

Land Consolidation –
An Instrument to Provide Areas for
Water Retention by Mutual Consent

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Department 92
Planning and Implementation in Land Consolidation

Bezirksregierung Münster


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Bezirksregierung Münster Introduction



Bennighausen




- rivers were straightened
- intensive agricultural use of flood plains

↓

less flood protection

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Gewässerauenprogramm NRW

conserves flood plains and rivers
redevelops them into natural habitats

↳ Ecologically orientated flood protection

- develops flood plains as retention areas
- secures the results permanently

cooperation consensus social acceptance

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Bezirksregierung Münster The role of Land Consolidation

Preconditions of realization

- solution of land use conflicts
- receiving parcels of land

Predetermined conditions

- cooperation
- consensus
- social acceptance



rural land readjustment
administration of rural development

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Bezirksregierung Münster The role of Land Consolidation

Land Consolidation Agency

- negotiations
- mediator
- experienced stakeholder in rural areas
- accepted by the land owners

Instruments

Procedure pursuant to the Land Consolidation Act

- receive arable land in exchange
- secure the results by Land Consolidation Plan

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Bezirksregierung Münster Examples

Lippeaue Lünen, Bergkamen-Werne

Hellinghauser Mersch

Bezirksregierung Münster Examples

Hellinghauser Mersch

- 8 kilometres stretch of the river
- restoring the original state and developing flood plains again
- planning authority: Staatliches Umweltamt
- since 1991: negotiations to acquire land

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Bezirksregierung Münster Examples

about 54 hectares of arable land

Hellinghauser Mersch: Private property 1991

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Bezirksregierung Münster Examples

exchange distance: 16 km
achieved by consensus

Hellinghauser Mersch: Exchange

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Bezirksregierung Münster Examples

Negotiations:

- receive arable land in exchange
- protect the church-building

Hellinghauser Mersch: Exchange

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Bezirksregierung Münster Examples

about 380 hectares
about 75 % in exchange

results codified in the land consolidation plan

Hellinghauser Mersch: public property 2002

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Examples

officially approved in 2004
construction works in 2005

Hellinghauser Mersch: public works

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Examples

Lippeaue Lünen, Bergkamen-Werne

Hellinghauser Mersch

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Examples

Lünen, Bergkamen-Werne: project

2 km

required area

Lippe

- project executing organisation: Lippeverband
- beginning in 2000
- 370 ha arable land affected
- acquisition of land by mutual agreement
- plannings and negotiations in parallel manner
- always close contact

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Examples

Lünen, Bergkamen-Werne: project

acquired land

exchange

Lippe

- a large number of Parcels was acquired
- one agricultural holding has been purchased

Current tasks:

- readjust the land
- changed parcels are not to be affected by renaturation

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Result

Realization by land consolidation

Advantages

- land can be acquired in a larger surrounding area
- prices are on a lower level
- solutions achieved by consensus are always preferable
- reduction of the effects on the agricultural holdings

Disadvantages

- procedures take a fairly long time

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Result

Realization by land consolidation

flexible procedures laid down in the Land Consolidation Act

- solve land use conflicts
- make required land available
- secure the result permanently
- involve the landowners and the planning authorities closely
- implement large-scale projects by mutual consent.

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Thank you for your attention !

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