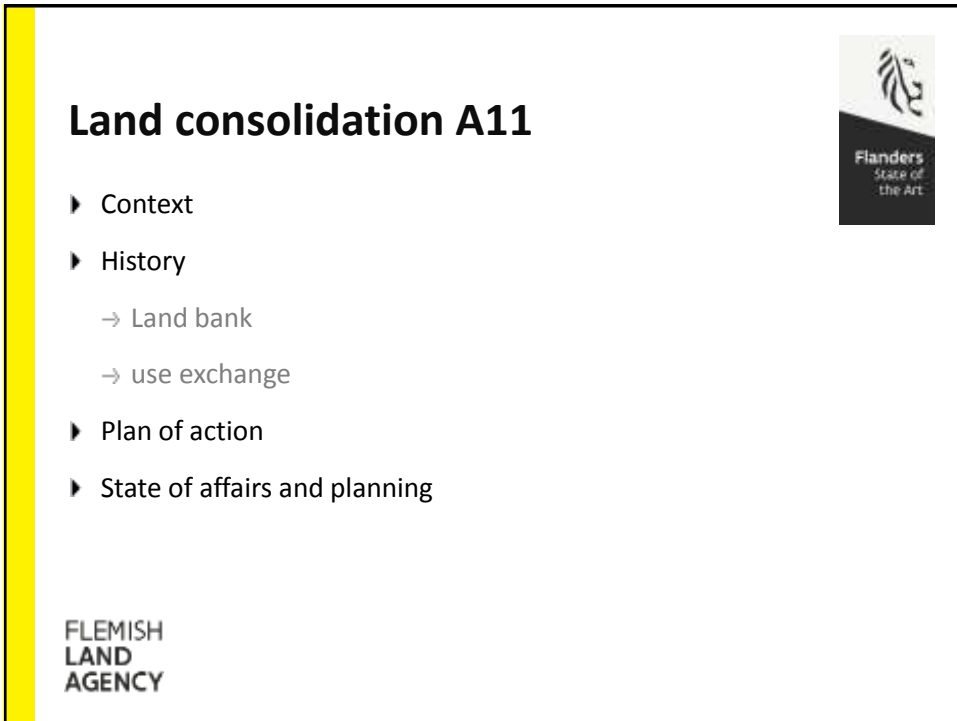




Land consolidation A11

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Land consolidation A11

- ▶ Context
- ▶ History
 - Land bank
 - use exchange
- ▶ Plan of action
- ▶ State of affairs and planning

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Belgium - Flanders

Seaport Bruges, Ghent and Antwerp



Seaport Bruges

Missing Link (12 km)



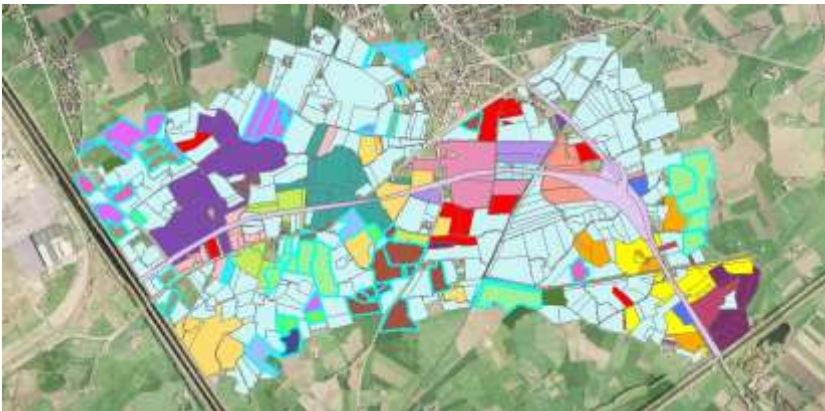
project MER 2009

Left: Seaport Bruges – Right: agricultural area
New road A11



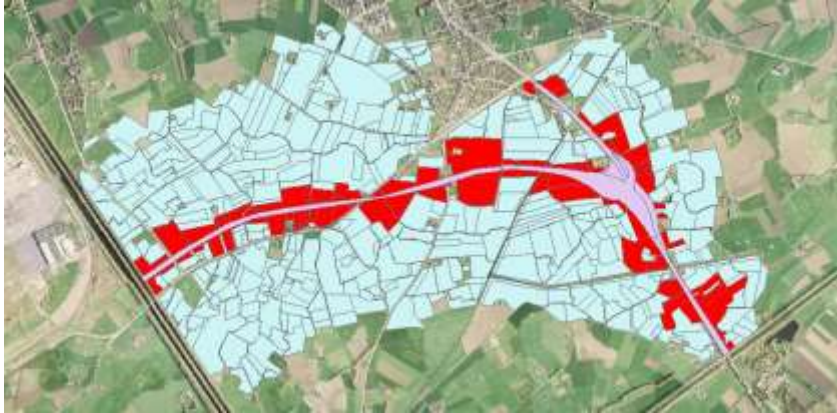
Consequences for farmers

- Fragmentation of land use for 26 farmers (use of 1 farmer: 1 colour)



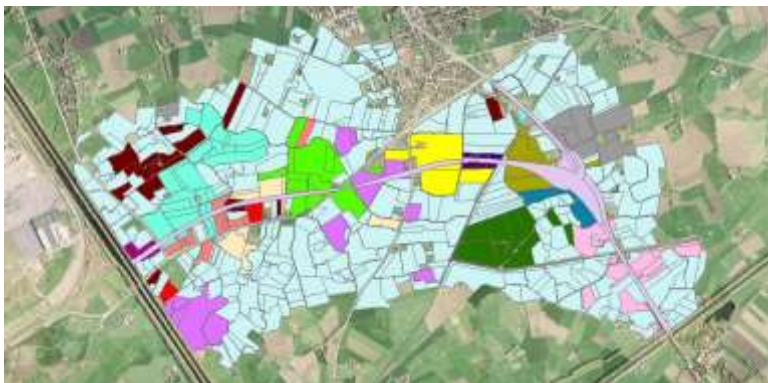
Consequences for agriculture/farmers

- 75 parcels cut through



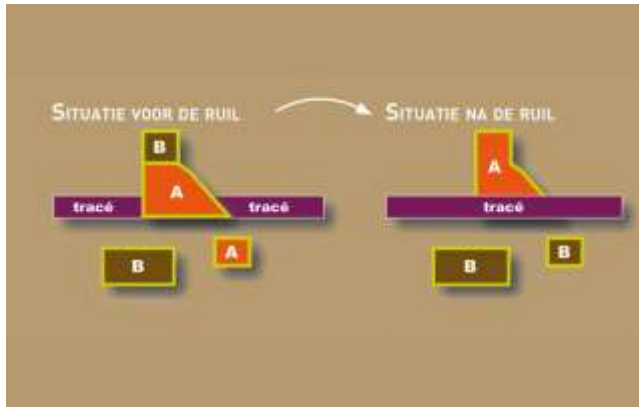
Consequences for agriculture/farmers

- Loss of 62 ha - 29 farmers involved
- 2 farms have to move because of the demolition of farm buildings



- 5

Solution 2: Land consolidation large infrastructure works



PHASE 1 use exchange (2009 - 2014)

In anticipation or for the time being:
everything that is included in the use exchange will later undergo another land consolidation.

Solution 2: Land consolidation large infrastructure works

Phase 1: Use exchange

- (Urgent) use exchange
 - Same surface and suitable for the same crops per user
 - As much as possible along one side of the A11 (farm side)
 - Grouped as much as possible around the farm
 - Base area cadastral plots/no change in parcels borders
 - Urgent work
- Taking into account the legal framework, existing land use, etc.
wishes and (existing) cadastral boundaries

Deed on 10 December 2014

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The wishes of users

- Want sessions for users



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The usage exchange plan: the result



Before



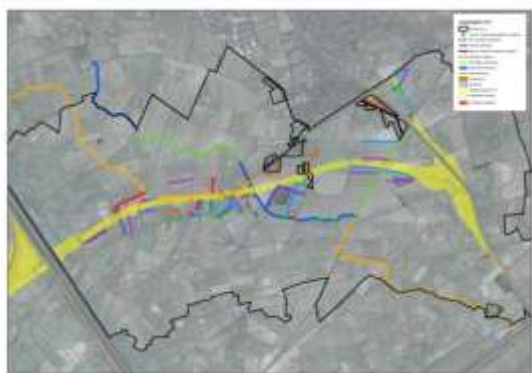
After

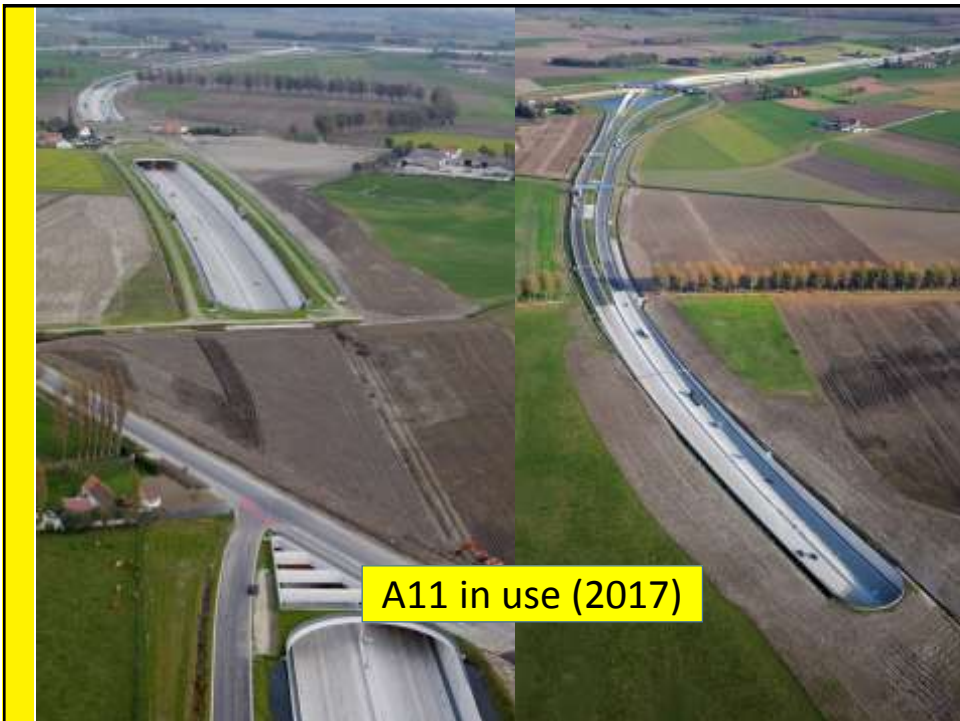
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Use exchange works (2014 - 2015)

Funded by:

Flemish Region (subsidies for land consolidation):	369,187.93 euro
AWV (operator A11):	287,791.95 euro
EFRO (SEEDS project):	65,500.00 euro
TOTAL:	719,479.88 euro





Land consolidation large infrastructure works

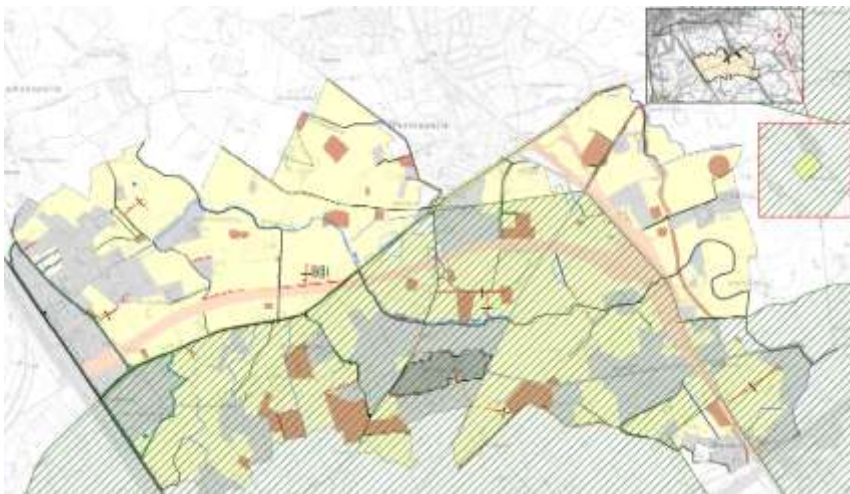
Phase 2: land consolidation (2015 - ...)

- ▶ Plan of action → Realisation of works
- ▶ Public domain plan
- ▶ Re-allotment
 - Exchange of use and property
 - Base point value, new cadastral boundaries

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Plan of action



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Plan of action

- Re-allotment zone: adapt use and land registry boundaries, other plot alteration works (damming canals, new canals, levelling, parcel accesses, etc.)
- Roads: improve, construct, dig up
- Bicycle paths: construct, improve
- Watercourses: fill in, construct, widen
- Plantings: new
- Various measures: demolition of purchased farm, automation of propulsion, bridge, divers, redevelopment of crossroads, etc.

Budget: 3 million euro (45% budget of motorway constructor)

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Plan of action - preconditions

Nature: valuable grassland complexes, reed beds, pools, nature reserve, area protected under the Birds Directive

Historical landscape pattern: old road routes, old plot structures, meandering waterways, protected landscape

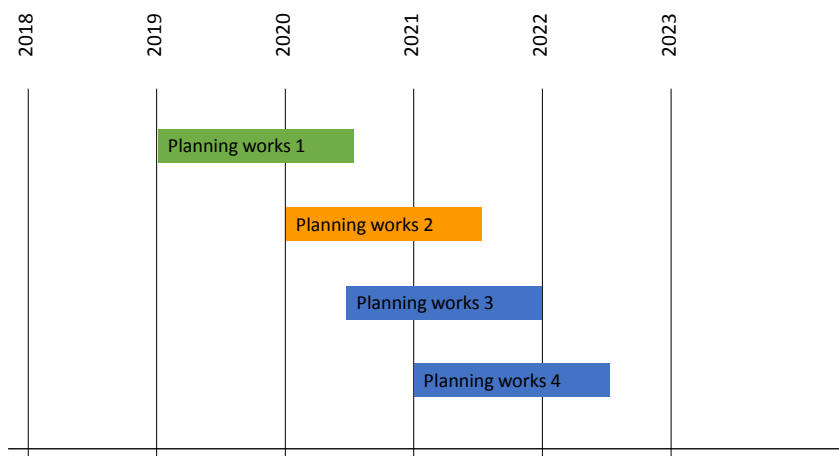
Archaeology: area is archaeologically very rich

- No change or plot borders in designated areas on plan

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Execution works planning



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More information

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