Modern Land Consolidation in the Netherlands

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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

Nunhem

Buggenum

Berik
Buggenumse Veld

Before ...

… After
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
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