

THE ŁÓDŹ ATLAS

Sheet XXV: Land use in Łódź

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The land use map of Łódź at a scale of 1:50 000 was compiled using the data from the 1993 Spatial Development Plan for Łódź. These data pertained to the dominant land uses. Each part of the city was appropriately coloured, depending on what land use was dominant in the given area. This was a bit of an unavoidable overgeneralisation resulting from the scale of the map the available sources. In view of the technical requirements, the layer of the dominant functions constituted the only possible underlay for the map. Also, the source materials imposed the level of possible detail in mapping the land use categories. As regards such land uses as industrial, housing, and services no differentiation was attempted, because they are found on separate sheets in the Atlas.

The land uses are divided into:

Greenfields: agricultural land, forest, open water,

Developed areas: housing, service, production services, industrial, transport, multi functional, former industrial - currently multifunctional, arranged greenery.

The map that shows the dominant functions was complemented with the following elements:

Waters: ponds were added

Service areas: supermarket areas were mapped

Industrial areas within the ring railway: their industrial function was verified and where it had changed they were marked as ‘former industrial - currently multifunctional’,

Transport areas: Lublinek Airport, and also tram sheds and bus depots were mapped.

Additionally, corrections were made within the areas whose dominant functions had obviously altered, and an appropriate colour was applied in blank areas on the map.

LAND USE MAP ANALYSIS

The land use schedule (tab. 1) shows that the largest proportion of the city’s area is agricultural land – 27.6%. It is basically to be found on the outskirts. Predominantly, these are agricultural areas of the former villages which in 1988 were incorporated into the administrative boundaries of the city. In comparison with the period 1947–1974 (tab. 2), this proportion systematically decreased. In 1947 and 1974 agricultural land, also on the outskirts of the city, occupied respectively 56.5% of the total area (including 1.7% intensive suburban farms) and 41.0% (including 3% intensive suburban farms).

Also on the outskirts of Łódź - mainly in the north-eastern part in Łągiewniki - there exist municipal forests occupying 7.2% of the total city area. In both 1947 and 1974, this land was included in greenery and recreational land use category. Green and forest areas increased with time - in 1947 – 11.2%, in 1974 – 14.1%, and in 1993 – 16.3% (tab. 2).

The second land use category, size-wise, is housing, which increased from 11.8% in 1947 to 18.2% in 1974 and 24.4% in 1993. This systematic growth is understandable in view of the population increase, and consequently, many new and large housing microdistricts being built, mainly between 1960–1980, outside the ring railway, e.g. Retkinia and Teofilów in the west, Widzew and Janów in the east, and Dąbrowa in the south of the city. Outside the city centre, where tenement development prevails over but a few high-rise buildings (Śródmiejska Dzielnica Mieszkaniowa), housing areas are mostly comprised of smaller blocks of flats in the afore-mentioned housing estates, and to a much lesser degree single-family housing (detached or terraced) located closer to the city outskirts. The percentage of farmstead dwellings is marginal and found in the former villages (rural-urban areas).

A relatively large percentage of the city’s overall area is occupied by the transport land use category, which percentage increased on 1947 from 9.1% to 11.3%. The fact that it did not change in the last 20 years (tab. 2) can be explained by the increase in the overall area of the city.

Industrial areas, with which Łódź has been associated since the second half of the 19th century, now occupy less than 10% of the city’s overall area, and (according to the Spatial Development Plan) they also include technical service areas. In 1947 industrial areas occupied just 4.1% due to the incorporation after WW2, and industrial areas almost exclusively existed inside the pre-war city limits. A significant increase in industrial areas before 1974 (tab. 2) was caused by the establishment of vast industrial estates outside the ring railway, such as Teofilów Przemysłowy, Zabieniec, Dąbrowa Przemysłowa, Nowe Sady, and Widzew Przemysłowy. In the 1990s functional land transformations became characteristic of the industrial areas. They became increasingly multifunctional with prevailing service function. The most intense transformation of this type occurred in the 19th century areas located within the ring railway.

The percentage of service areas is on the increase. In 1947 they only accounted for 0.9% of the city’s overall area, in 1974 – 2.4%, and in 1993 – 6.1% (tab. 2). The most characteristic examples of new service areas are the 16 large supermarkets (marked on the map) located mostly in the former industrial areas.

The smallest proportion of the overall area (apart from waters) is that of the central multifunctional areas occupying just 3.9% in 1993. This mixture of functions, most often housing with services, since the industry is being continually removed from the city centre, is a characteristic dominant function in the central areas of Łódź.

Table. 1. Land use categories in Łódź as per the dominant function: the 1990s

No	Land use categories	Area in ha	Percentage of total area
1	Agricultural	8140.66	27.65
2	Forest	2132.09	7.24
3	Greenery	2666.05	9.06
4	Waters	169.00	0.57
5	Housing	7171.01	24.36
6	Industrial*	2908.36	9.88
7	Service	1796.15	6.10
8	Transport	3311.88	11.25
9	Multifunctional	1143.80	3.89
	Total	29439.00	100.00

Source: Land use map

*Industrial and technical service areas and former industrial areas - currently multifunctional

Table. 2. Land use structure in Łódź: 1947-93

No	Type of land use	Percentage of overall space		
		1947	1974	1993
1	Agricultural	565	41.0	27.6
2	Waters	0.9	0.8	0.6
3	Greenery*	11.2	14.1	16.3
4	Housing	11.8	18.2	24.4
5	Industrial	4.1	7.4	9.9
6	Service	0.9	2.4	6.1
7	Transport	9.1	11.3	11.3
8	Multifunctional	no data	no data	3.8
9	Other developed areas	4.7	3.8	no data
10	Greenfields	0.8	1.0	no data
	Total	100.0	100.0	100.0

Source: Data for 1947, 1974 by L i s z e w s k i , 1977, data for 1993 as per the land use map

* Open green areas, including forests

Literature and sources

Instructions for detailed land use photography, 1962, Dokumentacja Geograficzna, 3 L i s z e w s k i S . , 1977, Tereny miejskie a struktura przestrzenna Łodzi, Acta Uniwersytatis Łodziensis, UŁ, Łódź