LAND USE MANAGEMENT AND URBAN DEVELOPMENT IN WEST EUROPE

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LAND USE MANAGEMENT AND URBAN DEVELOPMENT IN WEST EUROPE

by

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CERTIFICATION FORM

This project report entitled LAND USE MANAGEMENT AND URBAN DEVELOPMENT IN WEST EUROPE is prepared by AZLINA BINTI MD. YASSIN and submitted to the Faculty of Agriculture in fulfillments of the requirement of SST 5901 (Land Use Management and Urban Development) for the award of the degree of M.Sc. (Land Resource Management)

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DEDICATION

TO

Beloved Husband
Mahfouz Bin Hj. Mohd. Dom

My Daughter
Ku Adriana Batrisyah

My Parents

My Parents And Law
Hj. Mohd Dom Bin Maaleh & Hjh Zaiton Salwi

And
Along, K. Izah, Aliff dan Harith
Angah, A. Iwan, Syafiq dan Nabil
Adik Lily
Ipar-ipar duai
Rakan-Rakan seperjuangan

Thank you for all your support
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ABSTRACT

One of the most important resources is land. It's not only used for plantations but also for economic, politic, social and administrations purposes. Actually land is one of the symbols of “power”. Therefore its must be managed properly for the optimum result and to avoid wasting. Cleverness in land matters management is a must. In order to manage the land resources, attention must be given to the benefit of all party and to the environments. From all the lectures and visit attended, the conclusion can be made that the land resource management in United Kingdom and Netherlands are good and systematic. Many things we learned from their experiences. Nevertheless the lectures given and the visit attended is only a small part in these countries. All these factors that are shown are only the best in their countries. However, the participants can do analysis on their own and compare to what we have done in our country. Apart of that Malaysia also have a good land resource and urban developments management and some of them we even do better than these two countries.
ABSTRAK

CHAPTER I

INTRODUCTION

This course will examine key concepts and issues of land resource management in four countries, namely England, The Netherlands, Belgium and France. Topics to be examined will include: land ownership and resource management; law and administration of land resource policy; management of wetlands; environmental impacts of mineral extraction and remedial treatments; water resource management; agricultural and forest resources and policies; industrial change; economic decline; urban regeneration and urban growth; environmental standards; land reclamation; infrastructure and land development. Emphasis will be placed on the application of important principles such as resource conservation and sustainability and on inter-relationship between people and the environment in an historical and comparative context.

The geography of Europe and the increasing number of people really demands that the regional urban development concept to be done as soon as possible. This is to stabilize the development in Europe and to prevent the migration that would cause problems to a particular country. The objective is, if all the regions are well developed, the employment would increase rapidly and the prosperity of a country could be shared among the citizen.
The European Union had formed several branches such as Commission of the EU, The Council of Minister, and EU Parliament, EU Court of justice and European Environment Agency to handle the environmental policies.

The EU demands that the entire nation will follow all the procedures according to their policies. This is a very difficult situation for those countries that are relying on Federal and State systems because that the Federal state governments find difficult to implement the laws to the State government.

The main aspects that lead the economic and land using in United Kingdoms are the Agricultural Policy, the effects from the restructuring of the finance institutional, defends expenses, Coalfield Rationalization and the construct of the railway that joined EU and United Kingdom itself. There are not huge differences between Malaysia and United Kingdom in terms of land ownership, except for the clear differences that was stated in the Land Tribunal, Grosvenor Square and the lease time according to Green Belt and Brown Field concepts.

In UK, the land used for agriculture is vast, mainly for food industries. Agriculture sectors in UK mainly focus in food production and the sectors closely related to it. Further more, the good management of water drainage promise a successful in agriculture activities in UK. One of the water management systems in UK is being done in Fenland. This area consists of 1300 square miles below sea level. St. German Pumping Station works as
the main pumping station in order to control the water level. This pumping station was under the authority of the Middle Level Commission that was established since 1862. The good partnership between all parties has created many good consequences such as flood control and navigation in Fenland.

In terms of business, Harwich International Port is one of the most successful ports in UK. Fully owned by Sherwood Sea Containers, consists of modern technology and infrastructure. The opening of this port concerns the growth of development, business and the impact of environmental.

One of the hi-technology constructions is the Euro tunnel which links UK and Europe’s mainland. This paper works started back in 1802 and only 1994 this magnificent tunnel was built. This construction took 10 years to complete after France and UK signed up the agreement of understanding in 1984. This tunnel is now owed and manages by Euro Tunnel Ltd. which is a join venture between UK and France. The overall length of this tunnel is 54km and 34km of the tunnel is below the sea. It takes only 35 minutes compare to 3 ½ hours traveling by boat. This is an example of a smart partnership between France and UK.

One of a good example that can be learned from city management is from City of London Corporation (LDDC). London Corporation can be a local authority with minor changes in their functions. London is big city with a
population of more than 5 million people and with the traffic congestion and other problems, the Local Authority are well needed.

Until now, the city of London has three Local Authorities operate at their own area. City of London Corporation is in charge of Southeast London. They have the autonomy power of management, finance in order to give the best service to the people in the city.

UK policy is to encourage regeneration in areas where the are loses of employees such as shipyard, port, coal and iron mines. In order to regenerate, the British government will try to open and redevelop existing city. However, there are problems related to green belt and brown field areas. The British government has formed machinery or bodies acting as catalyst to boost the development. The bodies were formed in national level such as Scottish Development.

In forest history, since the 15th century, trees have been chopped down for ship making and other purpose. Until now, UK has only 12% of forest. The forest area can be owned by private firm and individuals according to the law that was draft during 1919. In the other hand the British government offers them tax relief and land title to the forest landlord. With Tree Regulation Orders, the British Government can control the tree cutting even the tees in front of the house.
Another country that we visited was Netherlands. Most of the county is below sea level. Netherlands can be divided into two main areas. There is High Part which is the three main rivers start and the Low Part where there are several deltas and sediment formed. The sea embankments had to be done to create the agriculture areas.

In Netherlands, the water is use in the most efficient way and with limited sources. In water management, Netherlands spent large amount of money to develop Weir dam, Lock System, Dike and man-made channels. The most interesting is, all the channels are well maintain, clean and even the big boats can sail thorough these channels. These channels also contribute to the tourist attraction by their beautiful landscape.

The hi-technology construction in Netherlands is the sea embankment for development in Ijburg. The embankment was meant to fulfill the needs for new urban development with the increase of population in Netherlands. The mega project of sea embankment around the Ijburg lake that will create 7 man made-island. The sand pumped 20km from the construction and the problem such as the increase of sea level do not occur since the sand was pumped from sea and not from land.

In Netherlands, the price of house and land are not the same. The buyer must pay the land price and house separately. For apartments, the entire inhabitant will have to pay first the land price before paying the house