

kadaster
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Land policy strategies

Different approaches examined

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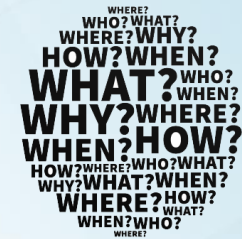
Land policy & spatial planning

Residential area? Industrial zone? Nature? Roads?



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)

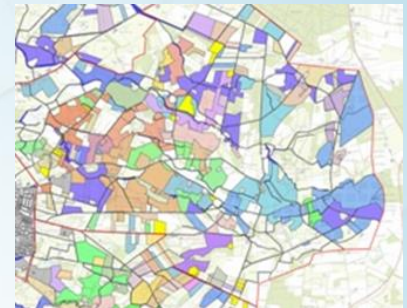
- Based on exchange of land rights
- Dual role of government:
 - as initiator and investor
 - as land owner
- Legal description of procedure
 - Formal rules that determine rights of land owners
 - Disputes? Court decides
- Comprehensive approach with multiple spatial aims

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

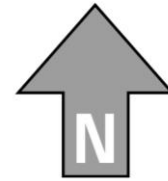
Plan N18

Through traffic, 28 km,
few intersections

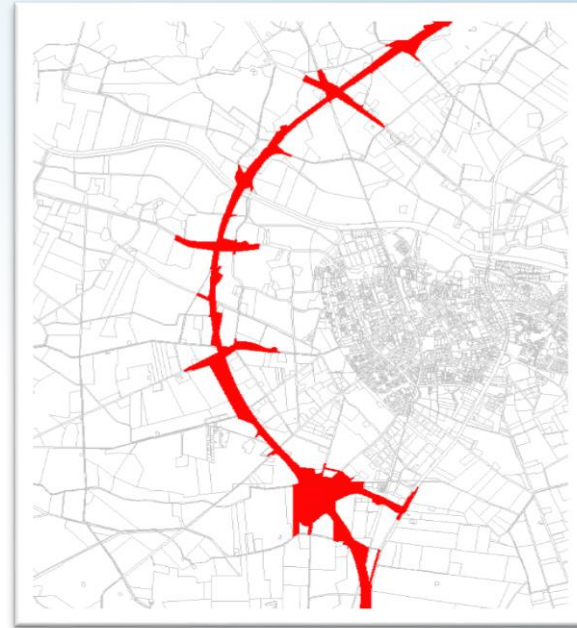
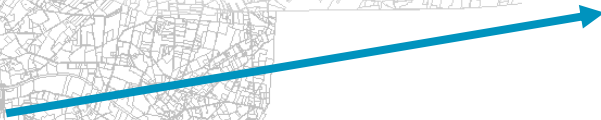


Legenda

- 100 km/uur (2 x 2)
- 100 km/uur (2 x 1)
- N18 huidig tracé (1 x 2)
- 80 km/uur (2 x 2)
- Aansluiting
- Fietstunnel
- Viaduct
- Kruising museum buurtspoorlijn
(verdiepte ligging)
- Fietsverbinding
- Aanpassing kruispunt

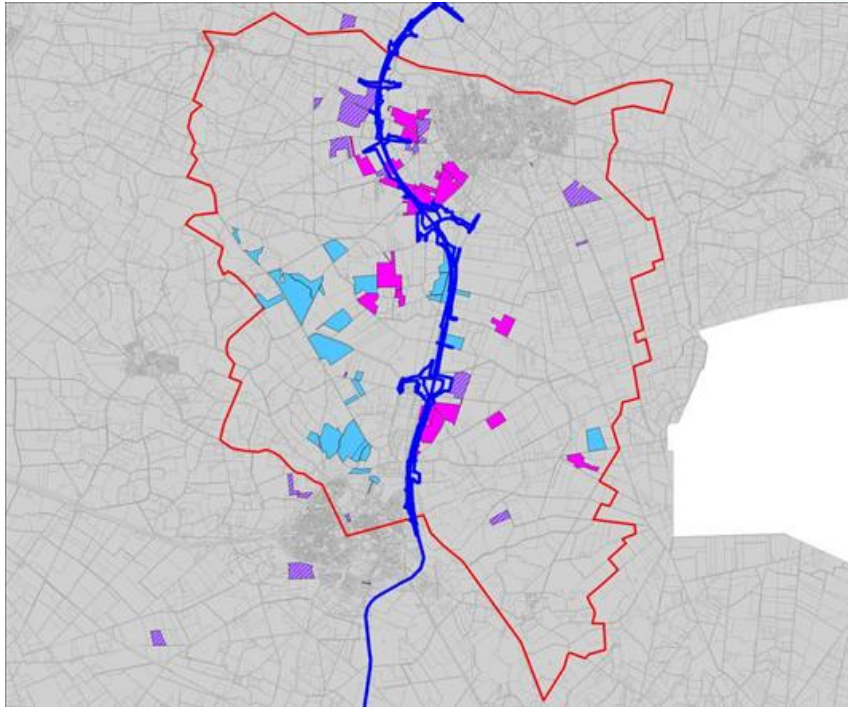


N18







Detail of route

N18



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

| | Effectiveness | Efficiency | | Transparency | Democracy |
|---------------------------|---------------|------------|--------|--------------|-----------|
| | | Outcome | Effort | | |
| Land purchase | - | - | + | ± | ++ |
| Formal land consolidation | ++ | ++ | ± | ++ | ± |
| Voluntary reallocation | ± | ± | ++ | + | + |
| Expropriation | ++ | ++ | + | ++ | -- |

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?



FIG WORKING WEEK 2020



Holland is cool

- ✓ Venue: 10 minutes airport, city centre, polders & tulips
- ✓ Schiphol Airport: over 300 direct destinations
- ✓ Fee: 550 Euro
- ✓ “Smart surveyors for land and water management”