



Ujazd

Commune of Ujazd / Urząd Gminy Ujazd

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Statistics (31.12.2011)

Total area (in km²): 84

Total population: 6 312 persons

Population density: 75 inhabitants/km²

Location and road network

The Economic Activity Zone of Ujazd Commune encompasses the area of approximately 550 ha, of which 42.18 ha have been submitted to The Golden Site competition. Communication: the commune is located in the direct vicinity of:

- A4 motorway

- Zawadzkie–Strzelce Opolskie–Olszowa–Zalesie Śl.–

Kędzierzyn-Koźle regional road No. 426

Railway stations: Strzelce Opolskie (8 km distance [1 km = 0.62 mile]) and Kędzierzyn-Koźle (20 km distance).

Harbours: Kędzierzyn-Koźle (30 km distance) and Opole (46 km distance).

Airport: Katowice (75 km distance), Wrocław (125 km distance) and Kraków (140 km distance).



Economic structure

Taking into consideration the available resources and infrastructure, particularly A4 motorway with two junctions (Olszowa and Nogowczyce), the commune decided in 2000 to focus on business development in terms of its basic development direction. The local spatial development plan has been approved for the Economic Activity Zone.

Investment opportunities

The local spatial development plan designs the investment areas for industrial, service and manufacturing, storage, traffic handling as well as trade and gastronomy purposes.

The Resolution No. IX/43/2011 of 29 June 2011 regarding approval of the regional aid plan to stimulate new investments was passed by the Town's Council in Ujazd.

Human resources and education

The agglomeration of Strzelce Opolskie (30 thousand residents), Kędzierzyn-Koźle (60 thousand residents) and adjacent communes ensure human resources for new investments. There are technical high schools in Strzelce Opolskie and Kędzierzyn-Koźle and higher education institutions in Opole, Gliwice and Katowice.

Technological infrastructure

There is double track overhead high-voltage line

110 kV relationship Blachownia - Strzelce Opolskie running through the investment area. The site is equipped with roads, water, sewage, gas, electricity and telecommunication networks. Strzelce Opolskie-Kędzierzyn-Koźle railway is located within 3 km from the offered plot. There is a possibility to construct a siding.

Foreign investors

- HABA – BETON Johann Bartlechner Sp. z o.o.

- SEEK Sp. z o.o.

- Prologis Poland CIV Sp. z o.o.

- DETRUCK RENTAL Sp. z o.o.

- Schaumburger Immobilien Sp. z o.o.

Tourist attractions

A hilly terrain and natural beauty create a unique character and homely atmosphere. The landscape is picturesque and diversified; particularly the forest in Saint Annes's Mountain Natural Landscape Park along with its surroundings of total area of 990 ha is worth visiting. Numerous historic and cultural monuments as well as rest areas can be visited by a bicycle or by walking along 51 km long bicycle paths. Wooden temples in Olszowa, Klucz and Zimna Wódka deserve particular attention as well as the parish church in Ujazd, the pilgrim's church in Ujazd, the 13th century castle ruins and the 18th century granary in Ujazd.

Ujazd

The winner of *The Golden Site 2012* in Opolskie Voivodship

Location	Site name	Business Activity Zone Commune: Ujazd Locality: Olszowa
	Town / Commune	Ujazd
	Province (Voivodship)	Opolskie Voivodship
Area of property	Max. area available (as one piece) [ha]	42.18 ha
	The shape of the site	Regular
	Possibility for expansion (short description)	Yes – 18 ha
Property information	Owner(s)	Ardagh Investments Sp. z o. o. ul. Chorzowska 50 40-121 Katowice
	Valid zoning plan (Y/N)	Yes Resolution no. XLIV/241/2002 of February 25, 2002 Resolution no. L/235/2006 of August 1, 2006
	Zoning	P – industrial zone S – warehousing zone U – services UG – gastronomic services UH – commercial zone KS – vehicle communication services EE – areas of buildings and facilities for power supply PP, PS, KS, U – zones of basic industrial and production purposes, warehouses, loading/unloading and distribution, vehicle communication services and other services U, KS – zones of primary services purpose and vehicle communication services
Land specification	Differences in land level [m]	8.1 m The lowest point 264.3 m a.s.l. The highest point 272.4 m a.s.l.
	Present usage	Agricultural
	Soil and underground water pollution (Y/N)	No
	Underground water level [m]	Ground water level 5.5 – 9.0 m below the ground level

	Were Geological research done (Y/N)	No
	Underground obstacles (Y/N)	-
	Ground and overhead obstacles (Y/N)	No
	Ecological restrictions (Y/N)	Yes – “St. Anna’s Mountain” landscape park protection zone, regulations of environmental protection, §7 of the resolution of the local zoning plan
Transport links	Access road to the plot (type and width of access road)	Provincial road no. 426 adjoining the land, KZ public community road, 25 m wide, adjoining the land
	Nearest motorway / national road [km]	A-4 motorway, Olszowa node, at the distance of 500 m
	Sea and river ports located up to 200 km	Kędzierzyn – Koźle 30 km (Koźle Port) Opole – 46 km
	Railway line [km]	Strzelce Opolskie – 8 km Kędzierzyn – Koźle 20 km
	Railway siding [km]	Katowice – Pyrzowice 70 km
	Nearest international airport [km]	Katowice – Pyrzowice 70 km
	Nearest province capital [km]	Opole – 46 km
Existing infrastructure	Electricity (Y/N)	Yes
	Connection point (distance from boundary) [m]	The Main Power Supply Station will be constructed within the area
	Voltage [kV]	2 x 110 kV The construction of the Main Power Supply Station with lines – 110 kV
	Available capacity [MW]	10 MW (available now)
	Gas (Y/N)	Yes
	Connection point (distance from boundary) [m]	Within the area boundary 01
	Calorific value [MJ/Nm ³]	34.5 MJ/M ³
	Pipe diameter [mm]	315 mm
	Available capacity [Nm ³ /h]	12 000 m ³ /h
	Water supply (Y/N)	Yes for social needs for industrial needs
	Connection point (distance from boundary) [m]	-
	Available capacity [m ³ /24h]	0.14 Mm ³ /year
	Sewage discharge (Y/N)	Yes
	Connection point (distance from boundary) [m]	Within the area boundary
	Available capacity [m ³ /24h]	40.0 m ³ /24h
	Treatment plant (Y/N)	Yes At the distance of 10 km – in Ujazd
	Telephone (Y/N)	Yes
	Connection point (distance from boundary) [m]	In KZ public community road

