

Modern Land Consolidation in the Netherlands

Adri van den Brink

Government Service for Land and Water Management
Wageningen University, Land Use Planning Group

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dienst landelijk gebied

voor ontwikkeling en beheer

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Introduction

- Changing physical appearance: emergence of a metropolitan landscape
- Two separate planning systems rising from the obsolete opposition between urban and rural
- Rural land consolidation under pressure
- Urban players and governments promote a development-oriented land policy
- Metropolitan landscape planning as a new approach



Overzichtkaart Nederland



Land Consolidation and Reallocation



- Legal history
- Present-day situation
- Land reallocation

Legal history

- Land Consolidation Act of 1924: start of agricultural land consolidation
- New act in 1954: accent on land use instead of land ownership, landscape plan
- Land Development Act of 1985: multi-purpose projects, different instruments



Present-day Situation

- Integrated implementation of agricultural and non-agricultural objectives
- The dynamics of land use have boosted the demand for faster and more flexible working methods and procedures
- Urban-rural opposition has lost most of its relevance
- More emphasis on public-private partnerships



Land Reallocation

- Long regarded as the “unique core” of land consolidation
- The importance of land reallocation for agriculture has gradually diminished
- The realisation of non-agricultural uses through the exchange of land has become of great importance in many projects
- Voluntary reallocation has become popular



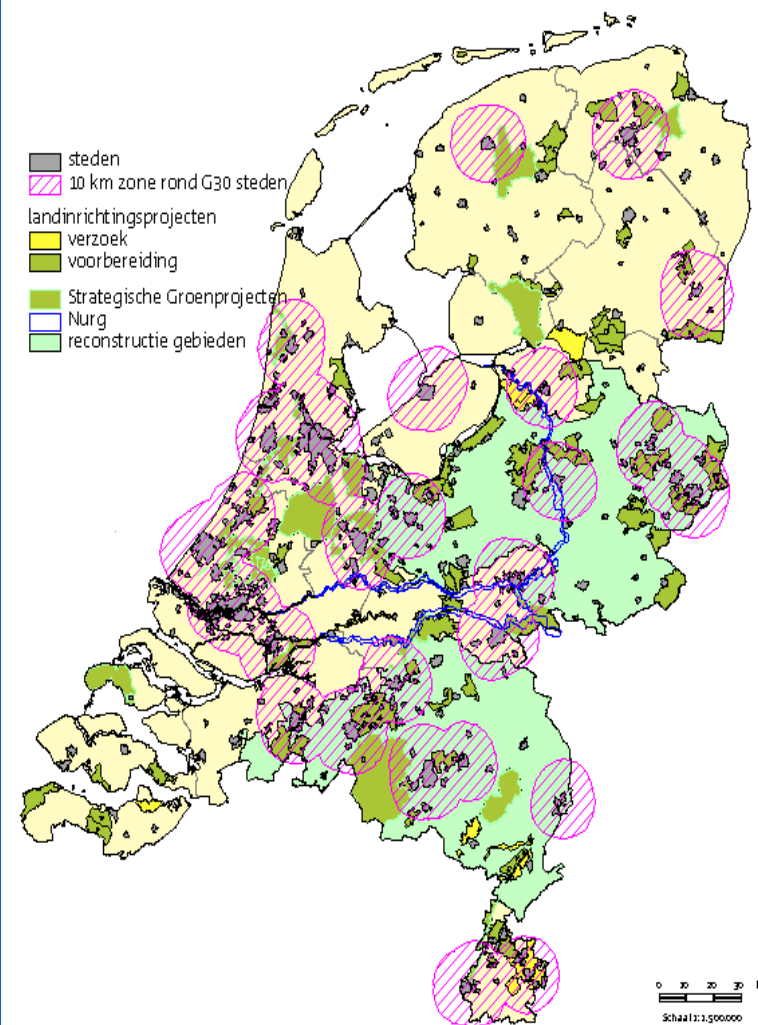
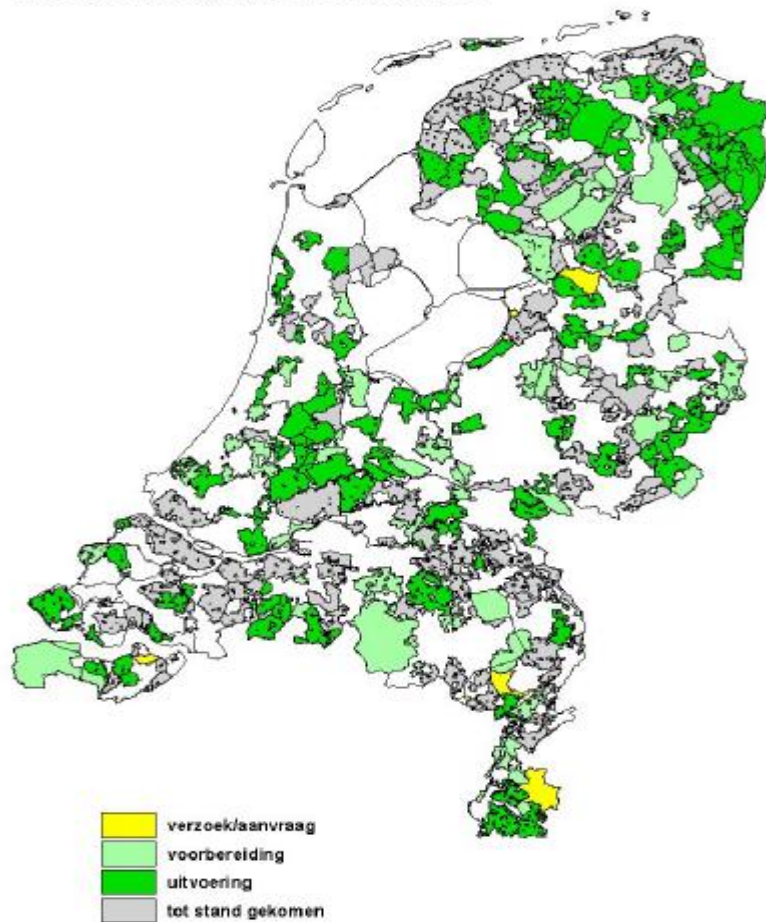
The State of the Art

- In preparation: 360,000 hectares
- In execution: 800,000 hectares
- Finalised since 1924: 1,4 million hectares (480 projects)
- Voluntary projects: 10,000 hectares per year (250 projects)



The State of the Art

Landinrichting in Nederland 2002



State of the Art

- Reallocation of only a part or a number of parts of the project area

agricultural structural improvement is less important

scarcely 35% of the surface is actually exchanged

- Voluntary reallocation is often preferred to statutory reallocation

resistance to long-term and complicated procedures associated with statutory reallocation



State of the Art

- Decrease of 30% of statutory reallocation
- Of 360,000 hectares under preparation:
 - statutory reallocation: 45,000 hectares
 - voluntary plot exchange: 89,000 hectares
- New rules of the game in order to simplify procedures



Examples of Modern Land Consolidation

- Land consolidation Buggenumse Veld
- Nature restoration Klompenerwaard
- Rural-Urban development near Utrecht
- The Groningen Lake City Project

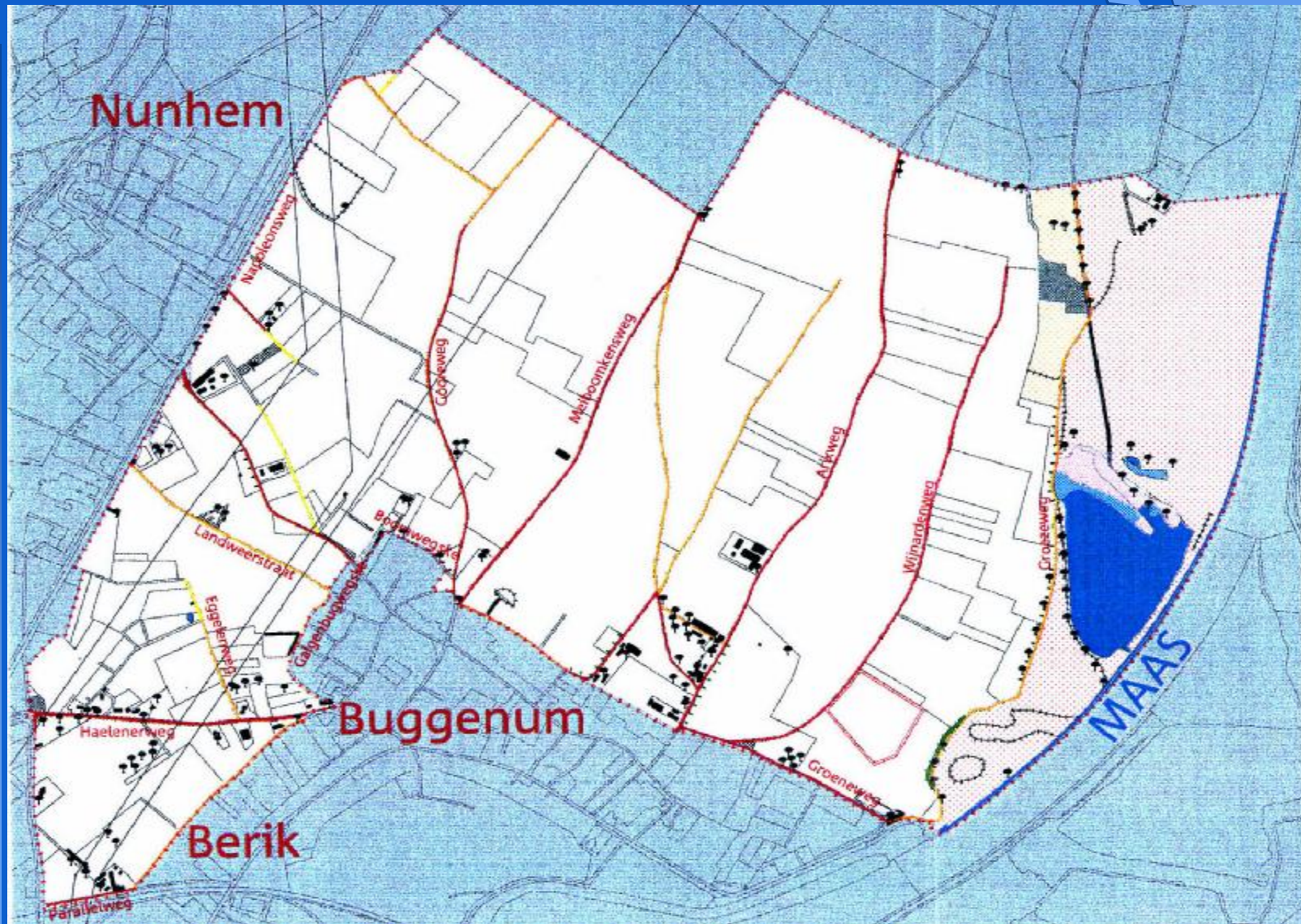


Examples of Modern Land Consolidation

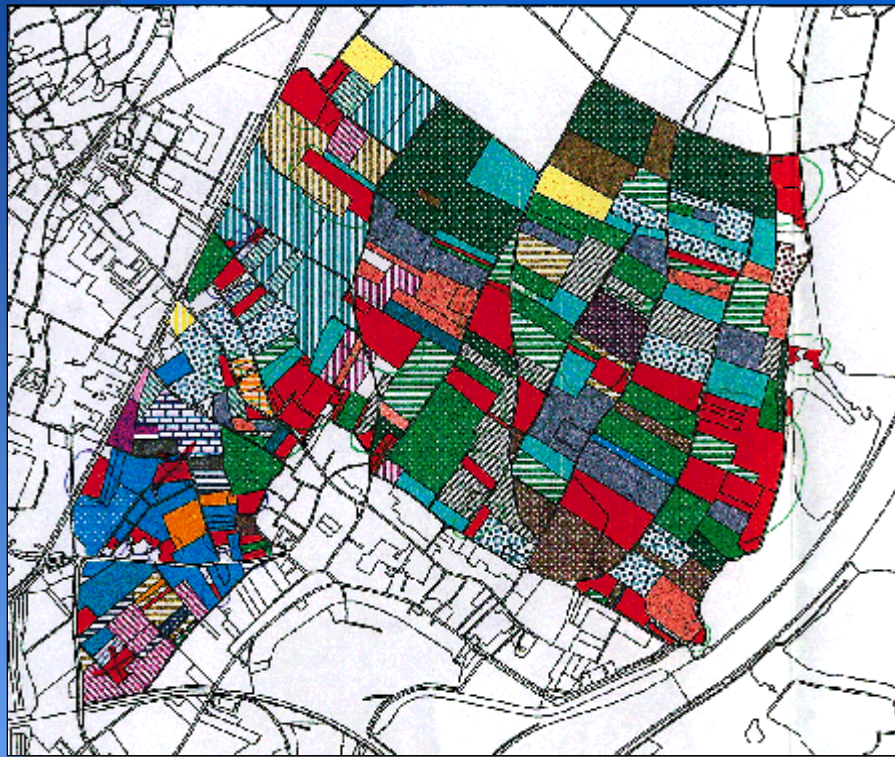
- Dutch land consolidation has assumed a wide variety of forms
- Sectoral projects, for agriculture or nature, that usually involve a small area, allowing work to proceed rapidly
- Larger and often more complex projects: large number of divergent interests involved, compounded by a strong urban influence



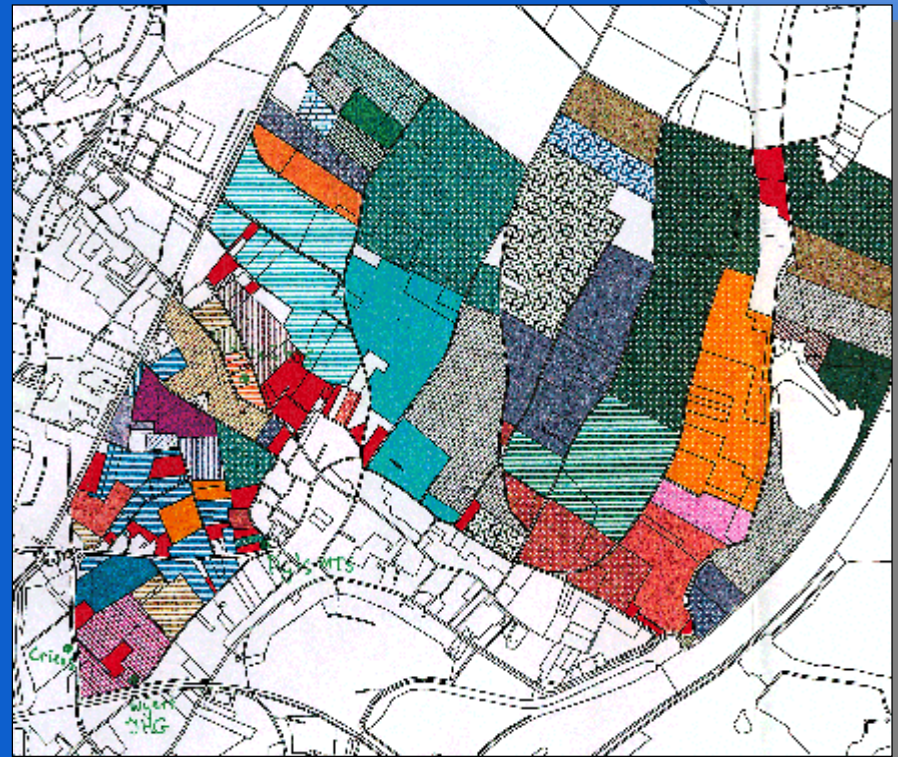
Buggenumse Veld



Buggenumse Veld



Before ...



... After



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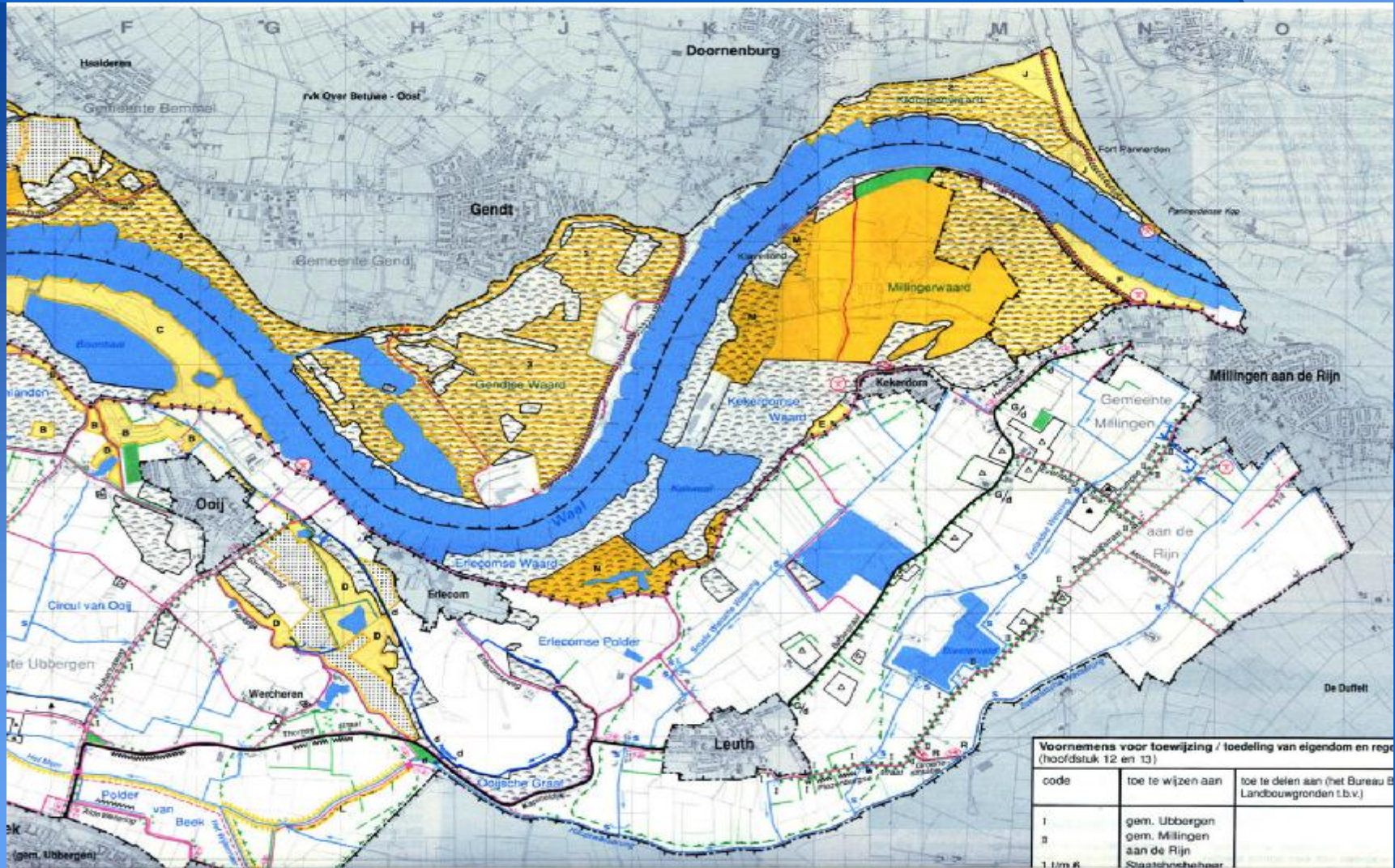
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Characteristics Buggenumse Veld

- Small area – 400 ha
- Mainly agriculture oriented
- High voluntary participation degree
- High consolidation ratio
- Short project duration – less than 4 years
- Low project costs: €315 per ha
- Reallocation plan prepared during plan preparation



Nature Restoration Klompenerwaard



Nature Restoration Klompenerwaard

- Combination of:
 - nature restoration
 - sand mining
 - increasement of river dynamics
water storage, flood protection
- Combination of different procedures and financial resources
- Optimization of agricultural production conditions on the inside of the dike



Nature Restoration Klompenerwaard



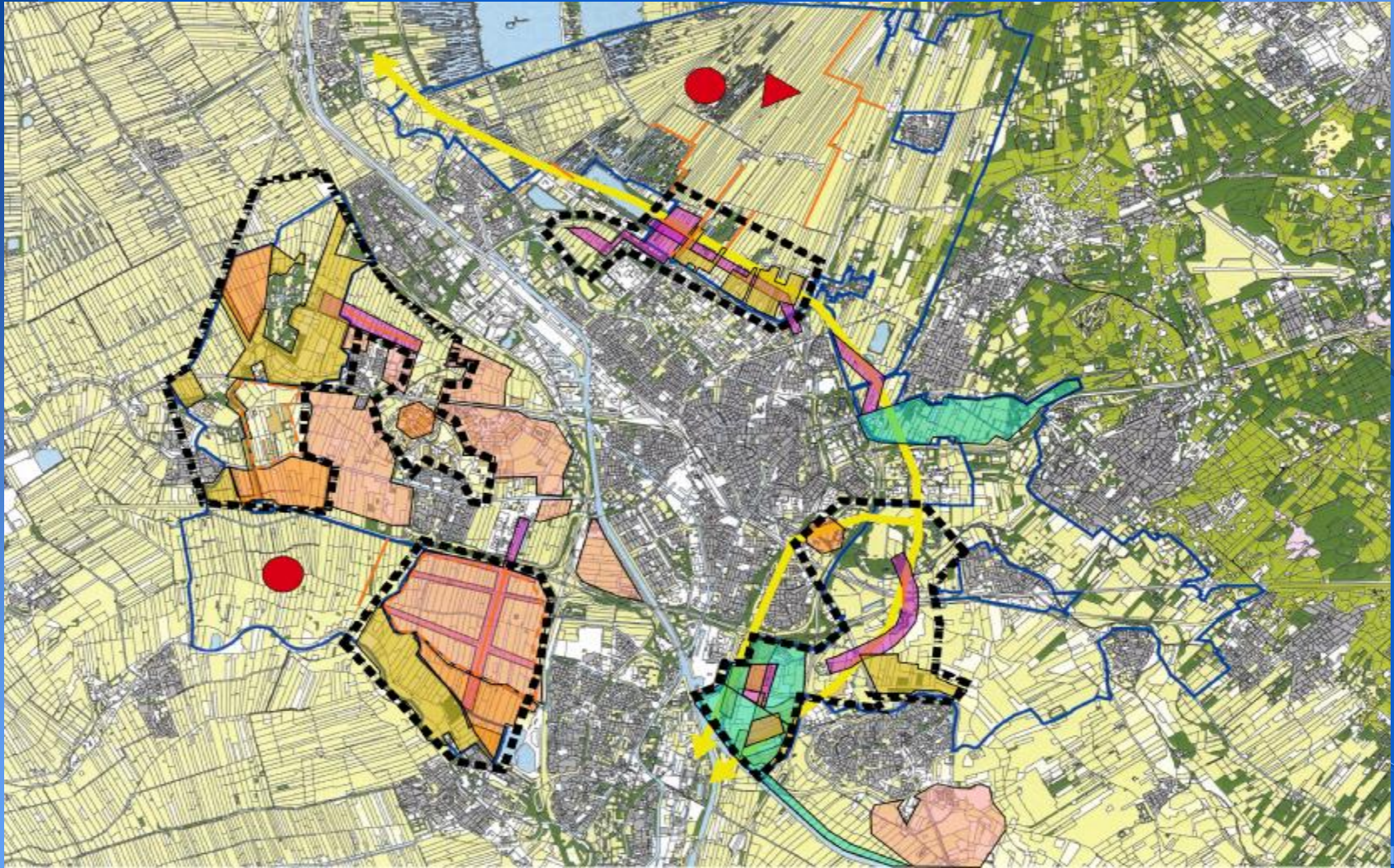
Old and new situation



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Rural-Urban Development near Utrecht

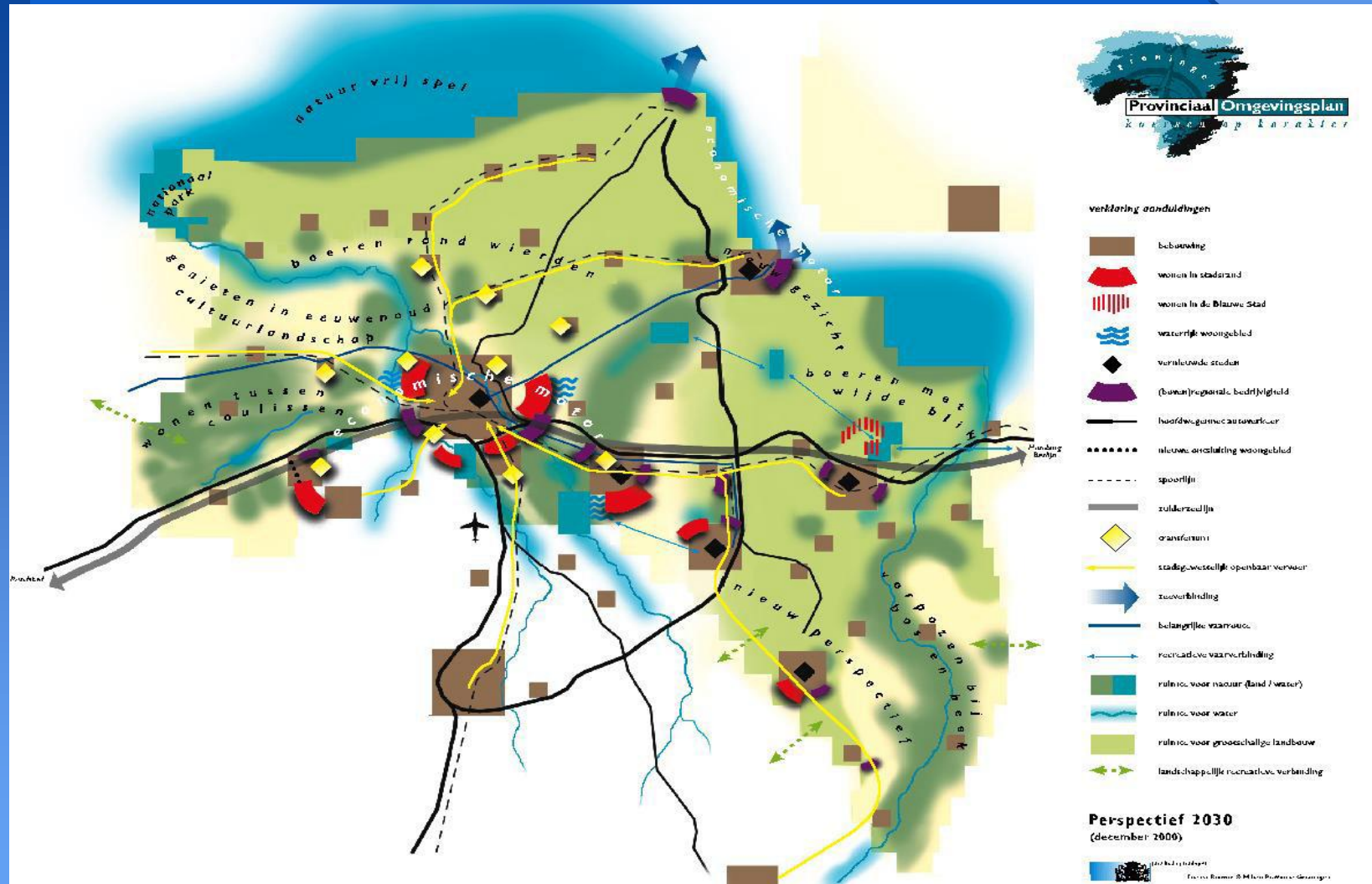


Rural-Urban Development near Utrecht

- Development of green structures (nature and outdoor recreation)
- Connecting the inner city with the surrounding countryside
- Co-operation between:
 - town-planners and rural land use planners
 - architects and landscape architects
- ‘New style’ land consolidation in the urban fringe



The Groningen Lake City Project



The Groningen Lake City Project

- Residential development in a single integrated plan with green structures and improvement of water management
- Total area: 4000 ha
 - 10,000 dwellings
 - 140 ha of commercial space
 - a lake covering 650 ha for recreational purposes and coping with excess rain water
 - landscape and nature conservation and restoration
- Public-private land and property company



The Groningen Lake City Project



Conclusions

- Traditional land consolidation is practised less and less frequently
- Metropolitan landscape planning is based on more integration and co-operation between the urban and rural domains
- A development-oriented land policy amounts to risk-bearing investments and equalisation of profitable and loss-making elements
- New demands on land consolidation

