

for sale: 'a block of city'



Urban Regeneration in a Market Oriented Decision Environment

Ruud Hoekstra | P5 | Complex Cities Graduation Studio

November 8th, room C

Department of Urbanism | Delft University of Technology | the Netherlands

for sale: 'a block of city'

TE KOOP

een blok stad

WWW.EENBLOKSTAD.NL/INDISCHEBUURT
VERKOOP- & BIJLEVELD MAKELAARDIJ BV 020-52 87 862

BINNENKORT IN DE VERKOOP

Ymere






ZAKKENVULLERS GAAN
IN DE JAVAstraat
BUURTbewoners VERDREVEN
Yhere

Koopt de huizen in het
leven zu zette waar
Amsterdam voor staat

TEGEN DE
UITVERKOOP
VAN DE BUURT



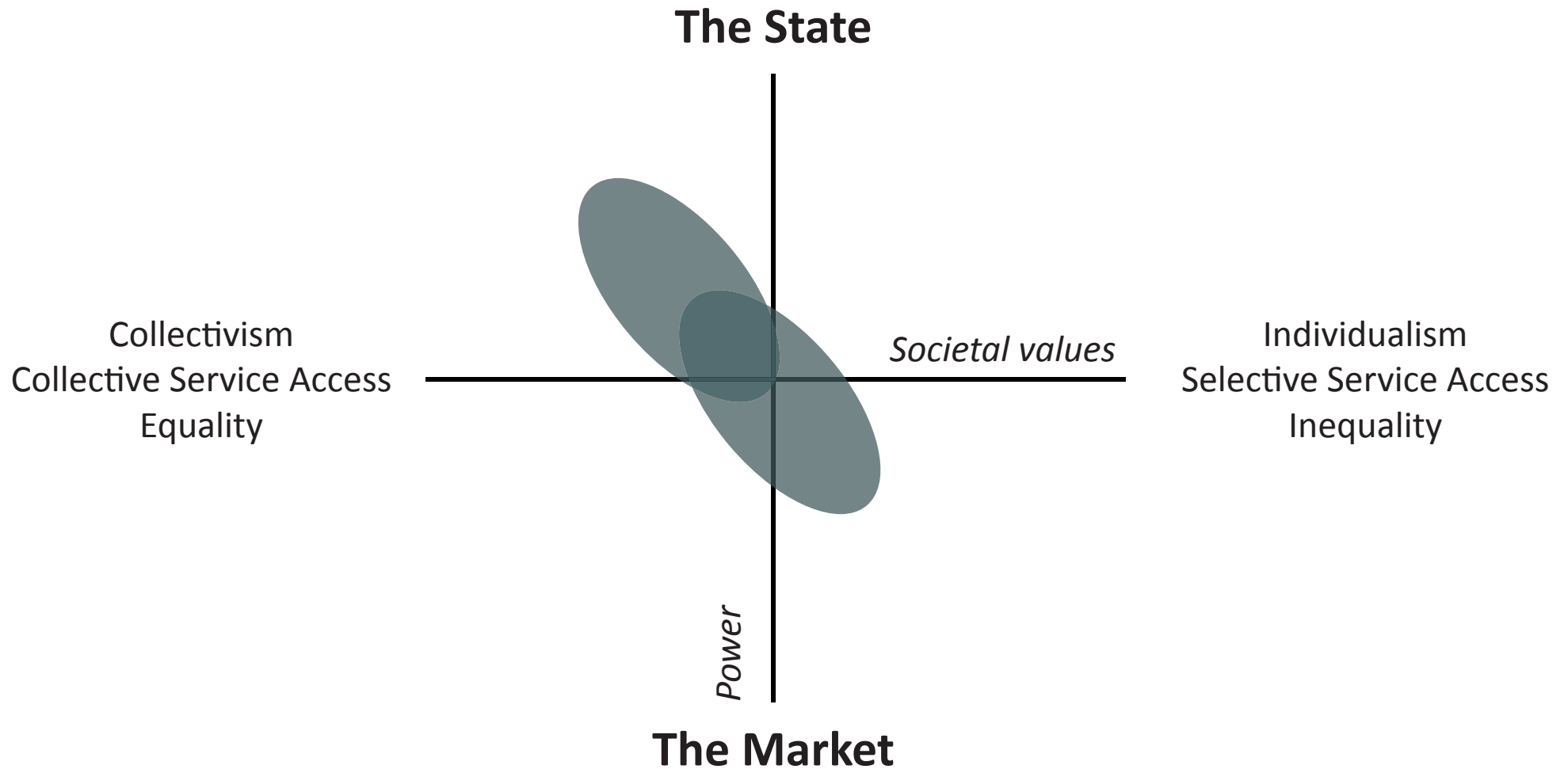
“sharks snatch their opportunities”

“against bargain sale of the neighbourhood”

“The municipality and housing associations joined forces to reduce the amount of social housing and stretch the red carpet for speculation and gentrification. Whilst there is desperate shortage of affordable social housing and the market for owed housing collapsed” .March 25th, 2012. Indymedia

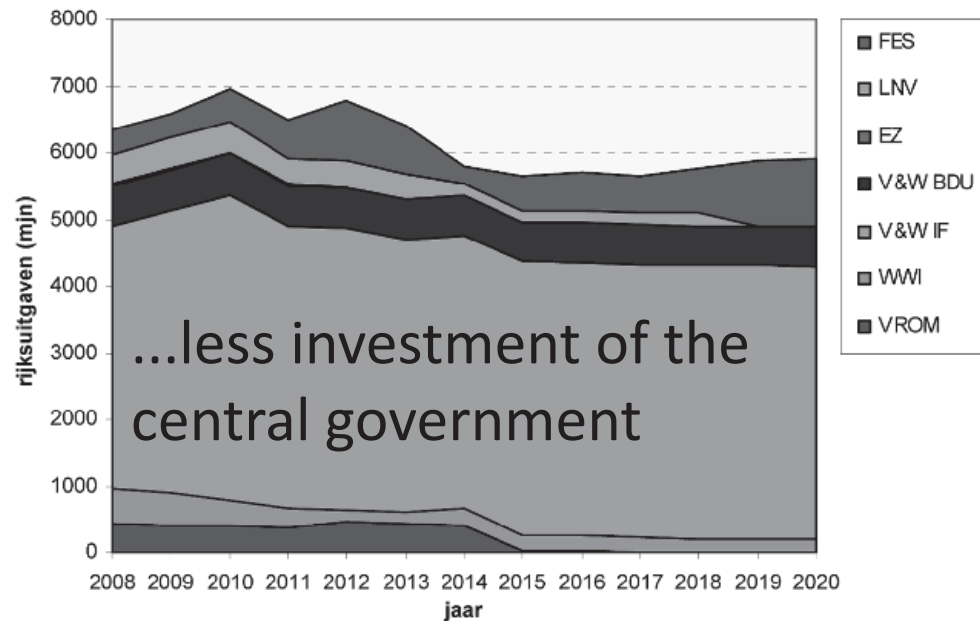


Dutch Spatial Planning | Market oriented

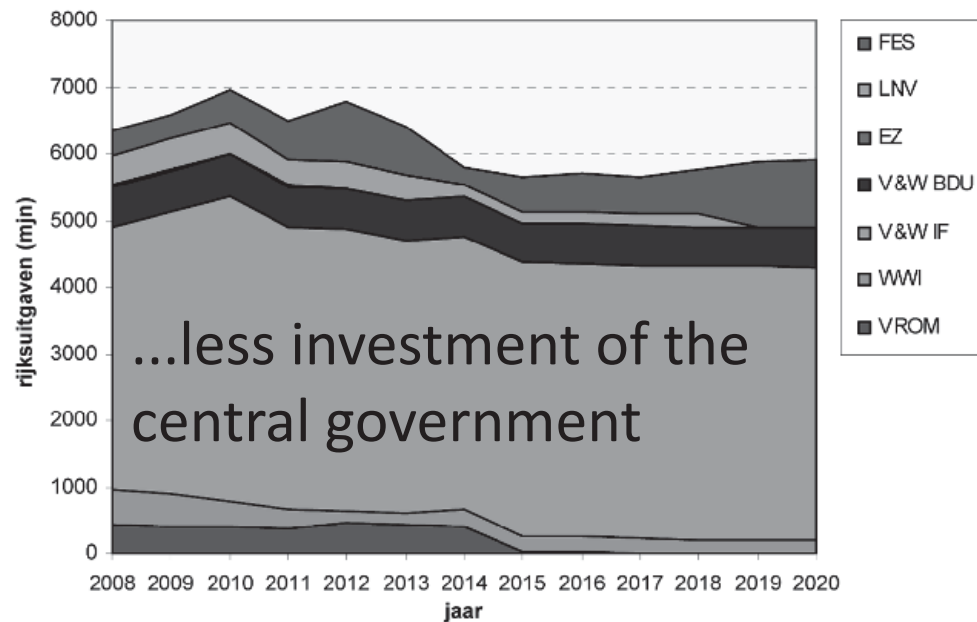


Aspects	Anglo Saxon model	Rhineland model
Role central government	Few regulations & investment	Regulations, visions & investments
Role local government	Reactive: authorisation	Active: authorisation & investment
Role private sector	Active: initiative & investment	Reactive: realisation
Urban planning principle	Development led	Restrictive & permitted
Decision-making process	Negotiating (gaming)	Consensus (debating)
Organisation	Project oriented	Collaboration model oriented
Management	Project oriented	Process & product oriented

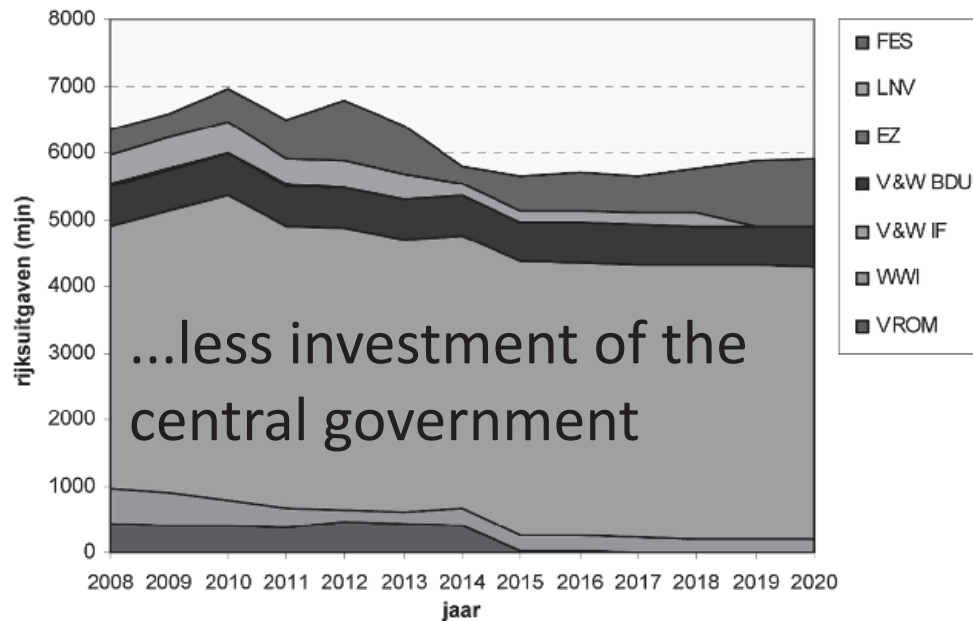
the big shift in policy have led to...



the big shift in policy have led to...



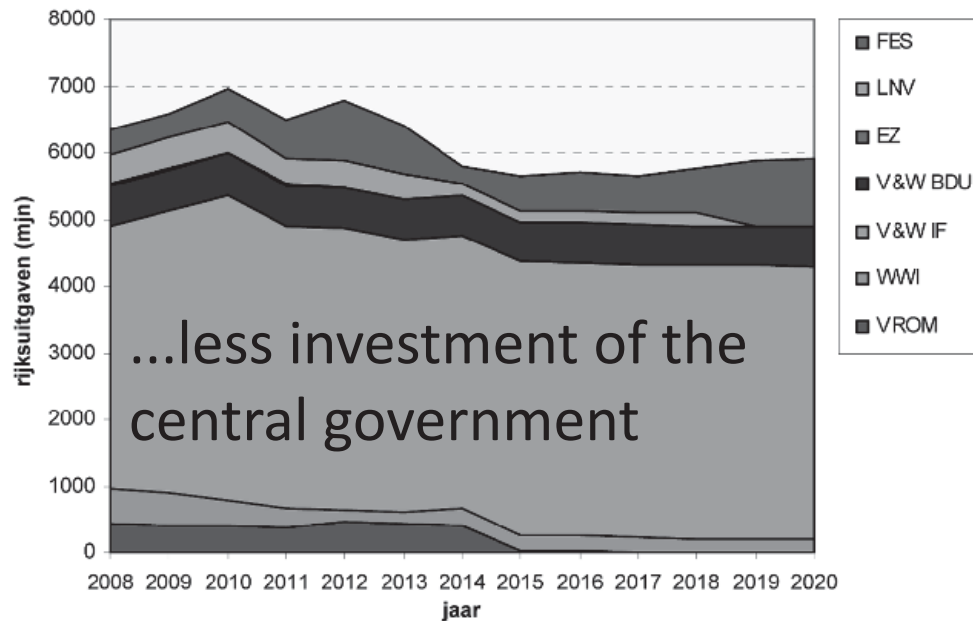
the big shift in policy have led to...



...development led urban planning



the big shift in policy have led to...



...public and private sector collaboration



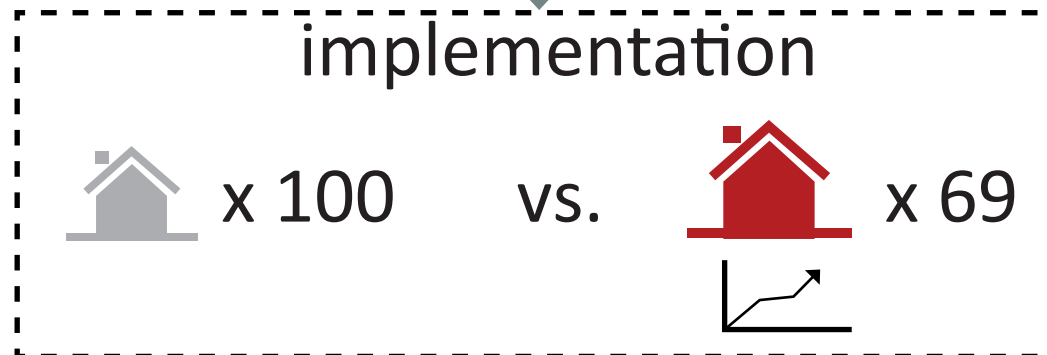
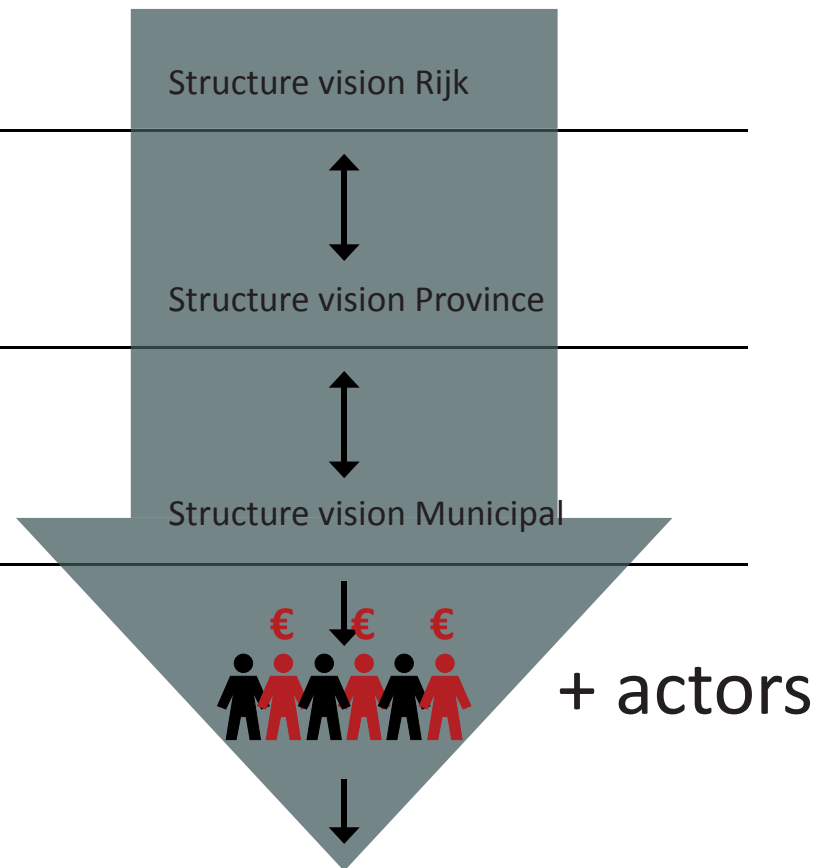
...development led urban planning



National government
(Rijk)

Province

Municipal



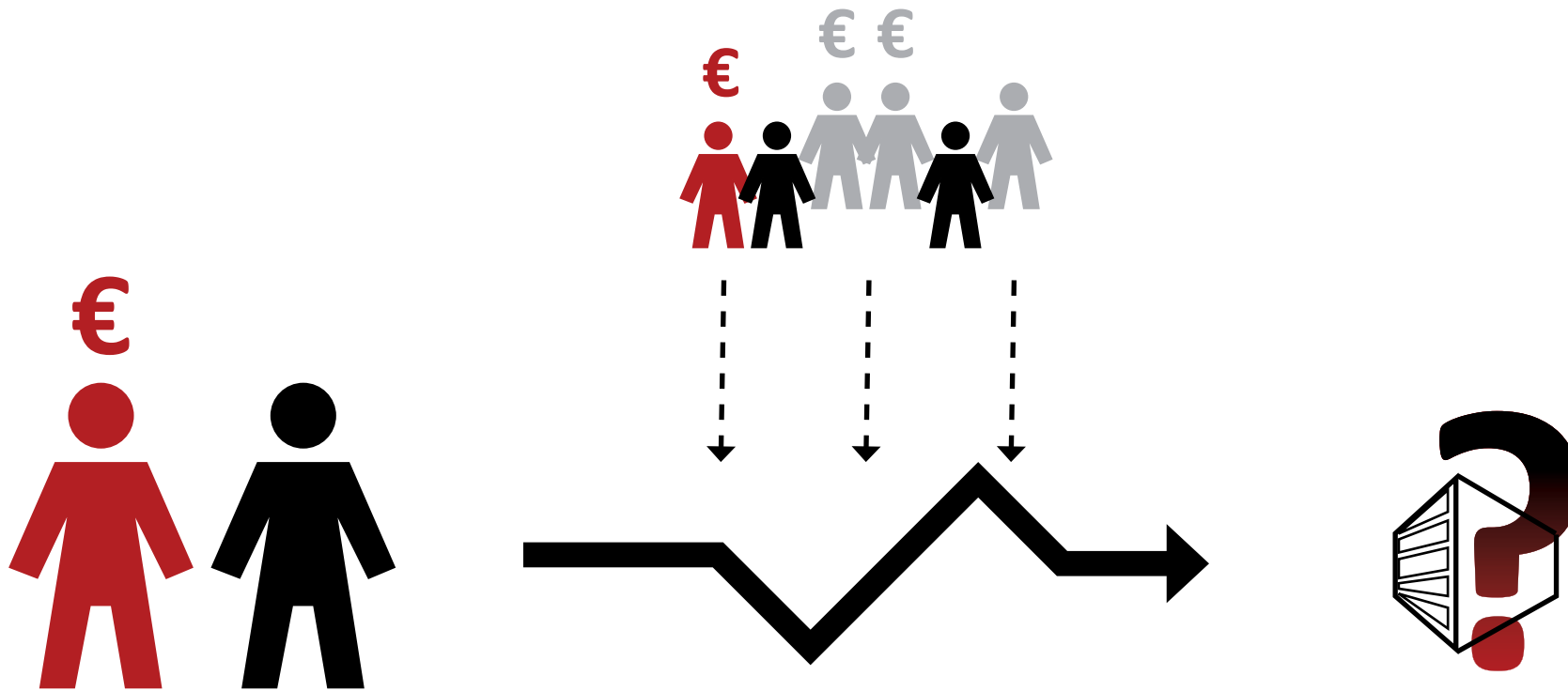
A market oriented approach to urban regeneration

arguments for...

- more variety and quality of urban development (*Priemus, 2002*).
- more attention for amenities (*van Bergeijk et al. 2008*).
- more diversification in social groups and housing typology (*van Bergeijk et al. 2008*).
- bring communicative and advertisements skills (*Noordam & Gruis, 2002*).

arguments against...

- Difficult to handle groups are left standing on the side-line (*Dekker & Kempen, 2009*).
- physical improvement that dominates (*Hulsbergen & Stouten, 2001*).
- good quality social housing is replaced by more expensive owner occupied housing (*Hulsbergen & Stouten, 2001*).
- plan or policy of what the neighbourhood should look like is adjusted according to who has the power to govern (*Dekker & Kempen, 2009; Priemus, 2002*).



Urban regeneration is entitled to a new environment as well as urban professionals like us urban planners.

Aim

The objective of this research is to gain a deeper understanding of the plan-, decision-making and development process in a market oriented urban regeneration, which may lead to less equal physical and socio-demographic outcomes in neighbourhoods of empowerment.





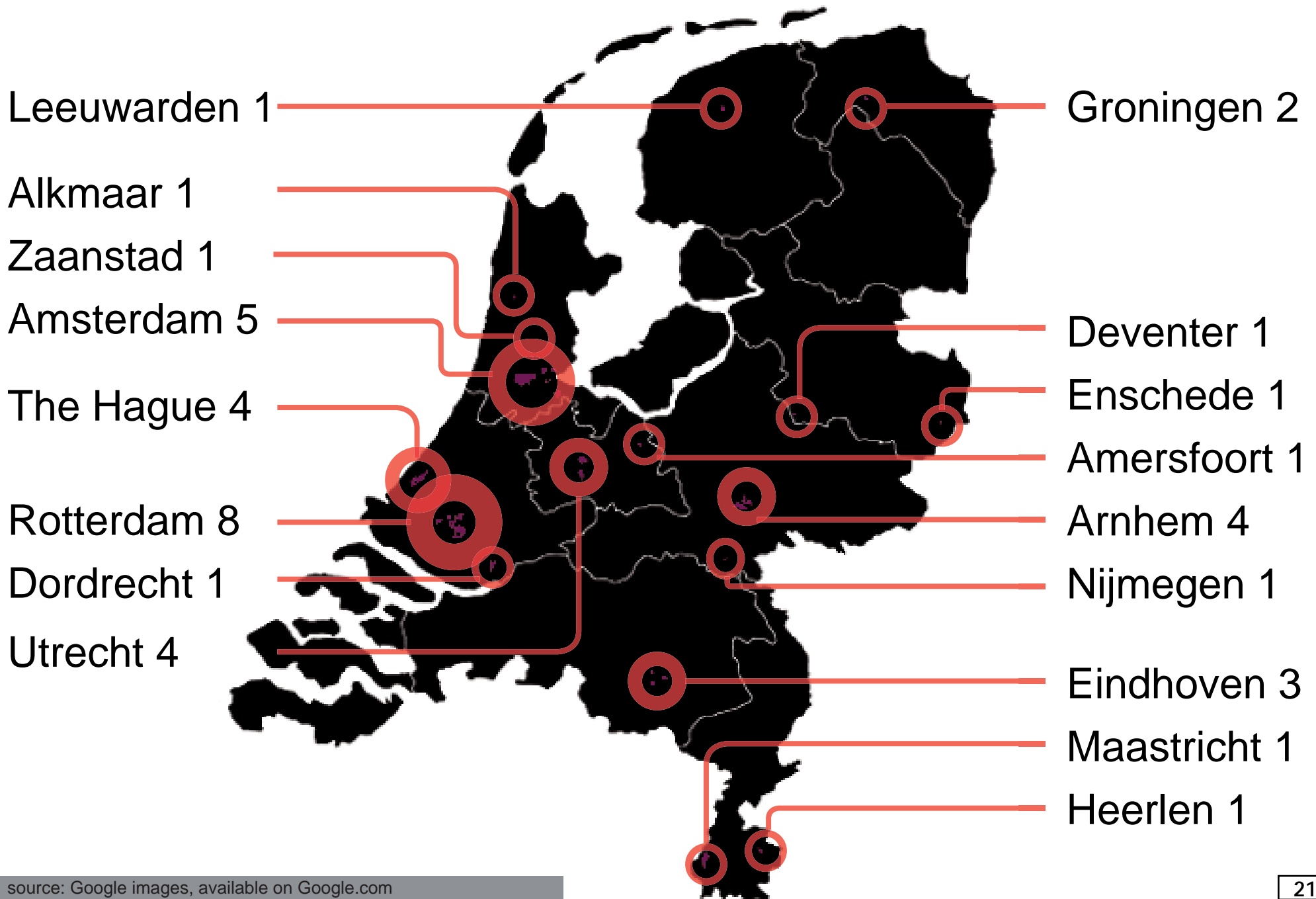
conditions

composition of actors
interest of stakeholders
power of actors
instruments and tools









Den Haag 5

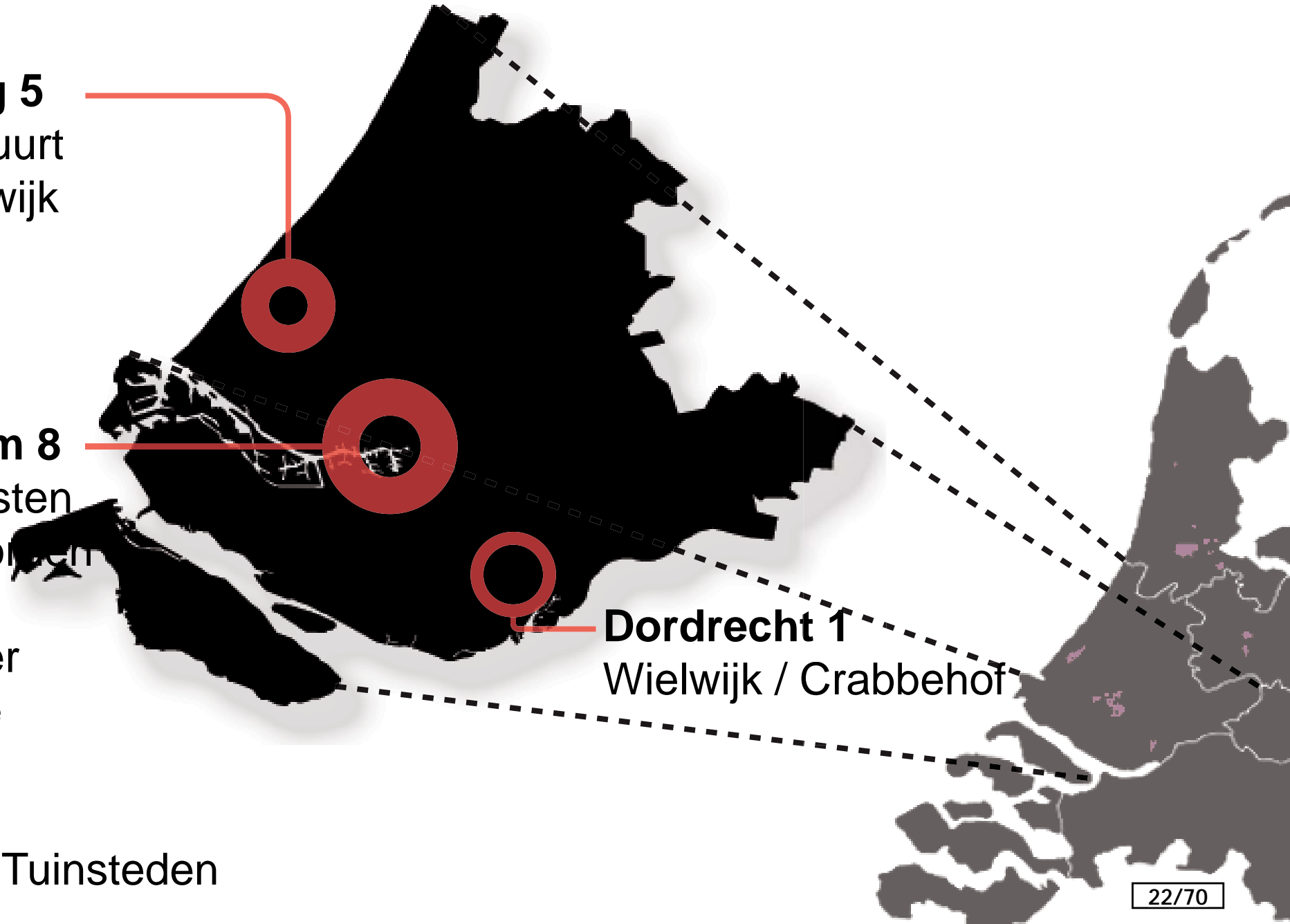
Stationsbuurt
Schilderswijk
Zuidwest
Transvaal

Rotterdam 8

Oude Westen
Oude Noorden
Crooswijk
Bergpolder
Overschie
Oud Zuid
Vreewijk
Zuidelijke Tuinsteden

Dordrecht 1

Wielwijk / Crabbehof





Rotterdam 8

Oude Westen
Oude Noorden
Crooswijk
Bergpolder
Overschie
Oud Zuid
Vreewijk
Zuidelijke Tuinsteden

Feijenoord

Afrikaanderwijk
Bloemhof
Hillesluis
Katendrecht

Chalois

Carnisse / Zuidplein
Oud-Charlois
Tarwewijk

urban decay



urban decay Rotterdam-Mathenesserdijk
source: <http://www.mathenesserdijk.info>

vacancy



vacancy Den Haag-Scheveningen
source: <http://www.wikimedia.org>

vandalism



crime Rotterdam-Crooswijk
source: <http://www.media.nu.nl>

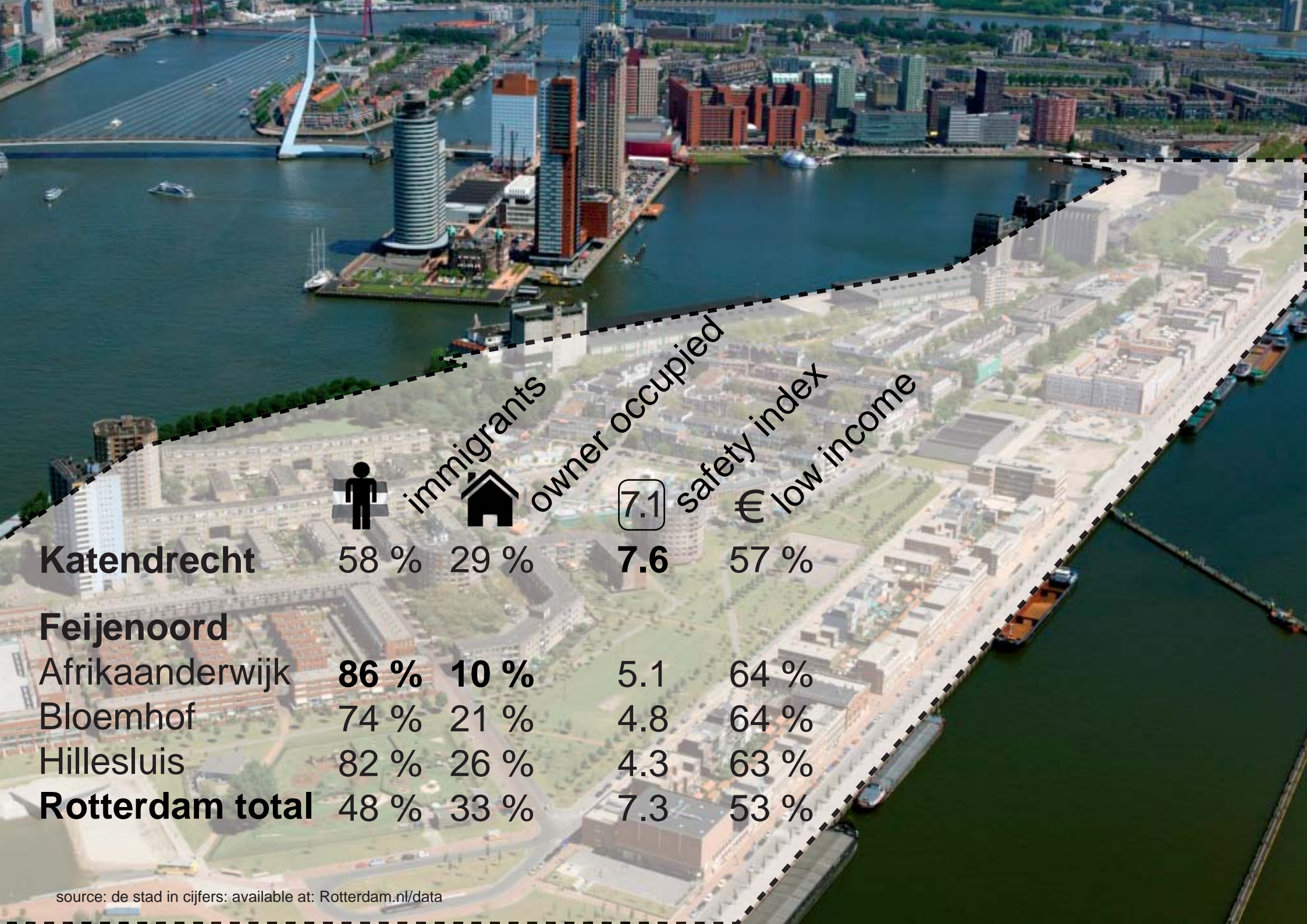






Catharijne baan lucht 1972

source: <http://www.herbertboland.files.wordpress.com>



immigrants



owner occupied



safety index



low income

Katendrecht

58 %

29 %

7.6

57 %

Feijenoord

86 %

10 %

5.1

64 %

Bloemhof

74 %

21 %

4.8

64 %

Hillesluis

82 %

26 %

4.3

63 %

Rotterdam total

48 %

33 %

7.3

53 %

new added stock >25% on current stock
ownership housing corporations 63%
previous intervention 90%





'Katendrecht Pols'

'Bestaand Katendrecht'

'Katendrecht Zuid'

current stock <50-150 m²
new added stock 101-250 m²

Phase 2, Blok III
82 single family houses
32 apartments

Phase 3, Blok II
39 single family houses

Phase 1, Blok I
78 single family houses
20 apartments

Phase 3, Blok C
28 single family houses
27 apartments
8 free development plots
1 Chinese church

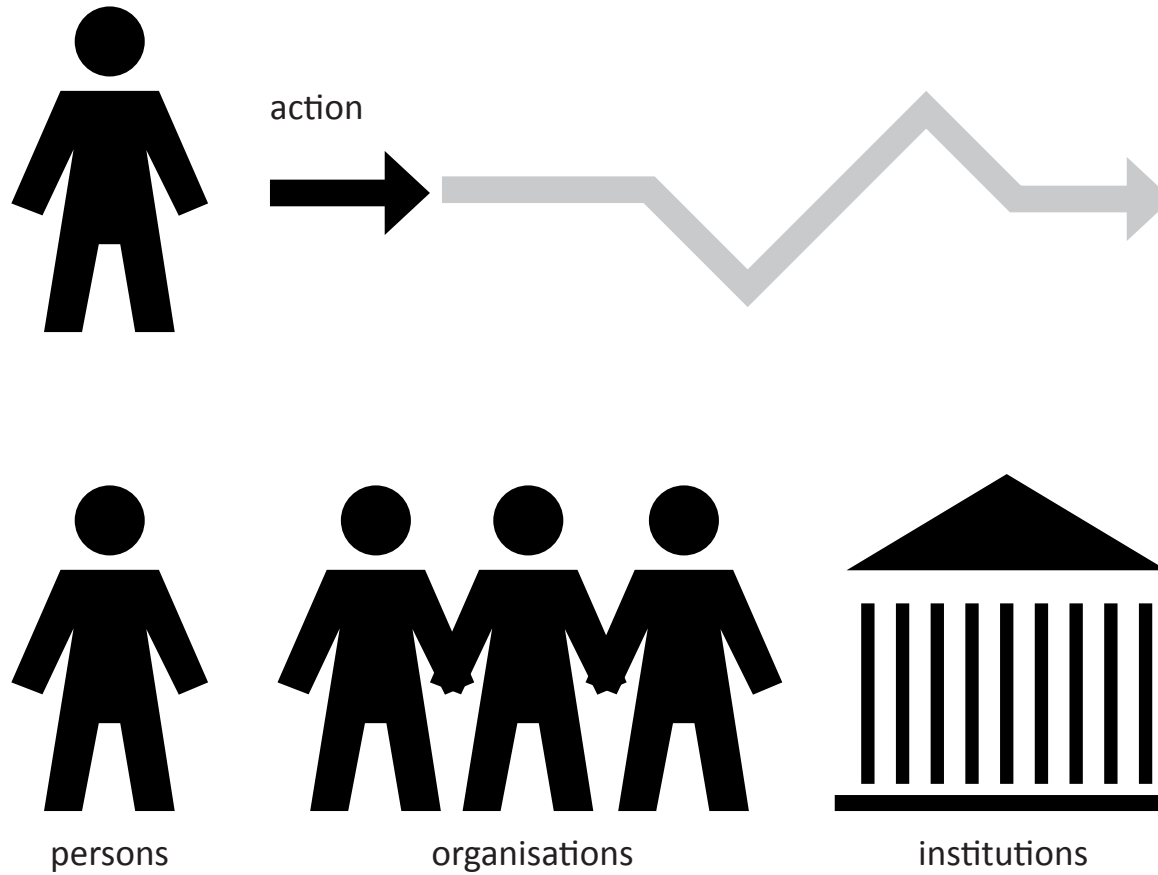
Phase 2, Blok B
49 single family houses
5 free development plots

Phase 1, Blok A
34 single family houses
1 primary school
5 free development plots

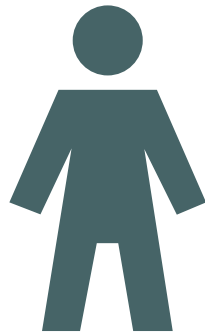
Laankwartier

Parkwartier

Theory | Actor composition



civic



persons

private

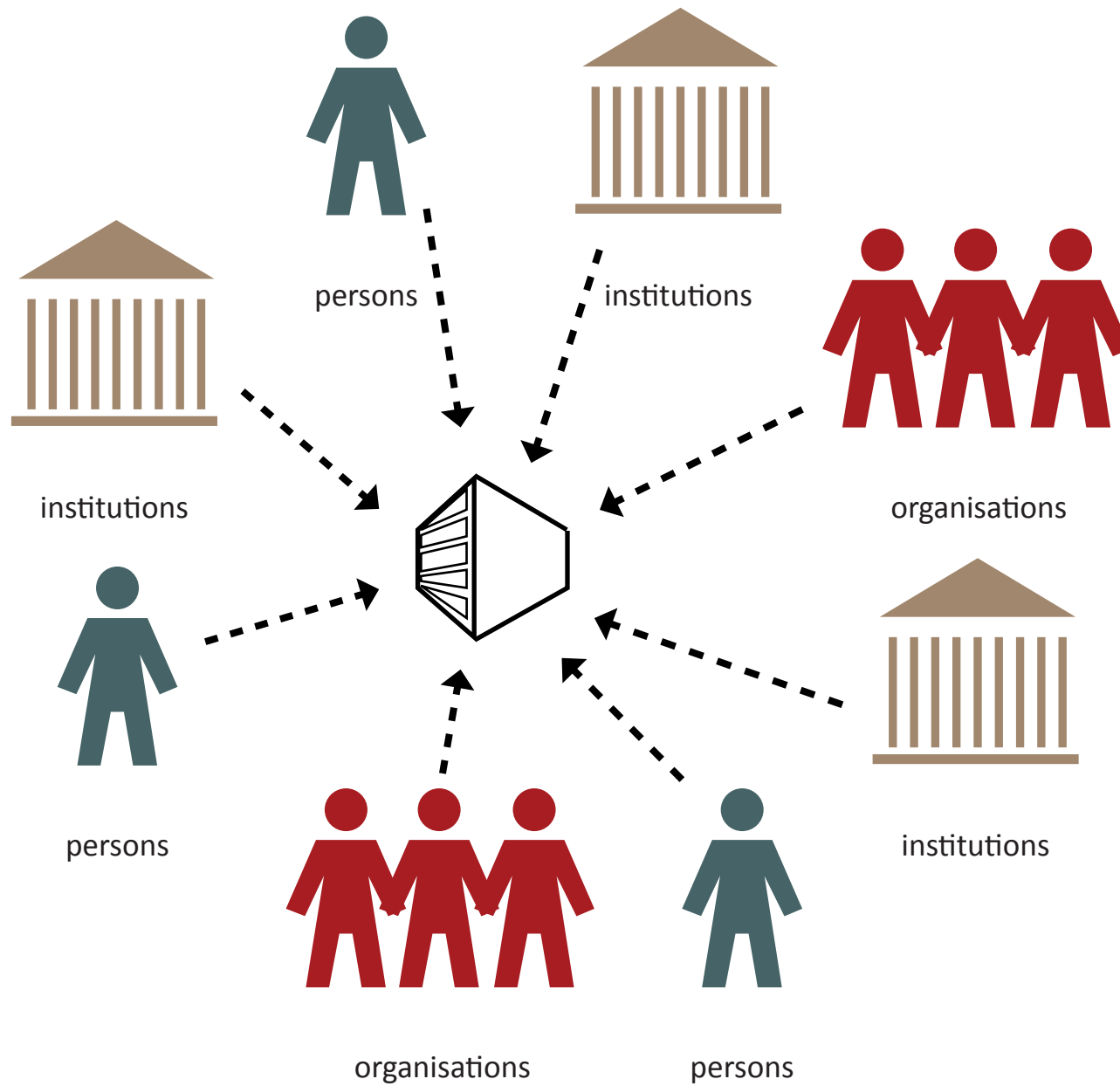


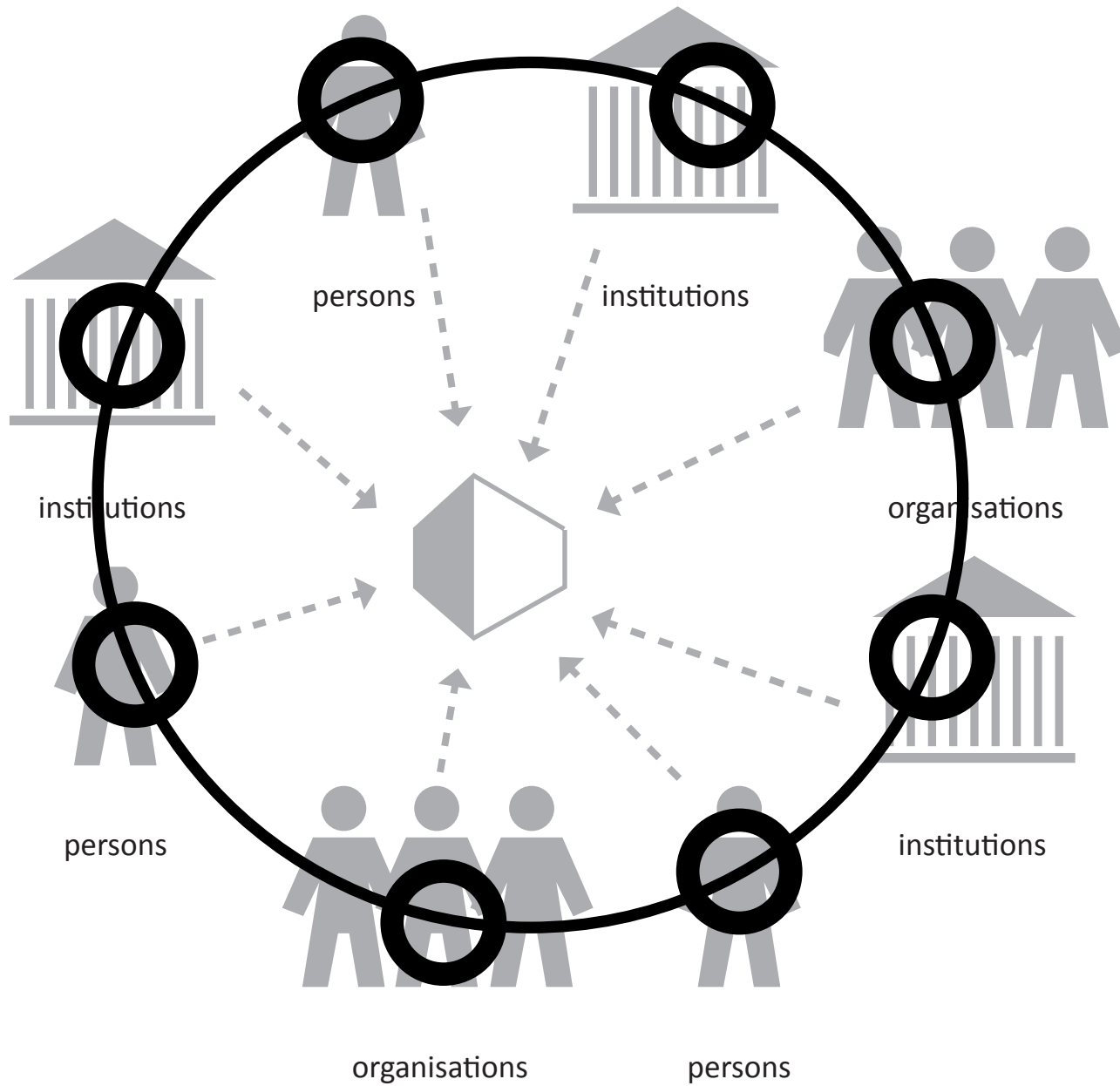
organisations

public



institutions



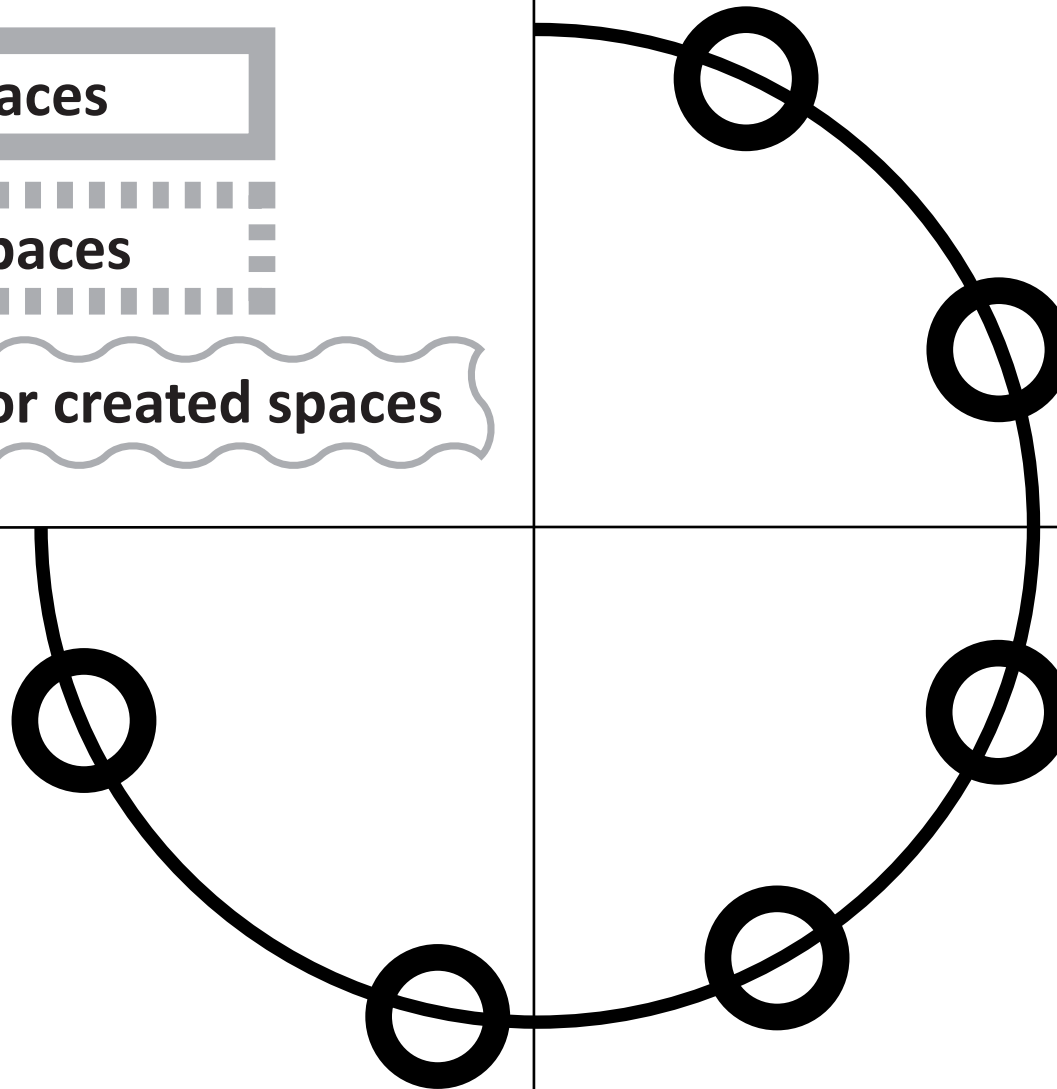


Governance spaces

- closes spaces

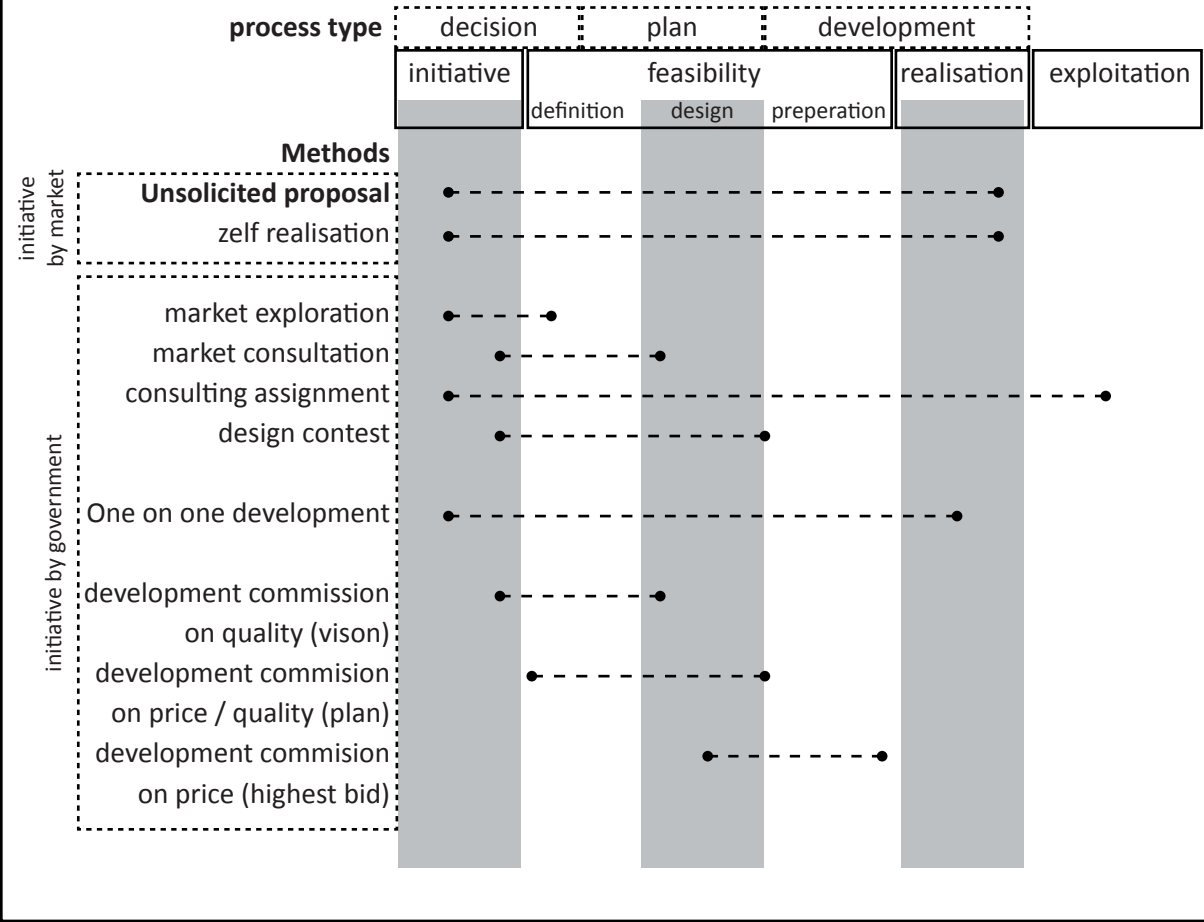
- invited spaces

- claimed or created spaces



Governance space

Tendering type versus process involvement

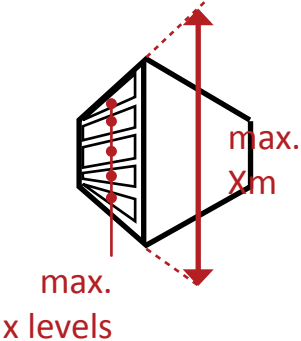


Governance space

Tendering type

Project envelope
- area agreements

high restrictions, program (commercial non commercial), public/private



Governance space

Tendering type

1 pre exploration

2 exploration

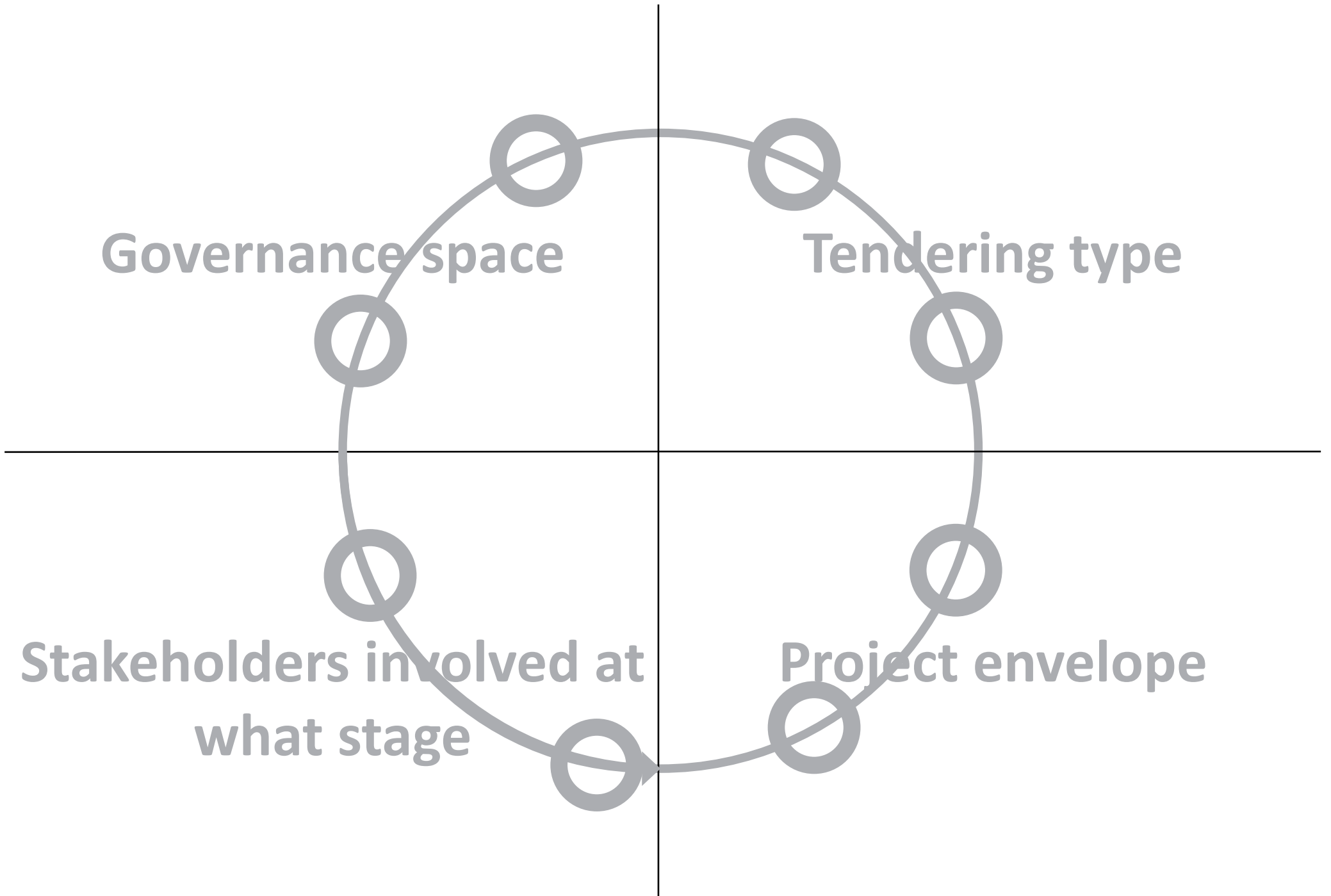
5 exploitation



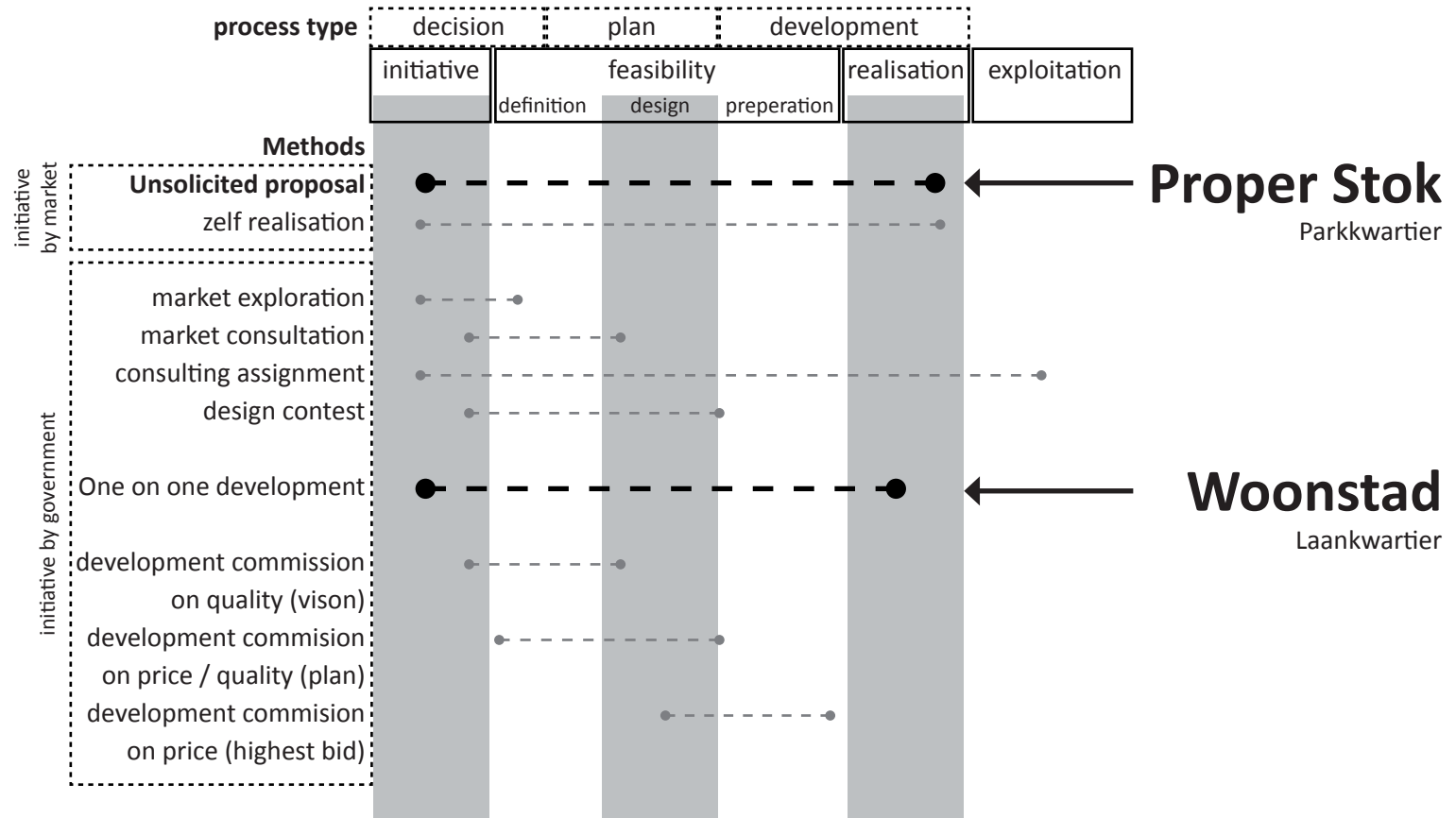
4 realisation

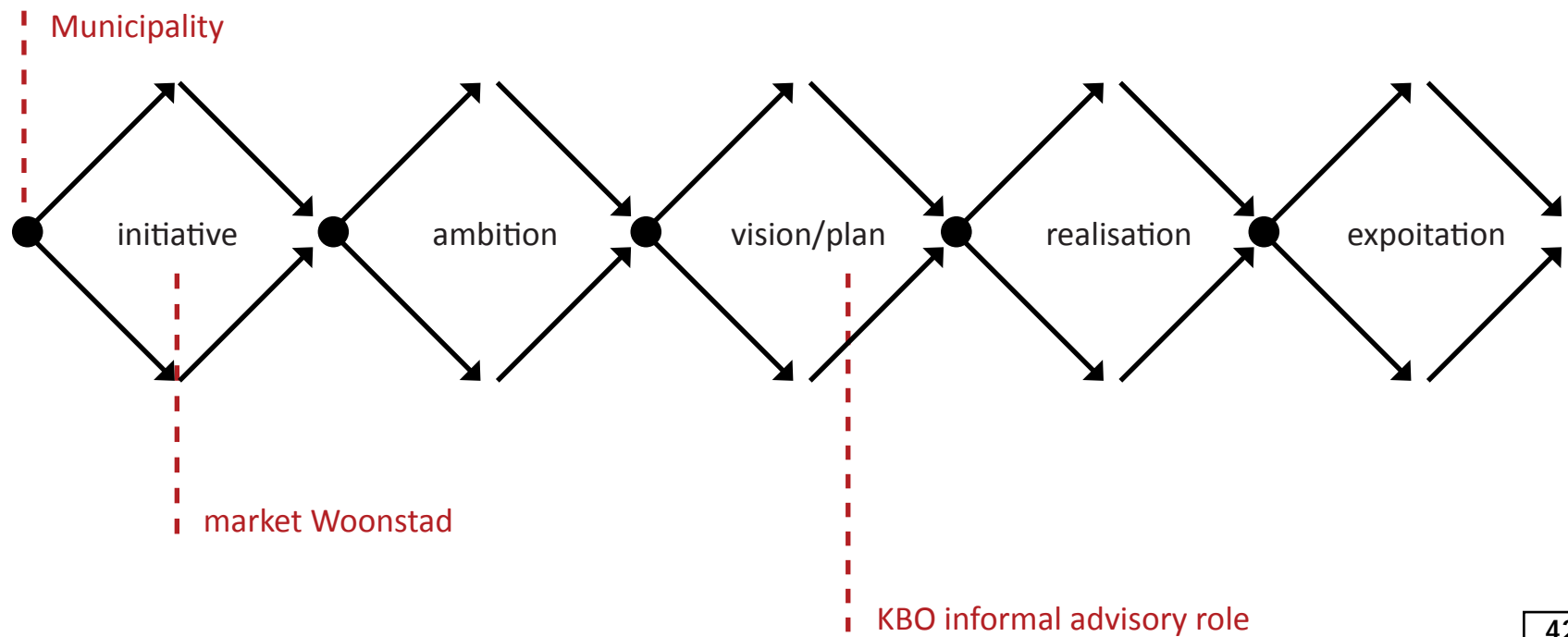
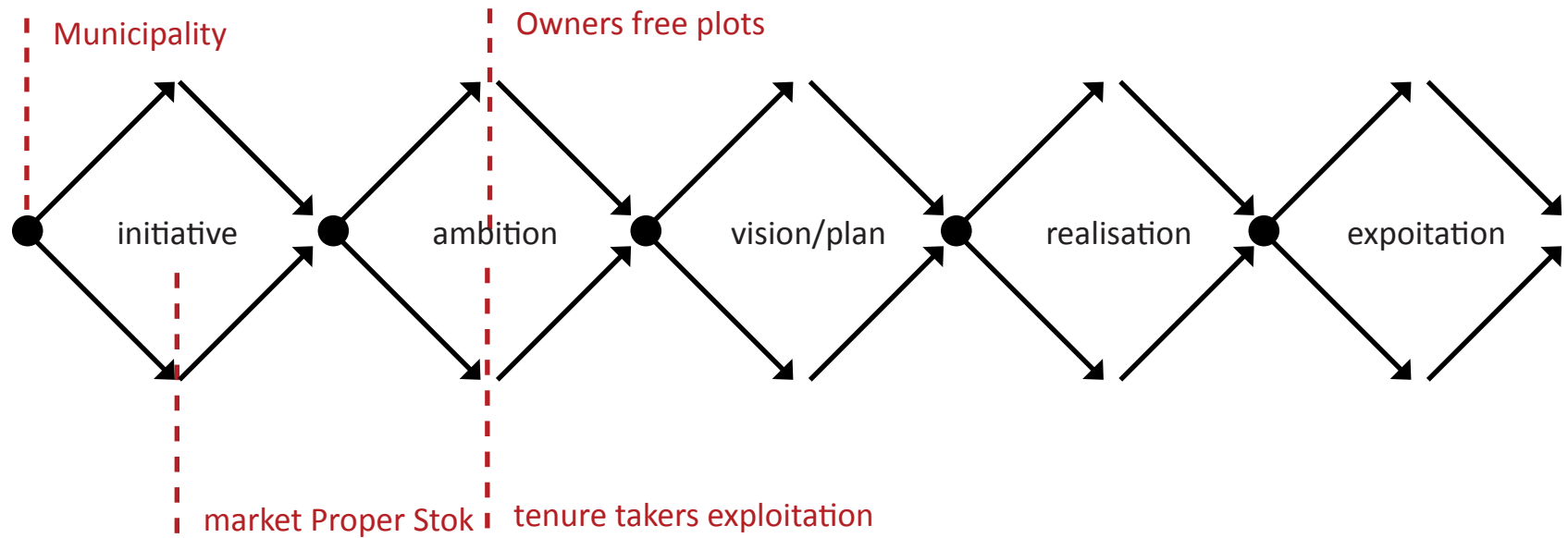
3 plan study

Project envelope

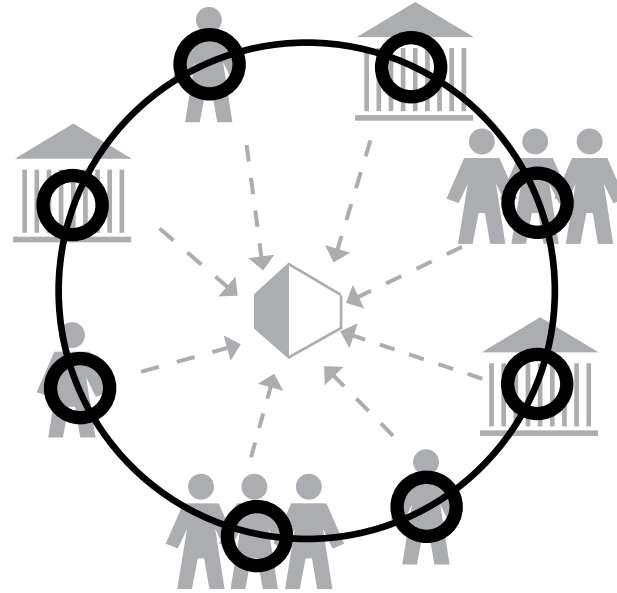


Tendering type versus process involvement





Theory | Power of actors / stakeholder definition



claim



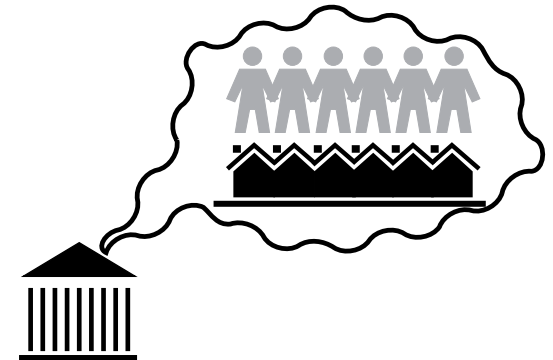
rights



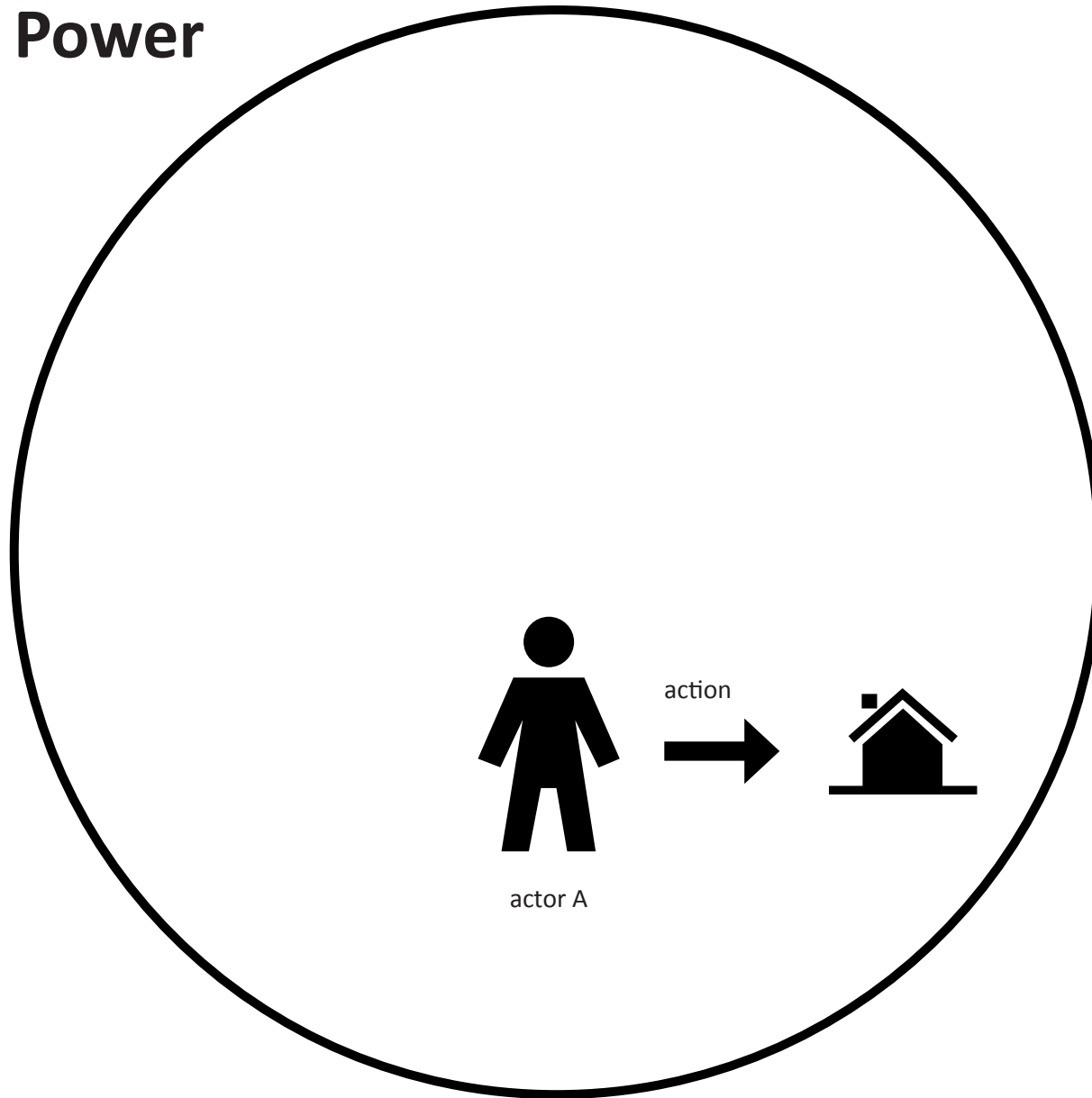
ownership



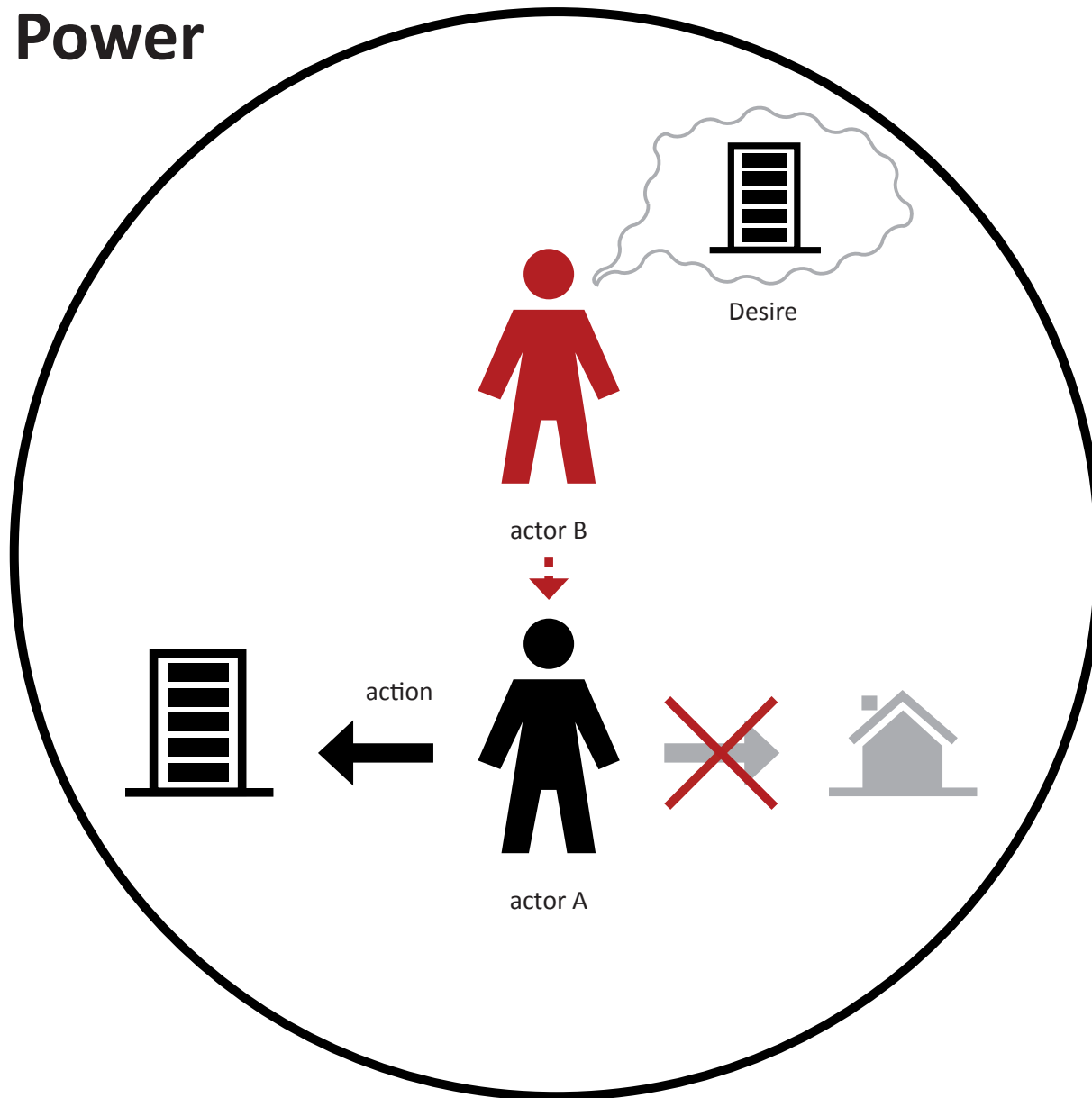
interests



Power

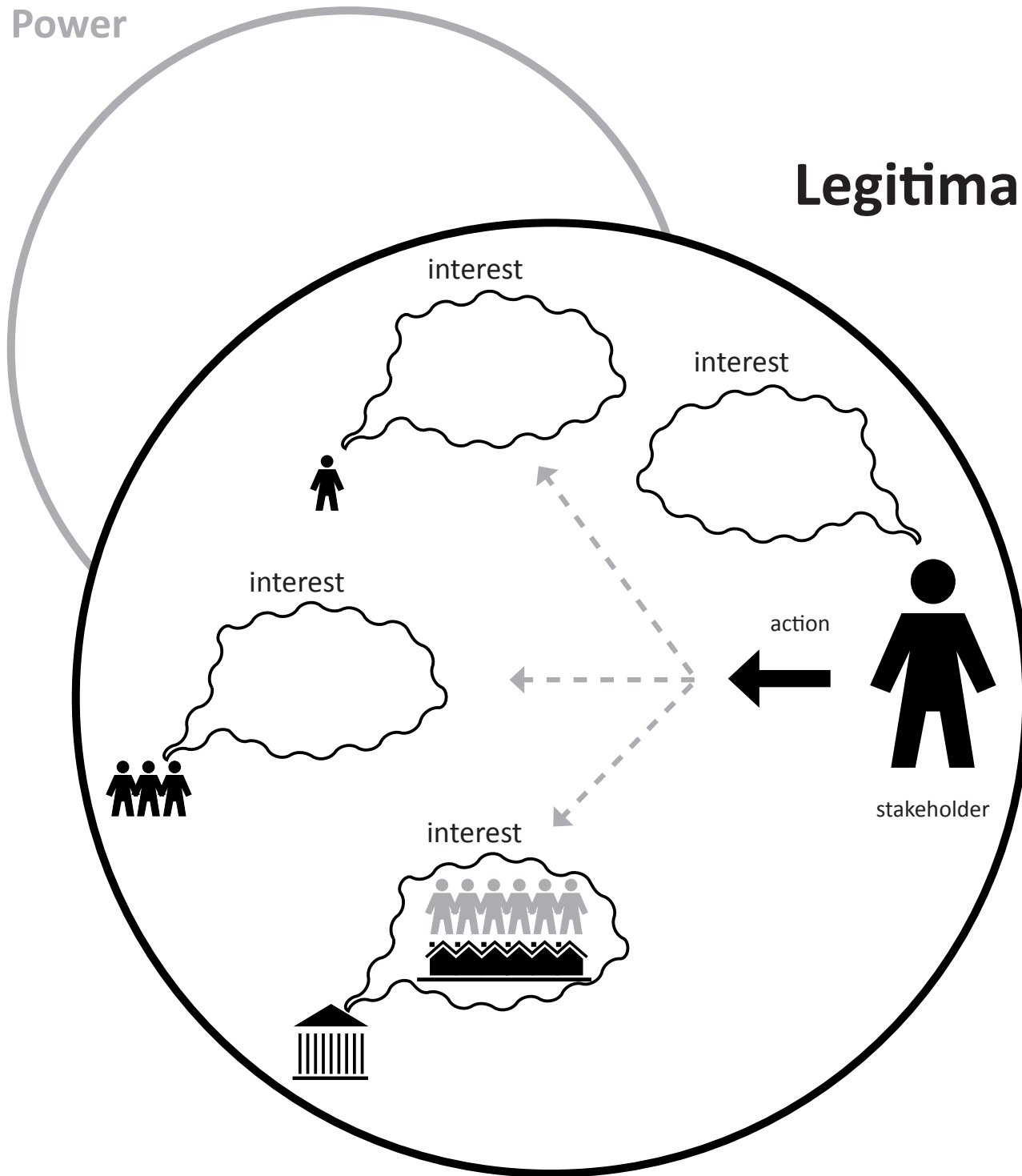


Power



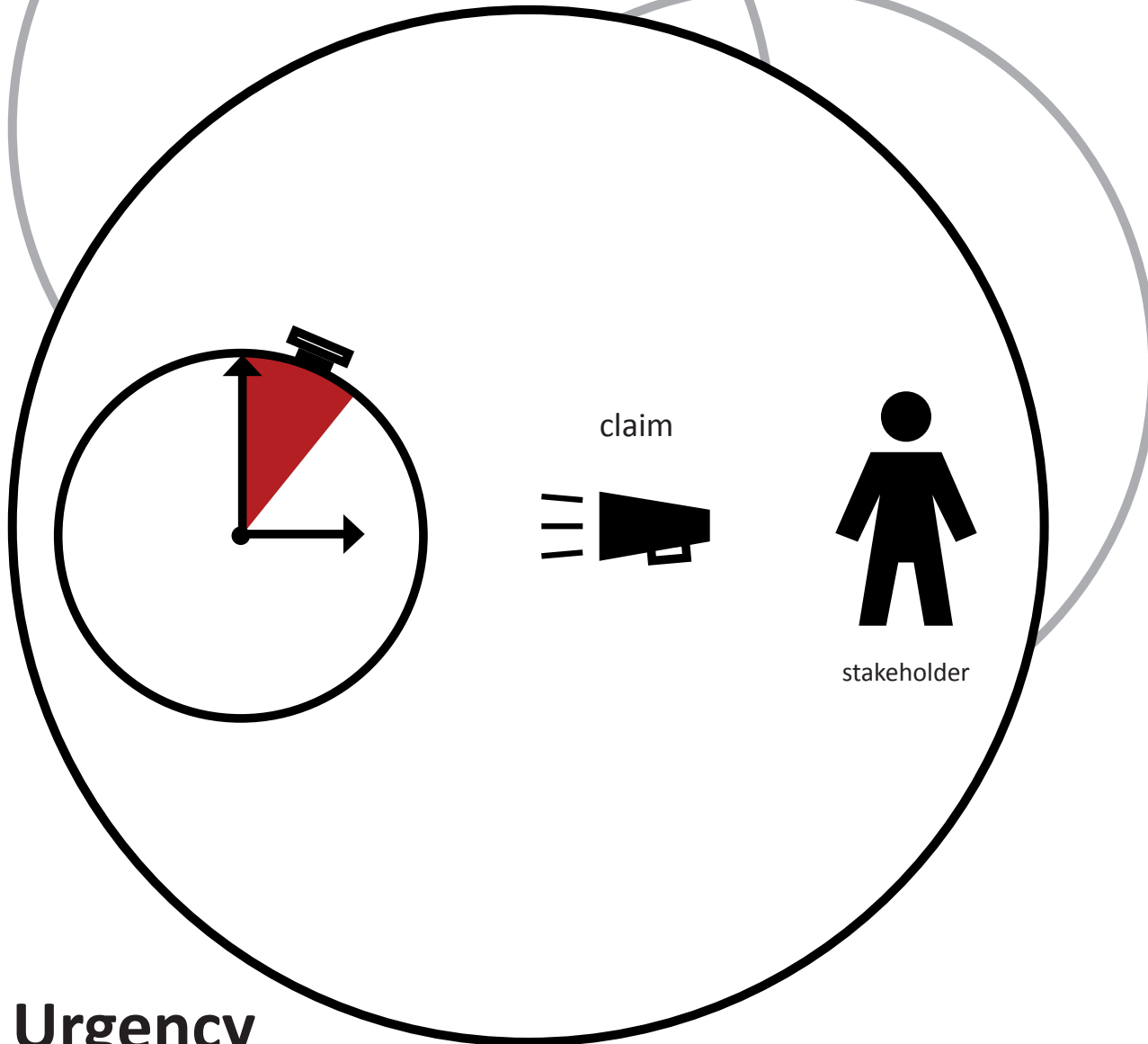
Power

Legitimacy



Power

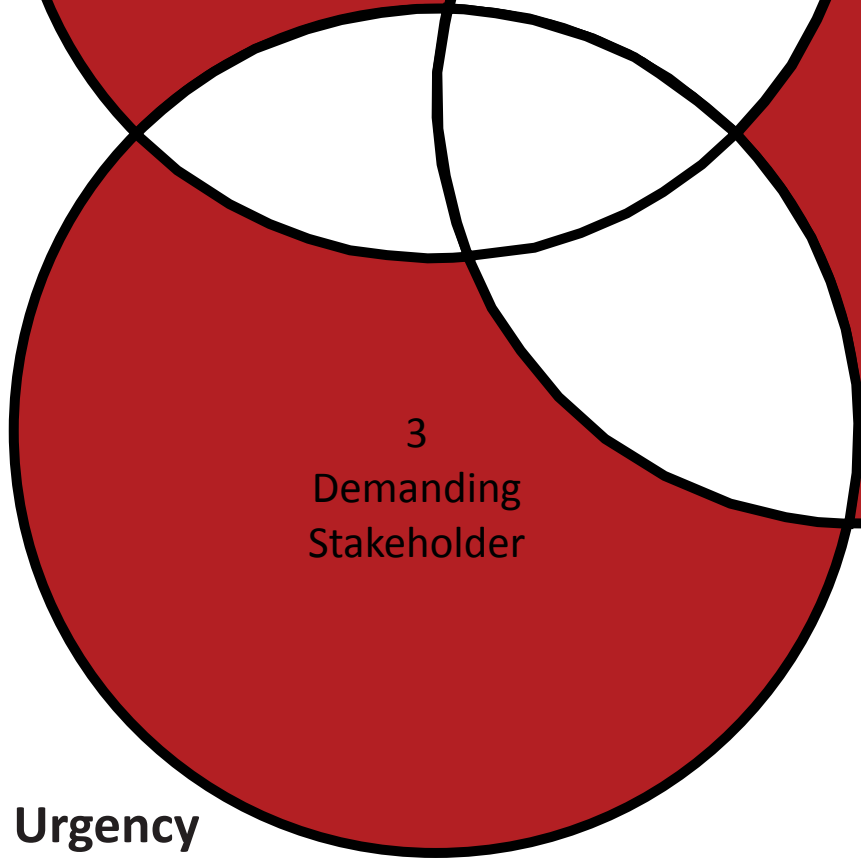
Legitimacy



Urgency

Power

Legitimacy



1
Dormant
Stakeholder

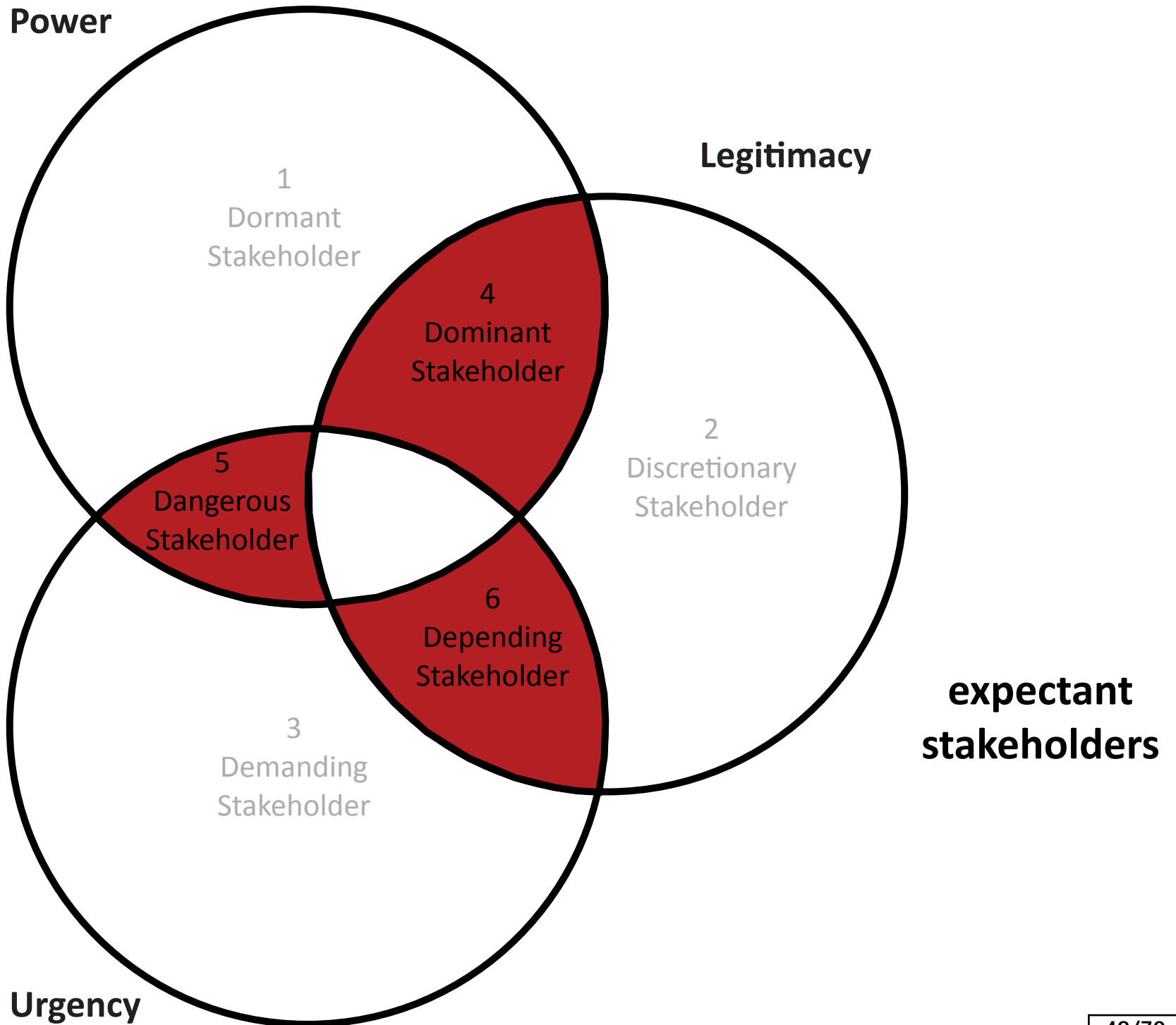
2
Discretionary
Stakeholder

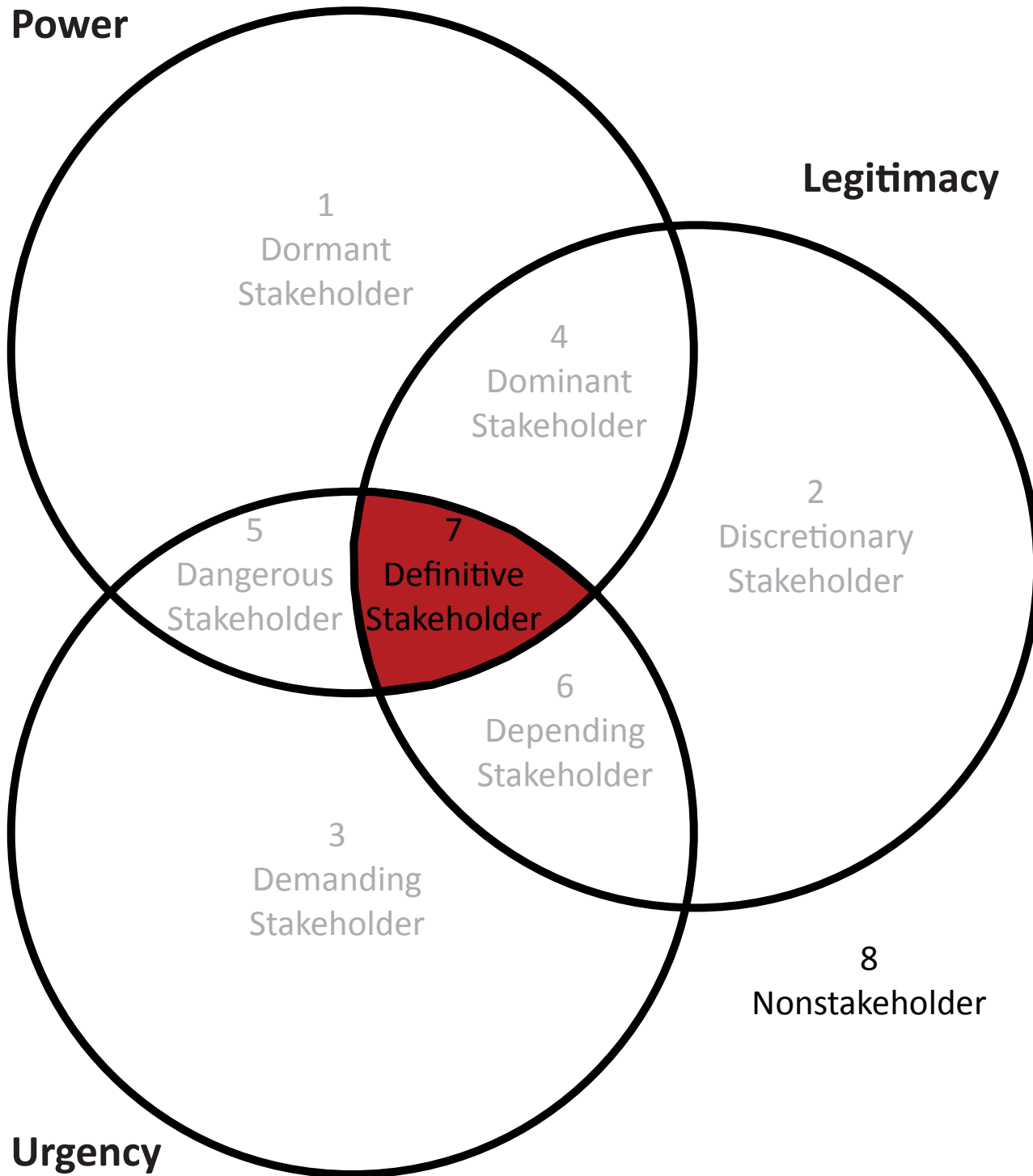
3
Demanding
Stakeholder

8
Nonstakeholder

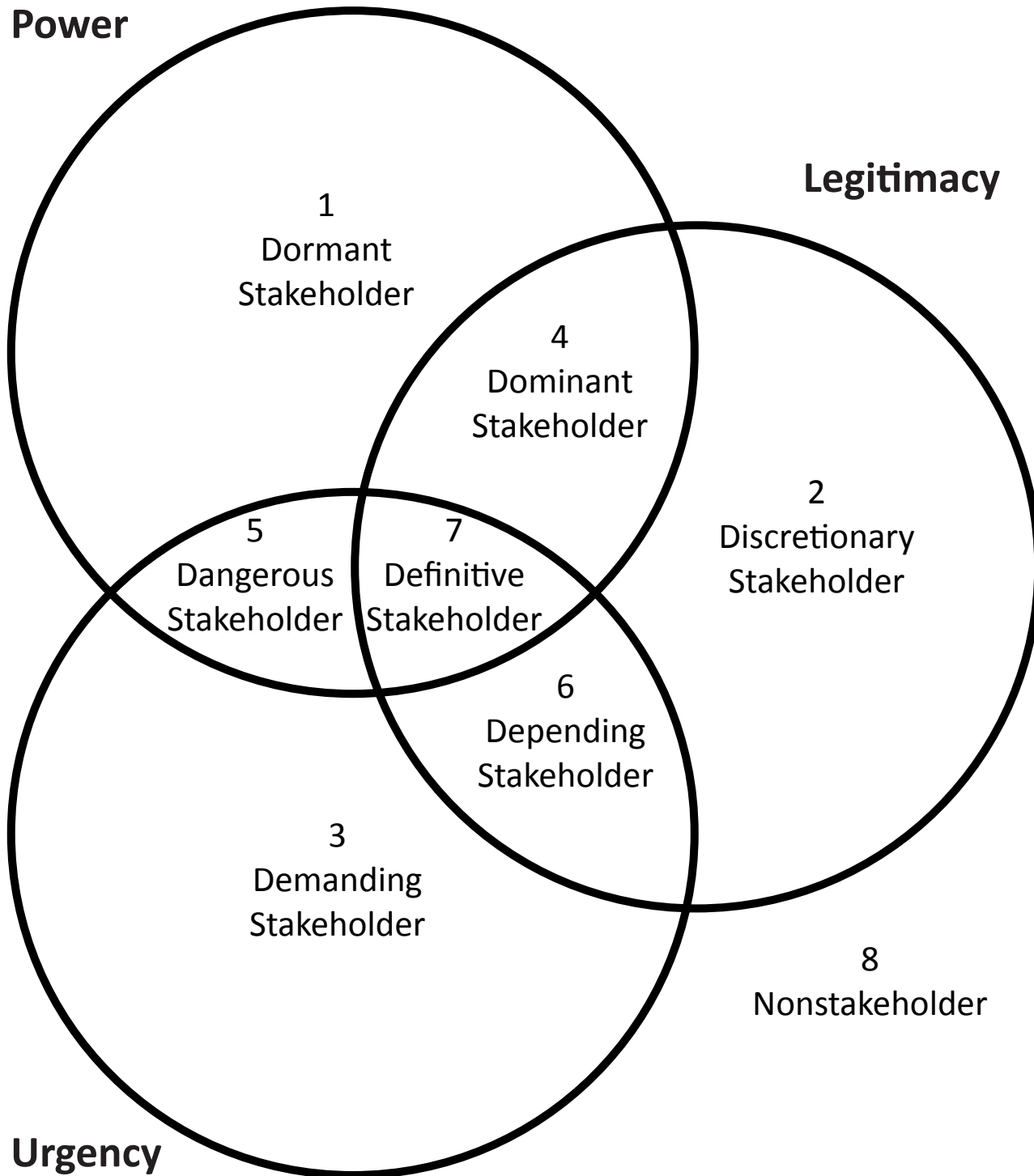
**latent
stakeholders**

Urgency





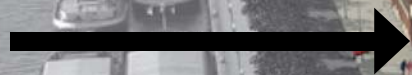
**dominant
stakeholders**





investment Proper Stok
financial resources

€



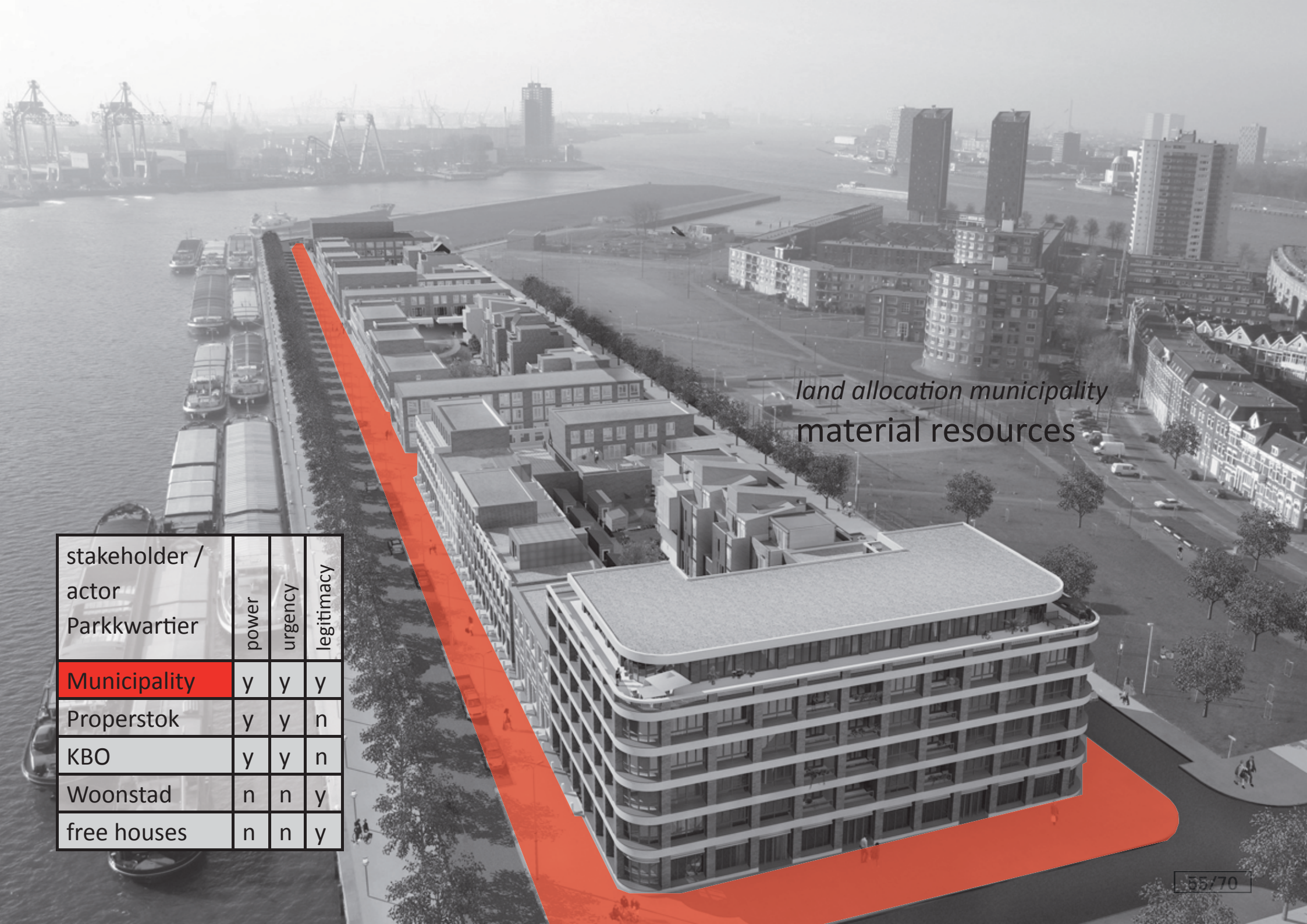
stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y



interests inhabitants KBO
symbolic resources

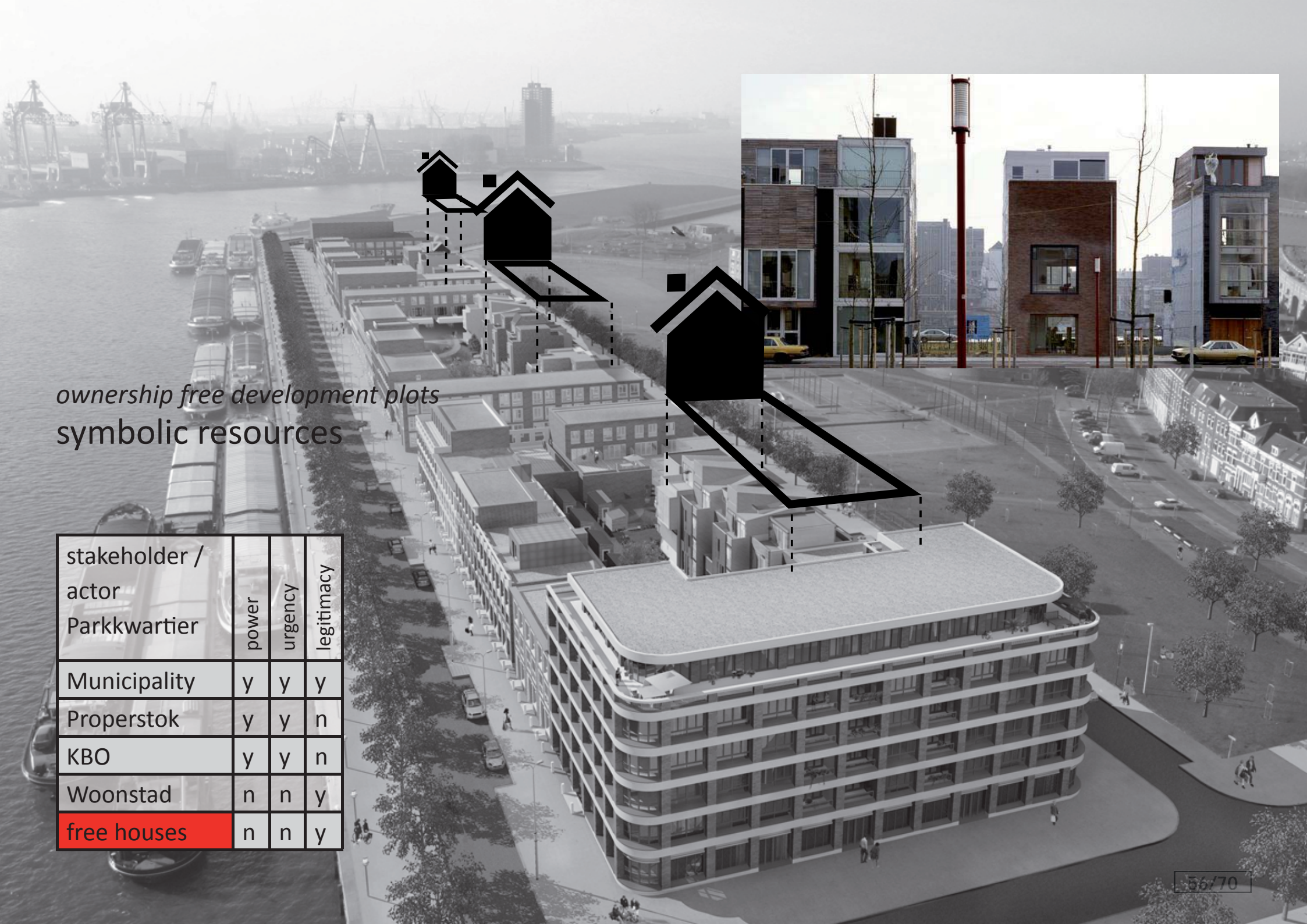
ownership surrounding stock
Woonstad
symbolic resources

stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y



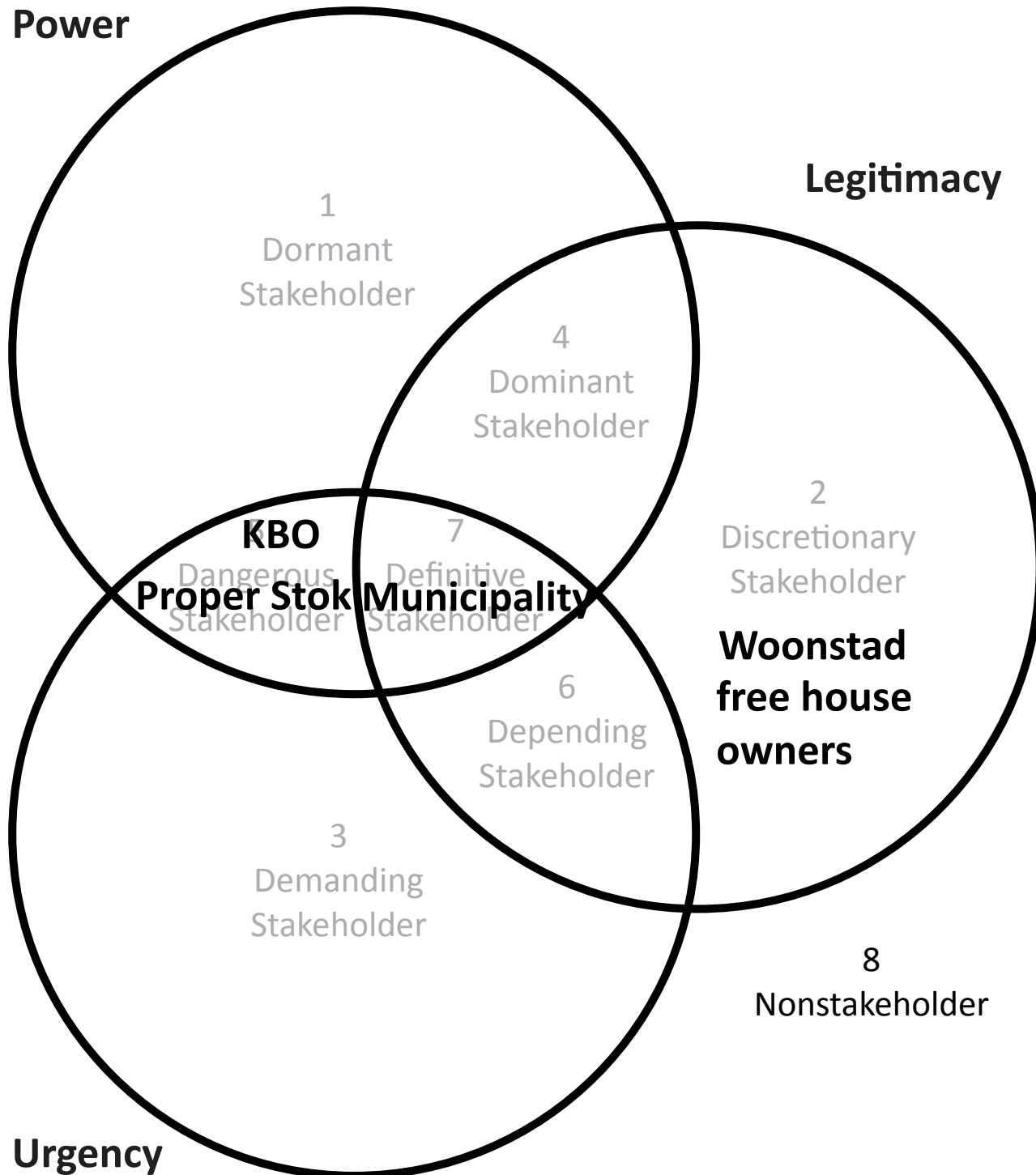
land allocation municipality
material resources

stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y

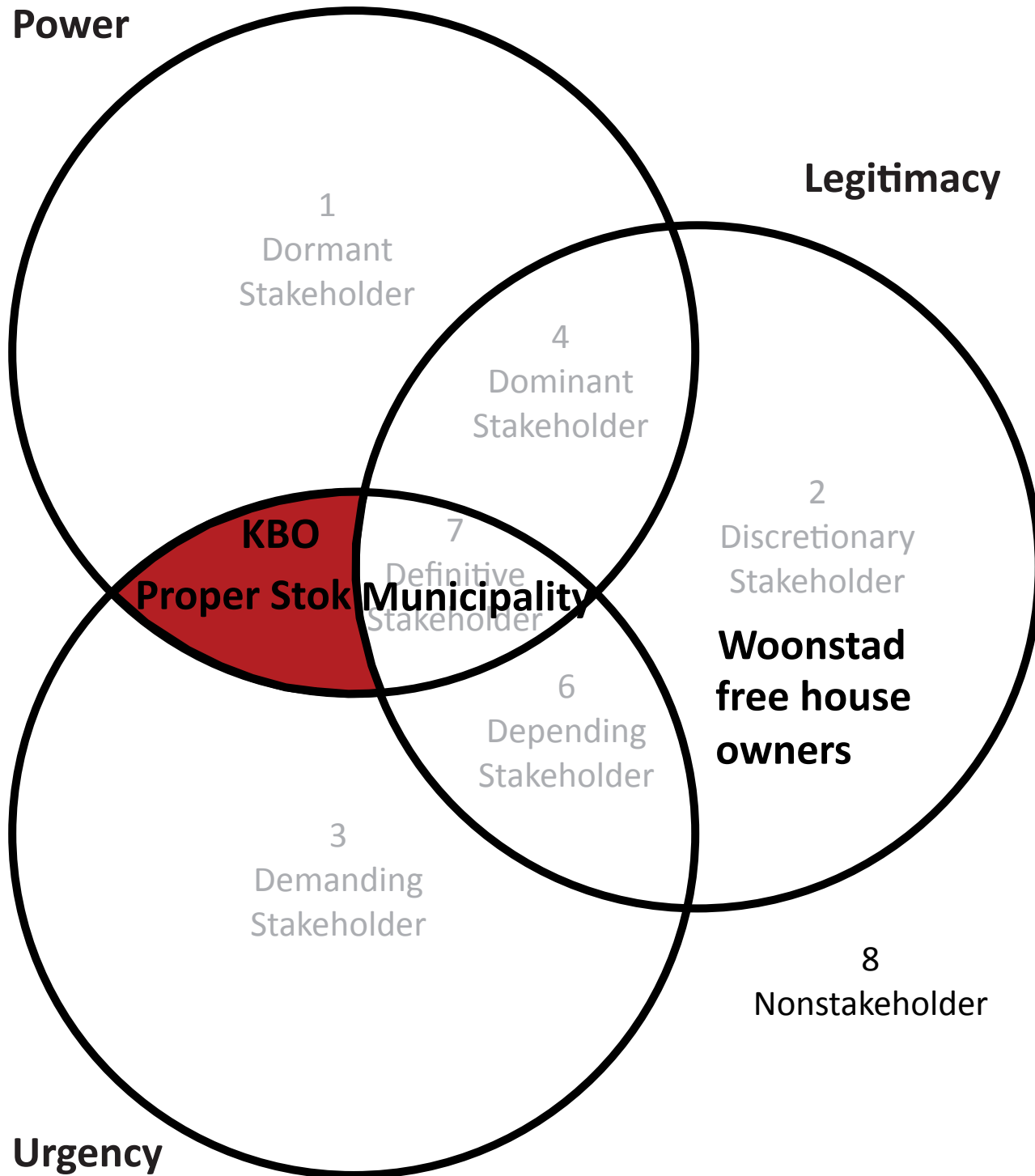


ownership free development plots
symbolic resources

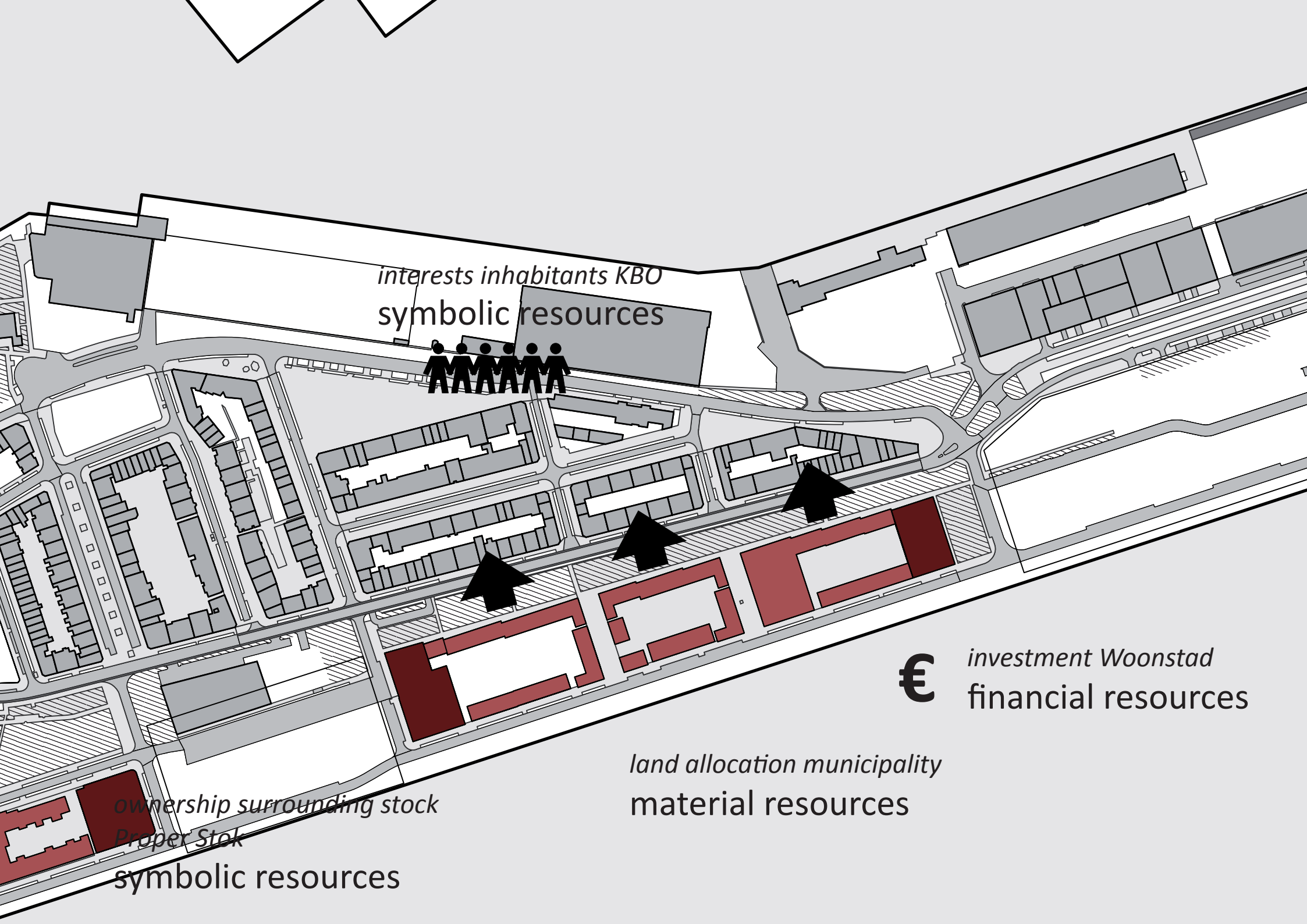
stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y



stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y



stakeholder / actor	power	urgency	legitimacy
Parkkwartier			
Municipality	y	y	y
Properstok	y	y	n
KBO	y	y	n
Woonstad	n	n	y
free houses	n	n	y



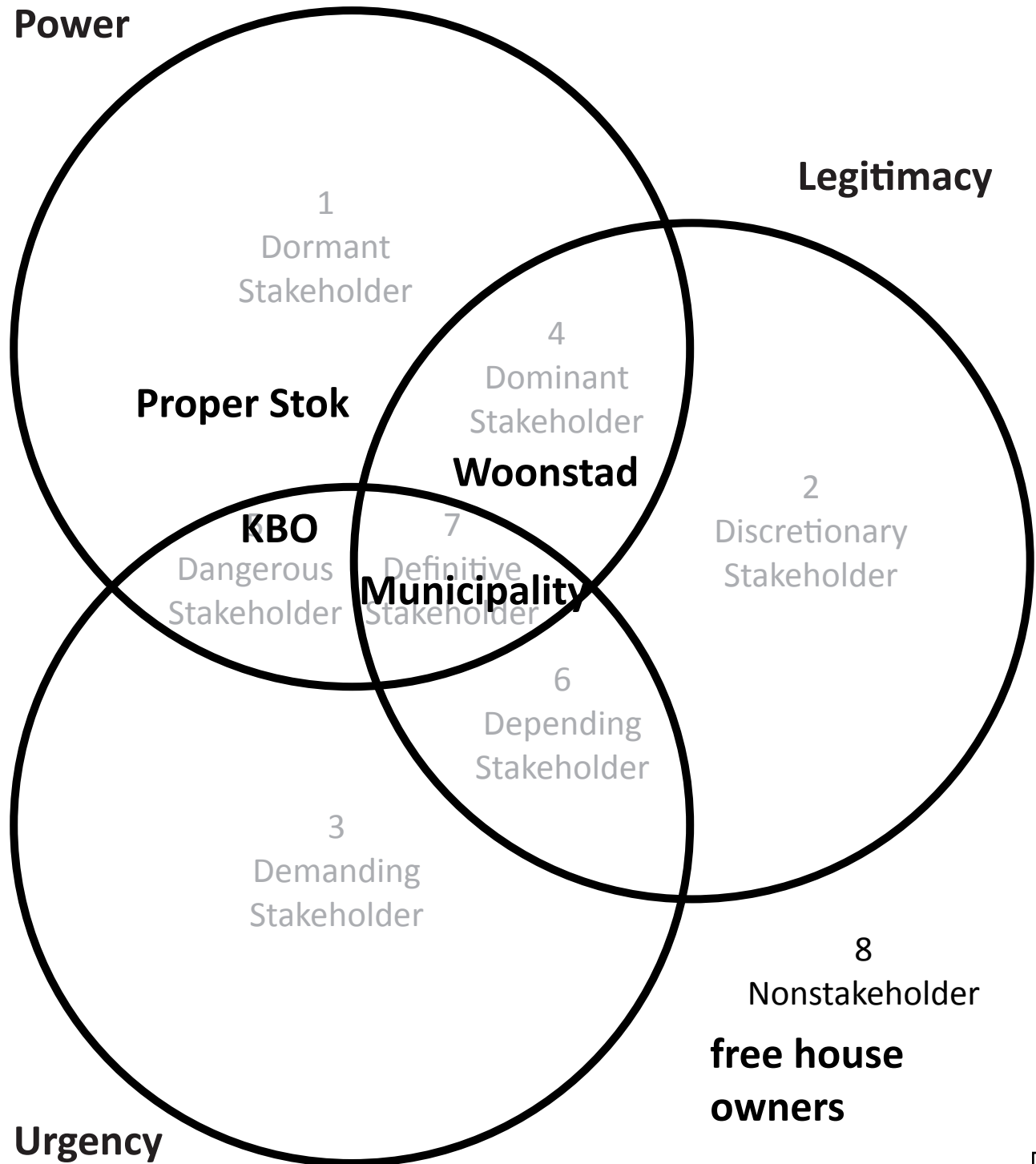
interests inhabitants KBO
symbolic resources



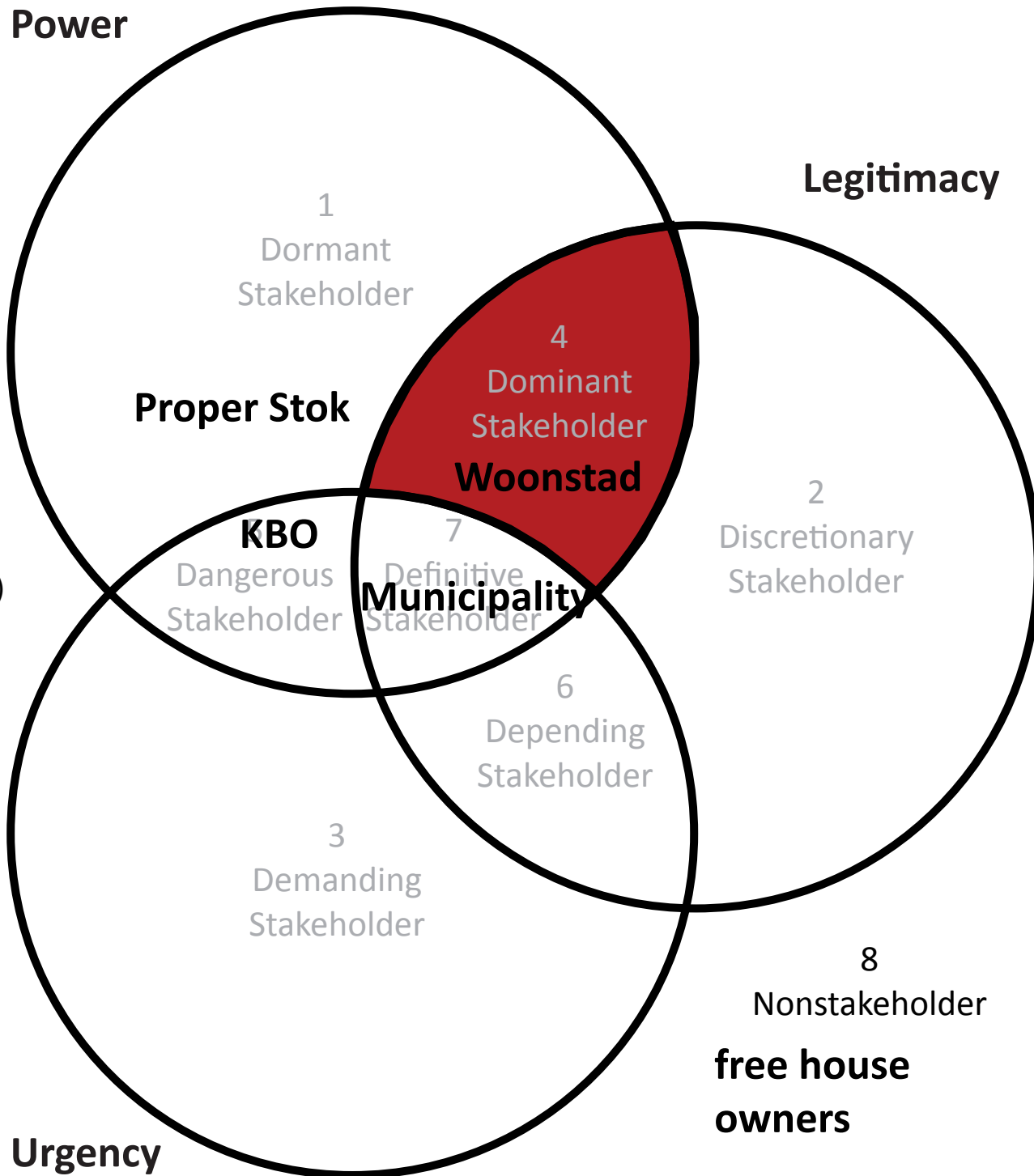
investment Woonstad
financial resources

land allocation municipality
material resources

ownership surrounding stock
Proper Stok
symbolic resources



stakeholder / actor	power	urgency	legitimacy
Laankwartier			
Municipality	y	y	y
Woonstad	y	n	y
KBO	y	y	n
Proper Stok	y	n	n
free houses	n	n	n

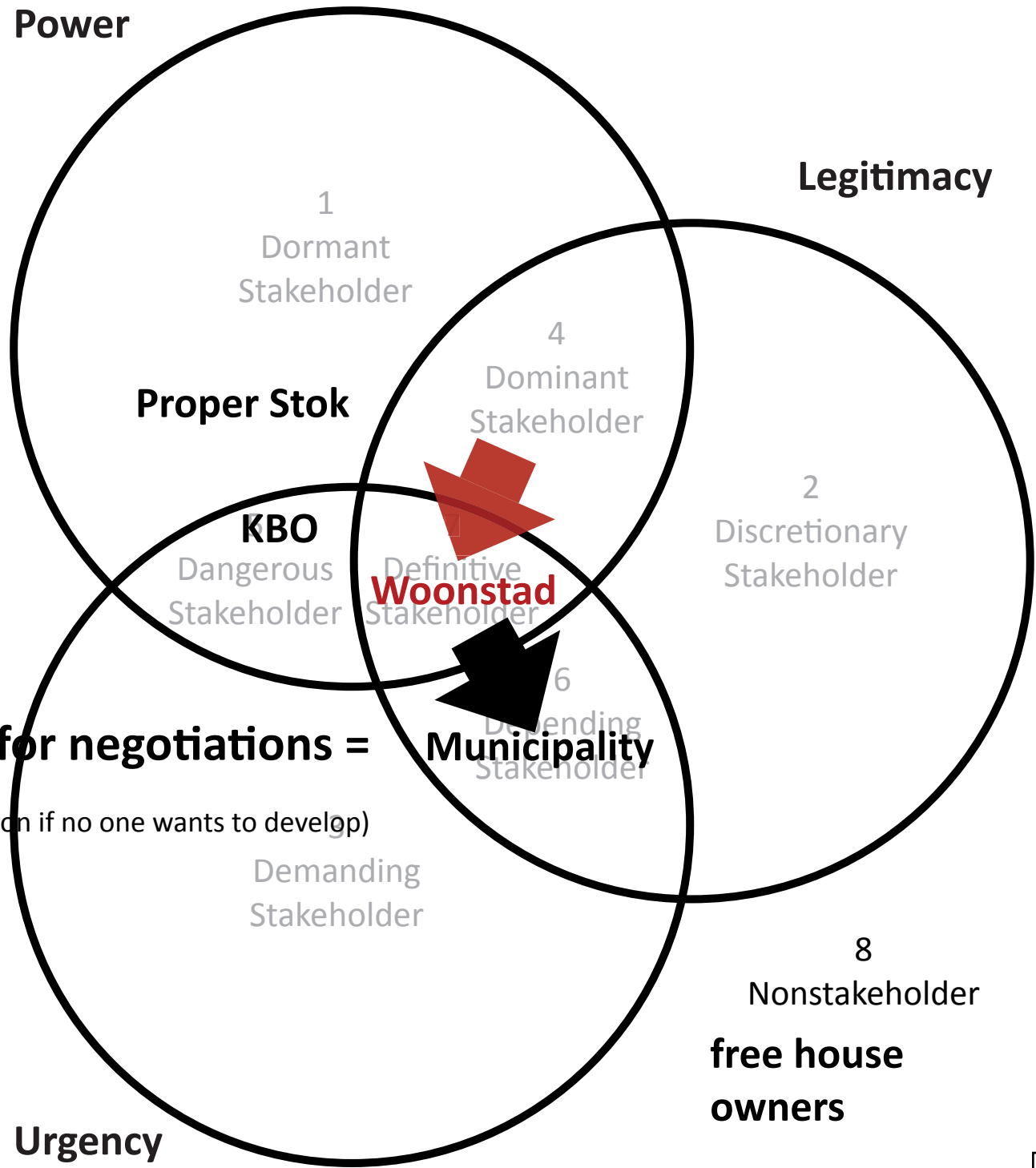


increasing urgency by pressure on company results

budget cuts might lead to loss of financial power to possess land (material resources)

no symbolic claim (possession houses)

stakeholder / actor	power	urgency	legitimacy
Laankwartier			
Municipality	y	y	y
Woonstad	y	n	y
KBO	y	y	n
Proper Stok	y	n	n
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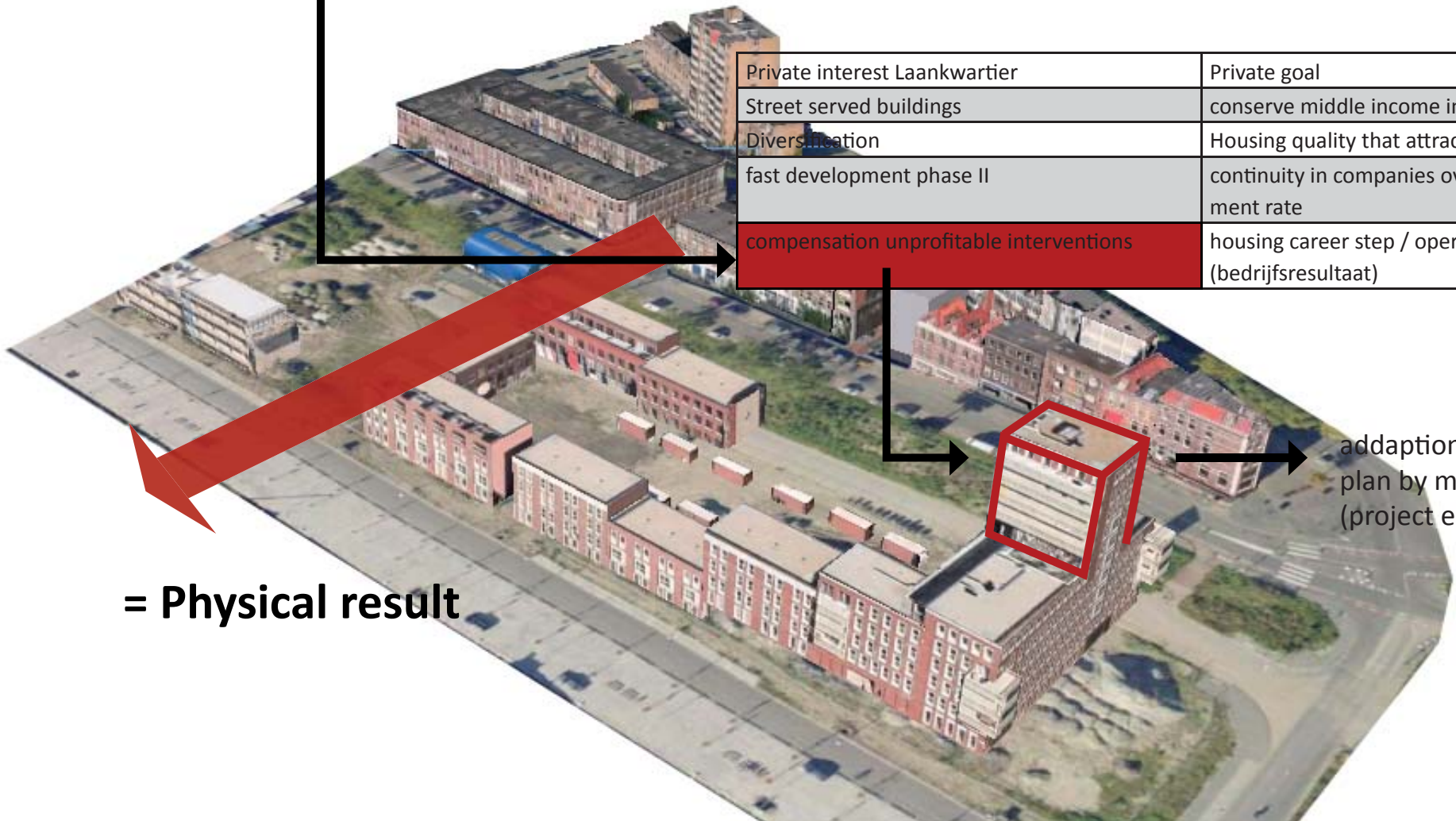


more vulnerable for negotiations = Municipality

(the land use instrument won't function if no one wants to develop)

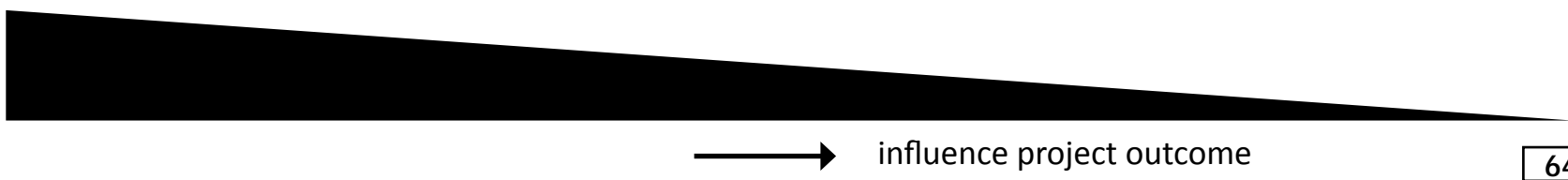
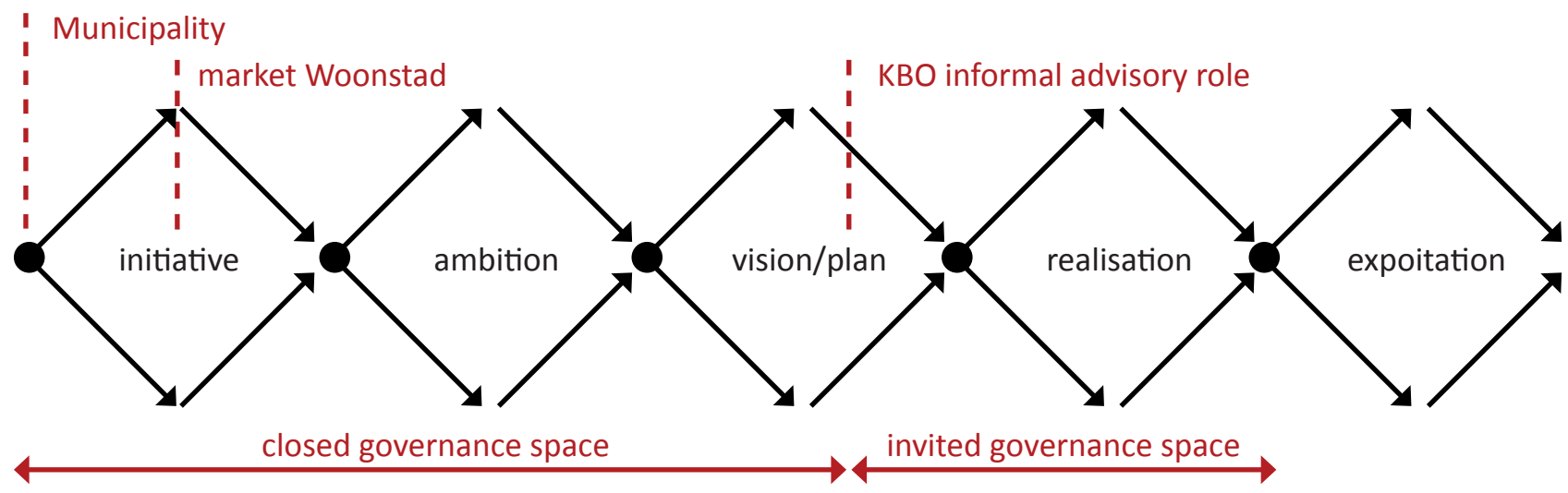
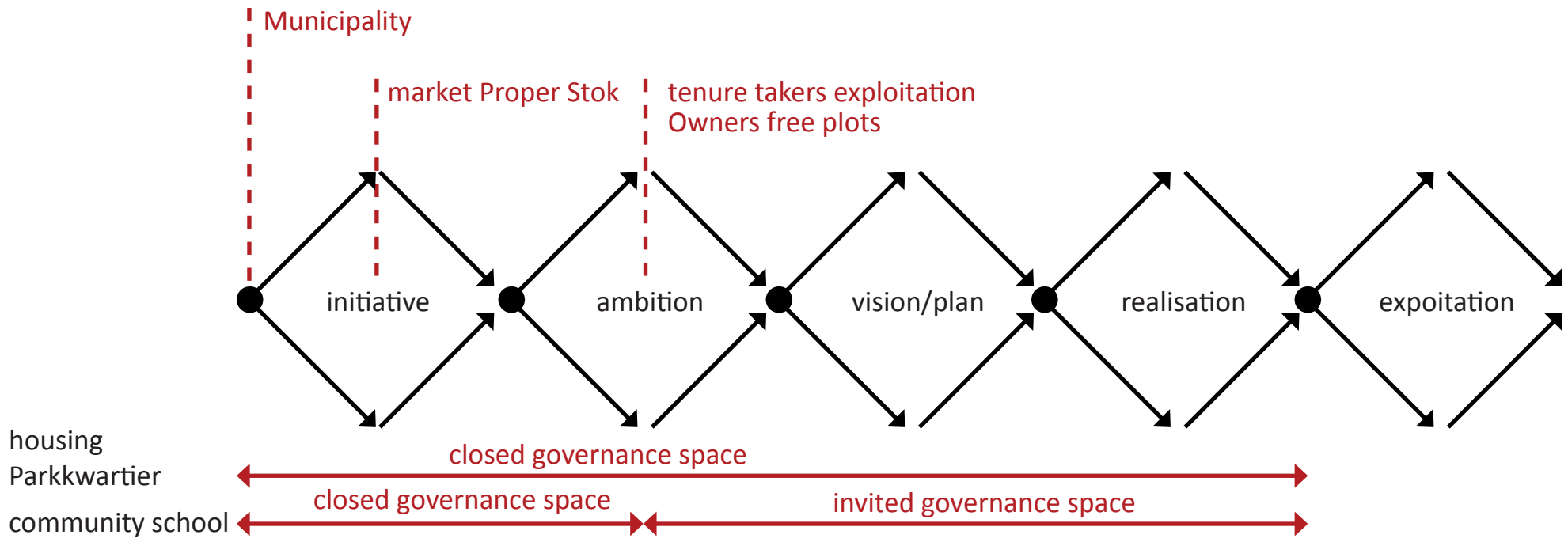
Local inhabitants interest Park- and Laankwartier	Local inhabitants goal
Signthline 'Timorstraat'	Keep their living quality
Plan damage lot pasport	Esthetical quality
Social quality, practical issues	an inhabitants fit plan

Private interest Laankwartier	Private goal
Street served buildings	conserve middle income in city
Diversification	Housing quality that attracts frontiers
fast development phase II	continuity in companies overall development rate
compensation unprofitable interventions	housing career step / operating income (bedrijfsresultaat)



= Physical result

addaption Land use plan by municipality (project envelope)



A market oriented approach to urban regeneration

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- more variety and quality of urban development (*Priemus, 2002*).
- more attention for amenities (*van Bergeijk et al. 2008*).
- more diversification in social groups and housing typology (*van Bergeijk et al. 2008*).



- bring communicative and advertisements skills (*Noordam & Gruis, 2002*).



arguments against...

- Difficult to handle groups are left standing on the side-line (*Dekker & Kempen, 2009*).



- physical improvement that dominates (*Hulsbergen & Stouten, 2001*).

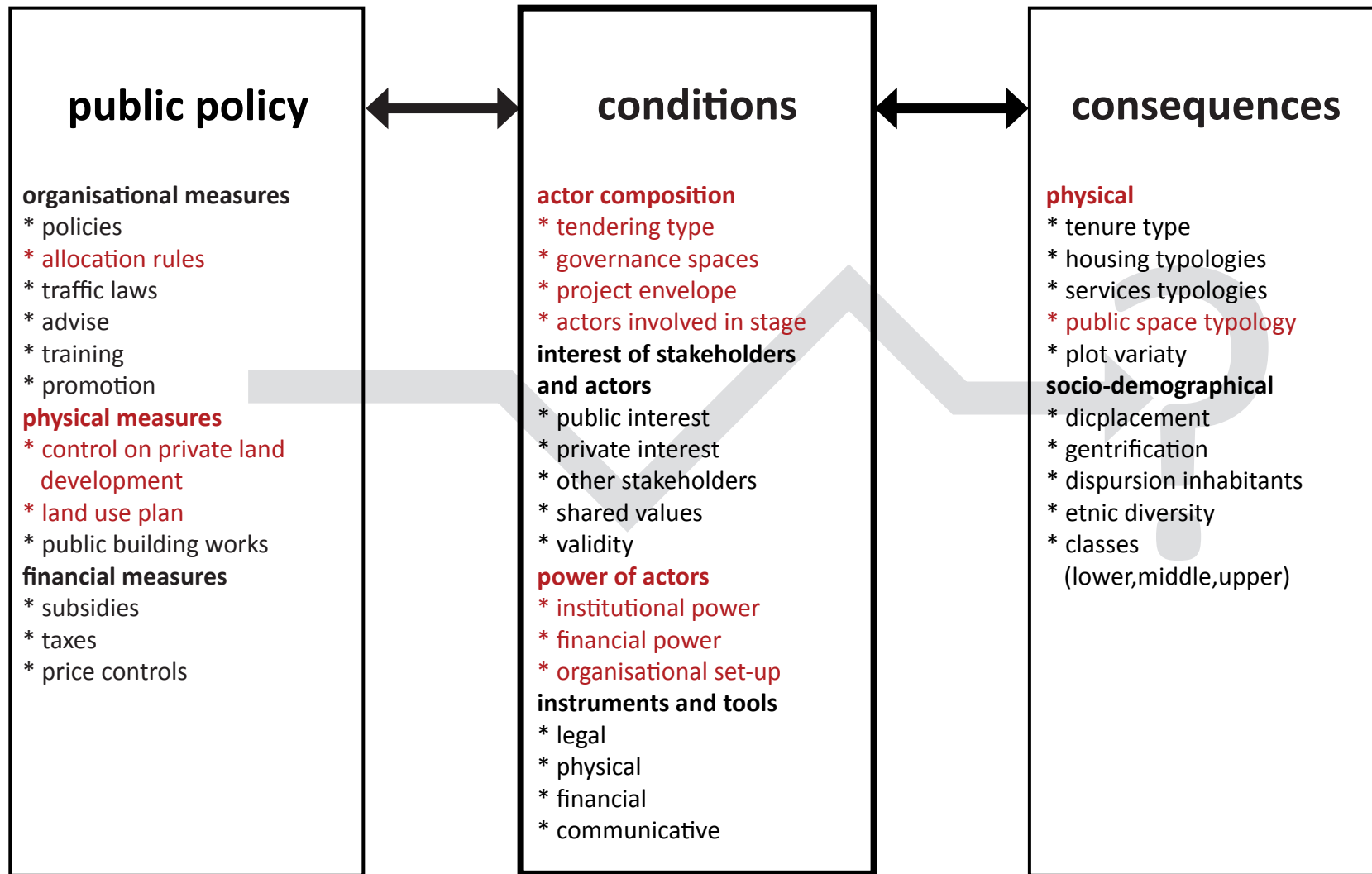


- good quality social housing is replaced by more expensive owner occupied housing (*Hulsbergen & Stouten, 2001*).



- plan or policy of what the neighbourhood should look like is adjusted according to who has the power to govern (*Dekker & Kempen, 2009; Priemus, 2002*).

Urban Regeneration



independent variables

intervening variables

dependent variables

Urban Regeneration

public policy

organisational measures

- * policies
- * allocation rules
- * traffic laws
- * advise
- * training
- * promotion

physical measures

- * control on private land development
- * land use plan
- * public building works

financial measures

- * subsidies
- * taxes
- * price controls

conditions

actor composition

- * tendering type
- * governance spaces
- * project envelope
- * actors involved in sta

interest of stakeholders and actors

- * public interest
- * private interest
- * other stakeholders
- * shared values
- * identity

power of actors

- * institutional power
- * financial power
- * organisational set-up

instruments and tools

- * legal
- * physical
- * financial
- * communicative

consequences

physical

- * tenure type
- * housing typologies
- * services typologies
- * public space typology
- * plot variety

demographical

- * displacement
- * gentrification
- * dispersion inhabitants
- * ethnic diversity
- * classes (lower,middle,upper)

available next week: repository.tudelft.nl

independent variables

intervening variables

dependent variables



Urban Regeneration in a Market Oriented Decision Environment

Ruud Hoekstra | P5 | Complex Cities Graduation Studio | Chair of Spatial Planning & Strategy

Faculty of Architecture | Delft University of Technology | The Netherlands



Thank you!

Urban Regeneration in a Market Oriented Decision Environment

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Faculty of Architecture | Delft University of Technology | The Netherlands