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## PRIORITY DIRECTIONS OF PROVISION OF STABLE LAND USE

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*The conditions of stable land use are highlighted in this article. The question of the territory of agricultural enterprises is considered as well. The characteristic of the type of land use is given here. The recommendations are shown on the formation of ecologically safe types of land use. In the terms of new land relations is important to resolve the issue of land use regulation to withstand landscapes against adverse natural and anthropogenic influences. The main instrument of the state, which aims to provide an ecologically permissible and economically effective land use, land use is as an important component of land relations. Planning should include a system of legal, technical, economic and environmental activities that will ensure the preservation, restoration and rational use of land and other natural resources for the benefit of the whole society.*

**Keywords:** *land use, land management, stable development, landscape, soil erosion, protection of land.*

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### **Problem statement.**

Land is one of the main natural resources and the most important factor of economic growth along with labor, capital and science – technological progress. Ukraine has its huge land assets, but these assets contribute to the economy in a small way. This situation is largely caused by the system of land relations and methods of regulation and the emergence of land to the land as organizational, legal and territorial planning tools for capitalization ground.

In recent years, there are no almost land planning of the territory of the existing and newly established agricultural enterprises. The role of land planning is reduced to execution of decisions taken

by local authorities in connection with the redistribution, redistribution of land, citizens and agreements with owners of land.

Thus, in terms of new land relations it is important to resolve the issue of land use regulation to withstand landscapes against adverse natural and anthropogenic influences.

### **Analysis of recent research and publications.**

The amount of research in the field of ecologically safe land use in terms of new land relations in recent years intensified. A significant contribution to growth and development of theoretical, methodological and practical as-

pects of land use and protection: I.K. Bystryakov, S.Y. Bulygin, D.S. Dobriak, J.M. Dorosh, P.G. Kazmir, A.P. Canas, V.M. Krivov, A.G. Martin, L.Y. Nowakowski, S.O. Osypchuk, A.J. Sohnych, V.M. Trehobchuk, A.M. Tretyak, M.M. Fedorov and others.

However, many questions about land use of the territory, which enhances productivity of farmland and management of land resources, remain unresolved. That is why these studies are relevant.

**The purpose of the article** – coverage of ecologically proposals (sustainable) land use given the dynamic changes in the agricultural sector.

### ***The main material.***

Ukraine faces a complicated ecological and economic situation, which is linked to the deterioration of the environment and present land use does not comply with ecologically safe land.

Economic and social development of the area is inextricably linked to the use of land as the main means of production and as a spatial basis, with environmental and economic state of the territory and its land management.

The concept of land use should be considered in the technical, legal and economic aspects. In technical terms of land use is a land array that consists of one or a number of land plots delineated on the ground. In legal terms, it is defined as land use legislation set types, forms and procedure of land use in the relevant range. The economic content of land is considered as functioning land (as a means of production) of production, is inextricably linked with the land [1].

The organization is stable land use in the development of model systems of land ownership and land use that would provide a cost-effective and economi-

cally safe use of the land by man and ensuring its future needs. These needs are diverse, ranging from food and ending place of residence on areas where it can live and survive a person to territories for conservation of flora and fauna.

The current land management should take into account possible deeper environmental requirements as unbalanced relationship between the individual elements and components of the landscape leads to the deterioration of the environment, degradation of soil, destabilization of natural and man-made landscapes [2].

The primary objective of land management is to determine what kind of when and where to be applied. The presence of several potential users and uses are a major cause of achieving optimal use of land. Many countries have a reasonable public policies, programs and plans for land use. In accordance with the policies and programs of the future land use and are grouped in certain areas according to the types of land use. Taking into account these conditions, the intensity of a certain type of land use (agriculture), or the size and types of buildings (new city industrial area, infrastructure).

Another concept of land use planning refers to the actual land use change and physical conditions for the intended land use. Types of land are formed mainly in the land management. The responsible task is to determine the spatial land use types, which are defined in the land management and improvement of conditions of use and protection of land.

Examples of design projects land redistribution can be (change of land use), improvement or remediation of land. These projects involve not only the final determination of land use types in different areas, but planning work needed to

improve the physical properties or conditions appropriate land use. These types of projects are common to all areas used by man for centuries. In the past, land management projects considered primarily as plans to improve farming, where the main aspects of the operation was to improve soil and water began to land later projects include items such as land expansion, exchange of plots between farmers to unite scattered land and improvements of shapes and sizes of fields. Now, in addition to improving conditions for agriculture there are other important issues, including the protection of landscapes and nature. Plans also involve reallocating land use land for recreation and tourism. Increasingly used another term – «sustainable land use» [3].

The idea of sustainable development at the present stage is a topical theme in society. Widely known Brundtland Commission defined sustainable development as such, considering the existing problems without jeopardizing the ability of future generations to meet their own problems. The concept of sustainability refers to a unique type of further development of society and stresses the importance of the fact that development must take place in the following line to the existing natural resources are not confined to, and used so as to ensure continuous use in the future. Brundtland Commission report noted that the essence of sustainable development – a process of change in which the use of resources, direction of investments, the orientation of technological development and institutional change are in harmony [3].

Thus, sustainability is an important social goal for the organization of land use in different areas. In these areas there are different processes and their development. The development is car-

ried out mainly through increased scale, effects of intensification, mechanization and chemicals. Many factors contribute to development through these measures, and not because of social and economic and technological development. Because of the close links between social and economic development and access to natural resources often a contradiction between achieving sustainability in the environment or social and economic sustainability. But the paradox is that the sustainability of resource use to be achieved through social and economic development.

The problems facing the world through technological and economic development, creating a real threat to the future state of land resources, so their use should be based on the concept of sustainable development.

Motivation for the design of sustainable land use. Becoming increasingly difficult to resolve conflicts that are brewing between economic, social and environmental problems in the spatial dimension. This is primarily because there is a problem definition and analysis of the effects of land use. Secondly, it is not always clear what problem is a priority. Hence there is need for a deeper understanding of the nature of the system of sustainable land use.

Evaluation of the content of sustainable land use is to determine the effects of politics and conflicts in this process and to submit alternative proposals.

Scientifically grounded strategy of spatial development is an important part of sustainable land use within sustainable development in view of the socio-economic demands and needs of society.

The most important is the loss of agricultural land desertification, soil erosion, water pollution, soil and air.

Desertification is a result of deteriorating relations between man and earth. Soil erosion is a combination of an example of land use mismanagement of land resources.

Contamination of soil and water is closely related to socio-economic development of modern society. Due to the increasing number and intensity of agricultural companies growing number of inorganic and organic elements that pollute water and soil systems.

Comprehensive study options contains environment land use and capacity of the territory land allows research to justify the use of land in farms, to determine the rate of economic burden on them, anticipate obtaining optimal number of agricultural products of each type of agricultural land, to minimize the negative economic impact on the use of land, save them from degradation and improve the ecological environment, not only in specific areas, but also in adjacent areas [4].

Sustainable land use in agriculture includes creation of optimized agricultural landscapes with the right ratio and interaction of agricultural land, natural and artificial forests protective plantations, industrial, social and household and other objects [5].

The result of air pollution, there are several events, including acid rain and the greenhouse effect are the most destructive.

Air pollution has not only a significant direct impact on ecosystems, forests, etc, but also possible long-term impact because of climate change.

Sustainable land management organization must incorporate the concept of sustainability in policy and practical application, namely Land Management, dealing and placement of different types of land use planning and improve its spatial and physical conditions.

Thus, each characterized by its own land use of the territory, taking into account many factors and conditions (natural, economic, organizational, economic, technological, etc.). This organization of land use is ecologically safe and can be reached only with rational use of natural resources of land, demographic, natural, economic and other resources.

### **Conclusions.**

Thus, the design of stable land use is a tool for resolving land use policy, use the policy for the proper design of different types of land use and improve its spatial and physical conditions in order to optimize the use and protection of natural resources (for a long period), taking into account the needs and desires of modern and future generations.

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**ПРИОРИТЕТНІ НАПРЯМИ ЗАБЕЗПЕЧЕННЯ СТАЛОГО ЗЕМЛЕКОРИСТУВАННЯ**

У статті висвітлено умови формування сталого землекористування. Розглянуто питання організації території сільськогосподарських підприємств. Дана характеристика типу землекористування. Наведено рекомендації щодо формування екологобезпечних типів землекористувань. В умовах нових земельних відносин важливим є розв'язання питання впорядкування землекористування із забезпеченням стійкості ландшафтів проти несприятливого природного та антропогенного впливу. Основним інструментом держави, що покликаний забезпечити екологічно безпечне та економічно ефективне використання землі, є землеустрій, як важлива складова земельних відносин. Землеустрій повинен включати в себе систему правових, технічних, економічних і екологічних заходів, які забезпечать збереження, відтворення і раціональне використання земель та інших природних ресурсів в інтересах всього суспільства.

**Ключові слова:** землекористування, землеустрій, сталий розвиток, ландшафт, ерозія ґрунтів, охорона земель.

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**ПРИОРИТЕТНЫЕ НАПРАВЛЕНИЯ ОБЕСПЕЧЕНИЯ УСТОЙЧИВОГО ЗЕМЛЕПОЛЬЗОВАНИЯ**

В статье освещены условия формирования устойчивого землепользования. Рассмотрены вопросы организации территории землепользования сельскохозяйственных предприятий. Дана характеристика типа землепользования. Приведены рекомендации по формированию экологически безопасных типов землепользований. В условиях новых земельных отношений важным является решение вопроса обустройства землепользования с обеспечением устойчивости ландшафтов против неблагоприятного природного и антропогенного воздействия. Основным инструментом государства, который предназначен для обеспечения экологически безопасного и экономически эффективного использования земли, является землеустройство, как важная составляющая земельных отношений. Землеустройство должно включать в себя систему правовых, технических, экономических и экологических мероприятий, которые обеспечат сохранение, восстановление и рациональное использование земель и других природных ресурсов в интересах всего общества.

**Ключевые слова:** землепользование, землеустройство, устойчивое развитие, ландшафт, эрозия почв, охрана земель.