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*Розглянуто наявність проблемної ситуації та дано її характеристику, прогноз розвитку в сфері землекористування й охорони земель. Запропоновано основні концептуальні положення розвитку землеустрою в Україні.*

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*Рассмотрено наличие проблемной ситуации и даны ее характеристика, прогноз развития в сфере землепользования и охраны земель. Предложены основные концептуальные положения развития землеустройства в Украине.*

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## EVOLUTION OF DEVELOPMENT OF TERRITORIAL PLANNING OF LAND USE IN UKRAINE

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*The necessity of restoring Institute of territorial development planning of land use in Ukraine in terms of functioning of the state, municipal and private land ownership is proved.*

**Problem statement.** Territorial organization of society has always played an important role in solving economic, social, urban and environmental problems of any state. It is associated with the implementation of tasks for the development of new and improve in using areas of settlement, natural resources, location of industry, organization of transport links, with storage of cultural heritage, the state defense and others. Spatial organization is founded by nature. The balance of livestock and forage resources, migration of animals, balance of water resources and so on depend on it.

The territorial planning of land use is closely related with land management in Ukraine in Soviet times and now. Management of development of territory in Ukraine has always been paid increased

attention, because of the relocation of large amount of people. Industrial plants and roads, development of new land for agricultural production, construction of water and energy systems depend on the solution of these tasks. Great titanic work of managing development of the country and its transformation was carried out in the years of Soviet power, because of industrialization of agrarian country.

**Article purpose** – to justify the need of restoring Institute of territorial development planning of land use in Ukraine in terms of functioning of state, municipal and private land ownership.

**Main material.** The increasing role of land-resource potential in solving economic, environmental and social problems of the country needs further improvement of

functions and strengthen of the role of the state in working out land use strategy and its planning. «If the degree of development of productive forces is known – wrote Marx – so we need a certain space, which must be properly reconstructed». Restructuring of space is impossible without planning and design, without rational planning of land use. And it required the deployment of the country's work on the drafting of regional planning.

The first works in the planning of the territory were projects of planning of suburbs of Chicago and projects of parklands in Vienna and Budapest. In 1910 R. Schmidt developed a comprehensive plan for landscaping and rehabilitation of Ruhr brown coal basin in Germany, which in later years was developed and became widely known as a project of regional planning. At first, Schmidt also owns the priority in development of basis of regional planning. This was the beginning of work on the deployment of regional planning, first in Germany, then in France, the Netherlands and other European countries and the U.S.

In 1924, according to the plan of development of industry, the task was to plan the chief at the time petroleum district – Absheron peninsula. General planning of it and Baku have been carried out under the supervision of Professor A.P. Ivanitsky. This work was the first project of regional planning in the Soviet Union. Today it turns 88.

In our country in 1932–1934 were drafted projects of regional planning in several districts of Donetsk and Kryvyi Rig industrial regions and the southern coast. In 1938-1939, first in the Soviet Union projects of planning of agricultural areas were developed in Ukraine, which initiated the agricultural district planning. Latest become

a part of the system of project works and occupied an important place in the spatial design and planning.

Prewar stage of regional planning in our country, laid the foundation of this complex discipline. While were designed its basic principles and scientific basis. Postwar period (1945 – 60s) was characterized by coverage of regional planning on new territories and almost complete coverage of this kind of work throughout the state.

In the postwar period, the district planning was been developed in Bulgaria, Germany, Hungary, Czechoslovakia and Yugoslavia.

The period from 1960s to 1990s was the third and last phase of regional planning, which was marked by comprehensive solution of the territorial organization of the national economy and resettlement. It was determined that regional planning is a form of urban planning, the primary purpose of which is to complete the most rational and interconnected placement in a particular area of ??industrial enterprises, cities and towns, transportation and utilities, rest places on the basis of a comprehensive assessment capabilities of the territory of taking into account the geographical, architectural planning, engineering and environmental factors and conditions.

Two types of regional planning have been developed – schemes and projects. The main objectives of the development of schemes were: identification of prospects of development and placement on the territory of region of industry, agriculture and other production based on the general analysis of resources of this territory, development of proposals for functional zoning, identification of general prospects of development of network of urban and

rural settlements and forming of settlement systems, identification of general prospects of development of between residential cultural and community services and public recreation, identification of prospects of water supply, sanitation, energy, transport and utilities, development of general directions of work of restoration, conservation and improvement of natural landscapes; substantiation of planning districts with the allocation of districts with different specializations.

Projects of regional planning have been developed on parts of territory of region or autonomous republic, which included one or more administrative districts, which owned the general economic directions, connection and unity of territory planning problems. In projects the developed scheme of regional planning was circumstanced.

After carrying out political and economic reforms in the country, works with regional planning were stopped. Reformers, who came to power, believed that in a market economy, planning in all its forms is not required. Besides industrial construction was stopped, at best carried out their modernization. Instead, companies, built during the Soviet era, were admired and privatized. New settlements (except cottage settlements) were not built. Construction of roads and utilities were rare.

In 2000, the Law of Ukraine «On the Planning and Development» was taken, which established that the territory planning – a process of regulating use of the territory, which is which is to create and implement of urban planning documentation, adoption and implementation of appropriate solutions. Urban planning documentation includes: General scheme of planning of Ukraine's territory – urban planning documentation

that defines the conceptual solution in planning and use of the territory of Ukraine; area planning scheme – urban planning documentation, which defines the fundamental solution for planning, development and other use of the relevant areas of administrative units and their individual parts, the general plan of the settlement – urban planning documentation that defines the fundamental solution development, planning, construction and other uses of the settlement, a detailed plan for the territory – urban planning documentation that defines the zoning, the location of the red lines, other lines of regulation of building, areas, where set planning constraints, placement and functionality of urban objects, types of buildings for specific areas and districts rehabilitation of existing buildings in settlements, project of territory construction – documents that combines the properties of urban planning and design documentation developed for the construction of a complex of buildings and structures.

In 2001 was passed the Land Code of Ukraine, which included national and regional programs of land use and protection, natural-agricultural zoning, land zoning in land use planning.

In May 2003, the Law of Ukraine «On Land Management», which planning of use and protection of land assigned to land management documentation and determined that the Land Management – a set of socio-economic and environmental measures aimed at regulating land relations and rational organization of the territory of administrative-territorial units, entities that are made under the influence of social and production relations and the productive forces development and is intended for forecasting, planning and organization of rational use

and protection of land at the national, regional, local, and economic levels, was taken.

In June 2003, the Law of Ukraine «On Protection of Land,» which to planning of land use and protection, in addition to national and regional programs of land use and protection, added the natural agricultural zoning of land, ecological, economic, erosion and other zonation (zoning) land, land management schemes, was taken.

In an era of regional planning in the scale of the state as a whole, namely, at the national level, the General scheme of settlement and the General layout of the productive forces were worked out. The first scheme included the development of complex, interconnected system of spatial location of cities and other settlements in the territory of the country in unity with the national economic development. The second scheme was the most important document regulating allocation of capital investments in the state based on projections and proportions of industries development and demographic projections. Based on the General scheme of the productive forces placement, scheme of development and distribution of sectors of the economy in the country in general and in the context of the republics and economic regions on the longer term perspectives has been worked out. All these documents were the basis for the elaboration of regional planning schemes. The latter doesn't solve the issues of individual sectors development on a given area, but exercised territorial binding of various economic objects to a particular settlement.

However, national level – is not the object of territorial planning. It is unlikely that regions of Ukraine can be attributed to it. It is no coincidence content of documents of territorial planning in our country is limited

in mainly develop planning documentation, including general and regional schemes of territory planning. There aren't separate independent schemes in the use and protection of land for the development of land use in conditions of functioning state, municipal and private ownership of land. Since there is no national plan for development of transport, communications, information and communication, defense and security, energy development, use and protection of forest resources, the use and protection of water bodies, development and deployment of natural areas of national importance that are under special protection, land protection of two regions and more, prone to risk of natural and man-made disasters and the impact of their effects on the development of natural monopolies in other areas.

However, development of these schemes is not a scope of architectural and other organizations that deal with development schemes of territorial planning. This is scope of ministries and agencies, which entrusted with the development of forecasts, development plans, inventories and registers according to the Land, Forest, Water Code, the Law of Ukraine «On Land Protection», «On the Nature Reserve Fund of Ukraine», «On ecological network of Ukraine», «On State Land Cadaster» and other legislative acts. These schemes are not interrelated and in accordance with the Town-planning legislation are considered as separate documents.

The objectives of spatial planning is the development of schemes of planned deployment of energy systems of regional importance; objects of transport, communications, computer and communication of regional importance; linear infrastructure of

regional importance, providing activities of natural monopolies and other objects indispensable to the exercise of authority subjects of areas, Crimea, rural districts.

Schemes (projects) may also include maps (diagrams, plans) of the planned development and deployment of natural areas of regional significance, which are protected, changing the boundaries of agricultural land and borders farmland in the agricultural land belonging to the functions of local bodies.

In schemes of territorial planning disappeared key questions of territorial planning – distribution of land by category of land, placing agricultural and industrial projects. The plans of territorial planning should point the limits of land, which are presented for placement of capital construction regional and local significance. Given that the boundaries of these lands can only be set on the basis of development schemes and placement of industrial facilities based on their capacity and need for land plots that are missing. However, documentation of the spatial planning of development of land use must meet program documents the socio-economic development of the

country and the development of industries in the long run. Indeed, without these schemes and development of issues of redistribution of land and other natural resources can't solve all the others listed in the schemes of territorial planning issues. As an example, set the line utilities without solving the issue of identification of land ownership and the need for certain resources?

**Conclusions** Territorial planning of development of land use in the short and long term should be restored as the Institute of Planning and solve the issue of planned development and deployment of natural areas of regional significance, which are protected, changing the boundaries of the land according to their categories and especially agricultural land and borders farmland, belonging to the functions of local authorities. In schemes and projects of territory planning of development of land use main issues have to be the distribution of land resources by category of land and land use types, the territorial restrictions (encumbrances) in the use of land and other natural resources, placing agricultural and industrial infrastructure of the country life.

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*Обґрунтовано необхідність відновлення інституту територіального планування розвитку землекористування в Україні в умовах функціонування державної, комунальної та приватної власності на землю.*

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*Обоснована необходимость восстановления института территориального планирования развития землепользования в Украине в условиях функционирования государственной, коммунальной и частной собственности на землю.*