

# Innocastle – SHM 2 – 191126

Date: 2019/11/26

Location: Visitor center Landscape Park Bulskampveld



## PARTICIPANTS

<b>Representatives of:</b>
Kasteel van Bellem
Blekkersbos - Bosmans
Lippensgoed
Klein kasteel
Hogent – Kask
Kasteel De Roo
Gruuthuyse
Menas - Blekkervijver
Reedpool
Bloemendaele
Wildenburg
Bloemendaele
Kasteel van Bellem - bos
Hoogveld
Hogent – Kask
Hogent – Kask

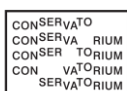
## AGENDA

- Introduction round
- Introduction presentation
- Goal of the meeting
- Conversation in 2 groups
- Summary
- Reception

## GOAL OF THE MEETING

This meeting is organised in the context of het Interreg Europe project called Innocastle. Through this meeting we want to understand the different aspects connected to the ownership and the management of a historical estate better. We contacted 22 estates situated within the Landscape park Bulskampveld through standard mail and contacted where possible through e-mail and phone. The two 'Bosgroepen' active within the Bulskampveld region helped to contact the owners. The meeting was attended by thirteen owners or managers of which two are active just outside the Landscape park. Eleven attendees are owners of a historical estate and two are managers. The two managers are connected to the two domains open to the general public (Lippensgoed and Menas). Because we limited invitations to the owners and managers of a historical estate, we could approach the evening from their point of view. There was room for in depth talks and the participants could talk more freely about all the aspects connected to the management of a historical estate. While it was good to limit this meeting to one stakeholder group, it is our intention to actively seek dialogue in future meetings again.

This meeting was held in Dutch and the quotes used below are translations by the author.



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## MEETING

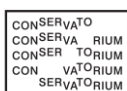
After the introduction and starting presentation the group was divided in two smaller groups. In these smaller groups, discussions were held around three general themes and several connected questions. These themes functioned as a starting point for an open conversation and debate. It was not our intention to receive direct answers on all these questions as such. The debates were recorded, and these recordings were used to code the debates on recurrent themes.

- Estate
  - How is the management of the estate perceived?
  - How do you look at the future of the estate?
  - Who or what can help you realise this future or realise a positive change?
  - How is the contact with the different governmental institutions?
  - What types of policy instruments have an influence on the estate?
  - Is your estate publicly accessible and do you see a possible change in the future?
  - What is your experience with a generation switch?
- Heritage
  - How do you perceive the heritage on the estate?
  - Do you understand the landscape as heritage or as important for the heritage in the region?
  - How to upgrade the present heritage?
  - What is your experience with the Agency of Immovable Heritage?
  - Do you have experience with other heritage institutions and NGO's?
- Landscapepark Bulskampveld
  - Are you familiar with the Landscape park?
  - What is the added value of the Landscape park?
  - How do you perceive your relationship with the community?
  - How do you perceive your relationship with the landscape?
  - How do you perceive the cooperation between estates??
  - Do you participate in regional events or other activities?

The majority of the estates is listed in the inventory of immovable heritage and 'vastgesteld'. These estates are not protected, and the owners do not have direct contact with the Agency of Immovable Heritage (AIH). The situation is different for the three estates that are protected. They have a direct contact with the AIH through the agent responsible for the region. Most of the estates exist out of a central part with park and historical constructions supplemented with forest and agricultural land. As such, most of the participants have contact with the Agency of Nature and Forest (ANF) and the agricultural sector. Sometimes a part of the estate is indicated as Nature 2000 area. The owners and managers have sporadic contact with the municipality and the provincial services.

The conversations make clear that Flemish policy is sometimes perceived as unpredictable. Examples are the short-term change of policy guidelines, the change of contact persons and with them certain methods of working, subsidies depending on changing criteria and subsidies for certain instruments that suddenly stop. Although all the participants understand the need for policy adjustments, it does not help the long-term management of an estate. It is exactly this long-term management and the help of a steadfast partner, that helps an estate with its heritage, agricultural grounds and forests to flourish.

Different participants plea for a more holistic approach. This both in relation to the boundaries of protections which do not leave room to take into account the context of the estate, as in relation to the estate itself which is often approached sector by sector instead of in its totality. The slow decline of the contextual value of the



estates and the wish to see a more holistic approach towards the taxes the estates are confronted with are given amongst others as examples.

We also understood there is need for more clarity. In relation to heritage, assessment guidelines and frameworks can make policy execution more transparent and understandable. A better understanding of formulated advices and decisions (from ANF, AIH, municipalities, provinces...) can avoid the feeling of subjectivity and geographical arbitrariness. It becomes clear most of the participants view the debate as an important instrument in this. When owners and managers can participate on equal grounds in the process or debate leading to a decision influencing the estate or its context, the mutual understanding will grow.



*“A part of our fear stems from the past.”*

Amaury de Crombrughe

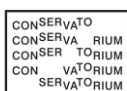
The observation is made that experiences from the (distant) past still influence the perception of Flemish policy. The mistrust, that is still present sometimes, finds its origin partly in the past and hinders a positive cooperation between the different parties. A cooperation is too often perceived by the estate owners as an interference and a burden today and this is not good. Relating these challenges, the mediating and supporting role of organisations such as the ‘Bosgroep’ and ‘Landelijk Vlaanderen’ together with project related initiatives such as Innocastle are perceived as valuable.

*“We are stuck in an adversarial approach too much. This is not good. It is only a small shift towards a partnership approach.... The win-win is important for this. The means to look at what is best for the estate and its surroundings. A holistic approach.”*

Gustaaf Sap.

There is a clear wish to look to the future, to be able to debate constructively and to cooperate with trust and respect for each other. A holistic approach of the estate and its broader context seems necessary in this respect. How can the different spatial claims be met in a balanced way while at the same time strengthening the quality of the surroundings? In this future partnership it is necessary to view everybody as a partner with good intentions and own specific knowledge, capacities and expectations.

On the base of our numbers, roughly 25% of the estates in the Landscape park Bulskampveld have a (partly) public function. At the same time, all the participants indicate the important social function an estate has for



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the local community. Almost all private owners are open-minded towards proposals and questions from the local community. One estate allows guided visits arranged with the help of the municipality. Another estate makes a part of his infrastructure freely available to people from the municipality and marry in the local church. Other estates allow mountain bike rides, guided tours, Halloween events, Easter egg hunts, school visits and so forth sporadically.

*“We have the privilege to live where we live. You do something in return. On my estate the dog school comes by three times a year and I receive a bottle of wine in return. This is how it should be...”*

*André Bosmans*

These informal openings are viewed by the estate owners as an evident social commitment. They do not expect some sort of direct financial compensation and there is also no wish to create a more formal framework for this. They do not expect direct compensation or actions from the government although certain owners are left with a feeling this social commitment is not valued correctly.

Most of the owners, at the same time, value the control they have over the estate and expect a certain respect from the people who visit or use the estate. A continuous or thorough opening up of the estate is for none of the owners an option today. The two domains within the region which are generally open to the public also mention the control over the estate as an important issue. The management of the (occasional) visitor is a point of attention both for the private as public estate.

All the participants have the opinion that private management supplements management by governmental institutions and other organisations such as ‘Natuurpunt’ because those type of owners lack a personal bond with the region. The estate managed by such organisations is either publicly accessible or completely inaccessible and is adapted accordingly.

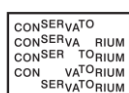
*“The government is more open and willing to cooperate as we maybe think. If we can approach them within a specific framework such as the Landscape park Bulskampveld, maybe more is possible.”*

*Gustaaf Sap.*

This social engagement finds its origin partially in the personal connection owners have with their region. The Landscape park Bulskampveld can be the framework to connect to other direct stakeholders within the region to develop the region together on the one hand. Elements such as changing water levels due to nature development and climate changes, biking networks, guided tours passing different estates, the contextual quality of heritage sites and so on. On the other hand, by unifying forces within the Landscape park, it can be the framework to mobilise higher instances.

The Landscape park is an initiative that started top-down and mostly still functions this way. To be successful it must also be appropriated from the ground up. A meeting between the different owners and managers of estates within the region, as today, increases the bottom-up value of the Landscape park. Such a meeting, if periodically, could increase the solidarity between the estates and could realise an interaction between private and public estates.

There is a certain wish to organise these meetings periodically and to check if it would be possible and interesting to organise a meeting between owners, managers and the different policy domains active in the region. Both these types of meetings could be approached as a kind of learning network in which everybody is valued for his/her personal expertise and experiences. It is important to think about the continuity and impact of these possible meetings: Who will take the initiative both from an organisational and content point of view and what will happen with the results of these meetings? It seems desirable to attach a certain formality to these meetings to guarantee their success.



### SPECIFICALLY MENTIONED WISHES AND REMARKS:

- Heritage owners would benefit from help both with vision forming, conversion and management of heritage.
- The subsidies for heritage management plans do no longer exist.
- A perimeter is somehow needed to safeguard the contextual value of historical estates.
- A protected estate has undergone numerous changes throughout its history. Today it should be easier to continue that thread of change.
- The family context of a private estate is valuable due to the immaterial heritage, its social connection to the community and the approachability of the owner.
- The ambiguity concerning the new double glass norm in relation to heritage is difficult.
- There is an impression that the specifications of the Agency of Immovable Heritage sometimes needlessly increase the price of the construction works. This at the expense of both the owner and the subsidising government.
- It could be good to highlight in some way the social engagement of estate owners and managers.
- The special procedure for heritage premiums is understood as problematic
- The standard procedure for heritage premiums is understood as good.
- The 'Erfgoedkluis' is a helpful instrument.
- The quality of the contact with the regional agent of the Agency of Immovable Heritage depends from person to person.
- The owner should have an important voice in the debate on the different heritage values of an estate (pre and post protection debates). Today it is sometimes difficult to understand as an owner why for example a certain façade needs to be restored to the situation from the 19<sup>th</sup> century and not the 17<sup>th</sup> century, similar to other facades on the estate. Such differentiations can have certain financial consequences.
- The 'Kadastraal Inkomen' is calculated on all the buildings in their totality, while in heritage situations, more than other cases, large parts of the building(s) user-value is difficult to activate.
- An estate is a package and should be threaded by the government as a package.
- When developing an integrated management plan, it is sometimes unclear which aspect is under the authority of which institution. This hinders the development of the plan.

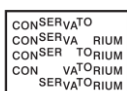
### NEXT:

- This report will be sent to all participants.
- HoGent-Kask will organise a follow up meeting with a broader range of stakeholders.

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### ANNEX:

- Presentation
- Scan meeting notes: see below.



# DOMEIN

Hoe ziet u de toekomst voor het domein (positief, actief bezig met de toekomst te verzekeren, noodzaak tot transformatie domein, stopzetting...)?  
 Wie of wat kan u helpen om deze toekomst te realiseren of hier een positieve verandering in beweging te brengen?  
 Hoeervaart u het contact met de verschillende overheidsinstanties? Kunnen zij bijvoorbeeld een partner zijn?  
 Hoe staat u tegenover openstelling van het domein?  
 Generatiewissel (ervaring, actief plannen...)?  
 Met welke beleidsinstrumenten komt u in contact?  
 Hoeervaart u het beheer van het domein (tijdsinvestering, financieel, via externe firma's, ondersteuning...)?

UTM. **AALTEK**

bos 30-100j  
 bebouwd 15-20 jaar

→ naar natuurbeheerplan 2010  
 ↳ Fiscale voordelen vallen weg. tenzij specifieke voorwaarden  
 ↳ subsidies opmaak vallen weg.  
 ↳ geïntegreerd beheerplan (ANB-AOE komen niet overeen).  
 ↳ **bosgroep** = schokdempers.  
 ↳ ondersteuning van overheid

→ TAX TUIN.

**LANGETERMIJN** → VERANDERING OVERHEID.  
 ↳ optimalisatie behantling  
 ↳ niemand hoort een bos. → natuurpunt  
 ↳ tss persoon tss eigenaar & overheid.  
 ↳ tochouwt gevarieerd → hinder → gezond.  
 ↳ ieder generatie is uitdaging.  
 ↳ type 4. → contact, notari.  
 ↳ dan voordeel openstelling  
 ↳ balans tss LAST/COST overheid

# ERFGOED

Hoeervaart u het erfgoed op het domein (meerwaarde, last, maatschappelijk belang, persoonlijke band...)?  
 Is het omliggende landschap erfgoed?  
 Hoe kan het erfgoed opgewaarderd worden (betere ondersteuning, samenwerken, nood aan kennis...)?  
 Wat is uw ervaring met het Agentschap Onroerend Erfgoed / Herita / Monumentenwacht / de erfgoeddienst van de gemeente / IOED Raakvlak?  
 Beeldname Open Monumentendag?

- privilege om te wonen op een domein → moet je icht van even hebben  
 - successierechten voor "a/groot"

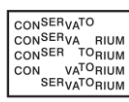
# LANDSCHAPSPARK BULSKAMPVELD

Kent u het Landschapspark Bulskampveld?  
 Wat is voor u de meerwaarde van het LSP Bulskampveld (nu en in de toekomst: streekbekendheid, marketing, opstarten initiatieven, toerisme, samenwerking...)?  
 Hoeervaart u de relatie met de omliggende gemeenschap, (dorpswonen, horeca, scholen, jeugdverenigingen, andere domeinen...)?  
 Hoeervaart u de relatie met het landschap (historisch/drievenlandschap, historische productiviteit van het landschap, belang vandaag...)?  
 Hoeervaart u een samenwerking tussen domeinen (kosten te drukken, kennis delen, samen initiatieven opstarten...)?  
 Neemt u met het domein deel aan regionale events of gebeurtenissen (verrassing, sporadisch toegankelijk via gids, op vraag gemeente of organisatie...)?

- **openstelling** levert geen inkomst op — niet ug. + gemeenschapsgevoel + onze plicht.  
 - bepalen respect voor **privaat eigendom**.  
 - 1370 loc → samenwerking met boeren, biobeen

aanvullend.  
 ↳ natuurpunt doet niet wat wij doen  
 ↳ **appreciatie overheid**

**SOLIDARITEIT TSS**  
 eigenaars in a/b-g.  
 ↳ samenkomst  
 ↳ **wordend**



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# DOMEIN

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*Contract met erfgoed zijn goed. Mogelijkheid bij opstelling proces*

*Erfgoed financiering valt heel goed (bij herbestemming)*

*te historiseren! Nieuwe ingespan hebben dan kunnen worden!*

*Herkenning mogelijkheden bij herbestemming van erfgoed. Inrijzen - but a en het levent te raken!*

*Grote extra kosten. Realiseer. BTU & archeologische van de eigenaar.*

*Beeldvorming - Paragraaf, verplicht uitricht. Verwonderde worden niet gepropagand door verhouding*

*Financiële lasten (Kraal) Gemeenteverantwoord. Ook beschermingsrecht. Overheid erfgoed. PCCIA (Kraal)!*

*Geen pragmatische geen timing. Bespreken kennis. Agentchap Christened. Erfgoed manier hen bij te betonen?*

*Verstelt tussen de provincies. Hoe zorgen we ervoor dat erfgoed op een duurzame manier kan blijven bestaan?*

*Inhibie doet? Ontleend? Het oerduur!*

*Mogelijke overgeen in herbestemming! Evolutive act kunnen*

*veelzijdige inhouding - politieke aspect. uitsluitend conflict.*

*Verduidelijking - geen zekerheid over de toekomst. Gewinstelij? Paragraaf?*

*aanpak vernieuwde erfgoedpremie. uitte heel goed.*

*OE is it consequent (welke strategie is gewant?)*

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Hoe ervaart u het erfgoed op het domein (meerwaarde, last, maatschappelijk belang, persoonlijke band...)?  
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*Verhaal met Agentchap Onroerend Erfgoed zit te veel in conflict met. Hoorf te veel af van de ambtenaar.*

*Politieke overname, ook beleidsplan.*

*Waarom erfgoed blijft de sociale rol niet? Je moet er iets voor teruggeven! Selectieve kwestie.*

*Samen denken over oplossingen.*

*Hoe bouwen we controle? Schiedelike overnamen. We hebben hulp nodig. We zijn van goede wil. Openstelling in eigen handen! goed manager. is overtuigd.*

*Uitsluitend conflict.*

*Waarom niet buiten de wet gaan. Inklusie!*

*De meeste daarvan niet meer openstelling. Ook bij openbaar. weinig respect voor openstelling.*

*Verplichte dubbele vergoeding? relatief met erfgoed?*

*LSP Bulskampveld. Ligt het aard? - andere erfgoed -*

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*Verhaal van het aantal initiatieven. Betrouwbaarheid, regulatie.*

*0 & B → 90% betaalde. via boeking omzetten - geen!*

*mede handover door de lokale administratie.*

*Onderwerpen: toerisme & recreatie. complexiteit activiteiten.*

*Historisch ↔ historisch verduidelijking. Te ruimtelijke hulp. Verduidelijking. Druisveld! leiding!*

*Inclusie betrekken! ook bij. bedrijven, eigenaar. Participatie! Verduidelijking verduidelijking.*

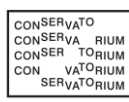
*Oprijpbaarheid! Toegankelijk voor alle. Rendite? Kosten in groep? Heel belangrijk!*

*Stalen zijn de beste. Maar liefst is er ook bij!*

*Landschapspark op GPS met de meeste. de grootste bedrijven. Particulier is. Samenwerking. Profiteren van ervaringen. de buurt.*

*Succes van LSP zijn. Meer die aan. Meer. LSP zijn er. → 2017*

*→ Processen al heel open. - LSP & landschapspark - historisch verduidelijking -*



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