Land policy strategies
Different approaches examined

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Land policy & spatial planning

Spatial planning

- Land for spatial developments:
  - Size of needed area
  - Single or combined land use
- Where:
  - Location-bound aims
  - Larger area within which aims somewhere have to be realised
Land strategies examined

- We examine characteristics of three different strategies:
  - Land purchase
  - Land consolidation (mandatory and voluntary)
  - Expropriation

- Indicators used for evaluation:
  - Efficiency
  - Effectiveness
  - Transparency
  - Democracy
Land purchase

- Voluntary agreement between two parties on the sale of land
- Governments can be one of the two parties
- Restrictions apply for governments:
  - No bidding above regular market value
  - No dominance on land market (numbers of transactions)
Land consolidation (mandatory)

- Based on exchange of land rights
- Dual role of government:
  - as initiator and investor
  - as land owner
- Legal description of procedure
  - Formal rules that determine rights of land owners
  - Disputes? Court decides
- Comprehensive approach with multiple spatial aims
Land consolidation (mandatory)

- Land acquisition:
  - Before start project, allocation at desired location in process
  - Collective reduction of privately owned land
  - Expropriation parallel to exchange of land
Land consolidation (voluntary)

- Based on exchange of land rights
- Minimum of three land owners
- No legal description for procedure
- Allocation plan based on negotiation among stakeholders (co-creation)
- Governments participate like other stakeholders
Expropriation

- Land is obligatory sold to the government
- Land owners are financially compensated for:
  - Value land
  - Economic harm
- Only applicable to land needed for public purposes
- Procedure embedded in legal framework:
  - Administrative procedure; negotiation on voluntary sale
  - Judicial procedure; expropriation & financial compensation
Indicators for evaluation

- **Efficiency:**
  process outcome in relation to the effort

- **Effectiveness:**
  assesses the results against the planning objectives

- **Transparency:**
  the openness and clearness of followed procedure

- **Democracy:**
  level of public participation
Plan N18

Through traffic, 28 km, few intersections
N18

Detail of route
Legend

- Holdings with farmsteads at both sides
- Holdings with farmstead at east side
- Holdings with farmstead at west side
- Holdings without farmstead
# Evaluation land strategies

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<th>Effectiveness</th>
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<td>Outcome</td>
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<td><strong>Land purchase</strong></td>
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Conclusions & discussion

- The ‘burden’ of needed land is in land consolidation divided over more people than in case of expropriation.
- Additionally, land consolidation offers possibilities to mitigate negative effects due to comprehensive approach.
- Land purchase and voluntary land consolidation give land owners power to decide upon their cooperation.
- Suitability of strategies depends on planning situation as well: how location-bound are the spatial aims?
Holland is cool

- Venue: 10 minutes airport, city centre, polders & tulips
- Schiphol Airport: over 300 direct destinations
- Fee: 550 Euro

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