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Land Development in Forest Areas - The German Approach in Terms of Sustainability -

TS 80 – Land Consolidation in
Germany



Structure

- Forest Data
- Land Development Measures in Forest Areas
 - Integrated Rural Development
 - Land Consolidation
 - Voluntary Land Exchange
 - Procedure by Law on Community Forest



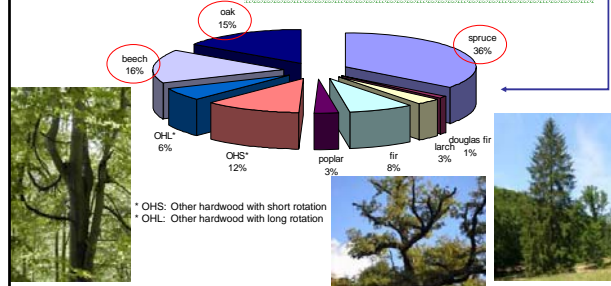
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Forest area and species

Forest area: **30% for Germany**
25% for Northrhine-Westfalia (NRW)



Forest Industry Cluster (Study)

(Unexpected) high economic dimension of forest and wood processing industries

33.200 million €/a
7.2% of GDP
250.000 employees
3% of NRW
TOTAL CLUSTER



FORESTRY

- raw material furnisher (core of the cluster)
- 5.500 employees
- 356 million €/a

SWOT

Threat: high risk of calamity (because of fall of thinning)
Chance: mobilisation of further raw material

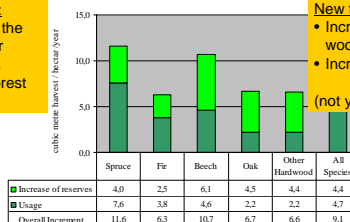


Stock and use of wood

Increment and Usage 1987 - 2001

Further usage for:
• strengthening of the economic sector
• health of forests (resistance of forest stands)



New tendency (2005 -):
• Increased demand for wood
• Increased prices
(not yet quantifiable)



Only 2/3 of the increment in softwood and only 1/3 of the increment in hardwood were used.

Difficulties for cultivation (partly)

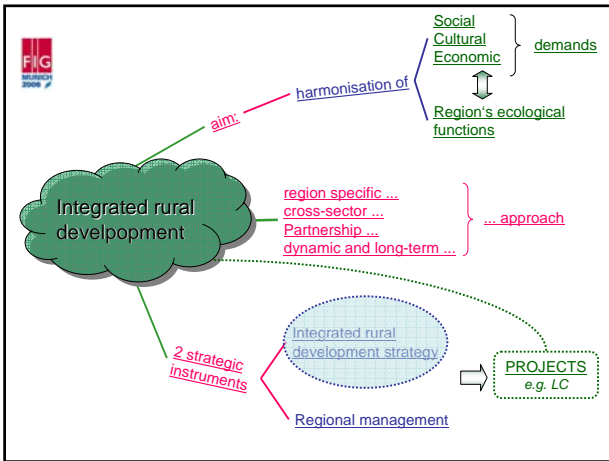
- Proprietary structure
- Road network

above-average effort for usage

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Integrated rural development strategy

Targets					
agriculture and forestry	tourism	village renewal	infra-structure	culture	...
Working groups					
WG 1	WG 2	WG 3	...		
Results					
SWOT, concepts, projects and strategies for implementation					

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e.g. „agriculture and forestry“	„village development“	WG 3	...		
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Results					
SWOT, concepts, projects and strategies for implementation					
e.g. cluster structures	PR, Guidance of visitors	land regulations e.g. Land Consolidation	...		

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land consolidation - overview

private benefit

S I M P L I F I C A T I O N

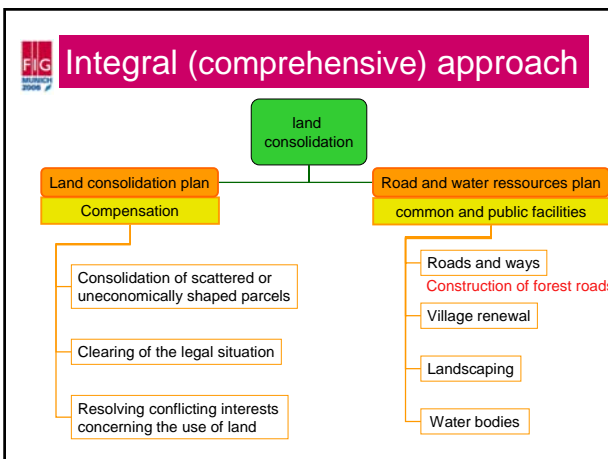
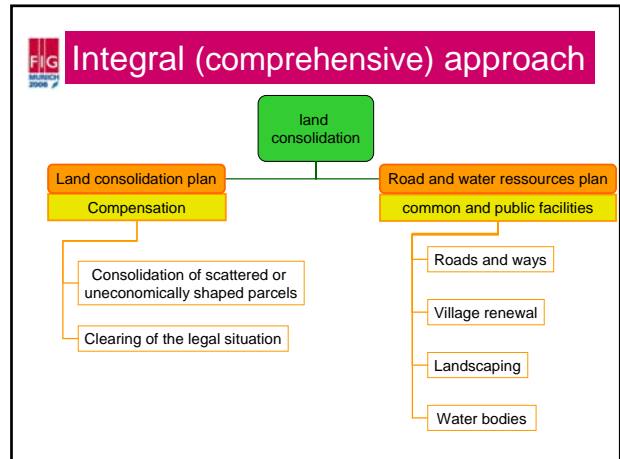
- Comprehensive Land Consolidation
- Simplified Land Consolidation
- Accelerated Land Consolidation
- Voluntary Land Exchange

Flurbereinigungsgesetz

public benefit

Land Consolidation in Case of Permissible Compulsory Acquisition

Not topic of this lecture



Forest road construction

- sec 44 (3): "Lots shall be made accessible by ways" (roads)
- Extend varies on topography and land use

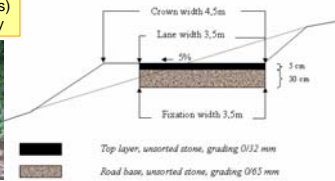

Waterbound layers (gravel roads) as a matter of costs and ecology

- Frame for compensatory land allocation
- Construction immediately after approval of the road and water resources plan (before land consolidation plan)
- Relating to village renewal (if lumber-removal through village)

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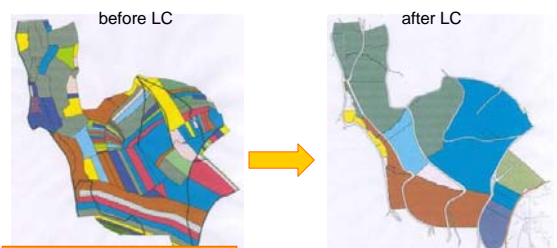
Compensatory land allocation

before LC after LC



Compensatory land allocation

before LC after LC



- Insufficient road network
- Scattered and uneconomically shaped parcels
 - ⇒ above-average effort
 - ⇒ No profitable usage


- sufficient road network
- economically shaped parcels
 - ⇒ low effort
 - ⇒ profitable usage

Landscape development by:


- Protection of valuable forest-biotopes per allocation to public ownership (federal state, county, municipality etc.)
- Execution of measures
 - Agreements with land owners regarding the execution of landscape development measures and monetary compensation for use
- Networking of biotopes

Examples of landscaping

Removal of spruces




Substitution of culverts by fords



rivulet and road in accordance with each other

Planting of autochthonous wood



Structure

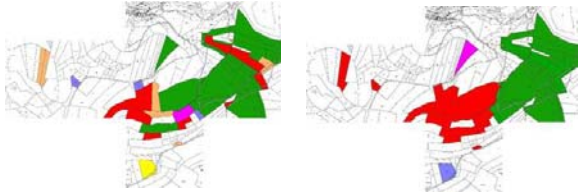
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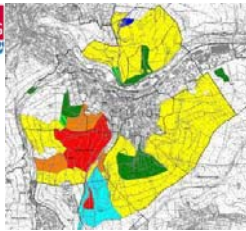
Voluntary Land Exchange

- Simplest and fastest land consolidation measure
- Adequate for small areas with a sufficient road network and scattered but economically shaped parcels
- The **voluntariness** has to be ensured



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 - **Procedure by Law on Community Forest**



Starting point:

- Multiple silvicultural co-operatives
- Joint ownership
- Forestal usage aggravated because of:
 - Inappropriate size and shape
 - disturbing cultivation-borderlines
- Multiplex administrative duties

Procedure according to the law on community forest:

- Merging of silvicultural co-operatives on behalf on improved forestal cultivation or a simplified administration



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Benefits

For the cultivation

- Appropriate size
- Abolition of disturbing cultivation-borderlines
- Simplified and profitable timber-sale
- Reduced operational risk (e.g. in case of calamities)

For the administration

- Only one board and one cash management instead of two or more
- Only one stock book



