

FOOD SECURITY AND LAND QUESTIONS

PROBLEMS OF LAND USE PLANNING

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As population and human aspirations increase, land becomes an increasingly scarce resource, calling for land-use planning. Land use is the term used to describe how the human use land. It represents the economic and cultural activities (those like industrial, agricultural, residential and recreational uses) that are practiced at a given place. Public and private lands often represent very different uses [3].

Land use planning is a systematic assessment of the potential of land and analysis of alternatives to determine the most optimal use and improve social and economic conditions based on the joint participation of representatives of economic sectors, stakeholders etc. The purpose of land use planning is to provide information support to decision-makers and land users in the choice and practical implementation of land use that best meets the challenges of preserving natural resources and ecosystem services for present and future generations. Land use planning tools and techniques at an appropriate scale should facilitate and encourage different and often competing land users to choose an option that increases land productivity, agricultural and food production resilience, improves land and water manageability, and meets the needs of society [1].

Land suitability assessment is an important tool for decision makers. This assessment allows you to select the best land use options, based on the biophysical potential of the land and the socio-economic conditions of the territory. This is a significant support in making decisions to optimize and conserve resources in specific landscape conditions.

According to the United States Environmental Protection Agency land use have specific and cumulative effects on air, water and environment quality, watershed function, generation of waste, climate, and human health. Land development and agricultural uses are two primary areas of concern, with a wide variety of potential effects [2].

Land development:

- Creates impervious surfaces through building of roads, parking lots, and other structures.
- Point source discharges from industrial and municipal wastewater treatment facilities can contribute toxic compounds and heated water.
- Some land development patterns, in particular dispersed growth such as “suburbanization,” can contribute to a variety of environmental concerns. For example:

Agricultural Uses:

- Agricultural land uses can affect the quality of water and watersheds;
- Agricultural land use may also result in loss of native habitats or increased wind erosion and dust, exposing humans to particulate matter and various chemicals [2].

As you can see, land-use planning is becoming complex and multidisciplinary as planners face multiple problems that need to be addressed within a single planning framework. It is important that local people and stakeholders be involved in all steps of the planning process to make it a successful plan. This will also ensure local acceptability and effective use of local information.

References

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LAND REFORM 2021: SALES OF LAND TO FOREIGNERS

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On July 1, 2021, the law on the opening of the land market, which has been long awaited for, was adopted. During the discussion of the law on the land market opening and after its adoption, conversations about the possibilities of foreign citizens and foreign companies that are offered the ownership of Ukrainian lands do not stop. The law announces the solution of this issue in an all-Ukrainian referendum. Until a referendum and positive decisions on this issue, foreigners cannot have the status of agricultural land owners, even through indirect victory through legal entities that are created and registered by the legislation of Ukraine.

After approval of such a decision foreigners, stateless persons and legal entities will be able to acquire shares in the authorized (composed) capital, shares, units, membership in legal entities (except in the authorized (composed) capital of banks), which are owners of agricultural land [1].

By any conditions, it is prohibited to acquire ownership of agricultural land for:

- legal entities, participants (shareholders, members) or ultimate beneficial owners who are not citizens of Ukraine - on agricultural land plots of state and communal property;
- legal entities, participants (shareholders, members) or ultimate beneficial owners who are citizens of a state designated by the Ukrainian aggressor state or the occupying state;
- legal entities whose ultimate beneficial owners are registered in offshore zones included in the list of offshore zones approved by the Cabinet of Ministers of Ukraine;
- individuals and legal entities that apply special economic and other restrictive measures (sanctions) in accordance with the Law of Ukraine "On Sanctions" in connection with the prohibition of transactions involving the land ownership [1].

According to the calculations of the Kyiv School of Economics, in the next few years after the opening of the land market, Ukraine will receive about two billion dollars, i.e. 1,5 percent of GDP growth.

Landowners, in addition to the right to freely dispose of property, will receive a number of other opportunities, one expert said. "Finally, the land can be used as collateral for lending. This will open up opportunities for farmers who lack funding. Or it will be possible to take a loan if a person has a share and wants to open, for example, a coffee shop," he explains. [2]

But most importantly - the market will increase the price of both sales and rent of land.

Due to such kinds of restrictions the land will be underestimated. In addition, in the absence of foreigners, there will be fewer foreign agricultural technologies and practices. The exclusion of foreigners is beneficial primarily to those who already work in the agricultural sector.

Thus, it is worth noting that currently for foreigners owning Ukrainian land resources is almost unrealistic. However, if the referendum receives a majority of votes in favor, the Ukrainian land market will undergo significant changes.

References

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