



Vlaanderen
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No Net Landtake in Flanders

9 NOVEMBER 2023

DEPARTEMENT
OMGEVING

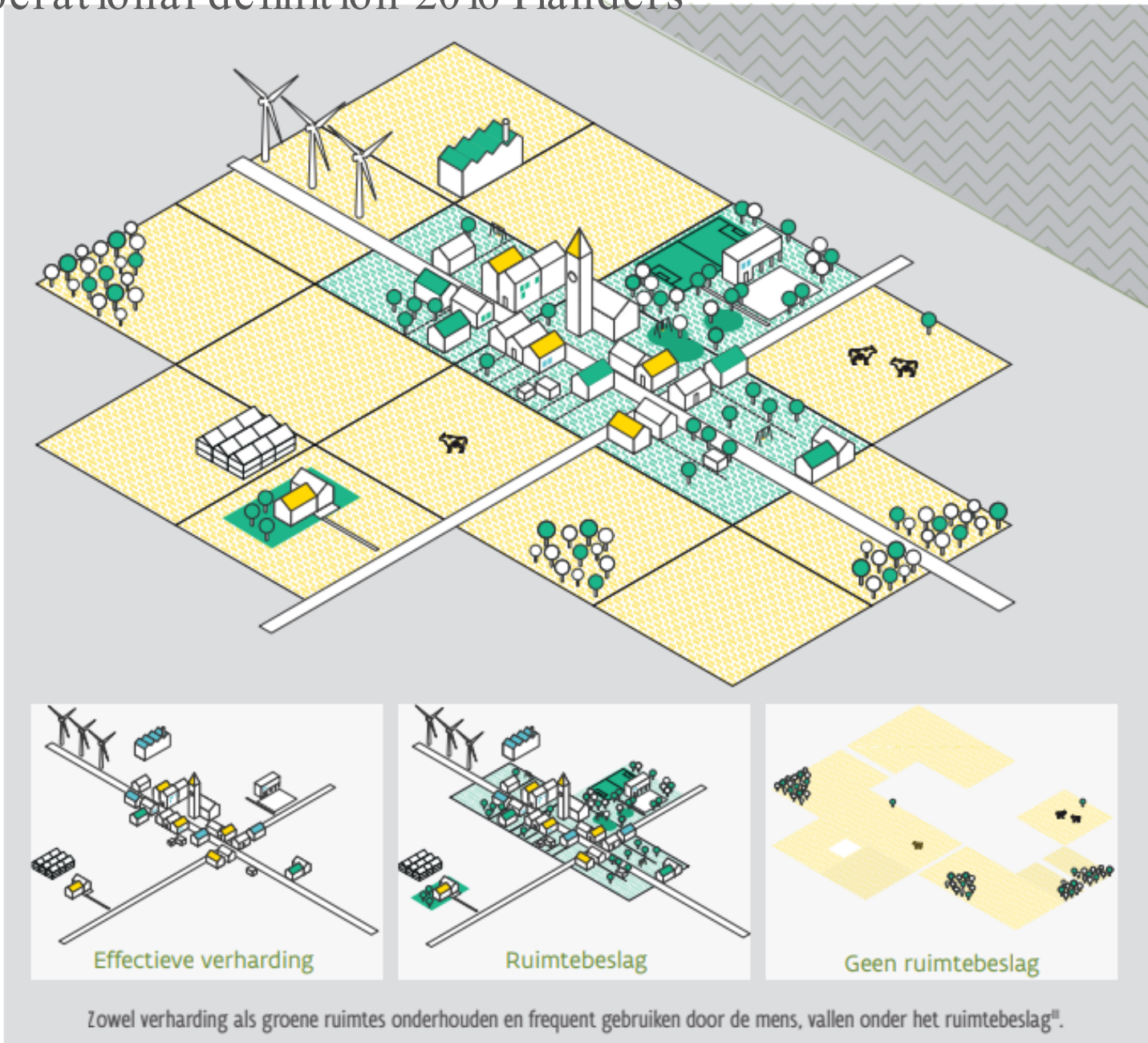


Definition settlement area (= ruimtebeslag)

“Settlement area, sometimes called artificial land, comprises the area of land used for housing, industrial and commercial purposes, health care, education, nursing infrastructure, roads and rail networks, recreation (parks and sports grounds), etc. In land use planning, it usually corresponds to all land uses beyond agriculture, semi-natural areas, forestry, and water bodies.” (EEA, 2012: 41)



Operational definition 2016 Flanders

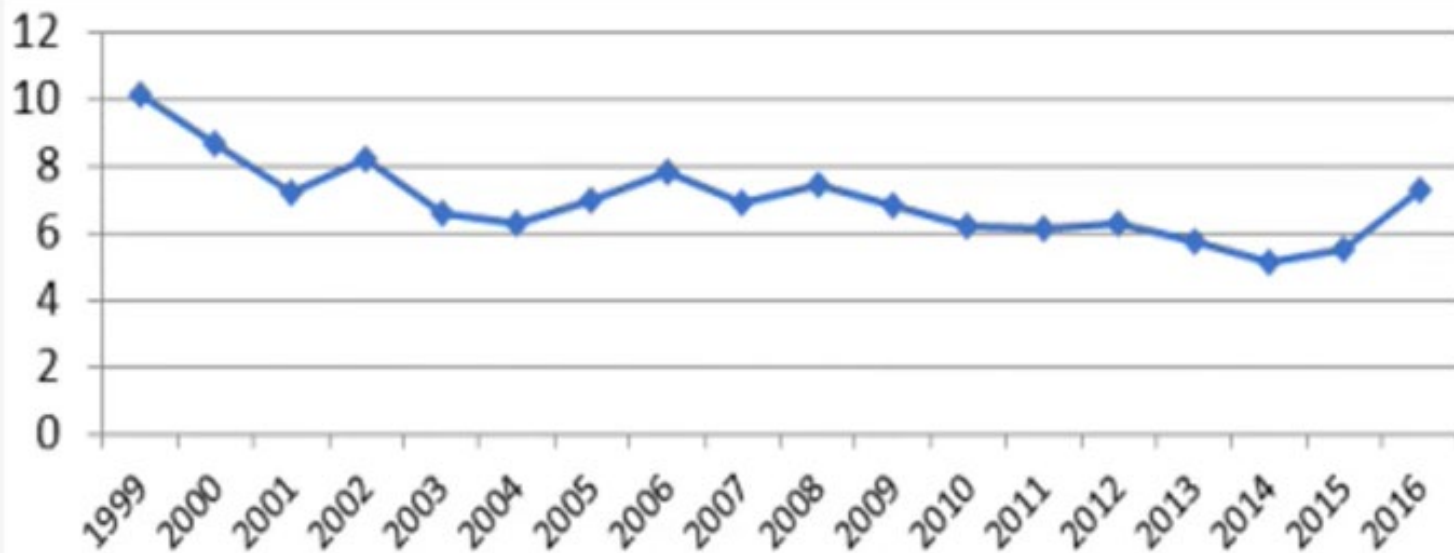


Definition landtake

EEA defines 'land take' as the increase of 'settlement area' (EEA 2012: 40):

“Land take, also referred to as land consumption, describes an increase of settlement areas over time. This process includes the development of scattered settlements in rural areas, the expansion of urban areas around an urban nucleus (including urban sprawl), and the conversion of land within an urban area (densification). Depending on local circumstances, a greater or smaller part of the land take will result in actual soil sealing.”

Land take rate Flanders, 1999-2016



Historical Land take rate ha/dag



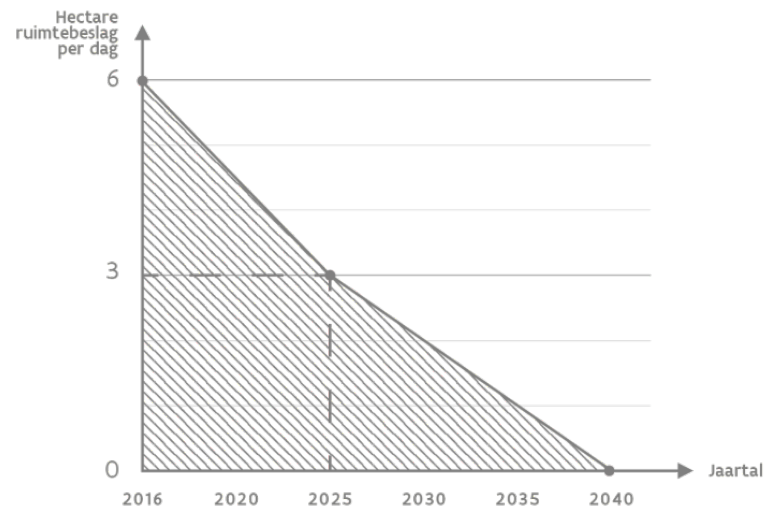
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AMBITIONS FOR (REDUCTION OF) LANDTAKE = BOUWSHIFT

- ▶ Strategic vision Policy plan Ruimte Vlaanderen (2018) decision of the Flemish Government

Not yet complemented with policy frameworks -> necessary to make it legally binding



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HOW TO REALISE THE AMBITION?



AVOID (additional landtake)

- Rezoning undeveloped land (Flanders Provinces and Communities)
 - 30.000 ha?
 - Financial compensation § → to do, 2024/....
- Protecting natural and agricultural land (against new agricultural constructions) → no initiatives planned

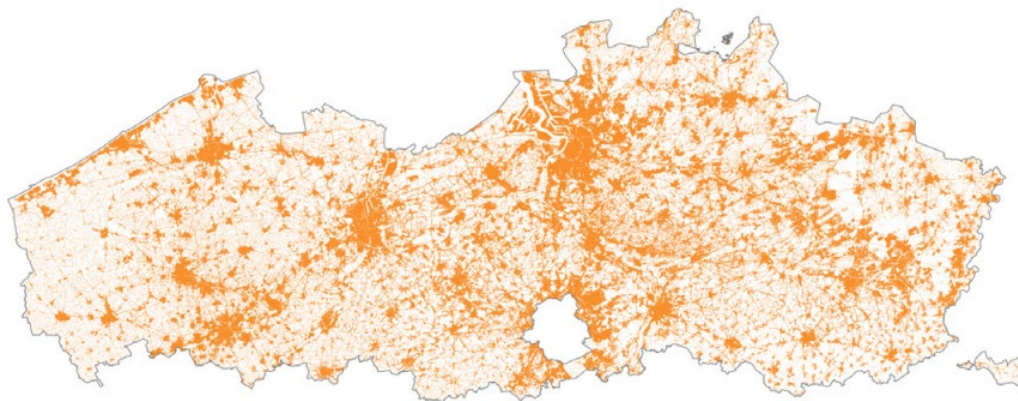
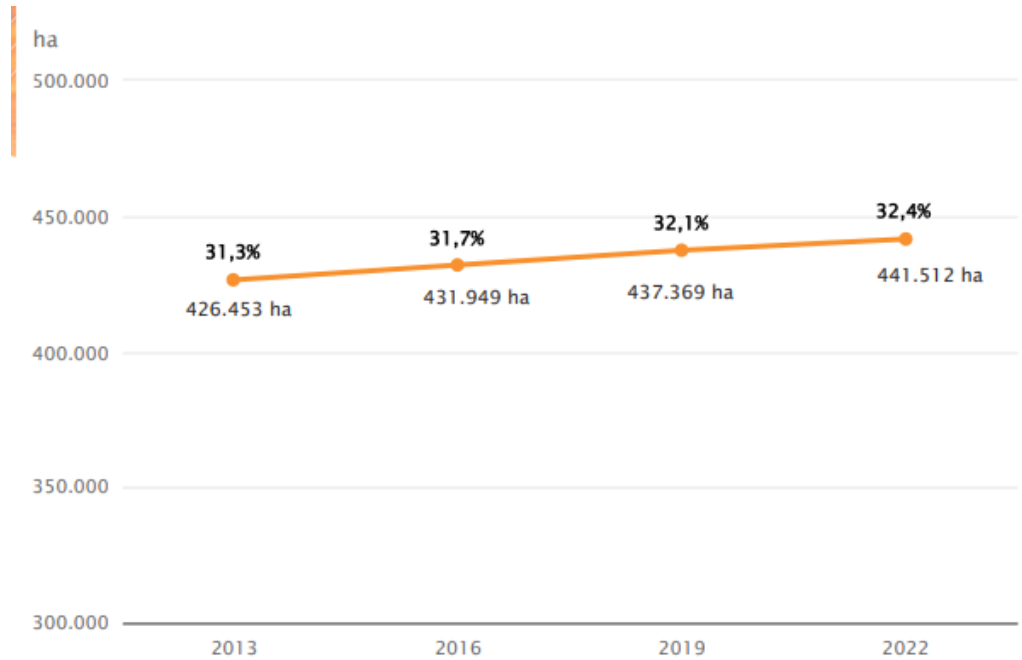
REUSE AND MINIMISE

- Stimulating intensification, mixed use, reuse and temporary use in different projects, e.g. subsidising reuse of vacant and/or abandoned economic sites (decree 1995)

COMPENSATE

- Planning compensation duty if a zoning plan makes a change from a soft to a hard zoning, that zoning change must be accompanied by a simultaneous and at least equal in area from hard zoning to soft zoning in the territory of the planning authority. → to do, 2024

Monitoring landtake 2013-2022



Ruimtebeslag in Vlaanderen in 2022 (10 m-resolutie)

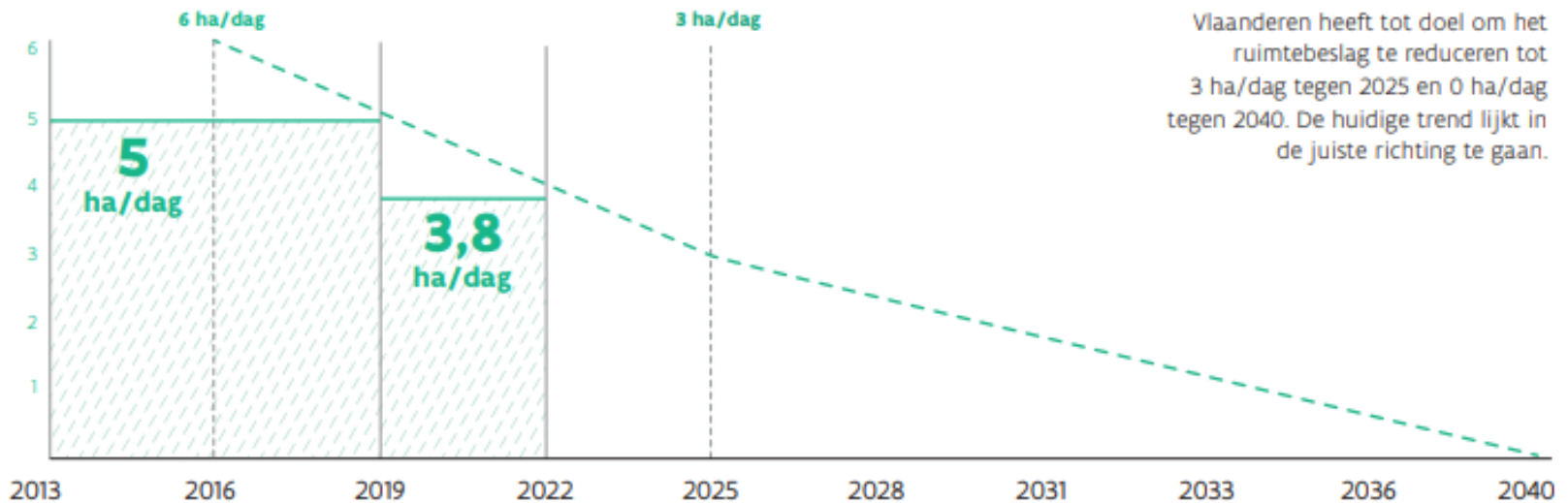
Sprawledsettlementarea in Flanders



FIGUUR 1.26: KAART KERNEN, LINTEN EN VERSPREIDE BEBOUWING IN VLAANDEREN

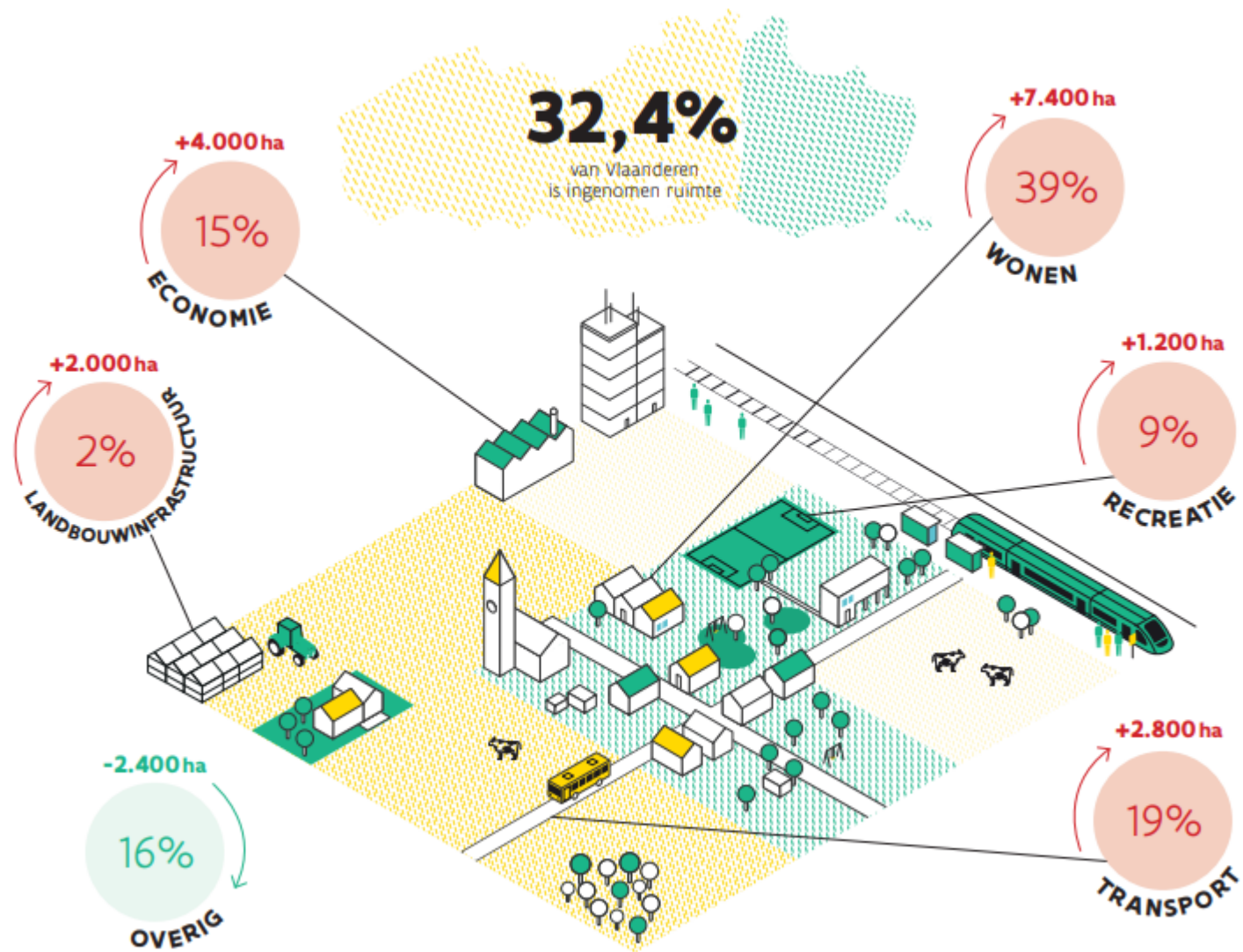
Monitoring landtake 2013-2022

Ruimtebeslagsnelheid

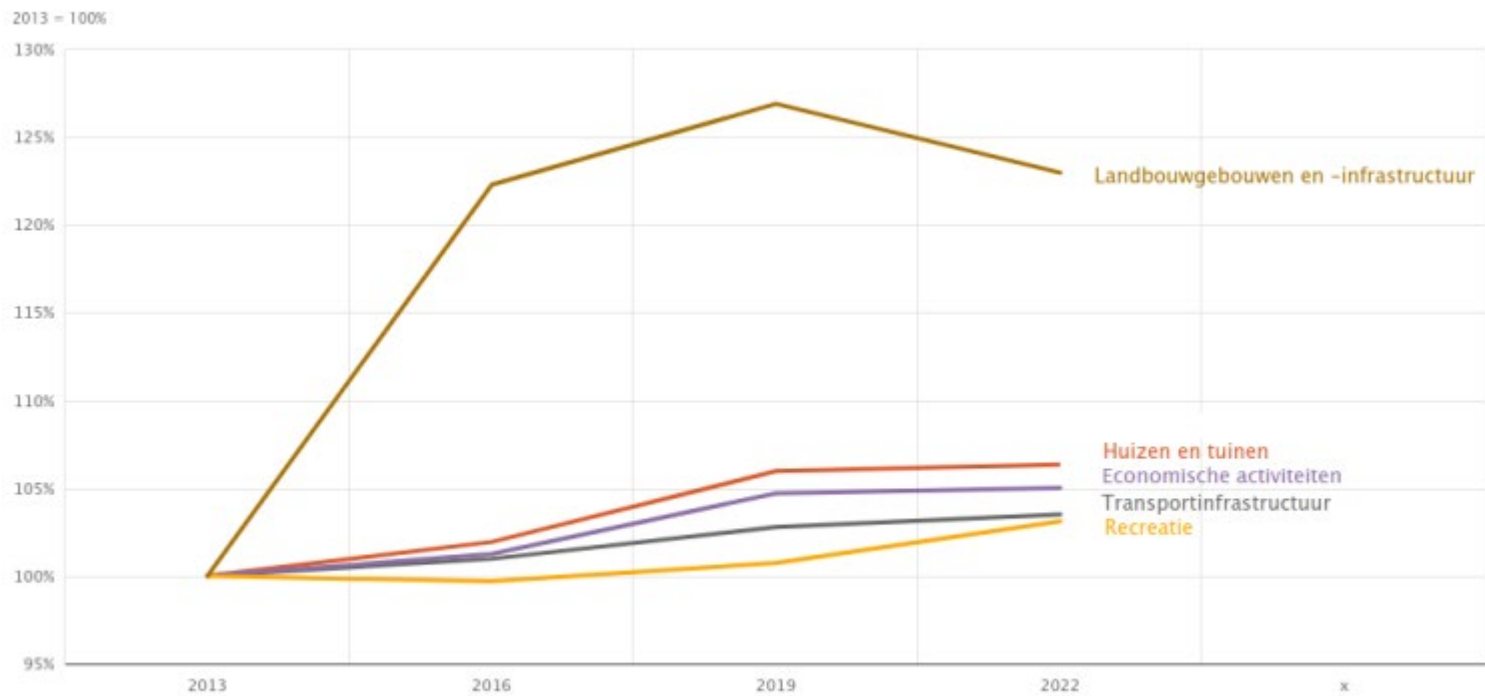


Vlaanderen heeft tot doel om het ruimtebeslag te reduceren tot 3 ha/dag tegen 2025 en 0 ha/dag tegen 2040. De huidige trend lijkt in de juiste richting te gaan.





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Evolutie van het ruimtebeslag volgens enkele landgebruikscategorieën tussen 2013 en 2022

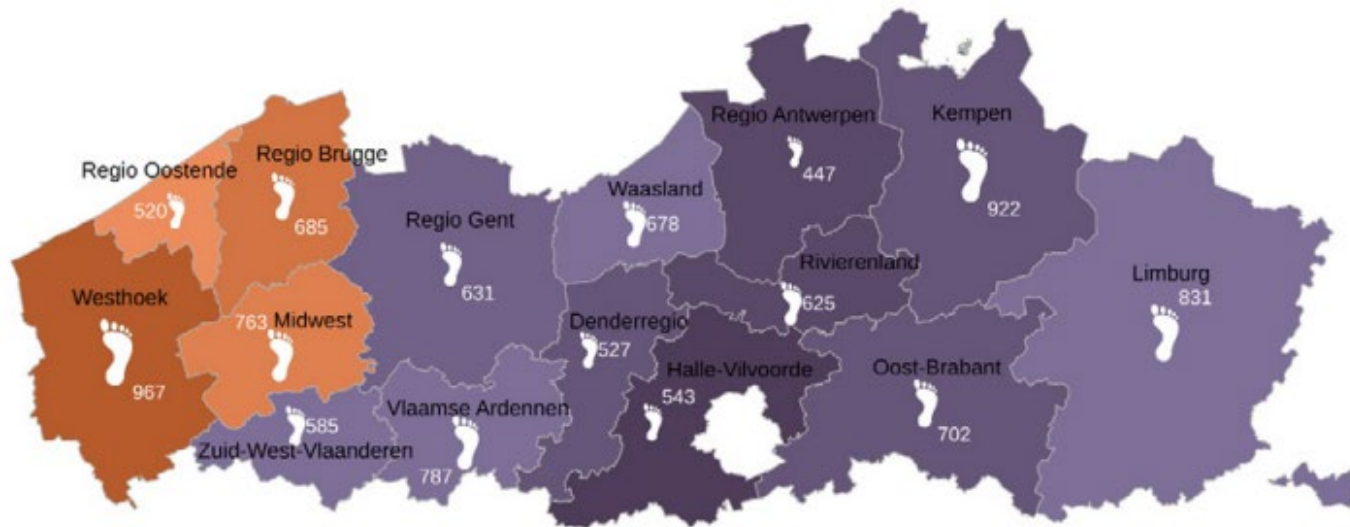


Spatial footprint decreased

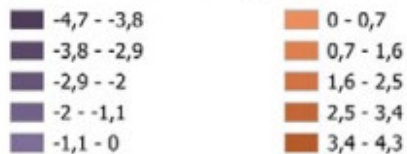
- ▶ = the area taken by settlements per inhabitant
- ▶ Flanders (2022) **659**m²/ inhabitant VS (2013) **668**m²/ inhabitant)
- ▶ Wallony ~ Flanders
- ▶ Brussels capital region 100 m²/ inhabitant

- ▶ The Netherlands 400 m²/ inhabitant

Regionaldifferences



relatieve verandering van de voetafdruk tussen 2013 en 2022



ruimtelijke voetafdruk in 2022



Ruimtelijke voetafdruk in 2022 en de relatieve aangroei (%) in de periode 2013-2022 per referentieregio



Key messages

- ▶ Land take is still increasing. By 2022, one-third (32.4%) of Flanders is occupied by human activities.
- ▶ However, the rate of land take is decreasing to an average of 3.8 ha/day over the past three years.
- ▶ The recent decline in the land take rate is because the land take for housing and the economy is increasing less rapidly and for agricultural infrastructure is even declining.
- ▶ Land take in some regions is three times higher than in other regions. Rural regions have the largest spatial footprint, and it is still increasing.

Explaining variables?

- ▶ +208.000 households (2013-2022)
- ▶ +273.000 dwellings (2013-2022)
- ▶ +13.000 locations for companies with employ(2013-2022)
- ▶ From 185.000 (2013-2017) to 220.000 (2018-2022) building permits for residential greenfield development
- ▶ Construction costs and land prices have increased.
- ▶ The average size of dwellings decreased from 400 m² (2013-2016) to less than 300 m² (2019-2022)
- ▶ A permit stop for new agricultural constructions
- ▶ Not yet legally binding policy plans, but lots of informal coordination



Current discussions

Evolution in the good direction

Growth of awareness

More actions are needed to reach the 0 ha

- ▶ Financial compensations after rezoning? Who will pay?
How much?
- ▶ Responsible authorities for rezoning? Flanders versus other authorities?
- ▶ Regional differences? How to deal with this?
- ▶ Definition changes by EC? Impact on Flemish goals?



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Questions?

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