



# Ekopark

**Park Przemysłowo Technologiczny  
w Piekarach Śląskich**

# Identification of a problem

The problem of revitalization of the contaminated areas applies to every post-industrial region.

Therefore city council of Piekary Śląskie noticed that the problem of previously industrialized areas requires implementation of the system for the **rational management**.

At the same time, development, political transformation and other economic factors continuously create new areas that require appropriate actions directed at their renewed usage.

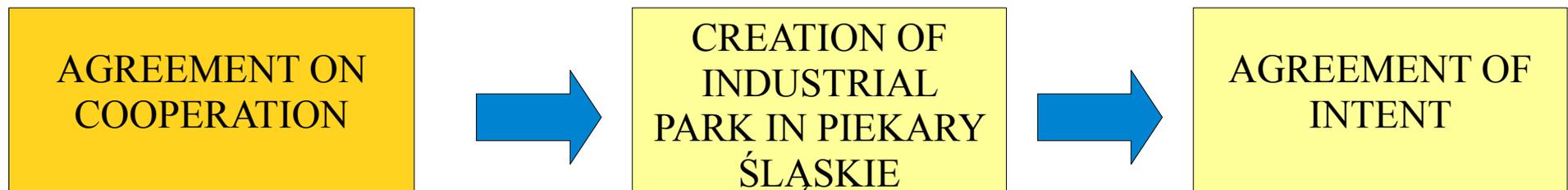
# New economic functions

An area of 120 ha which current environmental condition is a result of former mining-metallurgical activities of now closed down "Orzeł Biały" plant.

Those areas are located on the outskirts of the town in Brzeziny Śląskie district. In the future those areas are to and should become a place of realization modern concept of ground transformation to accommodate for new economic, social and special functions.

# Agreement on cooperation

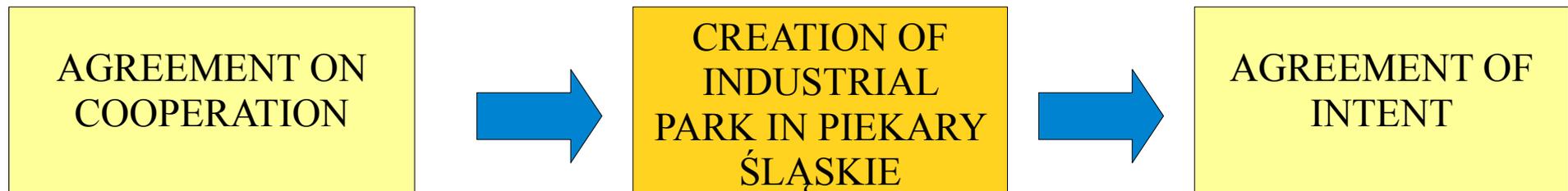
City council jointly with **Orzeł Biały S.A.** responded to identified problem by creating and signing in **February of 2006** "Agreement on cooperation". Both parties decided to take actions aim at creating concept of a complex ground management for the Brzeziny Śląskie area.





# Management of ground reclaiming

Both parties of agreement agreed that a next step to reclaiming degraded areas would be a creation of a **unit** which would allow for an easy and purposeful management of ground reclaiming process. As a result on the **29th of June 2006** an agreement on creation of Industrial Park in Piekary Śląskie was signed.



# Carried out studies

Creation of Industrial and Technological EkoPark in Piekary Śląskie in Augusts 2007 has been preceded by carrying out of **studies** listed below:

- „An ecophysiological study...”
- Report „Concept study of the Industrial Park in Piekary Śląskie” Wrocław, September 2005
- Concept Study „A Multisectoral Area of Complex Waste Management in Piekary Śląskie”
- An Update of the Concept Study 'Industrial Park in Piekary Śląskie” a supplement to the reports of September and October 2005
- A detailed programme and spatial development concept for the area of the Industrial Park...'

# Legal form of a partnership

It has been agreed, that ITP EkoPark should have a legal form of an limited company. Shares of the initial stock have been exclusively embodied by the shareholders:

- Town of Piekary Śląskie
- Orzeł Biały SA
- Municipal Services Enterprise LTD.
- The Upper Silesian Agency for Enterprises Transformation Joint Stock Company in Katowice

It has to be acknowledged, that, in every case, that no matter the form of increasing the stock, the share of Piekary Śląskie in the total stock must not be lower than 50% plus one share, whereas that of Orzeł Biały S.A. not lower than 34%.

# Aims of the partnership

the **overriding aim** of the partnership is to act towards the:

- increasing of the socio-economic potential of the borough,
- activation of the local community and small and medium enterprises (SMEs) creating new job opportunities,
  - increasing area's competitiveness,
- stimulation of local and regional development and increased investment attractiveness of Piekary Śląskie region,
- assisting industrial development based on new and innovative technologies and facilitating possibilities of utilizing grounds and their technical infrastructure based on individual agreements.

# Aims of the partnership

Achieving of those **aims** is funded from:

own financial resources

local and regional funding

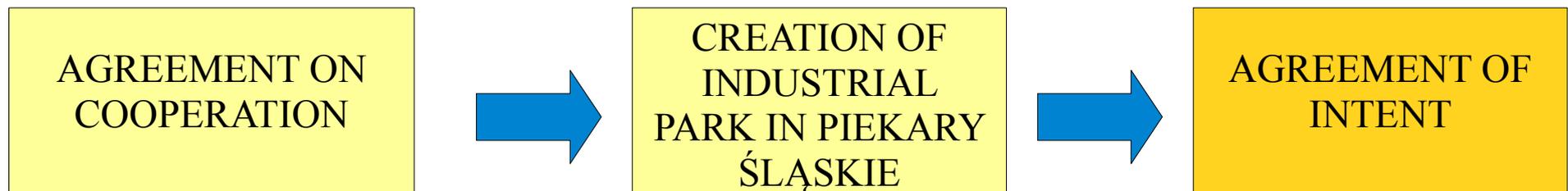
European funding

other available sources

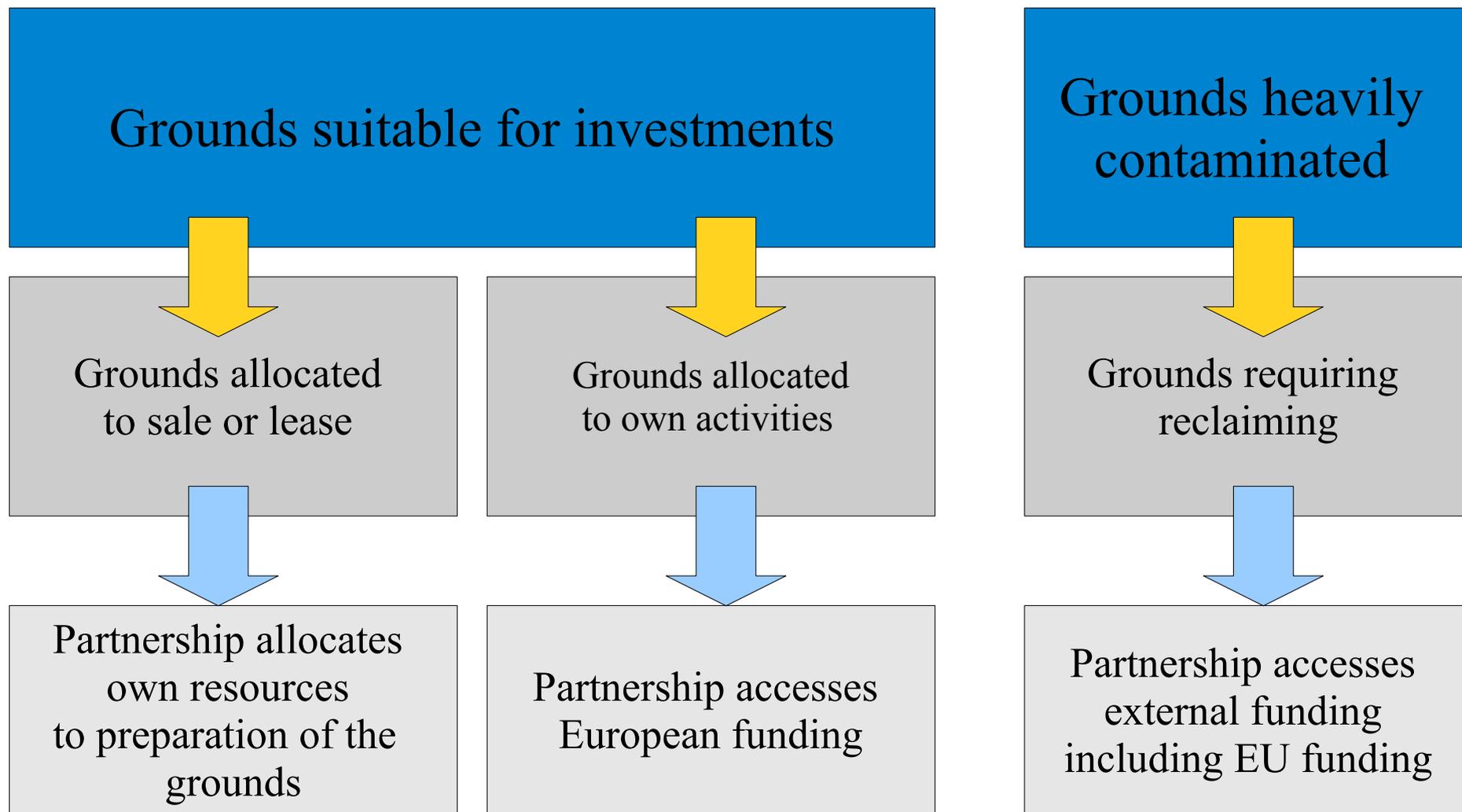
# Agreement of intent

An appendix to the agreement listed **plats** localized in the southern part of the Park with clearly defined division into plats:

- of strategic importance to associates,
- assigned to own investments of the partnership,
- available for sale.



# Grounds management of the Industrial and Technological Park EkoPark



# Transferring grounds contributions

Piekary Śląskie Borough and Orzeł Biały S.A. as the holders of the contaminated areas, annually instil **grounds contributions**. A value of each contribution is calculated based on estimated contributions. For the value of instilled contributions associates of the partnership, that is Piekary Śląskie Borough and Orzeł Biały S.A. come in possession of partnership's shares.

# The market offer

Part of the contributed to the partnership properties forms a market offer and is realised in the **property market**. When grounds require financing for their preparation including conducting legal procedures, it is carried out on the expense of the partnership.

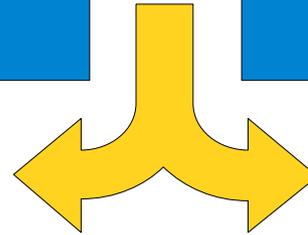
# Company's own operations

Remaining grounds are allocated to partnership's own operations. Currently, it is an area of 3 ha 10 a which has been submitted for a contest entitled: 'Reclaiming degraded urban areas' within European Regional Development Fund.

# Problems and solutions

Problem associated with  
a long-term  
anthropopressure due to  
underground extraction  
of raw materials (zinc  
and lead ores)

scarcity in  
Piekary Śląskie



exploitation of an available greenbelt

or

transforming contaminated grounds into an area of  
business and industrial activity

# CIRCUSE Circular Land Use Management



Project CIRCUSE created the possibility to invest in a green belt, which isolates residential areas from the industrial ones. It will improve the landscape and the living standard of Piekary Śląskie inhabitants.

Circular land use management principle favors the exploitation of already transformed grounds over the unspoilt areas.

