

The stakes of the agriparks

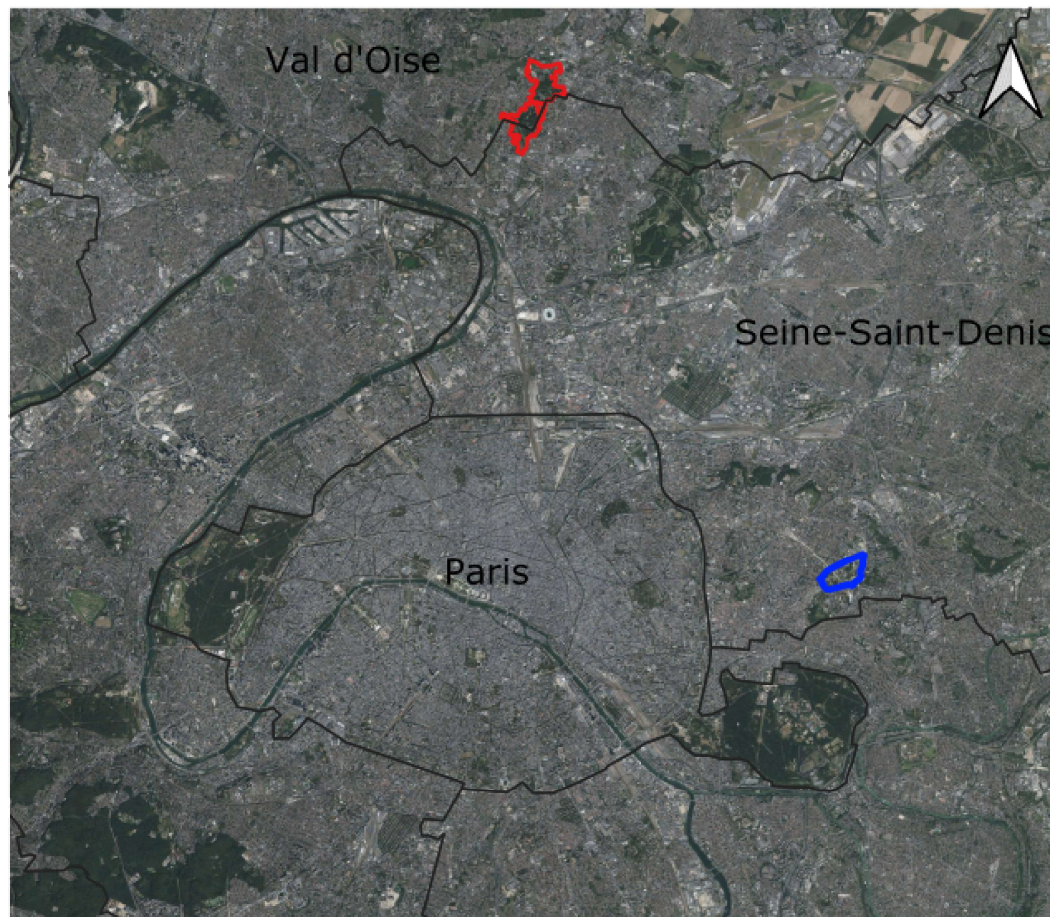
Suzie Bernard
06 july 2024



UNIVERSITÉ
PARIS8
VINCENNES-SAINT-DENIS



- Agriparks (E. Duchemin, 2023) :
 - Agricultural parks
 - Agri-urban parks
- A familiar term for inhabitants of Montpellier :
 - SCOT (supra-communal urbanism document) 2006
- Multiplication of the agriparks since the 1990's especially in Europe but not only
- Focus on the Bouisses agripark example and 2 other research field.

Location map of agriparc projects in the Ile-de-France region at the core of the thesis work

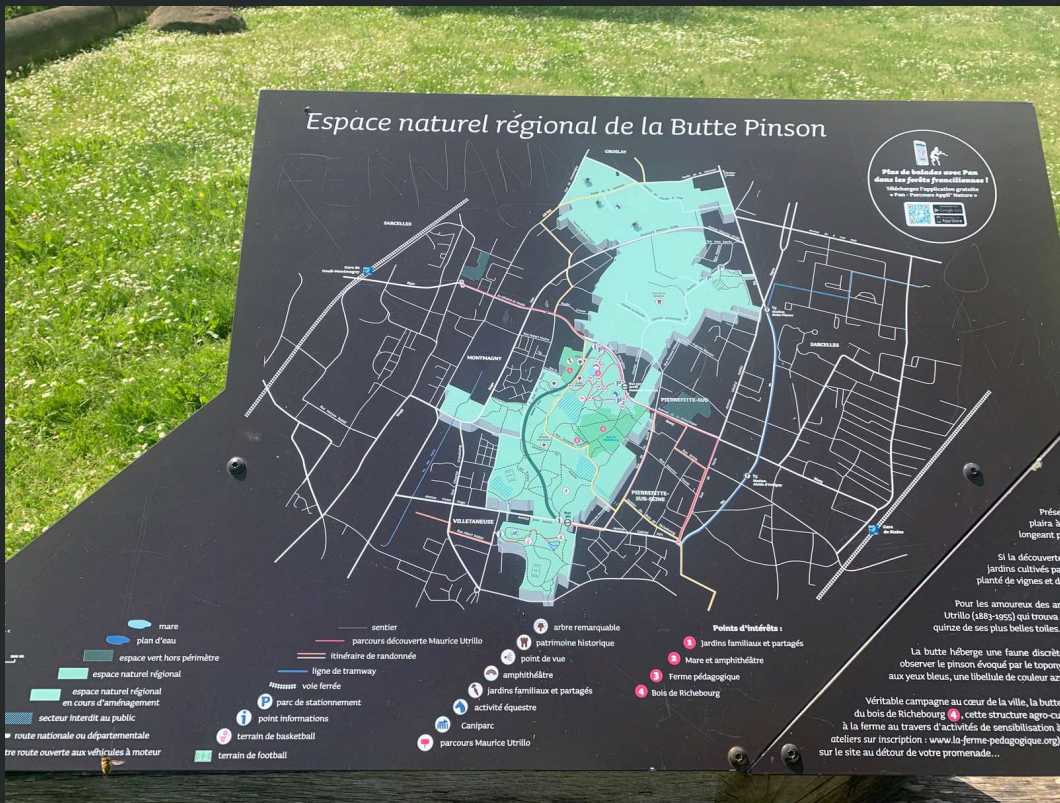


-  Perimeter of the "Les Murs à Pêches" agri-urban project in Montreuil. The project is particularly supported by a bottom-up approach, followed by municipal, departmental and even metropolitan involvement.
-  Perimeter of the La Butte Pinson regional agricultural park project, extending over 4 municipalities and two départements. A top-down approach by regional actors specialising in the implementation of projects for the requalification and management of open spaces transformed into parks.

Source : geoportail
Réalisation : S. Bernard, juillet 2024

5 Km

• La Butte Pinson



source : photographie, S. Bernard, mai 2023, Butte Pinson.

“Regional natural space “la Butte Pinson”



Development plan by the "Endroit vert" project management company for the "La Redoute" site within the perimeter of the park.

The site's agricultural vocation is particularly emphasised through a mix of crops (vines, peonies, fruit orchards) and types of farming (productive and social with allotments).

- Les Murs à Pêches, in Montreuil (Seine-Saint-Denis)



Historic and highly prized fruit orchards (mainly peaches and apples) in Montreuil from the 17th century to the mid-20th century



Map of the evolution of land allocated to the cultivation of fruit orchards over time (1764-1999): an urban sprawl of agricultural land

- Les Murs à Pêches, in Montreuil (Seine-Saint-Denis)

Parts of the remaining open spaces of the neighbourhood dedicated to urban agriculture



"Welcome to the "Murs à Pêches"

sources :photographies, S Bernard, left : garden of the association "Fruits défendus", mars 2022, right : garden "Jardin de la Lune", octobre 2021, Montreuil.

The Agriparc, a conceptual innovation addressing a number of public issues

- Conceptual tool for preserving open spaces through agricultural focuses and multifonctionnality
- Aligned with trajectory of open spaces recognition and valorisation in relation with an urban paradigm shift in the 1990's
 - Renewal of the parkland development process



conceptual tool build to answer to **multiple public problem**

- Question of implementation raises different stakes
- Through **conciliation** and **adaptation to local context**, agripark are an opportunity for a **territorial innovation** (Perrin & Jarrige, 2017)

I. What public problem(s)/agenda do agriparks address?

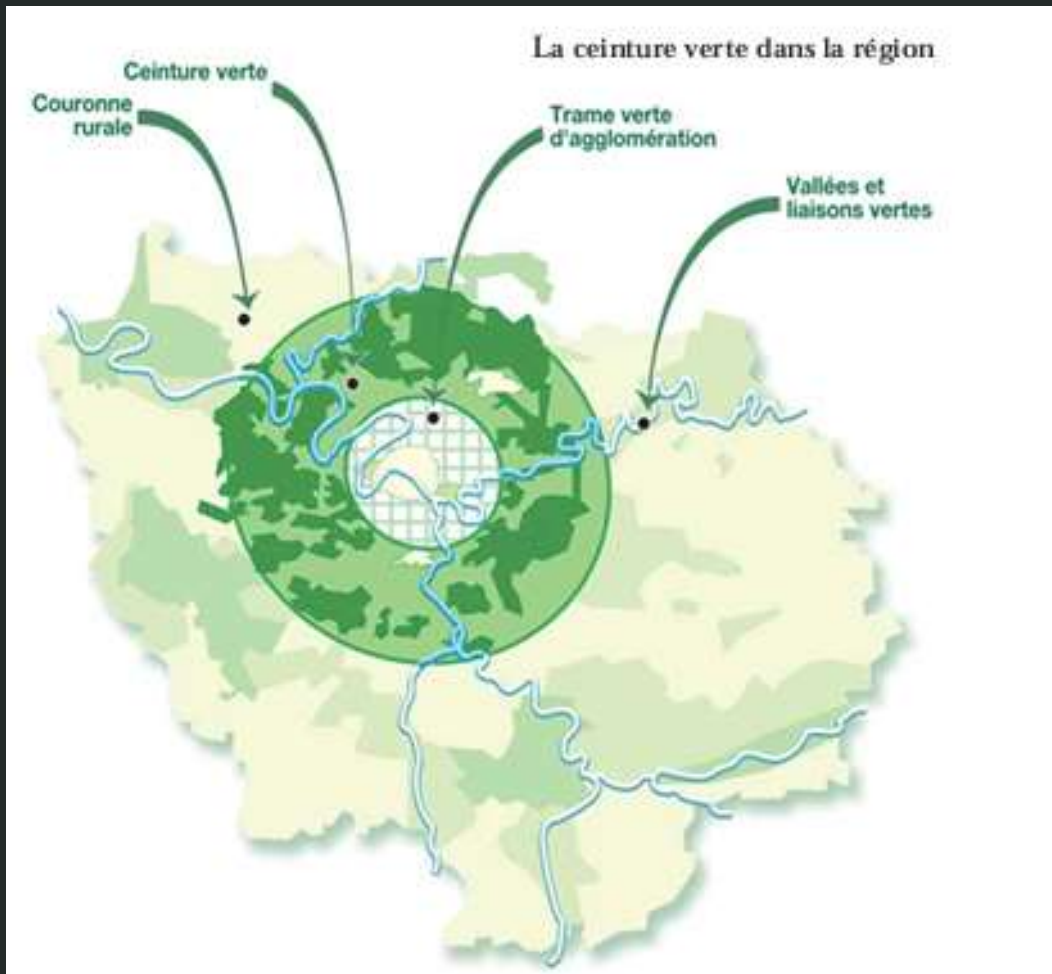
- Environmental:

- Agriparks: a tool for preserving open spaces as part of an ideal "green belt"

ecosystemic services :

- reducing urban sprawl
- biodiversity protection
- pollination, pest control, temperature regulation, soil health, water storage, and carbon storage (Lin et al., 2015) (Doherty, 2015).
- mitigation and adaption to climate change by reducing greenhouse gas emissions (Lee et al., 2015) (Waffle et al., 2017).

- Agriparcs: a tool for preserving open spaces as part of an ideal "green belt"



Map produced by the "Institut Paris Region", showing the green belt through networking the various parks around Paris

source : Left, Institut Paris Région, "La ceinture verte de l'Ile-de-France, un espace de vie à réinventer", 2005.



source :drawing Nature préservée et agriculture de proximité : la ville heureuse !", Jean-Paul Andrieu from the association "Collectif Ceinture Verte" of Montpellier, 2019.

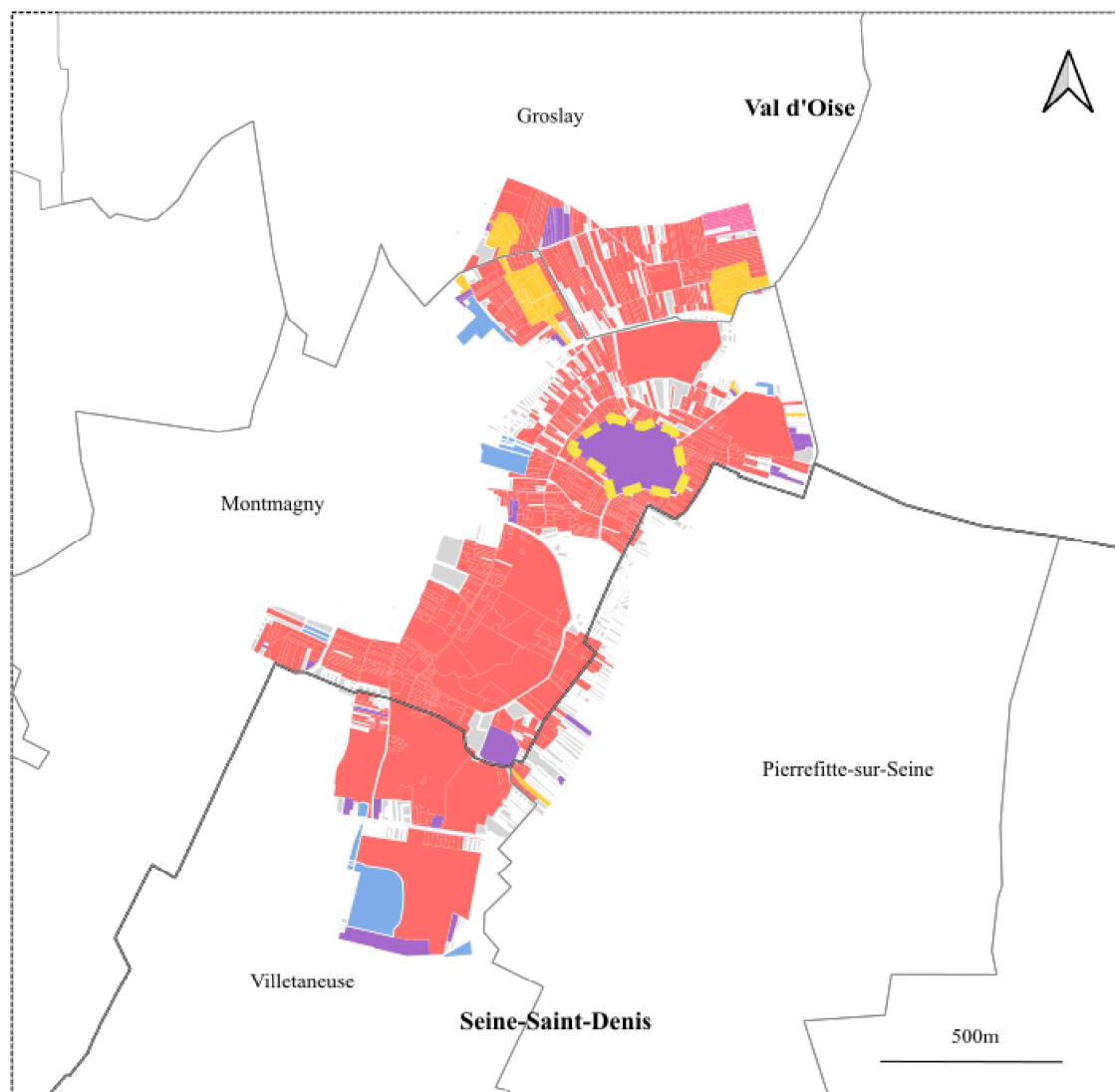
- Agriparcs: a tool for preserving open spaces as part of an ideal "green belt"

- top-down approach to secure lands ?

Through a complexe procedure of lands' acquisition in the Butte Pinson :

- 1980's : PRIF (périmètre d'intervention foncière = regional land intervention perimeter)
- ENS : "Espace naturel sensible". Protected natural area classification recognised by the département. It allows the creation of pre-emption zones on behalf of the region.
- In the 2010's : expropriation procedure launched

Répartition du foncier du périmètre de la Butte Pinson



Une propriété foncière partagée entre :

- Département du Val d'Oise ou de Seine-Saint-Denis
- Les communes
- Institutions régionales (Région Ile-de-France, Grand Paris Aménagement ou Agence des Espaces Verts)
- Personnes morales non remarquables (englobe par exemple le site de la Redoute possédé par le Syndicat intercommunal pour l'étude et l'aménagement de la Butte Pinson)
- Établissements publics ou organismes associés (comprend la communauté d'agglomération Plaine Vallée ou encore l'OPAC)
- Périmètre de la Redoute, espace ciblé pour une opération de requalification urbaine et donnant lieu à un déplacement des communautés de voyageurs occupant le lieu de façon informelle. Mené par le syndicat intercommunal pour l'étude et l'aménagement de la Butte Pinson, la communauté d'agglomération de la Plaine Vallée et l'Agence des espaces verts.

Source : photographie aérienne de 2021 disponible sur Géoportail, base de données sur la propriété foncière des personnes morales MAJIC

Couche : cadastre, open data de la mairie de Montreuil, base Majic de la DGFIP

Réalisation : Suzie Bernard, mai 2023



Source : photographie, site de la Fédération des Murs à Pêches

Following citizen mobilisation, land protected from urbanisation as a "site and landscape" by the Ministry of the Environment (8,5 hectares)

Ground plan of the Michel Corajoud architect following a municipal request. In 1999, the project included the subdivision of 232 detached houses in the heart of the "murs à pêches", along with 13,709 m² of collective housing, 76,483 m² of business premises and 28,292 m² of new roads.



source : carte produite par le service urbanisme de la ville de Montreuil

- Agriparcs: tools for sustainable food?



Restoration sur place

30 paysans

50 exposants

20 acteurs locaux

Produits fermiers en circuits courts

Échanges

Convivialité

14 & 15 oct. 2022

MARCHÉ PAYSAN

Place J. Jaurès
Vend. 12 h - 20 h
Sam. 10h - 19h



- Agriparcs: an educational or research tool for sustainable food?



"Un impact...ça pourrait être vraiment un laboratoire sur le développement, sur la dégradation de l'environnement, avec les plantes sèches....Enfin, Montpellier, c'est quand même la capitale de l'étude sur l'environnement. On a l'IRD, le CIRAD, le CNRS, l'Ecotron, le CNRS... l'INRA, l'INRAE. Enfin, on a toutes les structures qui bossent sur l'environnement. Et donc, ça serait intéressant d'avoir ce jardin ouvert, comme le jardin des plantes, qui est un jardin plus fermé, plus ancien, mais qui est un peu un témoignage des végétaux. Là, on pourrait avoir un **jardin du futur**. " (Avec toit, novembre 2023)

*An impact...it could really be a laboratory on development, on environmental degradation, with dry plants....I mean, Montpellier is the capital of environmental research. We have the IRD, the CIRAD, the CNRS, the Ecotron, the CNRS... the INRA, the INRAE. In short, we have all the structures working on the environment. And so it would be interesting to have this open garden, like the Jardin des Plantes, which is a more closed, older garden, but which is a kind of testimony to plants. Here, we could have a **garden of the future**. " ("Avec toit", November 2023)*

source : photographie, S. Bernard, avril 2022, Butte Pinson

I. What public problem(s)/agenda do agriparks address?

- B. Implementing agriparks: economic and regional development issues?
- Wilaya of Alger : difficulties to maintain agriculture due to urban sprawl and problems of land and agricultural work transmission (Bouzekri et al, 2021)
- A mean to reinforce local economy (Zazo Moratella, 2022)
- Agripark as a tool to maintain of re-introduction of agriculture:
 - Examples : "Espace-test" in agripark des Viviers (Jarrige and Perrin, 2017) and Bruxelles (E. Duchemin, 2023)

I. What public problem(s)/agenda do agriparks address?

- B. Implementing agriparks: economic and regional development issues?



sources : photographies, S Bernard, between june 2022 and september 2023, left : a peach symbole to indicate the way to the murs à Pêches festival, right a peach sign to inform on the event "Journée du mariage"

I. What public problem(s)/agenda do agriparks address?

- B. Implementing agriparks: economic and regional development issues?

Nouveaux programmes — Montpellier

Métropole de Montpellier : un “Écusson vert” de 100 ha se développe à l’Ouest

Le dossier de l’Agridarc des Bouisses avance. Mardi 29 novembre, le maire-président a présenté avec les lauréats du projet les contours de cette prochaine zone d’attractivité, déjà décrite comme “le futur Écusson vert de la métropole”.

source : L. Brahiti, *Métropole de Montpellier : un “Écusson vert” de 100 ha se développe à l’Ouest*, in Hérault Tribune, 29/11/22

Montpellier metropolitan area: a 100-hectare "green ecusson" is developing to the west.

Montpellier : Découvrez le visage du futur Central Park agricole de la ville

URBANISME · Aux Bouisses sortira de terre dans quelques années le plus grand parc de la ville, voué aux promenades... mais aussi à l’agriculture

source : N. Bozom, *“Montpellier : découvrez le visage du futur Central Park agricole de la ville”* in 20 minutes, 30/11/22

“Montpellier: discover the face of the city's future agricultural Central Park”.

I. What public problem(s)/agenda do agriparks address?

C. Social issues through a change of model?

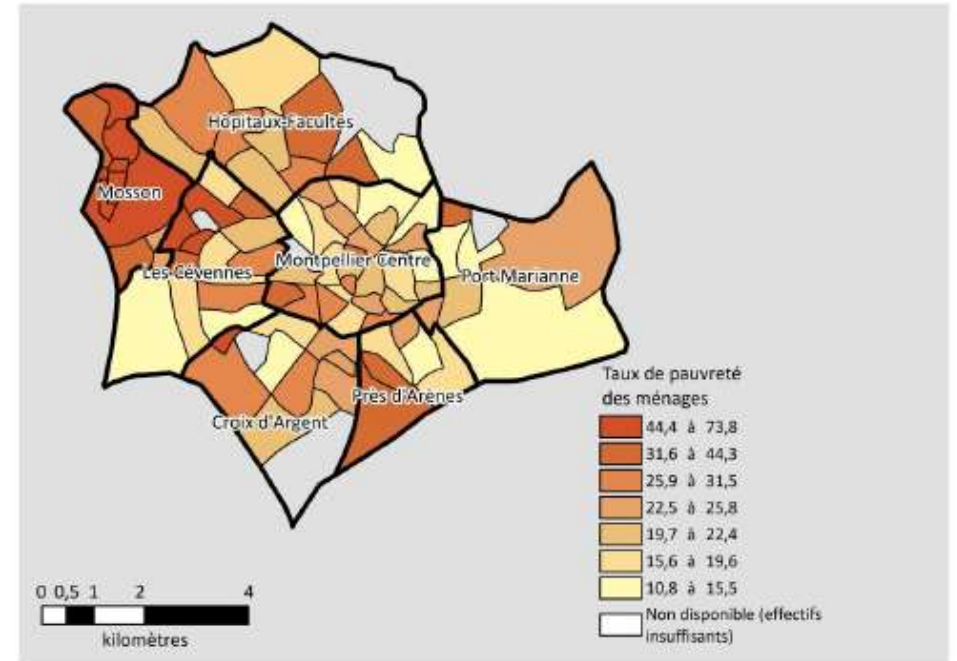
◦ Agriparks: levers for environmental and food justices?

- World Health Organisation recommend access to 10 m² of green space per inhabitant.
- Food justice :
 - Food as a component of exposure to multiscalar poverty and as a lever for social and ecological transition (D. Paturel, 2017)



source : photographie, S Bernard, Montreuil, july 2022

Carte 25 : Taux de pauvreté des ménages en 2018



Source : Insee-DGFIP-Cnaf-Cnav-CCMSA, Fichier localisé social et fiscal

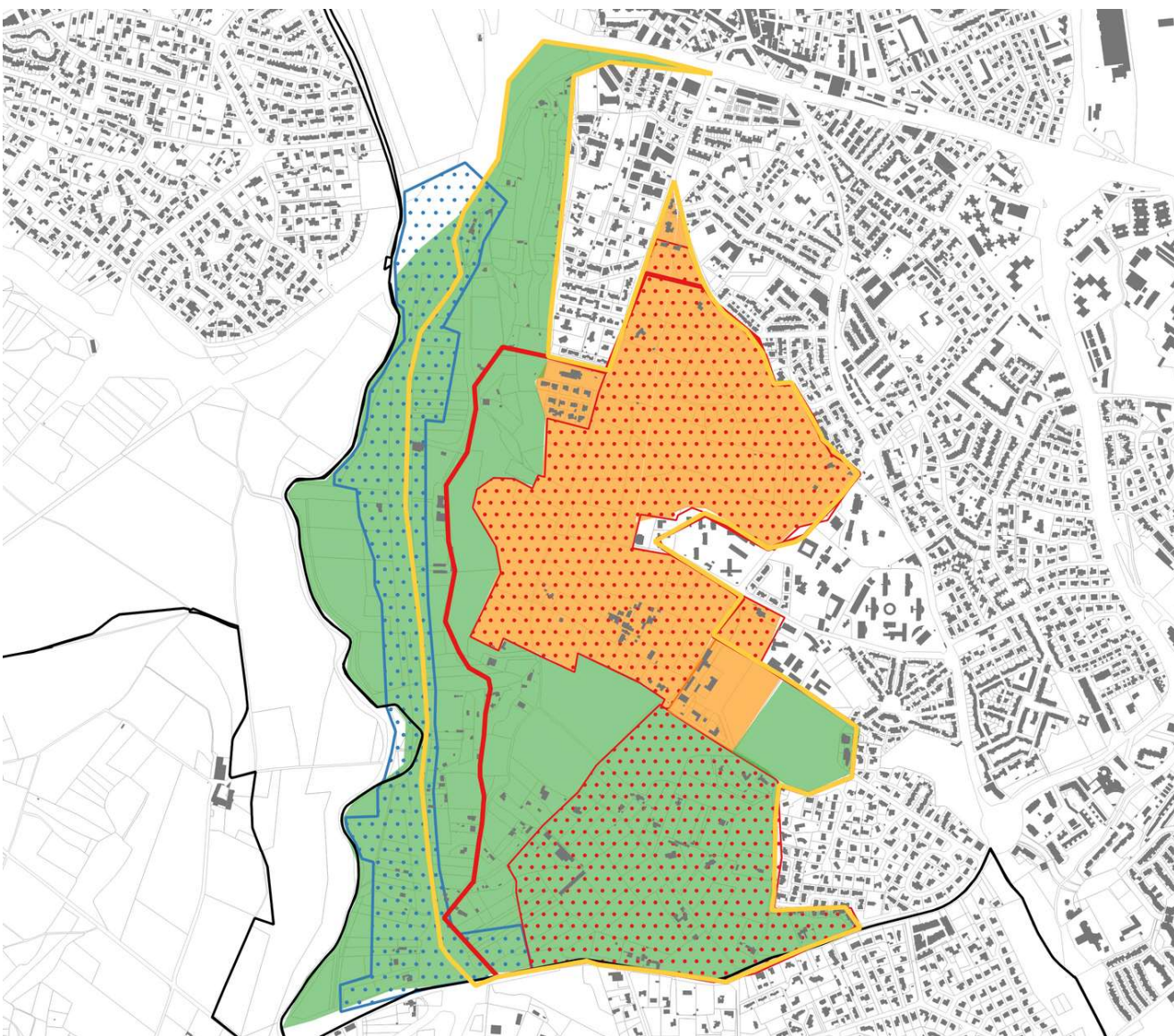
Exploitation : CREA-ORS Occitanie

C. Social issues through a change of model?



- Agriparcs: another model for the development and governance of peri-urban and urban open spaces.

- Apripark as an opportunity of a social urban-rural pact between local authorities, farmers and citizens (Giacché, 2014)
-
- agriparc as a key tool for renewing territorial public action (Fanfani, 2019) peri-urban agriculture planning.
- 2 parallel process :
 - institutionalization and publicisation of private land
 - construction of a semi-private stakeholders governance
- a tool to overcome urban-rural cleavage ?


- Trajectory of open spaces and construction of the participation process
 - a perimeter threatenned by urban pressure




Zoning in current urban planning documents that contributes to significant land pressure and a threat of artificialisation



 zone impacted by the state project COM or T5
 higher mixed-use urban extension zone according to the SCOT (schéma de cohérence territorial : supra-communal planning document, the PLU has to be in compliance with)

 Zone AU : to be urbanized

 Zone N : zone of nature (restrictive zoning that prevents most constructions)

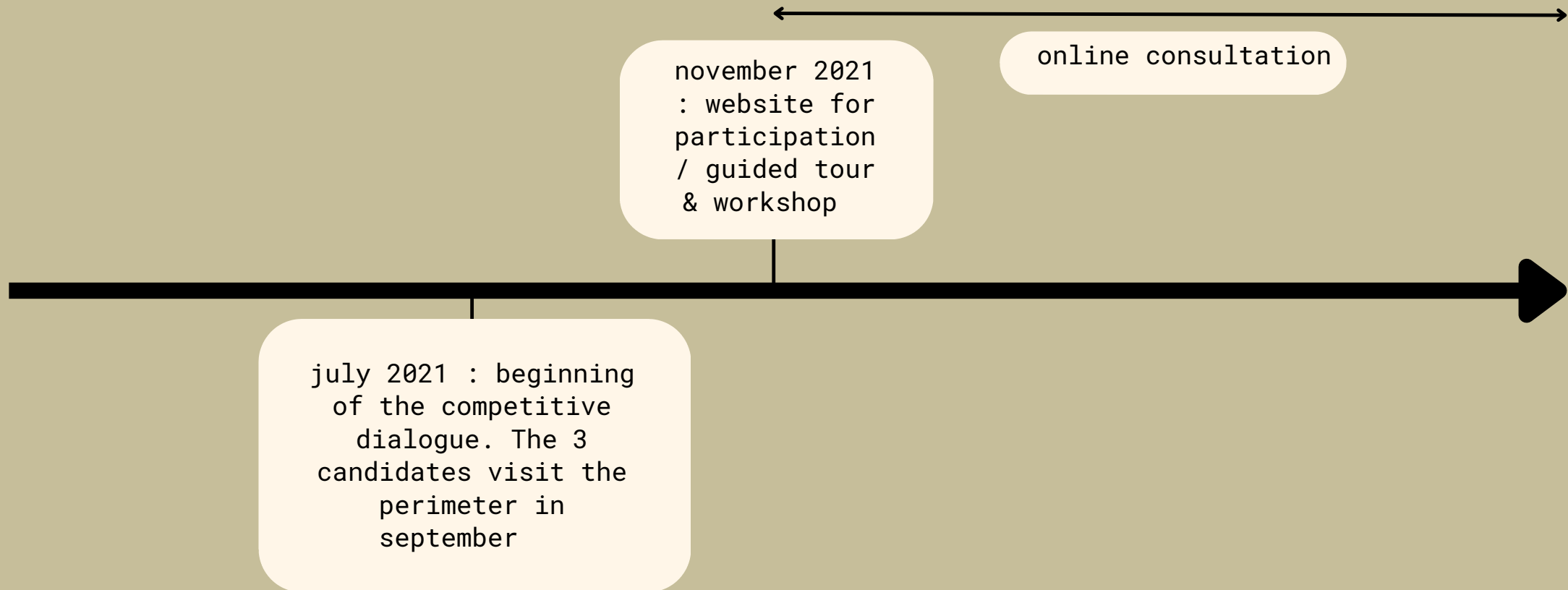
 Building : a few in the current perimeter of the agripark revealing a large part of open spaces

An ambitious perimeter for the agripark that has evolved from the ecologist list's projet

 First perimeter (EELV - municipal elections 2020)
 Current project perimeter as set out in most of institutional documents

- **Towards Tripartite Partnerships: Institutionalising Dialogue between Residents, Associations and Developers through Competitive Dialogue**

participation process



participation process

november 21 - february 22 : online
consultation



november 2021
: website for
participation
/ guided tour
& workshop



july 2021 : beginning
of the competitive
dialogue.



Jan - march 2022:
organisation of the
MCG launched, 2
workshops organized
on specific thematics



- A "Metropolitan citizen group" ?

- Among benevolent from the guided tour : a draw with criteria of representativeness is organised : inhabitants from the district but also from the metropolis.

- Associations of the agriparc's district invited :

- neighbourhood association (Comité de quartier la Martelle...)
- Environmental association (Complementerre, Collectif Ceinture Verte)
- Medico-social association and establishment (IRTS, Adages, Esat Kennedy & Bulle Bleue...)

➔ In total, 40 participants

- A "Metropolitan citizen group" ?

- 2 workshops organised by the owner project and Res Publica
- 3 thematiques discussed :
 - The green city
 - The inclusive, inhabited city
 - the city on the move
- Acculturation to the stakes of those thematics through invitation of experts
- different modality of participation and synthesis : graphic facilitator, subdivision in working groups, work on a joint feedback document approved by the group....

participation process

online consultation



nov 2021 :
website for
participation
/ guided tour
& workshop

Jan - march
2022: MCG's
workshops



september 2022 :
public
presentation of
the winning team
of the competitive
dialogue and
results of MGC's
consultation

september 2023 :
thematic workshop
on "living in the
agriparc" between
CAUDEX and MCG

jul 2021 : beginning
of the competitive
dialogue.

march 2022 :
synthesis of the
MGC's reunion,
transferred to
the competitive
dialogue's
candidate

june 2023
thematic
workshop on
agriculture
between the MCG
and CAUDEX

Workshop “living in a agriparc” organised with CAUDEX and the MCG



- A participation process that has taken the path of institutional communication and a participation that is now more residual.

participation process

online consultation



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from december 2023
: publicising
process of the
agriparc, thematic
public reunion and
gathering organised
to foster
implication on a
broader scale

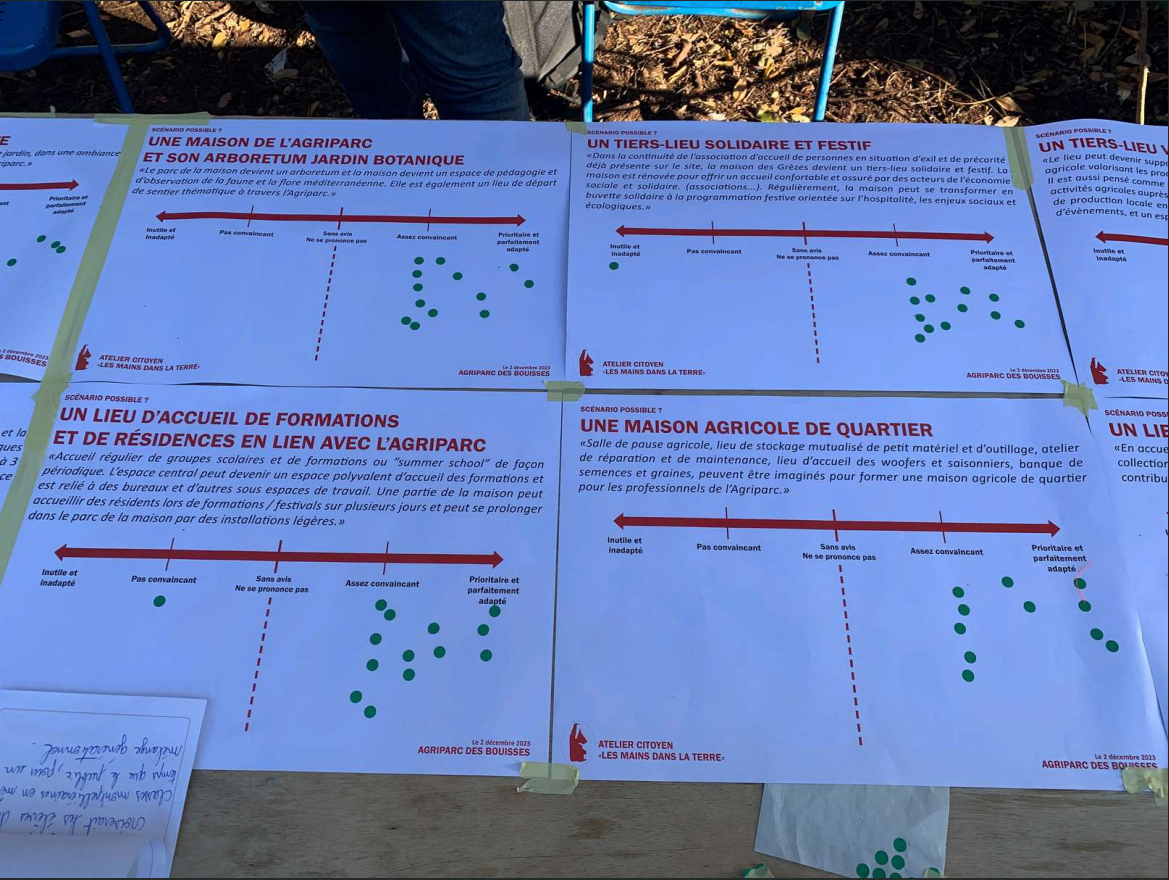
Publicising the project of agriparc through events : "Journée mains dans la terre"



Publicising the project of agriparc through events : “Journée mains dans la terre”



Extending the participation process through other tools: the example of the villa des grèzes



II. Challenges and issues for agriparks

- building project governance
- the existence of conflicting agendas in the implementation of these developments and the conciliation issues that this entails
- Factors that appear to be key in the development trajectory following a comparison of several cases.

II. Challenges and issues for agriparcs

- Governance

- Some key learnings of this participation process

this participation process enabled :

- the emergence of a third player: the citizens' group particularly important regarding land tenure system.
 - Acculturation to some issues.
 - Creation of synergies and opportunities and identification of existing forces inside the perimeter

II. Challenges and issues for agriparcs

- Governance

- Some key learnings of this participation process

Some limitation / criticism :






- a Metropolitan citizen group not totally representative of a contrasted landscape of the agripark
 - social groups particularly exposed to social and economic vulnerabilities
 - very few means deployed to reach them
- an over-representation of some interest in the MCG ?
- and then ? How to arbitrate between those positions and then how to build a governance apparatus ?

II. Challenges and issues for agriparcs



- COnflictual agendas
- Housing vs preserving



Zoning in current urban planning documents that contributes to significant land pressure and a threat of artificialisation

-  zone impacté projet COM et tram 5
-  higher mixed-use urban extension zone according to the SCOT (schéma de cohérence territorial : supra-communal planning document, the PLU has to be in compliance with)
-  Zone AU : to be urbanized
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-  Building : a few in the current perimeter of the agripark revealing a large part of open spaces

An ambitious perimeter for the agripark that has evolved from the ecologist list's projet

-  First perimeter (EELV - municipal elections 2020)
-  Current project perimeter as set out in most of institutional documents

- Land speculation before the modification of urban zoning of the agripark's perimeter



source : photographies S. Bernard, left : rue de la Belle, right : avenue de Monsieur Teste, Montpellier july 2023

II. Challenges and issues for agriparcs

- COnflictual agendas

- *Conventional farming vs alternative farming*

Ex Agriparc des viviers (Jarrige & Perrin, 2017)

II. Challenges and issues for agriparcs

- COnflictual agendas
- *Heritage vs accessibility*
- Through patrimonialization of urban or peri-urban agriculture, process of
 - relegation
 - invisibilisation
 - material and symbolic closure (how to ensure access then ?)
 - stigmatisation
- who ? inhabitants or users who are the most vulnerable from the point of view of environmental justice, in land insecurity...
- whose appropriation of the parc is then favored ? (Xie et al., 2020)
- to what metropolis's process does it take part ?
 - for example : eco-gentrification ?



VUE STYLISÉE
DES MURS À PÊCHES
par Thadée Yoppo

Illustration de l'architecture
www.thadeeyoppo.com
Instagram: ThadeeYoppo



II. Challenges and issues for agriparcs

- Contextual challenges
- *The question of the feasibility of cultivating open spaces*
 - *Capitalist ruins (A. Tsing) :*
 - *"wasteland" "agricultural fallow land" exposed to problems of drought, fire risk, pollution, etc.*

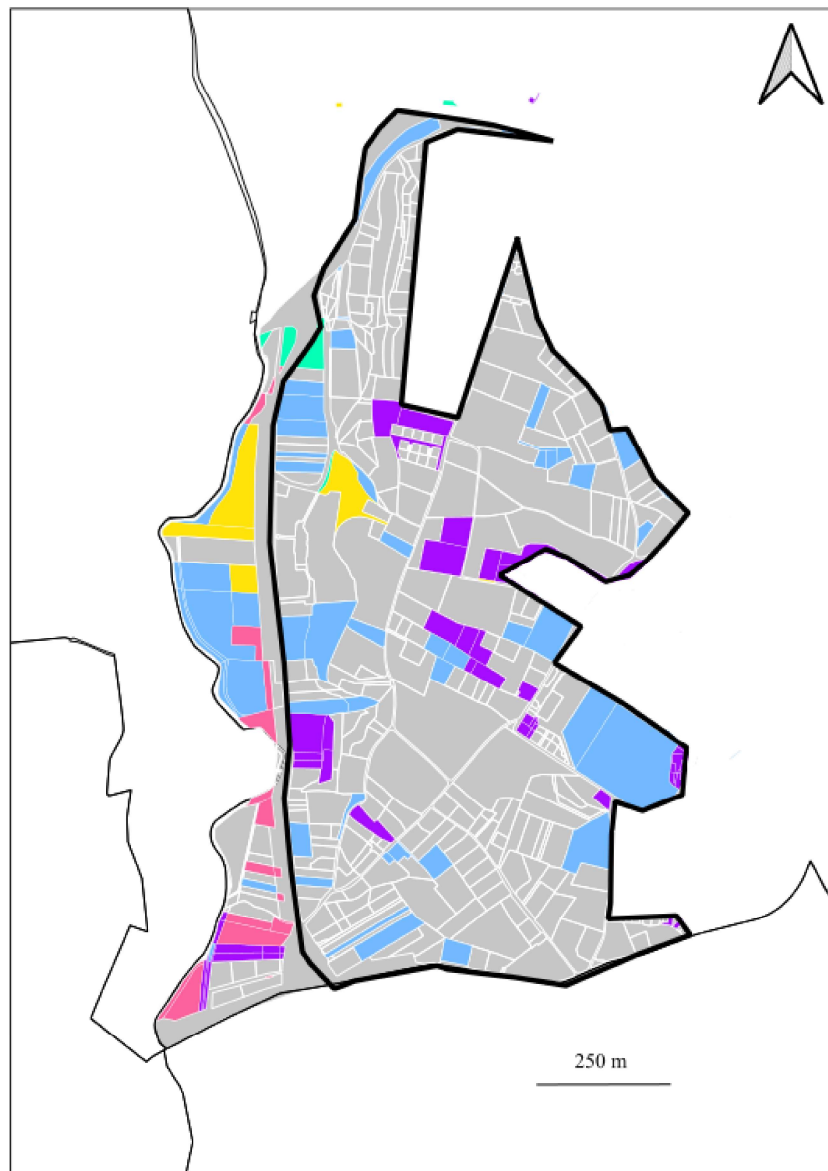


source : photographie, S. Bernard, Montpellier proche de la rue des Grèzes, novembre 2023

II. Challenges and issues for agriparcs

- Contextual challenges

- *Land tenure system*

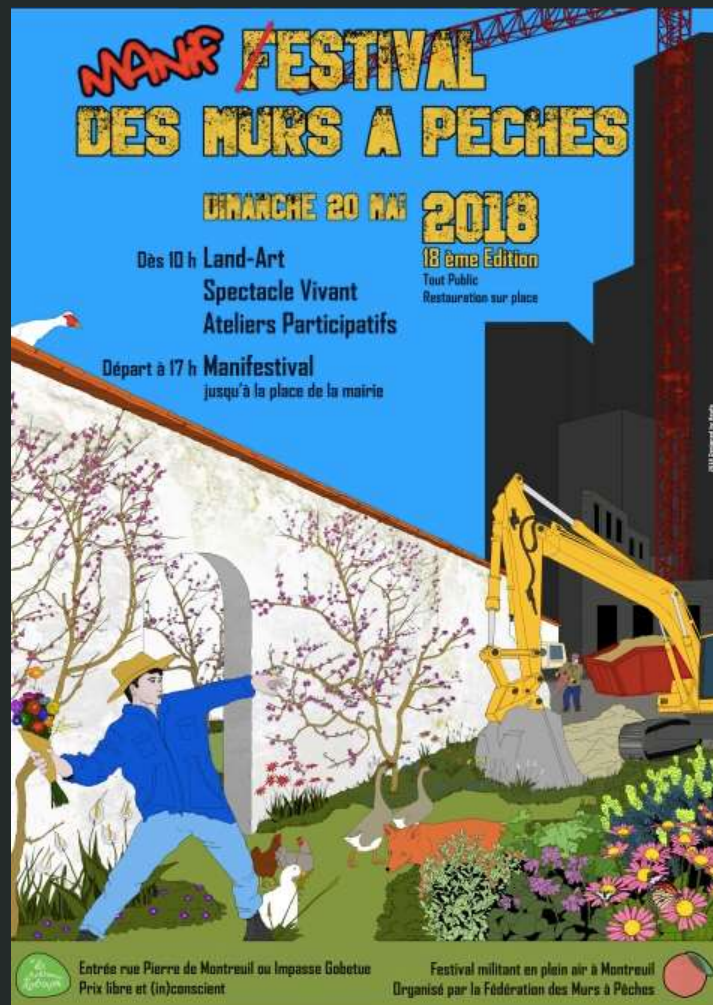


Distribution of land within the agriparc: a majority of private owners and a plurality of public owners on a more residual basis

- Perimeter of the agriparc in 2023
- Lands owned by the Herault department
- Lands owned by Montpellier Metropolis
- Lands owned by the state (State property department)
- Lands owned by the city of Montpellier
- Lands owned by a corporate entity
- Private landowners

Source : photographie aérienne 2021 disponible sur Geoportai, base de donnée sur la propriété foncière des personnes morales MAJIC
 Couche : cadastre open data ville de Montpellier, base de données MAJIC
 Réalisation : Suzie Bernard, octobre 2023

Activist poster for the
“Murs à pêches” festival,
against the EIF project



“The “Murs à pêches”, a site for the future of the metropolis”

