



**HERT**  
Re-allotment tool in Flanders



**11th international LANDNET  
workshop Tallinn**

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LAND  
AGENCY**

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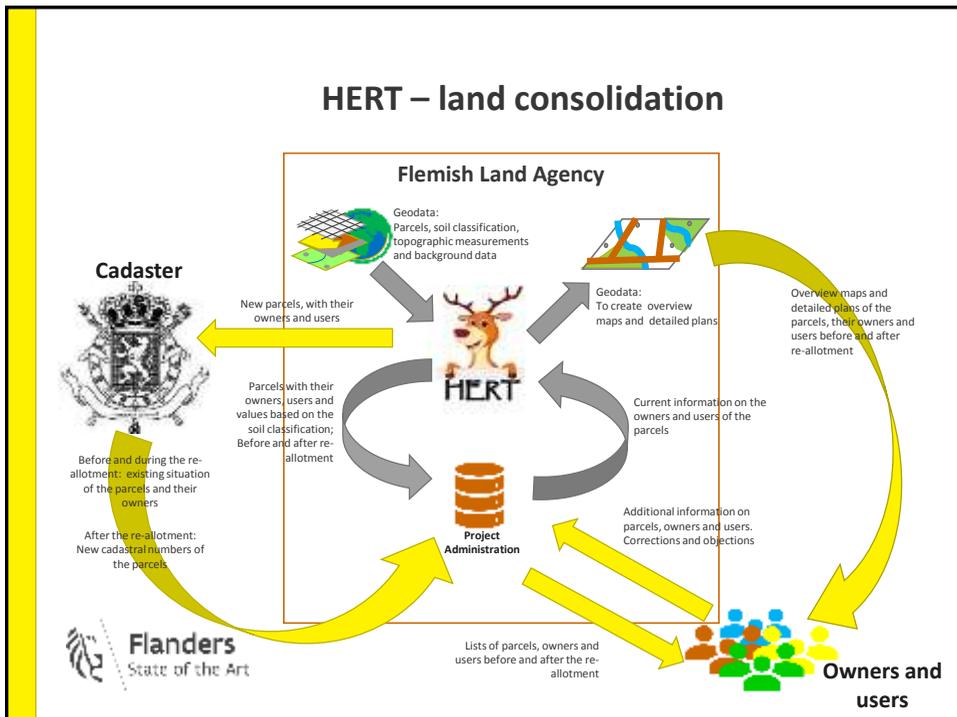
# HERT

- ▶ HERT =
  - HERverkavelingsTool (dutch) = Re-allotment tool
  - A GIS-application to carry out a re-allotment
  - The Dutch word for deer
- ▶ Re-allotment=
  - technique(s) of rearranging fragmented parcels to achieve a better structure of the parcels for the desired land use
    - × e.g. agriculture: larger, regular-shaped parcels close to the farmhouse
  - Intensity varies from exchanging parcels between owners and users to erasing the borders of all existing parcels and creating a new situation from scratch



## Re-allotment in Flanders – 3 types of projects

- ▶ Land consolidation:
  - Past: main goal to optimize the agriculture.
  - Present: the other themes regarding the open space such as nature and forest development, water quantity and quality, climate mitigation and adaptation, mobility, livability, conservation of heritage, recreation, etc. are also taken into account.
- ▶ Land development:
  - Smart combination of instruments (described in the law) to achieve spatial development
  - Possibility to use re-allotment in combination with the other land development instruments incl. zoning exchange to achieve the goals of the project.
- ▶ Land development for nature:
  - Optimize the conditions for nature development in strategic places
  - Possibility to use the re-allotment technique to optimize the structure of the parcels for nature development and to mitigate the decrease of economic value for the owners/ users of the parcels.



## HERT - land consolidation

- ▶ 2 File geodatabases
  - Input: Current situation of parcels owners and users before the re-allotment
  - Allocation: New situation of parcels, owners and users after the re-allotment
- ▶ Input
  - Matching owners and users to the parcels
  - Edit parcels and their owners and users when changes occur
    - × E.g. owner sells (part of his) property, original owner dies and children inherit the property
    - × +/- every 6 months information from the cadastral is collected to keep track of the changes during the project
  - Calculate the value of every parcel based on the soil quality for agriculture
  - Export the information for the maps and lists of the public inquiry

## HERT – land consolidation

### ► Allocation

- Drawing the new parcels 'from scratch'
  - × Starting from big blocks where the borders of the parcels are 'erased'
  - × Some parcels such as the farmhouse are 'redrawn' on the map: fixed parcels
  - × Some line elements, such as (small) canals, roads etc. need to be taken into account: fixed borders
- Match owners and users to the new parcels
- Calculate the value of every new parcel based on the soil quality for agriculture
- Compare the new situation with the situation before re-allotment
  - × Aim: every owner and user receives new parcels with the same value of the parcels he owned/ used before re-allotment.
  - × If not: system of financial compensation for users and owners
  - × Expert adjusts the drawing of new parcels to achieve a balance
- Export the information for the maps and lists of the public inquiry, plans for the deed and the cadaster



## HERT – Drawing parcels from scratch

Input module:  
Parcels before re-  
allotment

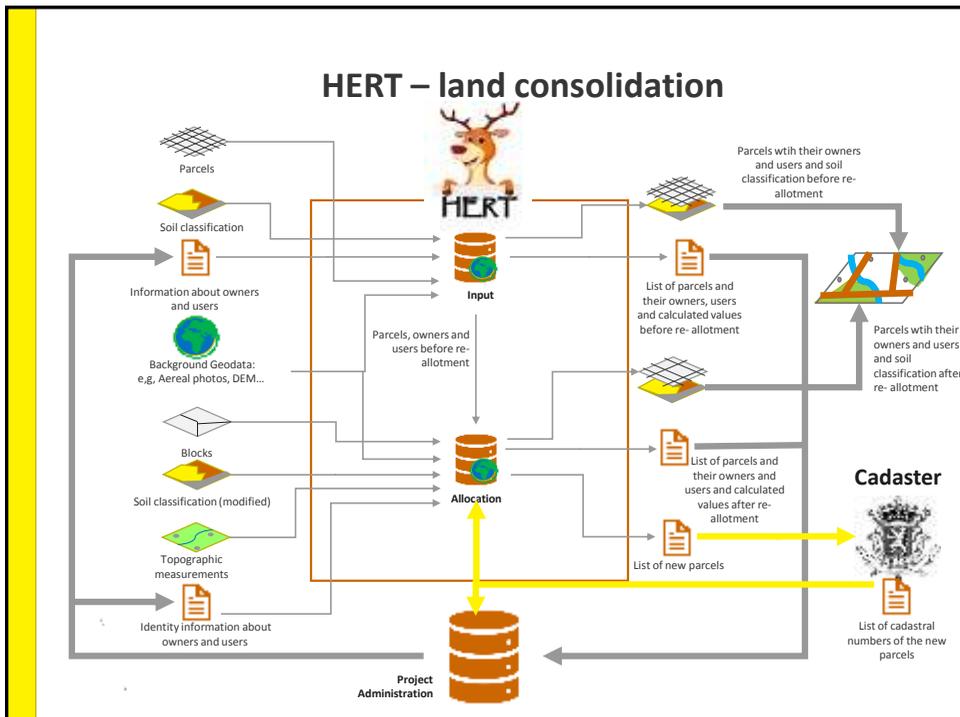


Start of allocation  
module:  
Blocks



End of allocation  
module:  
New, bigger and  
more regular parcels





## HERT - Land consolidation

- ▶ Demo 'Allocation' – main functionalities
  - Link film



## HERT – land development

- ▶ Under construction
- ▶ Will work mainly the same as HERT- land consolidation, but there are a few differences:
  - Value calculation not based on soil quality suited for agriculture, but on the economic value of the parcels. This depends mainly on zoning category.
  - Combination with zoning exchange possible
  - No longer obligation to draw new parcels 'from scratch'. Also possible to start from the existing situation when only minor geometric changes need to be done

## More information

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