

The right mix of instruments - land consolidation, land management and land banking

- abstract -

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Based on a bottom up approach Land Consolidation in Bavaria contributes to a sustainable development of rural areas, including economic, ecological and social aspects. Accordingly, villages are included into the Land Consolidation procedure as centres of rural life and germ cells for rural development.

Experience shows that rearrangement of scattered property of peasant farmers in combination with the construction of roads to access the new plots as well as land banking and land management in a broader sense are important preconditions to achieve good results in land consolidation. Only thereby it is possible to support and realize other urgent measures of public interest while protecting the property rights of land owners. In this way, 6.400 ha agricultural land have been purchased in total between 1996 and 2000 and made available for nature protection areas, infrastructure facilities, public transport facilities, water bodies, and water protection areas.