

SOME ASPECTS OF METHODOLOGY DIVISION OF LAND CATEGORIZED BY MAIN PURPOSE

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Proved that the methodology of the existing division of land by class as the main purpose formed in Ukraine according to the economic, social and environmental interests of society and citizens of different period of development. However, it needs to be improved, taking into account the provisions of land classification nomenclature CORINE Programme of the European Union.

Keywords: *division of land, land category, purpose, types of land use.*

Formulation of the problem

The problems associated with the distribution of land in the category for the main purpose, recently acquired the outstanding relevance in Ukraine. Formation areas of economic land use and their legal regime established for the purpose has significant practical and theoretical importance. The basis for implementing the state policy on land use and protection, implementation of land reform, improvement of land relations in Ukraine through land Article 2 of the Law of Ukraine "On Land Management" laid the scientific substantiation of allocation of land for the purpose of considering government, public and private interests, forming rational system of land tenure and land use, the creation of environmentally sustainable agricultural landscapes, etc. [1]. Given this, it is vital to understanding the institution dividing land into categories for the main purpose.

Theoretically, the main purpose of dividing land into categories for the main purpose is to highlight the use of

which is thought to be incompatible with one another. In practice, the division of lands into categories for the main purpose of this zoning in effect for areas of use which is made to regulate land use regime following areas: agriculture, natural resources, industry, settlements and so on.

However, it should be noted that so far no thorough study of environmental and economic assessment of the division of lands into categories for the main purpose in the new economic and historical conditions. With the consolidation of the legislation of Ukraine the right of private ownership of land [1] objective was necessary to form new approaches to this problem that is associated with the division of lands into categories for the main purpose. Given the existing legal ban on the circulation and change of purpose of certain categories of land, of the establishment of a purpose of land may depend on environmental safety territory, land economy, the scope of ownership rights of disposal and use of its land. Also, today in Ukraine is not complete separation

of state and municipal property, which is dependent on the division of land into categories. The fundamental research in the division of lands into categories for the main purpose is necessary.

Analysis of recent research and publications

Issues relating to the division of lands into categories for the main purpose and features of the legal regimes of certain categories of land have been the object of study of many Soviet and modern scientists. Scientists involved in these issues are: V. Andreytseva, D. Dobriak, P. Kulinich, T. Mahazynskykov, L. Nowakowski, V. Nosik, A. Tretiak, B. Erofeev, N. Shulga, A. Miroshnichenko, Y. Shemshuchenko and others, but resolving the issue remains relevant for today.

The article aims to explore some aspects of improving the methodology division of lands into categories for the main purpose in Ukraine

Presenting main material

The feature of the concept of "division of land into categories for the main purpose" is inherent in him a certain uniqueness and specificity. Understanding concept "Land of Ukraine for the main purpose fall into the category of" used in land laws of Ukraine and other former Soviet countries, historically peculiar or continental or Anglo-Saxon legal system. Given this specificity is important to understand the logic of historical origin and genesis of the concept [2].

The division of land into categories for the main purpose as a form of zoning may include adjusting the types of

action that would be appropriate for specific areas of economic land use (such as open space, residential, agricultural, recreational, environmental, commercial or other land use), specific weight, those actions which can be performed (intensity of industrialization or economic use), height of buildings, the location of buildings on the territory proportions types of land use environmentally safe and unsafe, should be ensured. In Germany, the division of land lies in their zoning, which usually includes the design and type of land use regulations and relevant regulatory guidelines compensation for lost profits [3, 4]. Details of how some of the planning system implemented through zoning and land use regulation regimes consider the example of the state of Victoria in Australia. Here, the area of land use planning system combined with overlay programs to take into account a variety of factors that affect the desired results on urban development, in any location. Most foreign zoning systems have a procedure to determine the differences (exceptions to the zoning rules), usually because of some Difficulty perception caused by the special nature of land ownership.

In making the Land Code of Ukraine in 2001, the category of "land settlements" was changed to "land residential and public buildings" (Article 19) [5]. Along with the category of "land conservation, health, recreational, historical and cultural destination" allocated land 4 categories: a) lands of nature reserve and other environmental purposes; d) land recreational purposes; e) recreational land; d) land of historical and cultural significance. Of course, this division of lands into categories for the main purpose was to

promote economic, social and environmental interests of society and the citizen, and characterized the corresponding differential treatment depending on the functional use and purpose. But he needed to develop the relevant classifier target and functional land use within each category which is not done until now. This led, in recent years a number of critical publications on perfect division of lands into categories. This is because the division of lands into categories for the main purpose clusters was not made and problems encountered by law is still not resolved.

The main disadvantages of the existing methodological process of dividing land into categories for the main purpose in Ukraine are:

- do not take account of economic multifunctionality of land use, particularly for agricultural purposes, for recreation this same area and for conservation purposes;
- imposition categories of each other, particularly within national parks, land belongs to the category of natural land areas, there are other categories of land;
- ambiguity determine categories of land only in the allocation of land and the formulation of the purpose of classification and so on.

The foregoing resulted in the implementation process of methodological research division of lands into categories for the main purpose in Ukraine (Fig.).

We consider it appropriate to consider the range of land use for the "program for the coordination of information on the environment" («programme to COOrdinate INFORMATION on the Environment» - CORINE) on a number of its properties, primarily because of the relative simplicity, uni-

versality, applicability to problems landscape and what is important, the possibility of recognition of certain categories of land by remote sensing data [6-8].

The program includes European Union Member States. The program is aimed at obtaining coherent information on soil and vegetation, as well as its change over the next decades. The main source of spatial data for the program CORINE - materials decoding satellite images of spacecraft SPOT, Landsat, MSS and NOAA. As additional data sources were used geodetic measurements, aerial photographs. Gathered before the 1990s about land use is classified according to the nomenclature of CORINE Land Cover Classification System, has entered into a database CLS1990. In the period 2000-2005 with Initiative European Environment Agency (EEA) work performed to correct and update the database CLS1990, which led to a ratings change the environment. The updated database was renamed CLS2000 [9], in its drafting was attended by 32 countries.

Adopted in Ukraine classification cadastral description does not match the classifier CORINE and not focused on the assessment of current and dynamic state lands. Because of corresponding categories and types of land use by satellite filming material is a separate task with a number of possible fundamental and practical applications.

CORINE program is based on a three-level classifier categories of land. The program in the working scale of 1: 100,000 map structure consisting of land; most generalized first level includes 5 groups of land, second level - 15 categories, the third (most detailed) - 44 categories of land.

The main categories of land first level reflecting the global scheme of land use; the second level is intended to identify lands in scale 1: 1,000,000 and 1: 500 000; third level corresponds to projects in the original scale of 1: 100 000.

Because of the experimental nature of the proposals we are limited to the

first and second levels of the classification of land (Table), The choice is linked to the representativeness of the types of land use in the region. Detailed identification of agricultural land and forests on the second level requires special technical elaborations and multispectral images of high resolution.

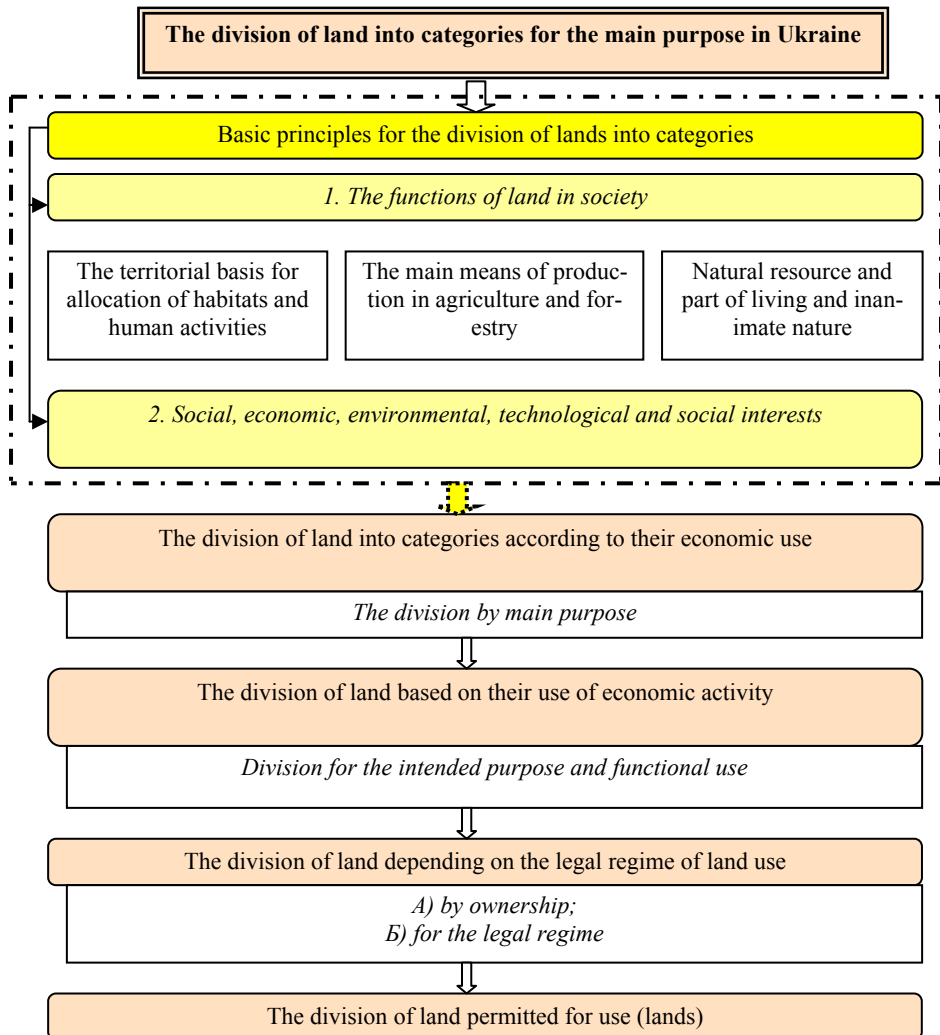


Fig. Logical-semantic scheme existing methodological process of dividing land into categories for the main purpose in Ukraine

1. Classification of land on the range of programs CORINE [8]

Number	1 Level	Number	
1	Anthropogenic (artificial) surface of the earth Earth	1.1	Land for housing
		1.2	Land industrial, commercial and transport facilities
2	Agricultural land Arable land	2.1	Agricultural land Arable land
		2.2	Earth under perennial crops
		2.3	Pastures
		2.4	inhomogeneous agricultural land
3	Forests	3.1	Forests
		3.2	Bushes and / or vegetation
		3.3	Earth with rare vegetation or no vegetation
4	Wetlands	4.1	Inland wetlands
		4.2	Coastal marshes
5	Water bodies	5.1	Water land
		5.2	Sea

Conclusion

The current division of lands into categories for the main purpose in accordance with current land laws Ukraine needs improvement with regard to land use and versatility coordination of economic, social and environmental interests of society and the citizen. Not perfect division of lands into categories objectively reduces the effectiveness of land management and land use. Given this appears justified the need to expand research in terms of taking into account the new historical, economic, social and environmental conditions and land classification nomenclature program CORINE.

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Лобуцько А.В. – здобувач¹, Державна екологічна академія післядипломної освіти та управління Мінприроди України

ОКРЕМІ АСПЕКТИ МЕТОДОЛОГІЇ ПОДІЛУ ЗЕМЕЛЬ НА КАТЕГОРІЇ ЗА ОСНОВНИМ ЦІЛЬОВИМ ПРИЗНАЧЕННЯМ

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Обґрунтовано, що методологія існуючого поділу земель за їх категоріями як основним цільовим призначенням сформувався в Україні у відповідності до економічних, соціальних та екологічних інтересів суспільства і громадян різного періоду розвитку держави. Однак він потребує удосконалення із врахуванням положень класифікації земель за номенклатурою програми CORINE Європейського Союзу.

Ключові слова: поділ земель, категорії земель, цільове призначення, типи землекористування.

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ОТДЕЛЬНЫЕ АСПЕКТЫ МЕТОДОЛОГИИ РАЗДЕЛЕНИЯ ЗЕМЕЛЬ НА КАТЕГОРИИ ПО ОСНОВНОМУ ЦЕЛЕВОМУ НАЗНАЧЕНИЮ

Существующее деление земель по их категориям как основному целевому назначению сформировался в Украине у соответствии с экономических, социальных и экологических интересов общества и граждан разного периода развития государства. Однако он требует совершенствования с учетом классификации земель по номенклатуре программы CORINE Европейского Союза.

Ключевые слова: разделение земель, категории земель, целевое назначение, типы землепользования.

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