

kadaster
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Creating a safer place to live through landconsolidation

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Overview Presentation

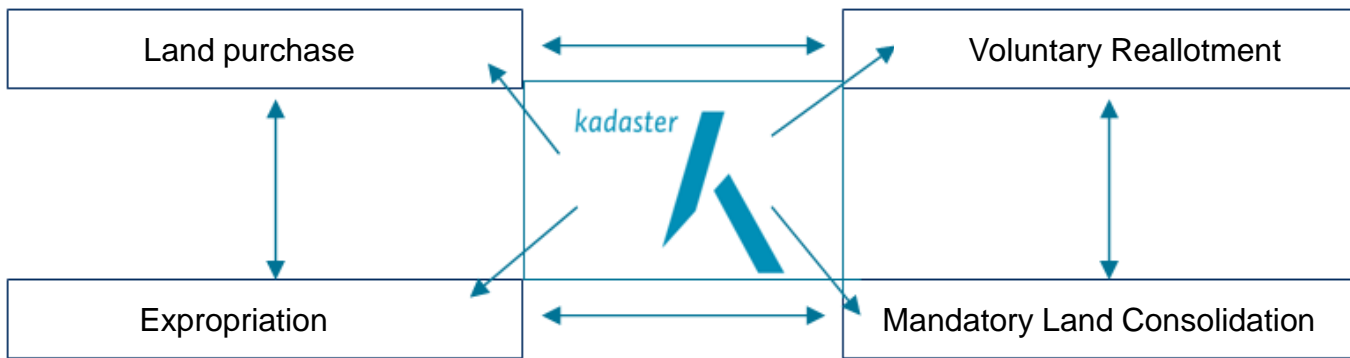
- Introducing the 4 land policy strategies in The Netherlands
- Choosing a strategy
Spatial policy aims and context determine approach
- A challenge for the future, The Netherlands and realization of water retention area's
- A practical example, the case study of project Peize
- Conclusions and discussion, lessons learned from project Peize

Different strategies

Roughly there are 4 policy strategies to acquire land to realize location bound aims.

Different law and different ways of (formal) execution apply on these strategies.

Resulting in smaller or bigger impact on citizens, government, relations, locations etc.



Choosing a strategy for realization of location bound aims

Recently the effects of each strategy were explored and evaluated in terms of their efficiency, effectiveness, transparency and democracy.

Table 1 Results of strategies for each indicator

	Effective-ness	Efficiency		Transpa-rency	Democracy
		Outcome	Effort		
Land purchase	-	-	+	±	++
Formal land consolidation	++	++	±	++	±
Voluntary reallocation	±	±	++	+	+
Expropriation	++	++	+	++	--

Land policy strategies – different approaches examined by Marije LOUWSMA and Sanne HOLTSLAG-BROEKHOF, the Netherlands

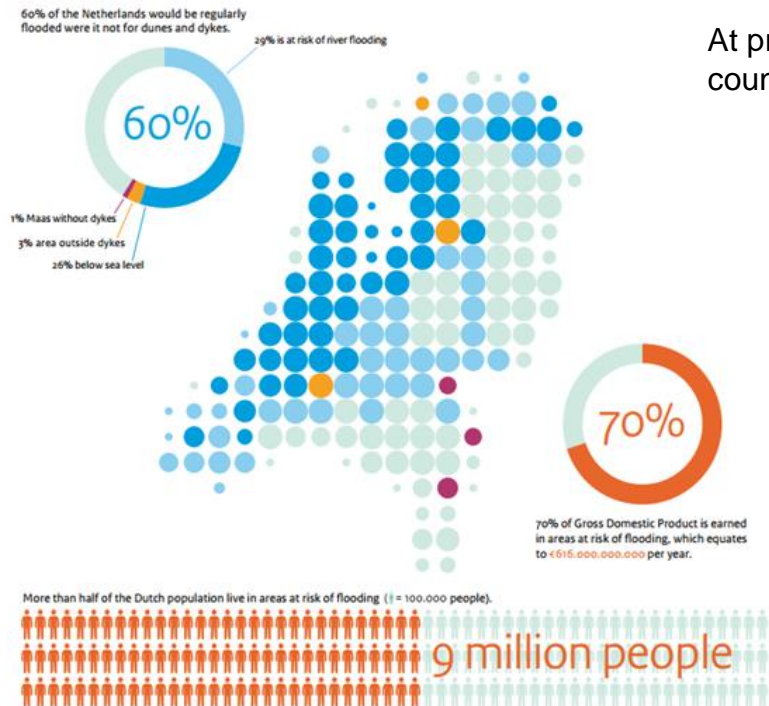
The preferred outcome of these indicators, combined with the context of

Where, Who, What, How much etc.

Helps spatial planners choosing their strategy on how to realize location bound aims.

A challenge for the future, space for water

At present time the Netherlands is still the most vulnerable country in Europe to a natural disaster.

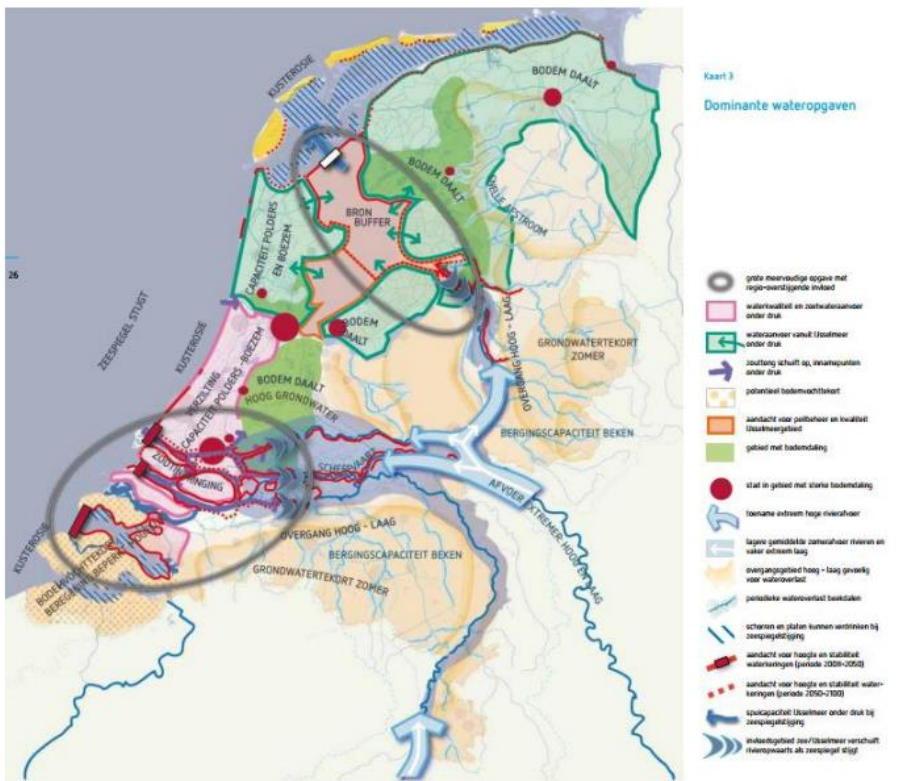


”Climate change is having considerable consequences in this vulnerable delta: higher storm surges at sea, an increased volume of water passing through rivers, more frequent downpours, heat and drought. We need stronger dykes and wider rivers, and more options for retaining rainwater in those places where it falls.

This will cost a great deal of money and **require plenty of space**”

(Ministry of Infrastructure and the Environment, 2015).

A challenge for the future, realization of water retention

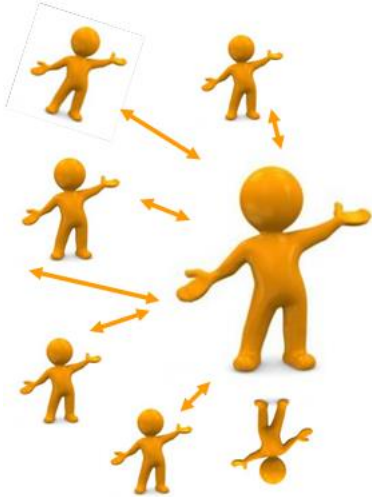


The task ahead of realizing (new) water retention areas is considerable. The realization of water retention area's have a major impact on the existing use of space.

Ownership has to be re-divided and land use reassigned.

Realization of water retention area's

A complex playing field



- In case of realization of water retention area's there is no or very little flexibility in choosing designated locations.
- Natural floodplains are nowadays being used intensively for functions like housing and agriculture
- Owners do not always recognize the importance of taking measures against flooding. There is little awareness of this risk, but they **do** demand dry feet and safety
- The government has to realize safety but also wants to invoke citizens to take responsibility of their own environment by stimulating co-creation en bottom-up initiatives

The complex playing field however makes it very important to use the **right instrument at the right place at the right time.**

Land consolidation and voluntary reallocation are effective instruments but are not most favorable

A practical example: different strategies applied

Every strategy has pro's and cons depending on the goals, the participants, and its timeframe. Land consolidation Peize is a project in the north of the Netherlands where all strategies, except expropriation, have been deployed



Project Peize Strategy: a **voluntary reallocation** combined with **strategic purchases** in the year 2000.

Goals in 2000: improving conditions for agriculture and realization of nature conservation area.

Initiative: LTO (Dutch Federation of Agriculture and Horticulture) and Natuurmonumenten (nature conservation organization).

CHOICHE for voluntary reallocation. The goal was set at **improving** conditions, not 100% realization (**indicator effectiveness**). The province chose for voluntary land consolidation so that the execution could start immediate (**indicator efficiency/effort**) and had the support (**indicator democracy**) of agrarians. Evaluation would take place after 1,5 years.

A practical example: change of strategy

Result: In 2003 the evaluation showed good results but not sufficient. There were strategic purchases and exchange of land by reallocation. But mostly amongst a group of cooperating farmers...
The evaluation showed that a more planned method would realize goals, **including the conservation area**, faster and better.

Change of strategy **to be more effective** in also realizing nature

2003: change strategy from voluntary land consolidation to a mandatory *administrative* land consolidation (only reallocation, no redesign/landscaping).

Simultaneous with the execution and re-designing this project, a major incident in this region took place (1998). Heavy rainfall caused flooding in the northern provinces Drenthe and Groningen because the discharge capacity of rivers and canals was not sufficient.



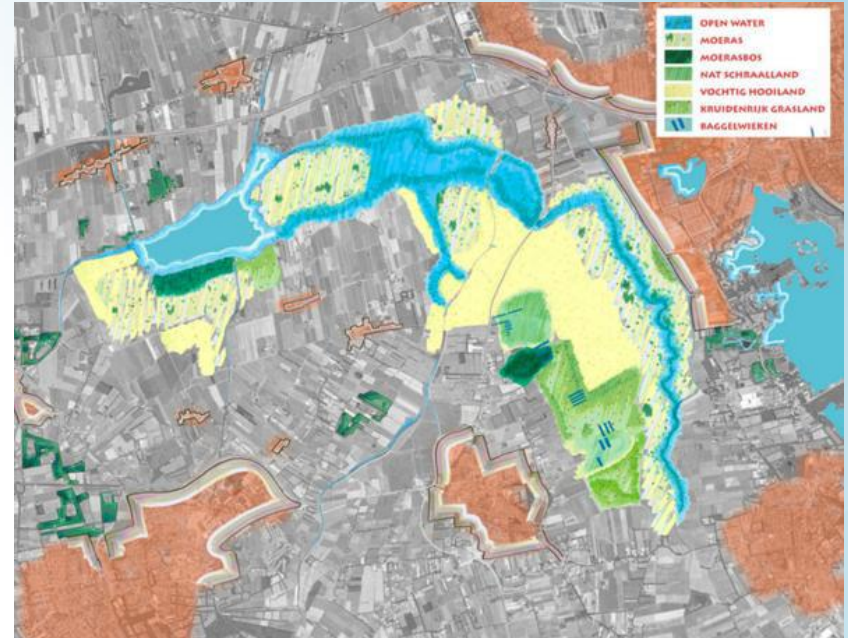
A practical example: change of strategy

Research done by the waterboards (after 1998) concluded that the best solution to this problem in this region was to create water retention areas which would intentionally and temporarily flood, when normal discharge methods were insufficient. The water retention area would also be a nature conservation area.

Change of strategy to be **effective** in realizing waterretention area.

2004: Change strategy from a mandatory *administrative* land consolidation to a formal mandatory land consolidation (with redesign). The Province of Drenthe and the Waterboard Noorderzijvest got a more prominent role in the execution (**less democratic**)

2008: The design and the realization plan for the area was definitive.



Conclusions “Peize”

- In different phases of this project there were different interest and goals to be considered which called for flexibility in approach.
- Voluntary land consolidation was mainly beneficial for the individuals who initiated the project. The realization of the nature conservation area got behind schedule.
- When the realization of a water retention was added to the goals, local government intervened and chose a different, more formal approach. The goal to be successful in realization of the retention area outweighed the goals of the initial initiators.

Discussion

- How does this case study relate to the recent development of governments active stimulation of participation, co-creation and bottom-up initiatives as mentioned earlier? This changing role of the government is also seen in the field of water management.
- How does the government guarantee dry feet when a voluntary approach may not be sufficient as individuals do not feel responsible for the common cause?

Lessons learned:

- As Kadaster we learned in different (comparable) cases that it is very well possible to incorporate elements of participation and co-creation, especially regarding the reallocation plan, into formal land consolidation.
- Overall it can be concluded that good research and advice ex ante about situational aspects helps public bodies to plan and decide on a good strategy.

Discuss some more?

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