NATUURMONUMENTEN

Jan Spijkerboer
Senior advisor on landacquisition
Nature Conservation since 1905

Our first purchase the Naardermeer

Natuurmonumenten
Nature
Natuurmonumenten an Enterprise
Recreation

Natuurmonumenten
OERRR
reconnecting children with nature
Landbank in landconsolidation projects; a dutch approach
DEFINITION OF LAND BANKING IN DUTCH CONTEXT

Land banking is the structural acquisition and temporary management of land in rural areas by an impartial State agency, with the purpose to redistribute and/or lease out this land to improve the agricultural structure and/or to re-allocate the land for other purposes with a general public interest.
Established in 1946 as successor of „Foundation for Restoration of War damage to Land“
From 1946-1955; Restoration of war and flooding damage
HISTORY AND PURPOSE OF SBL/BBL

From 1955 – 1968; Instrumental for Agricultural Structure Improvement Policy; Fund for Agricultural development and restructuring (O&S). Increasingly applied in the framework of LandConsolidation projects.

1968 – 1975; Extension of activities to become land acquisition agency of the Government (Ministry for Agriculture).

1975 – present; As a consequence of changing policy an increase of land acquisition for non-agricultural purposes like Natura 2000, recreation areas.

1983; SBL becomes BBL (Act on Agricultural Land Transactions (WAG)).
Area development from 1953-1982

ha's
Landmarket in the Netherlands

- free land market nowadays
- regulated prices of land from 1945 until 1963
- price of land is stable
- 1 hectare costs € 42,000 (national average)
- no system of regulating the selling prices
- tenancy fees are still regulated (> 6 years)
- average tenancy fees are annually € 450,= /ha
Landmarket price vs Netto Present Value (NPV) for dairy farm and arable farming.
The impact of Good Quality Land Information: Land markets and the modern economy, Dale, Mahoney and Mc Laren RCIS 2002
Landconsolidation because of water storage near city of Groningen
Land consolidation committee

Nature Organization

Farmers Association

DLG

Water Authority

Municipality
Landconsolidation by law Driebruggen
SITUATION TODAY

wooden border

railway

road

SITUATION FUTURE

wooden border

railway

road
BBL was also a land bank to overcome lack of financing (1983-1998)

To apply for long lease contracts (30 years) with the possibility to hand it over to a next generation:

• succession by children or grand children land could be sold to BBL and leased back on long term lease contract or

• tenants with pre-emption rights could instead of buying the land from the owner, obtain via BBL long term lease contract or

• in case of an area extension of a farm, starting new plot
Road reconstruction

Co-financed by municipality
Water management

Financed by water authority
Railway Gouda- Utrecht

N 2000 area
N 2000 area

Railway Gouda- Utrecht
Integrated Land Consolidation
Noorderpark Project:
Agri, Nature, Recreation, Watermanagement
High Speed Railway Amsterdam- Brussels
Division of costs

- Government: 62%
- Joint owners: 25%
- Local authorities: 13%
Conclusions:

• a public land bank is important for the process of land consolidation (ranging from agricultural restructuring to broadly integrated projects)

• in the Netherlands BBL played an important role in different land consolidation projects

• a revolving fund is crucial for buying and selling land

• creating an effective land market is a crucial component of any successful market economy, bringing variety of advantages to a nation and its citizens

• the land market should provide:
  • guaranteed security of land rights
  • low transaction costs for all users
  • access to credit

• to decrease land fragmentation

• Effective land market works only with a clear spatial planning in the countryside
Thank you