

LAND CONSOLIDATION CONSIDERED AS A TOOL OF RURAL LANDSCAPE DEVELOPMENT IN POLAND

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INTRODUCTION



FIG Symposium on Modern Land Consolidation, Volvic (Clermont-Ferrand), France, September 10-11, 2004



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INTRODUCTION

1. **LAND CONSOLIDATION IN POLAND IS FORCED BY EXTREMELY SCATTERED SPATIAL STRUCTURE OF FARMS**
2. **LAND CONSOLIDATION PROCESS MAY THREATEN THE UNIQUE CULTURAL AND AESTHETIC VALUES OF RURAL LANDSCAPE**
3. **A SYSTEM OF LANDSCAPE STUDIES FOR LAND CONSOLIDATION PROCEDURE IS NESSESAIRY**





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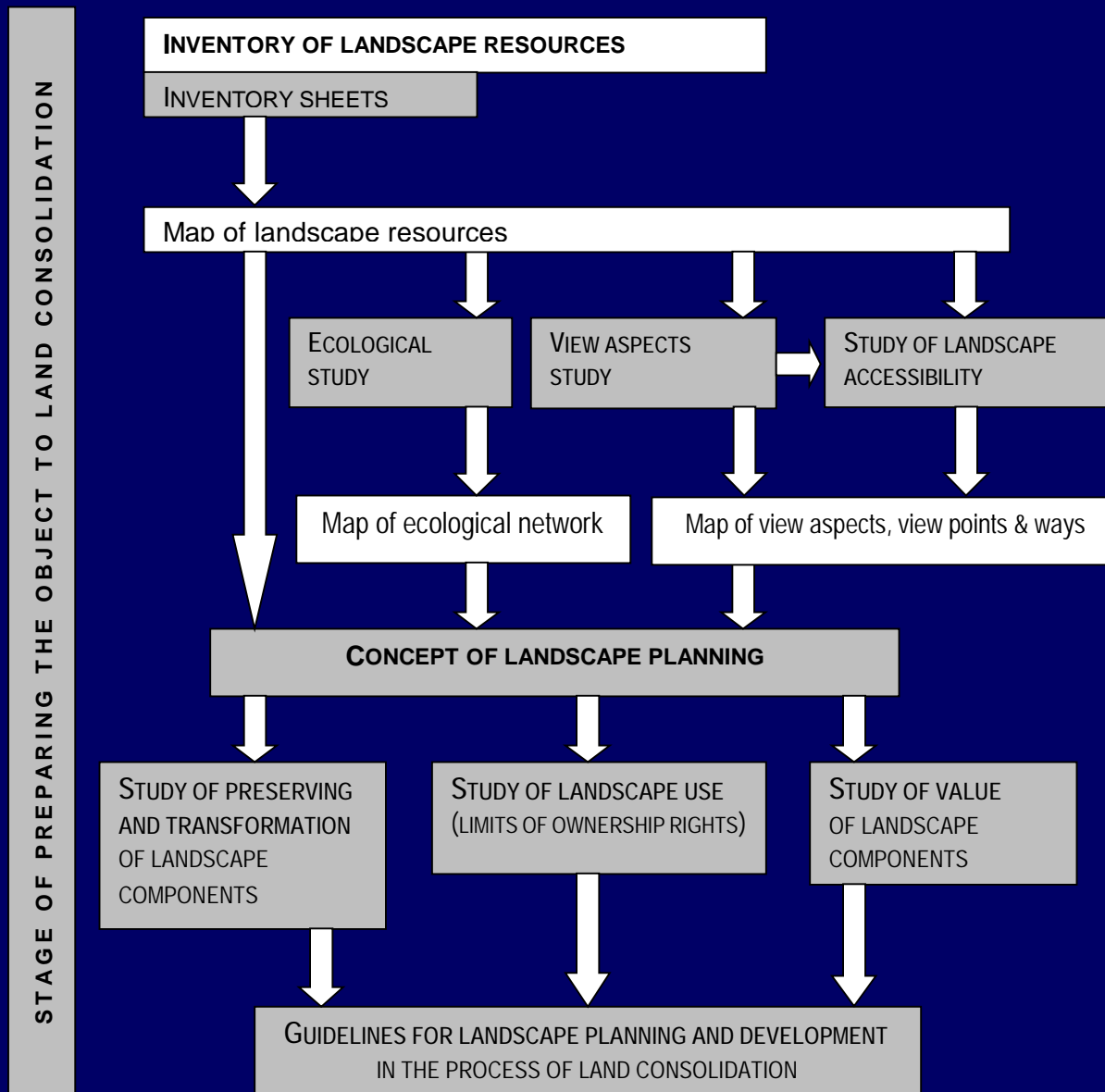


Fig. 1 Scheme of the process of landscape development in the course of land consolidation

INVENTORY OF LANDSCAPE RESOURCES

1. INVENTORY PROCESS SHOULD BE THE SOURCE OF CHARACTERISTICS AND LOCATIONS OF PARTICULAR LANDSCAPE COMPONENTS, SUCH AS:

- PLANT COMMUNITIES,
- MONUMENT BUILDINGS AND STRUCTURES,
- OBJECTS OF TOURIST INTERESTS,
- TERRAIN TOPOGRAPHIC AND GEOLOGICAL FEATURES AND UNIQUENESS,
- TOURISTS INFRASTRUCTUE, ETC.

INVENTORY OF LANDSCAPE RESOURCES



- 2. IN LANDSCAPE APPROACH THE AREA OF INVENTORY SHOULD BE WIDER THAN THE LIMITS OF THE AREA UNDER THE LAND CONSOLIDATION. IT SHOULD BE LIMITED BY NATURAL LANDSCAPE BORDERS GENERALLY BROADER THAN THE ADMINISTRATIVE BORDERS.**

ECOLOGICAL STUDY

1. **STUDY SHOULD BE DONE BY INTERDISCIPLINARY TEAMS OF EXPERTS.**

 2. **ECOLOGICAL ELEMENTS OF THE LANDSCAPE STRUCTURE SUCH AS:**
 - TERRAIN DEVOTED FOR PRESERVING LANDSCAPE, NATURAL HERITAGE AND HABITATS OF UNIQUE AND DELETED SPECIES
 - WATER RELATIONS AS CONCERNED TO WATER COURSES, EROSION AND SEDIMENTATION AREAS, WETLANDS, SWAMPS, FLOODED AREAS ETC.
 - TERRAIN CONFIGURATION
- SHOULD BE IDENTIFIED.**

VIEW-ASPECTS STUDY

STEP 1

THE FOLLOWING
PARTICULARS
SHOULD BE TAKEN
INTO ACCOUNT:

- spatial dominants
- particular spots



VIEW-ASPECTS STUDY

STEP 2

**DEFINITION OF 'VISUAL JUNCTION' AND 'FUNCTIONAL JUNCTIONS'
BETWEEN PARTICULAR SPOTS**

STEP 3

**VIEW-CONNECTIONS, VIEW-AXES, VIEW-POINTS ETC.
SHOULD BE IDENTIFIED AND MARKED AT THE MAP**

STUDY OF LANDSCAPE ACCESSIBILITY

THE PUBLIC ACCESS TO THE LANDSCAPE SHOULD BE PRESERVED.

PROPOSALS OF PUBLIC FOOTWAYS, BRIDLE PATHS, CYCLE TRAKS AND OTHER POINTS AND LINES OF LANDSCAPE OBSERVATION AND ACCESS TO THE OBJECTS SHOULD BE SCHEDULED.



STUDY OF LANDSCAPE USE; LIMITS OF OWNERSHIP RIGHTS

STEP 1

Identification of landscape structures and elements of exceptional value requiring a special way of use

STEP 2

Limits resulting from above should be included to the guidelines of post-consolidation land management

STEP 3

All limits should be identified at the map of use limits

STUDY OF VALUE OF LANDSCAPE COMPONENTS

Traditional approach

- Soil quality and distance from settlement

Landscape-oriented approach

- Market value of landscape components

STUDY OF PRESERVING AND TRANSFORMATION OF LANDSCAPE COMPONENTS

The following should be taken into account:

- relations between natural and cultural landscape forms
- connection of settlement forms and terrain natural features
- restoring possibilities of historical landscape structures
- counteraction against landscape globalisation and decay of regional landscape forms

CONCLUSION

Landscape oriented rural land development must be supported by comprehensive studies.

The study of value of landscape components is exceptionally important as far as land re-allotment procedure concerns



CONCLUSIVE REMARKS

- importance of the ecologically and landscape-oriented consciousness of the society
- who should incur the costs connected with rural landscape development in Poland ?
 - participants of land consolidation,
 - local community,
 - whole society
- how to get land for landscape development goals ?
- land consolidation issues should be disseminated over professionals close to the landscape development specialisation
- there is a need in Poland to create proper legal regulation concerning rural landscape protection and development

THANK YOU FOR YOUR ATTENTION

