into four sectors representing, in order from left to right, the proportions employed in four groups of activities : metalwork and machine construction; chemical and non-metallic minerals, energy and construction; other manufacturing industries; tertiary activities.

Finally, the colour shown in the small central circle for each site (or group of sites) represents its *status*. Following the decision of the CMCES (Ministerial Committee for Economic and Social Co-ordination) of 6th March 1975, the zones can be classed as being either of category A (old zones of national interest and new zones equipped by the state to an amount of 80 % or more) or category B (old zones of regional interest and new zones where the state's participation is less than 80 %). If a site (or group of sites) is of two different categories, a subdivision in the circle indicates the relative importance of each.

The information utilised to establish the map of *zones and estates without official status* has been compiled from various sources : General Economic Inspectorate, Regional Equipment Societies, Intercom, published studies, Press information and contacts through regional and local managements.

In view of the disparity of the information, only the total surface area of the sites has been mapped. On distinguishing these sites in the same way as above, 137 units have been considered.

The object of this map is to complement the principal one because not all Belgian industrial zones or estates have an official status. But nothing in the exterior appearance of an estate differentiates the official one from the other and it is often more difficult to decide, as sometimes only a part of an estate has an official status.

Unfortunately it is very difficult to make an exact list of these estates without status because of the lack of a definition accepted by everyone. So we have decided to include as a zone or estate all sites where those responsible (public or private) have conducted or are still conducting promotion activities in order to attract enterprises, leaving aside industrial zones as such, corresponding to more or less spontaneous economic activities.

In general, zones and estates without official status are to be found located in different communes to those where there are official zones and estates. The question is not only of private estates (for example, Ternat or Diegem near Brussels) or of zones run by communes (for example, Barchon to the east of Liège), but also of zones administered inter-communally (for example the two estates at Malines or those of Hasselt) or the port zones of Antwerp and Zeebrugge. Moreover, certain zones without official status can be found situated in a commune already containing one or more official estates. The matter then becomes either one of the sites totally – or almost totally – occupied (for example the Erembodegem zones 1 and 2), or the extensions that are not yet regarded as official estates (for example, the zones of Moustier or of Mornimont in the Basse-Sambre), or still the smaller zones of purely local interest (for example, that of Houthalen-Haagdoornheide).

In sum, the two maps show well the multiplicity of zones and estates in Belgium. They are to be found in every region.

An analysis of the distribution shown by the two documents provides evidence of two essential location factors : the immediate proximity to motorways and main roads and/or the navigable waterway network and their relationship to the urban network, numerous estates being established immediately peripheral to the towns.

Only the factors of choice of site (notably non built-up areas without strong relief, situated in a favourable environment) are not apparent on these maps.

The early establishment of industrial estates in Flanders, the greater dynamism of the communes, also the presence of a strong transport infrastructure – notably the ports – incontestably explains a certain disequilibrium between the more advanced development of the north compared with the south of the country. Effectively, Flanders accounts for 66 % of the surface area of official zones and estates and more than 85 % of the surface area of zones and estates without official status. The Brussels-Capital region (19 communes) appears particularly disfavoured despite its weight of population.

Whilst some sites are actually completely occupied there is, however, a strong majority of zones and estates still providing space for the development of new activities. Taking all the official zones and estates, the disposable area at 1.1.1980 represented 48.3 % of the total.

During the last 20 or 30 years, the greatest majority of the newly located establishments (new and transferred) have been created on industrial zones and estates by regional development and political land management working together. They are consequently forming the framework of a new spatial arrangement of economic activities. Altogether we have counted in the zones and official estates 2 742 establishments with a total of 195 093 employees.

Even though a strong majority of the establishments belong to the industrial sector (for the zones and official estates employees in production firms account for 92.1 % of the total), tertiary activities (notably wholesalers, transport, large garages) are more and more frequent. The process of « tertiarisation » of the estates is particularly noticeable in Brabant where Brussels exerts an influence. It is also manifested in the many small zones, often created since 1970, where craft workshops, services or even research centres were established. On the other hand, this process is also frequently important in the zones and estates without official status. Belgium is taking part in a more or less general evolution – especially noticeable in the United States, France and the Netherlands – to promote the development of activity estates, that is to say sites for both secondary and tertiary activities.

Finally, it should be underlined how much diversity there can be in the zones and industrial estates. As a matter of fact sites of all sizes exist and moreover these sites can correspond to diverse forms of concentration according to the nature of the establishments (light or heavy activities), their size, their nationality and above all the products made or the functions exercised (production, commerce, management, research, etc.).