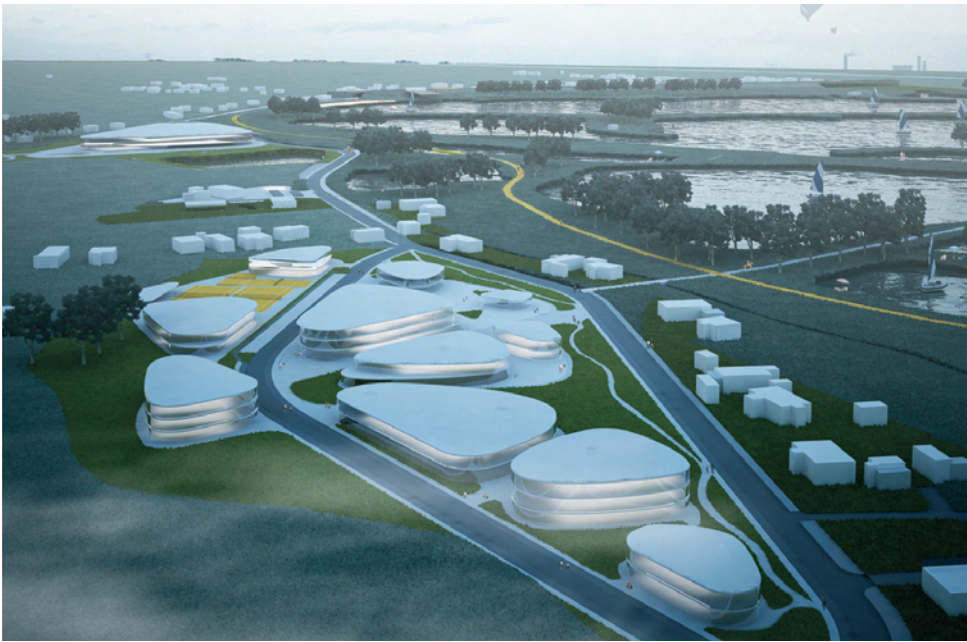


**Przylasek Rusiecki – Area for Recreation and Leisure Activities with Accompanying Tourist Services** area: 191.65 ha



Investment perspective



**Description  
of the  
undertaking**

Przylasek Rusiecki being a beauty spot in the area of post-industrial landscape, has become a recreation area for the citizens of Nowa Huta. Lasek Rusiecki has a great potential to be not only an attraction for the local community, but also a site of recreation of tourists and citizens of the other parts of Kraków.

The functional and spatial concept of development provides that intervention into the natural land forms and greens will be minimal. The existing green areas will be revitalised by additional planting, cleaning water basins and regulating their shorelines. Vast grass or sand beaches around water basins will be preserved and properly tidied up.

It is intended that the natural landforms will be exploited to create a recreation and leisure centre with a geothermal pool.

The land will be extended with sports premises and accompanying facilities (catering outlets, equipment renting outlets, information desks).

The concept provides that a separate animal and plant protective zone will be created.

**Area**

191.65 ha

**Location**

The investment project of the Przylasek Rusiecki – area for recreation and leisure activities, with accompanying tourist services will be developed in the south-eastern part of Kraków, in the Nowa Huta district.

The area covered by the project is situated in the Vistula river bed.

The investment area is delineated by:

- Rzepakowa Street below Kąkolowa and Tatarakowa Streets down to the Kraków-Tarnów railway line in the north
- partially along the Suchy Jar Channel in the west,
- along the protective bank on the left side of the Vistula River in the south,
- along the Kraków-Tarnów railway line in the east.

**Development  
conditions**

The area of the project lies within the borders of the “Przylasek Rusiecki” Municipal Site Development Plan currently in force. The plan provides that the forest stand should be protected and intensified with tall plants.

The area covered by the investment project is also covered by a draft of amendments to the Study of Spatial Development Conditions and Directions of the City of Kraków. The draft of amendments to the Study provides:

- that urban sports, recreation and entertainment centres should be developed. The intended Przylasek Rusiecki Recreation and Leisure Centre, to be developed on the basis of geothermal water sources, is one of sports premises being a base for further development of the infrastructure of sports premises in the city of Kraków,
- that facilities and premises performing the following functions will be located in the area:
- U-services: development with buildings for hotels, offices, administration, educational institutions, schools, cultural centres, health-care centres, health-resort premises, sports and recreation facilities and premises,
- ZU-greenery including parks, green squares, green screens along transportation routes, fortress greenery.

It is allowable to construct dykes, bridges and other facilities for practicing water sports.

As regards spatial development standards set forth in the draft of amendments to the Study, the development of detached service outlets and service complexes must meet the following standards:

- the biologically active area for green areas developed by service outlets is min. 30%,
- the biologically active area for greenery is min. 70%,
- the biologically active area for green areas is min. 90%
- the height of service buildings is max. 9 m + max 20%.

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## Ownership structure

The area comprises of 270 plots of various ownership and holding statuses. The plots covered by the investment project are the properties of:

- Municipality of Kraków,
  - State Treasury,
  - Municipality of Kraków or the State Treasury managed, held in perpetual usufruct or under other legal forms of holding by natural or legal persons on an individual or collective basis,
- or
- private properties.
  - plots of an unclear legal status
  - plots registered as held by natural or legal persons.
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## Spatial development and mode of use

### Current state:

The area covered by the project is situated in the Vistula riverbed. Water basins that remained after gravel excavation works for the steelworks were stopped are covered by greens and surrounded by vast grass and sand beaches. The area, as the whole, is a water natural park situated on the tidal flat.

The dominating element of the landscape is its natural geological form with few family houses and farm buildings.

The key features of the area are standing water reservoirs and running water races, along with green areas and accompanying services and necessary technical infrastructure.

### Intended development:

The development of the project will include the revival of green areas, planting of new greens, tidying up of the area, the regulation of the shores of water basins, the construction of pedestrian alleys, cycle tracks and walking paths.

The concept provides that the development of the northern part of the area covered by the project will be intensified with newly designed service premises.

The development will have the form of a well-spaced development harmonised with the surrounding landscape.

The area of the investment project will be developed with three development units:

- water park – geothermal and balneology centre,
- sports premises,
- service outlets.

The recreation area on green grounds and water basins will have the following functions:

- water sports centre with sport equipment renting outlets,
- leisure zone with a pool and beach,
- fishing zone.

In the south-eastern part, a transfer node will be constructed.

Initial parameters of the area of the Przylasek Rusiecki – area for recreation and leisure activities:

- development with service premises in the style of a park: area: ca. 5.1 ha, area to be developed ca. 12,500 m<sup>2</sup>, usable area: ca 14,900 m<sup>2</sup>;
  - development with service premises for sports and recreation: area: ca 3.7 ha, area to be developed: ca 17,400 m<sup>2</sup>, usable area: ca 10,300 m<sup>2</sup>;
  - green areas: ca 4.9 ha;
  - transportation infrastructure: ca 1.1 ha;
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## Transportation system

### Current state:

Currently the area of the Nowa Huta district is served by a fairly underdeveloped street system, i.e. Igołomska Street and a few roads of lower classes. The transportation tracks serve neighbouring areas, while their technical state and parameters are of a low class.

Igołomska street has currently two-lane bituminous road without pavements, narrow shoulders and turning lanes near crossroads.

### Intended solutions:

The transportation system in the area of Przylasek Rusiecki will include the following system of roads:

- a newly designed Z-class (local distributor) road,
- a reconstructed L-class (local) road of the Rzepakowa and Tatarakowa Streets,
- a road designed in the southern part, joining the Rzepakowa Street with the Z-class road to serve local development,
- a system of one-way roads on dikes between water basins.

In the eastern part of the area, a transfer node is designed to combine municipal light railway system, bus transport and automobile transport. A car park near the nod for personal automobiles is designed.

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## Technical infrastructure

### Current state:

- Water: the area is served by the municipal waterways. A water main of 300-mm diameter runs from west to east along Igołomska Street. A water distribution system (ø300 mm > ø80 mm) supplies water to the settlements of Branice, Ruszcza, Wola Rusiecka and Przylasek Rusiecki,
- Sewage system: the central and northern parts of Kraków-East areas are beyond the area served by the municipal sewage system. Wastewater from households is discharged to containers regularly emptied. Industrial facilities have their own sewage systems. In the southern part a gravitational-pumping sewage system is under construction. There are pumping plants in Wyciąże, Przylasek Rusiecki and Stryjów.
- Rainwater discharge system uses open trenches and surface water races. Industrial facilities in the southern and northern parts of Branice have their own local rainwater discharge systems.
- Heat supplies: the area is beyond the area served by the municipal heating system of the city of Kraków. The source of heat for industrial facilities in Branice is the internal heating system of the steelworks of ArcelorMittal Poland S.A. Other structures are heated from individual heat sources using natural gas, solid fuels or heating oil.
- Natural gas: the natural gas network is underdeveloped. The source of gas is the reduction-and-measuring station in Niepołomice, whilst natural gas for industrial facilities in Branice comes from the internal gas network of the steelworks of ArcelorMittal Poland S.A.
- Power: 110kV and 220kV overhead lines.

### Intended solutions:

- Water: water will be supplied from the existing waterworks in the Tokarzewskiego, Rzepakowa and Karasiówka Streets (ø100 mm, ø100 mm and ø800 mm – respectively).
- Sewage system: waste water will be discharged to the wastewater system in the Tokarzewskiego and Rzepakowa Streets (ø50 mm and ø30 mm – respectively). From there, waste water will be pumped by the pumping stations in Przylasek Rusiecki and Stryjów through transit wastewater pipelines to the Kujawy waste water treatment plant.
- Rainwater discharge system: the drainage system will be extended, using gravitational discharge systems transporting water to the nearest receptors, i.e. trenches or streams; a drainage system will be constructed for all public roads;
- Heat supplies: heat energy will come from individual heat sources using natural gas from the existing medium-pressure gas pipelines in Tokarzewskiego, Rzepakowa and Karasiówka Streets (ø90 mm, ø70 mm and ø50 mm respectively); geothermal energy and waters may be used for medical treatment and recreation purposes,
- Natural gas supplies: natural gas will be supplied from the existing medium-pressure gas pipelines in Tokarzewskiego, Rzepakowa and Karasiówka Streets (ø90 mm, ø70 mm and ø50 mm – respectively).
- Power: wiring of 110kV and 200kV overhead lines. Medium/low voltage transformer stations will be constructed and fed from the existing medium-voltage line.

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More details  
about the area

<http://obserwatorium.um.krakow.pl>