

THE NEW QUARRY HOTEL COMPLEX: OPPORTUNITY OR RISK FOR OUR VILLAGE?

Community Position: Why the Proposed 16.5ha Mega-Resort Must Guarantee Water for Residents and Establish a Village Fund for Roads, Sidewalks, and Senior Care

1. What investment is Town Hall currently processing?

The public inspection period for the Local Spatial Development Plan (MPZP) covering the former "Jerzy" slate quarry in Orłowice (plots 40/2, 40/4, 141/1, 141/2) is currently concluding at Mirsk Town Hall. The investor (Izer Mountain Investment / Wojciech Kudera) is planning to transform an immense 16.5 hectares (165,000 m²) into a massive commercial tourism resort:

- A Massive Hotel Inside the Quarry Pit: A luxury spa & wellness resort with swimming pools, conference facilities, and automated underground parking adapted into the rock walls of the former pit.
- Commercial Retail Park Along DW 361: A commercial shopping strip on the regraded slag heap along the main road to Świeradów.
- Multi-Unit Holiday Villas and tourist apartment blocks on the upper ridge.

2. Three Critical Challenges for Orłowice and Krobica Residents

A development worth hundreds of millions of Złotys cannot be built at the expense of existing residents. Before this zoning plan is passed, our village must secure binding legal guarantees:

1. DRINKING WATER SECURITY AND PRIVATE WELLS:

A major hotel complex with pools uses enormous volumes of water. Our local groundwater on slate bedrock is already fragile. The developer cannot draw water from shallow local village aquifers—he must construct an independent external supply pipeline and legally guarantee that neighbours' private wells will not run dry.

2. TRAFFIC GRIDLOCK AND SAFETY ON REGIONAL ROAD DW 361:

Hundreds of additional vehicles daily will choke the road between Świeradów and Mirsk. The zoning plan must include a strict requirement for illuminated sidewalks, a safe pedestrian crossing at the bus stop, and traffic-calming features (such as a roundabout) paid for by the developer.

3. PROTECTION OF ADJACENT NEIGHBOURS & AGRICULTURE:

Commercial hotel structures must not encroach onto the boundaries of existing village homes, homesteads, and residential properties. We demand wide, natural green insulation buffers, acoustic shielding, and protective zones completely free of disruptive commercial activity.

3. The Legal Tool: Urban Planning Agreement & 1%–2% Village Fund

Under Polish planning law (Article 67y of the Spatial Planning Act and Article 16 of the Public Roads Act), the Town Council and Mayor have the legal right and duty to enter into a formal URBAN PLANNING AGREEMENT (*Umowa Urbanistyczna*) with the developer. An investor who gains millions in land

appreciation from the adoption of this plan must share tangible benefits with the village under the principle of Social License to Operate:

We propose that the urban planning agreement formally establish a Ring-Fenced Orłowice Community Fund, financed by a 1% to 2% levy on commercial unit sales and resort revenues:

A. 70% OF FUNDS — FOR VILLAGE INFRASTRUCTURE (MANAGED WITH THE VILLAGE COUNCIL):

Paving local municipal roads (including Road 51), new streetlights in unlit areas, drainage ditch maintenance, and sidewalks connecting Orłowice to the school and Krobica.

B. 30% OF FUNDS — FOR DIRECT SOCIAL SUPPORT FOR SENIORS AND THE VULNERABLE:

Administered via the Village Council and the Mirsk Social Welfare Centre (OPS) directly for winter heating fuel allowances, medication subsidies, and emergency aid for elderly and struggling villagers.

4. Concrete Benefits for All Parties (Win-Win-Win)

- For Residents: Water security, modern roads, pedestrian safety, and direct financial help for vulnerable neighbours.
- For Mayor & Council: A landmark economic achievement and upgraded village infrastructure without spending a single Złoty of municipal tax money.
- For the Developer: Community goodwill, zero legal delays or blockades, and unlocked bank financing for a world-class resort project.

5. Action Needed: Statutory Deadline is 9 October 2026

To make these requirements binding law, residents must submit formal OBJECTIONS TO THE DRAFT MPZP. The statutory legal deadline expires on Friday, 9 October 2026. Every written objection must be individually voted on by Town Councillors during the council session! Let us make sure the future of our village is shaped with our consent.

Download the simple 1-page objection template on orlowice.futuresolutionsai.com or pick up a printed copy at Orłowice 24 (contact: Jan Fura).

Together, let us protect the future of Orłowice!