Rail Baltic as the Land Consolidation Project

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Rail Baltic as the Land Consolidation Project

- National Land Board
- Land acquisition
- Rail Baltic in brief
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- Summary
National Land Board

- Land cadastre
- Mapping and GIS
- Geodesy, geological survey and topographic data
- Land valuation
- Land administration, management
Acquisition of Land

- Infrastructure construction
- Military and defence
- Nature conservation areas
- Establishing a state border
Rail Baltic in Brief

• Railway from Tallinn to Central Europe (creating potential for extension through tunnel to Helsinki)
• Cooperation with Latvia, Lithuania, Poland and Finland
• 700 km (213 in Estonia), European rail standard (gauges 1435 mm)
• Electrified, speed up to 240 km/h
• For cargo and passenger trains
• In operation by 2025/2026
Challenges

- Rail Baltic is the first-of-its-kind new infrastructure project
- More than 800 parcels, 1359 ha
- Lot of opponents
- Legislation requires updating
- Valuation for compensation
- Limited consolidation experiences
Need for Land Consolidation

- Land consolidation provides economically and legally feasible solutions
- Land consolidation keeps the acquisition costs down
- It has a positive public impact
- NLB is looking for the use of consolidation for the other projects
- NLB, when analysing the acquisition case, will first look into the consolidation options.
Land Board’s Role in Rail Baltic

- Legislation
- Valuation for compensation
- Land acquisition
- Cadastral procedures
- Land consolidation
- Mapping services
- Expropriation
Administrative units (AU)

Spatial dataset
Administrative units from [Estonian Land Board geoportal](http://inspire.maaamet.ee/argis/rest/services/public/au/MapServer/exts/InspireViewService? getDataFrom service)
Metainfo from [Administrative units from Estonian Land Cadastre](http://inspire.maaamet.ee/argis/rest/services/public/au/MapServer/exts/InspireViewService? getDataFrom service)

View Service (WMS)
Metainfo from [INSPIRE (AU)](http://inspire.maaamet.ee/argis/rest/services/public/au/MapServer/exts/InspireViewService?)

GetCapabilities (URL)

Download Service (WFS)
GetCapabilities (URL)

Download Service (AtomFeed)
According to your preference in data format, choose a right link for download.
ETD – Estonian Topographic Database
natural and/or physical features of a landscape

In land consolidation the valuation map is compiled based on ETD data

Hybrid map buildings and constructions

Administrative, settlement boundaries, roads, waterbodies
Acquisition Alternatives and Compensation

1. Land Consolidation
   - Exchange
   - Reallocation

2. Negotiations
   - Sale
   - Exchange

3. Last Resort
   - Expropriation
Example of Land Consolidation
Changes in Cadastre

• Introducing simplified surveying procedure for subdivisions (based on points)
• Land cover of the cadastral parcel is classified in line with topographic database
• Cadastral registrar can join or subdivide parcels without cadastral surveying
• E-Cadastre data is official and extracts can be made thereof
• The whole procedure is fully digital
Surveying of Cadastral Parcel

Survey is simplified (based on points). No need for complete survey of the parcel.
Summary

- Need for land consolidation for the construction of infrastructure objects
- Implementation of new infrastructure projects always requires land
- We need different compensation systems for negotiations, but equal rules for all land owners
- Land consolidation provides economically and legally feasible solutions
- Simple and quick cadastral procedure
SOMETIMES YOU GO LOOKING FOR MOTIVATION...

SOMETIMES MOTIVATION FINDS YOU!
Thank You!

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