



# INVESTMENT PASSPORT OF ZALISHCHYKY DISTRICT, TERNOPIL REGION



2015

## CONGRATULATORY WORD

The Investment passport of Zalizhchyky district is composed by the Department of Economic Development and Trade of Zalizhchyky District State Administration. It contains high-quality, actual and exhaustive information about competitive advantages, investment possibilities of the district, aiming at disclosing and realization of its investment potential.

We hope that edition will not only be a source of information for business, but also will allow to promote the investment attractiveness of the district, will become an effective instrument for adjusting business contacts with potential investors, will facilitate the adoption of positive decisions on investment on the territory of Zalizhchyky district.

*Zalizhchyky District  
State Administration*

## COMPETITIVE ADVANTAGES OF THE DISTRICT

Analysis of economic potential of the district indicates on expediency of investments in and development of the following branches of economy:

- **agro-industrial complex;**
- **development of objects of tourist and recreational infrastructure,** development of rural (green), cognitive and water tourism;
- **extraction and processing of local mineral resources;**
- **competitive advantages of investment in the economy of district;**
- **unique natural and climatic conditions;**
- **local sources of raw materials;**
- **free real estate objects and land plots,** forming an informative database;
- **unique historical, architectural and natural heritage;**
- **available educational base for preparation of specialists in priority industries of economy;**
- **unused resource and skilled workforce potential.**

# CONTENTS

## **SECTION 1. DESCRIPTION OF DISTRICT**

- 1.1. Natural, geographical and climatic conditions
- 1.2. Demography and human resources
- 1.3. Raw materials and resource potential
- 1.4. Basic indicators of economic and social development
- 1.5. Economic potential
- 1.6. Transport infrastructure
- 1.7. Education
- 1.8. Social and culture sphere

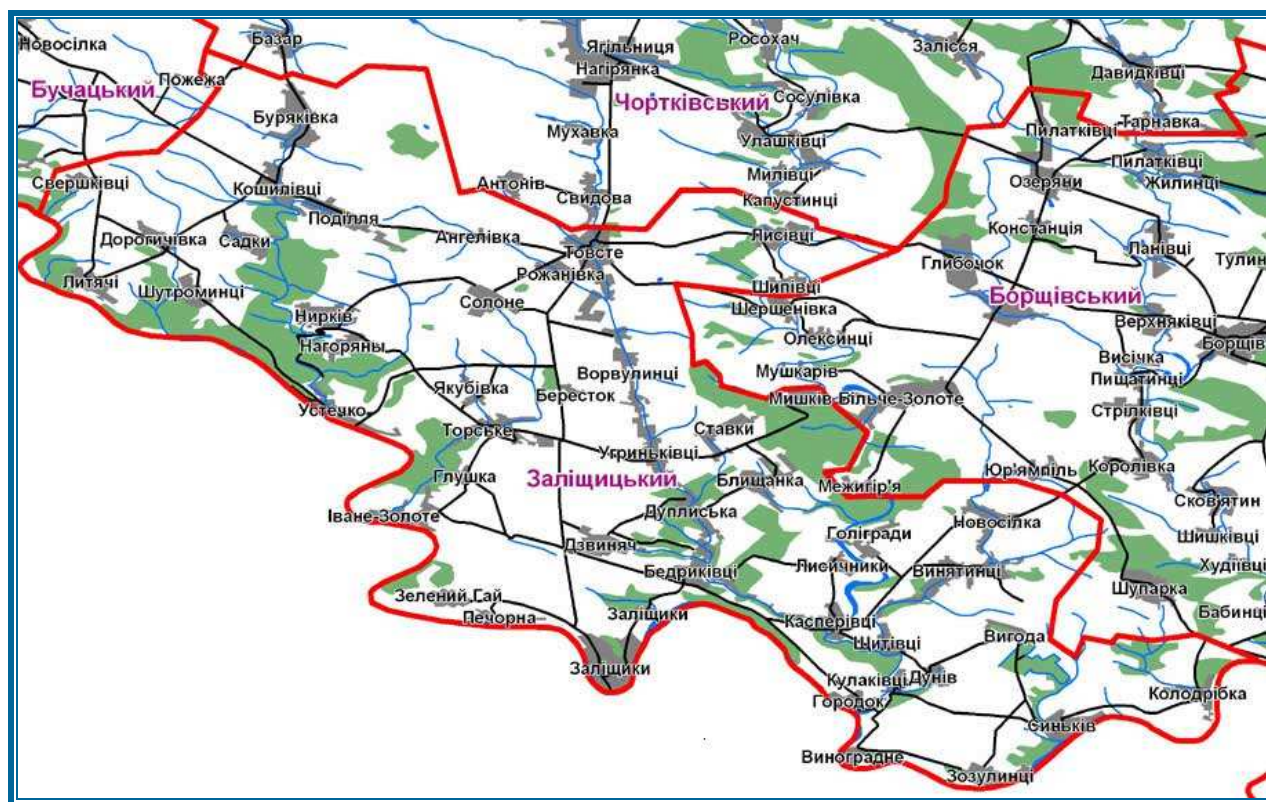
## **SECTION 2. PROPOSITIONS FOR INVESTORS**

- 2.1. Priority industries for investments
- 2.2. Strategic investment projects
- 2.3. Free land plots and real estate objects

## **SECTION 3. CONTACT INFORMATION**

## SECTION I. DESCRIPTION OF THE DISTRICT

### 1.1. NATURAL, GEOGRAPHICAL AND CLIMATIC RESOURCES



The territory of Zalishchyky district is located in the south of Ternopil region, borders in the north – with Chortkiv, in the north-east – with Buchach districts of Ternopil region, in the south – with Chernivtsi and on west – with Ivano-Frankivsk regions.

The area of the region covers 683.91 km<sup>2</sup>, or 4.9% of the territory. Within the area there are 55 settlements, including: Zalishchyky city, Tovste township and 53 rural settlements, which administratively subject to the city, township and 35 village councils.

As of 01.01.2015, the area is inhabited by 47,700 people, that is 4.7% of the total population in the region, including urban – 9,300 people (20.0%), rural – 35,061 (73.4%), township – 3,357 population (7.1%).

The average population density is 76.8 people per 1 km<sup>2</sup>, which is less than 5.4 persons to the average indicator of the region.

The density of settlements is 8 units per 100 km<sup>2</sup>

External and internal communications are carried out by the railway and road transport. The main highways of national importance are Brest-Chisinau-Odesa and Mohuliv-Podilsky-Colomyia-Delyatyn.

The district administrative center is the town of Zalishchyky. The distance from Zalishchyky to the regional center is 147 km by the railway and 122 km by the highway.

Zalishchyky is washed by the river Dniester from the three sides with its 200-metres high banks. The territory of Zalishchyky district is located in the West-Ukrainian forest and steppe physical geographical zone.

The climate is moderate continental, characterized by warm summers and chilly winters with often thaws.

The average yearly temperature is +7.2 C.

The frostless period is 130-180 days.

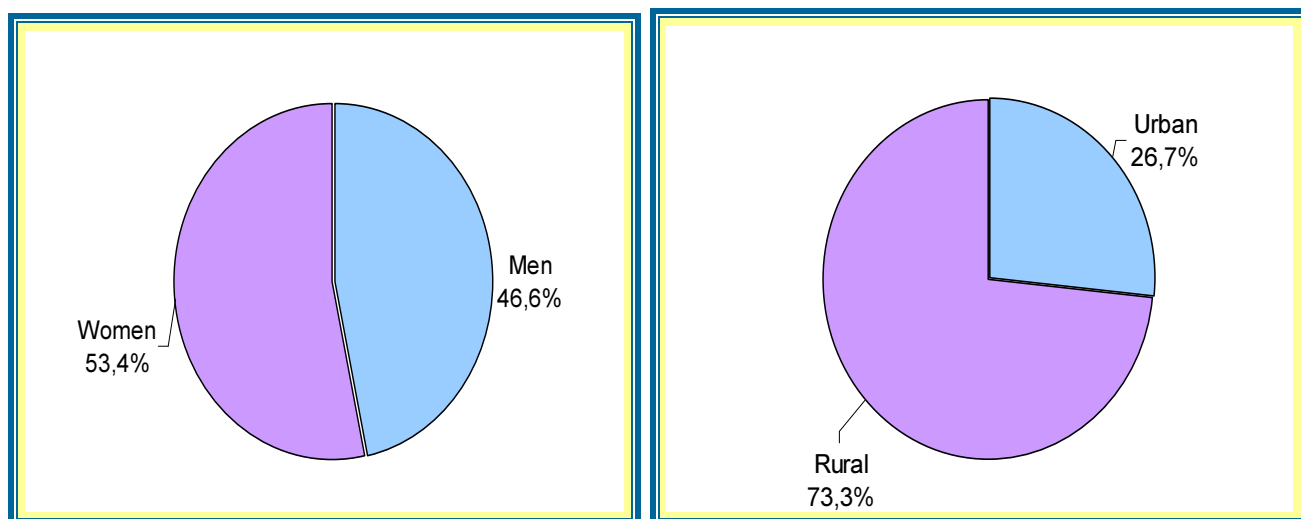
The annual rainfall is 570-620 mm.

The district belongs to a wet and moderately warm agricultural zone, and Zalishchyky itself is the only place in Western Ukraine with the climate similar to Mediterranean. It is formed due to the peculiarities of the city relief.

## 1.2. DEMOGRAPHY AND HUMAN RESOURCES

The population of district is 47,700 people or 4.5% of the population of Ternopil region. Labour resources of district contain about 24.0 thousand people, including a working age population of 20.0 thousand people.

### Population structure of the district



According to the statistics, 5,100 people work in all spheres of activity in the district, most of them (2,000 people) are businessmen, 390 – work in industry, and 250 people – in agriculture.

During 2014 there were 1,398 people with unemployed status, including 434 people have additional guarantees in employment assistance, and 40 people with disabilities. Average size of unemployment benefit was 855 UAN.

As of 01.01.2015, 458 citizens possessed a status of unemployed and 412 persons received unemployment benefit.



## 1.3. RAW MATERIALS AND RESOURCE POTENTIAL

### Forest resources

According to the land register statistics, as of January 1, 2007, the district forest fund made up 10722.7 hectares, including 8,857 hectares of forests of state forestry enterprises ownership:

- Naddniester forestry – 1,109 ha;
- Dorohychiv forestry – 4,159 ha;
- Zalishchyky forestry – 3,240 ha;
- Ulashkivtsi forestry – 329 ha.

The total reserve of plantations is almost 30 thousand m<sup>3</sup>. The main forest species are oak, hornbeam, pine, fir-tree, acacia and lime-tree.

The total forested area in the district is 16%. The average age of the forests is 37 years.

Every year in the forests of district there are care, sanitary and main cuttings. The annual timber storage is about 6 thousand m<sup>3</sup>.

Wood from cuttings partly goes for the population needs, other – for industrial processing outside the district. Halychyna forest LLC carries out the activity in the field of wood treatment.

### Water resources

The district belongs to the Volyn-Podillya artesian basin and is characterized by a wide system of underground water horizons with a great amount of water. Fresh water in the western part of the basin is found at the depth of 600-700 meters and in the southern part – up to the 300-400 meters.

Hydrographic network of the district consists of the river systems of the Dniester, Seret, Dzhuryn, Tupa, Khramova, Porosyachka with their tributaries.

The main rivers are the Dniester and the Seret.

The Dniester is the main district waterway. Its length within the district is 80 km. The river is 100 m wide. The highest level of the river is observed during the spring flood and summer rainfalls. The maximum depth of the water during the floods is 9.6 meters around the territory of Zalishchyky.

The Seret is a left tributary of the Dniester. Its mouth is near the village of Horodok. Kasperivtsi water reservoir was built on the river with the capacity of the storage of 19 mln m<sup>3</sup> per year, its total area is 2.63 km<sup>2</sup>.

### Minerals

There are deposits of gypsum, gravel, loams, clay, construction sand, sources of sulfate waters, displays of copper ore and phosphates on territory of the district. Medcinal peat muds are found near Tovste township. Displays of copper are revealed near the villages of Ustechko, Ivane-Zolote, Khmeleva, Chervonohrad and Zalishchyky city. Area of copper displays is about 50 km<sup>2</sup>.

### Soil resources

The soil cover in the district is varied. Most of the territory is occupied by different ashed soils. Ashed black soils are the most widespread in the district. They

cover 29% of the western part of the district, while black regradated soils account for 16.6%, and ashen-gray soils occupy 8%.

Meadow and marsh soils lie in the lowlands – beam valleys and pools. They can be used for cultivating vegetables and feed crops.

High moisture and the separation of the territory have promoted the development of forest vegetation. Oak and hornbeam, as well as some beech forests are preserved with some representatives of the Mediterranean flora on the slopes.

The ploughed land makes up 59.7%, and agricultural land constitutes to 82.4%. The total land fund of the district constitutes 68.4 thousand hectares, including 49.5 thousand hectares of agricultural lands, comprising 40.8 thousand hectares of arable land, 0.5 thousand hectares of hayfields, 5.9 thousand hectares of pastures, and 1.4 thousand hectares of fallows.

### **Recreational resources**

Recreation services are provided on the basis of Rosynka Camp (Rosynka LLC, Kasperivtsi village), which accommodates 130 people, and Romashka Rest Camp in Nyrkiv village, which can accommodate 100 people.

For short-time recreational services people use forests and parks, recreational forests, reservoirs (rivers, especially the Dniester, the Kasperivtsi water reservoir).

The district has a considerable recreational potential: favorable natural conditions (special local microclimate), mineral waters, medicinal peat mud, woods, rivers, especially the Dniester Canyon, and the Kasperivtsi water reservoir, which form unique landscapes and conditions for the organization and development of recreational industry.

The limiting factor is the contamination of Zalishchyky with radionuclides after the Chornobyl nuclear disaster and its inclusion to the IV zone of enhanced radiological control.

Analysis of the structure of land resources has allowed to define the landscape areas, which are potentially suitable for recreational purposes.

**Recreation structure of land resources of the district (hectares)**

Suitable for recreational use, total	12,082
including forested areas	9,811
Shrub plantations of protective value	696
Rocky places	1,274
Hayfields and pastures	301

A special group of landscape resources is formed by the objects of nature reserve fund, except those where the recreational use is prohibited.

Currently bottling of medicinal mineral water in the district is not carried out.



## 1.4. BASIC INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT POTENTIAL

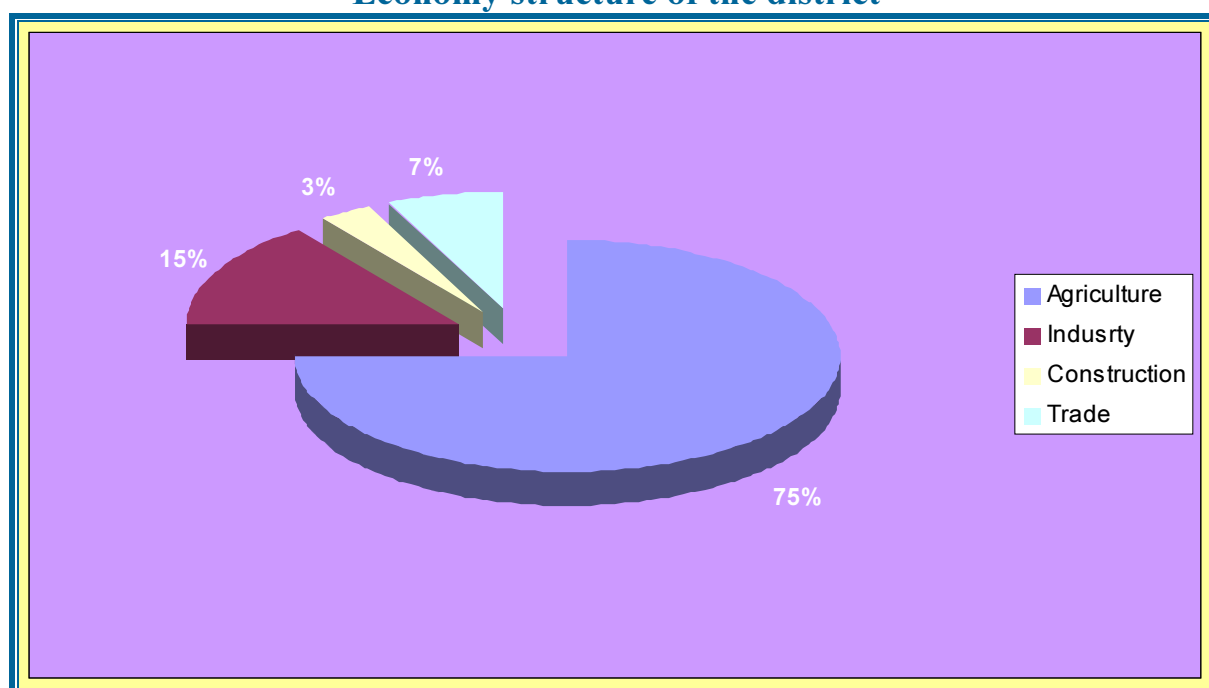
Basic indicators of social and economic development of district			
Name of the indicator	Measurement units	2013	2014
1	2	3	4
Volume of sold industrial output	mln.UAH.	99.93	159.1
Volume of livestock production	mln.UAH	129.6	136.2
Volume of crop production	mln.UAH	259.8	374.3
Volume of foreign direct investment	thousand USD	0	0
Volume of capital investments	mln.UAH.	101.4	42.8
Volume of completed construction works	mln.UAH.	2.1	0.4
Volume of export	million USD	2.0	1.6
Volume of import	million USD	6.27	4.7
Volume of retail turnover	mln.UAH.	130.8	175.0
Volume of service sales	mln.UAH.	12.5	3.4
Size of average monthly wage	UAH.	2,135	2,190
Number administrative services provided by the center for such services	Units	275	1,096

## 1.5. ECONOMIC POTENTIAL

Leading industries in the structure of economy of district:

- agriculture – 75%;
- industry – 15%;
- trade – 7%;
- construction – 3%.

**Economy structure of the district**



## **Industry**

Industrial complex of the district consists of 13 industrial enterprises of different branches.

During 2014, industrial complex of the district had positive tendencies in production potential growth, providing the increase of production volumes to 51.6%, compared to 2013. Production volumes made up 179.7 million UAH. The volume of industrial output reached 150.9 million UAH, during the reporting period.

Basic types of production from the enterprises are: bread and bakery products, mineral water, soft drinks, products of galvanized steel sheet, nails, sausage products, printed production, meat and meat products.

## **Agriculture**

Total area of agricultural lands in the district makes up 18611.02 hectares, including 17647.19 hectares of arable land. Economic and financial activity is carried out by 22 agricultural enterprises of various forms of ownership, including 7 nonresidential processing 25 thousand hectares of land (about 52% of cultivated area of the district). Gross agricultural production in 2014 amounted to 510.6 mln UAH.

## **Foreign economic activity**

**Foreign trade turnover was 6.3 mln USD, export – 1.6 mln USD, import – 4.7 mln USD.**

Main products in export structure of the district were galvanized steel products. Groups of imported commodities in the district during the year were rolled steel, mechanical equipment, electrical equipment, the rolled galvanized steel.

The main prior task for the district is subsequent integration of local commodity producers into internal market of the European countries, owing to the increase in export volumes of commodities with the subsequent overcoming of negative balance of foreign trade.

During the current year investments were actively settled in agriculture and industry. Most specific gravity is mastered by Perspektyva Farm, Mayak LLC, Timirtan SE, Arma SE. Besides, considerable amount of investments were made in trade and education.

## **1.6. TRANSPORT INFRASTRUCTURE**

Operational length (km):

- railways – 29;
- motorways of state and local value – 617.46;
- including of hard-surface – 264.4.

Distance from the administrative center to the regional one is 122 km.

Number of road bridges – 35 units.

## **1.7. EDUCATION**

Proper functioning and innovative development of educational industry, introduction of study information and communication technologies is the main task of education industry.

As of January 1, 2015, there are 49 secondary educational institutions, including 46 – in rural areas, and 3 – in the city, which provide training and education of 6,851 students in the district.

### The network of educational institutions in 2014

No	Name of the institution	Number of the institutions	Number of forms-complexes, preparatory groups	Number of pupils and children in preschool institutions
1.	Comprehensive Secondary Schools	14	200	4,092
2.	Gymnasium	1	14	355
3.	Secondary Base Schools	21	156	2,172
4.	Primary Secondary Schools	13	21	232
	<b>Total:</b>	49	391	6,851
5.	Preschool educational establishments,	15	-	1,227
6.	School Montessori Preschool educational establishment”	1	27	420

### List of specialized secondary educational institutions and their specialties

No	Name of the institution	Name of specialty	Number of graduates	
1.	Ye. Khraplyvyy Zalishchyky Agrarian College of NUBiP Ukraine Separated Department	<i>Junior Specialist:</i>	<b>2014</b>	<b>2015</b>
		Economy of Enterprises	22	19
		Commercial Activity	18	19
		Finance and Credit	16	16
		Accounting	79	82
		Applied Ecology	22	20
		Maintenance of computer systems and networks	24	21
		Organization and technology of farming	18	25
		Production and processing of crops	41	45
		<i>Bachelor:</i>		
		Accounting and Auditing	55	46
		Agronomy	26	31
2.	Tovste Vocational Agricultural Lyceum	Tractor-driver and engine-driver of agricultural production	24	29
		Cook, confectioner	22	21
		Mason, plasterer, carpenter	19	20
		Computer operator. Controller-cashier	20	-
		Car Repairman. Driver of “C” category	-	-
3.	Higher vocational school	Hair stylist	56	55
		Administrator	22	25

		Computer operator		
		Plasterer, Tile Layer	20	18

## 1.8. SOCIAL AND CULTURE SPHERE

**Medical industry** of the district is represented by Zalishchyky CDCH (hospital for 180 beds) and Central District Polyclinics for 500 visits a day, Tovste District Hospital (hospital for 80 beds) and polyclinic department for 150 visits a day. In addition, the district has 17 medical ambulatories and 36 rural medicinal ambulatories.

### Culture

In the field of culture there are 111 cultural institutions and establishments.

There are 53 clubs, including District House of Folk Art, 1 township and 21 rural Houses of Folk Art, 3 Folk Houses, 54 public libraries, 2 state music schools and one arts school in the district.

Zalishchyky district is famous for its cultural traditions and folk talents. Much attention is paid to the revival and preservation of Ukrainian national culture, organization of people's leisure and aesthetic education of the younger generation.

The main ways of cultural development in the district in 2014 were:

- preservation and development of the existing network of social and cultural institutions in rural areas;
- promotion of amateur art, support for ceremonial and folk groups that promote authentic Ukrainian folk art;
- strengthening the material and technical base of cultural institutions in the district.

### Physical culture and sports

There are 91 groups of physical culture, including:

- 50 secondary educational institutions;
- 2 vocational schools;
- Agricultural College of NAU;
- 38 enterprises, institutions and organizations;
- 1 district children and youth sports school.

For practicing fitness and sports activities in the district there are:

- 1 stadium;
- 47 sports grounds;
- 1 sports field with artificial turf;
- 26 football fields;
- 8 shooting ranges;
- 25 gyms;
- 15 gymnastic places;
- 4 rooms for fitness classes, including 3 with training equipment.

There is a Chess and Drafts Club created within the District CYSS.

The investments are needed for the reconstruction of Dniester stadium in Zalishchyky and creating of a Sports School of Water Sports on the basis of Rosynka in Kasperivtsi.

## **Tourism**

In the past, Zalishchyky was a famous resort centre, and before 1939, it had been visited by the citizens of many European countries.

To the archaeological memorials belongs the Catholic St. Stanislaw Church (built in 1763). The city offers a monument to the famous conductor and musician M. Hayvoronsky, a memorial plaque devoted to the public figure V. Baranyk, and a monument to the Fighters for the freedom of Ukraine.

In the territory of Kasperivtsi Village Council there is Rosynka Recreation center, and in Lysychnyky village – Kolyba Tourist Center.

Vilage Ustechko belongs to the ancient settlements, which was firstly mentioned before the Mongol-Tatar yoke. The village is situated on the bank of Dniester River with attractive landscapes. It offers all conditions for the development of water and green tourism and fishing.

Near the villages of Nyrkiv and Nahoryany there is Chervonohorod Canyon with the depth of 150 m. In the middle of the canyon stands ancient castle-fortress of the former Chervonohorod city, which was mentioned in written sources of the IX century as a residence of Rus princes. In 1448 Chervonohorod was the first city in Ternopil Region to receive Magdeburg Rights. Two towers of Chervonohorod castle and a church survived till nowadays.

There is a waterfall with 15 meters of height in Chervonohorod Canyon.

There is a unique Dzhuryn Cave in Porosyachka tract.

In southern part of the district, in Dniester basin, stretch Dobrivlyany village. Mountains surrounding it on two sides are called Zalishchyky Carpathians.

## SECTION II. PROPOSITIONS FOR INVESTORS

### 2.1. PRIORITY INDUSTRIES FOR INVESTMENTS

The main goal of economic reconstruction of the district economy is creation of economic complex according to the available natural resources being one of the sources of regional development and preservation of existing capacities.

There are three priority sectors of economy:

- 1. Agriculture;**
- 2. Food and processing industry;**
- 3. Development of tourism,** including rural “green” tourism.

### 2.2. STRATEGIC INVESTMENT PROJECTS


**The list of strategic investment projects**




No	The name of the project	Initiator	Estimated cost	Payback period	Brief description
1.	Restoration of “Sunny” and “Shady” beaches on the Dniester river	Zalishchyky City Council	150.0	5 years	Project implementation will allow to restore the beach, improve infrastructure of access roads to the beaches, build car parkings, arrange tent camp for summer holidays, summer cafes. The owners of private houses will have the opportunity to receive tourists in the summer.
2.	Construction of recreational, sports and fitness complex on a plateau over the Chervonogorod Canyon and the funicular to descent into the Canyon	Nyrkiv Village Council	500.0	5 years	The project involves the construction of a viewing platform, a cafe with a juice bar and barbecue; funicular, administrative complex on the plateau over the Dniester Canyon. Building of the hotel complex. Land plot area for construction – 49.9 ha. Roads repair and construction of paid car parkings.
3.	Dzhuryn Hydropower Plant	Nyrkiv Village Council	850.0	5 years	Relaunch of Dzhuryn Hydropower Plant with the capacity of 500 kWh, creation of reservoir for tourists recreation.
4.	Chervonohorod Podillya princely city	Nyrkiv Village Council	500.0	5 years	The project involves the restoration Chervonohorod castle, construction of buildings of memorials for folk and sacral architecture, national crafts and customs of Podillya. Land plot area – 15 ha.



5.	On the banks of the Dniester River	Dobrivlyany Village	150.0	2.5 years	The project will give the possibility to restore the old, tourist routes, reproduction of monuments of folk architecture: construction of resort on Dniester river and a set of buildings in the area of Dniester Canyon Nature Reserve
6.	Construction of tourist center in Kasperivtsi village near the Kasperivtsi water reservoir. Construction of tourist and resort complex in Lysychnyky village	Kasperivtsi Village Council	850.0	5 years	Favourable climatic conditions and attractive natural landscape are the main factors for building a Recreation and Tourism Complex in Kasperivtsi village and opening a Tourist Complex in Lysychnyky, opening of a tourist river route along the Seret River.

## 2.3. FREE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Short description	
10 ha	Ivane-Zolote, Zalishchyky district	The territory for construction of sanatorium and resort complex. Distance to the nearest railway station – 5 km., to the motorway – 7 km., to Ternopil – 120 km.	
3 ha	Ustechko, Zalishchyky district	Land for development of stone quarry. Distance to the nearest railway station – 12 km., to the motorway – 0.5 km., to Ternopil – 121 km.	
3 ha	Ustechko, Zalishchyky district	Land for development of sand quarry. Distance to the nearest railway station – 12 km., to motorway – 0.5 km., to Ternopil – 121 km.	

3 ha	Dzvynyach, Zalishchyky district	Land for development of clay quarry. Distance to the nearest railway station – 7 km., to the motorway – 3 km., to Ternopil – 120 km	
6 ha	Dzvynyach, Zalishchyky district	Land for development of sandy quarry. Distance to the nearest railway station – 7 km., to the motorway – 3 km., to Ternopil – 120 km	
8 ha	Kasperivtsi, Zalishchyky district	Land for development of stone quarry and production of construction stone. Distance to the nearest railway station – 15 km., to the motorway – 2.5 km., to Ternopil – 120 km	

## **SECTION III. CONTACT INFORMATION**

### **ZALISHCHYKY DISTRICT STATE ADMINISTRATION**

15B, S. Bandera Str., Zalishchyky, Ternopil Region, 48600

Tel.: +38(0354) 2-12-87. Fax: +38(0354) 2-11-87

e-mail: zaldnister@ukr.net

web-site: <http://www.oda.te.gov.ua/zalishchytska>

### **ZALISHCHYKY DISTRICT COUNCIL**

15B, S. Bandera Str., Zalishchyky, Ternopil Region, 48600

Tel.: +38(0354) 2-16-31. Fax: +380(0354) 2-16-31

web-site: [www.radazal.at.ua](http://www.radazal.at.ua)