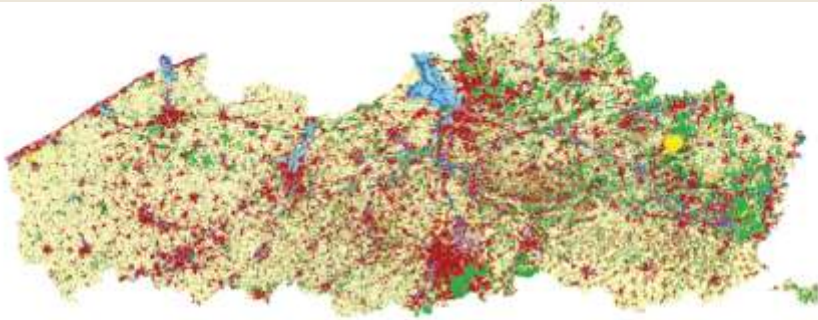


Land use (1)



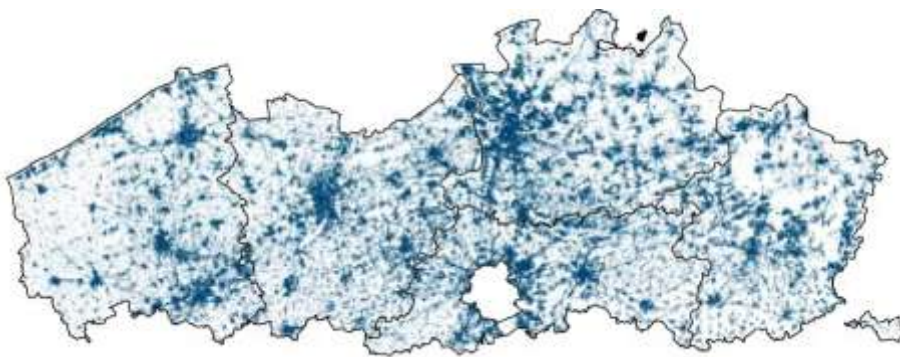
De middeleeuwse landgebruikkaart van het Vlaamse Gewest en het Brussels Hoofdstedelijk Gewest (overname naar: ruiters 1991: 1991)



13-11-2012

3

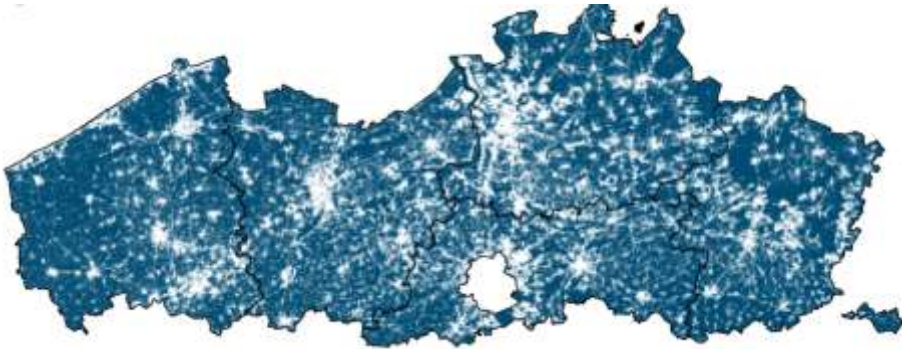
Land use (2) Built-up area in Flanders



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Land use (3) Open space in Flanders



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5

Some facts and figures (1)



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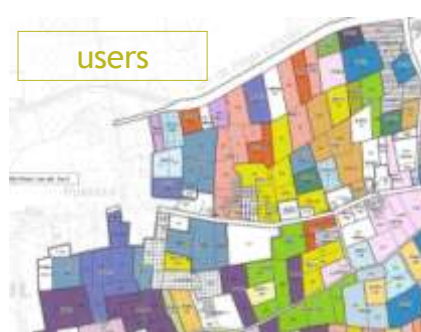
Some facts and figures (2)



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Some facts and figures (3)

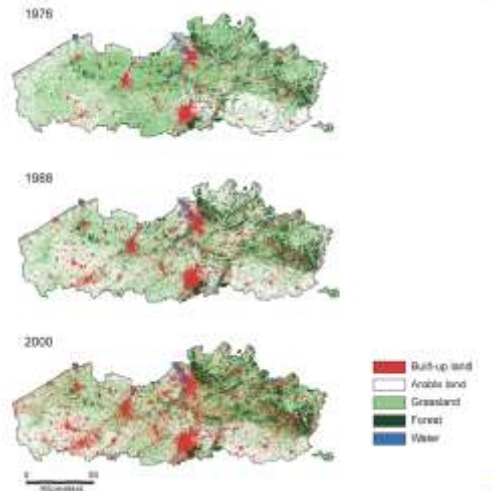
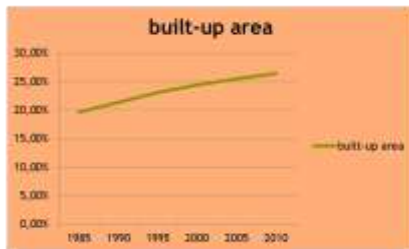


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Trends (1)

- Flanders: ongoing urbanisation

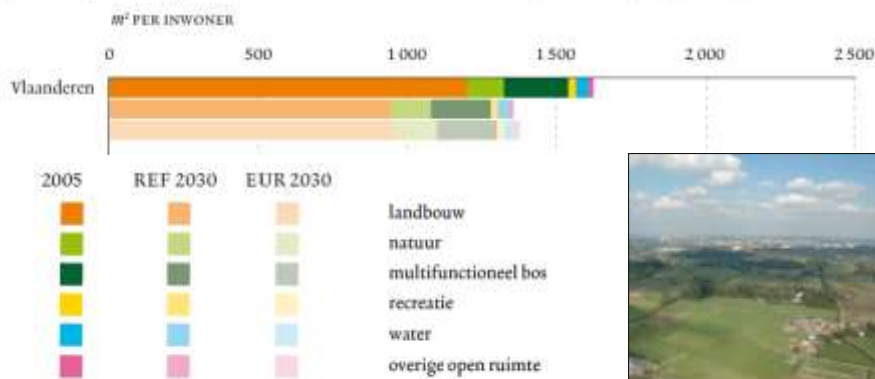


VLM

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Trends (2)

Oppervlakte open ruimte per inwoner in het REF- en het EUR-scenario (Vlaanderen, 2005 en 2030)



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Trends (3)



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Effects (1) conflicts between land users



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Effects (2) Struggle for land

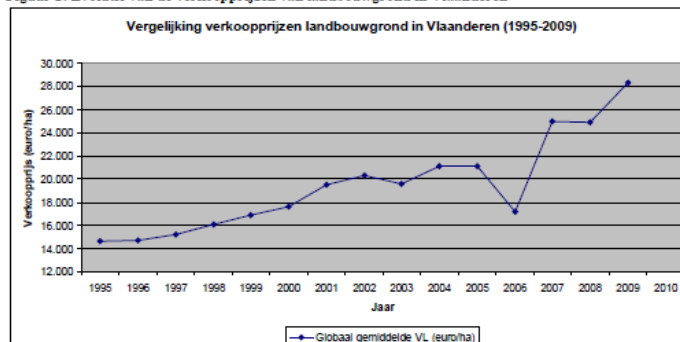


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Effects (3) High prices

Figuur 2: Evolutie van de verkoopprijzen van landbouwgrond in Vlaanderen



Bron: FOD Economie/ADSEI (1995-2004) en VLM (2005-2009)



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Challenges in Flanders (1)

- Biodiversity en the development of Natura 2000 areas



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Challenges in Flanders (2)

- Climate change and the development of flooding areas



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Challenges in Flanders (3)

- Development of Flanders as a logistic centre in Europe



Challenges in Flanders (4)



solutions

fragmentation
small open space per inhabitant

pressure on open space
challenges to change land use



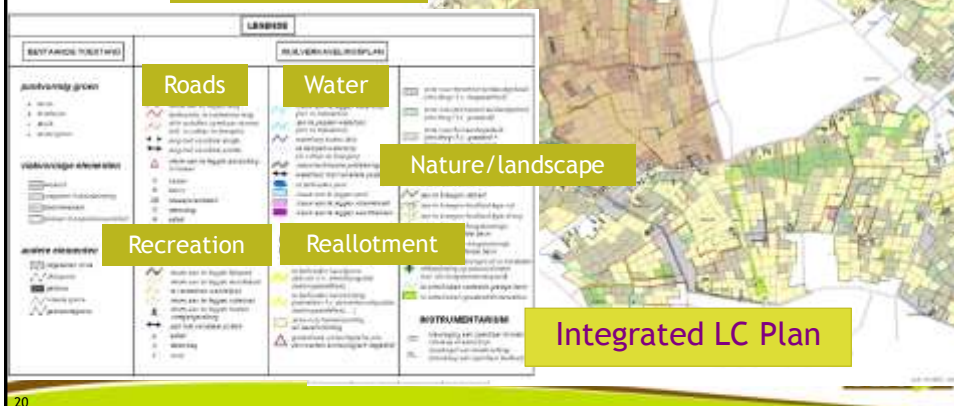
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Solution (1) Smart multiple land use

Preparation stage

Planning process



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Result (1) Smart multiple land use

before



after



Wastewater treatment

Nature development

Water retention

Flood prevention

Relocated farmers

Information panels

Bicycle- and footpaths

River bed restoration



Solution (2) Landbanking and rearranging parcels



before



after



Result (2) Landbanking and rearranging parcels

before



after



- Buying
- Leasing
- Selling
- Land fund
- Expropriation
- Reallotment
- Ownership exchange
- Pre-emption right



Thank you!

