

State Water Holding Polish Waters
Regional Water Management Authority
in Szczecin

LAND ACQUISITION AND RESETTLEMENT ACTION PLAN

for

Odra-Vistula Flood Management Project
co-funded by:
the World Bank (WB), Loan Agreement no. IBRD 8524 PL
Council of Europe Development Bank (CEB), Loan Framework Agreement No. LD 1866 and
the State Budget

Subcomponent 1.B: Flood Protection on Middle and Lower Odra River

WORKS CONTRACT 1B.3/1
Construction of mooring facilities
Stage I – Construction of mooring base for icebreakers
Final - Update no.1



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Subcomponent 1B: Flood protection of the Middle and Lower Odra,

WORKS CONTRACT 1B.3/1 – Construction of mooring facilities, Stage I – Construction of mooring base for icebreakers

Land Acquisition and Resettlement Action Plan is prepared for Contract 1B.3/1 executed by the State Water Holding Polish Waters – Regional Water Management Authority in Szczecin.

PROJECT IMPLEMENTATION UNIT:

State Water Management

Polish Waters

The Regional Water Management Authority
in Szczecin

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Szczecin – November 2020

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List of abbreviations used in the document

1B.3/1	The number of Works Contract 1B.3/1, task: Construction of mooring base for icebreakers
The World Bank (WB)	The International Bank for Reconstruction and Development
BKP	Coordination Unit for the Odra-Vistula Flood Management Project
BREE	Council of Europe Development Bank (CEB)
EGIB	Land and Building Register
GIS	Geographic Information System a system of information on the terrain, consisting of a database covering a specified area as well as the procedures and techniques for systematic collection, updating and sharing of data
GUS	The Central Statistical Office of Poland
Joint Venture (Consortium)	Joint Venture Sweco Consulting Sp. z o.o./ Sweco Nederland B.V./ Sweco Engineering Sp. z o.o./ Ekocentrum – Wrocławski Ośrodek Usług Ekologicznych Sp. z o. o
Project/undertaking	Construction of mooring base for icebreakers, Stage I
JRP	Project Implementation Office – a separate organisational unit within the PIU, responsible for the Project implementation
PIU/Employer/Investor	Project Implementation Unit: State Water Holding ‘Polish Waters’ – Regional Water Management Authority in Szczecin Tama Tama Pomorzańska 13 A, 70-030 Szczecin
KC	Act of 23 April 1964 the Civil Code (Journal of Laws of 2018, item 1025, as amended),
Consultant Engineer	A company or legal person engaged by the Employer to supply services (for example, those defined herein)
Contract / Task / Investment Project	Works Contract 1B.3/1
KPA	the Law of 14 June 1960 – Code of Administrative Procedure (Journal of of Laws 2018, item 2096, as amended)
LARPF	Land Acquisition and Resettlement Policy Framework
MOPR	Municipal Family Support Centre
NBP	National Bank of Poland
NGO	Non-governmental Organisation

Structure	A functionally separated material scope being a part of Task 1B.3/1
OOŚ	Environmental Impact Assessment
OP 4.12	Reference of the document including the principles of performing involuntary resettlement required when the Task is funded under a loan from the World Bank – Operational Policy 4.12 – Involuntary Resettlement.
PAP	Project Affected Person(s)
PNRI	Investment Project Implementation Permit
LA&RAP	Land Acquisition and Resettlement Action Plan
Project/OVFMP	Odra-Vistula Flood Management Project
PGW WP	State Water Holding Polish Waters
Land Register Regulation	Regulation of the Minister of Regional Development and Construction of 29 March 2001 on the register of lands and buildings (consolidated text Journal of Laws of 2019, item 393)
Appraisal Regulation	Regulation of the Council of Ministers of 21 September 2004 on the appraisal of properties and preparing appraisal reports (Polish Journal of Laws 2004, No. 207, item 2109, as amended)
Flood Act	The Act of 8 July 2010 on special rules of preparing projects involving flood prevention structures (consolidated text: Polish Journal of Laws 2018, item 433)
TO	A permanent restriction in using a real property
UGN	The Real Property Management Law of 21 August 1997 (Polish Journal of Laws 2018, item 2204, as amended)
UPB	The Construction Law of 7 July 1994 (Polish Journal of Laws 2018, item 1202, as amended)
UPW	The Water Law of 20 July 2017 (Polish Journal of Laws 2019, No. 2018.2268, item 125)
Contractor	A company/legal person exercising Works Contract 1B.3/1
ZBiLK	Municipal Buildings and Premises Board in Szczecin (Polish: <i>Zarząd Budynków i Lokali Komunalnych w Szczecinie</i>)
ZZMP	The Act of 16 December 2016 on the rules of state property management (Polish Journal of Laws No. 2018.1182, as amended)

1. Key definitions

Key definitions used herein:

Real property price – an amount negotiated with the real property owner, due to him for the real property or a part thereof, based on the value of that property determined by a licensed property appraiser. The amount of compensation for the real property shall not be lower than the cost of replacing the lost asset, excluding the depreciation of assets resulting from the age, condition or any other factor related to the assets.

Cut-off date – the date of completing the property inventory and the list of Project Affected Persons. The persons who remain on the Project site after the cut-off date shall not be entitled to compensation or any other form of assistance. Similarly, no compensation shall be paid for fixed assets (such as buildings, plants, fruit trees or tree stands) after the end date of the inventory or, alternatively, after the deadline agreed.

Economic resettlement – the loss of over 20% agricultural land, if the revenue of the Project Affected Person (PAP) is largely based on agriculture.

Physical resettlement – the loss of the place of residence or commercial facilities, such as shops or workshops, or facilities necessary to generate revenue.

Special assistance groups – the people who due to their gender, ethnic group, age, mental or physical disability, difficult financial standing or social position, are more vulnerable to the adverse effects of resettlement than other groups, and who may have a limited possibility to file claims, use assistance during the resettlement or use their right of share in the benefits of the investment project.

Resettlement cost – the scope of compensation for the lost goods / properties / expenditure, which covers the replacement value of the goods / properties and the costs of carrying out the resettlement and taking the related actions.

Social impact – in the light of OP 4.12, a social impact associated with expropriation is defined as any direct loss, whether social or economic, which arises out of the expropriation of a real property or the permanent restriction in the manner of using or access to the real property.

Compensation – a value paid in money or as a replacement property for the properties and assets which have been acquired or are affected by the Project. A compensation is paid if the owner must transfer his real property to the State Treasury (State Water Holding ‘Polish Waters’ – Regional Water Management Authority in Szczecin). In accordance with the Polish laws, in this respect the compensation may be paid from the moment when the building permit generally becomes final and binding as well as in any case before the real property is taken over and seized for construction purposes.

OP 4.12 Involuntary Resettlement – the Operational Policy setting out the principal rules and procedures being a basis of the WB approach to involuntary resettlement due to investment projects.

Project Affected Person (PAP) – any person who, due to the project implementation, loses his or her ownership right or other benefits from his or her developed infrastructure (used for residential, agricultural or breeding purposes), or loses his or her annual or multi-annual crops and yield or other related or movable assets, in full or in part, whether permanently or temporarily. PAPs may also include the members of a local community or other persons affected by the actions related to the project.

Natural person – the civil-law definition of a human, from the moment of birth until the moment of death.

Legal person – legal persons are the State Treasury and organisational units which are accorded legal personality by specific regulations.

Bona fide possessor – a person who uses a thing, treating it as his/her property, and is erroneously convinced that he/she has the right of ownership, but this erroneous conviction is justified by the circumstances.

Mala fide possessor – a person who uses a thing, treating it as his/her property, but is or should be aware that he/she is not its owner.

Revenue – an increment in property gained from carrying out a business or agricultural activity on a real property, including from the sale of such property.

Involuntary resettlement – a resettlement is involuntary if it is carried out without the consent of the person being resettled (against his/her will) or under a consent granted under duress (without the possibility to object to the resettlement), for example by expropriation.

Limited liability company – a company established by one or more persons for any lawful purpose.

Expropriation – a process involving the deprivation or restriction of a right in a real property, enjoyed by a particular person, under an individual legal act.

Value of expenditure – the amount due to the user, negotiated with the person incurring expenditure on the real property, or an amount based on the value of expenditure determined by a licensed property appraiser.

Replacement value – a compensation for lost goods, appraised based on their replacement/market value, including all transaction costs (such as taxes and registration fees), aimed at a sufficiently effective replacement of the lost goods (replacement value). Replacement value is the amount required to replace the lost assets, excluding the depreciation of arising out of the age, condition or another factor relating to the assets.

Purchase / voluntary sale – a transaction involving a paid acquisition of a right to a real property from its owner/possessor, for a price accepted by both parties, if the owner may reject the transaction. If a project resorts to expropriation, the purchase is not deemed voluntary (as it does not involve a wilful buyer and wilful seller).

Property resources (as per the RPM Law) – the public resources of properties are defined in Article 20 of the RPM Law. The resources are classified by ownership. The real property resource of the Treasury was distinguished (Art. 21 and 21 a of the RPM Law), as well as the real property resources of different types of local government units: a commune (Art. 24 of the RPM Law), a district (Art. 25 a of the RPM Law) and a province (Art. 25 c of the RPM Law). Article 20 of the RPM Law does not refer to the real property resources of owners other than those listed hereinabove.

The following terms used herein alternatively: **land – real property – plot**, as the context requires, are defined as in the following legal acts:

- CC – land, real property;
- RPM Law – real property, plot of land;
- Land Register Regulation: land, registered plot (abbreviated herein as ‘plot’); and
- Operational Policy 4.12 – land.

2. WPROWADZENIE

This document presents the Land Acquisition and Resettlement Action Plan (RAP) for Contract 1B.3/1 – Construction of mooring facilities, Stage I – Construction of mooring base for icebreakers, carried out as part of the Odra-Vistula Flood Management Project (OVFMP), co-financed by the International Bank for Reconstruction and Development (World Bank) (the Loan Agreement of 10 September 2015), the Council of Europe Development Bank (CEB) (the Loan Agreement of 24 May 2016) and the State budget. It should be emphasized that this document only refers to Contract 1B.3/1, not to the entire POPDOW.

The main purpose of the OVFMP is to protect the persons residing at the floodplains situated in specified parts of the catchment areas of the two largest Polish rivers (Vistula and Odra), against serious floods. The OVFMP covers the following five Components:

Component 1 – Flood Protection of the Middle and Lower Odra,
Component 2 – Flood Protection of Nysa Kłodzka Valley,
Component 3 – Flood Protection of the Upper Vistula,
Component 4 – Institutional Strengthening and Enhanced Forecasting; and
Component 5 – Project Management and Studies.

The Components include Subcomponents. Component 1 consists of the following three Subcomponents marked as 1A (Flood protection of areas in Zachodniopomorskie Province), 1B (Protection of Middle and Lower Odra River) and 1C (Flood protection of Ślubice City). The names of the Components and Subcomponents are given as in the Project Operations Manual for the 'Odra-Vistula Flood Management Project', which is available on:

http://odrapcu.pl/doc/POM_PL.pdf

Works Contract 1B.3/1 will be carried out as part of Component 1, Subcomponent 1B – Flood Protection on the Middle and Lower Odra.

All Tasks within Sub-Component 1B solve the problems related to flood protection in a comprehensive manner, covering the areas that are most vulnerable to flood. Subcomponent 1B contains the following Tasks:

- 1B.1/1 (a) – Reconstruction of river control infrastructure on Odra river – adaptation to the conditions of Class III waterway from Ścinawa to Nysa Łużycka mouth – Stage II.
- 1B.1/1 (b) – Reconstruction of road bridge in Krosno Odrzańskie, including the access road.
- 1B.2 – Modernisation works on border sections of Odra river, Stage I – Modernisation works on border sections of Odra river to enable winter ice-breaking.
- 1B.3/1 – Construction of mooring base for icebreakers.
- 1B.3/2 – Construction of mooring facilities at lower and border Odra river and new waterway signage.
- 1B.4/1 – Improvement of flood water flow from Dąbie Lake in winter.
- 1B.4/2 – Dredging of Klucz-Ustowo ditch.
- 1B.5/1 – Reconstruction of a bridge to ensure minimum clearance – a railway bridge at km 733.7 of Regalica river in Szczecin.
- 1B.5/2 – Reconstruction of a bridge to ensure minimum clearance – a road bridge at km 2.45 of Warta river in Kostrzyn nad Odrą.

- 1B.5/3 – Reconstruction of a bridge to ensure minimum clearance – a railway bridge at km 615.1 of Odra river in Kostrzyn nad Odrą.

2.1 DESCRIPTION OF TASK 1B.3/1

The planned project covers the construction of mooring infrastructure for icebreakers in Szczecin. The works will result in building the following civil structures, without limitation:

- a docking and mooring quay for icebreakers,
- a service and repair quay to be built as a result of widening the maintenance basin,
- a workshop and storage building,
- a storage canopy,
- two garage buildings,
- a slip used to lowering and pulling up small vessels in the docking basin,
- an area for a crane,
- a road system,
- an arrangement of managed vegetation.

In addition, the project provides for:

- widening the docking basin,
- drawing works in the manoeuvring basin,
- demolition of the existing service structures remaining after the allotments,
- demolition of the structures used for residential and business purposes (garages, warehouses).

2.2 SITE OF TASK 1B.3/1

The project will be carried out in the area located in the southern part of Szczecin, within Podjuchy neighbourhood, at Karpia street. It will be conducted directly at the bank of Regalica (a branch of Odra river).



Icebreaker base, ul. Karpia in Szczecin – present condition, a view from plot No. 7/16

The project site directly adjoins the existing Water Supervision Base of the Regional Water Management Authority in Szczecin.

The investment project will be located on the real properties covering plots No. 7/16, 1/12, 1/8 and 20. Plots No. 7/16 and 1/12 are owned by the Municipality of Szczecin. Plots No. 1/8 and 20 are property of the State Treasury, managed by the Regional Water Management Authority (RZGW) in Szczecin.

Item	Plot No.	Commune / Precinct	Owner	Class of use
1.	7/16	City of Szczecin, precinct 4112 Dąbie	Municipality of Szczecin	arable land
2.	1/12	City of Szczecin, precinct 4112 Dąbie	Municipality of Szczecin	wasteland
3.	1/8	City of Szczecin, precinct 4112 Dąbie	State Treasury, RZGW in Szczecin	Land covered by flowing surface water
4.	20	City of Szczecin, precinct 4112 Dąbie	State Treasury, RZGW in Szczecin	Other developed land

Table 1: List of plots for the Task

The plots owned by the Municipality of Szczecin will be transferred to the State Treasury under a voluntary property exchange agreement. For this purpose, the State Treasury – PGW WP, RZGW in Szczecin will make available for exchange the real property located at Żaglowa street in Szczecin, which is now owned by the State Treasury, with the PGW WP RZGW in Szczecin exercising the ownership rights. Given that the value of the property to be transferred to the Municipality of Szczecin is higher, there will be a surcharge paid to the State Treasury, equal to the difference between the property value that will be based on appraisal to be prepared by licensed property appraisers.

In accordance with the provisions of the State Property Management Act, applicable to the transaction, the consent for property acquisition under an exchange agreement will be granted by the Minister of Maritime Economy and Inland Waterways.

There are no residential buildings in the area of the Task implementation, that can be considered residential buildings within the meaning of the Construction Law (The Construction Law of 7 July 1994). According to the definitions contained in the Act, a residential building is a "building". A building is "a civil structure which is permanently attached to the ground, separated from the space by building partitions and having a foundation and roof". A "civil structure" is a "building, structure or structural landscaping, together with installations to ensure that the object can be used for its intended purpose, erected using construction products. Therefore, it should be recognized that within the Task implementation area there are no residential buildings in the formal and legal sense.

The nearest, legal, residential development is situated approx. 50 m from the investment project site. However, there exist such service facilities as fences or structural landscaping (gazebo remaining after allotments as well as warehouses and garages, which were partly abandoned by previous persons once contract had expired and partly currently is used by contractless users, as referred to in chapter 4.2. *Social impacts identified for the purposes of Task 1B.3/1.* This list may not be final, as the works may reveal more infrastructural elements, not marked on the maps, especially installed under ground. The task site covers soils which are classified as arable land in the land and building register, but this is not their actual purpose, as they are in fact wasteland covered by trees and bushes of different age. Some of the properties are used for fishing business. The fishing business does not have a negative impact

on the implementation of the Task, in particular due to the arrangements made, by way of negotiations, with PAP, referred to in detail in chapter 4.2. *Social impacts identified for the purposes of Task 1B.3/1.*

According to the social and economic survey, one of the gazebos is also used as a place of residence by one elderly woman. This structure has no installations because it was originally intended for use as a garden gazebo, and thus, according to the definitions indicated above, it would not be classified as a residential building within the meaning of the Construction Law. Due to the fact that in the case of actual use of the building as a place of residence, the building will be treated as a residential building, in the further part of the document the gazebo is considered as such. In addition, all activities undertaken during the preparation of the document, as well as all analyses, tests and qualification of PAP were performed taking into account the actual use of the building. **According to OP. 4.12 although the building is not initially intended to, nor legally recognized in Polish law, be a residential building, it is currently used as a residence, by default, this gazebo will be considered a residential building for this LA&RAP.**

Since the properties owned by the Municipality of Szczecin will be transferred, under a voluntary agreement, to the State Treasury – PGW WP RZGW in Szczecin, and the other properties are already owned by the State Treasury, the project will involve no expropriation that would consist in depriving the owners their rights to the properties.



Plot No. 7/16, ul. Karpia in Szczecin; the area of former allotments – present condition

However, given that one of the properties owned by the Municipality of Szczecin is used by four (4) persons without a contract, actions have been taken to reach an agreement on the form and value of compensation for the outlay spent on the property.

One of those people is a homeless person affected by a partial physical disability, who permanently resides in the former allotment but has never signed any lease agreement for the plot. That PAP is subject to actions aimed to acquire premises that may be used to satisfy that person's housing demand.

Two persons have garden gazebos and wooden sheds on the property, used for their personal purposes, and in addition the plots include plantings. The plots are presently neglected, and have never been used as allotments. One of the said contractless possessors used to have a lease agreement for the property, while another possessor had the legal status of the property unsettled, and still occupies it without any contract. The PAP who signed a new lease contract in 2008, once the contract was terminated in 2017, did not release the property, and at least from that time has also been using the property with no contract, paying only the rent at the previously set amount.

The last of the contractless users carries on a fishing business. The property includes three composite-structure (wooden and bricked) utility buildings, a footbridge and plantings. The PAP who runs the business had signed a lease contract for the property in 2008, but when the contract was terminated in 2017, the person did not leave the property, and has ever since used the property without a contract.

The property owner has obtained judgments ordering two identified contractless users to release the properties free of persons and things. At the Investor's request, the compulsory enforcement of the judgements was suspended, and no enforcement proceedings were instituted. According to our information, two of the four contractless users are in payment arrears, including payments for the contractless use of the properties, which they have been obliged to pay to the current owner (Municipality of Szczecin). The claims payable to the current owner of the properties by the contractless users will not become claims of the Investor upon the acquisition of ownership in the properties. They will remain claims of the previous owner. As of the date of this RAP, the Investor has only a part of the information on the amounts and bases of calculation of the payments, which is due to the protection of personal data. However, the property owner (Municipality of Szczecin) has been requested to suspend or refrain from further legal actions against the contractless users.

Item	PAP category	Original lease contract	Lease contract renewed in 2008	Property abandoned upon termination of the lease contract in 2017
1.	Contractless user – vulnerable group	No	No	No
2.	Contractless user	Yes Contract No. N-61/87 signed in 1987	Yes Contract No. F-14/DII/2008	No
3.	Contractless user	No	No	No
4.	Contractless user being an entrepreneur	No	Yes Contract No. S-311/DII/2008	No

Table 2: Categories of the contractless users of plot No. 7/16

Given the information that the owner terminated the lease contracts in 2017 since the area was necessary for the construction of an all-season mooring base including auxiliary facilities for a group of icebreakers, actions have also been taken to determine whether the former lessees may be classified as persons affected by the project financed by the World Bank, who, once the contract were terminated in 2017, have cleared the property of persons and things, cleared the area covered by the former allotments and voluntarily given the property to its owner. A detailed list of the former lessees eligible for compensation is set out as Appendix 2 hereto.

It should be emphasized that this RAP is not governed by the Family Allotments Act of 13 December 2013 (consolidated text: Polish Journal of Laws 2017, item 2176, as amended). This document concerns the areas that were actually used as allotments, but did not meet the definition of allotment as set forth in the said Act.¹ Therefore, the term 'allotment' used herein only refers to the purpose and manner of using the real property by its lessees, not to the term used in the Family Allotments Act, which implies the use of legal regulations other than those applicable to this case. The analysed real property has been given for use under lease contracts for a part of the property, which were concluded by the owner, the Municipality of Szczecin. Parts of the land properties were given for lease, mainly for the purpose of vegetable cultivation.

Some of the contracts contain stipulations which prohibit the development of the property and cover it with permanent plantings. Regardless the provisions of the contract, the lessees have lawlessly erected structures on the leased properties, which were generally used as gazebos. The first lease contracts for the area were concluded in the 1980s, and some of them had applied until termination in 2017. During that time, the real property at Karpia street has gathered a community of allotment



holders. Detailed information about the lessees is contained in chapter 7.4 – Former lessees of plot No. 7/16.

The site of the investment project does not cover any cultural goods or monuments. There are no water intakes or other elements of technical and social infrastructure, significant for the local community that could require compensation in this LA&RAP.

The access road to the real property constituting plot No. 7/16 and the view on Regalica river from the real property

At the investment project site, on an unfenced part of the property, there is a bench installed in a location adjacent to Odra river. Having verified the circumstances of its construction, we have confirmed that the bench was installed by one of the PAPs, who had used a part of the property which directly adjoins the bench. The PAP has declared that he had kept the bench usable, maintained it, cleaned the adjacent area and allowed other persons to use the bench. This was confirmed by other persons who used the real property. The PAP who installed the bench has declared that he intends to disassemble the bench and move it to another location when leaving the property.

¹ In accordance with Article 2(5) of the Family Allotments Act of 13 December 2013, *whenever this Act refers to a family allotment, it shall be understood as a separated area or areas intended for family allotments, composed of plots and a general-purpose area, intended for common use by the allotment holders and provided with gardening infrastructure.*

The issue of the bench was a subject of one of the comments introduced to the Environmental Management Plan. The person submitting the comment defined the bench as a place of recreation and leisure, used by local residents. However, by verifying the available information, we have drawn opposite conclusions (as stated above) and found that the bench is owned by one of the PAP. Third parties could indeed use that place, but only upon the consent by the PAP who, directly or implicitly, allowed other persons to use the place. Consequently, given its private character, the place does not meet the definition of public infrastructure used for leisure and recreation. Therefore, the Task will not cause any access restriction, as such full and unrestricted access has never existed. The use of the place was controlled and subject to approval by one of the PAPs. The site intended for the icebreaker base has never been a generally available and public leisure area. The real property was an object of lease contracts aimed to maintain allotments, whose lessees have fenced their respective sections and restricted the access to the property by unauthorised persons. Unlimited access was only provided along the internal circulation roads running between the sections fenced by the lessees. In consequence, there are no grounds to classify any part of the property as a generally available area used for leisure or recreation.

According to the LARPF, the PAPs deemed eligible for compensation or protective measures in connection with implementing the project, for crops, plants, structures and other constructions attached to the land, include owners, perpetual usufructuaries, owner-like possessors, lessees and users of the properties. In this case, the bench was classified as private property of one of the contractless users.

Irrespective of the above, the Investor has taken efforts to obtain information from local authorities on whether the site of the Task covers any ongoing or planned projects intended for the recreation and leisure of local residents. The information will be used to present to the local authorities a diagnosed demand by the residents to establish a leisure and recreation area. Considering the limited number of public properties, located near the planned project and having an identical access to the river, we may assume that any attempt to establish a leisure area will be objectively difficult or even impossible.

Having submitted requests to local authorities for access to information about ongoing or planned recreational or recreational-tourist investments in the administrative district of Szczecin - Podjuchy, the Investor determined that the implementation of such a project by the Municipality of Szczecin is planned, and the planned date of implementation was set for 2020. Information was obtained that the basic function of the structure which is the subject of the planned investment is the broadly understood recreational and tourist function, as well as that the structure is to be a space for active rest, social integration of the inhabitants of Szczecin, a local water sports centre, a starting point and a stop point on the water, cycling and walking trails. In addition, it was emphasized that this investment is an opportunity to meet the need of residents of the Podjuchy estate to gain access to the river. The planned project covers an area of approx. 1.35 ha and is located on the properties of the city of Szczecin commune, marked as plots 22, 23, 7/13, 1/10, and partly 12/11, locality 4112, as well as on the properties owned by a municipal company, marked as plots number 10/6, 10/8, and 7/4, locality 4112 and partly on the property marked as plot number 1/8, which is a water plot (the river Regalica). According to the information provided, the designed land development includes, among other things, a fixed platform, roofed shelter on a platform with access via footbridges, observation platforms with seating serving as viewing terraces, as well as benches, tables and other streetscaping elements.

The project described above implemented by the City of Szczecin commune is located in a close proximity to the place of implementation of the Investment and thus to the place where the bench was located, as shown in the figure below.