Vision of Land Consolidation process in Latvia

Regional workshop on Land Consolidation and Land Development, 15 – 16 April, 2014, Riga, Latvia
The first attempts of Land Consolidation (LC) in Latvia

- **1998-1999:**
  LC pilot project in Gārsene, Jēkabpils district – the general aim was to improve the structure of households

- **2000-2002:**
  Land exchange project in Gauja National Park – the general aim was to exchange land of private owners which was situated in the core protected areas with the state land which was situated outside this area

- **2015-2016:**
  We expect to develop pilot project in Zemgale (region in South Latvia)
Vision of LC process in Latvia:
Persons and institutions involved in LC

1. Main persons and institutions:

- Land Register
- State Land Fund
- Latvian State Roads
- Nature conservation agency
- Immovable Properties of the Ministry of Agriculture
- Latvian Railway

- Land owners
- The State Land Service
- Local municipality
- Certified person in land use planning

- Organises LC process
- Develops LC project
- Participate voluntarily in LC project and give their opinion
- Gives planning conditions for LC project

2. Other institutions:

- Land Register
- State Land Fund
- Latvian State Roads
- Nature conservation agency
- Immovable Properties of the Ministry of Agriculture
- Latvian Railway

1 State joint stock company
2 Public company with limited liability
Vision of LC process in Latvia:
LC process – initiation phase

Initiation

- Land owners, state administration institutions, local municipalities

doesn’t meet criteria

Decision to refuse to start LC project

Decision to start LC project

SLS

SLS - State Land Service
Vision of LC process in Latvia:
LC process – preparation phase

Start of the LC project

Informing state institutions and local municipalities about starting LC project and asking them to give their conditions

Meeting with land owners (both with owners who applied for LC and owners whose land is near the first ones)

Gathering suggestions, development of conditions for LC project

Making agreement with those owners whose land is located in possible LC territory

Creation of LC commission

Adoption of LC territory (included owners who made an agreement)

Selection of LC developer

Gathering suggestions

Meeting with owners whose land is included in LC territory - ask for opinion

LC - Land Consolidation
SLS - State Land Service
Vision of LC process in Latvia: LC process – development phase I
Vision of LC process in Latvia:
LC process – development phase II

Adoption of land location plan

If it is necessary to make assessment

Development of (strategic) environmental impact assessment

No need for making assessment

Developer

Development of LC project

Developer

Public discussion

Adoption of LC project, decision to start implementation

SLS

LC - Land Consolidation
SLS - State Land Service
Vision of LC process in Latvia: LC process – implementation phase

Adoption of LC project, decision to start implementation

Implementation of local measures for rural development

Local municipality (road constructions), Ministry of agriculture (ameloration)

Selection of surveyor

Agreement with land owners to change rights of land ownership

Registration of the rights of ownership in the Land Register

Data update in Cadastre Information System

Cadastral surveying of land units

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SLS - State Land Service
Further work

- Development of procedure in order to start LC pilotproject
- Development of LC pilotproject
- Adoption of «Land management law»
- Development of legal framework for LC (Regulation of the Cabinet of Ministers)

2014
2015
2016
Conclusion

Still we have many questions about LC process:

- how to ensure the voluntary principle;
- advantages/disadvantages of creating LC committee;
- which value should be used for developing land valuation plan;
- how to integrate special measures into LC process;
- funding issues;
- ...

Hope to discuss these and more questions in the group discussions!
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