

SAMEN INVESTEREN IN DE OPEN RUIMTE

VLM
VLAAMSE LANDMAATSCHAPPIJ

Land banking in Flanders

21 november 2013

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Land occupation in Flanders

De milieuschakel: landgebruik en natuur met het Vlaams Gewest en het Brussels Hoofdstedelijk Gewest (aanvullend aan de Vlaamse Landmaatschappij)

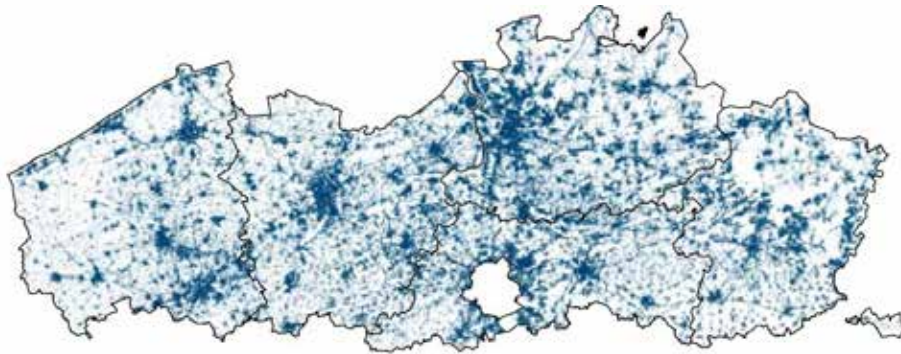
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Built-up area in Flanders

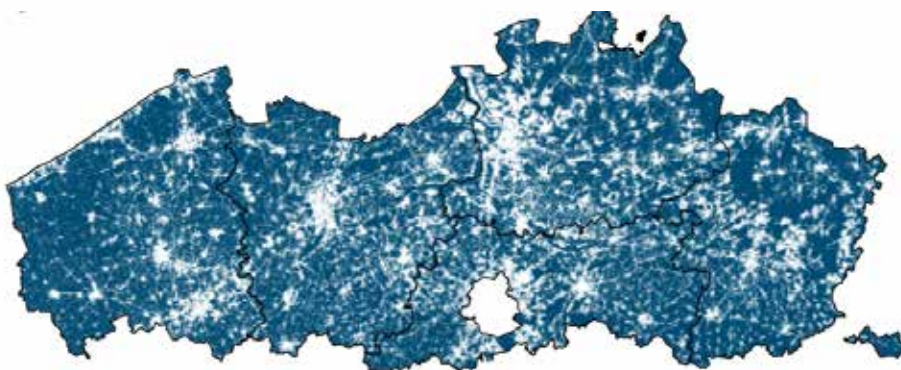


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Open space in Flanders



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Some facts and figures

- Flanders measures 1.357.000 ha
- The built-up area measures 376.000 ha (28%)
- The open area measures 981.000 ha (72%)
- The agricultural area measures 616.866 ha
- Number of farms: 28.331
- The average size of the farms: 21,77 ha
 - In France: 52,1 ha
 - In Germany: 45,7 ha
 - In The Netherlands: 25 ha



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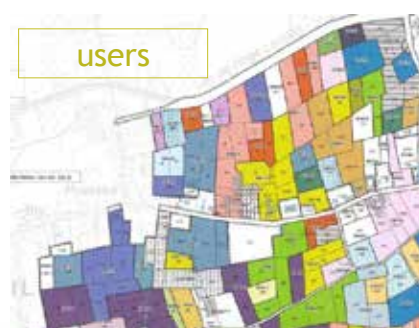
Some facts and figures

- 1/3 of the agricultural area is owned by the farmers

ownership



users



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Some facts and figures

- Small parcels
 - Average size: 1,5 ha
 - In the Netherlands: 4,3 ha



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Important challenges in Flanders (1)

- Biodiversity and the development of Natura 2000 areas



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Important challenges in Flanders (2)

- Climate change and the development of flooding areas



Important challenges in Flanders (3)

- Development of Flanders as a logistic centre in Europe demands for the development of the Flemish gates (the ports of Antwerp, Zeebrugge, Ghent,...) and large infrastructure works



Large infrastructure works: types and current issues

- Harbour development



- Roads / highways



- Waterways



- Tramways, Light rail



- Railroads

- Energy infrastructures



Large infrastructure works: types and current issues

- Roads / highways

- Closing of 27 bottlenecks and missing links in Highways



Most important challenge in Flanders

- **Developing a sustainable land use meeting all these demands, within an actual context of landuse fragmentation and pressure on open space**
- **How? By offering 'land mobility'**
 - Obtaining land for nature, water, infrastructures
 - By offering alternative land for involved land users (farmers)
 - Rearranging parcels in function of a sustainable land use



Tasks of the Flemish Landbank

Regulated by decree of 16 June 2006

- Offering land mobility at the request of the Minister or a Flemish administration
- Exchange programme for professional farmers in the Natural structure
- Central point for all voluntary sale offers
- Central point for offering all parcels with a purchase obligation enforced by decree (6)
- Central point for offering all Rights of pre-emption (12)



The instruments for land mobility

- Local Landbank
- Financial fund



The objectives of a Local Landbank

Buy land in order to re-allocate owners and users instead of expropriate. The re-allocation is in function of a project of nature development, water management and new infrastructures

■ Examples:

- Local Landbank 'The Blankaart' : realisation of a special area of conservation (Habitats Directive)
- Local Landbank 'Sigma' : development of flooding areas
- Local Landbank 'A11' : realisation of a missing link between two ports

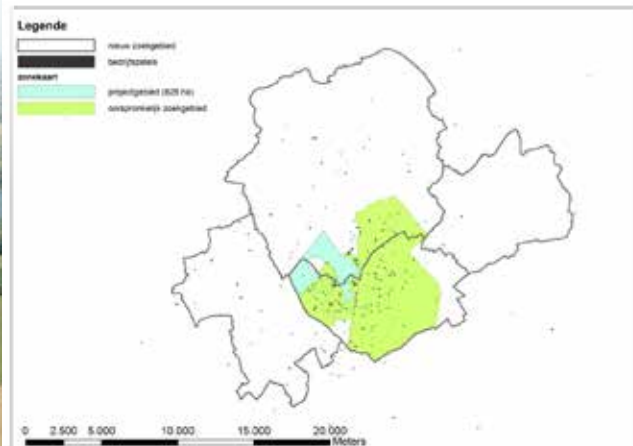


Local Landbank 'The Blankaart'

- At the request of the Agency for Nature Conservation
- The objectives of the landbank
 - Obtaining land for the realisation of a special area of conservation (Habitats Directive)
 - 'the project area'
 - by offering alternative land for involved users (farmers) in the surroundings of the project area
 - 'the search area'



Local Landbank 'The Blankaart'



30 mei 2008

Local Landbank 'The Blankaart'

- Voorbeelden van dossiers



Local Landbank 'Sigma'

- At the request of the Agency for Management of Waterways and the Agency for Nature Conservation
- The objectives of the landbank
 - Obtaining land for the realisation of flooding areas
 - 'the project area'
 - By offering alternative land for involved land users (farmers) in the surroundings of the project area
 - 'the search area'
 - and stimulating extra land mobility in the search area by giving extra payments to farmers (and landowners) who want to sell their land

Local Landbank 'Sigma'



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Local Landbank 'A11'

- At the request of the Agency for Mobility
- The objectives of the landbank(s)
 - obtaining land for the realisation of a new highway and the nature compensations
 - 'the project area'
 - and offer alternative land for involved land users (farmers) in the surroundings of the project area
 - 'the search area'
 - and stimulating extra land mobility in the search area by giving extra payments to farmers (and landowners) who want to sell their land
 - and rearranging parcels in function of the restoration of the agrarian structures (landconsolidation "big infrastructure project")



Brief description of context

- Construction of principal road - A11
- Western part of Flanders near Bruges



— Hoofdweg (te ontwerpen hoofdweg)
— Politieke weg (of te ontwerpen politieke weg)
— Private weg (of te ontwerpen private weg)



Brief description of context



New connection
Harbour area

Main goal:

- Smooth inter-harbour main road

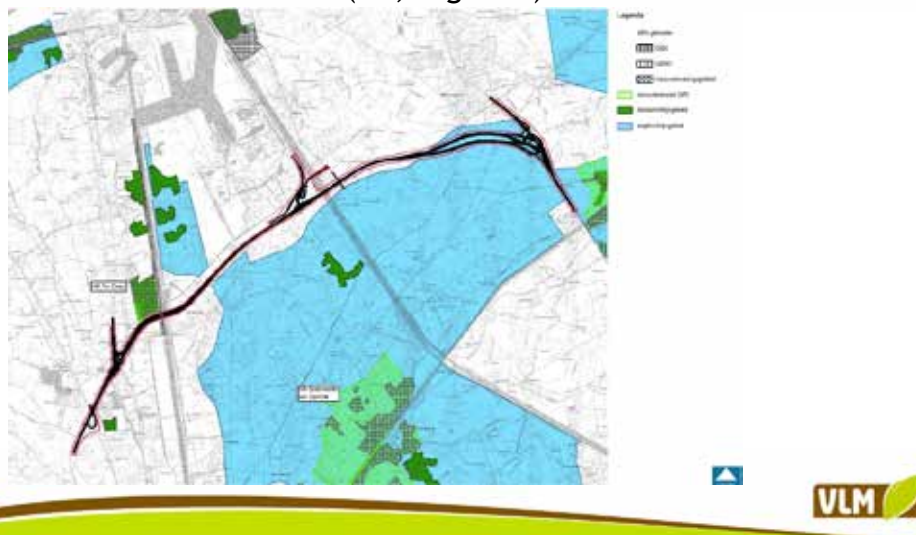
Side goal:

- Open up Belgian coast for tourists
- ...



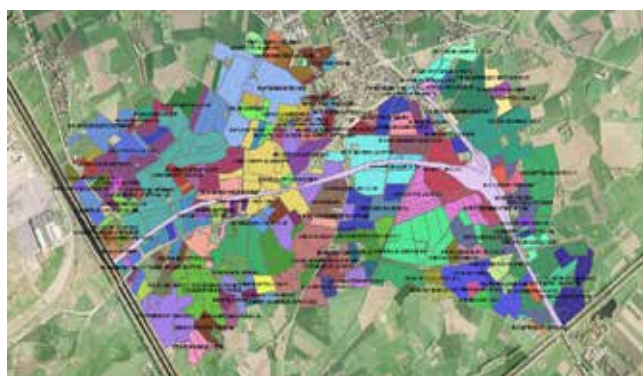
Brief description of context

Protected nature areas (EU, regional)



Brief description of context

Agricultural land use

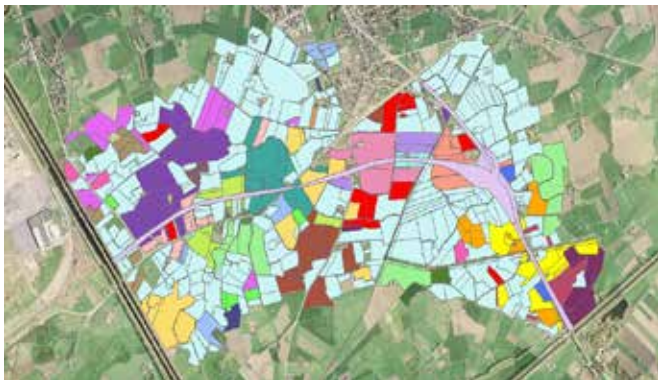


- Construction A11 = -37 ha agricultural land
- 15 farmers lose > 0,5 ha agricultural land



Brief description of context

Agricultural Land use



- 26 farmers will have land on both sides of the A11



Local landbanks in Flanders

Overzichtskaart lokale grondbanken



www.vlm.be



Local landbanks in Flanders

- 31 local landbanks spread over Flanders
- 6 very different themes (nature compensations, nature development, land development, water management, new infrastructures, industrial development)
- 19 different partners (flemish administration, provincial and local government, ngo's,...)
- A budget of 13 mio euro/year, completely financed by the partners asking for a landbank
- Powerful instrument, but one disadvantage: lack of time



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Fund

- To buy land in a more pro-active way
- We have built a fund of 25 mio euros
- We started in the region around Brussels because of its high dynamic context



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conclusions

- The resistance against expropriation is very large, so land banking as a good functioning and still growing alternative
- In many cases open space in flanders is a battlefield of competing functions. There are a lot of conflict situations. Mostly there is an agricultural landuse involved and with land banking we can help the farmers to keep liveable farms.
- We need a more pro-active policy on the acquisition of land (fund) in order to create more solutions without severe effect on land prices

