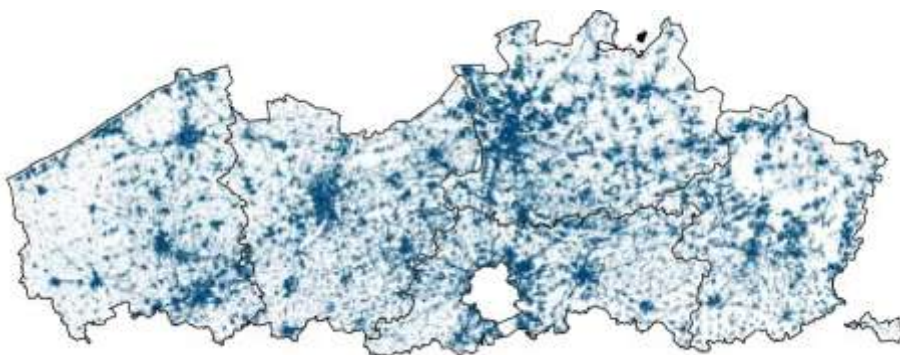




## Built-up area in Flanders

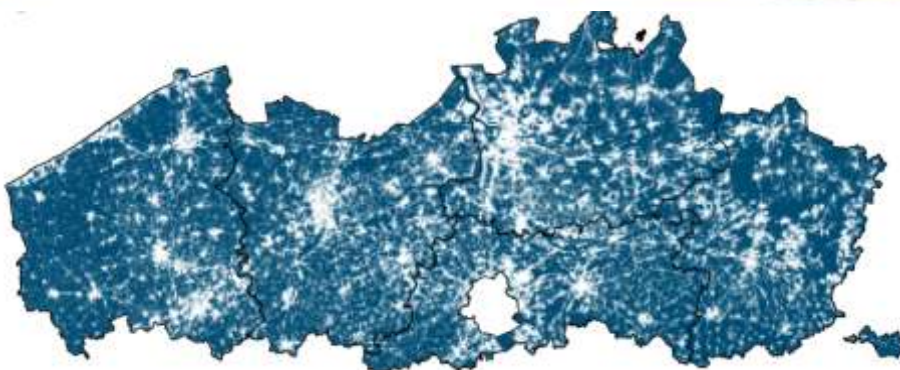


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## Open space in Flanders



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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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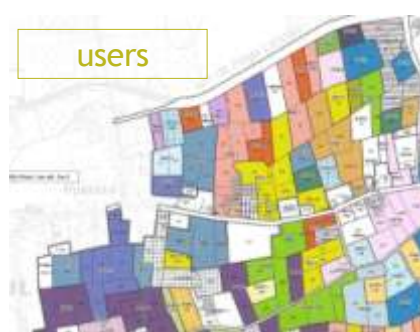
## Some facts and figures

- 1/3 of the agricultural area is in 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



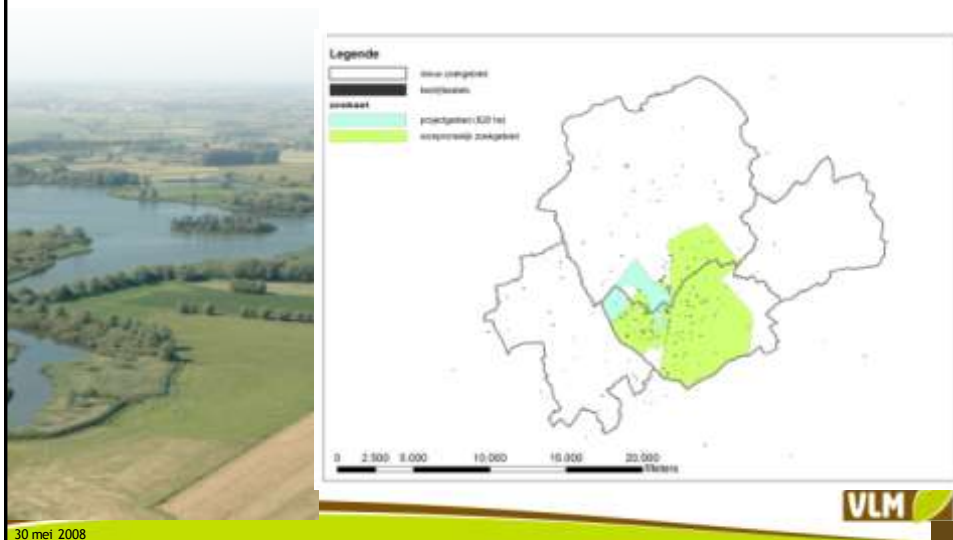


## Local Landbank 'The Blankaart'

- 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'

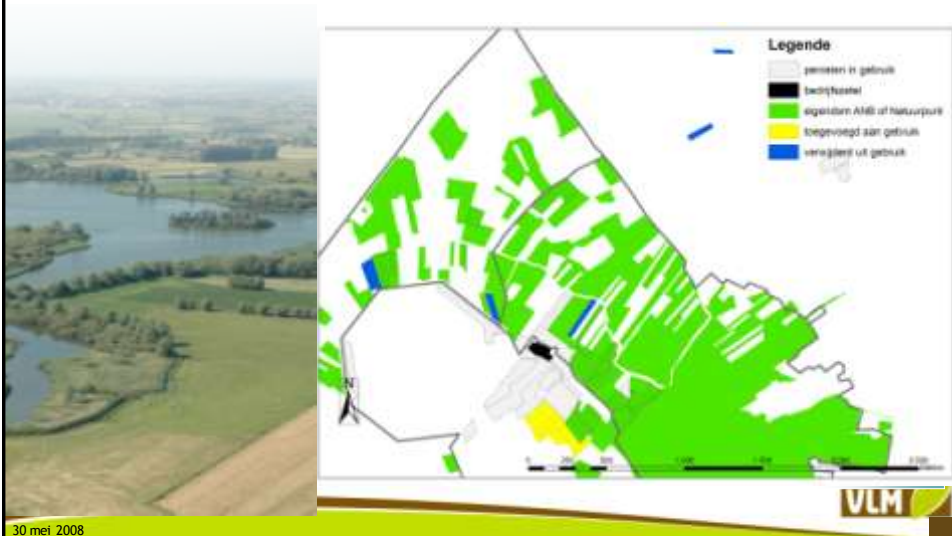


## Local Landbank 'The Blankaart'



## 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'

The map displays the 'Sigma' Local Landbank area, which is a large, irregularly shaped region in the southern part of the Netherlands. The region is primarily yellow, indicating agricultural land, with some green areas representing forests or parks. The Scheldt river (Schelde) flows through the center of the region, with several smaller tributaries. Key locations marked on the map include:

- Hillegomberg (top left)
- Streeklucht (top center)
- Kindeloos (center left)
- Streeklucht (center right)
- Streeklucht (bottom left)
- Streeklucht (bottom center)
- Streeklucht (bottom right)


The map also shows a network of roads and railways, with the main road (N2) running horizontally across the middle. The VLM logo is visible in the bottom right corner.

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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



## Brief description of context



New connection  
Harbour area

Main goal:

- Smooth inter-harbour main road

Side goal:

- Open up Belgian coast for tourists
- ...

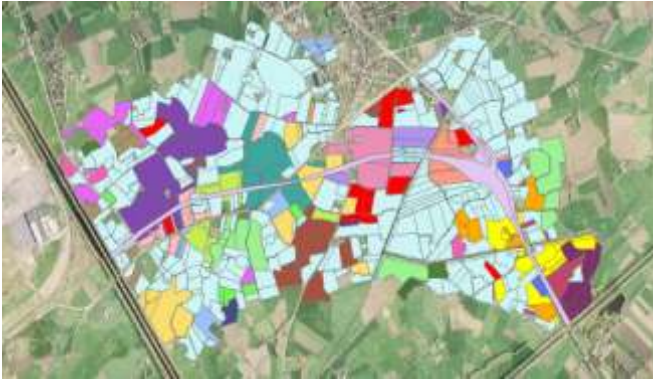






## Brief description of context

### Agricultural Land use



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



## Local landbanks in Flanders

Overzichtskaat lokale grondbanken





## 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

