

Management of Regional Development with Emphasis on Spatial Elements - Examples of Good Practise from Member States of the European Union



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International Federation of Surveyors
Fédération Internationale des Géomètres
Internationale Vereinigung der Vermessungsingenieure
FIG COMMISSION 7
Cadastre & Land Management



Kadaster

land consolidation

- § implementation of regional plans
- § improvement of the structure of farms
- § consolidation of fragmented parcels
- § better cost benefit ratio for farmers
- § consolidation in a co-ordinated way

land consolidation

- § to serve a broader scope of sustainable development (environmental aspects)
- § increasing claims for public purposes on agricultural lands
- § in the EU area: new policies on the control of production, animal disease and environment
- § growing awareness of animal welfare
- § in the non-EU area: restitution of land to former private owners
- § in general: less political priority for agricultural matters, in favour of other economic sectors like industry, logistics, and services

land consolidation: characteristics

- § decision making processes
- § re-allocation of rights
- § agricultural engineering works
- § portion of state land
- § system of financing
- § project based organisation

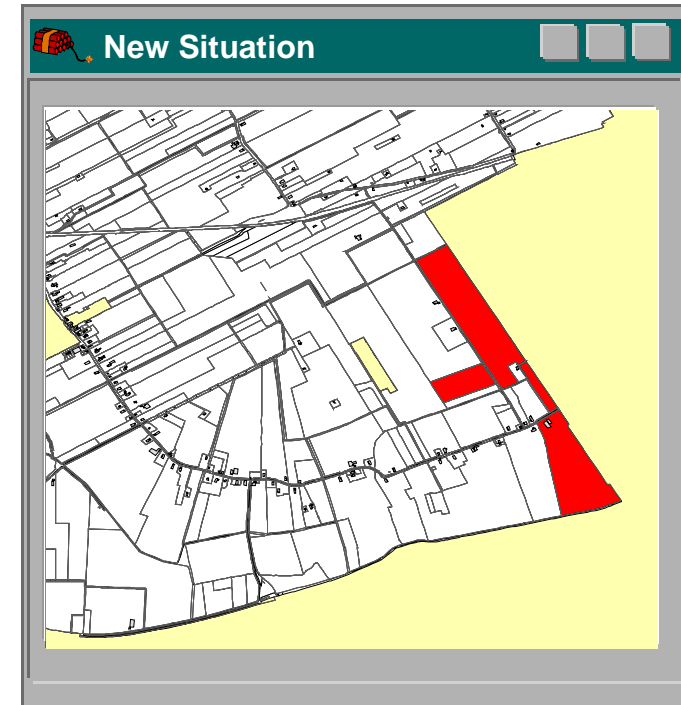
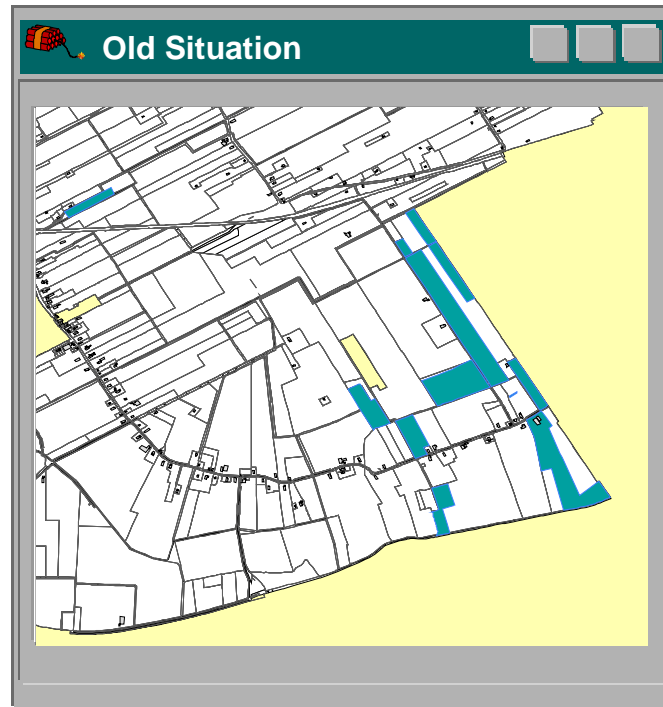


land consolidation

Re-allocation of lands:

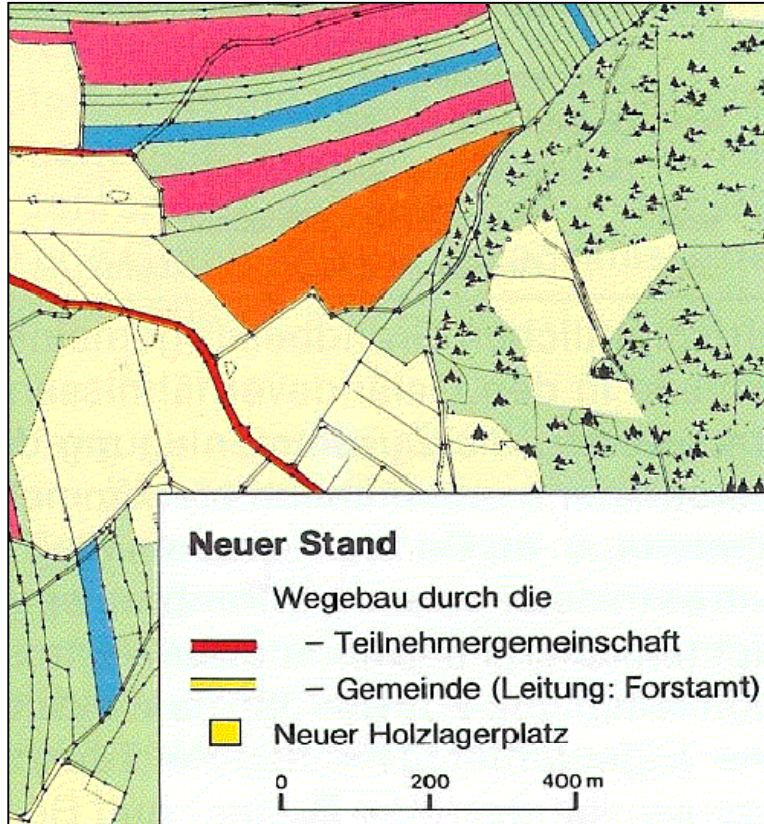
n Voluntary

n Governed by Law



Implementation Regional Plans	<u>1.</u> By Agreement (voluntary)	<u>2.</u> Land Consoli- dation	<u>3.</u> Re-development
<u>Initiative</u>	-All owners	-Owners and users -Public entity	Govern-ment: national or regional
<u>Preparation</u>	-Farmers, evt. supported by experts	-Representatives diff. interests from region	-Organisations -Public entities
<u>Decision</u>	Full agreement	Democracy: voting	Government
<u>Inventory</u>	-All rights and all wishes -Much personal attention	-Public inspections -Making objections	-Public inspections; -Making objections
<u>Re-allotment</u>	Continuous process of re-allocation based on agreements between farmers	-On voluntary base; land purchase can be (by exception) based on expropriation	-If possible on voluntary base; -If not expropriation (by exception)
<u>Financial Arrangement</u>	-Fin arrangements between the exchanging farmers, fiscal benefits	-Compensation in case of expropriation; -List of fin.arrange- ments	-Compensation in case of expropriation; -List of fin.arrange- ments

OBJECTIVES OF LAND CONSOLIDATION



Objectives set by the landowners:

- common objectives
- personal objectives.

Objectives set by society:

- state objectives
- provincial objectives
- municipal objectives.

OBJECTIVES OF LAND CONSOLIDATION

- agriculture and forestry
- other industries
- housing/living environment
- other land use needs

Objectives set by other interested parties:

- tenants
- easement and usufruct holders
- encumbrancers
- etc.

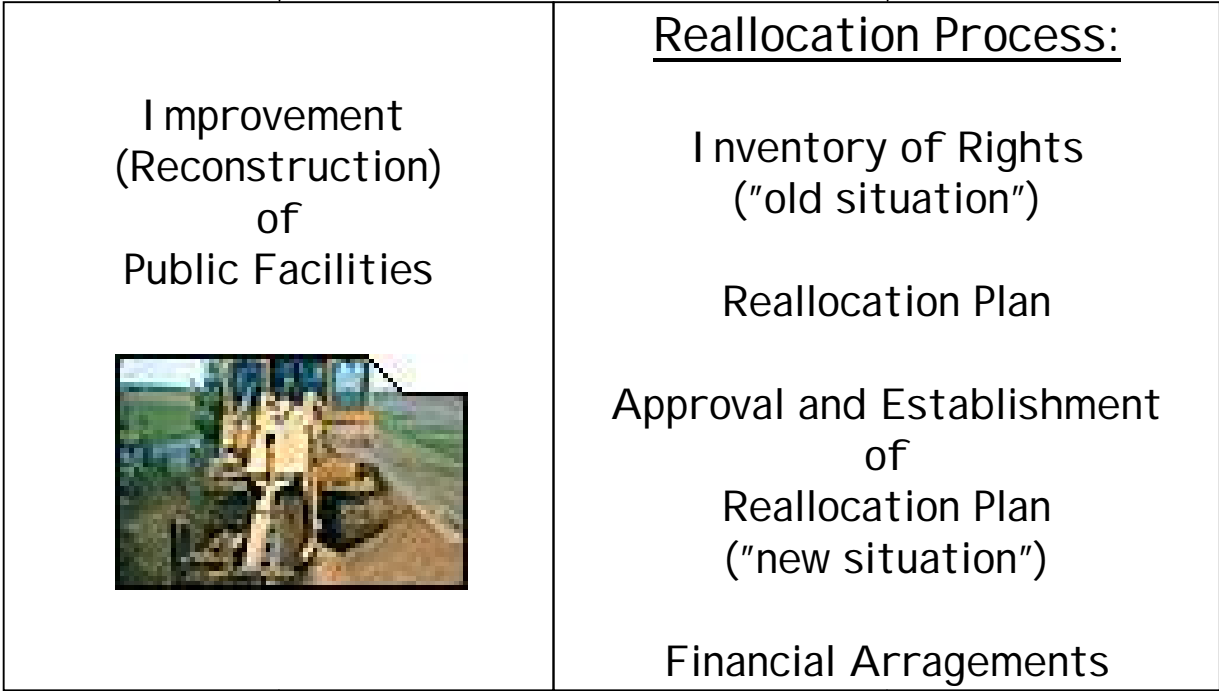
Objectives set by other interest groups:

- village residents
- nature and environmental protection organisations
- consultants
- contractors
- etc.

LAND CONSOLIDATION PROCEDURE

Preparation of the Land Consolidation Project

Decision making



By Jan K. B. Sonnenberg 2002

Implementation

products, outputs

- § new infrastructure: roads, water (macro, micro)
- § area's for town development, business, industry
- § new landscape elements, new developed nature
- § official maps & listings for public inspection:
 - § rightful claimants
 - § valuation
 - § re-allocation plan
 - § deed
 - § financial arrangements
- § new cadastral situation

information management

- § many data sources, many layers in GIS
- § there are many specific functionalities (water, soil, rightholders, etc)
- § standards (contents and structure) are necessary for data exchange
- § participatory approach
- § spatial restrictions
- § new information is created continuously
- § public inspections

information management

- § the existing situation changes (land market) while the new situation is under design
- § re-allocation based on individual wishes
- § check on completeness (new situation)
- § list of financial arrangements is comparison of old and new situation
- § area and value calculations
- § re-allocation of mortgage
- § servitudes
- § land owner - land tenant relation
- § land acquisition
- § systematic reduction of distances

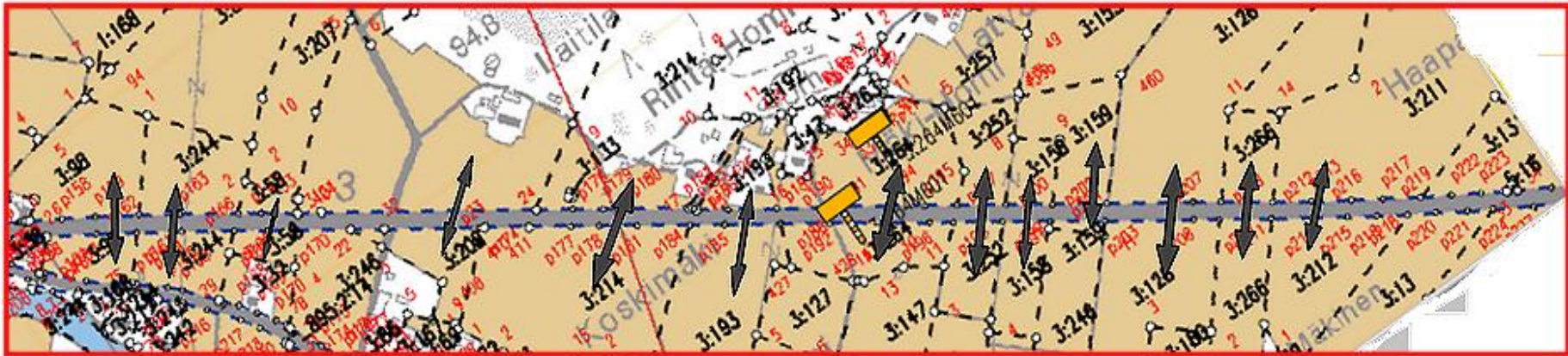
Examples

Germany

- § food quality is a main issue, name of ministry changed: 'ministry for consumer protection, food supply and agriculture'
- § land consolidation supports implementation of spatial planning: e.g. highroads, high speed trains
- § land consolidation has economic, (regional and local) development, agricultural and environmental goals
- § village renewal ('self supporting)' environment
- § ecological re-parcelations
- § different approaches in different Bundesländer



Finland: Reallotment of parcels



In addition to the land consolidation projects, several projects involving the reallotment of parcels are being tested. These projects are connected with the improvement of road safety.

Corea

§ Farmland decreased for residential use

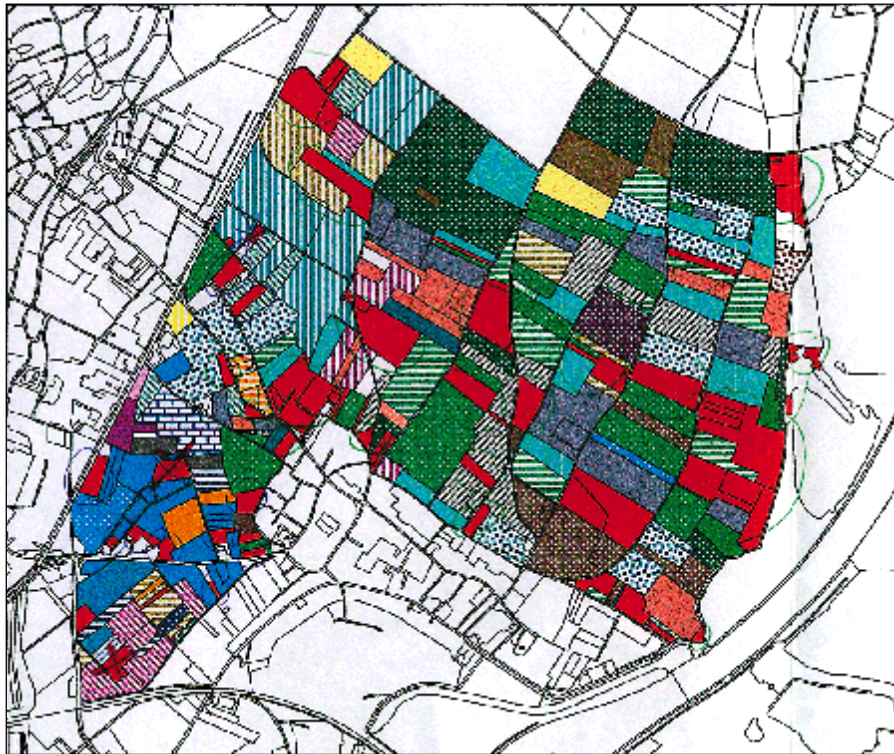
§ Rural population rapidly decreased

Year	2003	2000	1995	1990	1985	1980
Agricultural land (km ²)	18,560	18,888	19,853	21,088	21,444	21,958
Rural Population (Million)	3.5	4	4.9	6.7	8.5	10.8

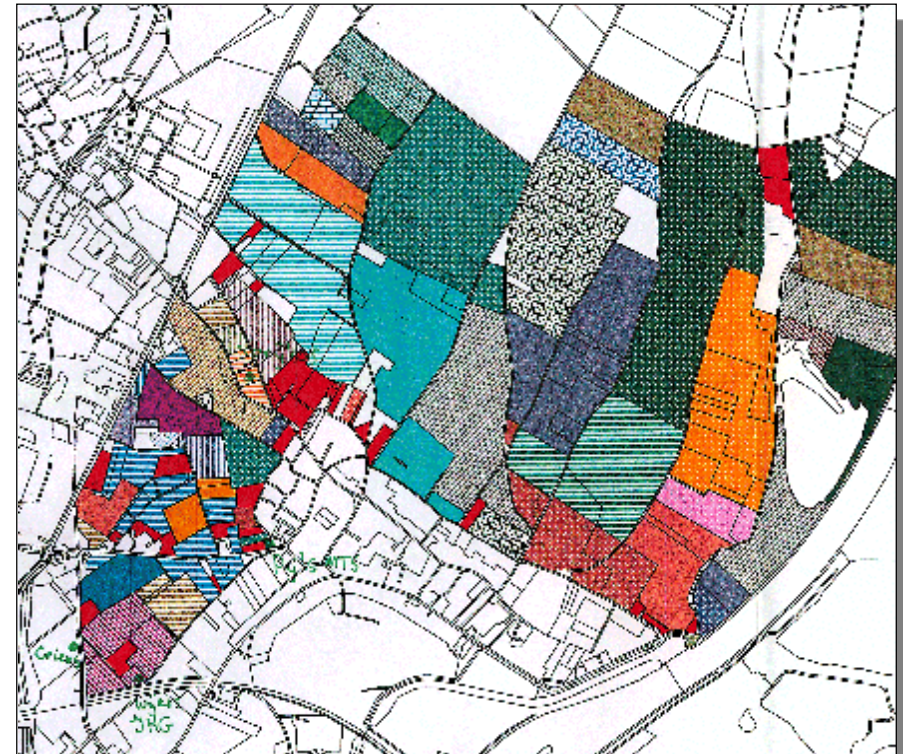
Czech Republic

- § agreement by owners
- § procedures managed by land offices
- § measurement: private surveyors
- § agricultural goals, improvement of nature stability, water conditions
- § consolidation of fragmented parcels
- § improvement of infrastructure
- § financed mainly from state budget

The Netherlands



Before ...



... After

The Netherlands

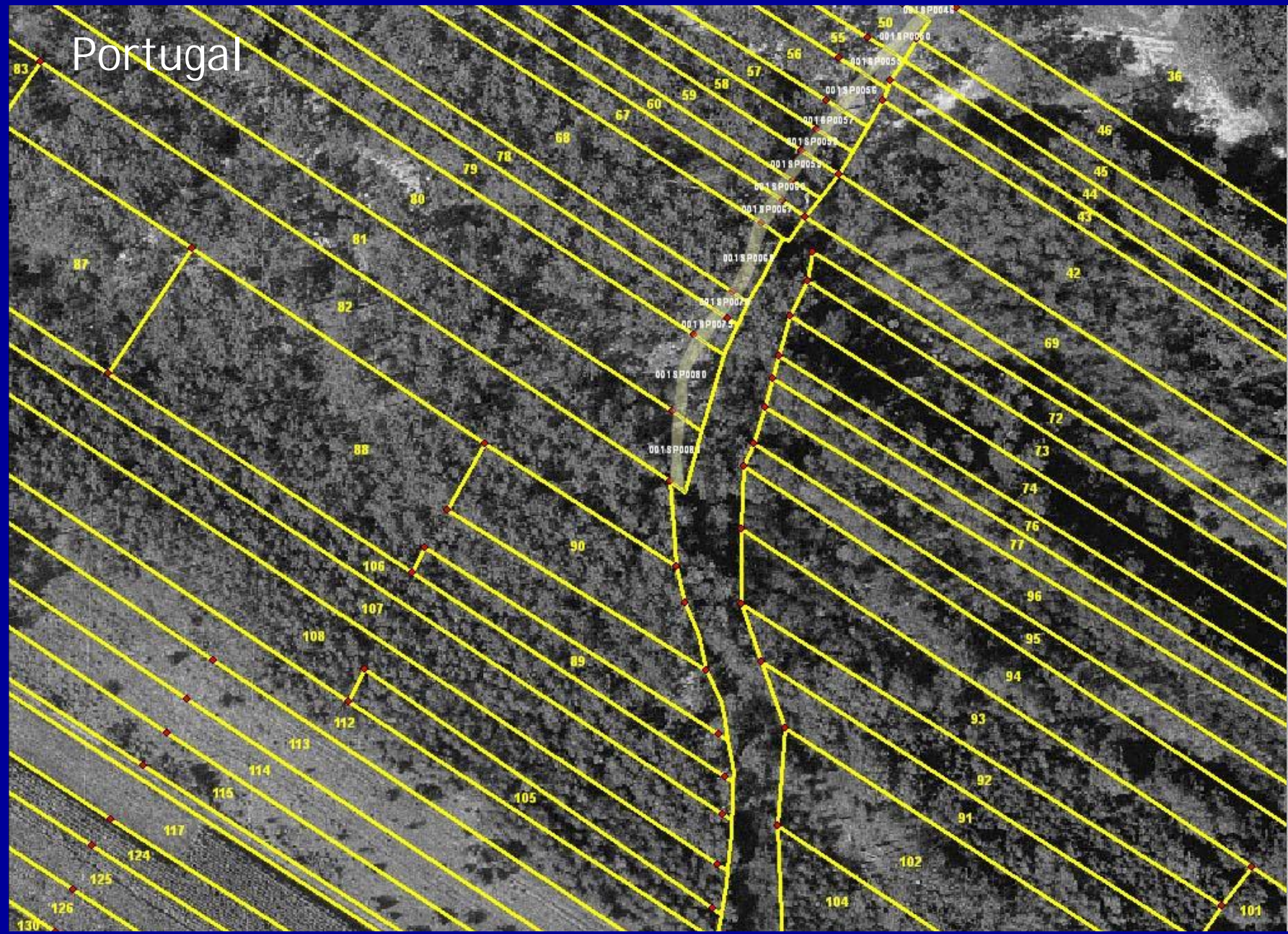
- § Example: combination of:
 - § nature restoration
 - § sand mining
 - § increasement of river dynamics
water storage, flood protection

Nature Restoration Klompenerwaard



Old and new situation

Portugal



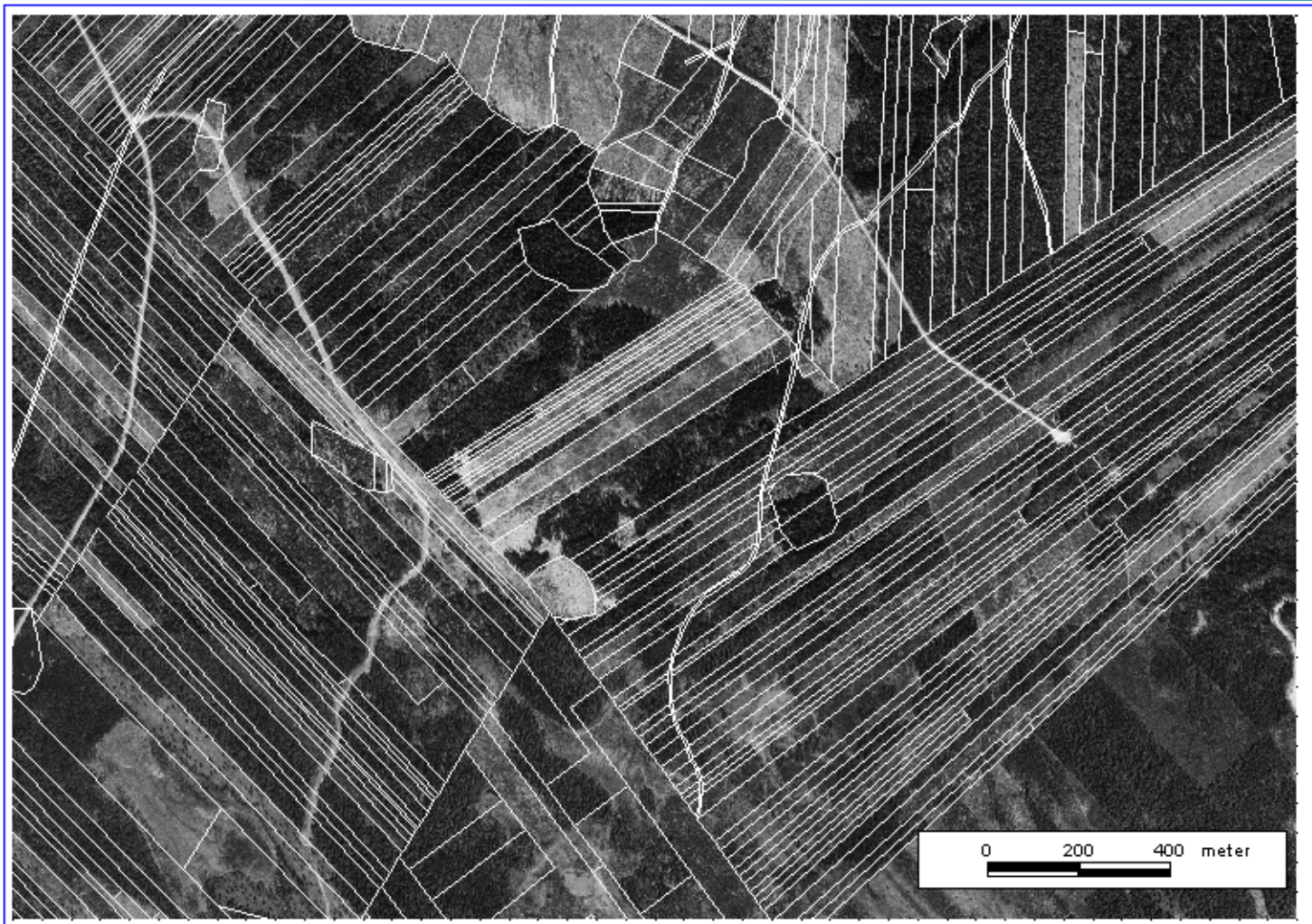
Sweden

- § rural development is closely related to improvement of living conditions in rural areas (housing, environment, infrastructure, employment, land management)
- § land consolidation can be voluntary or compulsory ('radical')
- § influence by participants on the procedure

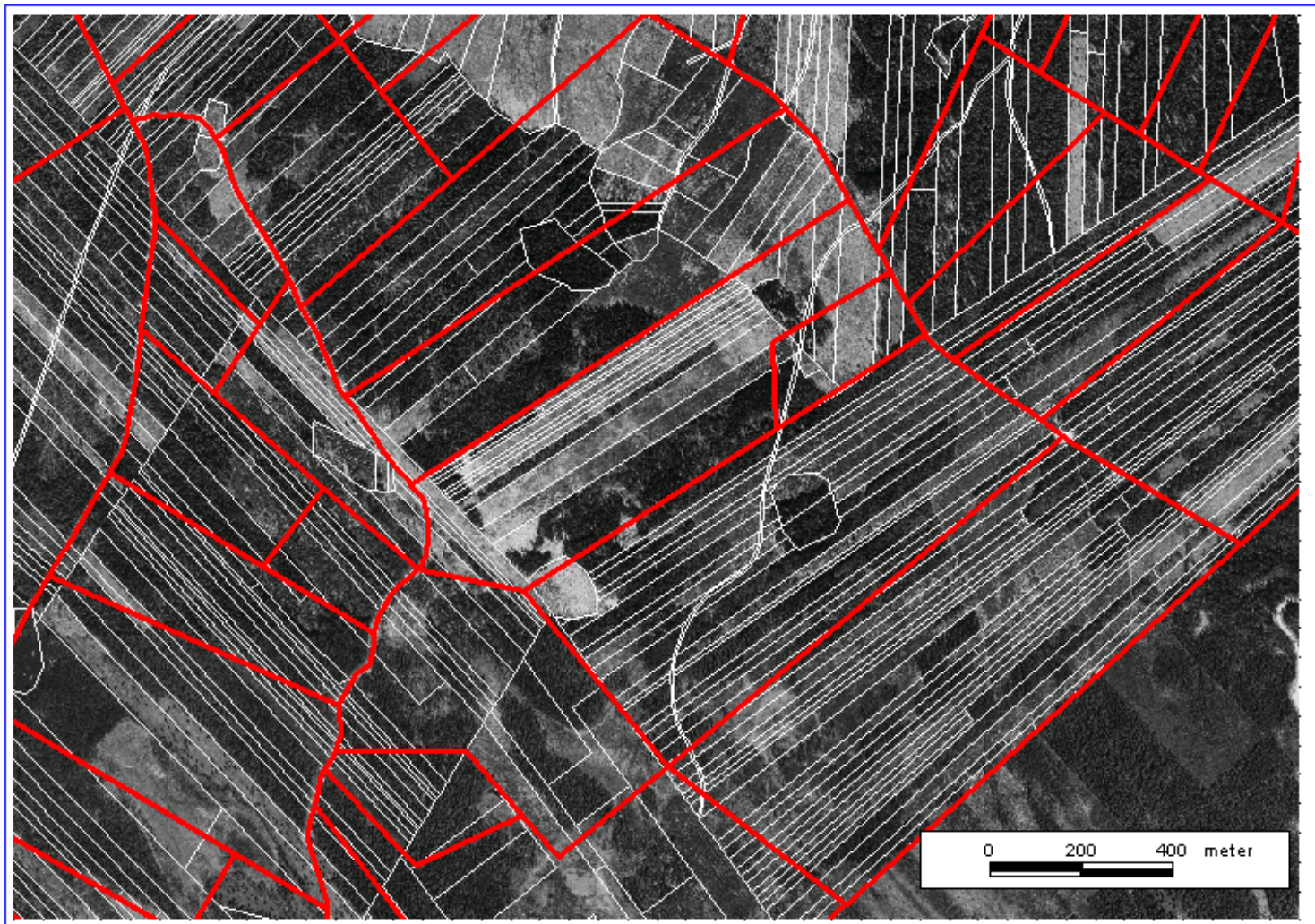
Sweden

- § Benefits:
- § decreased costs for authorities
- § increased activity in agriculture and forestry
- § increased tax revenues
- § documentation and securing of valuable natural and cultural environments
- § clear and secure boundaries, simple ownership conditions
- § the cadastral surveyor has the lead role.

Fragmented forest area



Consolidated forest area



Central Europe

- § priority in Central Europe should be given land banking as an instrument to be used in land consolidation
- § Land consolidation will meet a growing demand if land banking is effective
- § A number of choices has to be made connected to implementation the right instrument for land banking in combination with land consolidation.

Europe

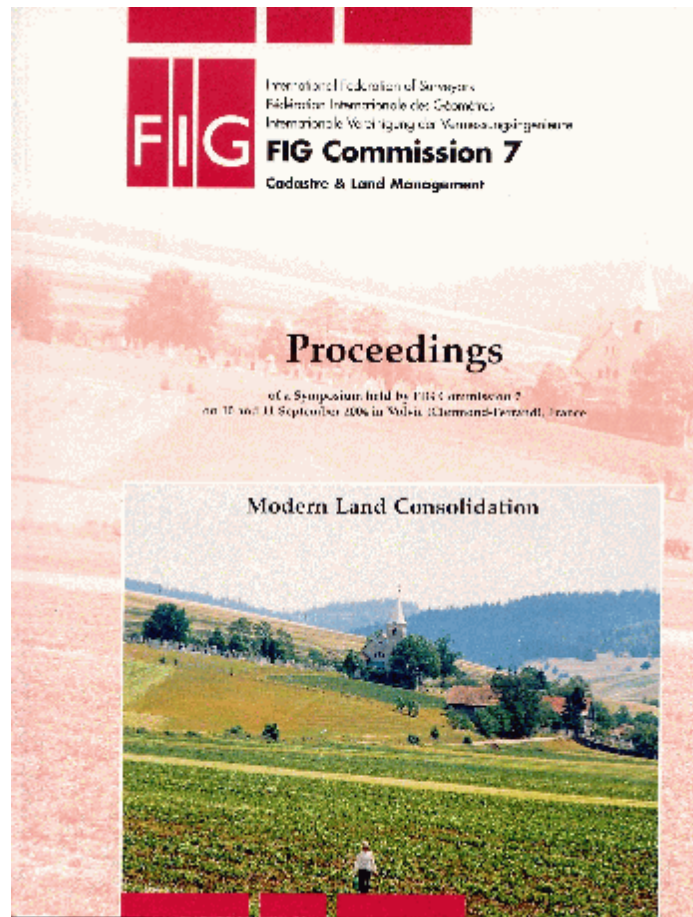
- § land consolidation in Europe is a concept far beyond and more comprehensive than agrarian parcel rearrangement with the aim of increasing plot sizes
- § land consolidation incorporates additional instruments for rural infrastructure development, market and institutional development
- § it aims ultimately at the sustainable improvement of the living and employment conditions in the rural space

Conclusions

- § urban-rural interrelations
- § analyse the needs of the local residents and the interest groups very carefully
- § there exist many kinds of fragmentation
- § steering by the local community
- § the approach must not in the first hand be a technical one
- § the procedures must be cost effective in order to be successful
- § land banking is used in many countries and found very useful
- § in former socialist countries of Europe land consolidation as such is not enough to solve the problems of land use



Symposium on Modern Land Consolidation



Websites

www.fig.net

www.oicrf.org