Does Estonia need land consolidation for the implementation of Rail Baltic?

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Subjects

• Introduction
  – Rail Baltic

• Impact of Rail Baltic on land ownership and use

• Measures of compensation
  – Land consolidation
Introduction

• Each country needs new development, including new infrastructure.
• Objects of infrastructure need land.
  – How the land will be acquired?
  – What kind of tool will be used?
• The construction of a new railway route (Rail Baltic) is under discussion in Estonia.
What is Rail Baltic?

- Rail Baltic is a north-south railway route to serve as a connecting link between Scandinavia and Western Europe.
- Cooperation with Latvia, Lithuania, Finland and Poland.
- Total length of the route is ~700 km
  - ~200 km in Estonia
- Time of completion is around 2022 – 2025.
- The total cost of the route is 3.6 billion euros
  - Estonian part is ~1.1 billion euros.
The construction of a new railway route

• Landowners and users
  – can lose all property or land use
  – can lose part of their property or land use
  – the property or land use can be fragmented after the implementation of the new railway route

• Landowners and users who will be harmed from the new route are dissatisfied

• The study
  – The impact of Rail Baltic on land ownership and use
Materials and methods of study

- The map of the planned location of Rail Baltic
- The map of property boundaries
- The map of arable land parcels
  - It is from the Agricultural Registers and Information Board
- The Estonian Basic Map and orthophoto maps
  - as background information
- Data analysis were made with ArcMap 10.1 GIS software
  - ArcMap 10.1 where overlay and data management toolsets were used
The impact of Rail Baltic on land ownership and use

• Direct impact
  – some area will be allocated for the RB

• Indirect impact
  – land area will not be allocated for the RB
  – however, the use of separate land plots will be disrupted after the route splits them
  – the cost of future land use depends on the length of the bypass

• Combined
  – direct + indirect impact
Different options of direct impact

RB will split the parcels

RB will decrease the size of the parcel
Example of direct impact of RB

- one property (one parcel)
- some area will be allocated for the RB
- parcel will be split into three parts
Indirect impact and a combination of direct and indirect impact
Example of indirect impact on the property

• one property

• five parcels
Example of combination of direct and indirect impact on the property

Direct impact of RB on one parcel. Some area will be allocated for the RB and parcel will be split into two parts.

Indirect impact – four parcels are one side of the RB and one parcel on the other side.
Number of properties and parcels affected by Rail Baltic

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of properties affected</td>
<td>683</td>
</tr>
<tr>
<td>Number of properties affected directly</td>
<td>617</td>
</tr>
<tr>
<td>Number of parcels affected (both in the title book and not in the title book)</td>
<td>1,265</td>
</tr>
<tr>
<td>Parcels affected directly</td>
<td>798</td>
</tr>
<tr>
<td>Parcels split</td>
<td>451</td>
</tr>
<tr>
<td>Parcels with only reduction</td>
<td>325</td>
</tr>
<tr>
<td>Parcels totally in the RB route</td>
<td>22</td>
</tr>
<tr>
<td>Number of properties affected indirectly</td>
<td>66</td>
</tr>
<tr>
<td>Parcels affected indirectly</td>
<td>467</td>
</tr>
</tbody>
</table>
Measures of compensation

Acquisition of property (land) for the Rail Baltic project

- Voluntary sale
- Expropriation
- Land consolidation
Land Consolidation

- Estonia has had a Land Consolidation Law since 1995.
  - Only minor changes have been made since then.
  - These regulations are not appropriate for today’s context.
- The Land Board has made some amendment proposals for making the Land Consolidation Law more effective for this kind of project.
- Different ministries and authorities will consider these amendments and after that, the amendments will be sent to the Parliament.
- The question is, whether these amendments will be adopted in time.
Example of highway construction in Estonia
Boarders of parcels A and B before the highway construction
Example of highway construction in Estonia
Boarders of parcels A and B after the highway construction
Conclusion

- Implementation of objects of infrastructure, including Rail Baltic, need land.
- Land acquisition for a new infrastructure object influences land ownership and land use.
- This study demonstrated that many properties will be affected when Rail Baltic is built.
- The impact on the properties and land use will be different.
- Estonia needs the tool of land consolidation at least for the implementation of large infrastructure objects.
Thank you!

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