

# Planning for justice

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**A value-based framework to help spatial planners  
develop just housing strategies in Dutch regions**

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Master track: Urbanism

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Delegate board of examiners: ir. Pierijn van der Putt

**P5 Presentation**

17 January 2024



## Injustices in housing





## Injustices in housing

**“The housing crisis is real. [...] It is a crisis resulting from a series of poor policy choices.”**

Mr. Balakrishnan Rajagopal





# Injustices in housing


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## Mr. Balakrishnan Rajagopal

Special Rapporteur on the right to adequate housing

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### SPECIAL RAPPORTEUR ON HOUSING

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an expert on many areas of human rights, including economic, social and

Mr. Balakrishnan Rajagopal (USA) assumed his function as Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context, on 1 May 2020. He is Professor of Law and Development at the Department of Urban Studies and Planning at the Massachusetts Institute of Technology (MIT). A lawyer by training, he is

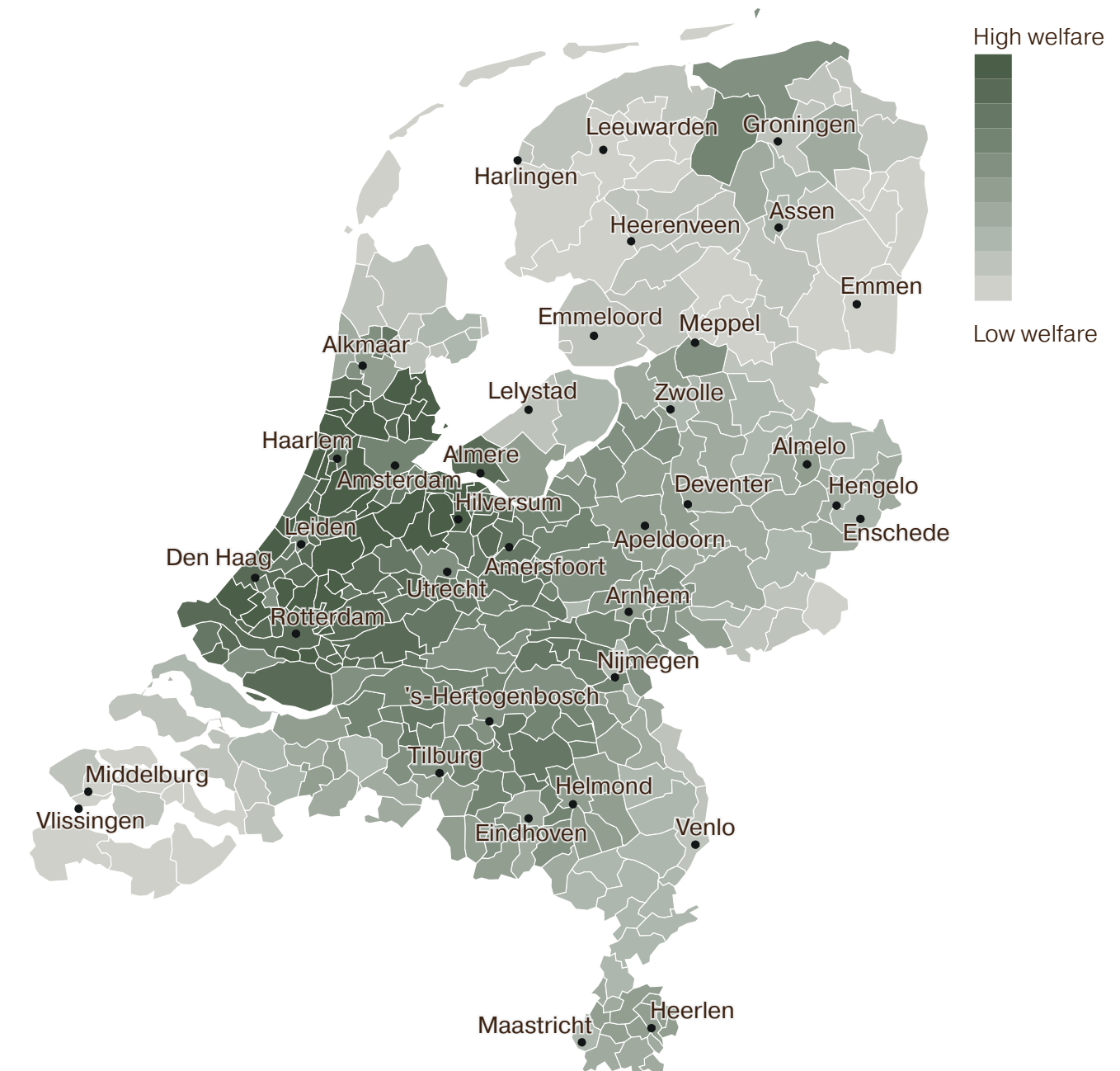


# Injustices in housing

**Housing and well-being inequality**

Deficiencies in planning practice

Intergenerational justice and sustainability





# Injustices in housing

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Housing and well-being inequality

Deficiencies in planning practice

Intergenerational justice and sustainability

*“Don’t back the losers, but pick the winners”*





# Injustices in housing

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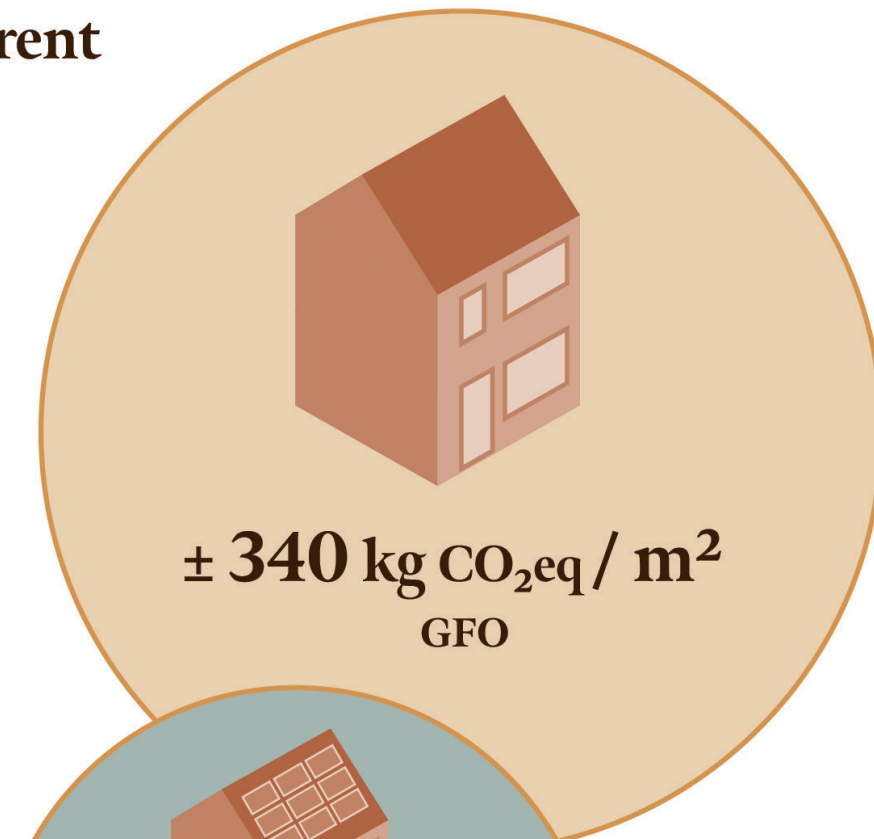
Housing and well-being inequality

Deficiencies in planning practice

Intergenerational justice and sustainability

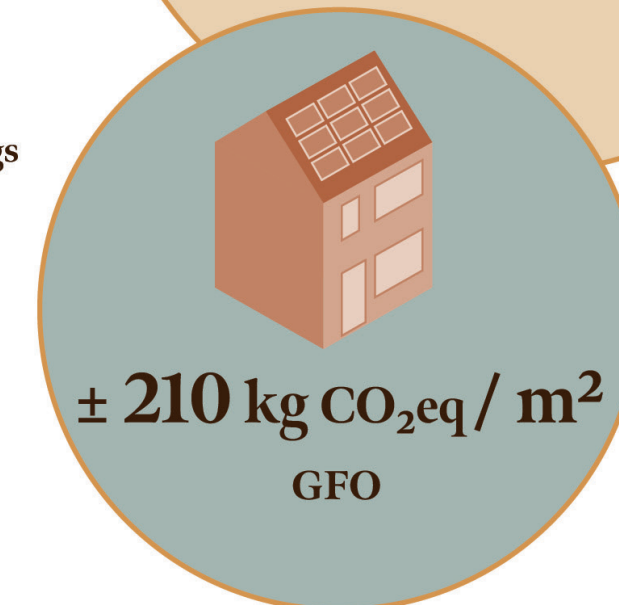
## Carbon footprint - current

for material of new dwellings  
2021



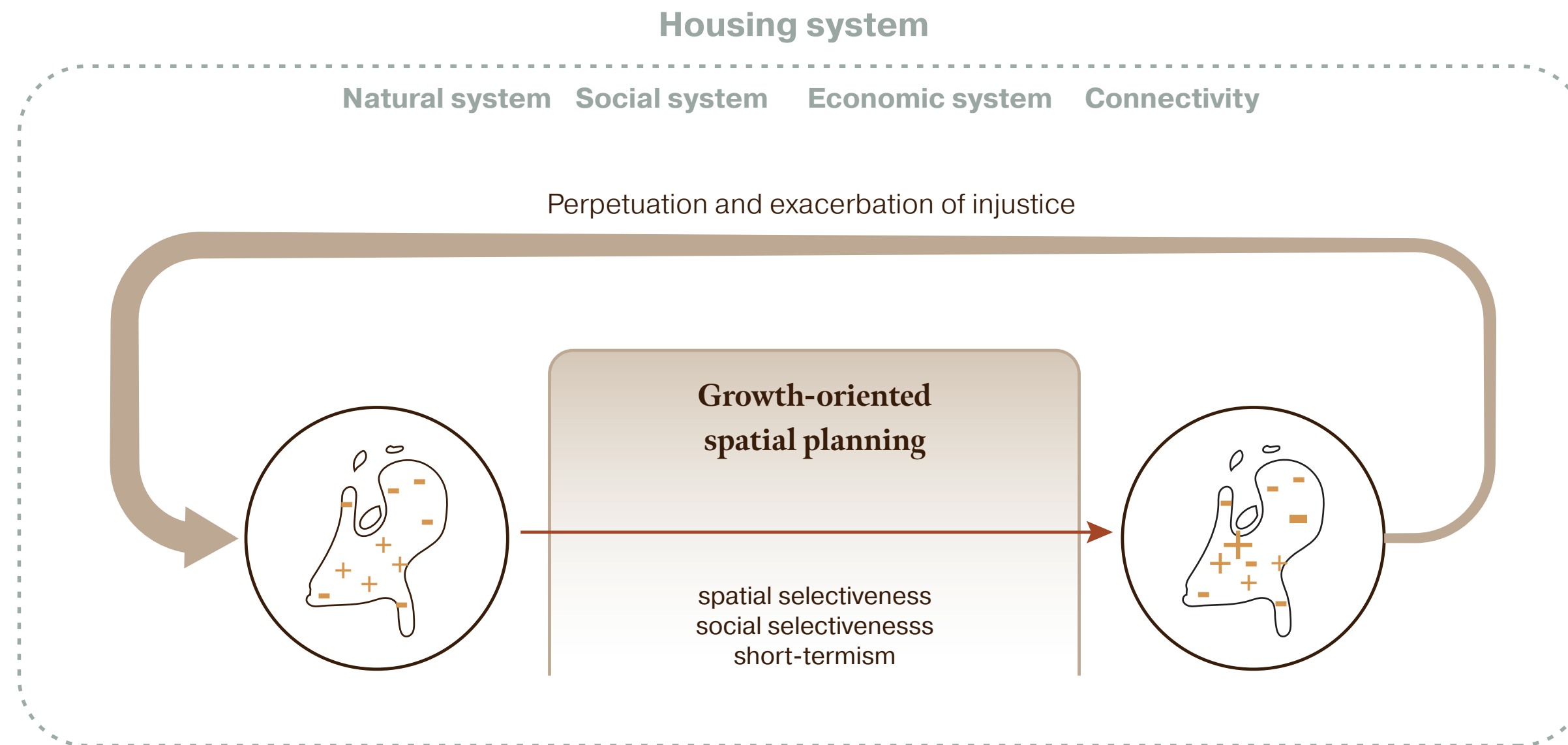
## Carbon budget

for material of new dwellings  
2021

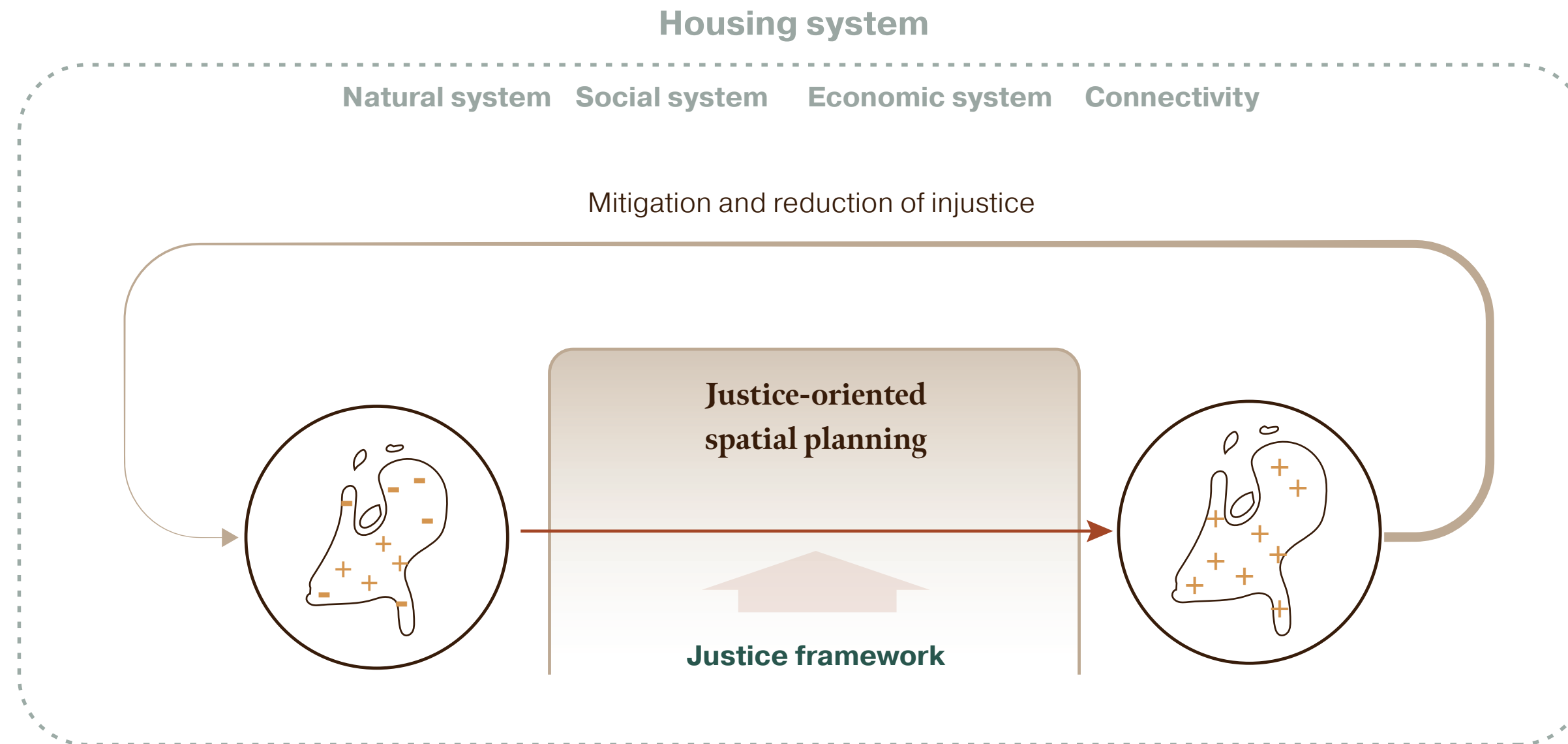




# Problem



## Research aim





## Research question

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*To what extent can a framework based on justice values help spatial planners design for justice in the housing domain in Dutch regions?*

# Research approach

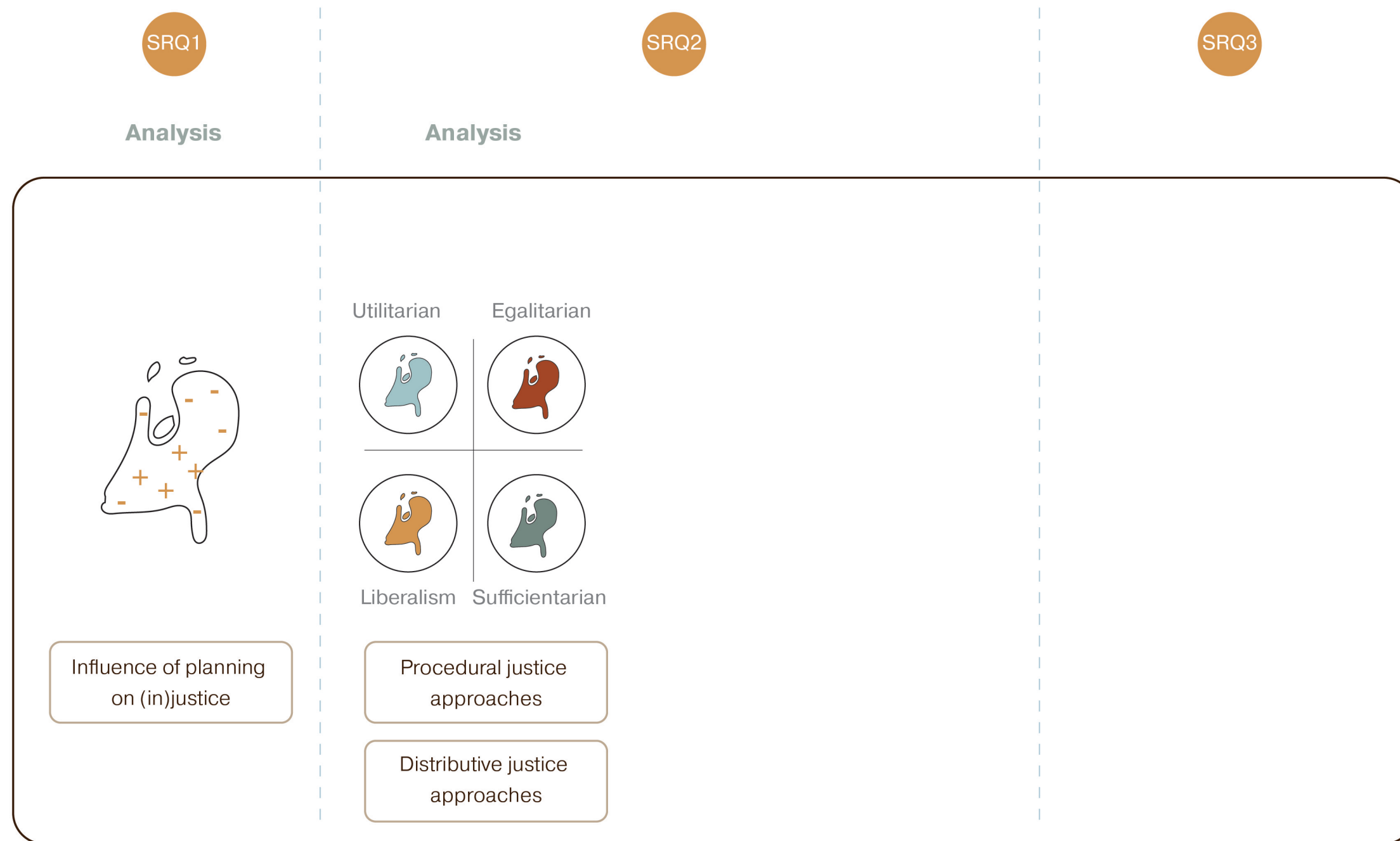
- SRQ1 To what extent are socio-spatial injustices in housing a result of contemporary planning practices?





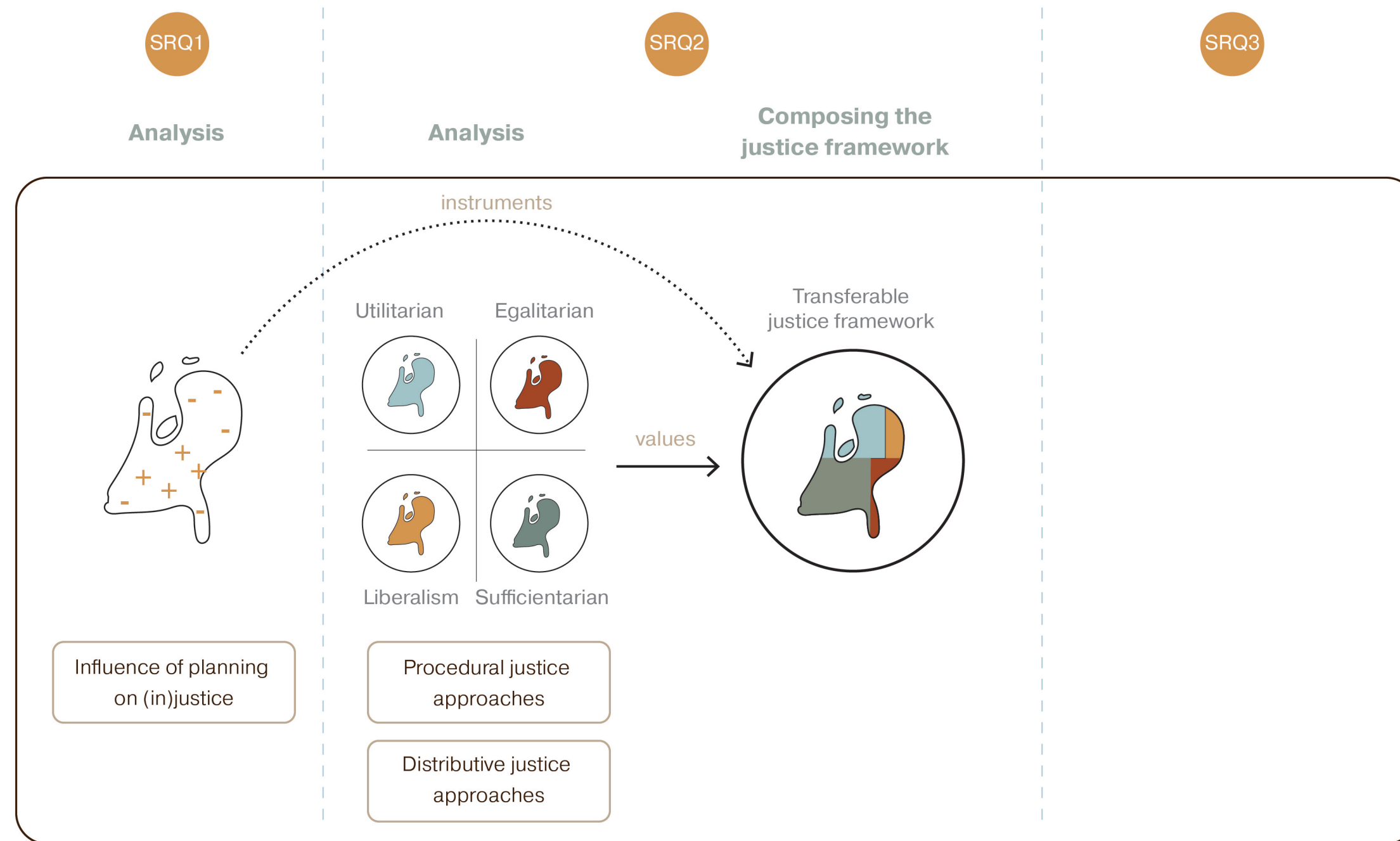
# Research approach

- SRQ2 What are the values behind different approaches of spatial justice and how can these values be operationalised for spatial planning?



# Research approach

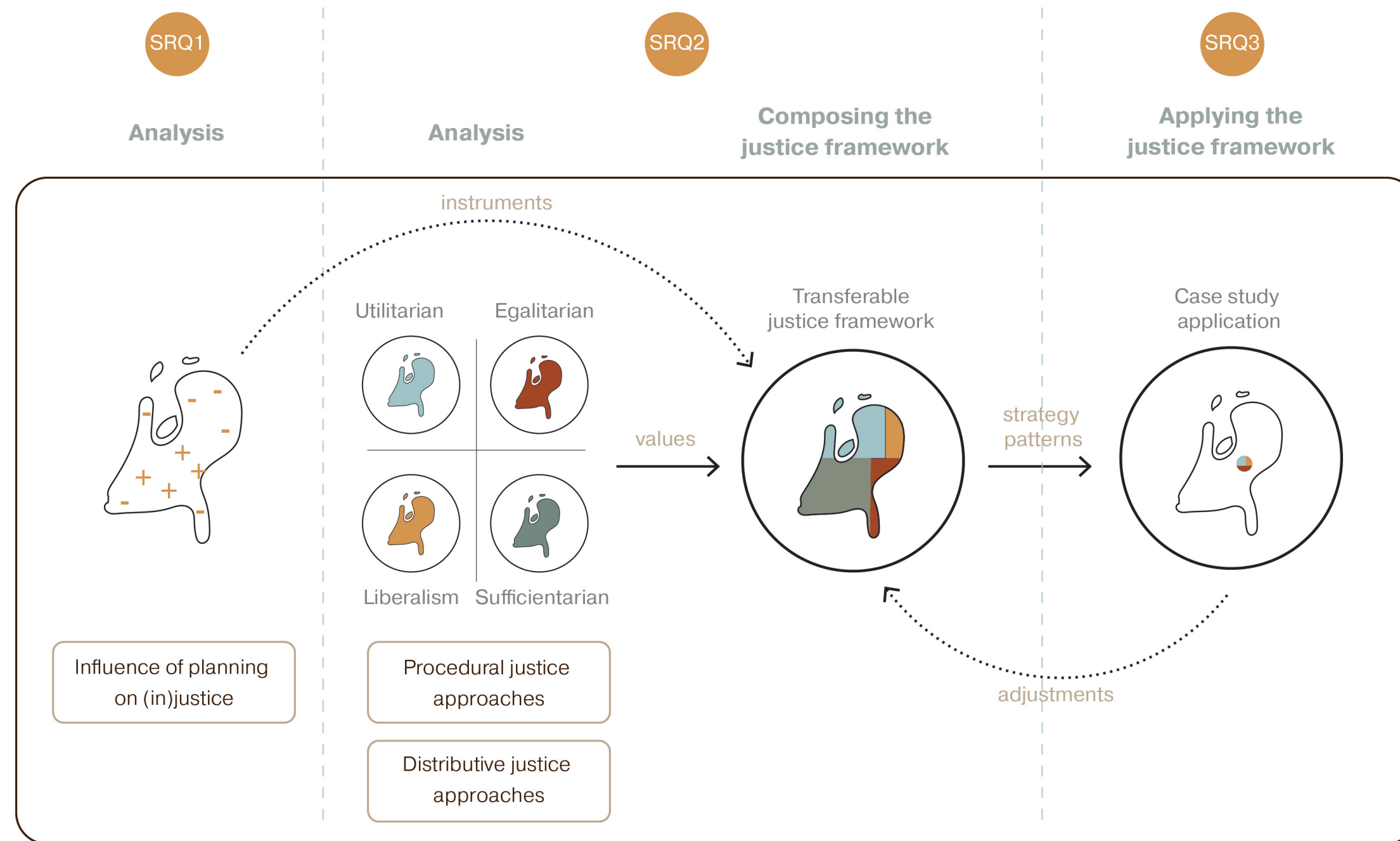
- SRQ2 What are the values behind different approaches of spatial justice and how can these values be operationalised for spatial planning?





# Research approach

- SRQ3** How can a framework based on justice values result in a planning and design strategy when applied to a region in the Netherlands?



# Scope

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## Dutch context

## Housing domain

- Injustices that can be influenced by spatial planning
- Plausible assumptions for other domains

## Regional scale

## Testing in one region



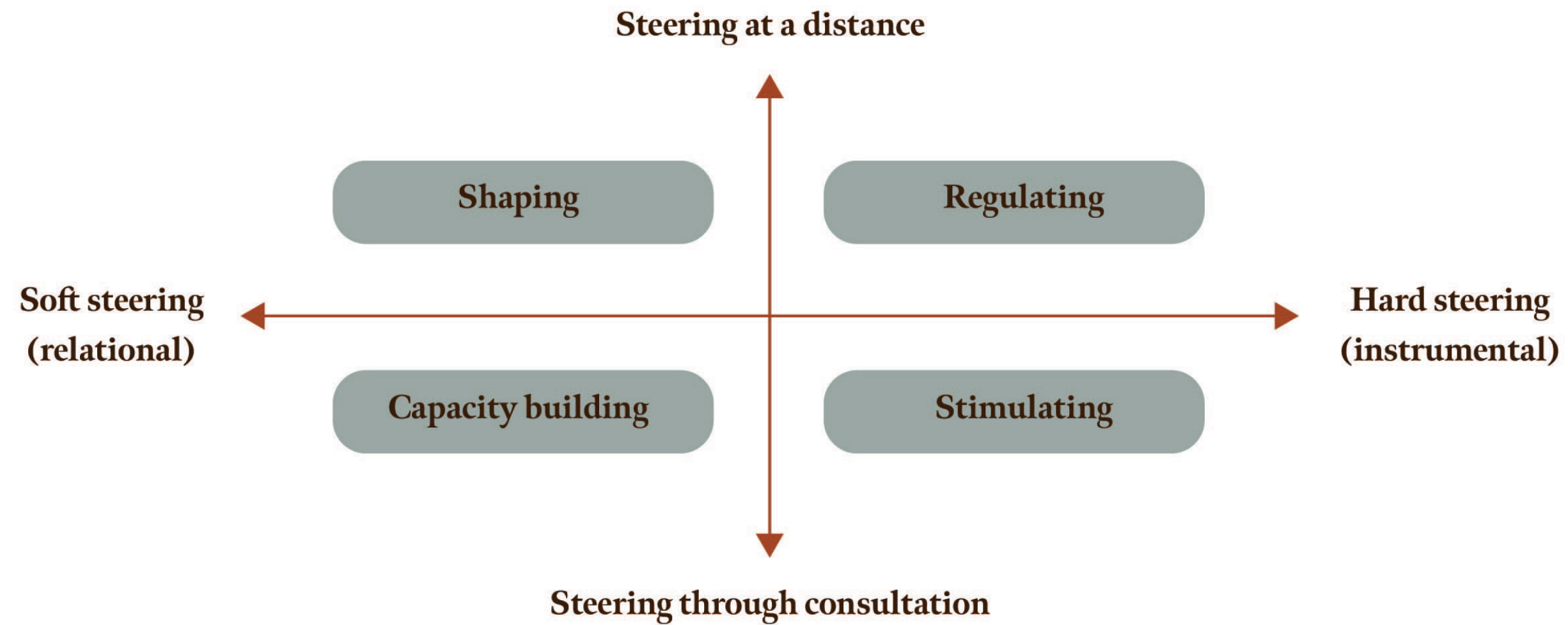
# The role of spatial planning

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- 1. To what extent are socio-spatial injustices in housing a result of contemporary planning practices?**

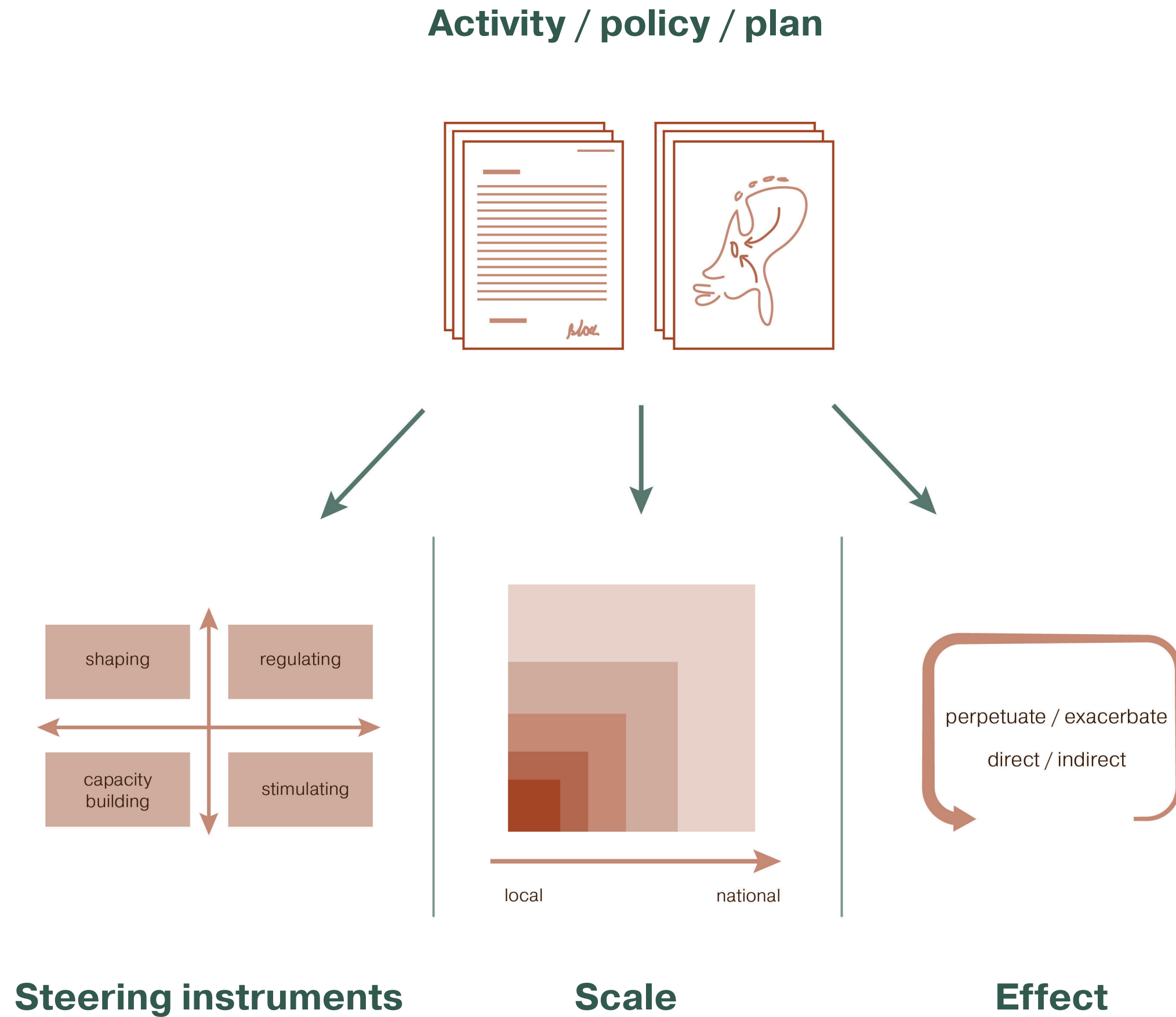
## Steering instruments

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# Policy analysis

**Social selectiveness**  
**Spatial selectiveness**  
**Short-termism**



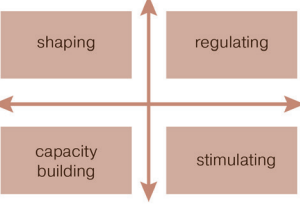

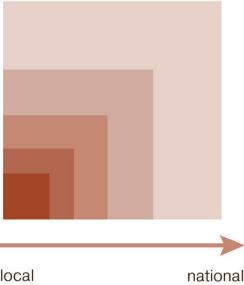
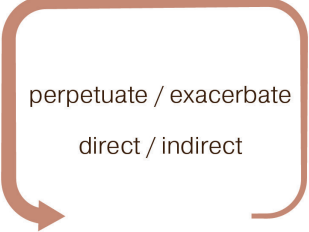


# Results

Social selectiveness

Spatial selectiveness

Short-termism

 <i>Instrument</i>	 <i>Activity / policy / plan</i>	 <i>Scale</i>	 <i>Effect</i>
Shaping	Marketing cities to higher income groups (Van Veelen, 2022). Reflected in policy goals and targets for the share of (expensive) housing or even explicitly stating the need for ‘more desirable groups’ (Uitermark et al., 2007).	Local	Exacerbate/ <b>perpetuate</b> Direct / <b>indirect</b> New developments tend to be more exclusive. Less supply for a group that has limited options. Especially households that wish to enter the local housing market it is difficult to enter. Scarcity of middle-income housing can drive up the price.
Regulating	Limited regulation of rent prices (Hochstenbach, 2023).	All	<b>Exacerbate</b> /perpetuate Direct / <b>indirect</b> Limited regulation leads to excessive rent prices, resulting in high costs of living and increasing wealth disparity. Another effect is that this has increased the amount of houses in the private rent sector.
Stimulating	State-led gentrification (Uitermark et al., 2007).	Local	<b>Exacerbate</b> /perpetuate <b>Direct</b> / indirect Displacement of social renters. Place-based intervention instead of a people-based intervention.
Capacity building	Reliance on market actors to initiate development (Rydin, 2013).	Local	<b>Exacerbate</b> /perpetuate Direct / <b>indirect</b> Market actors have the objective to build more expensive housing, which is against the interest of these groups, who wish to have an affordable home.

## **Sub-question conclusion**

### **Influence through steering instruments**

#### **Some spatial planning practices contribute to injustices**

- Active policy

#### **Some processes are out of the scope of spatial planners**

- Lack of policy

### **Influence could be used differently**

# Justice approaches

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**2. What are the values behind different approaches to spatial justice and how can these values be operationalised for spatial planning?**



# Justice theories

## Distributive justice

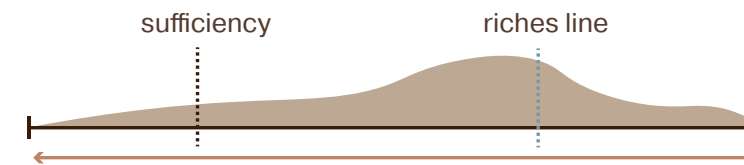
- Utilitarian
- Egalitarian
- Sufficientarian
- Limitarian

## Capabilities approach

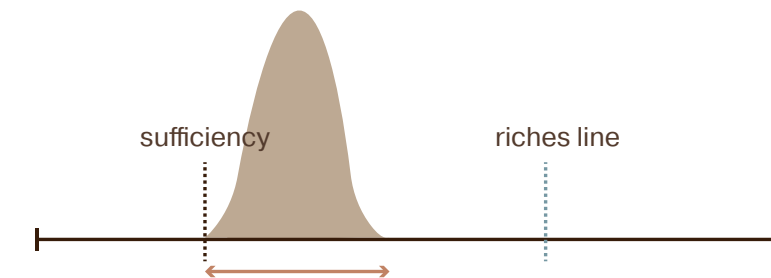
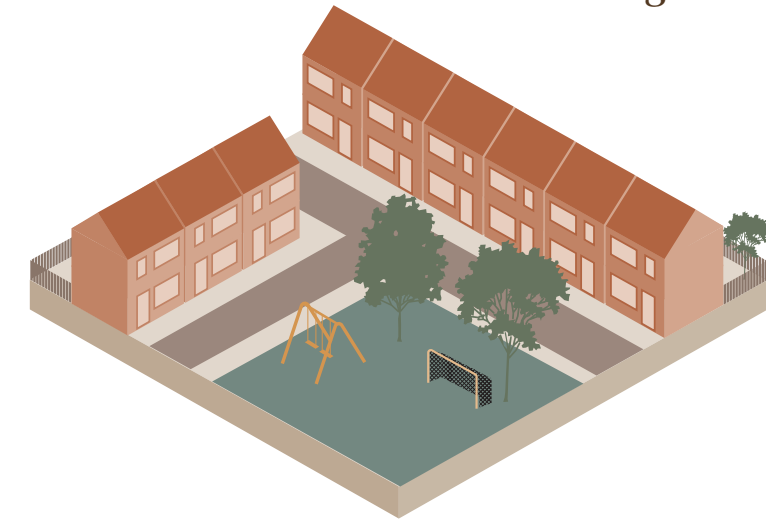
## Procedural justice

- Liberalism
- Communicative turn
- Advocacy

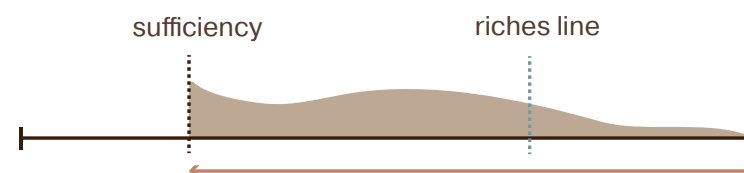
Utilitarian



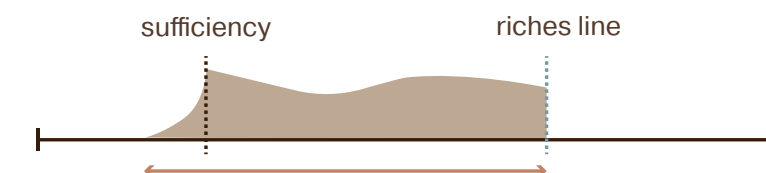
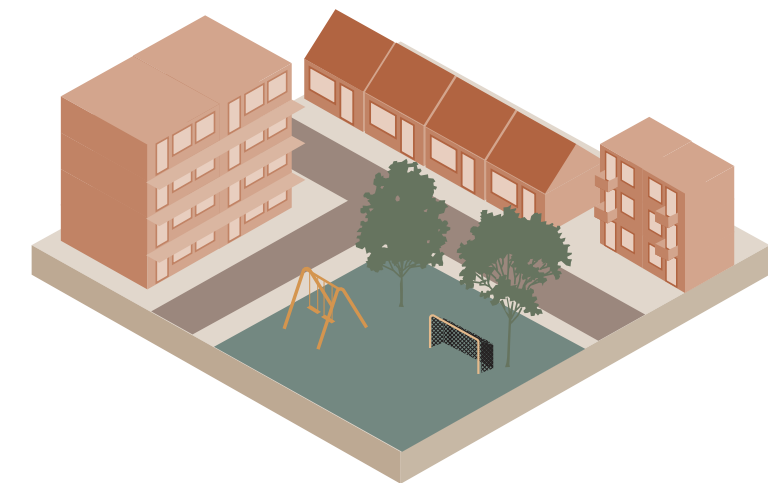
Egalitarian



Sufficientarian



Limitarian



Instrument	Approach	Key values & principles
Distributive justice	Egalitarian	<ul style="list-style-type: none"><li>• Equality</li><li>• Everyone should have the same</li></ul>
	Utilitarian	<ul style="list-style-type: none"><li>▪ Utility maximization</li><li>▪ Maximum for the biggest possible group</li></ul>
	Sufficientarian	<ul style="list-style-type: none"><li>• Everyone should have enough (lower limit)</li><li>• Basic human needs</li><li>• Equity</li></ul>
	Limitarian	<ul style="list-style-type: none"><li>• Limitation of excess (upper limit)</li><li>• Urgent unmet needs</li></ul>
	Capabilities approach	<ul style="list-style-type: none"><li>• Actual capability of use</li><li>• Agency</li></ul>
Procedural justice	Liberalism	<ul style="list-style-type: none"><li>• Individual rights and freedom</li><li>• Entitlement</li><li>• Legitimacy</li></ul>
	Communicative turn	<ul style="list-style-type: none"><li>• Inclusion of stakeholders in the process</li><li>• Consensus</li></ul>
	Advocacy planning	<ul style="list-style-type: none"><li>• Representation of marginalised groups</li><li>• Equity</li></ul>

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Instrument	Approach	Key values & principles	Why?
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	Utilitarian	<ul style="list-style-type: none"><li>▪ Utility maximization</li><li>▪ Maximum for the biggest possible group</li></ul>	
	Sufficientarian	<ul style="list-style-type: none"><li>• Everyone should have enough (lower limit)</li><li>• Basic human needs</li><li>• Equity</li></ul>	<ul style="list-style-type: none"><li>• Potential wide support</li><li>• Human needs as minimal goal</li></ul>
	Limitarian	<ul style="list-style-type: none"><li>• Limitation of excess (upper limit)</li><li>• Urgent unmet needs</li></ul>	<ul style="list-style-type: none"><li>• Responds to short-termism</li><li>• Deals with scarcity of space</li></ul>
	Capabilities approach	<ul style="list-style-type: none"><li>• Actual capability of use</li><li>• Agency</li></ul>	<ul style="list-style-type: none"><li>• Relation to housing domain</li><li>• Support for agency</li></ul>
Procedural justice	Liberalism	<ul style="list-style-type: none"><li>• Individual rights and freedom</li><li>• Entitlement</li><li>• Legitimacy</li></ul>	
	Communicative turn	<ul style="list-style-type: none"><li>• Inclusion of stakeholders in the process</li><li>• Consensus</li></ul>	<ul style="list-style-type: none"><li>• Policy support</li><li>• Current practice</li></ul>
	Advocacy planning	<ul style="list-style-type: none"><li>• Representation of marginalised groups</li><li>• Equity</li></ul>	<ul style="list-style-type: none"><li>• Professional influence</li><li>• Intergenerational justice</li></ul>

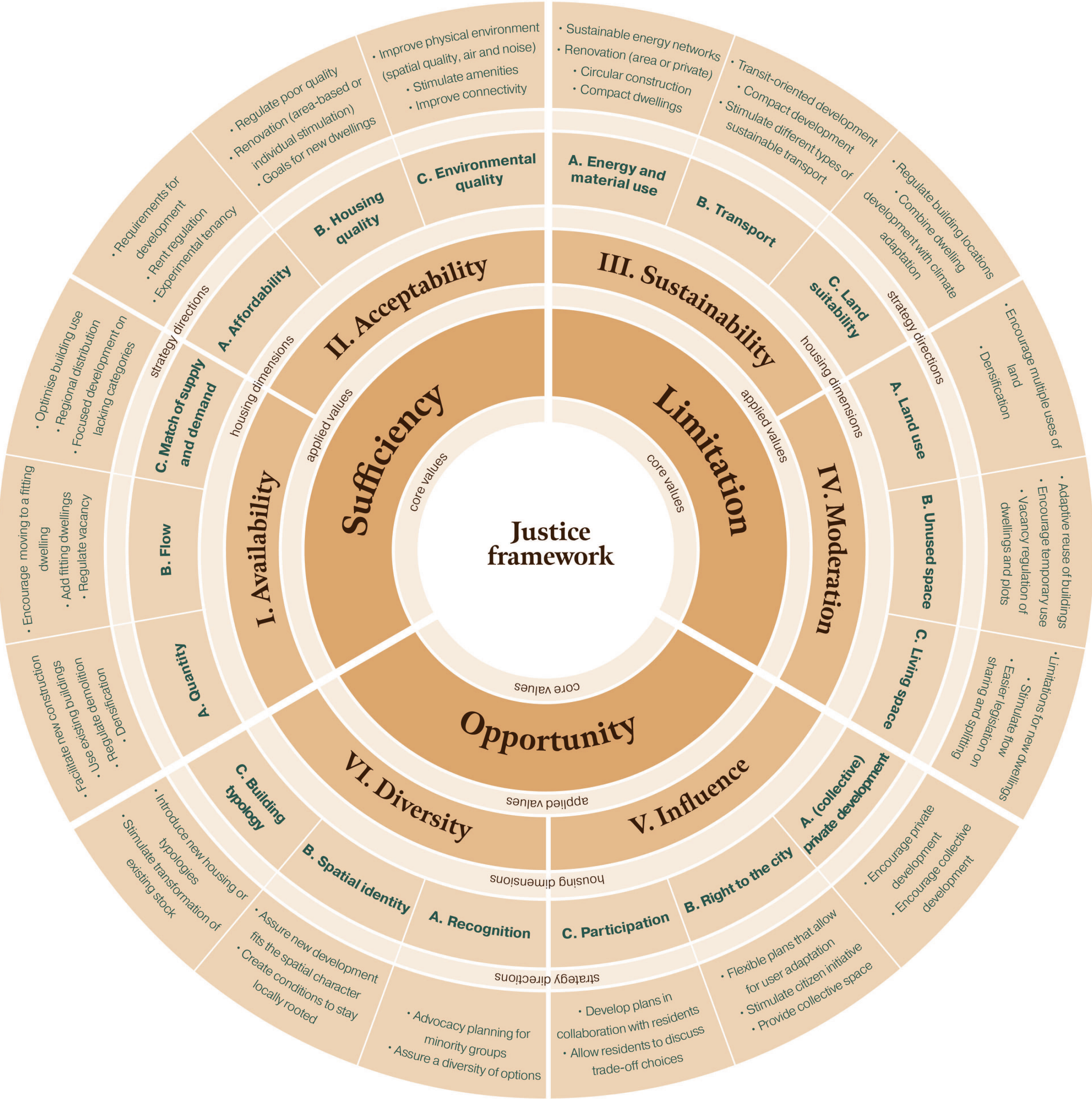


# Justice framework

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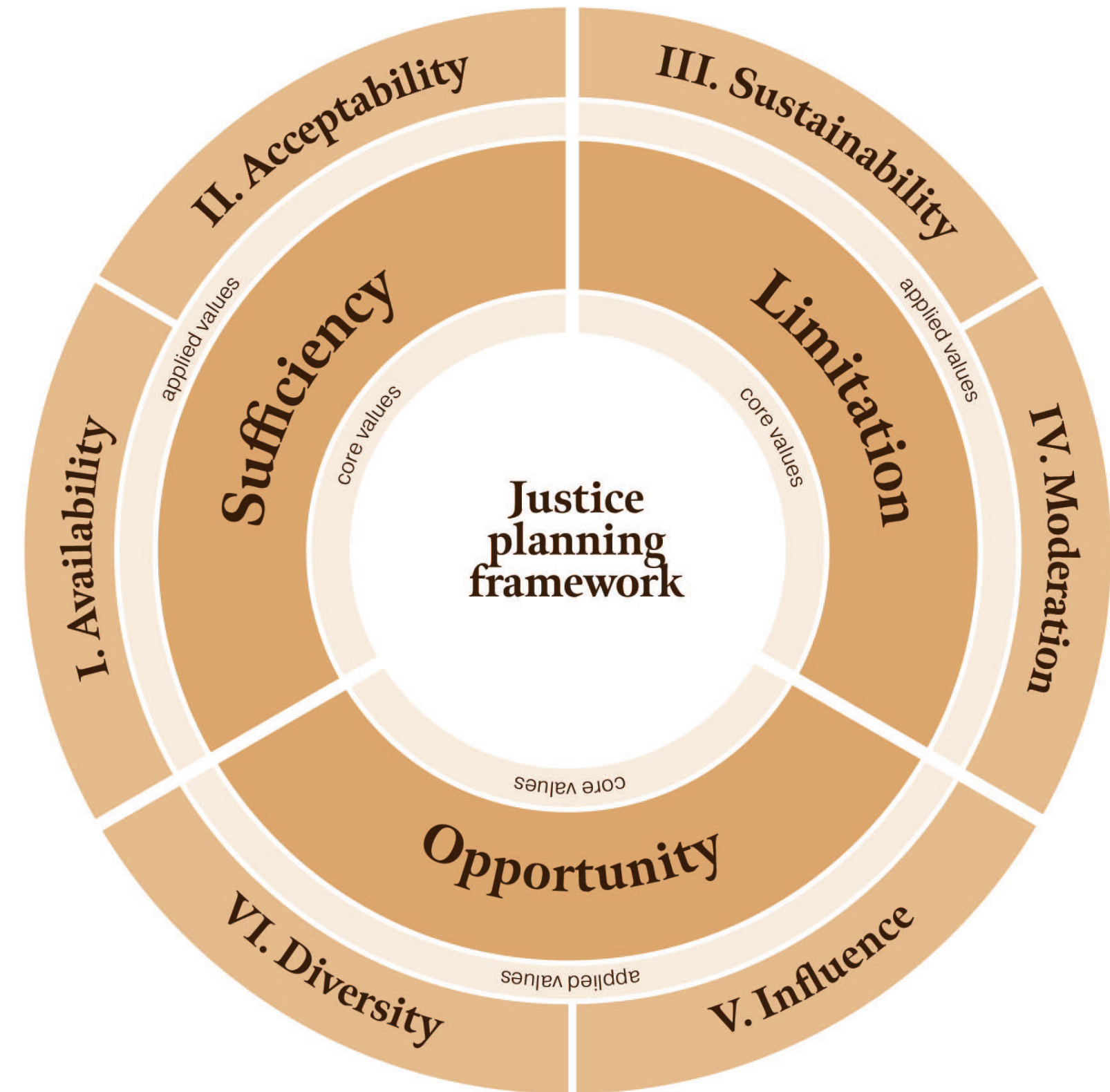
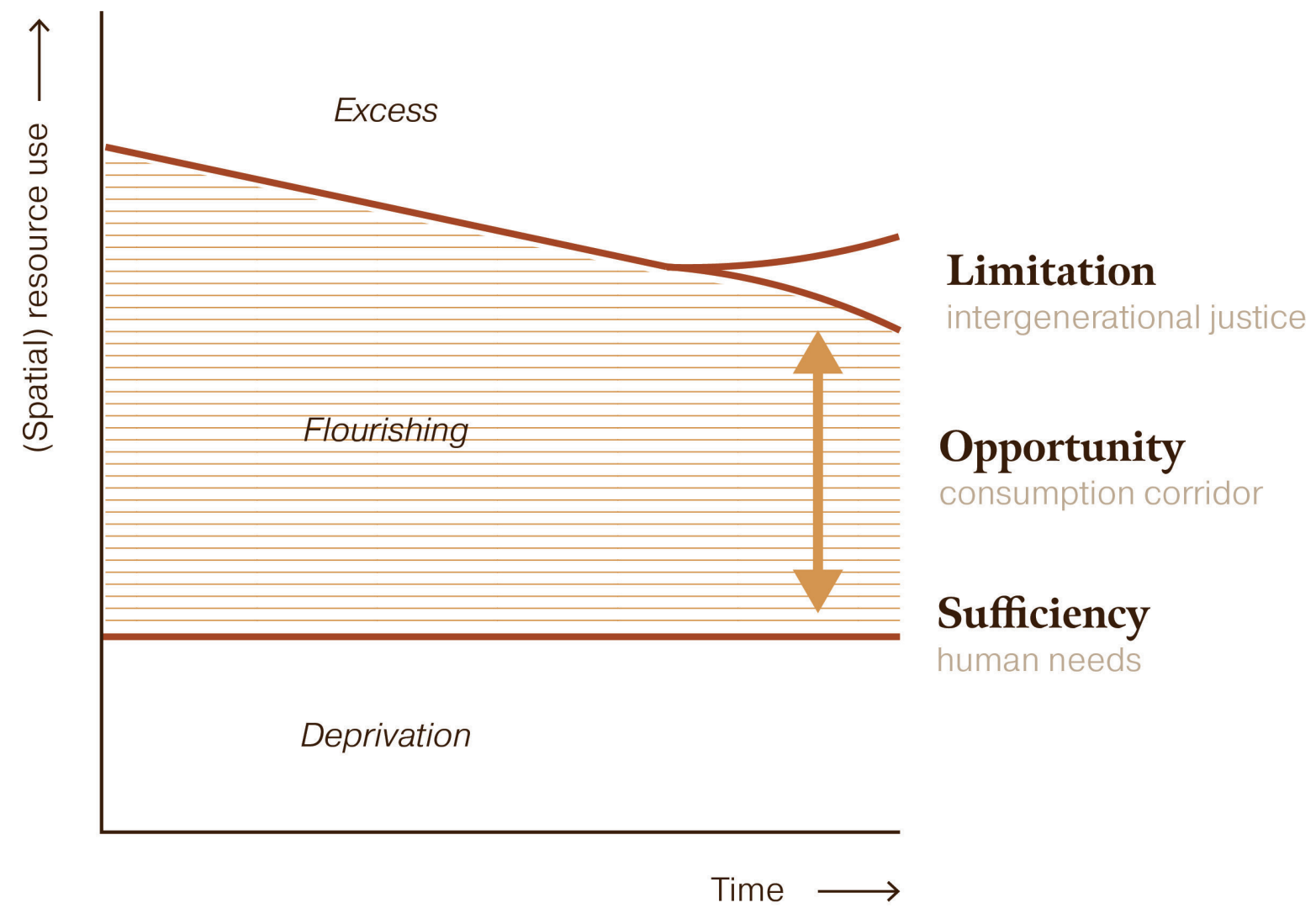
2. What are the values behind different approaches to spatial justice and how can these values be operationalised for spatial planning?

# The justice framework





# Core of the justice framework



# Core of the justice framework

**I. Availability**      The number of dwellings should be enough. Demand and supply should match.

**II. Acceptability**

**III. Sustainability**

**IV. Moderation**

**V. Influence**

**VI. Diversity**





# Core of the justice framework

- I. Availability

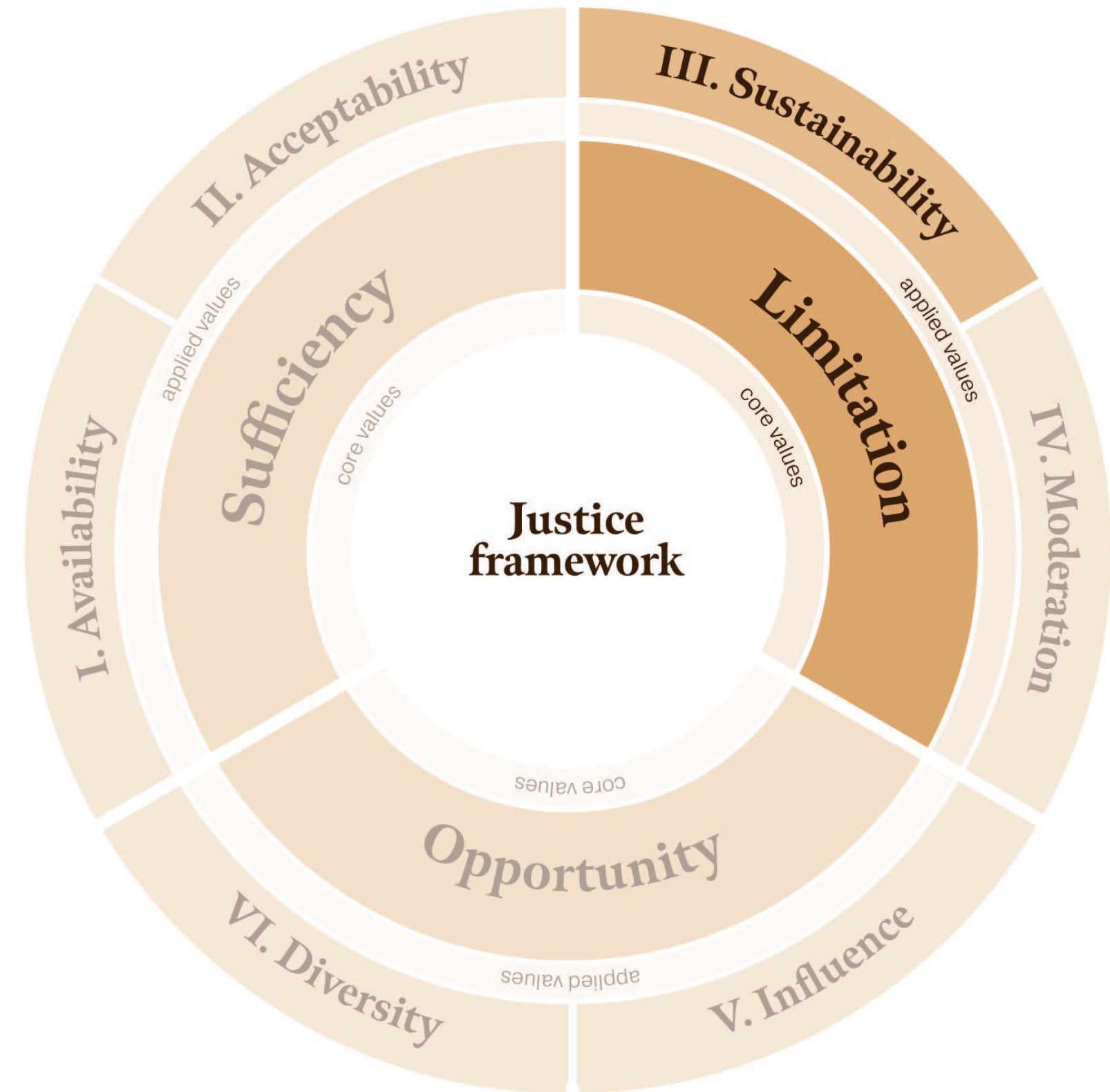
The number of dwellings should be enough. Demand and supply should match.
- II. Acceptability

Housing should be of sufficient quality and be affordable.
- III. Sustainability
- IV. Moderation
- V. Influence
- VI. Diversity



## Core of the justice framework

- I. Availability**      The number of dwellings should be enough. Demand and supply should match.
- II. Acceptability**      Housing should be of sufficient quality and be affordable.
- III. Sustainability**      Referring to *intergenerational* justice: concerning the long term effect of contemporary planning choices.
- IV. Moderation**
- V. Influence**
- VI. Diversity**



## Core of the justice framework

- I. Availability**      The number of dwellings should be enough. Demand and supply should match.
- II. Acceptability**      Housing should be of sufficient quality and be affordable.
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- V. Influence**
- VI. Diversity**





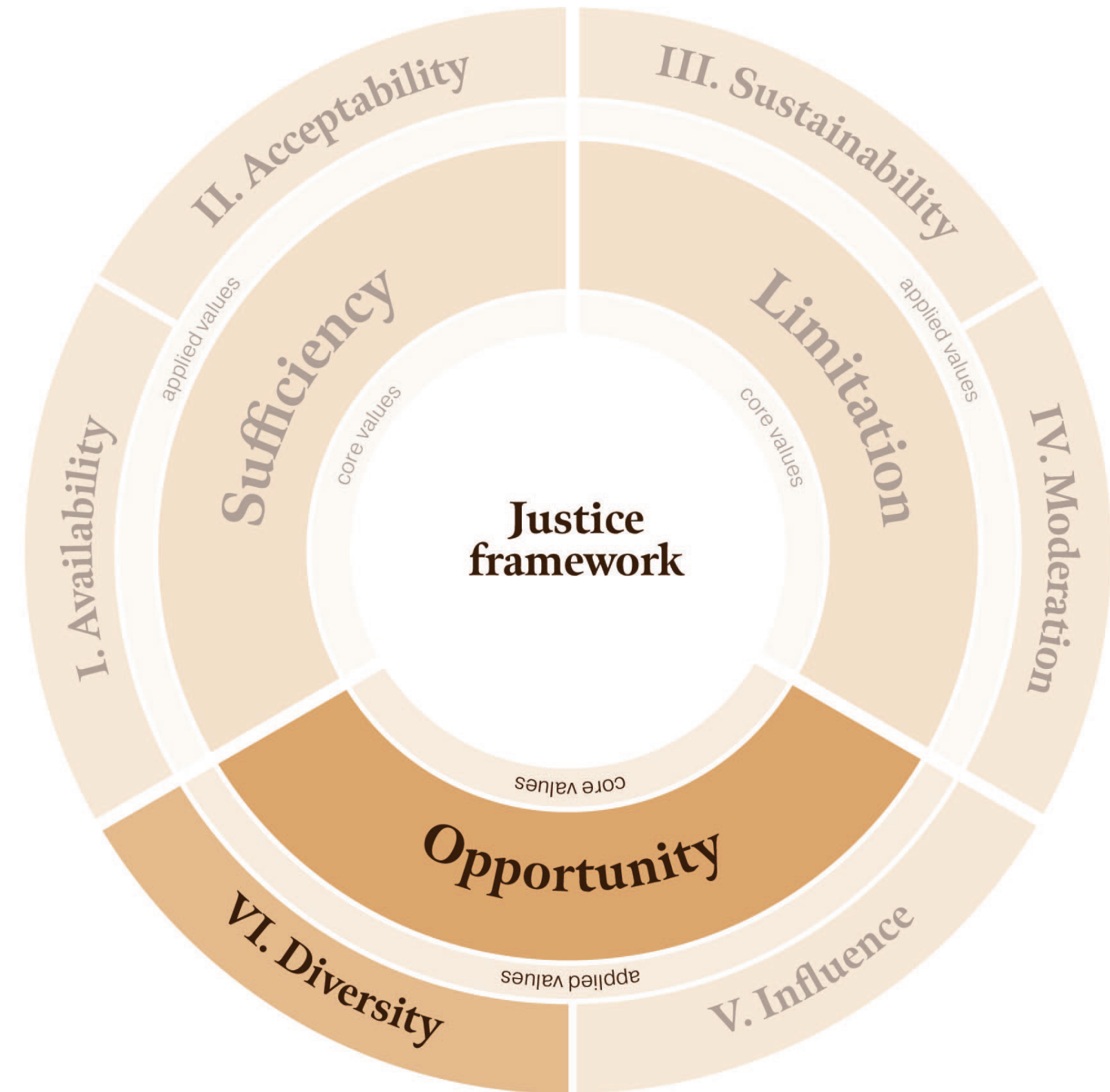
## Core of the justice framework

- |                            |   |
|----------------------------|---|
| <b>I. Availability</b>     | The number of dwellings should be enough. Demand and supply should match.                                       |
| <b>II. Acceptability</b>   | Housing should be of sufficient quality and be affordable.  |
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| <b>IV. Moderation</b>      | Referring to intragenerational justice: excessive use which limits sufficiency of others now and in the future. |
| <b>V. Influence</b>        | Referring to procedural justice. Concerning influence in spatial development in several stages.                 |
| <b>VI. Diversity</b>       |   |



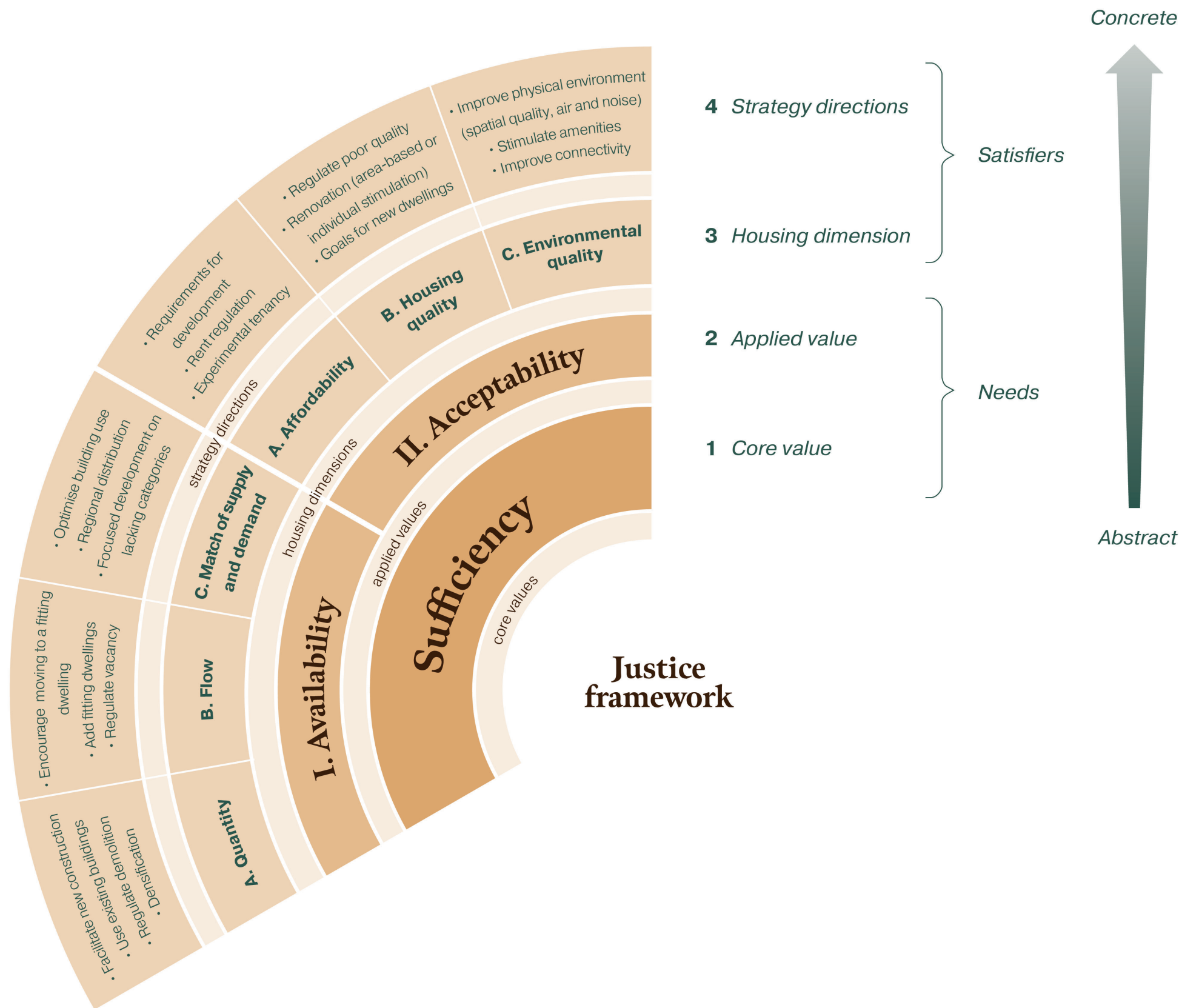
## Core of the justice framework

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| <b>V. Influence</b>        | Referring to procedural justice. Concerning influence in spatial development in several stages.                 |
| <b>VI. Diversity</b>       | Housing policy should recognise different demands and provide different real opportunities.                     |





# Structure of the justice framework

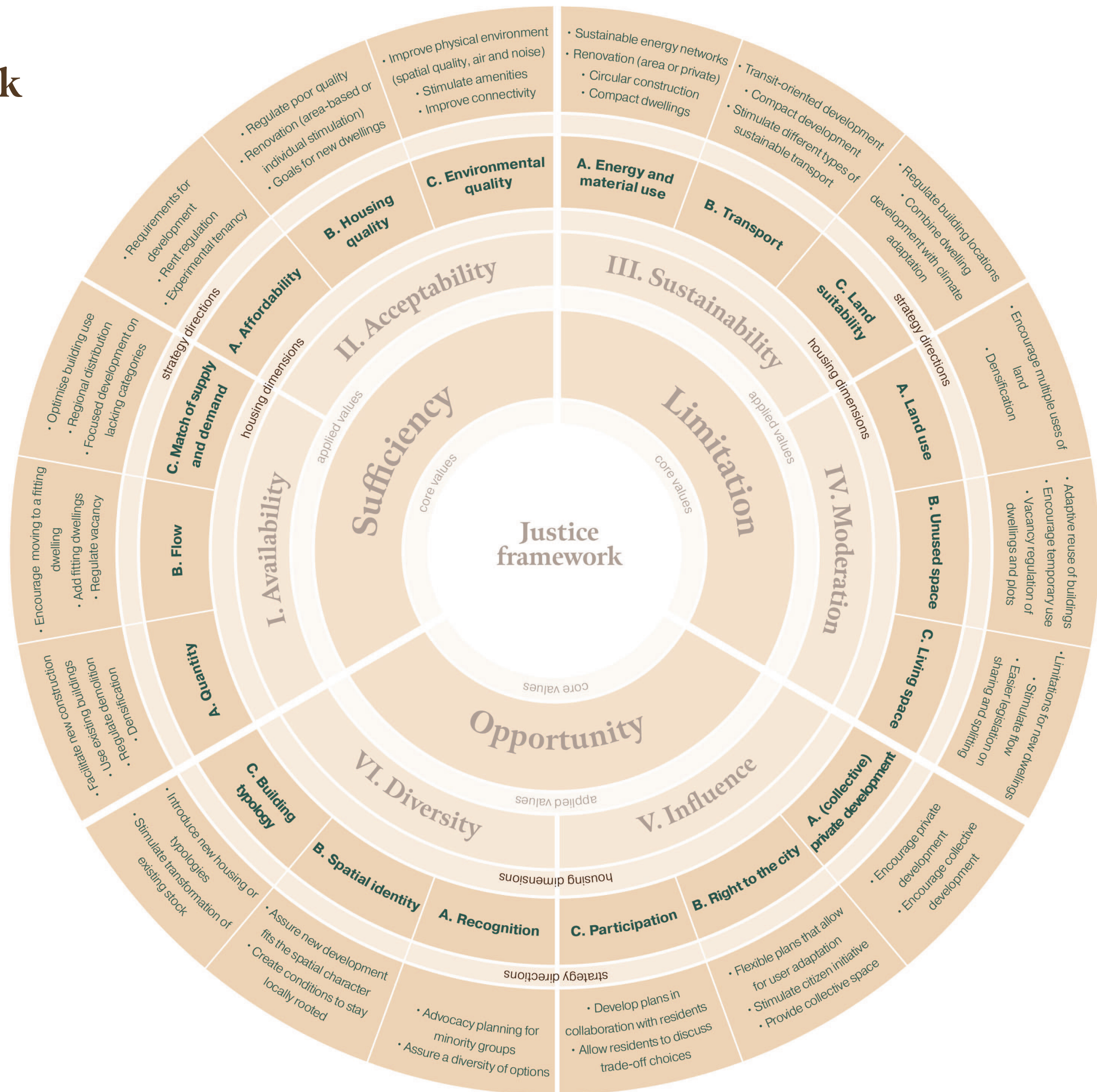


# Outer rings of the justice framework

## Third ring: housing dimensions

- Research scope

## Fourth ring: strategy directions



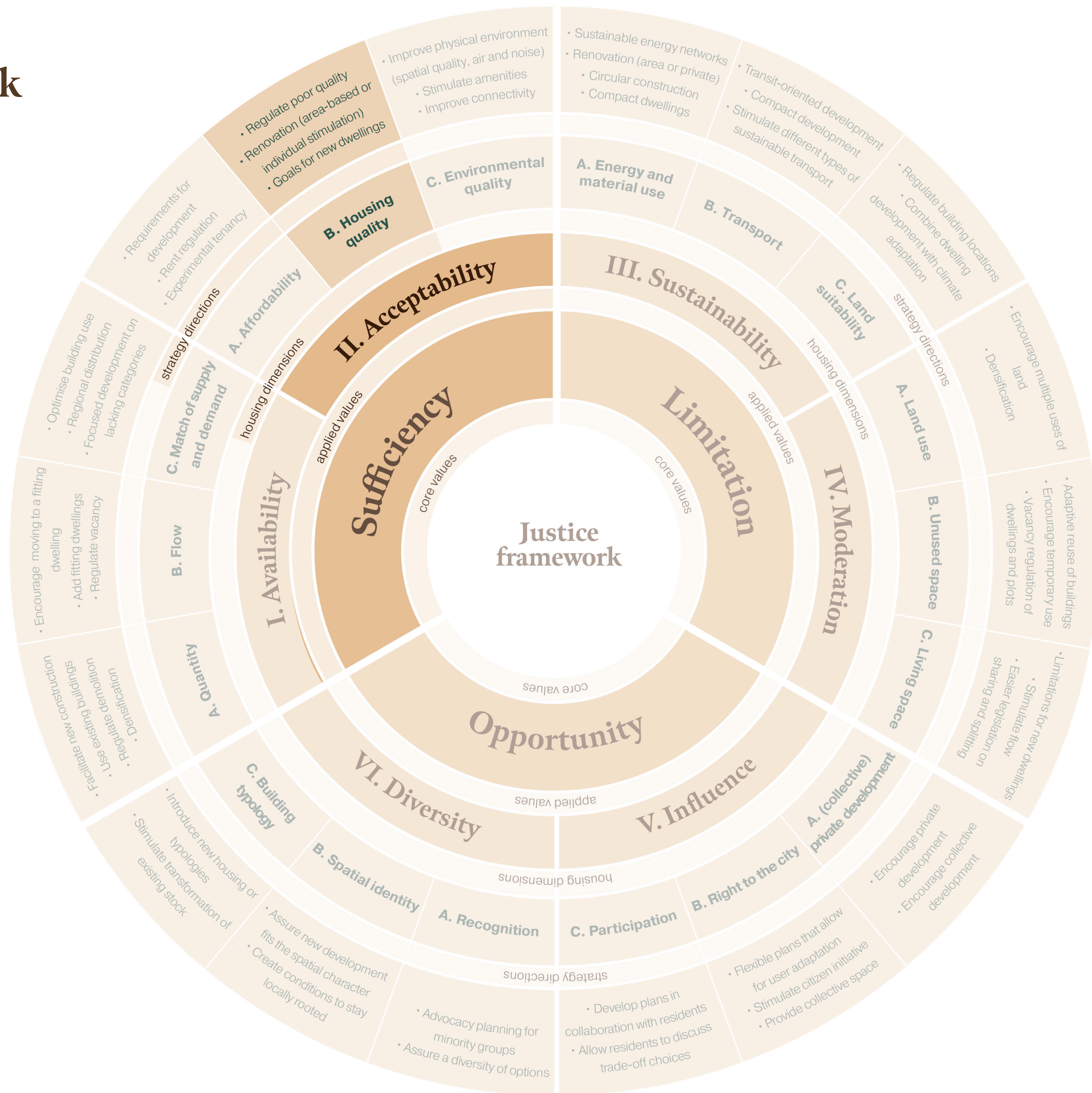


# Outer rings of the justice framework

## Third ring: housing dimensions

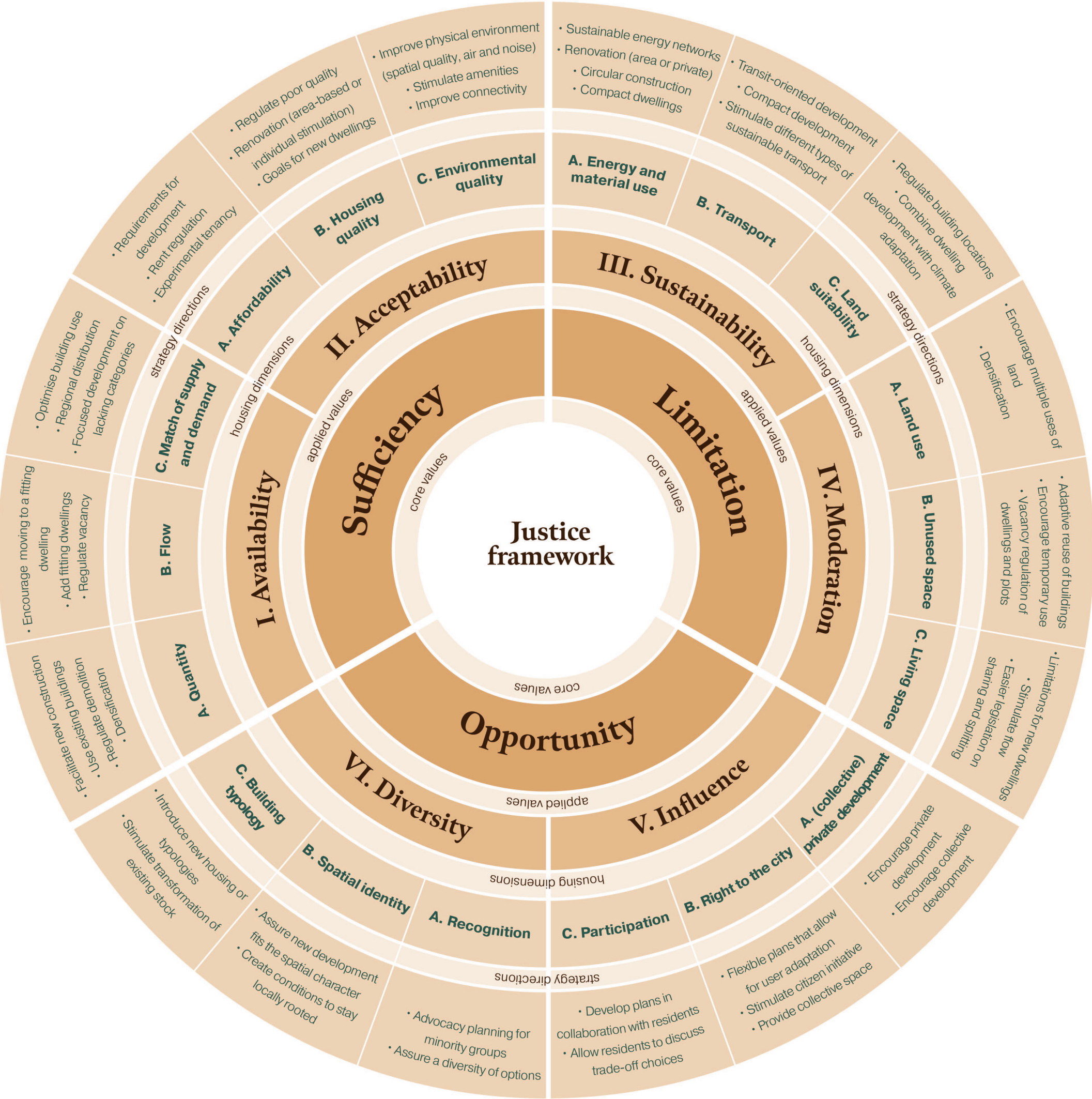
- Research scope

## Fourth ring: strategy directions





# Complete justice framework



# Case study analysis

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**3. How can a framework based on justice values result in a planning and design strategy when applied to a region in the Netherlands?**



# Case study selection

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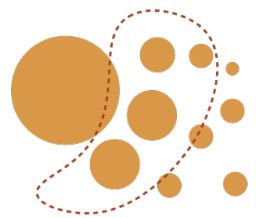
## Selection on four criteria



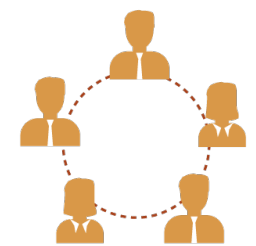
Housing injustices



Size differentiation



Intermediary zone



Institutional cooperation

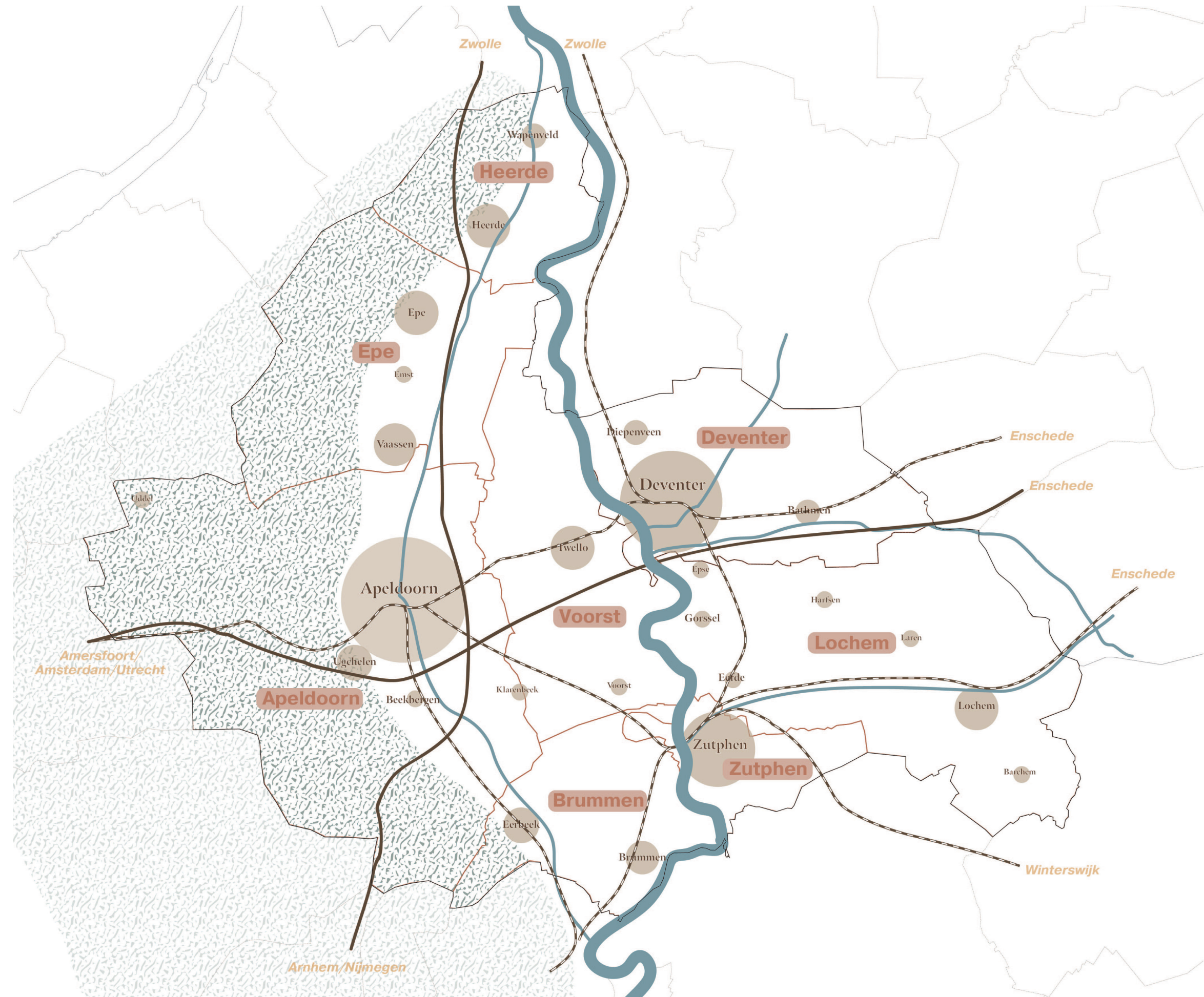




# Choice: Stedendriehoek

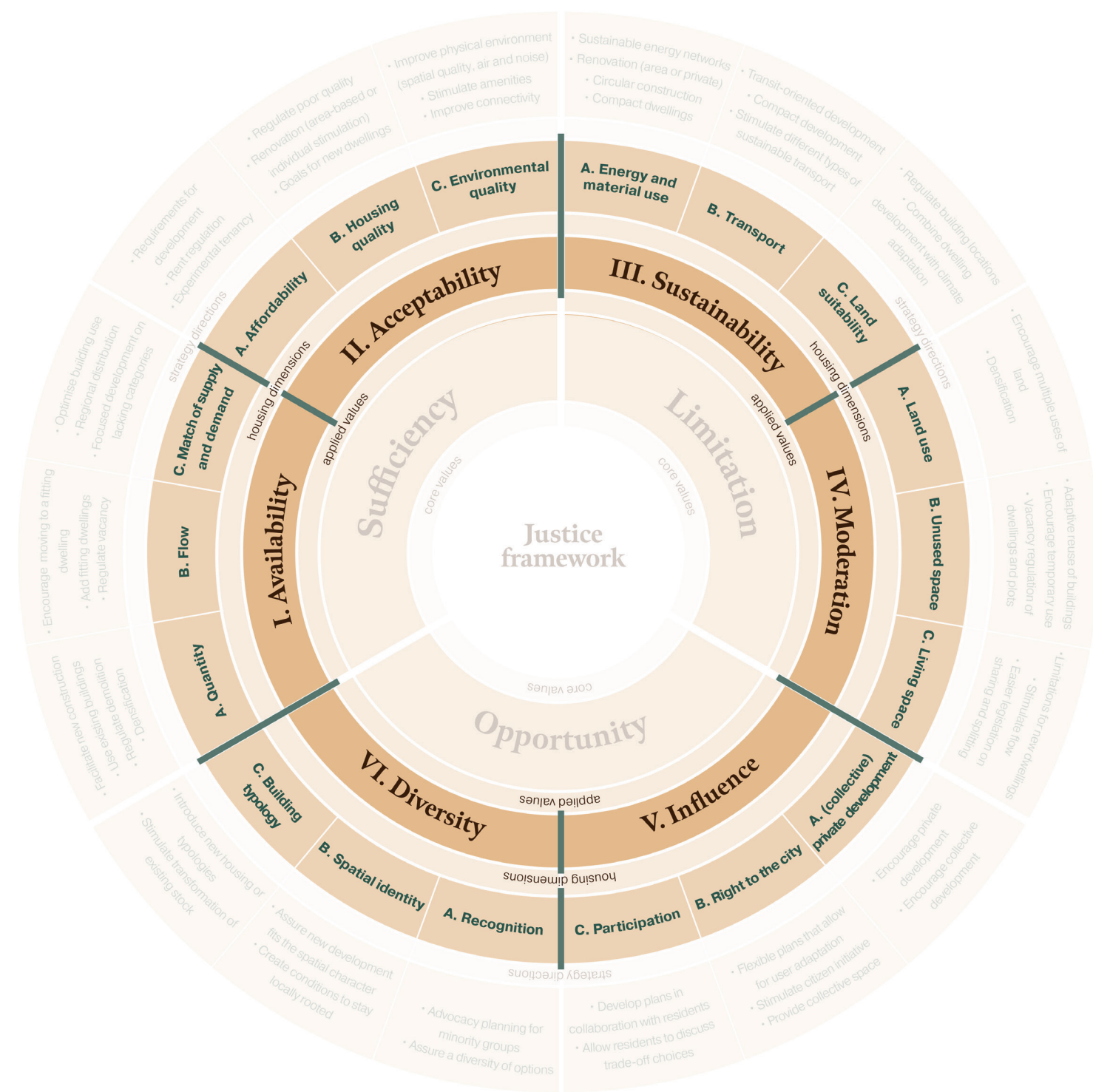
## ‘Regio Stedendriehoek’

- 8 municipalities
- 2 provinces





# Analyses

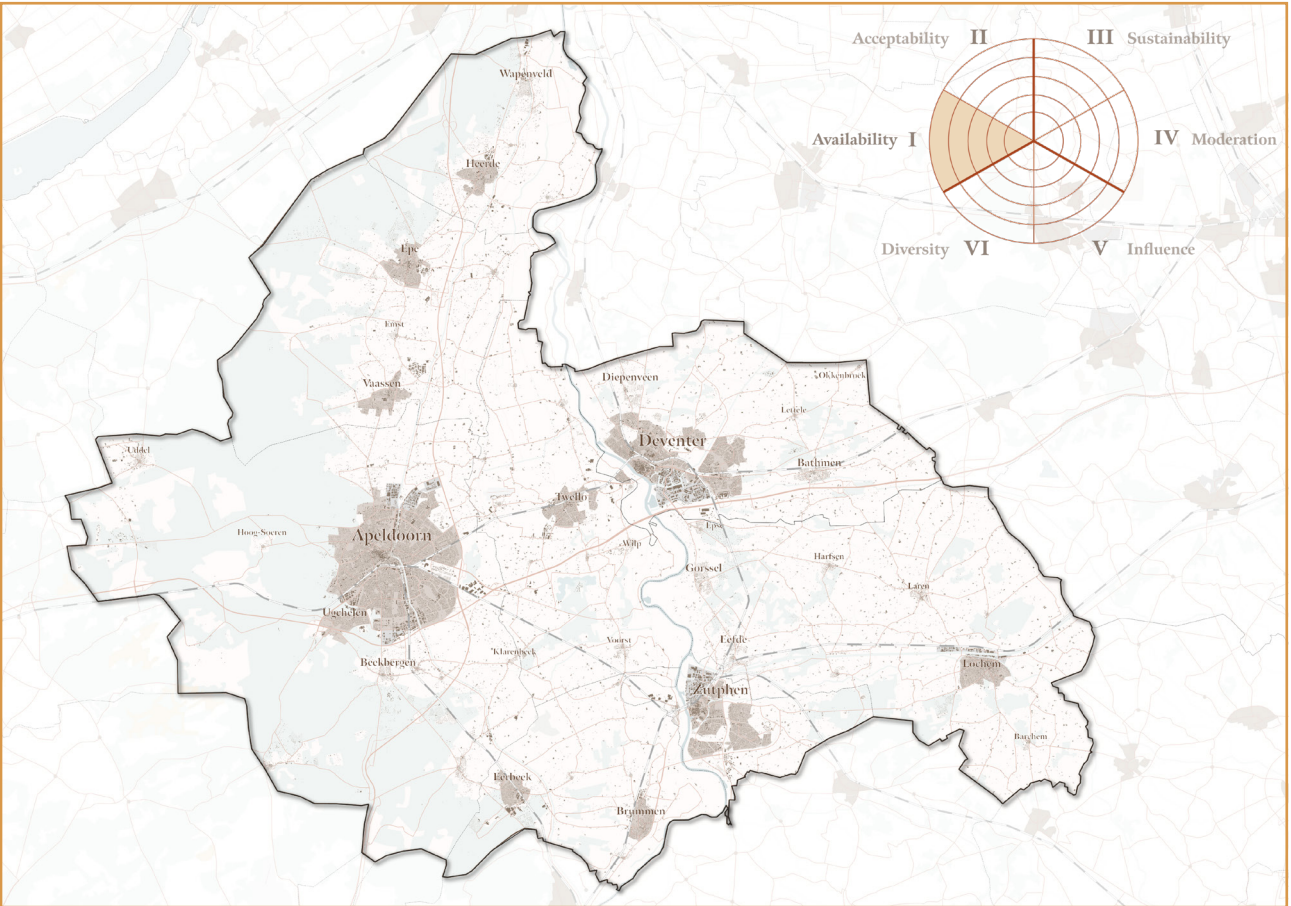




# Analyses



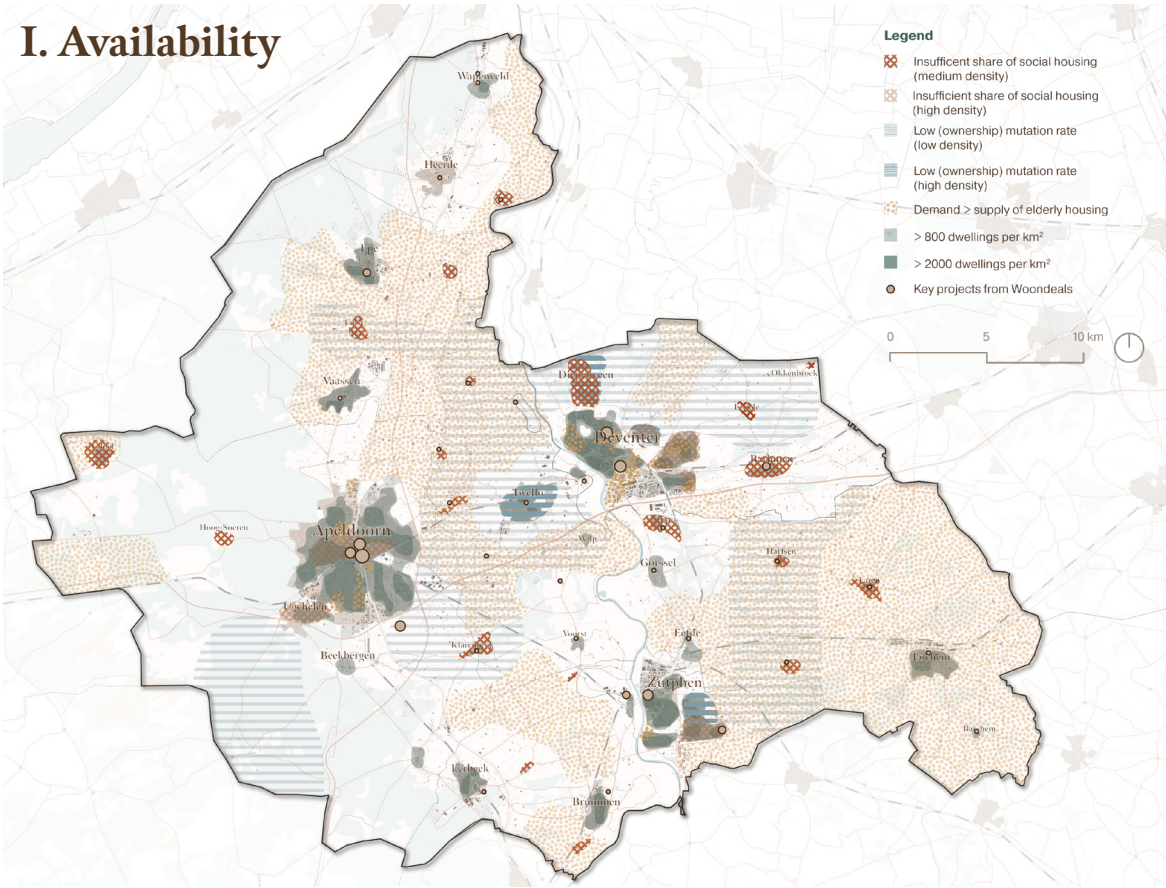
A. Land use  
B. Unused space  
C. Living space



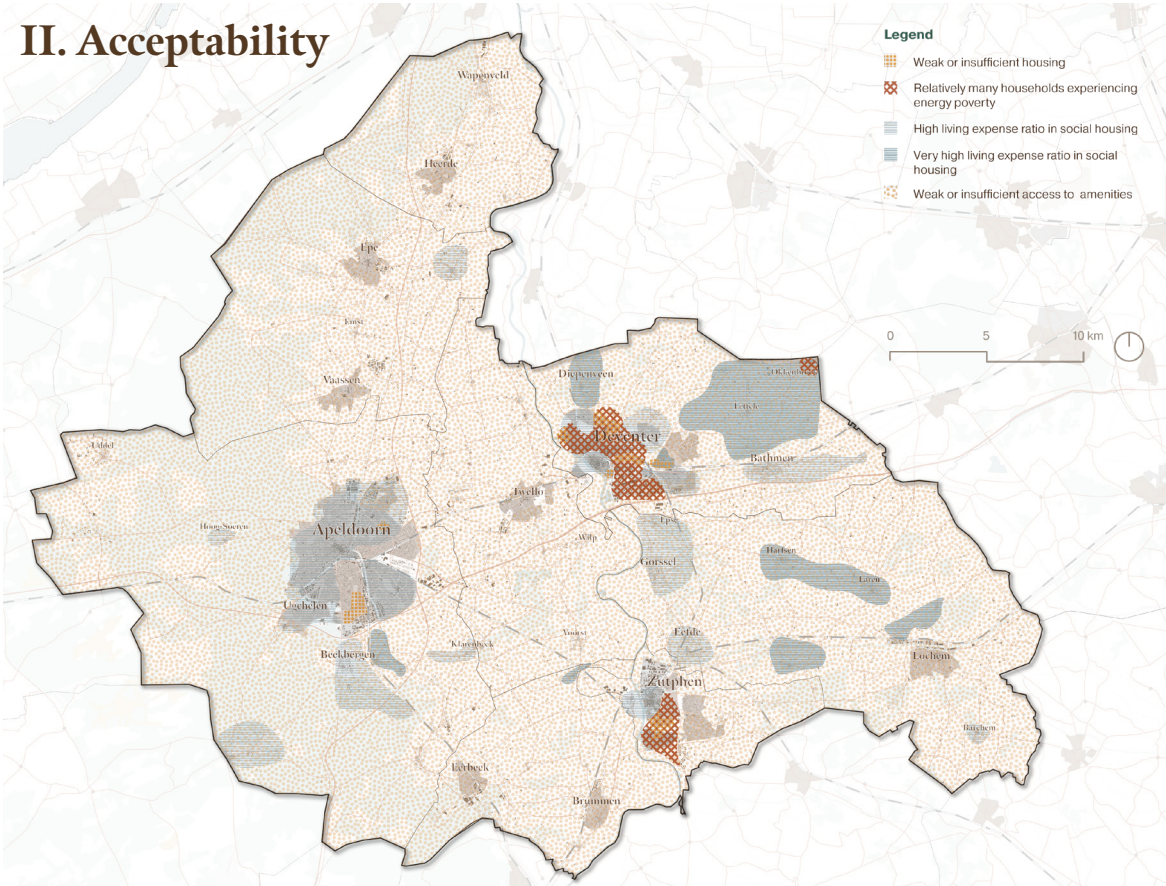


Sufficiency

I. Availability

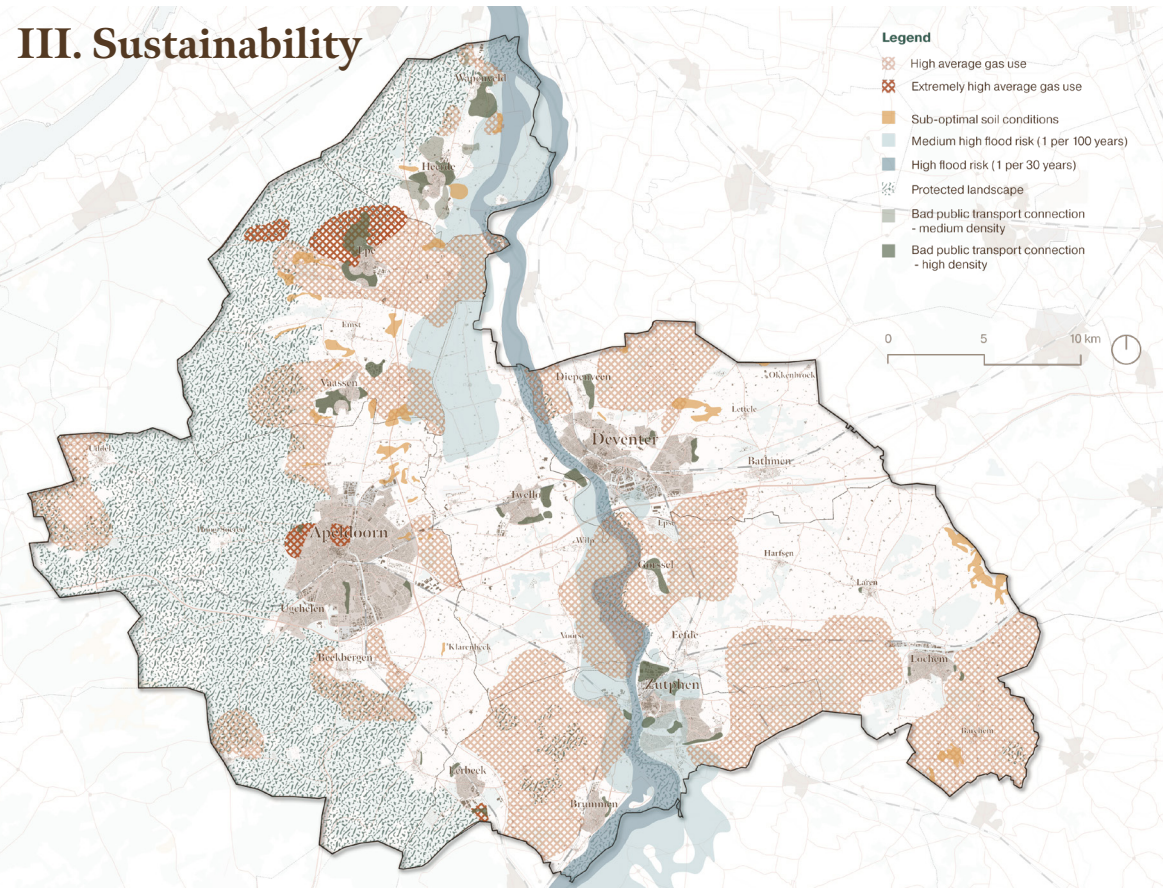


II. Acceptability

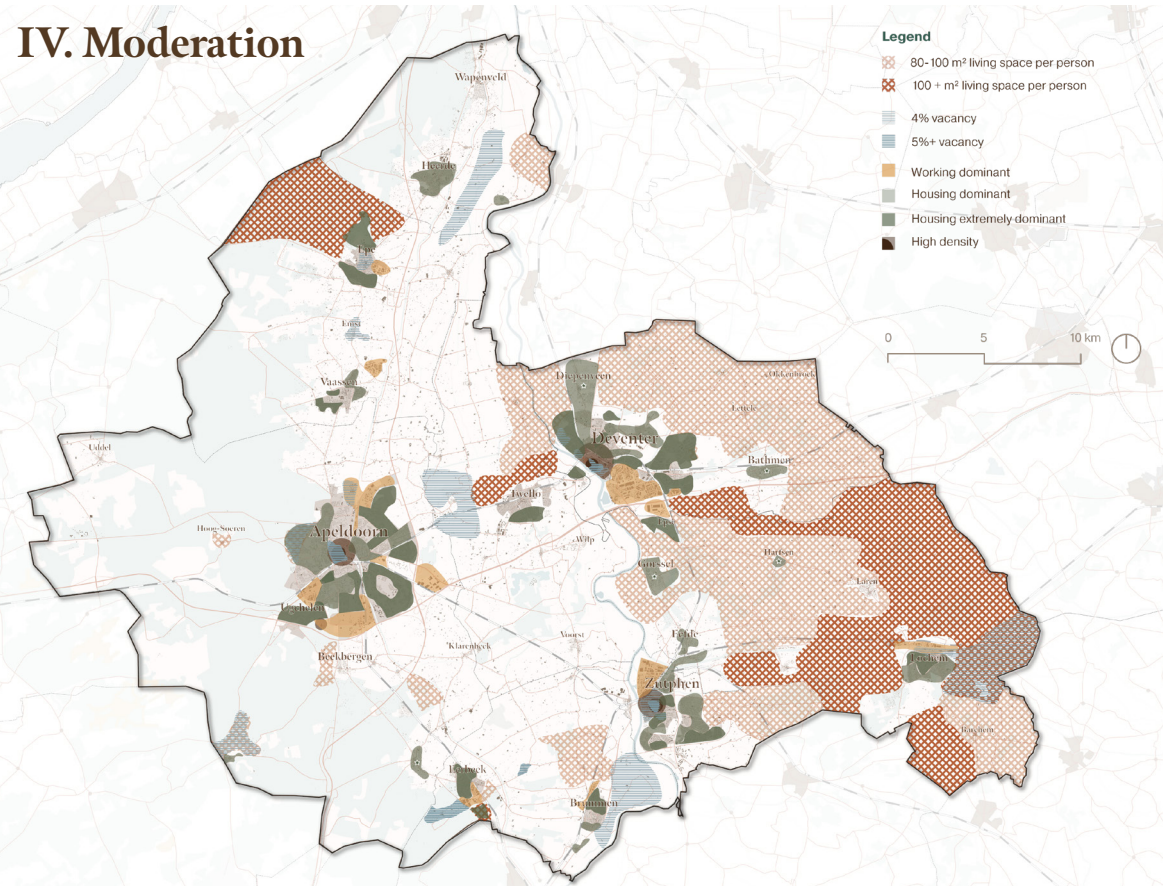


Limitation

III. Sustainability



IV. Moderation

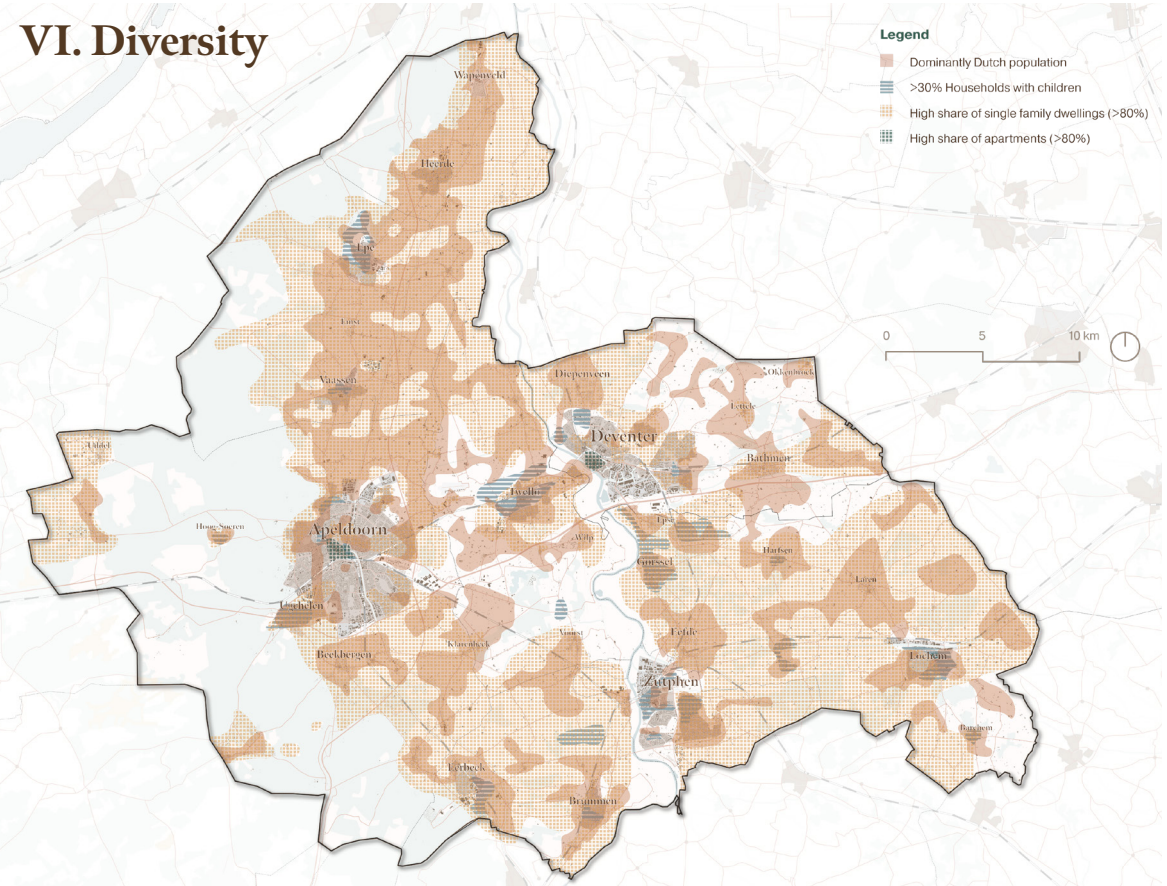


Opportunity

V. Influence

*non-spatial*

VI. Diversity



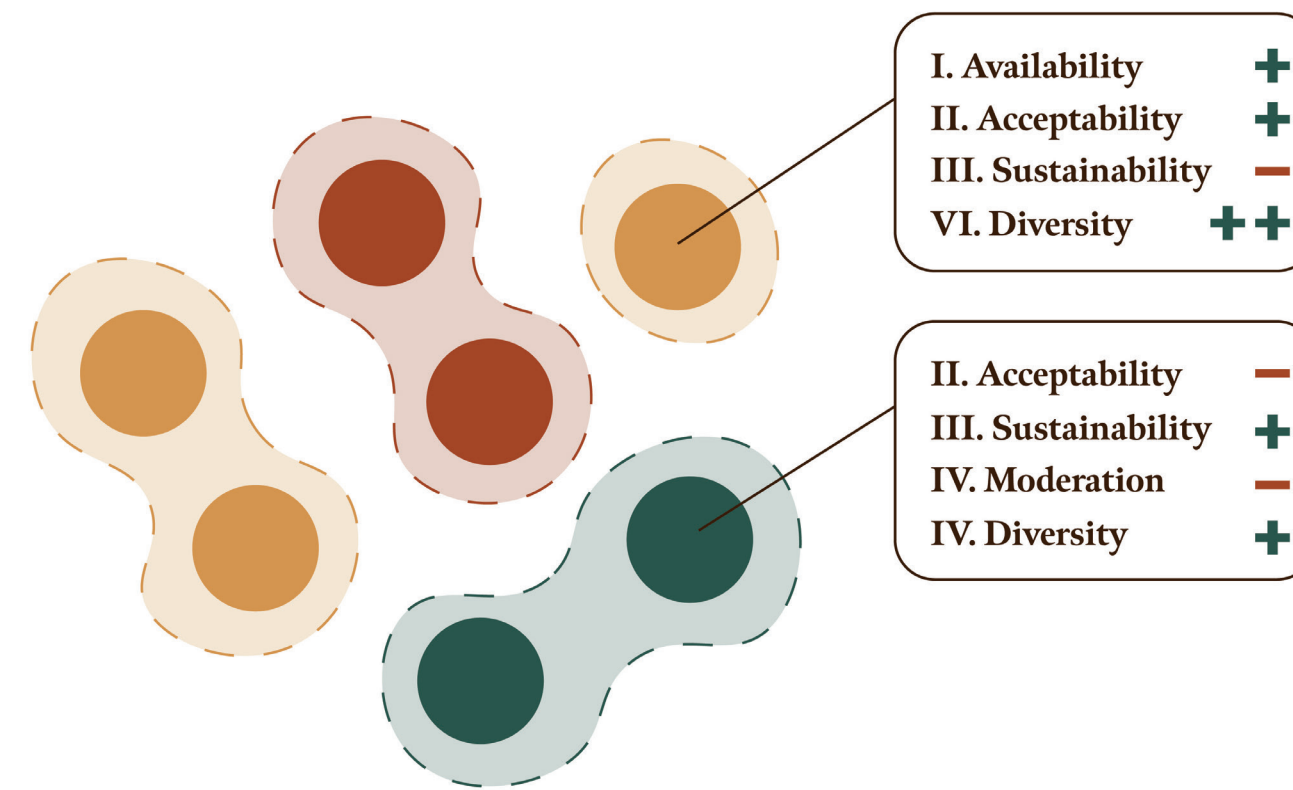


# Clustering

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## Places with similar injustices

- Based on patterns observed in analysis

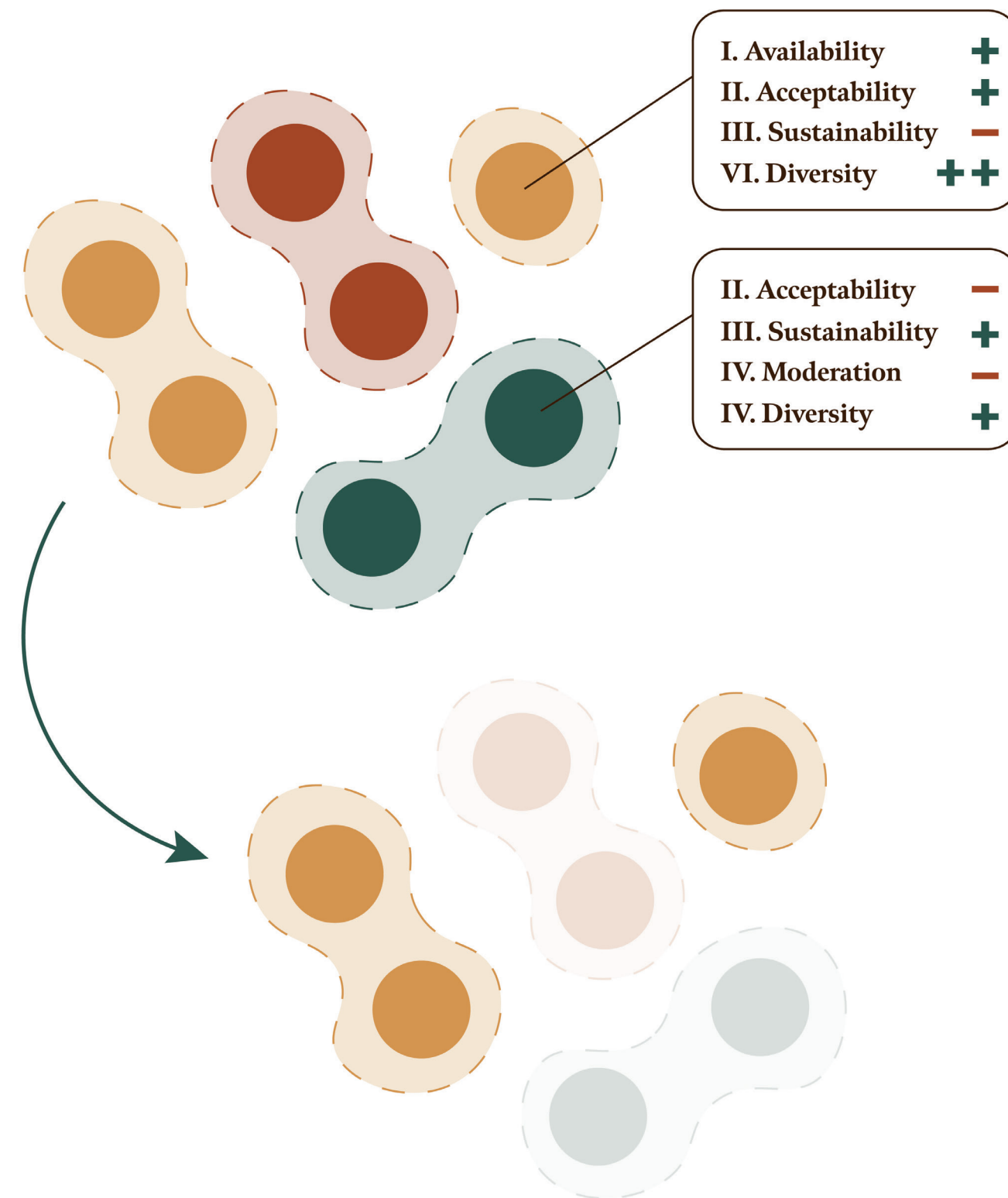
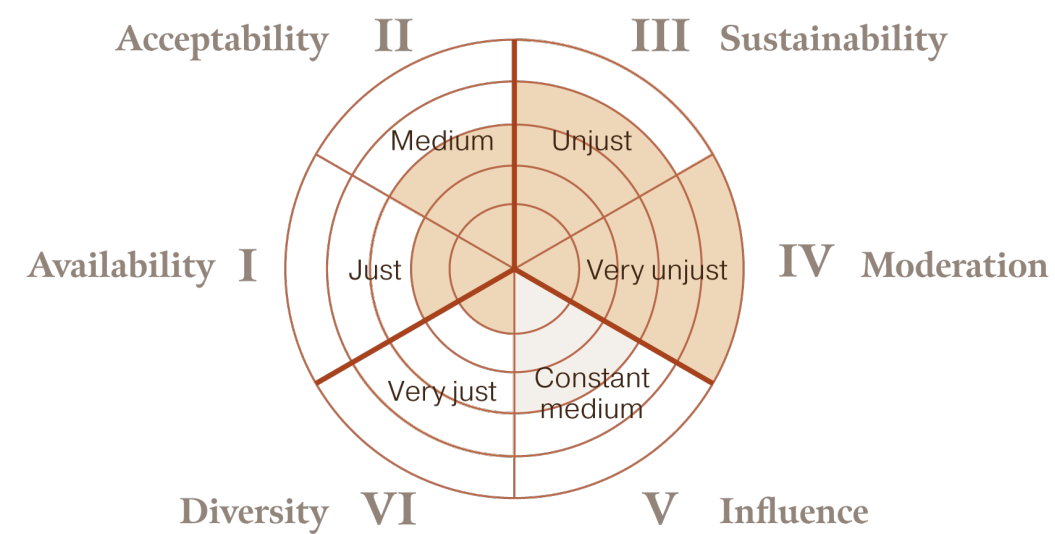


# Clustering

## Places with similar injustices

### Wind rose

- Qualitative assessment
- High score = comparatively more unjust



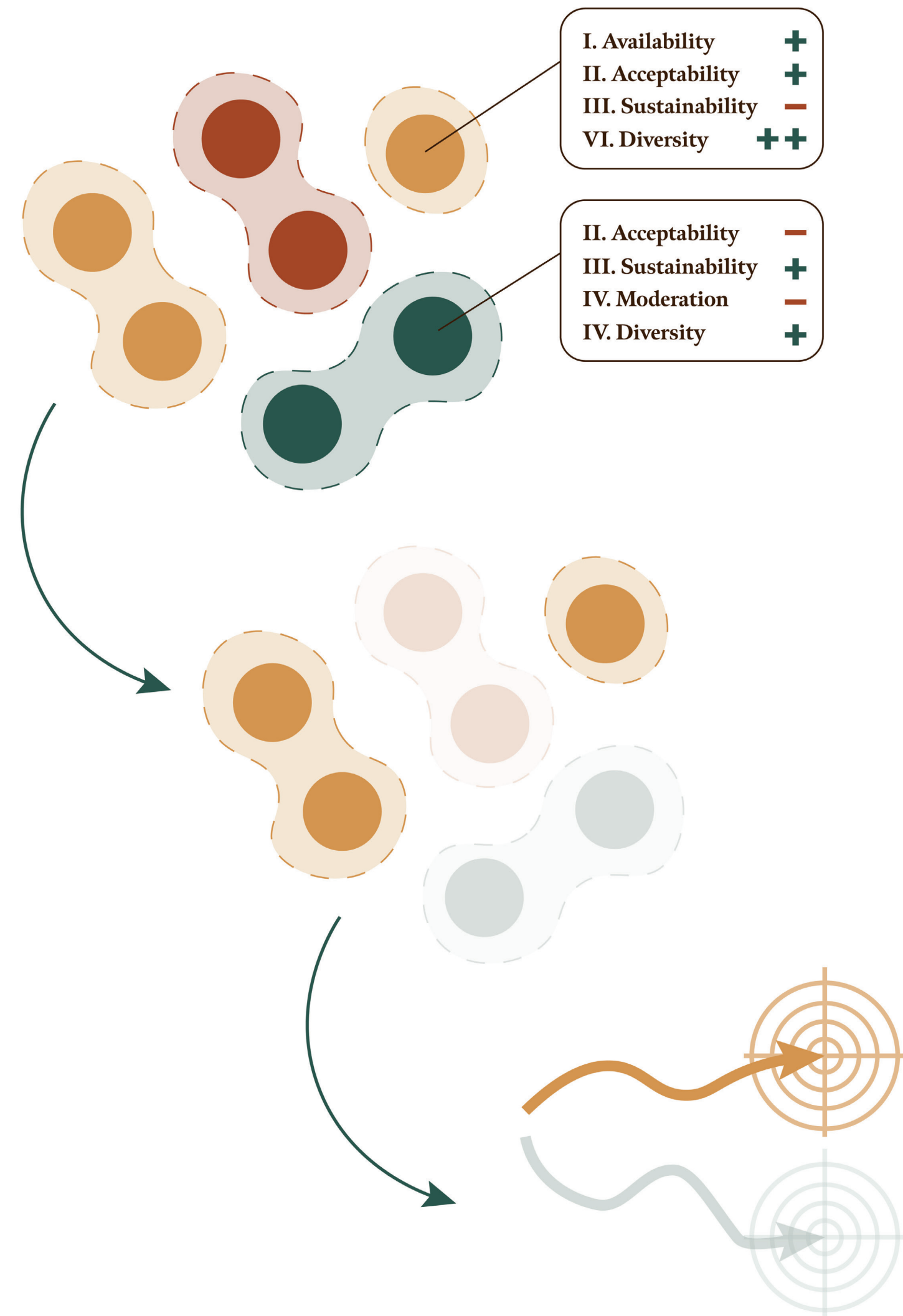
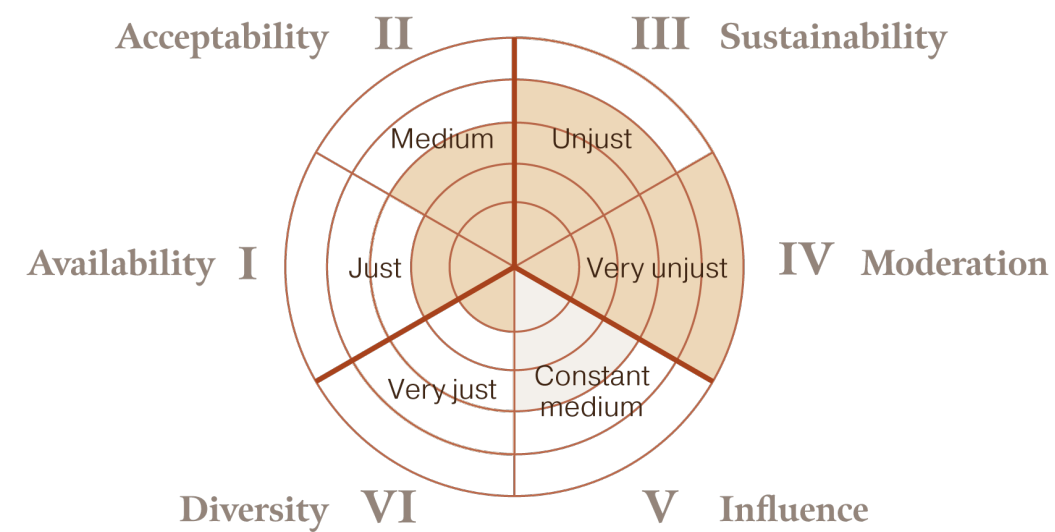
# Clustering

## Spaces with similar injustices

## Wind rose

- Qualitative assessment
- High score = comparatively more unjust

## Respond through strategies





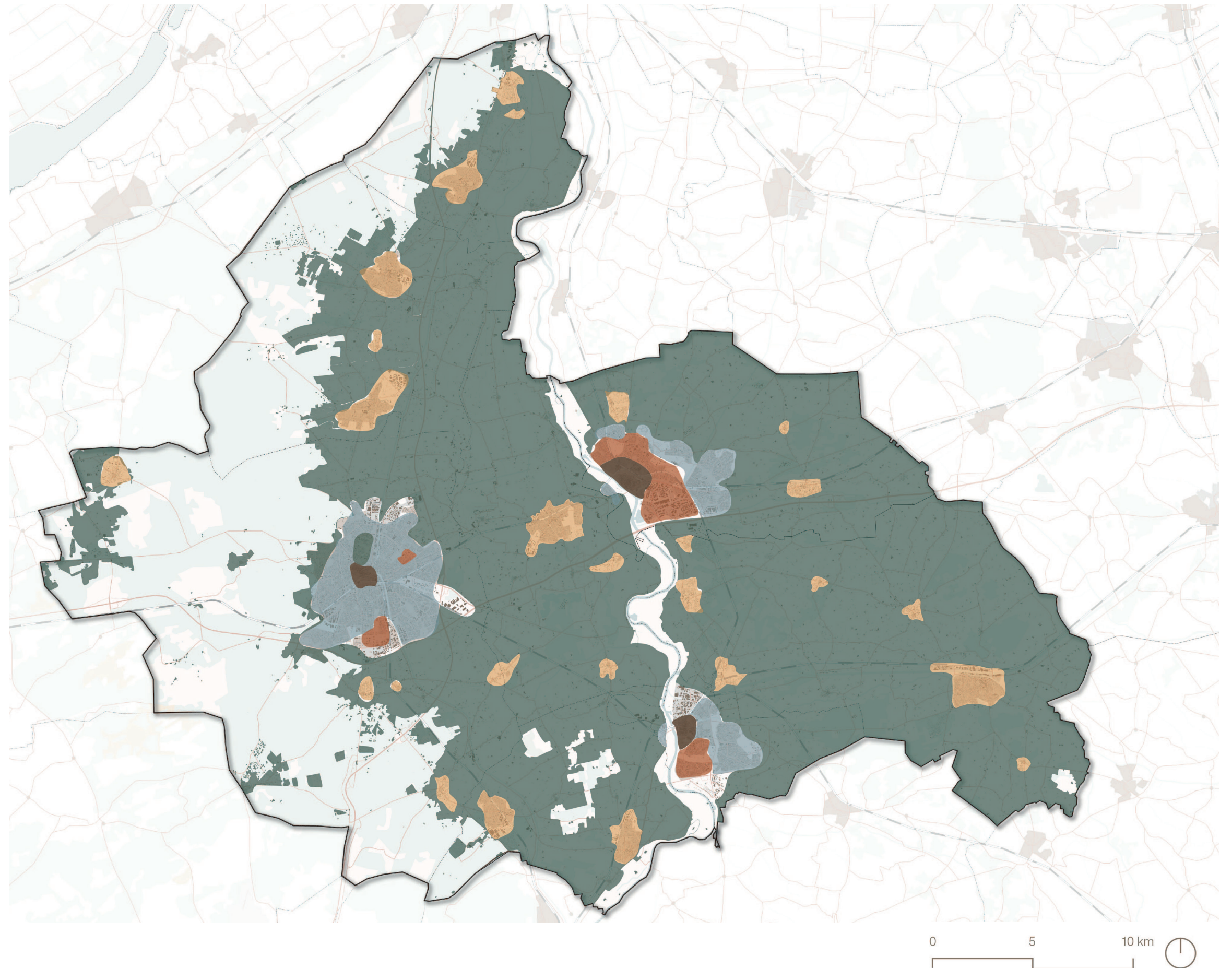
# Clustering

## 5 clusters

- Excluding uninhabited areas

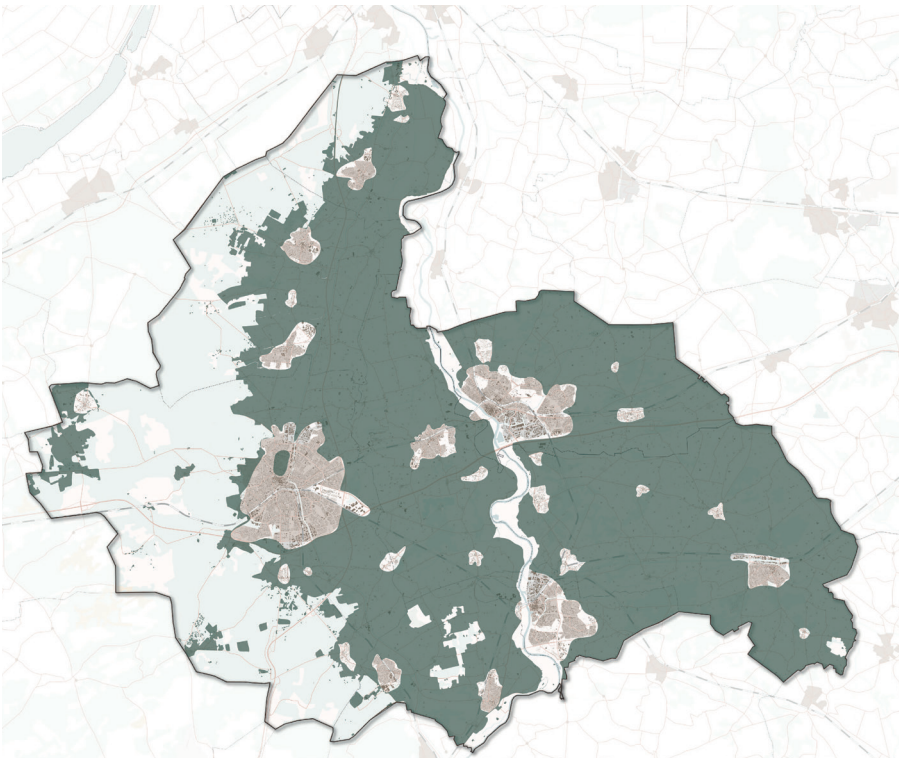
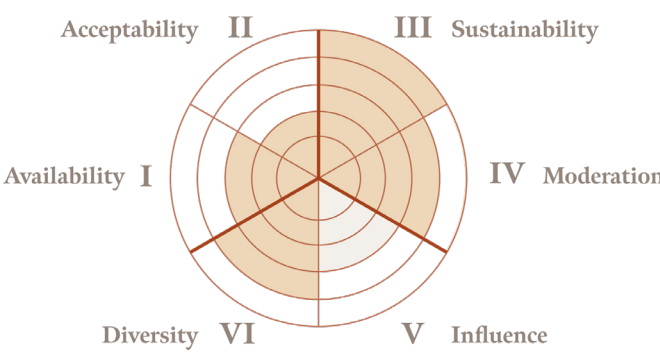
### Legend

- 1. Rural and rich
- 2. Central villages
- 3. City centres
- 4. Struggling neighbourhoods
- 5. Suburbs



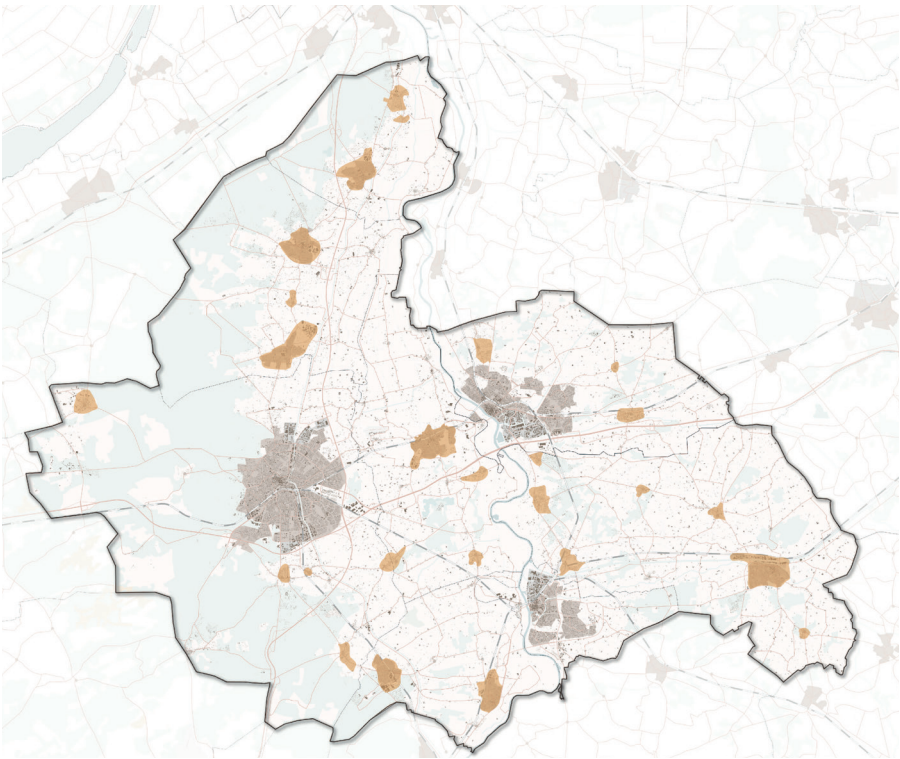
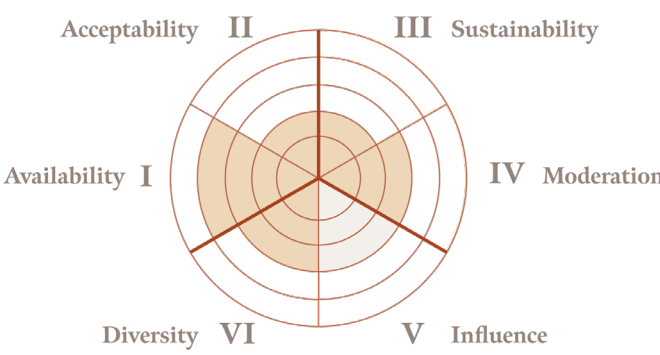


# Cluster 1: Rural and Rich



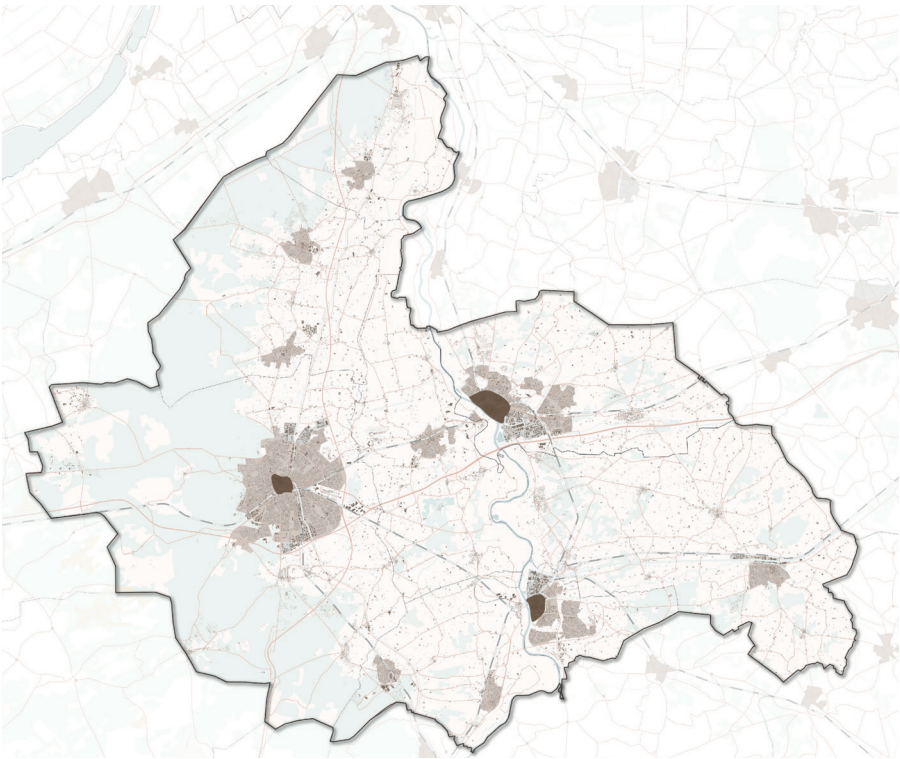
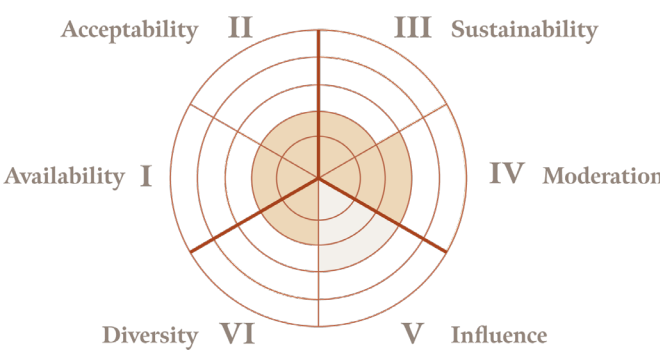


# Cluster 2: Central villages



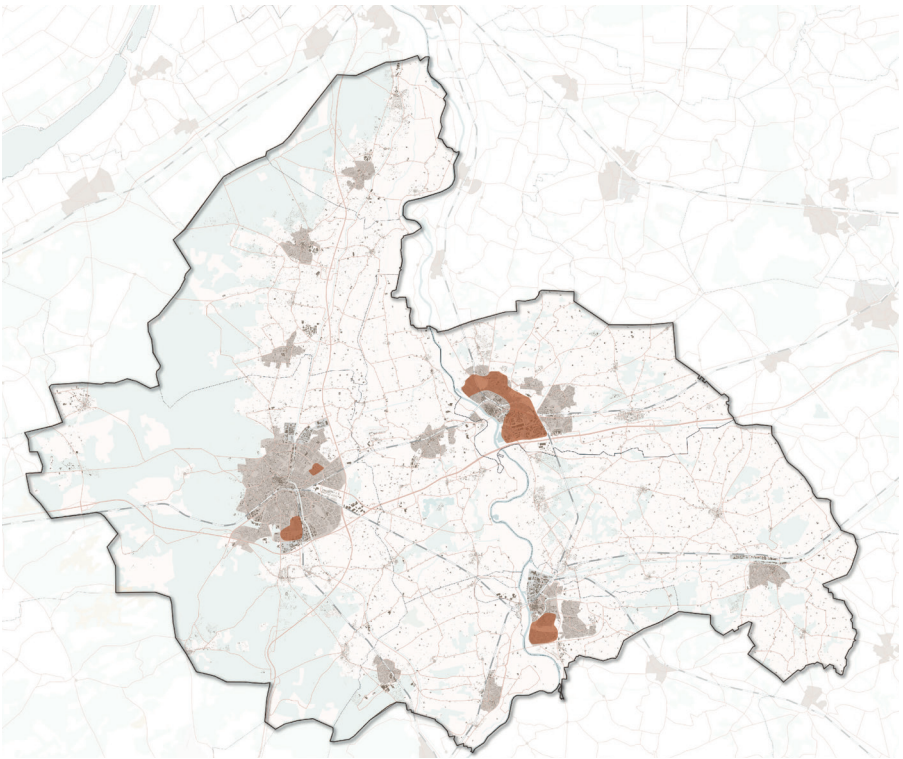
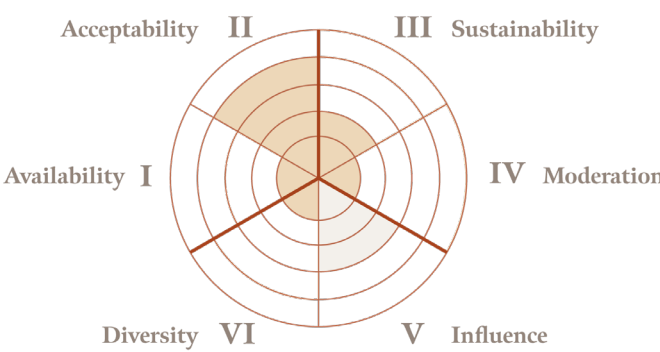


# Cluster 3: City Centres



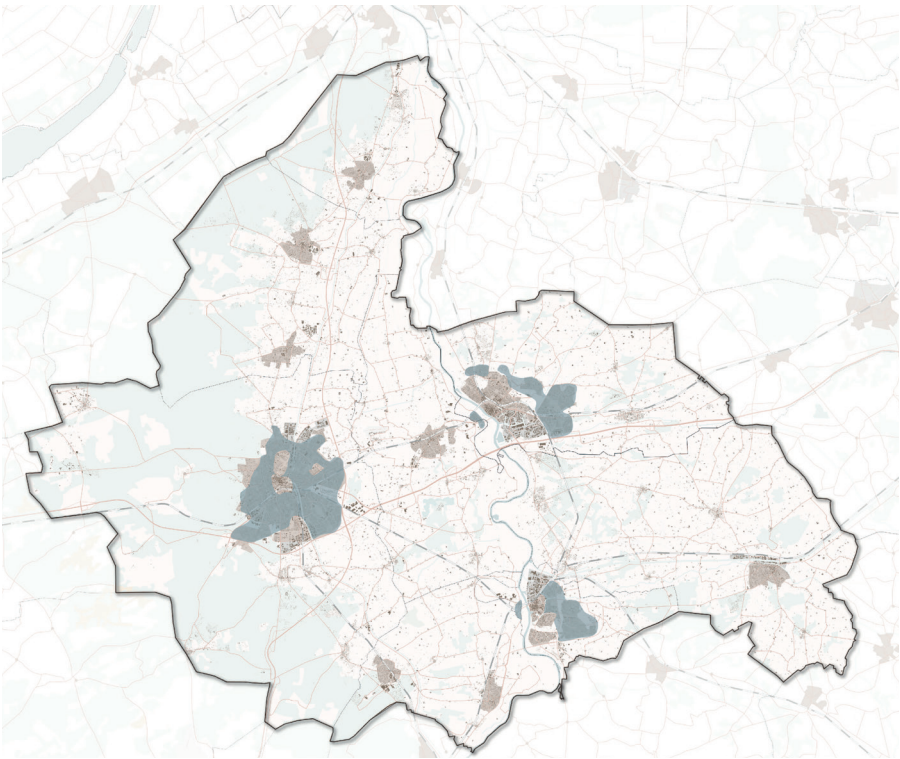
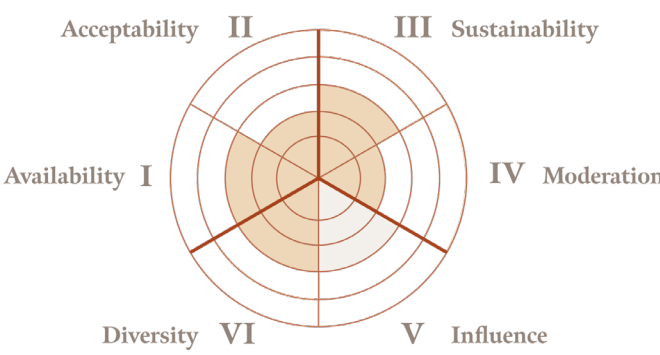


# Cluster 4: Struggling neighbourhoods





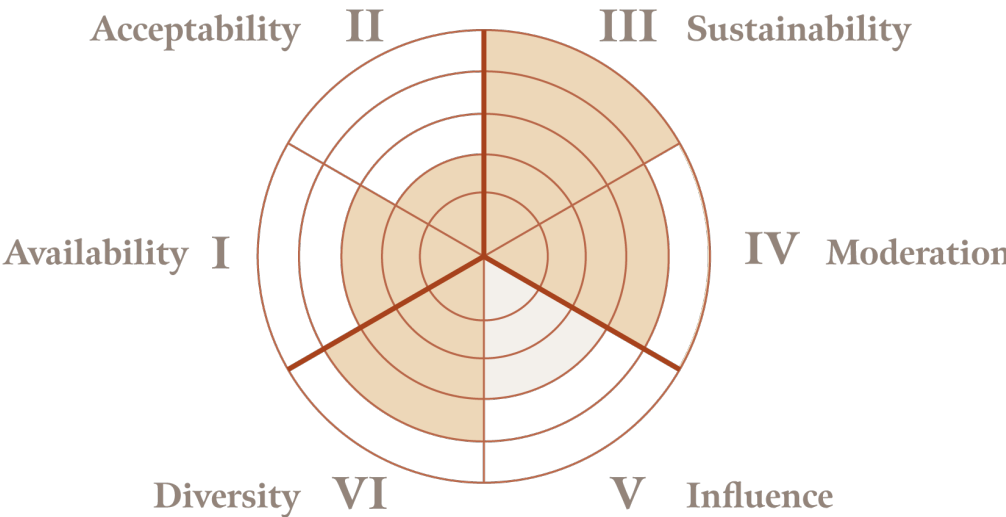
# Cluster 5: Suburbs



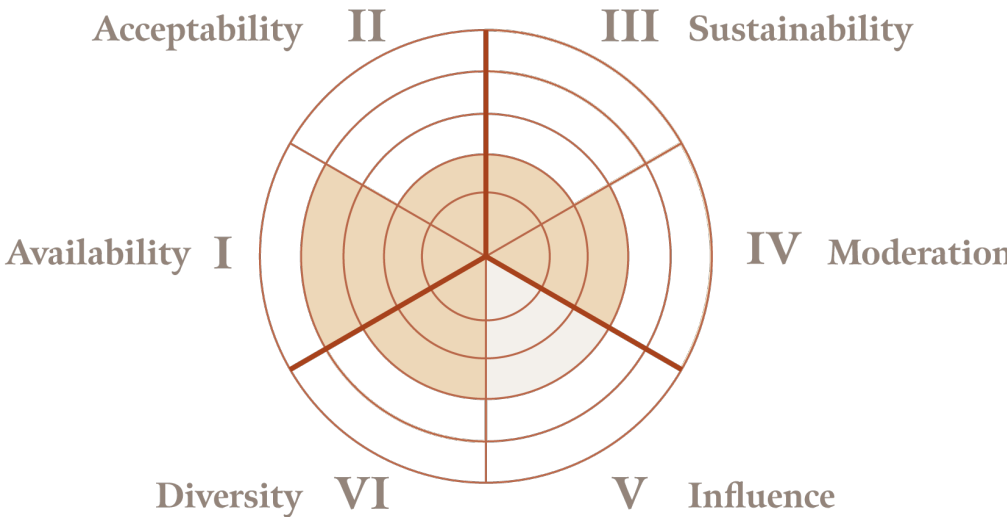


# Cluster characteristic

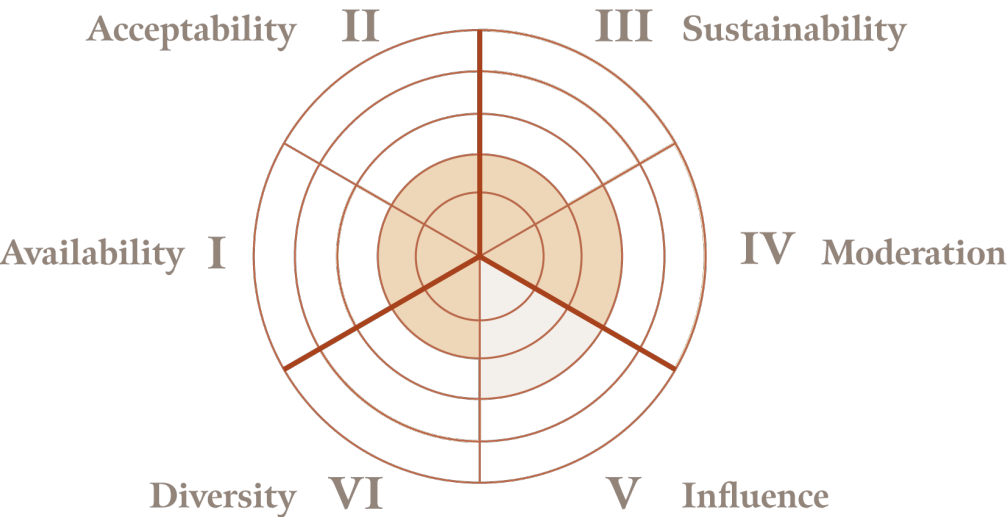
## 1. Rural and Rich



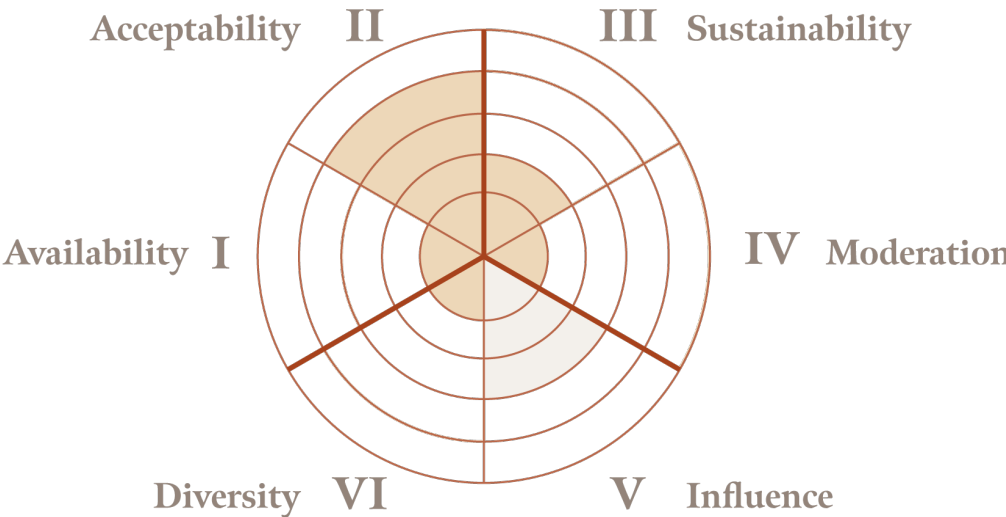
## 2. Central Villages



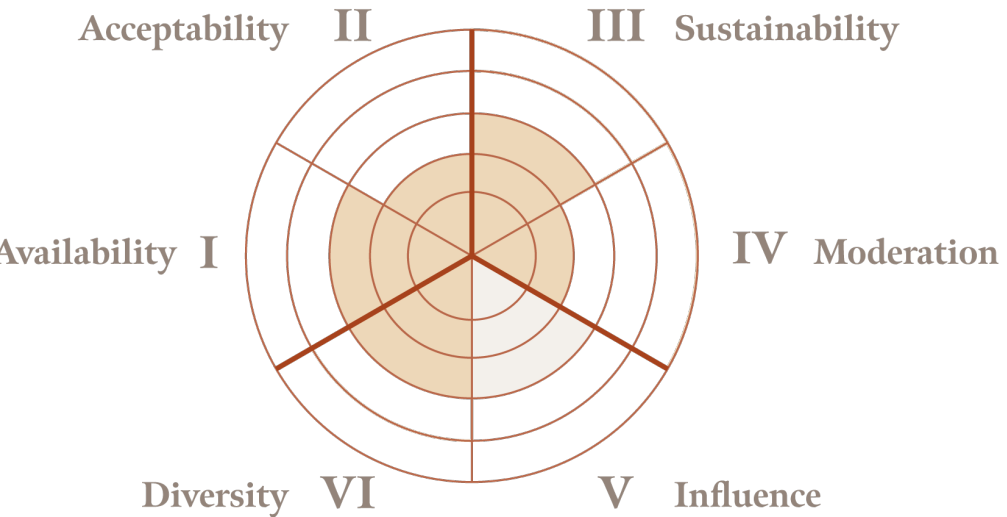
## 3. City Centres



## 4. Struggling Neighbourhoods

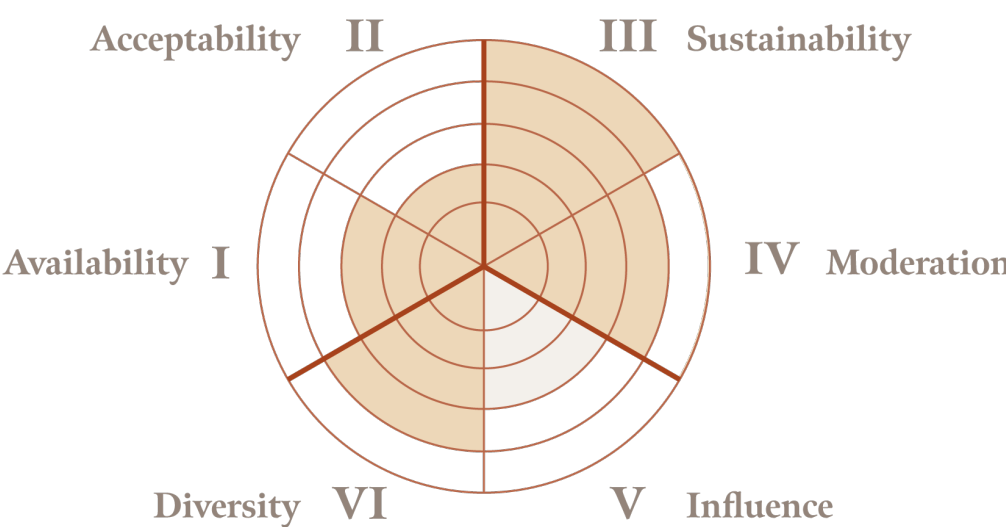


## 5. Suburbs

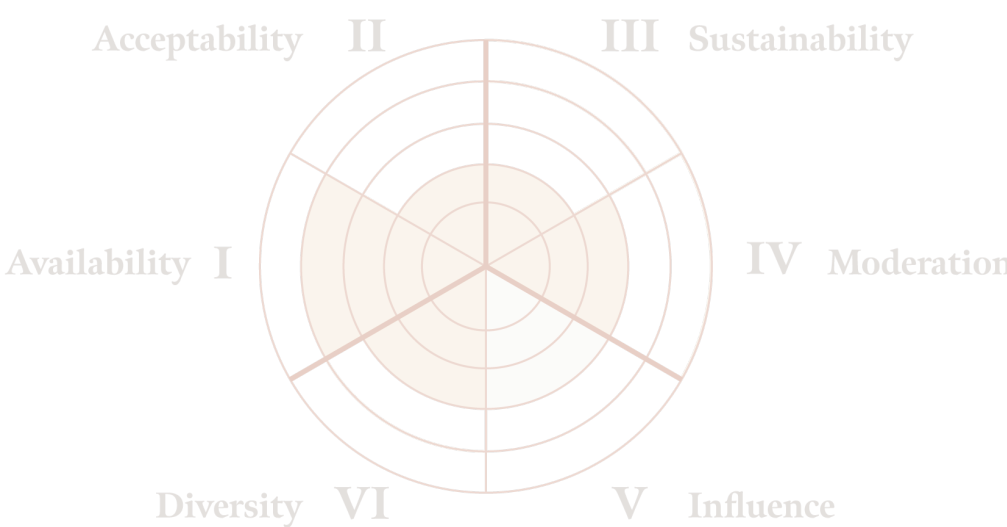


# Application to two clusters

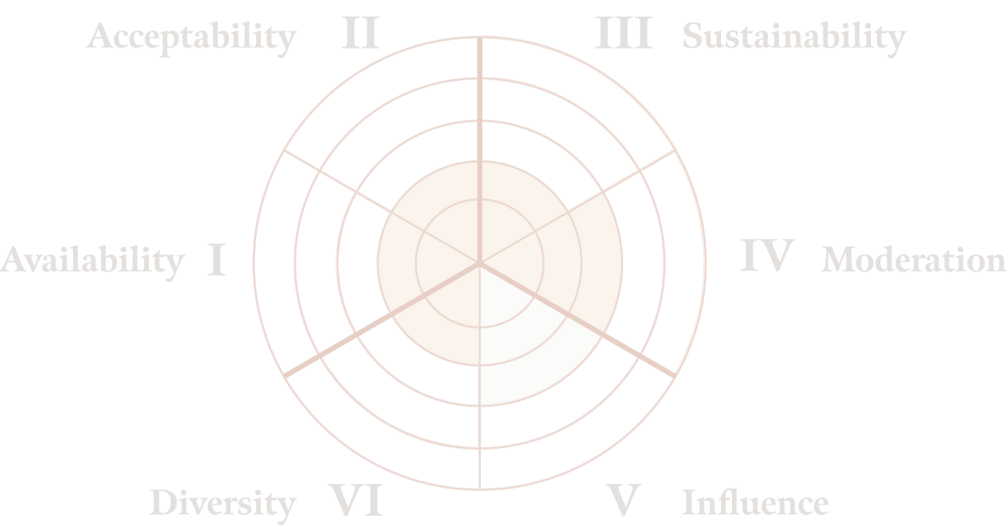
## 1. Rural and Rich



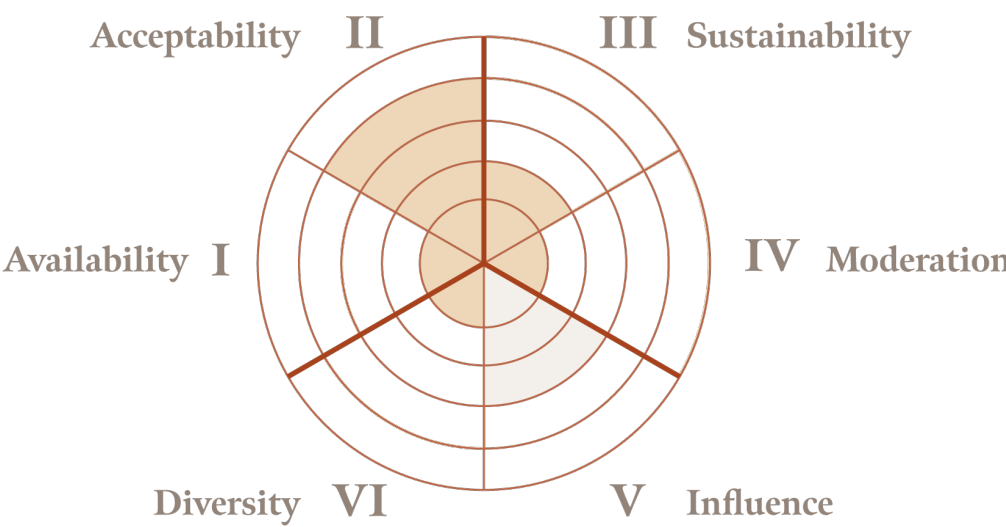
## 2. Central Villages



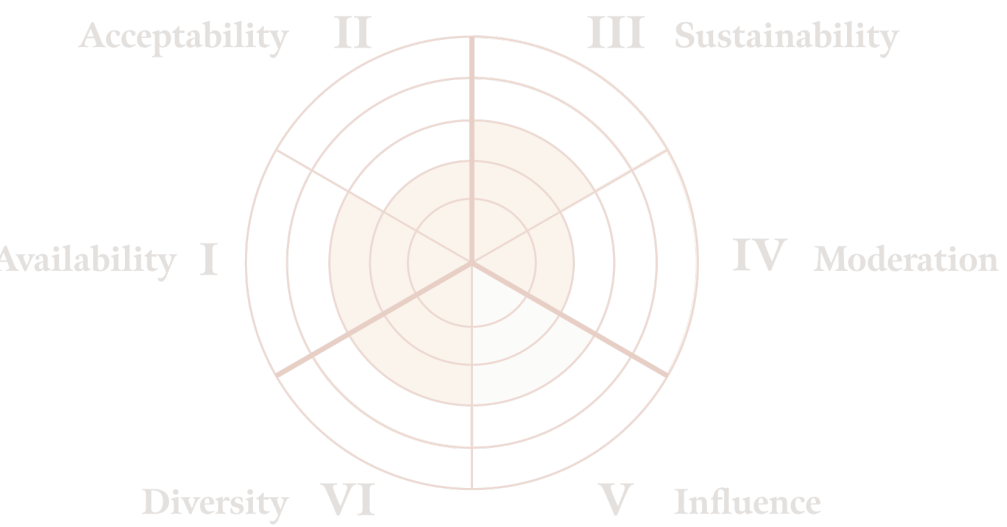
## 3. City Centres



## 4. Struggling Neighbourhoods



## 5. Suburbs

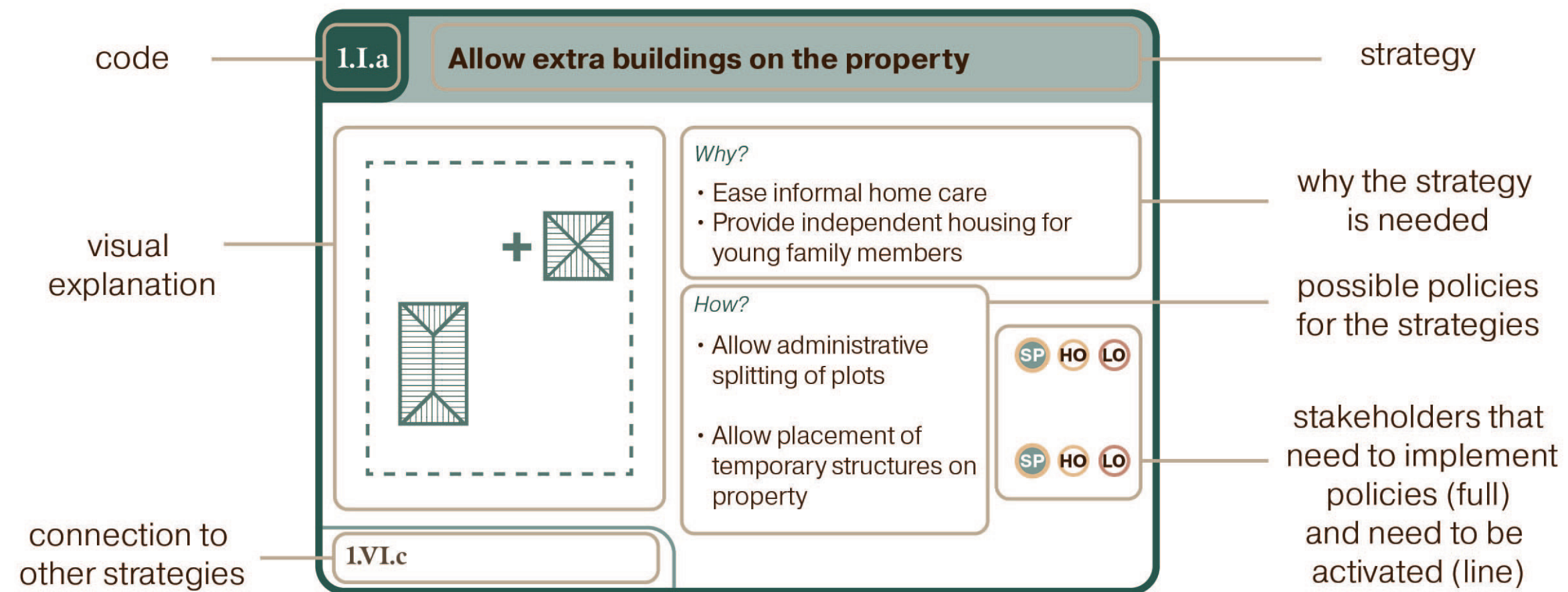




# Cluster strategies

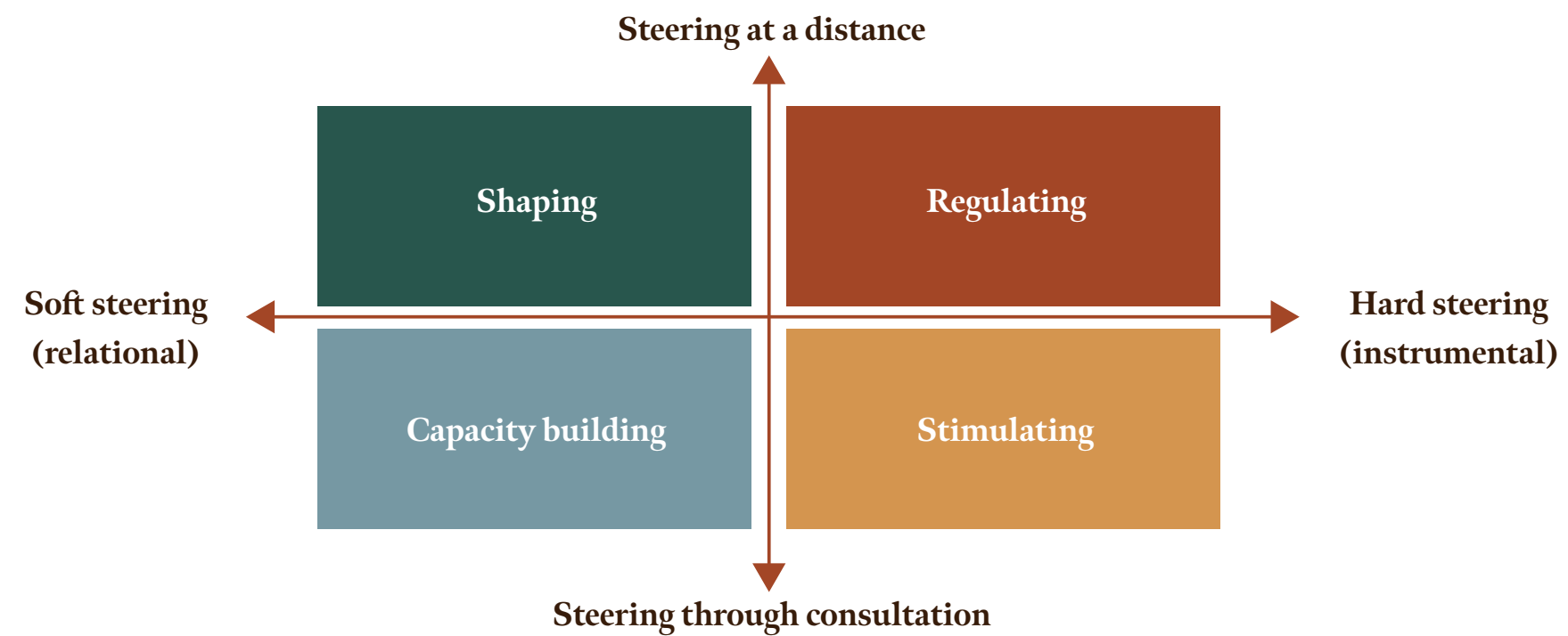
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# Strategy patterns





# Strategy patterns



**1.I.a Allow extra buildings on the property**

**Why?**

- Ease informal home care
- Provide housing for young family members

**How?**

- Allow administrative splitting of plots **SP HO LO**
- and/or
- Allow placement of temporary structures on property **SP HO LO**

**1.VI.c**

**1.IV.c Regulate size of new dwellings**

**Why?**

- Overrepresentation of large dwellings
- Average household does not require a large dwelling

**How?**

- Agree on a maximum dwelling size for new construction **RS**
- and/or
- Refuse permits for large dwellings **SP M**

**1.I.b | 1.I.c**

**4.V.b Co-creation for restructuring plans**

**Why?**

- Give power to citizens
- Prevent long legal procedures for top-down decisions

**How?**

- Involve residents in early planning phase **SP M**
- and
- Create flexibility in plans, to allow changes by residents **SP**

**0.V.a | 4.II.a**

**1.II.b Stimulate owners to renovate dwellings**

**Why?**

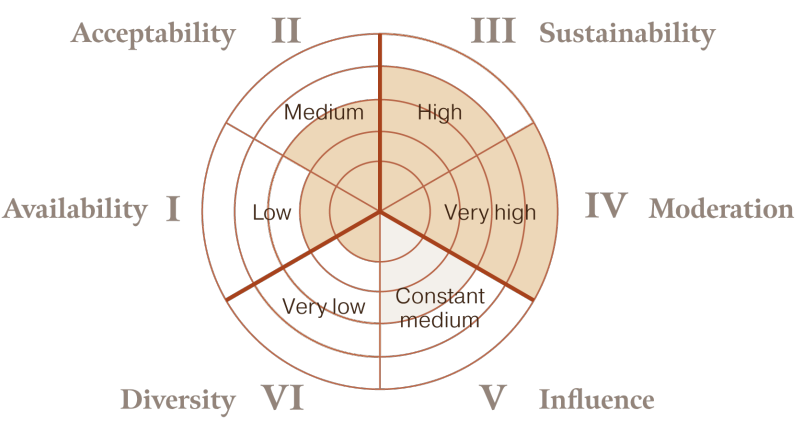
- Low density and individually different dwellings
- Area-based approach is difficult due to low density

**How?**

- Provide subsidies **M P S HO**
- and/or
- Provide information on best practices **M RS HO**
- and/or
- Arrange collective action (municipal programmes) **M HO E**

**1.III.c | 1.III.f**

# Cluster strategies



**I**  
**Availability**

**II**  
**Acceptability**

**III**  
**Sustainability**

**IV**  
**Moderation**

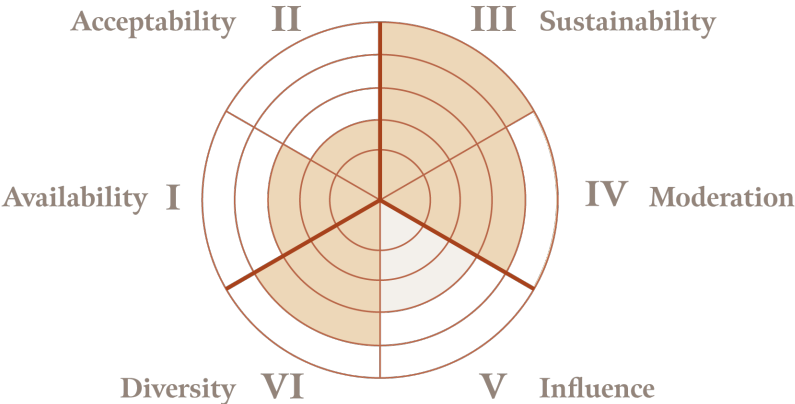
**V**  
**Influence**

**VI**  
**Diversity**



# Cluster strategies

## 1. Rural and Rich



### I Availability

**1.1.a Allow extra buildings on the property**

**Why?**

- Ease informal home care
- Provide housing for young family members

**How?**

- Allow administrative setting of plots
- Allow placement of temporary structures on property

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.b Add affordable housing**

**Why?**

- Very high average house values
- Absence of social housing

**How?**

- Set goals in policy
- Requirements for permits
- Allow placement of temporary structures on property

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.c Add housing for young adults and young families**

**Why?**

- Relatively old population
- High average house value
- Unstable for young adults

**How?**

- Set goals in policy
- Requirements for permits
- Requirements for permits regarding size and price

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.d Add housing that caters to the needs of elderly**

**Why?**

- Relatively old population
- Many single-family dwellings
- Demand is higher than supply

**How?**

- Set goals in policy
- Requirements for permits
- Preference for accessible locations in plans

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

### II Acceptability

**1.1.a Ensure access to basic amenities**

**Why?**

- Distance to amenities is the main shortcoming regarding acceptability

**How?**

- Plan directly hubs in smaller cores
- Create new dwellings to support amenities
- Increase connectivity to amenities
- Cover acceptable part if exploitation is difficult

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.b Stimulate owners to renovate dwellings**

**Why?**

- Low density and individuality different dwellings
- Area-based approach is difficult due to low density

**How?**

- Provide subsidies
- Provide information on best practices
- Arrange collective action (municipal programmes)

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

### III Sustainability

**1.1.a Ensure access to a form of sustainable mobility for all dwellings**

**Why?**

- Bad access to public transport and distant amenities
- Concentration prevents transport

**How?**

- Determine max. distance to public transport stops and make structures plans for the locations of hubs
- Public transport on demand
- Cover financial gaps

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.b Concentrate basic amenities and transport in villages**

**Why?**

- Large access to public transport and distant amenities
- Concentration prevents transport

**How?**

- Determine maximum distance to hubs
- Make structures plans for the locations of hubs
- Provide financial support for hubs

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.c Obligatory renovation**

**Why?**

- High average gas use
- Majority of dwellings owner-occupied

**How?**

- Demand that dwellings are brought to a sufficient energy level upon sale or new rent contract
- Set a target date after which houses for bad quality dwellings are introduced

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.d Strict development requirements in flood-prone areas**

**Why?**

- Realistic flood risk in several areas in the cluster
- Bad for accessibility if no construction is possible

**How?**

- Adaptation requirements in zoning plans
- Adaptation requirements in construction permits

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.e Sustainable material targets for new construction**

**Why?**

- Construction is a major polluter
- Regional ambition for circularity but no concrete goals in regional policy

**How?**

- Set target for sustainable material use (such as bio-based material)
- Targets for reusability of materials
- Targets for modularity

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.f Stimulate private and collective energy production and exchange**

**Why?**

- Low density with large (roof) areas
- Agricultural function is an opportunity for bio gas
- Area based approach is difficult

**How?**

- Connect stakeholders
- Provide subsidies
- Relax permit procedures

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

### IV Moderation

**1.1.a Encourage splitting dwellings and plots**

**Why?**

- Large living space per person (fig. 6.1)
- Environmental quality can be used for new development for tourism industry

**How?**

- Relax permit procedures
- Change zoning plans
- Communicate possibility to split to residents

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.b Encourage sharing living space**

**Why?**

- More efficient use of space
- Living left-over spaces instead of new development for tourism industry

**How?**

- Grant permits for holiday rental use
- Allow temporary splitting
- Allow extensions for shared living purposes

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.c Facilitate new living spaces in former agrarian buildings**

**Why?**

- More efficient use of space
- Environmental quality can be used for different functions

**How?**

- Change of zoning plan to different functions
- Financial stimulation of adding care functions

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.d Temporary use of vacant plots**

**Why?**

- Easier than permanent use
- Short term benefits for availability and affordability

**How?**

- Adapt space for temporary independent
- Provide temporary infrastructure
- Connect stakeholders

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.e Regulate size of new dwellings**

**Why?**

- Demongrification of large dwellings
- Regional ambition does not require a large dwelling

**How?**

- Agree on a maximum number for new construction
- Relax permits for large dwellings

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.f Regulate long-term vacancy**

**Why?**

- Relatively high share of long-term vacancy
- Prevents loss from using dwellings

**How?**

- Maintain a vacancy register
- Formal rental for long-term vacancy
- Fines for long-term vacancy and release to rent

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.g Stimulate flow of elderly to smaller dwellings**

**Why?**

- Large living spaces
- Unattractive to move to a smaller dwelling

**How?**

- Ensure an attractive supply of elderly housing
- Offer help from moving coaches
- Give preference to elderly in new construction

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

### V Influence

**1.1.a Encourage private / collective development**

**Why?**

- Influence on living environment, avoid dependence on developers
- Lower density offers potential for experimentation

**How?**

- Control to transfer in vision documents
- Restrictions for densification
- Spatial quality control

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

### VI Diversity

**1.1.a Maintain the distinct character of rural living**

**Why?**

- Influence on living environment, avoid dependence on developers
- High environmental quality (fig. 6.2)

**How?**

- Control to transfer in vision documents
- Restrictions for densification
- Spatial quality control

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.b Provide space for different housing typologies (which fit the rural character)**

**Why?**

- Homogeneous housing supply
- Room for experimentation

**How?**

- Reserve space in plans
- Dwelling size limitations in zoning plans

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

**1.1.c Reserve space for current residents**

**Why?**

- Source supply, but distinct with to stay in familiar environment
- Housing unaffordable to young adults

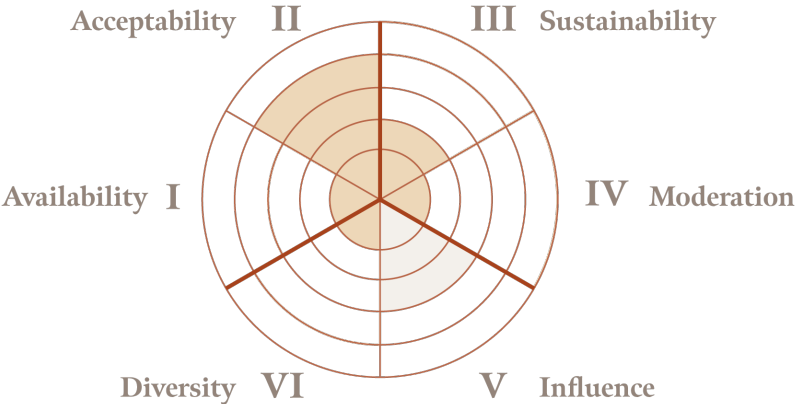
**How?**

- Give priority to local residents for new construction
- Focus plans on affordable dwellings

1.1.a | 1.1.b | 1.1.c | 1.1.d | 1.1.e | 1.1.f | 1.1.g | 1.1.h | 1.1.i | 1.1.j | 1.1.k | 1.1.l | 1.1.m | 1.1.n | 1.1.o | 1.1.p | 1.1.q | 1.1.r | 1.1.s | 1.1.t | 1.1.u | 1.1.v | 1.1.w | 1.1.x | 1.1.y | 1.1.z

# Cluster strategies

## 4.StrugglingNeighbourhoods



### I Availability

**4.11.a Add dwellings for medium income groups**

**Why?**

- Large share of social housing
- Create some diversity in income groups

**How?**

- Incorporate affordability goals in strategy plans
- Request housing associations to develop medium rent dwellings

4.11.a | 4.11.b

**4.11.b Adapt apartments to make them suitable for elderly**

**Why?**

- Many apartments with decent amenities could expand the regional supply

**How?**

- Set quality in policy
- Provide subsidies to help dwelling associations and other landlords make adaptations

4.11.b

**4.11.c Assist starters in buying a dwelling**

**Why?**

- Relatively affordable dwellings
- Frequent sales by housing associations

**How?**

- Offer formal social rent dwellings to starters first
- Provide a buy-back guarantee

4.11.c

### II Acceptability

**4.11.a Plan collective renovation**

**Why?**

- Low housing quality
- Larger dwellings often owned by housing associations

**How?**

- Renovate the exterior of blocks
- Change installations
- Provide subsidies

4.11.a | 4.11.b | 4.11.c

**4.11.b Encourage cooperative housing**

**Why?**

- Could provide affordable housing for a longer period

**How?**

- Give preference of sale of plots to cooperatives
- Connect stakeholders
- Dedicate spaces for cooperatives in spatial plans

4.11.b | 4.11.c

**4.11.c Encourage sharing living space**

**Why?**

- Currently discouraged
- Could decrease costs
- Could improve well-being

**How?**

- Make agreements with housing associations to allow sharing in social housing
- Include shared dwellings as a possibility for new construction

4.11.c | 4.11.d

**4.11.d Ensure access to public and collective space of sufficient quality**

**Why?**

- Suboptimal environmental quality
- Smaller dwellings, of which many apartments with inner private space
- Provide affordable meeting space

**How?**

- Create affordable meeting space in buildings
- Create attractive public space
- Prioritize improving public space in deprived neighbourhoods

4.11.d

**4.11.e Self-occupancy obligation**

**Why?**

- Prevent affordable dwellings to be turned into unaffordable rental dwellings

**How?**

- Adopt self-occupancy law
- Dedicate neighbourhoods where the law applies

4.11.e | 4.11.f

**4.11.f Stimulate and support owners to renovate dwellings**

**Why?**

- Population with less financial capacity to do investments in dwellings

**How?**

- Provide subsidies
- Provide information on best practices
- Arrange collective action (marketing programmes)

4.11.f

### III Sustainability

**4.11.a Use new construction for making the existing stock more sustainable**

**Why?**

- Create scale for larger investments
- Sustainable solutions already required for new construction

**How?**

- Require developers to explore the possibility for heat recovery
- Change adaptations in public & collective space
- Plan dwellings near existing buildings

4.11.a

**4.11.b Development requirements in flood-prone areas**

**Why?**

- Realistic flood risk in several areas in the cluster
- Best for acceptability if no construction is possible

**How?**

- Adaptation requirements in building phase
- Adaptation requirements in construction permits

4.11.b

### IV Moderation

**4.11.a Prevent vacancy in restructuring**

**Why?**

- Some neighbourhoods have been sharing plans, including demolition

**How?**

- Maintain a vacancy register
- Forward (self-) request rental for long-term vacancy
- Finest for long-term vacancy and refusal to rent

4.11.a

**4.11.b Stimulate flow of elderly to smaller dwellings**

**Why?**

- Large share of social housing, where there is more influence on allocation

**How?**

- Ensure an attractive supply of elderly housing
- Give priority to elderly that have a large dwelling
- Create flexibility in plans, to allow changes for residents
- Offer help from moving coaches

4.11.b

### V Influence

**4.11.a Encourage collective development**

**Why?**

- Influence on living environment, and dependence on developers
- Larger plots owned by housing associations could provide scale

**How?**

- Dedicate space in vision documents
- Connect land owners to collectives

4.11.a | 4.11.b

**4.11.b Co-creation for restructuring plans**

**Why?**

- Give power to citizens
- Prevent long legal procedures for top-down decisions

**How?**

- Involve residents in early planning phase
- Create flexibility in plans, to allow changes for residents

4.11.b | 4.11.c

**4.11.c Support bottom-up initiatives**

**Why?**

- Give power to citizens
- Use organisational power from outside the government

**How?**

- Connect initiatives to other stakeholders
- Provide subsidies

4.11.c

### VI Diversity

**4.11.a Restrict inflow of vulnerable groups**

**Why?**

- Low social cohesion scores
- High concentration of vulnerable groups due to requalification and high level of social housing

**How?**

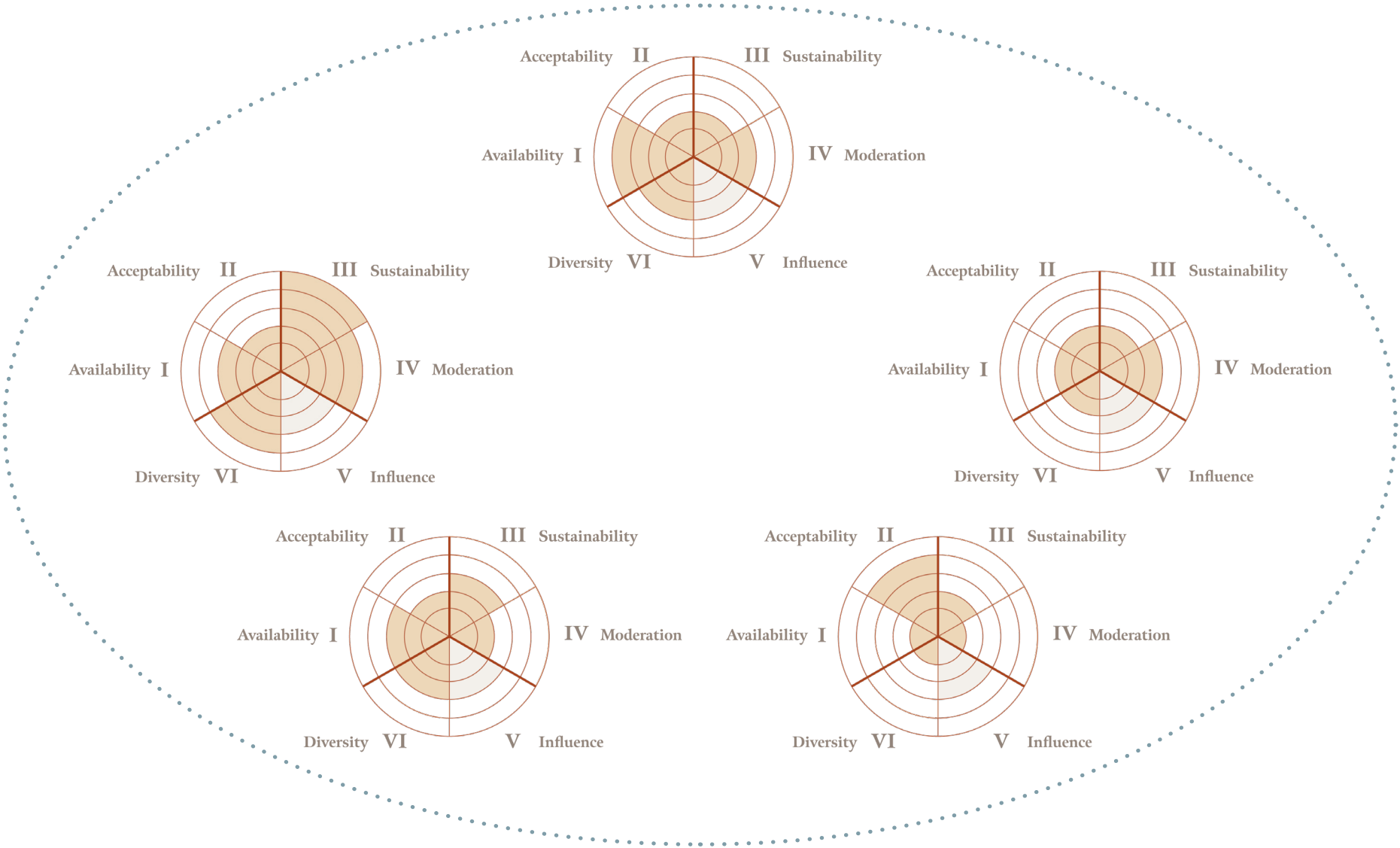
- Make agreements with housing associations about the share of vulnerable groups per neighbourhood
- Provide enough social housing in other clusters

4.11.a

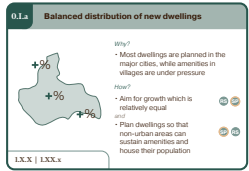


# Cluster strategies

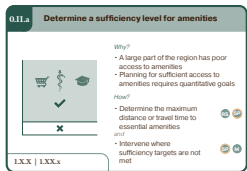
## Inter-cluster strategies



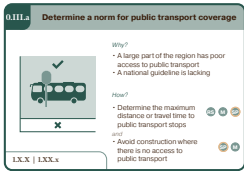
### I Availability



### II Acceptability



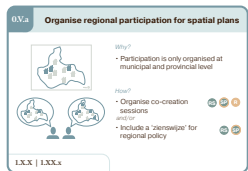
### III Sustainability



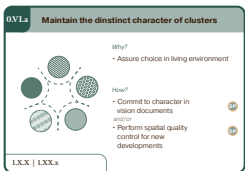
### IV Moderation



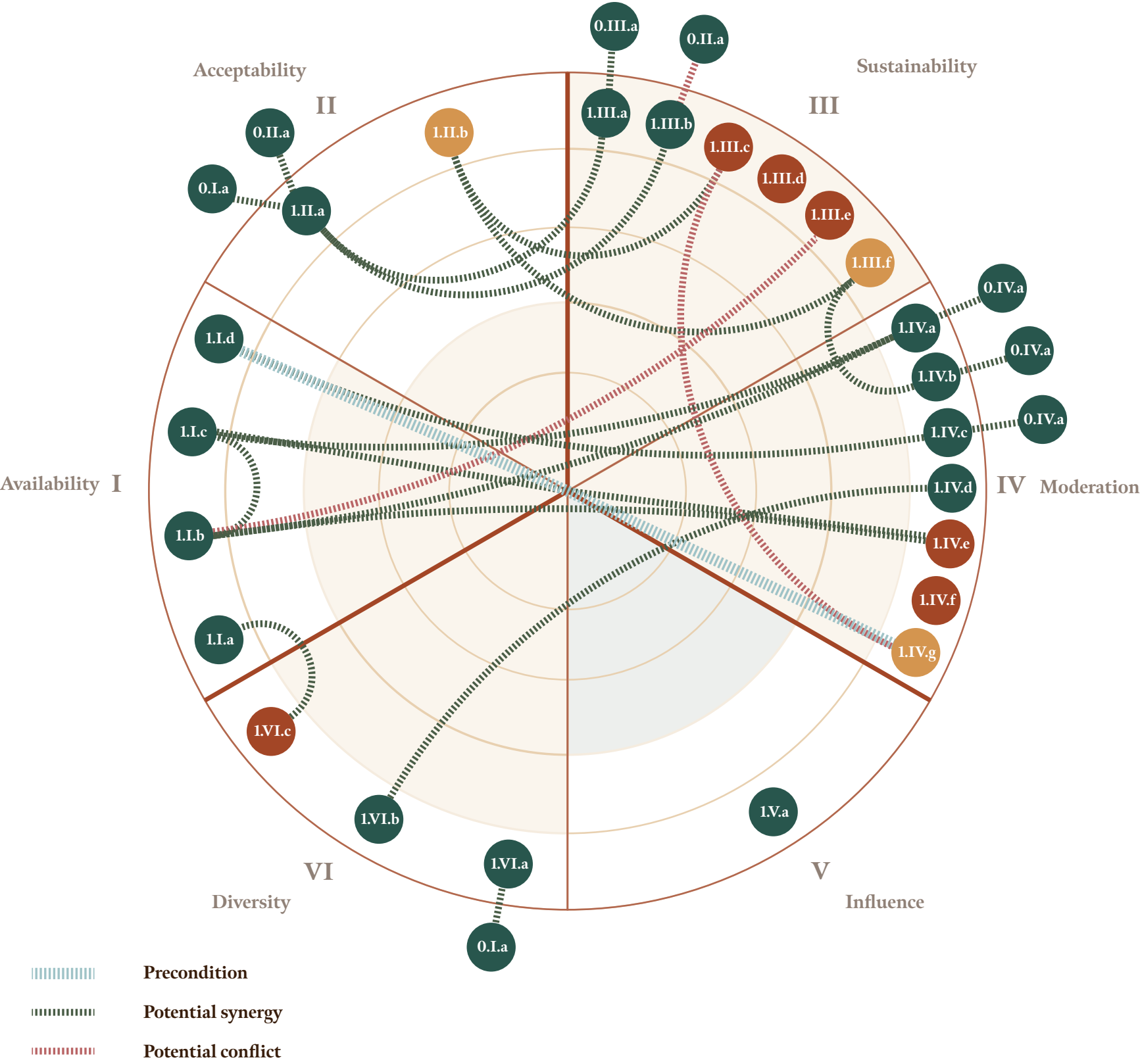
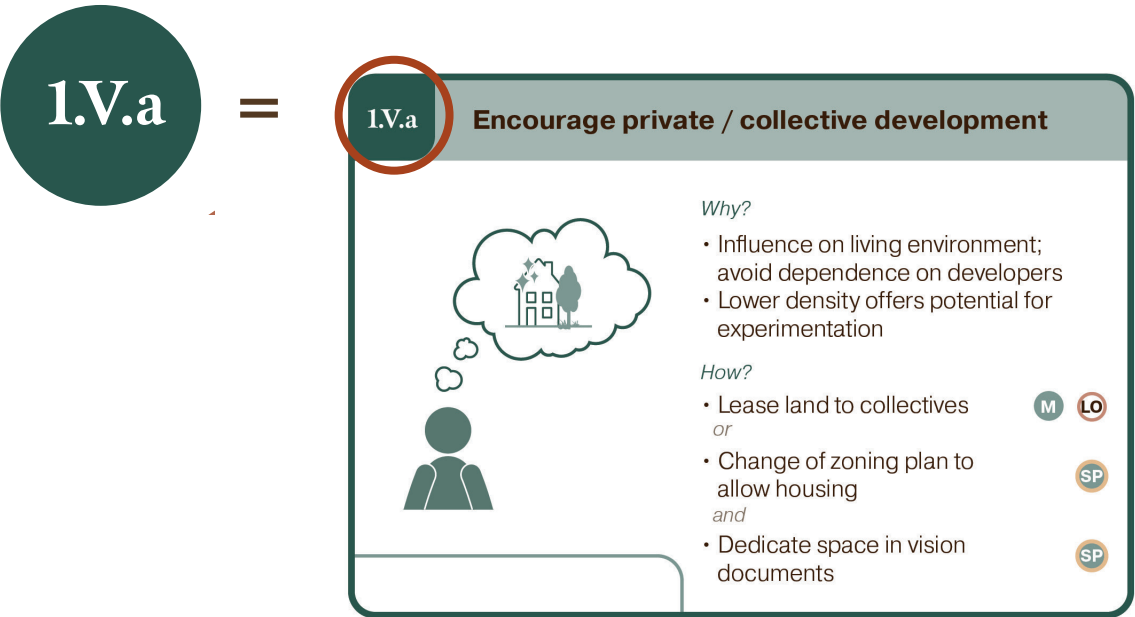
### V Influence



### VI Diversity



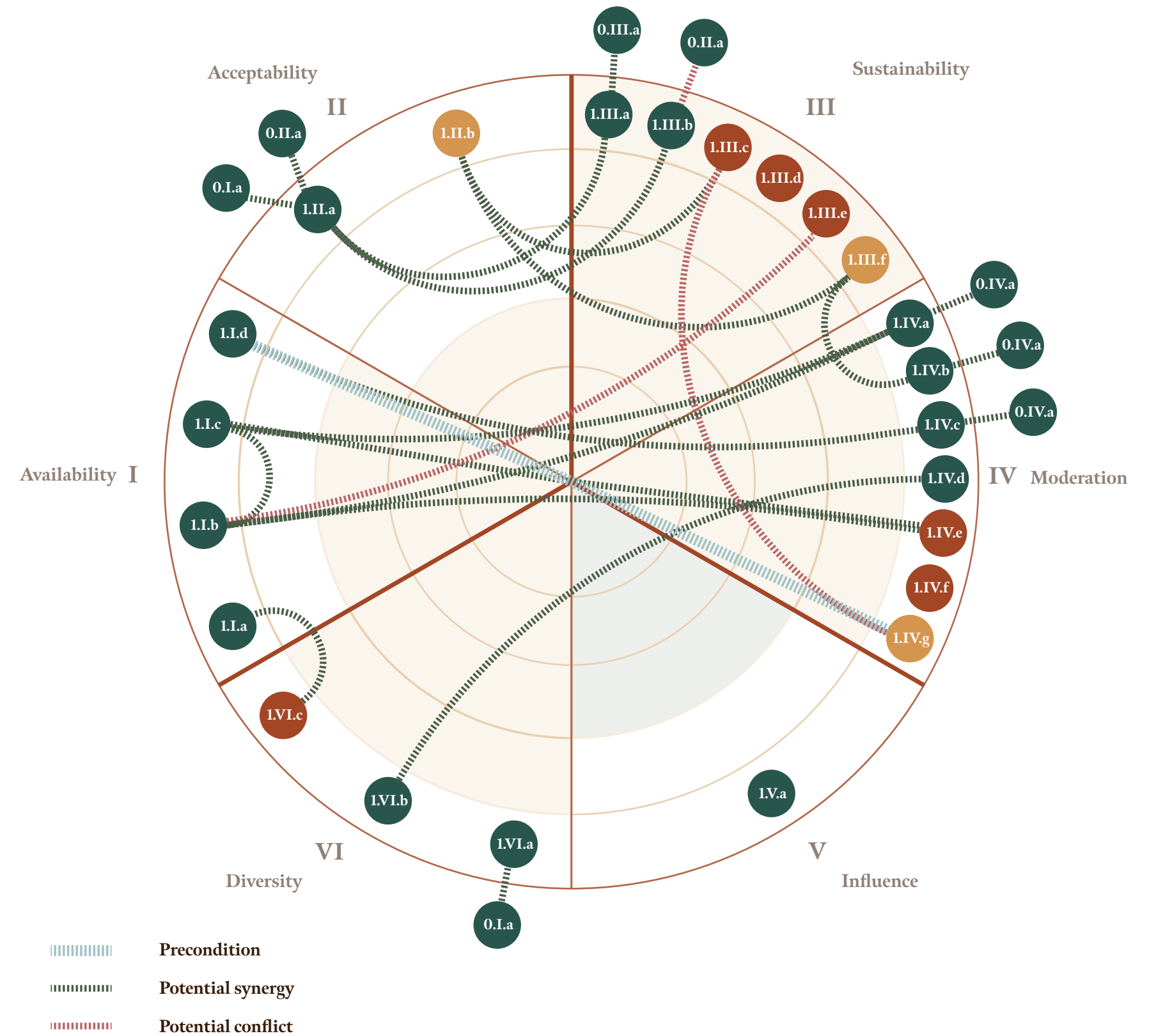
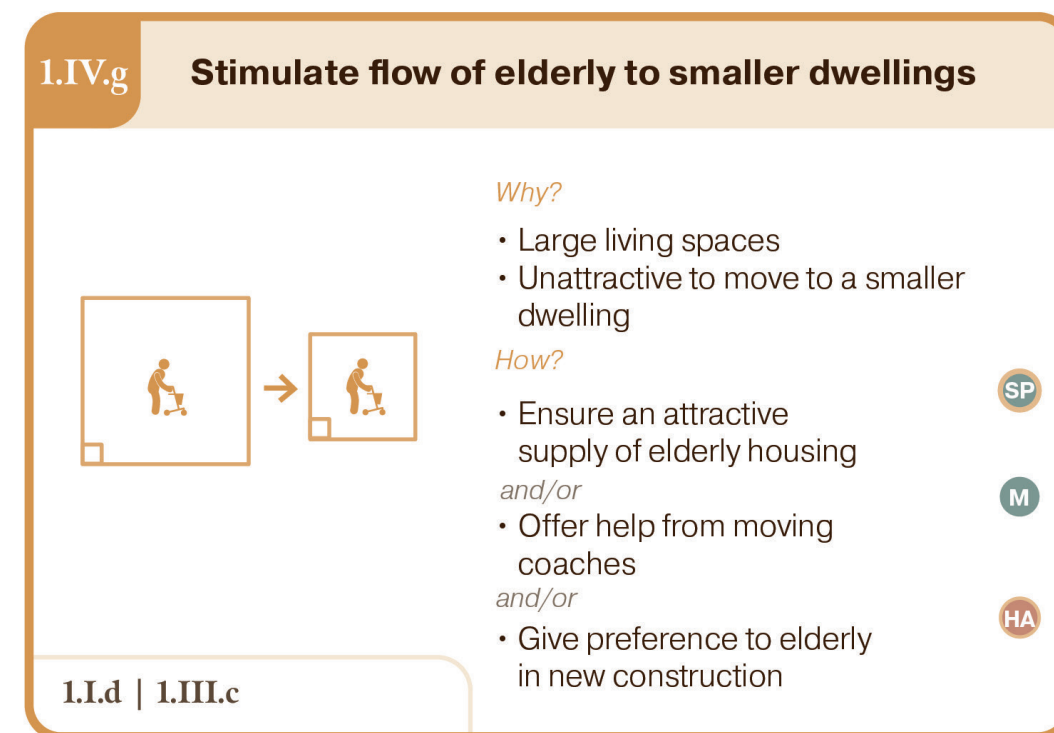
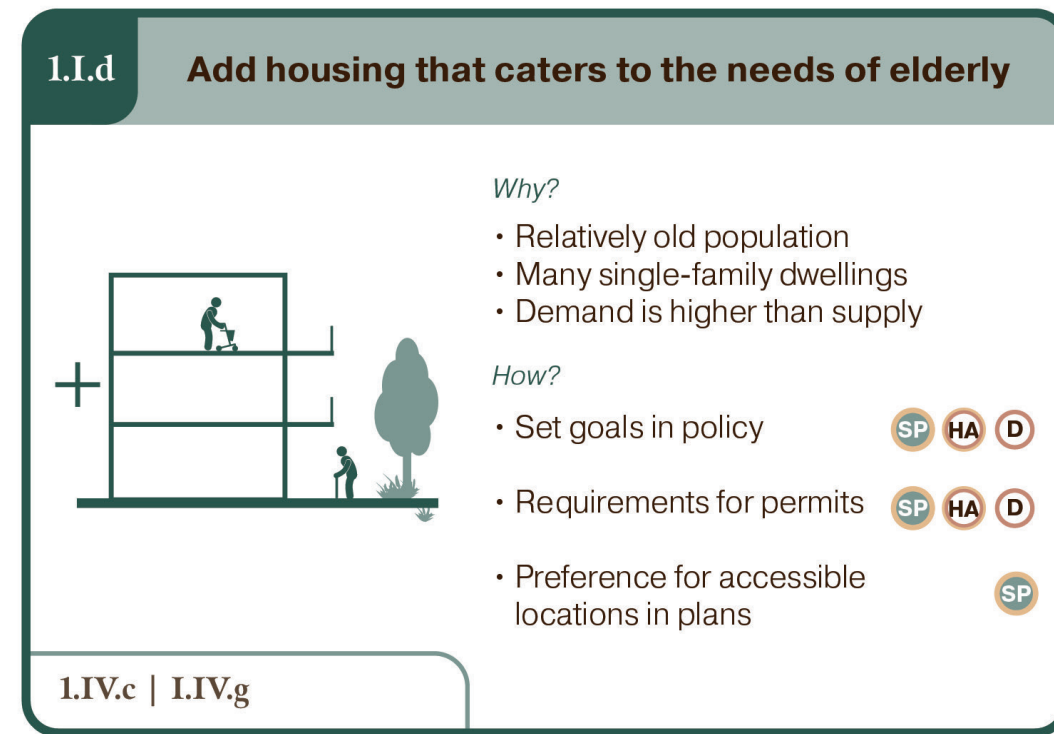
# Synergy and conflicts between strategies





# Synergy and conflicts between strategies

## Precondition




# Synergy and conflicts between strategies

Synergy

1.IV.a

Encourage splitting dwellings and plots



Why?

- Large living space per person (fig. 6.mod)
- Low density environment

How?

- Relax permit procedures
- and/or
- Change zoning plans
- and
- Communicate possibility to split to residents

0.IV.a | 1.I.b | 1.I.b

SP

HO

LO

SP

HO


LO

M

HO

1.I.b

Add affordable housing



Why?

- Very high average house values
- Absense of social housing

How?

- Set goals in policy
- and/or
- Requirements for permits
- and/or
- Subsidies for unprofitable top

1.I.c | 1.III.e | 1.IV.e

SP

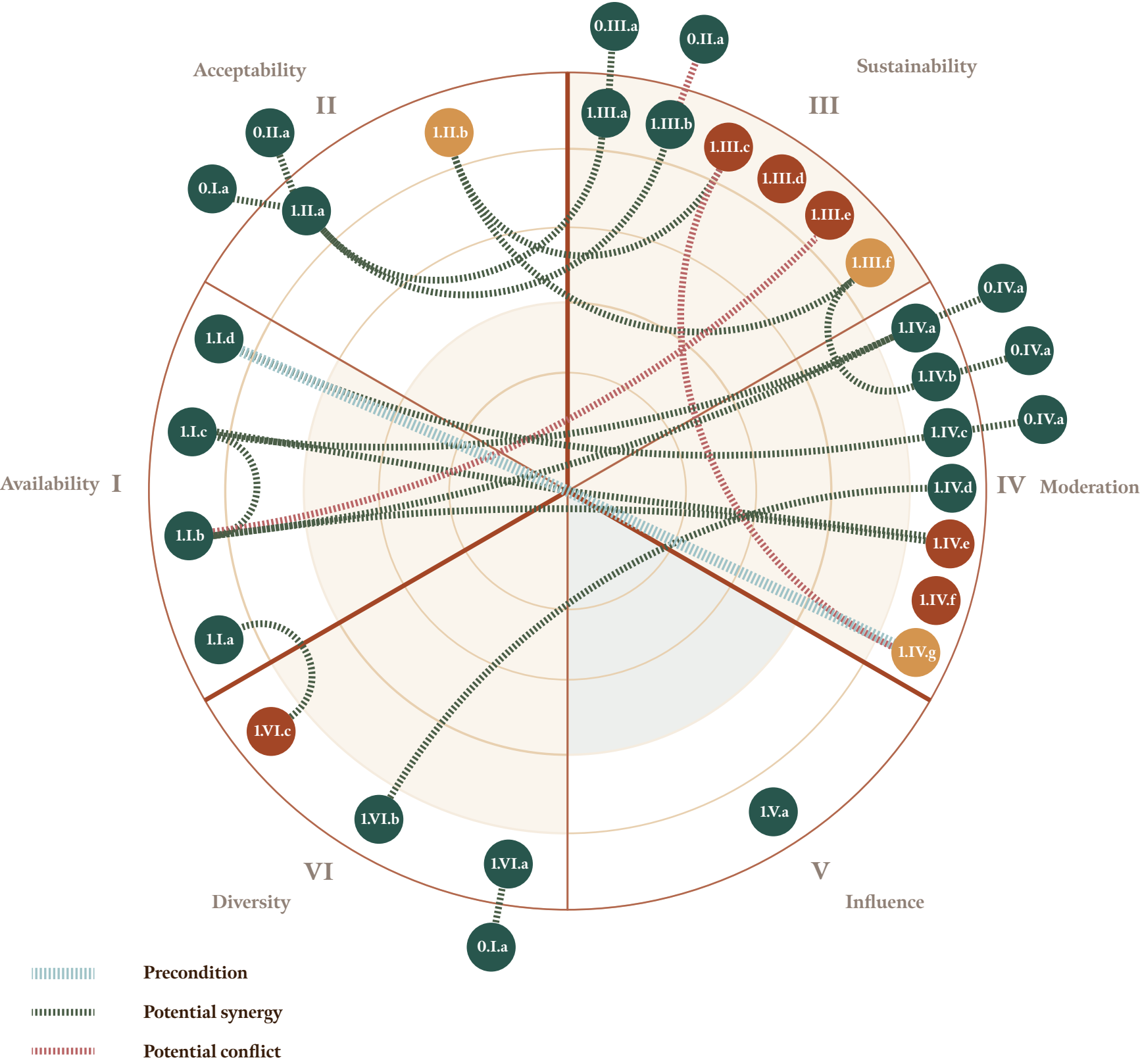
HA

D

SP

D

M





# Synergy and conflicts between strategies

Conflict

1.III.e

Sustainable material targets for new construction



Why?

- Construction is a major polluter
- Regional ambition for circularity, but no concrete goals in regional policy

How?

- Set target for sustainable material use (such as bio-based material)
- Set targets for reusability of materials
- Targets for modularity

RS


RS

RS

1.I.d

1.I.b

Add affordable housing



Why?

- Very high average house values
- Absence of social housing

How?

- Set goals in policy
- Requirements for permits
- Subsidies for unprofitable top

SP

HA

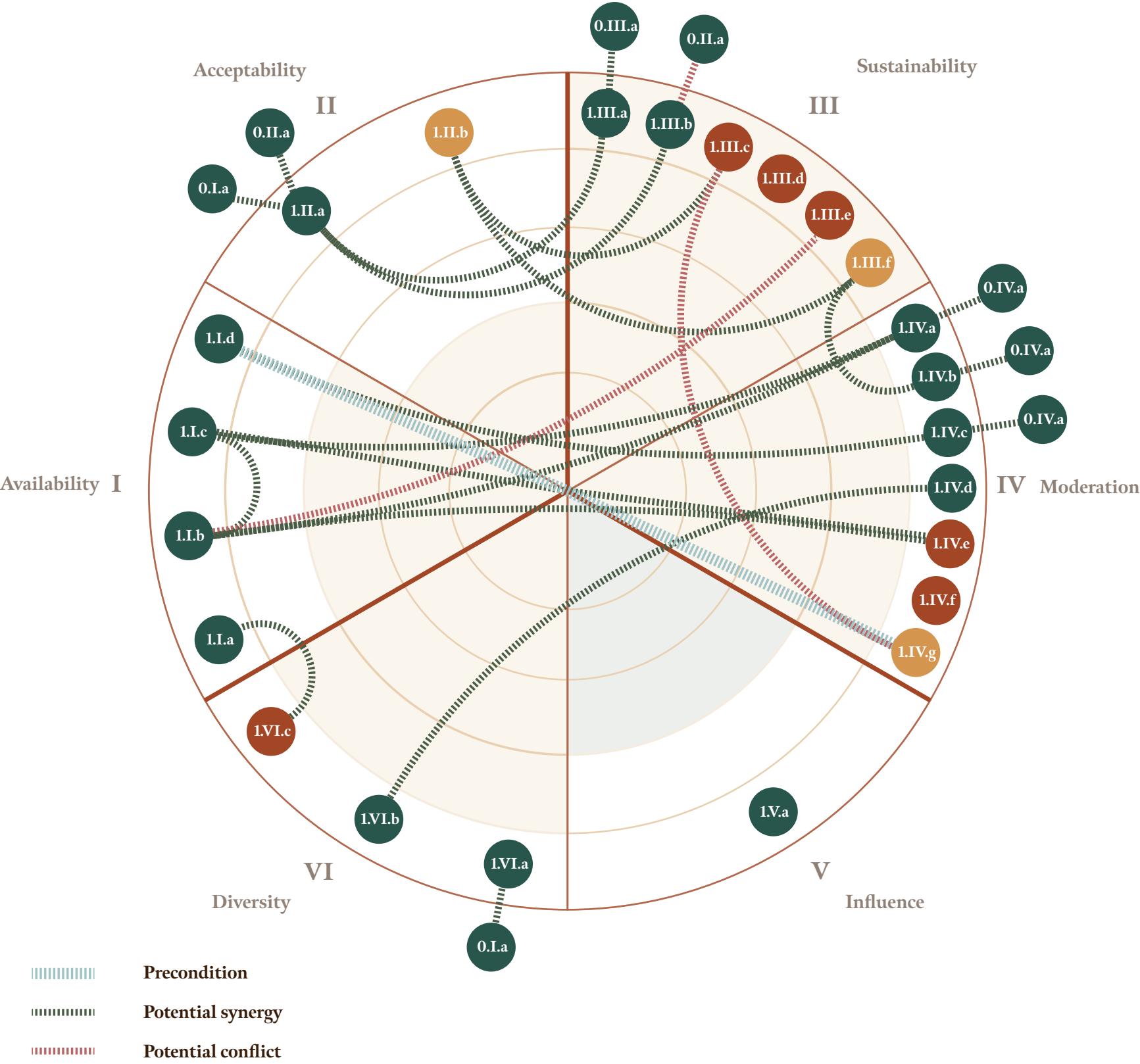
D

SP

D

M

1.I.c | 1.III.e | 1.IV.e



# Applied values as assessment tool

1.III.e

Sustainable material targets for new construction



*Why?*

- Construction is a major polluter
- Regional ambition for circularity, but no concrete goals in regional policy

*How?*

- Set target for sustainable material use (such as bio-based material)
- Set targets for reusability of materials
- Targets for modularity

1.I.d

RS

RS

RS

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.I.a				+	+	+
1.I.b		+	-			
1.I.c		+	-			+
1.I.d			-	+		+
1.II.a						
1.II.b			+			
1.III.a		+				
1.III.b		+				
1.III.c	-	+			-	
1.III.d	-					
1.III.e	-			+		
1.III.f		-			+	

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.IV.a	+		+			+
1.IV.b	+		+			+
1.IV.c	+		+		+	+
1.IV.d	+					
1.IV.e			+			
1.IV.f	+	+				
1.IV.g	+					
1.V.a						+
1.VI.a		+				
1.VI.b					+	
1.VI.c		+			-	

Same applied value

+

Additional needs satisfaction

-

Additional need dissatisfaction



# Applied values as assessment tool

1.III.e

Sustainable material targets for new construction



Why?

- Construction is a major polluter
- Regional ambition for circularity, but no concrete goals in regional policy

How?

- Set target for sustainable material use (such as bio-based material)
- Set targets for reusability of materials
- Targets for modularity

1.I.d

RS


RS

RS

+

1.IV.a

Encourage splitting dwellings and plots



Why?

- Large living space per person (fig. 6.mod)
- Low density environment

How?

- Relax permit procedures
- Change zoning plans
- Communicate possibility to split to residents

0.IV.a | 1.I.b | 1.I.b

SP HO LO

SP HO LO

M HO

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.I.a				+	+	+
1.I.b		+	-			
1.I.c		+	-			+
1.I.d			-	+		+
1.II.a						
1.II.b			+			
1.III.a		+				
1.III.b		+				
1.III.c	-	+			-	
1.III.d	-					
1.III.e	-			+		
1.III.f		-			+	

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.IV.a	+		+			+
1.IV.b	+		+			+
1.IV.c	+		+		+	+
1.IV.d	+					
1.IV.e			+			
1.IV.f	+	+				
1.IV.g	+					
1.V.a						+
1.VI.a		+				
1.VI.b					+	
1.VI.c		+			-	


- Same applied value
- +

Additional needs satisfaction
- Additional need dissatisfaction

# Applied values as assessment tool

1.IV.a

Encourage splitting dwellings and plots



Why?

- Large living space per person (fig. 6.mod)
- Low density environment

How?

- Relax permit procedures SP HO LO
- and/or
- Change zoning plans SP HO LO
- and
- Communicate possibility to split to residents M HO

0.IV.a | 1.I.b | 1.I.b

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.I.a				+	+	+
1.I.b		+	-			
1.I.c		+	-			+
1.I.d			-	+		+
1.II.a						
1.II.b			+			
1.III.a		+				
1.III.b		+				
1.III.c	-	+			-	
1.III.d	-					
1.III.e	-			+		
1.III.f		-			+	

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.IV.a	+		+			+
1.IV.b	+		+			+
1.IV.c	+		+		+	+
1.IV.d	+					
1.IV.e			+			
1.IV.f	+	+				
1.IV.g	+					
1.V.a						+
1.VI.a		+				
1.VI.b					+	
1.VI.c		+			-	

Same applied value

+

Additional needs satisfaction

-

Additional need dissatisfaction



# What does this look like in practice?

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## Impression of the Rural & Rich cluster

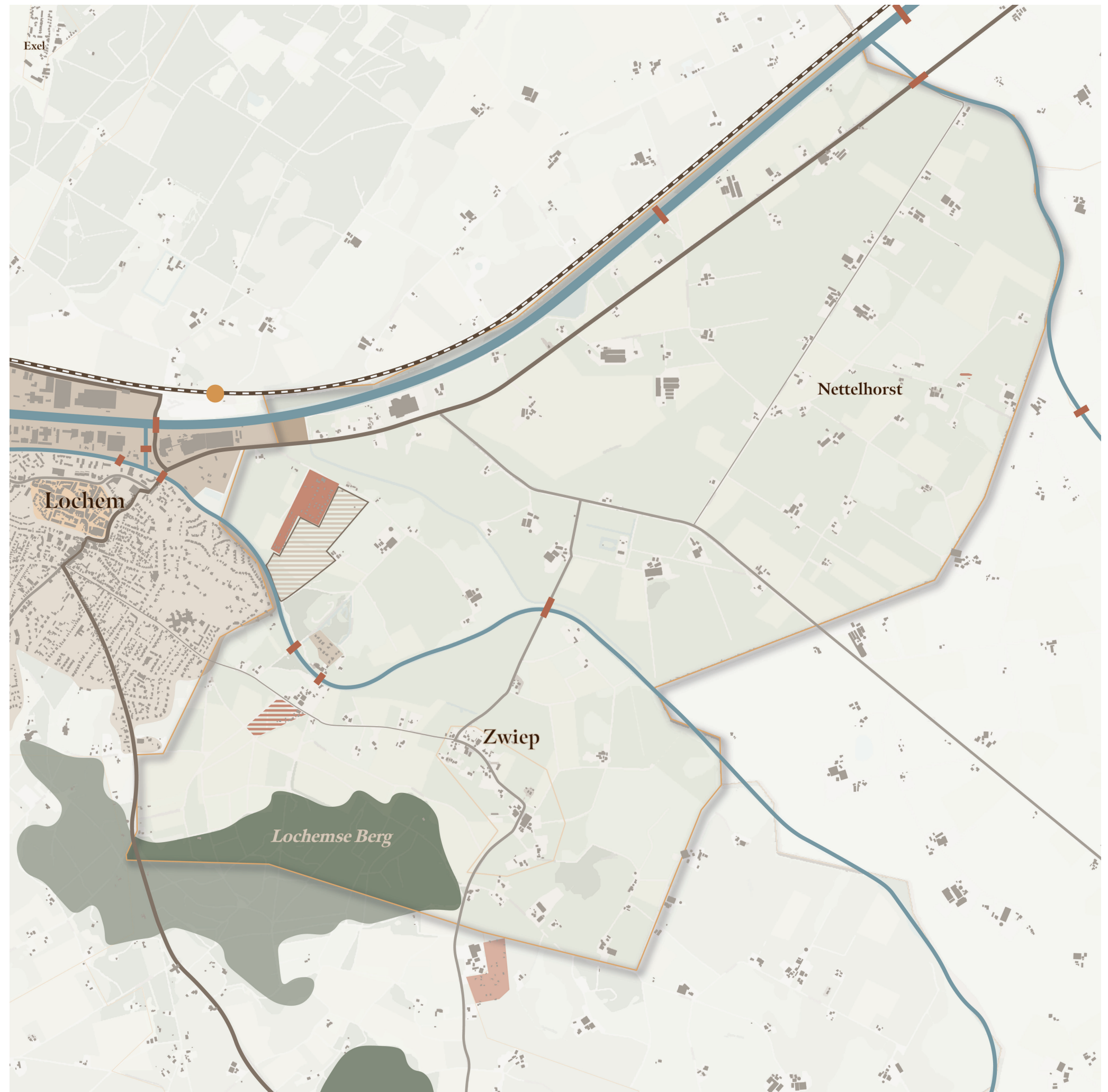
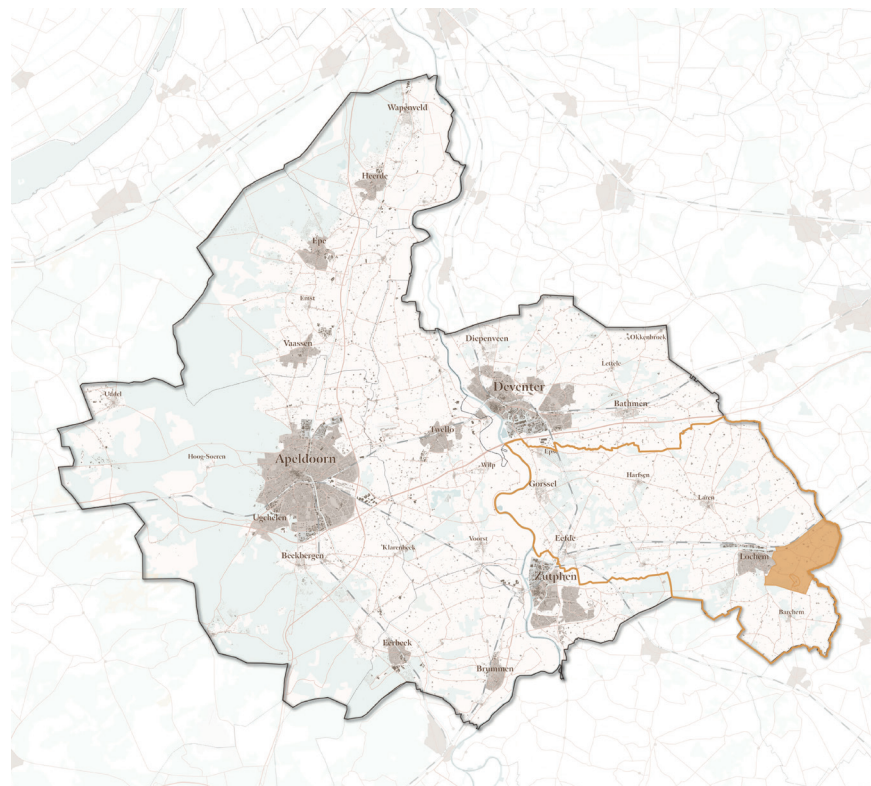




# Illustrative case: Zwiep & surroundings

550 inhabitants

210 dwellings



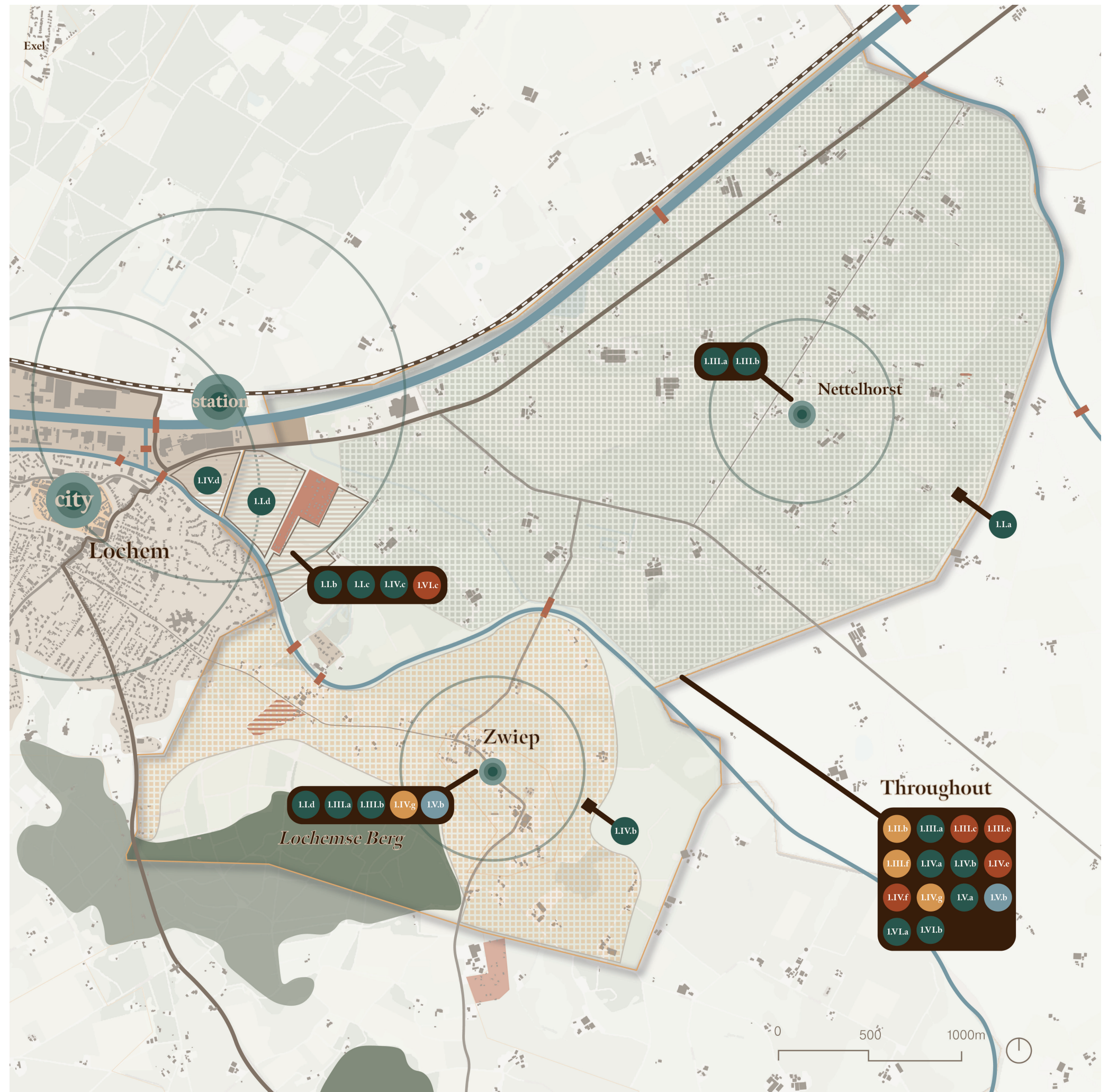


# Pattern application

Place-specific patterns

Area-specific patterns

Patterns throughout





# A potential just future

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# Zoom-in: Nettelhorst

1.II.b

Stimulate owners to renovate dwellings



Why?

- Low density and individually different dwellings
- Area-based approach is difficult due to low density

How?

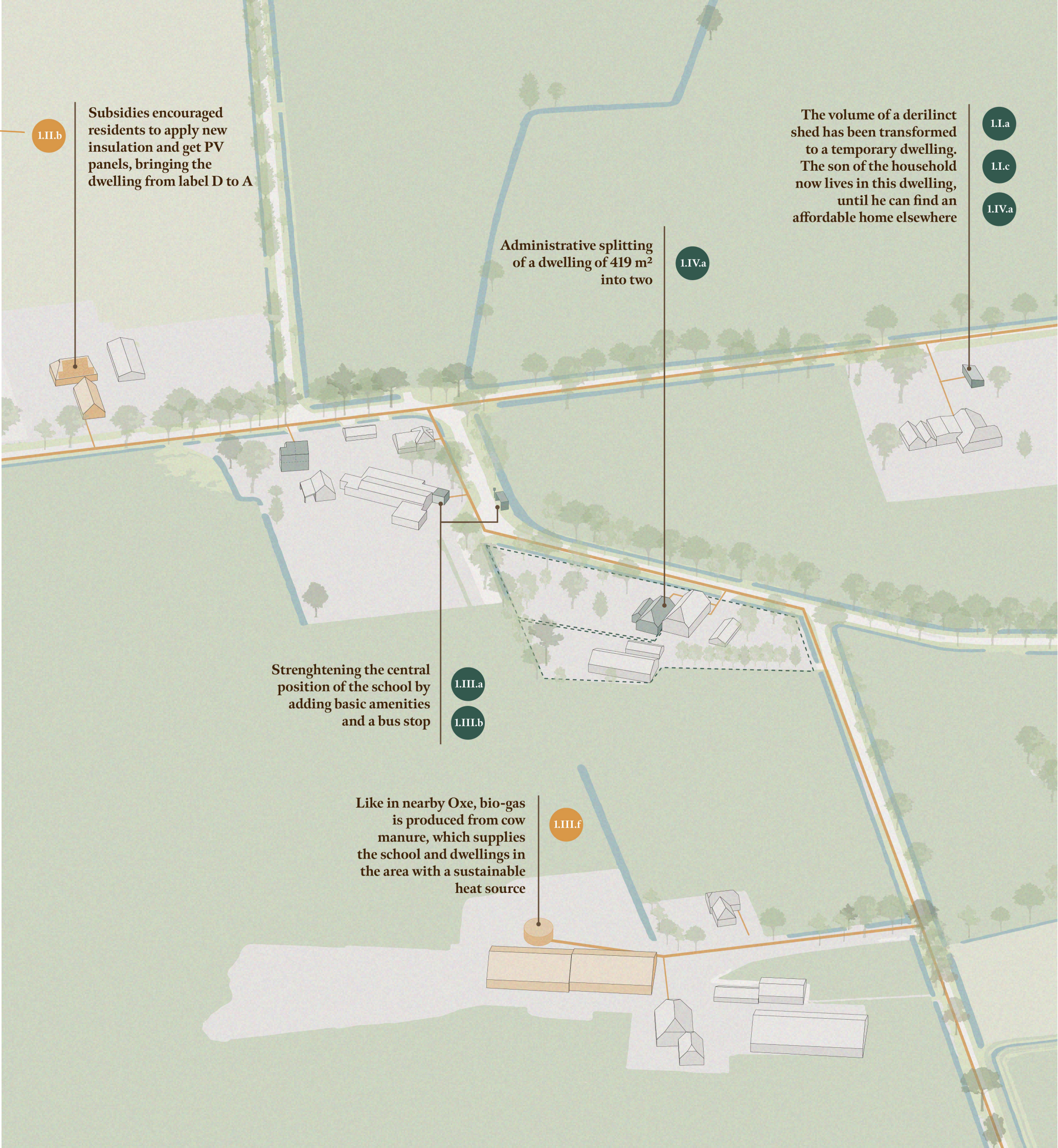
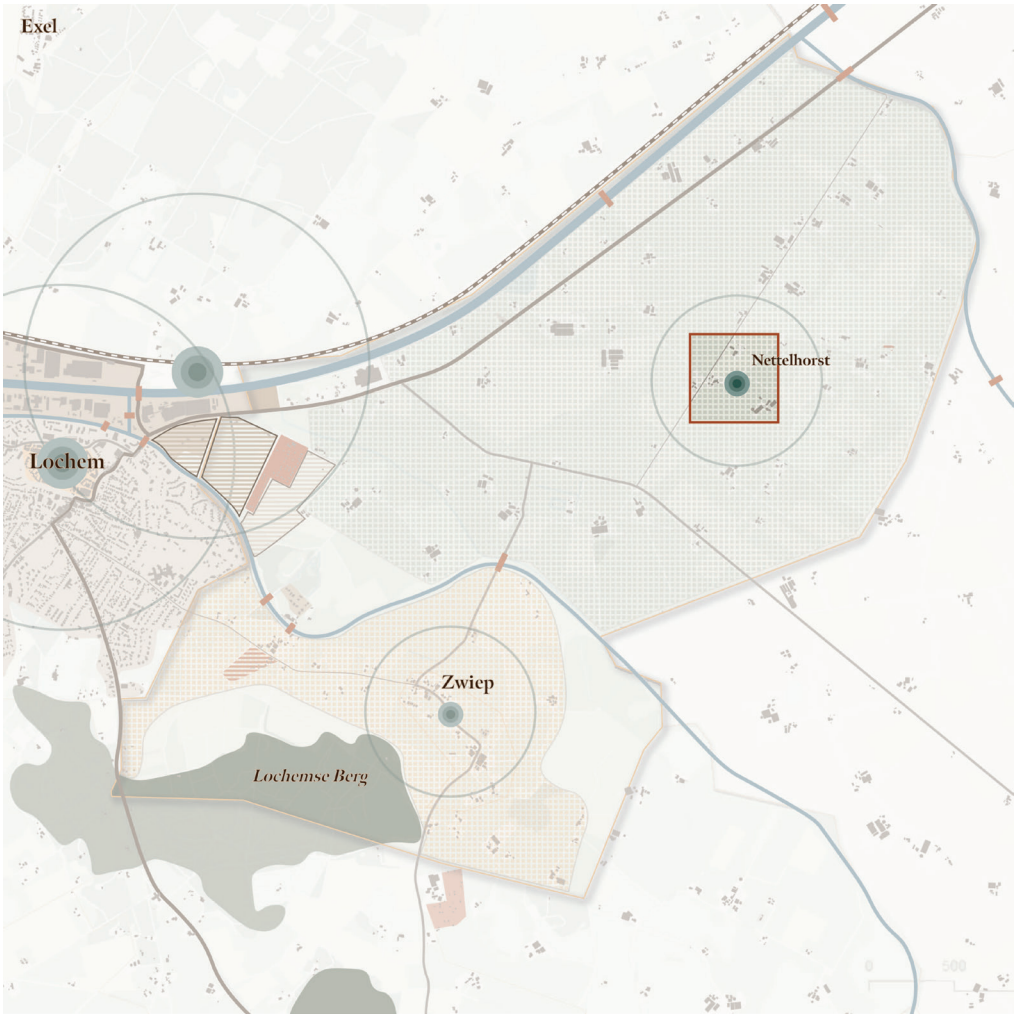
- Provide subsidies and/or
- Provide information on best practices and/or
- Arrange collective action (municipal programmes)

M P S HO

M RS HO

M HO E

1.III.c | 1.III.f





# Zoom-in: Nettelhorst



1.III.a

Ensure access to a form of sustainable mobility for all dwellings

0.III.a | 1.II.a

1.III.b

Concentrate basic amenities and transport in villages

Why?

- Bad access to public transport and distant amenities
- Concentration prevents transport

How?

- Determine maximum distance to hubs
- Make structure plans for the locations of hubs
- Provide financial support for hubs

M P RS

SP

M P

0.II.a | 1.II.a

1.II.b

Subsidies encouraged residents to apply new insulation and get PV panels, bringing the dwelling from label D to A

Administrative splitting of a dwelling of 419 m<sup>2</sup> into two

1.IV.a

1.I.a

1.I.c

1.IV.a

The volume of a derelict shed has been transformed to a temporary dwelling. The son of the household now lives in this dwelling, until he can find an affordable home elsewhere

Strengthening the central position of the school by adding basic amenities and a bus stop

1.III.a

1.III.b

1.III.f

Like in nearby Oxe, bio-gas is produced from cow manure, which supplies the school and dwellings in the area with a sustainable heat source

76

Images by author. Top left: Google Maps

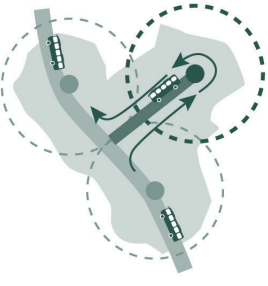


# Zoom-in: Nettelhorst



1.III.a

Ensure access to a form of sustainable mobility for all dwellings



0.III.a | 1.II.a

1.III.b

Concentrate basic amenities and transport in villages

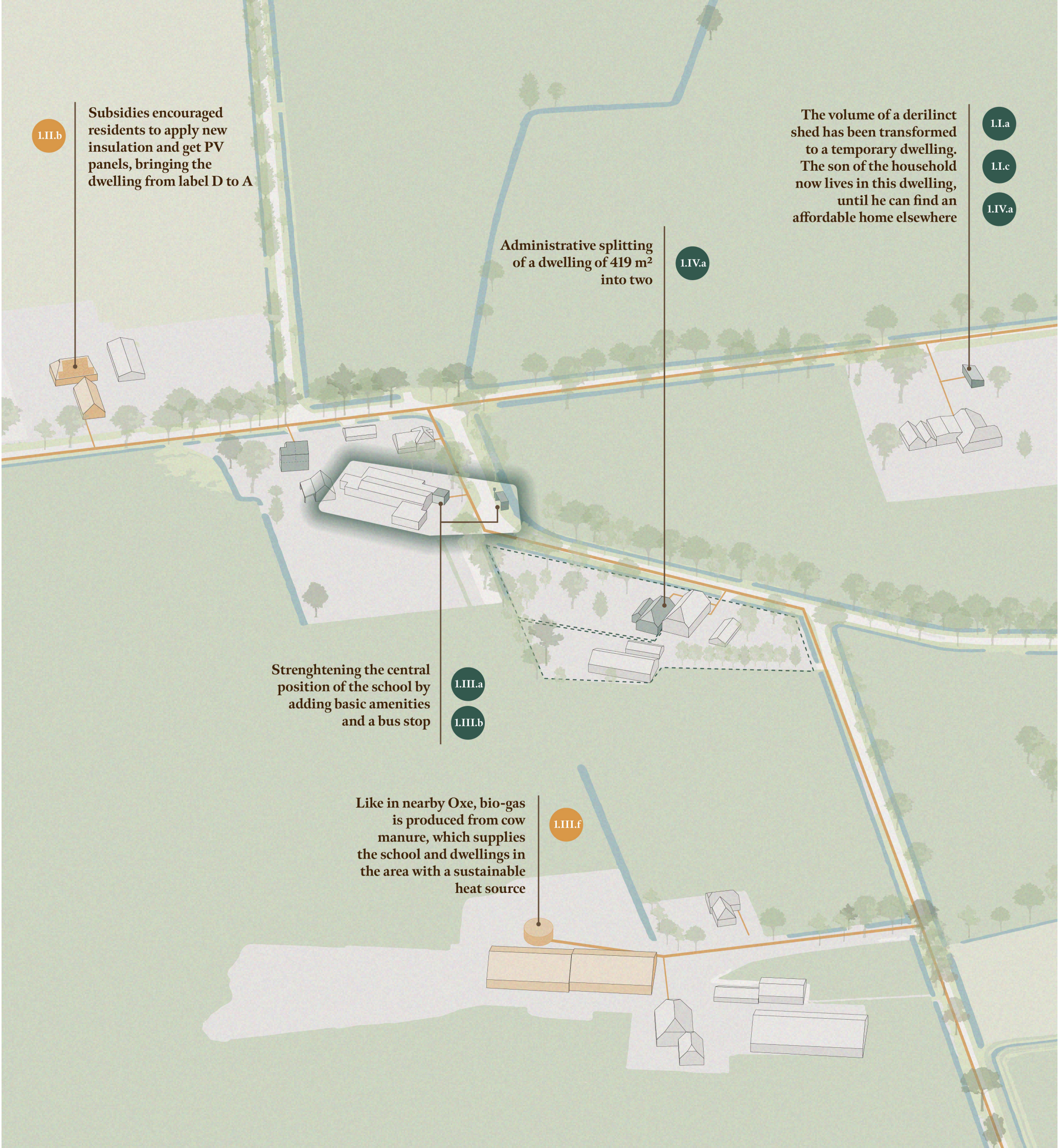
Why?

- Bad access to public transport and distant amenities
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How?

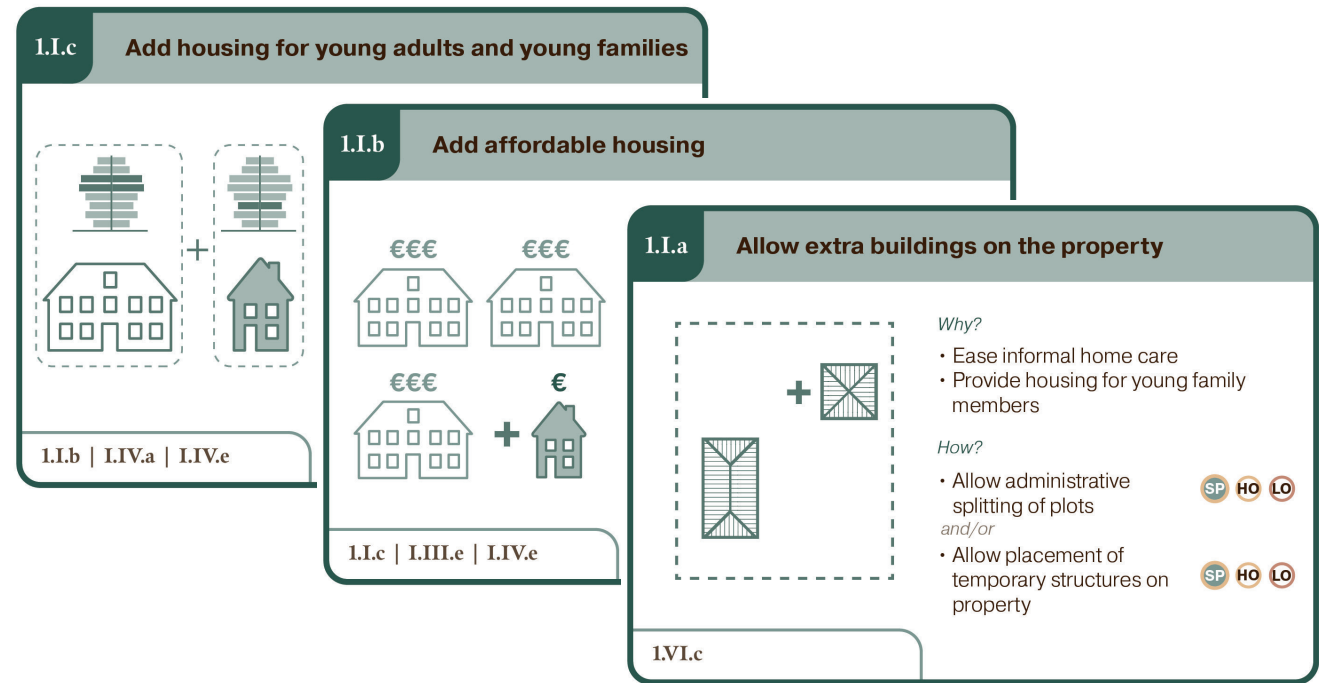
- Determine maximum distance to hubs
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0.II.a | 1.II.a



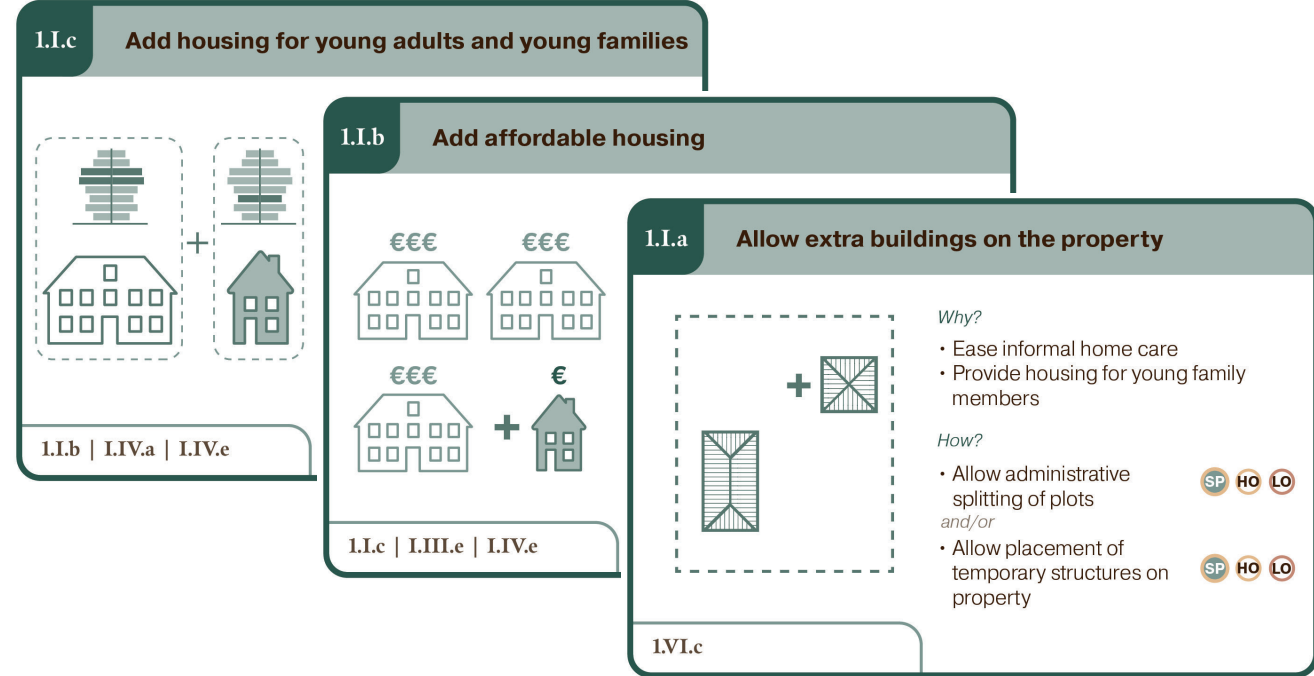


# Zoom-in: Nettelhorst



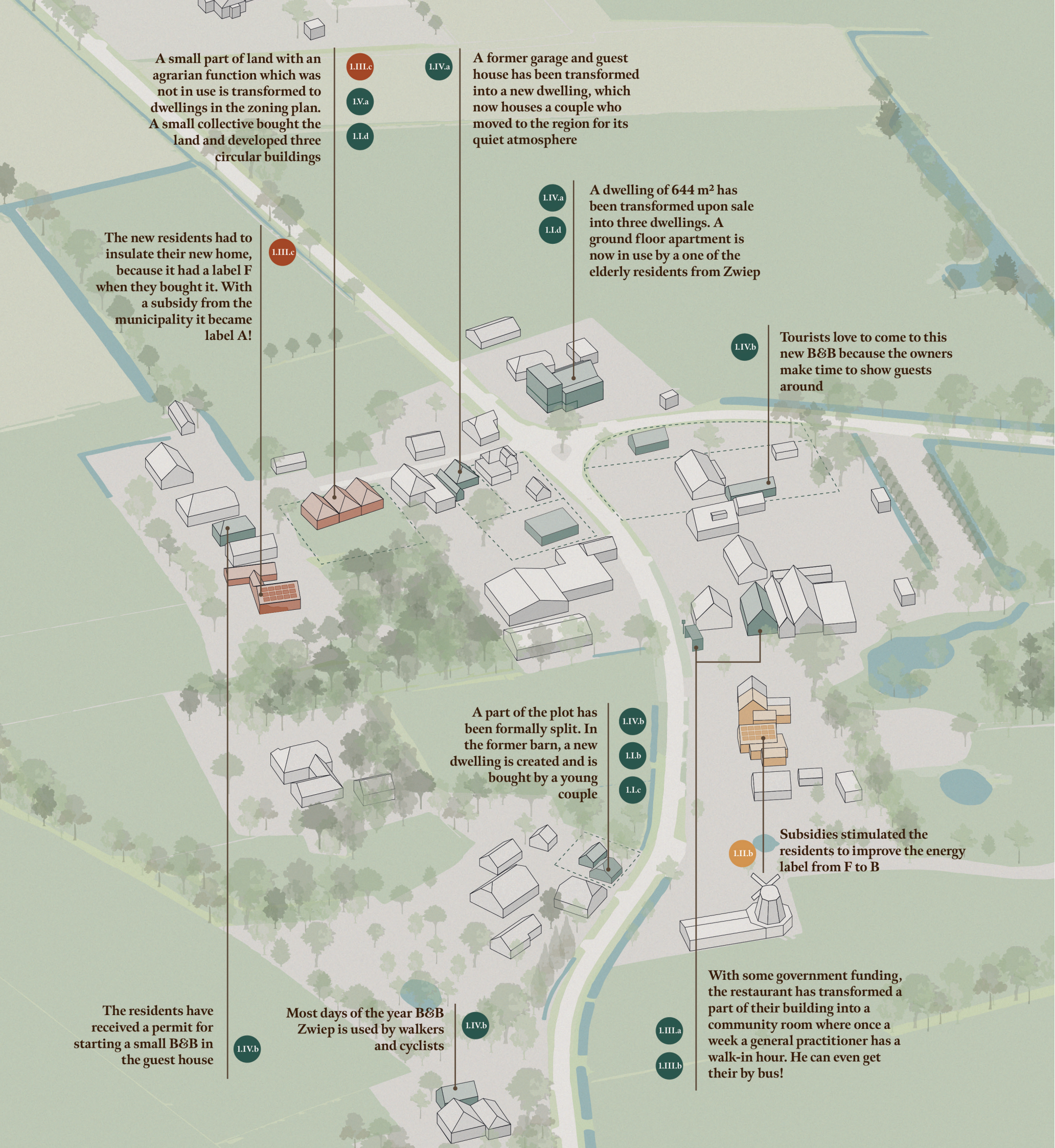
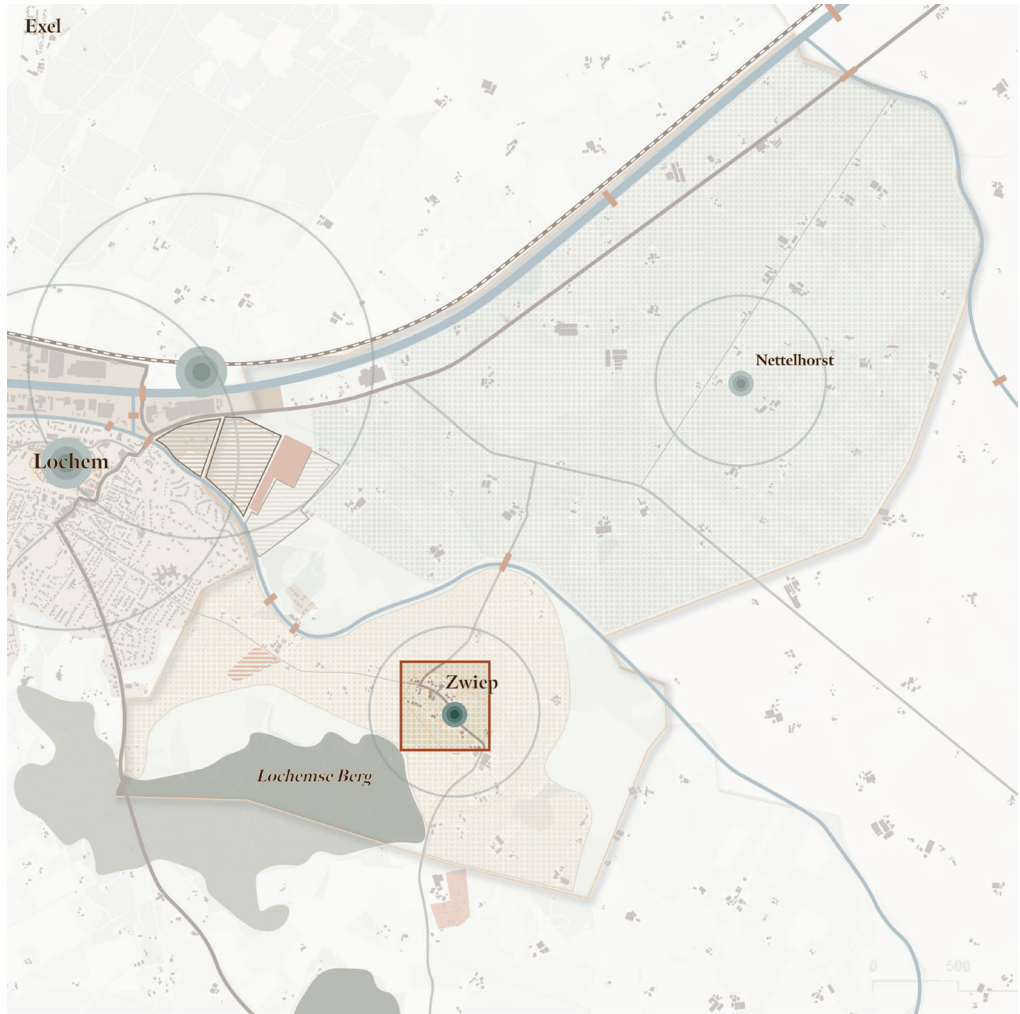


# Zoom-in: Nettelhorst





# Zoom-in: Zwiep






# Zoom-in: Zwiep



1.IV.b


Encourage sharing living space



0.IV.a | 1.III.f

1.IV.a

Encourage splitting dwellings and plots



0.IV.a | 1.I.b | 1.I.b

Why?

- Large living space per person (fig. 6.mod)
- Low density environment

How?

- Relax permit procedures and/or
- Change zoning plans and
- Communicate possibility to split to residents

SP

HO

LO

SP

HO

LO

M

HO

A small part of land with an agrarian function which was not in use is transformed to dwellings in the zoning plan. A small collective bought the land and developed three circular buildings

The new residents had to insulate their new home, because it had a label F when they bought it. With a subsidy from the municipality it became label A!

A former garage and guest house has been transformed into a new dwelling, which now houses a couple who moved to the region for its quiet atmosphere

A dwelling of 644 m<sup>2</sup> has been transformed upon sale into three dwellings. A ground floor apartment is now in use by a one of the elderly residents from Zwiep

Tourists love to come to this new B&B because the owners make time to show guests around

A part of the plot has been formally split. In the former barn, a new dwelling is created and is bought by a young couple

Subsidies stimulated the residents to improve the energy label from F to B

With some government funding, the restaurant has transformed a part of their building into a community room where once a week a general practitioner has a walk-in hour. He can even get their by bus!

The residents have received a permit for starting a small B&B in the guest house

Most days of the year B&B Zwiep is used by walkers and cyclists

81

Images by author. Top left: Google Maps



# Zoom-in: Zwiep



1.IV.b

Encourage sharing living space

0.IV.a | 1.III.f

1.IV.a

Encourage splitting dwellings and plots

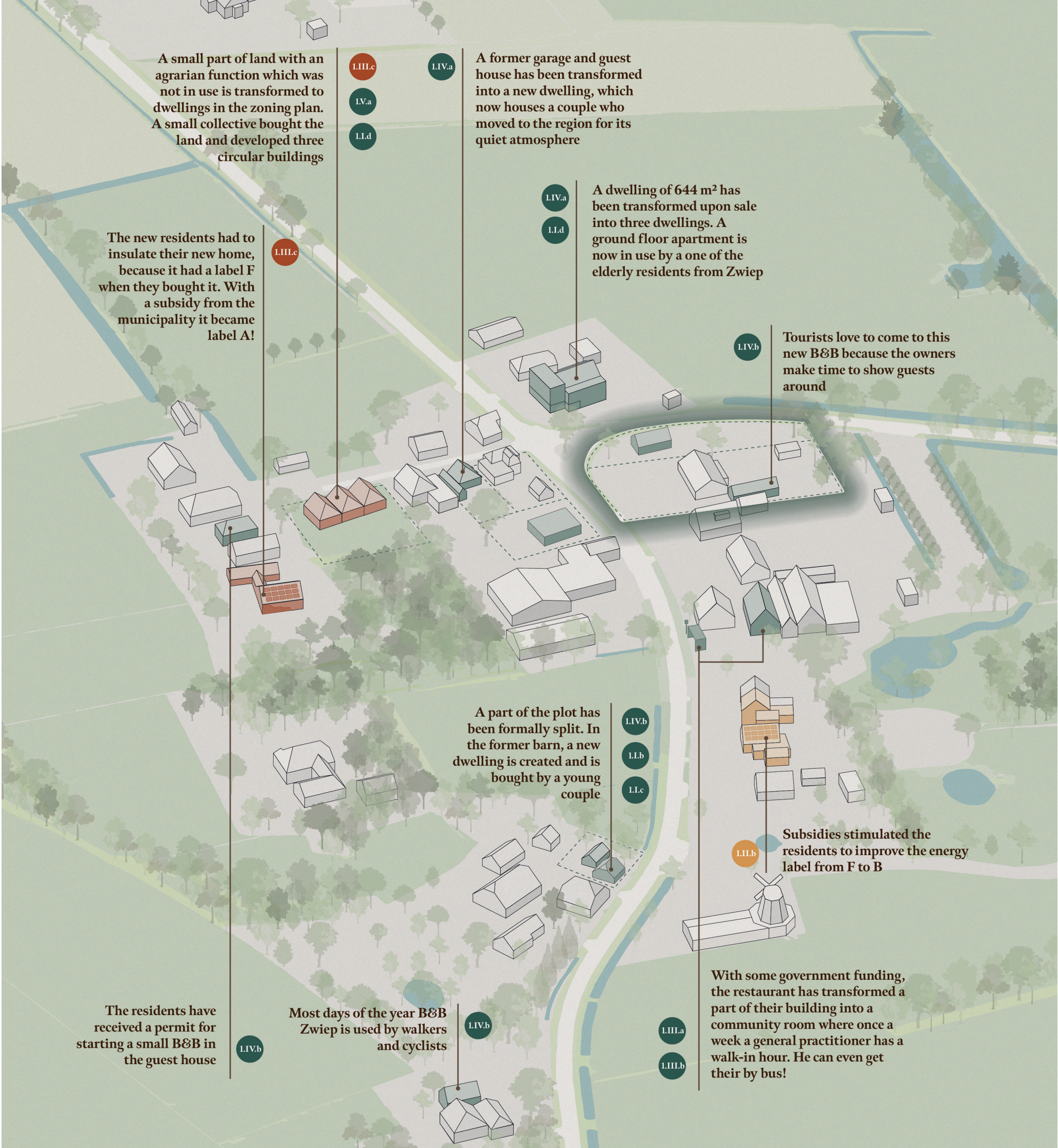
Why?

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- Low density environment

How?

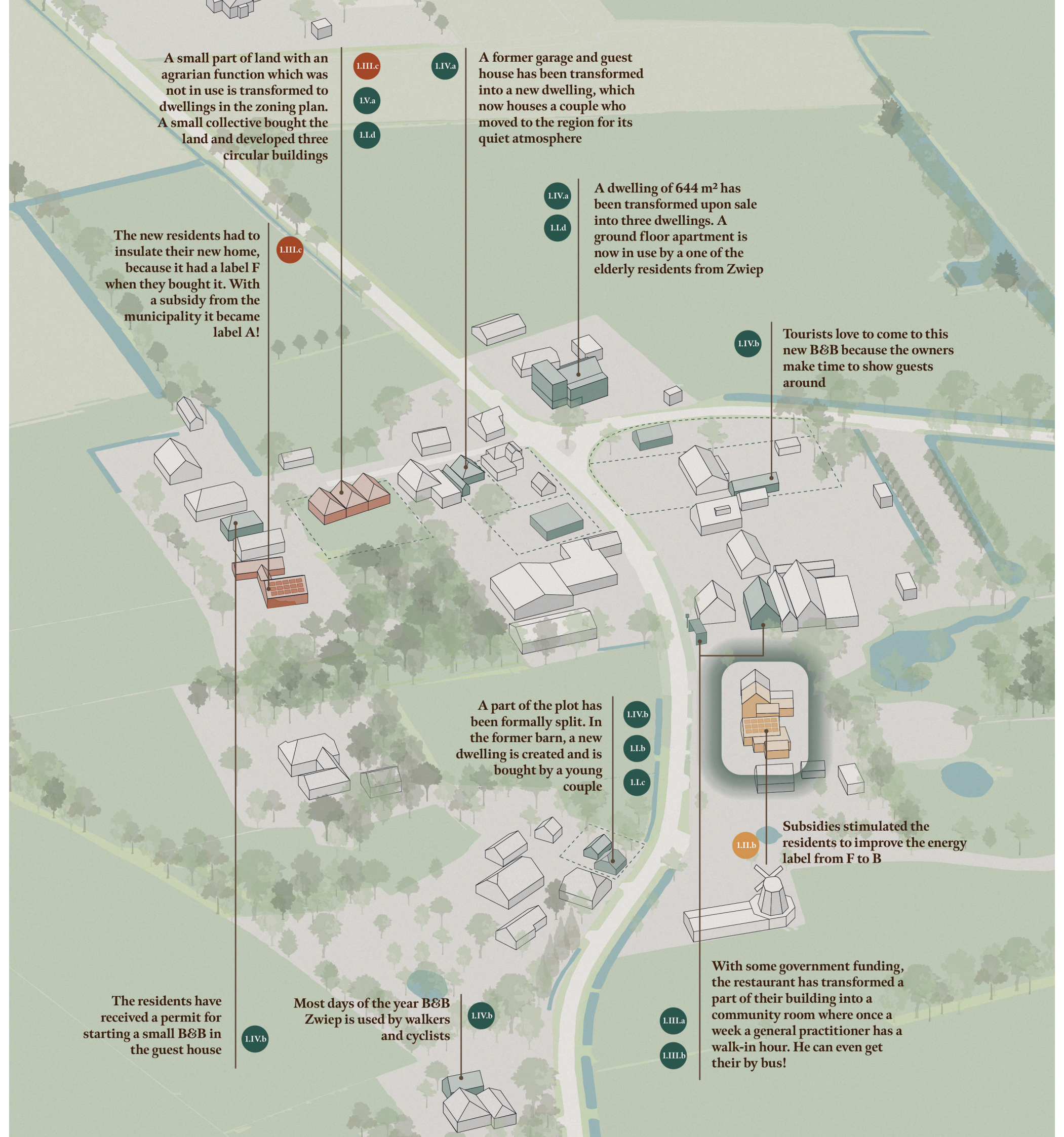
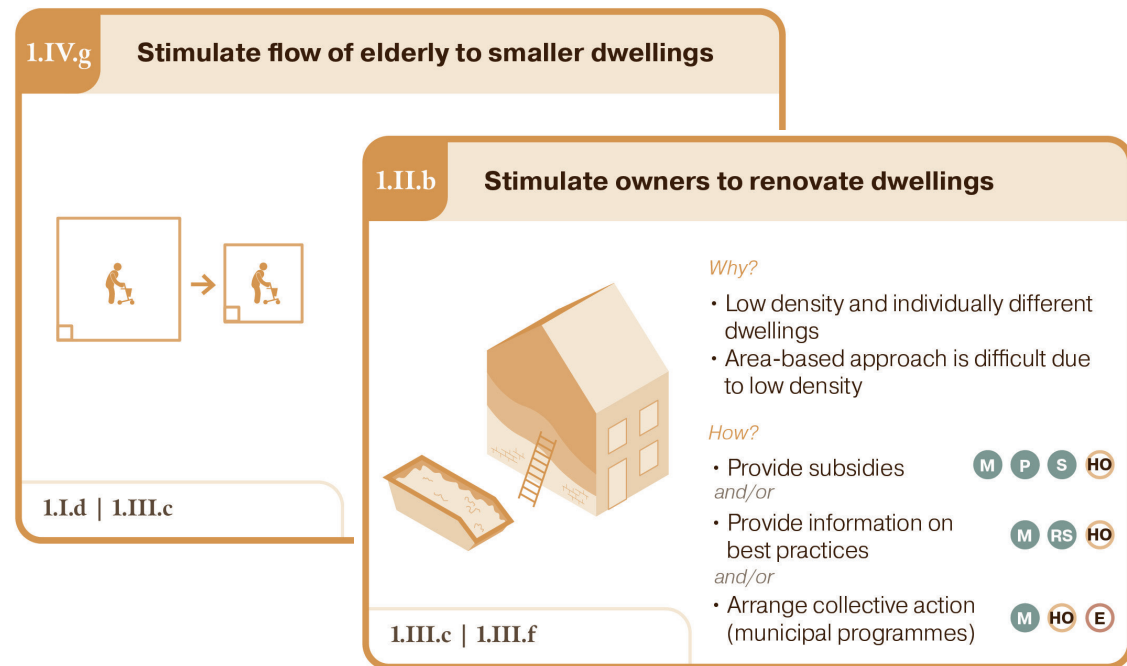
- Relax permit procedures and/or
- Change zoning plans and
- Communicate possibility to split to residents

0.IV.a | 1.I.b | 1.I.b





## Zoom-in: Zwiep







# Zoom-in: Zwiep



1.IV.g

Stimulate flow of elderly to smaller dwellings






1.I.d | 1.III.c

1.II.b

Stimulate owners to renovate dwellings



Why?

- Low density and individually different dwellings
- Area-based approach is difficult due to low density

How?

- Provide subsidies
- Provide information on best practices
- Arrange collective action (municipal programmes)

M

P

S

HO

M

RS

HO

M

HO

E

1.III.c | 1.III.f

A small part of land with an agrarian function which was not in use is transformed to dwellings in the zoning plan. A small collective bought the land and developed three circular buildings

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A former garage and guest house has been transformed into a new dwelling, which now houses a couple who moved to the region for its quiet atmosphere

A dwelling of 644 m<sup>2</sup> has been transformed upon sale into three dwellings. A ground floor apartment is now in use by one of the elderly residents from Zwiep

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Most days of the year B&B Zwiep is used by walkers and cyclists

Legend:

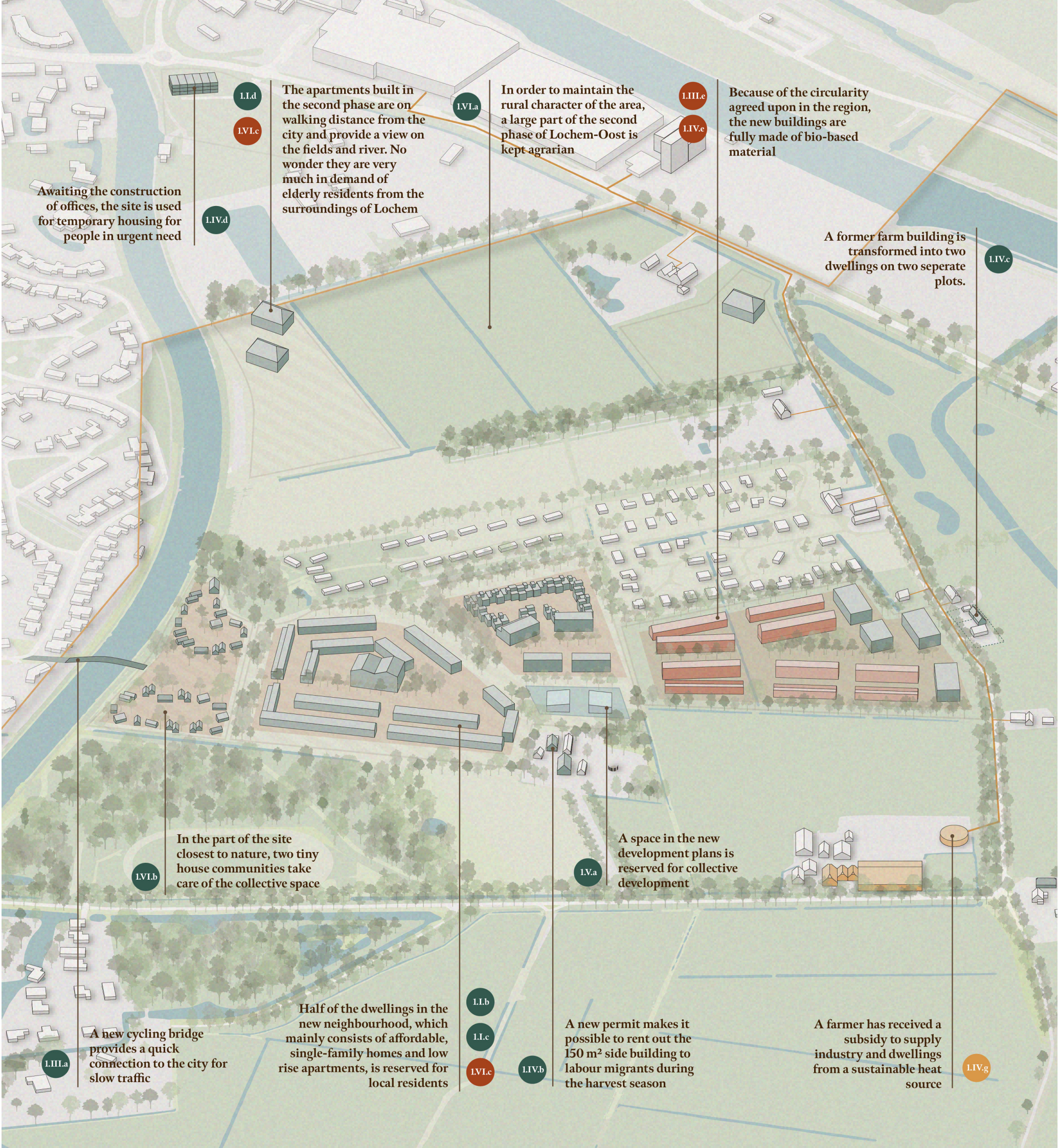
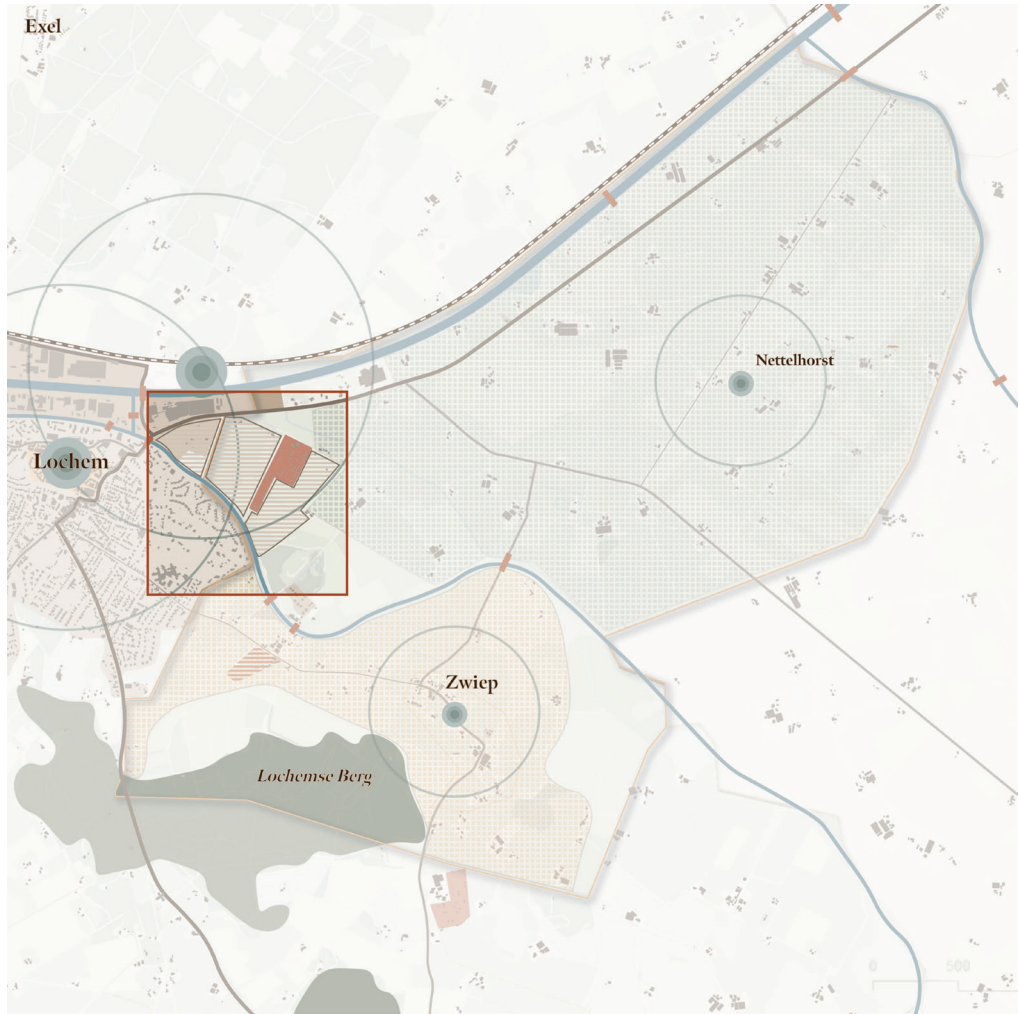
- 1.III.c
- 1.IV.a
- 1.I.d
- 1.III.b
- 1.II.b
- 1.I.c
- 1.IV.b
- 1.III.a
- 1.III.b

Images by author. Top left: by author, based on Google Maps

84

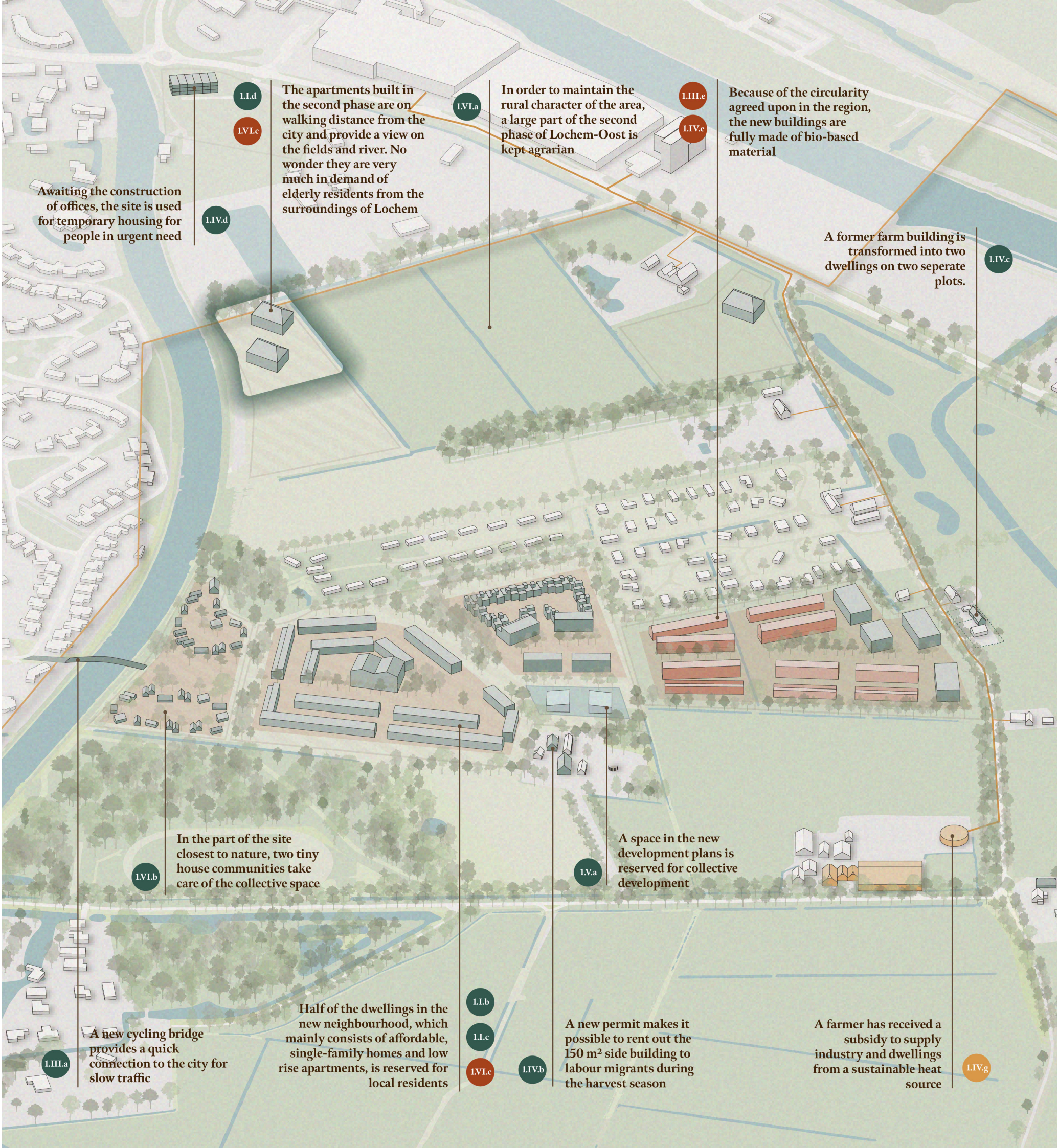
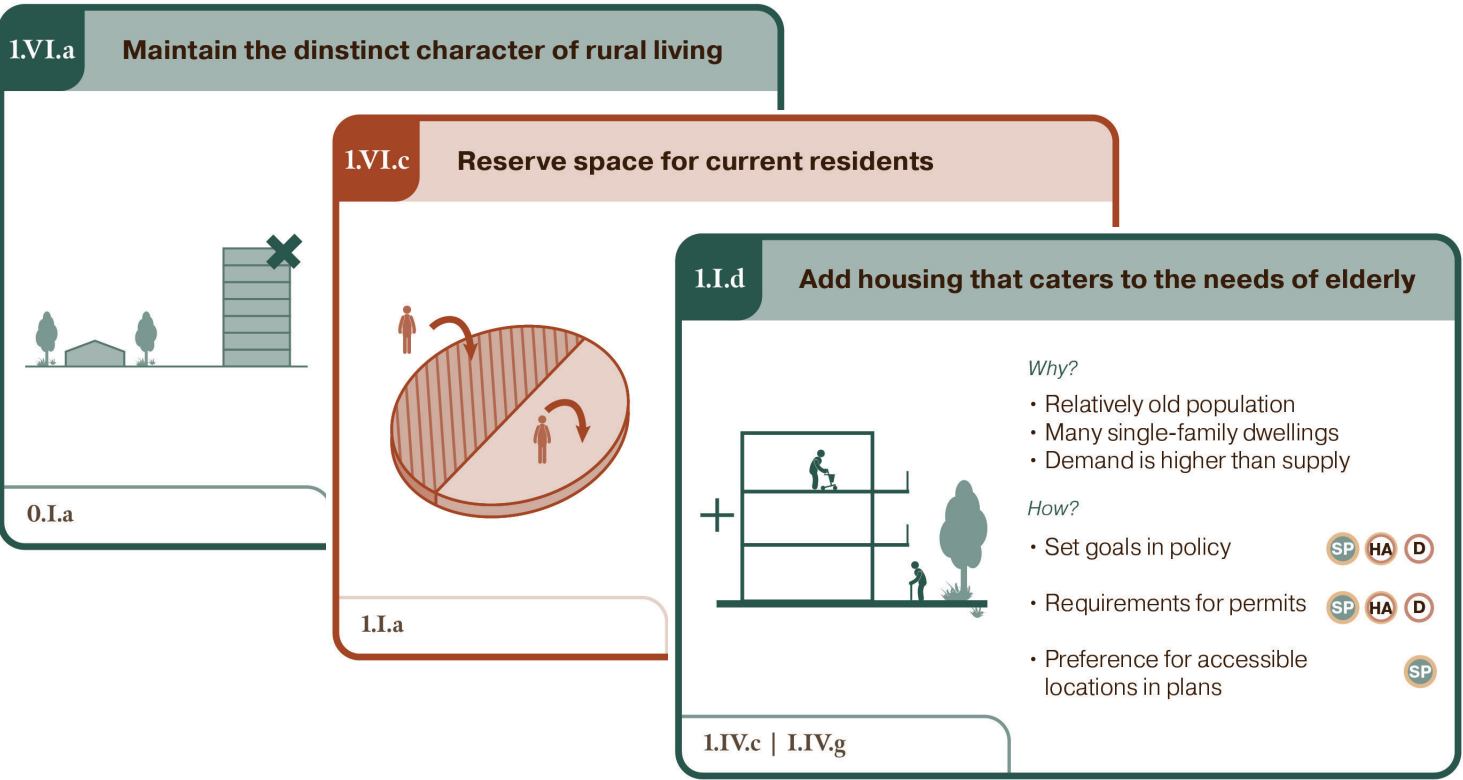


# Zoom-in: Lochem-Oost



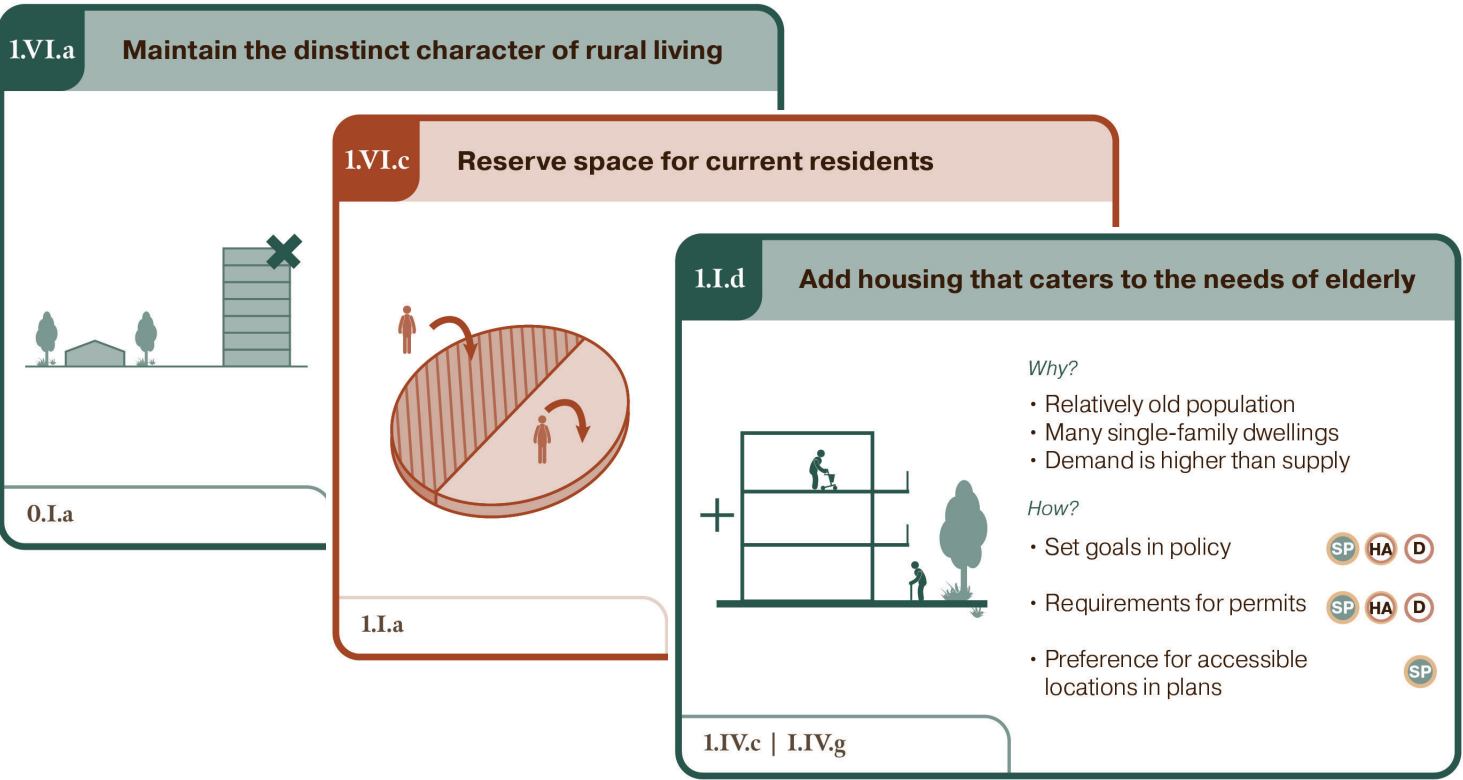


## A wide landscape view of a calm body of water, likely a lake or reservoir, surrounded by green grass and trees. The sky is blue with wispy clouds. A paved path is visible in the foreground.





# Zoom-in: Lochem-Oost






## A wide, calm river flows through a park-like setting. On the right bank, a paved path runs alongside the water, with a tall, slender lamppost standing nearby. The left bank is grassy and features a large, leafless tree in the foreground. The background is filled with a dense line of trees under a cloudy sky.

1.IV.b

## Provide space for different housing typologies (which fit the rural character)



- Homogeneous housing supply
- Room for experimentation

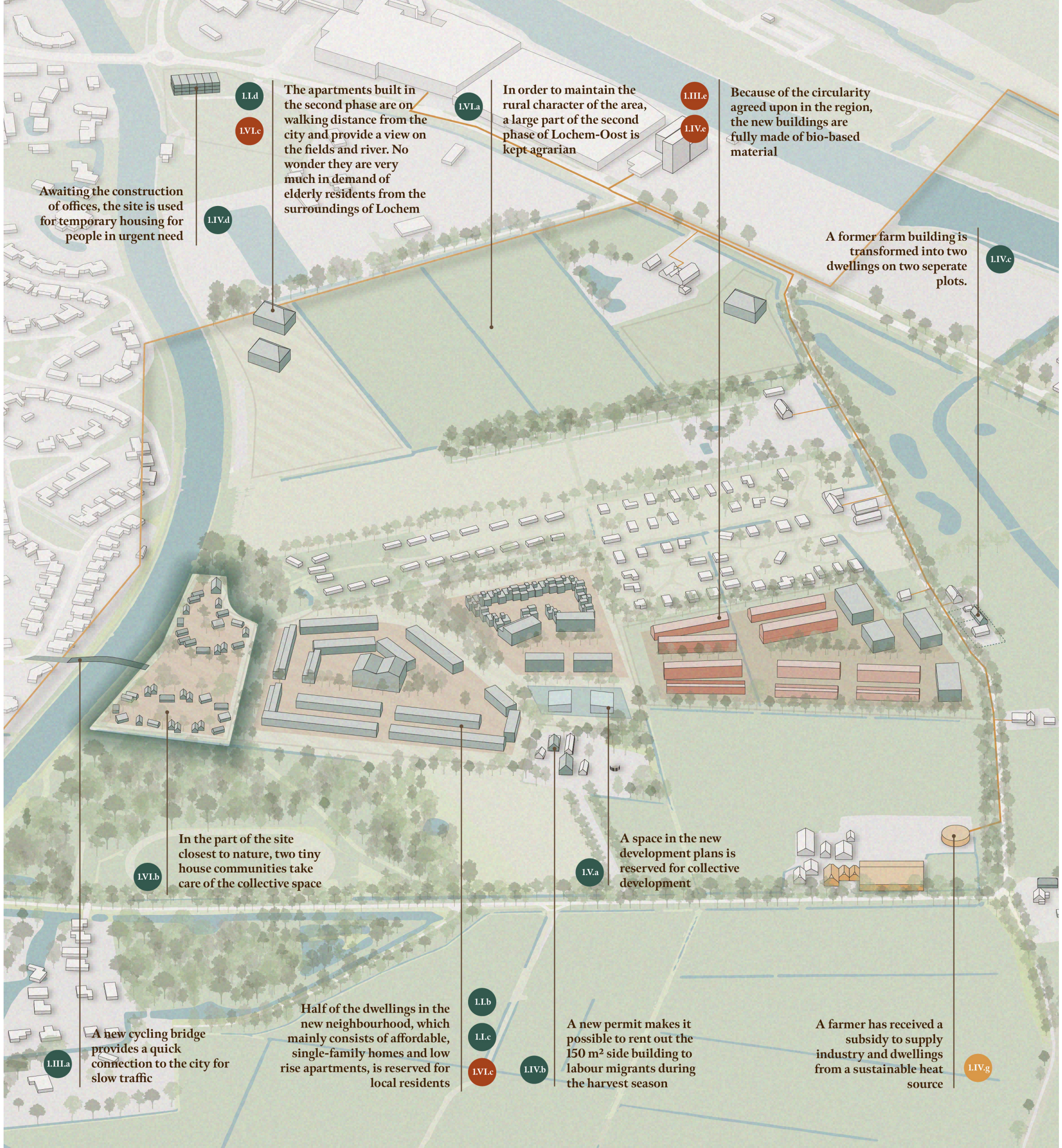
*How?*

- Reserve space in plans
- Dwelling size limitations in zoning plans

SP

SP

M



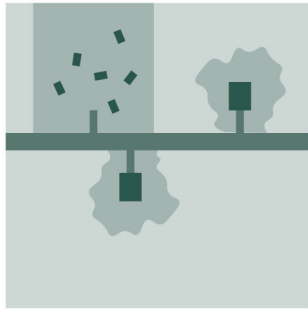


# Zoom-in: Lochem-Oost



1.VI.b

Provide space for different housing typologies (which fit the rural character)



Why?

- Homogeneous housing supply
- Room for experimentation

How?

- Reserve space in plans and/or
- Dwelling size limitations in zoning plans

SP

SP

M

1.IV.d

Awaiting the construction of offices, the site is used for temporary housing for people in urgent need

The apartments built in the second phase are on walking distance from the city and provide a view on the fields and river. No wonder they are very much in demand of elderly residents from the surroundings of Lochem

In order to maintain the rural character of the area, a large part of the second phase of Lochem-Oost is kept agrarian

Because of the circularity agreed upon in the region, the new buildings are fully made of bio-based material

A former farm building is transformed into two dwellings on two separate plots.

In the part of the site closest to nature, two tiny house communities take care of the collective space

A space in the new development plans is reserved for collective development

Half of the dwellings in the new neighbourhood, which mainly consists of affordable, single-family homes and low rise apartments, is reserved for local residents

A new cycling bridge provides a quick connection to the city for slow traffic

A new permit makes it possible to rent out the 150 m<sup>2</sup> side building to labour migrants during the harvest season

A farmer has received a subsidy to supply industry and dwellings from a sustainable heat source

Labels: 1.II.d, 1.VI.c, 1.IV.d, 1.VI.a, 1.III.e, 1.IV.e, 1.IV.b, 1.IV.a, 1.II.b, 1.II.c, 1.VI.b, 1.IV.g

Images by author. Top left: by author, based on Google Maps

89



## Impression of the Rural & Rich cluster - a potential just future





## Impression of the Struggling Neighbourhoods cluster

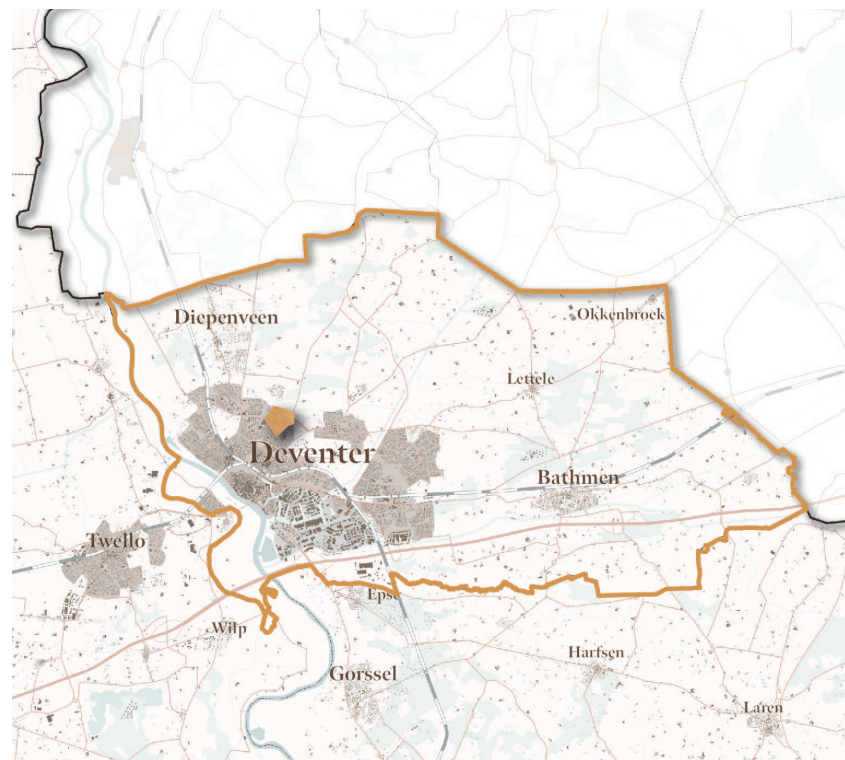




# Illustrative case: Oranjekwartier

2.465 inhabitants

1.301 dwellings





## Illustrative case: Oranjekwartier

**Place-specific patterns**

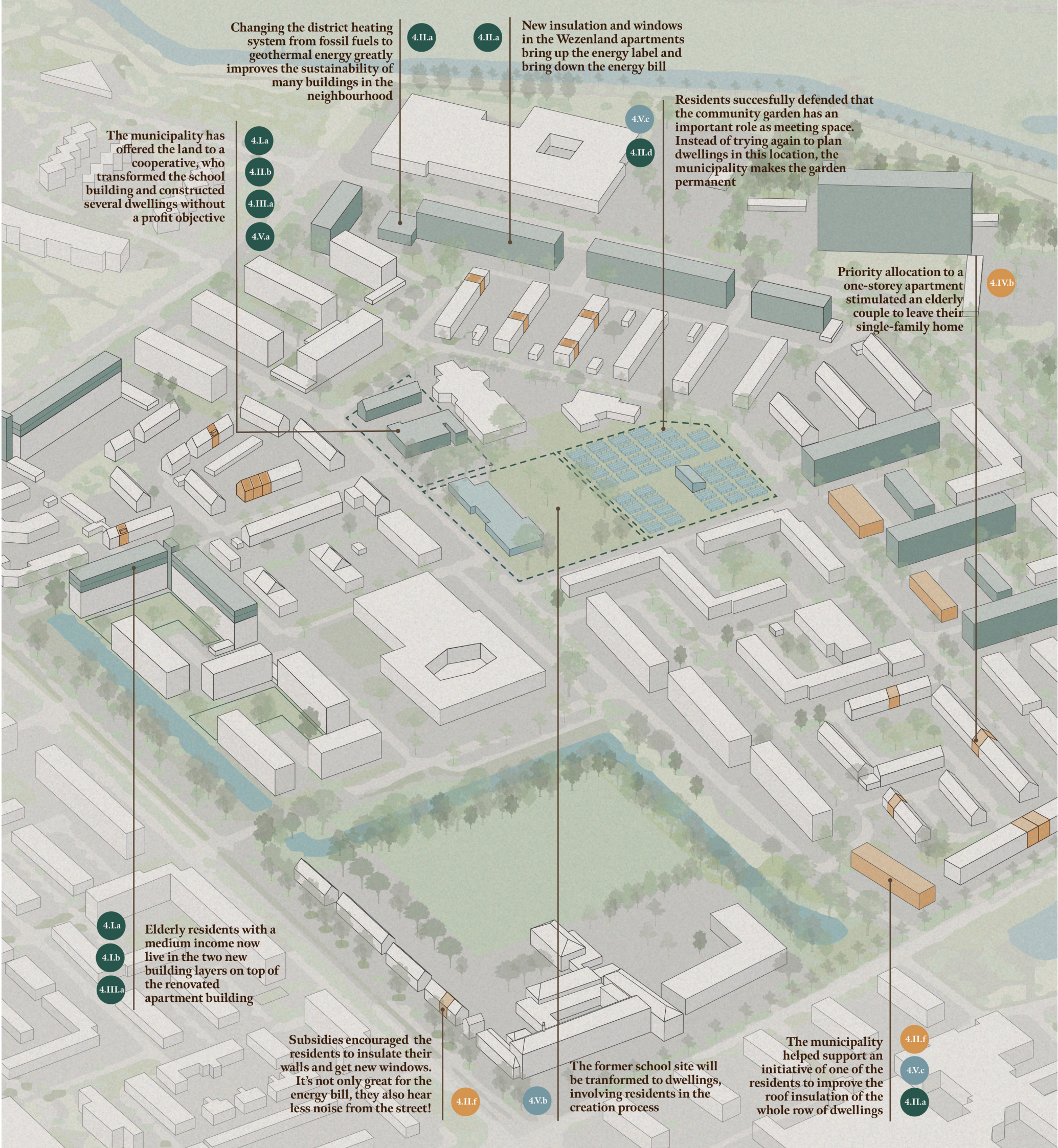
**Area-specific patterns**

**Patterns throughout**





# Zoom-in: Oranjekwartier

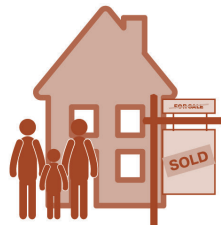




# Zoom-in: Oranjekwartier




4.II.cSelf-occupancy obligation



4.I.c | 4.II.c

4.I.cAssist starters in buying a dwelling



4.II.c

Why?

- Relatively affordable dwellings
- Frequent sales by housing associations

How?

- Offer formal social rent dwellings to starters first and/or
- Provide a buy-back guarantee

HA

SP

M

HA

Changing the district heating system from fossil fuels to geothermal energy greatly improves the sustainability of many buildings in the neighbourhood

4.II.a

4.II.a

New insulation and windows in the Wezenland apartments bring up the energy label and bring down the energy bill

4.V.c

4.II.d

Residents successfully defended that the community garden has an important role as meeting space. Instead of trying again to plan dwellings in this location, the municipality makes the garden permanent

4.IV.b

Priority allocation to a one-storey apartment stimulated an elderly couple to leave their single-family home

4.I.a

4.II.b

4.III.a

4.V.a

Elderly residents with a medium income now live in the two new building layers on top of the renovated apartment building

4.I.a

4.I.b

4.III.a

Subsidies encouraged the residents to insulate their walls and get new windows. It's not only great for the energy bill, they also hear less noise from the street!

4.II.f

4.V.b

The former school site will be transformed to dwellings, involving residents in the creation process

4.II.f

4.V.c

4.II.a

The municipality helped support an initiative of one of the residents to improve the roof insulation of the whole row of dwellings

Images by author. Top left: Google Maps

95



# Zoom-in: Oranjekwartier



4.II.cSelf-occupancy obligation

4.I.c | 4.II.c

4.I.c

4.II.c

4.I.cAssist starters in buying a dwelling

Why?

• Relatively affordable dwellings

• Frequent sales by housing associations

How?

• Offer formal social rent dwellings to starters first and/or

• Provide a buy-back guarantee

HA

SP

M

HA

4.II.c

The municipality has offered the land to a cooperative, who transformed the school building and constructed several dwellings without a profit objective

Changing the district heating system from fossil fuels to geothermal energy greatly improves the sustainability of many buildings in the neighbourhood

New insulation and windows in the Wezenland apartments bring up the energy label and bring down the energy bill

Residents successfully defended that the community garden has an important role as meeting space. Instead of trying again to plan dwellings in this location, the municipality makes the garden permanent

Priority allocation to a one-storey apartment stimulated an elderly couple to leave their single-family home

Elderly residents with a medium income now live in the two new building layers on top of the renovated apartment building

Subsidies encouraged the residents to insulate their walls and get new windows. It's not only great for the energy bill, they also hear less noise from the street!

The former school site will be transformed to dwellings, involving residents in the creation process

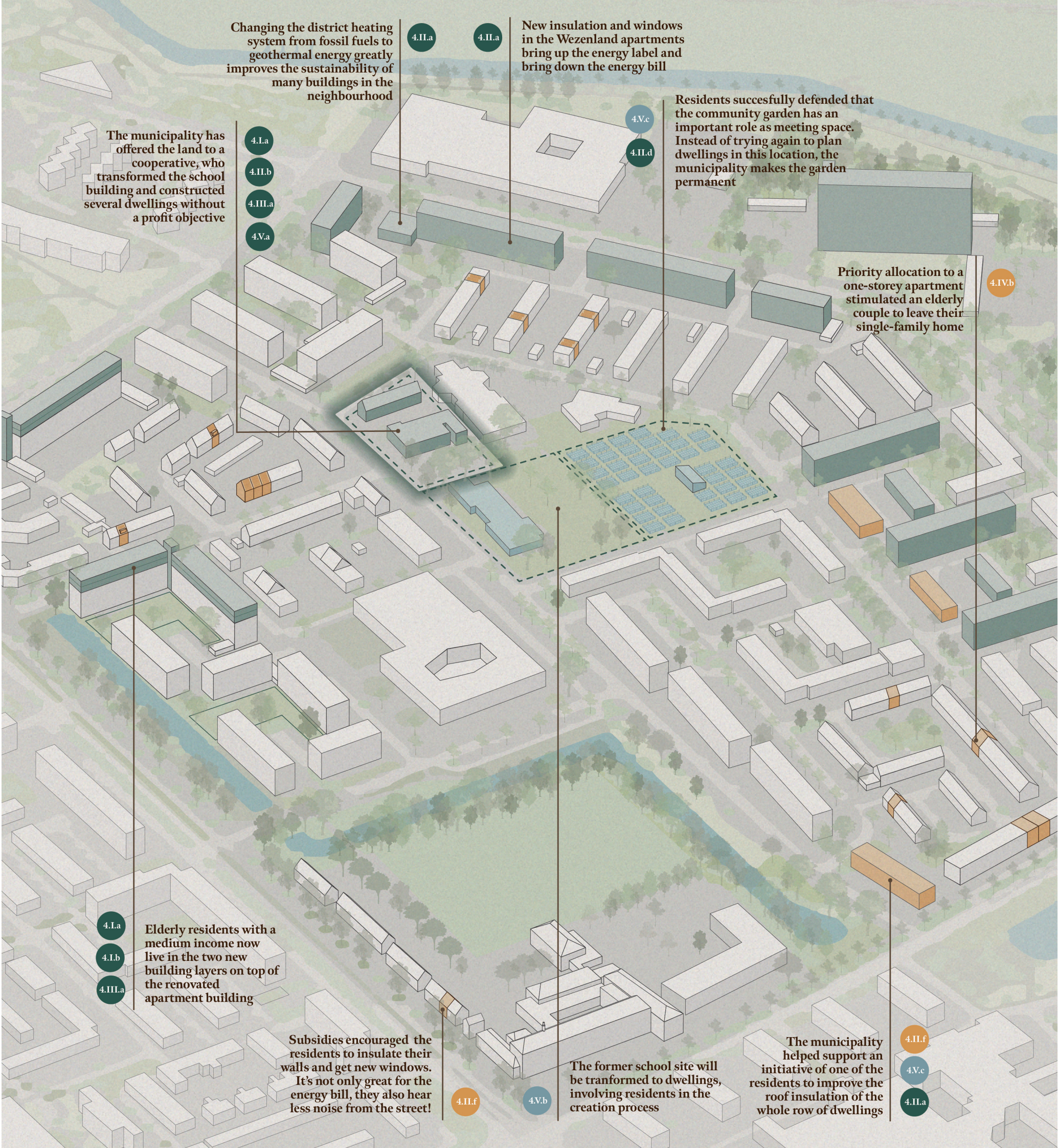
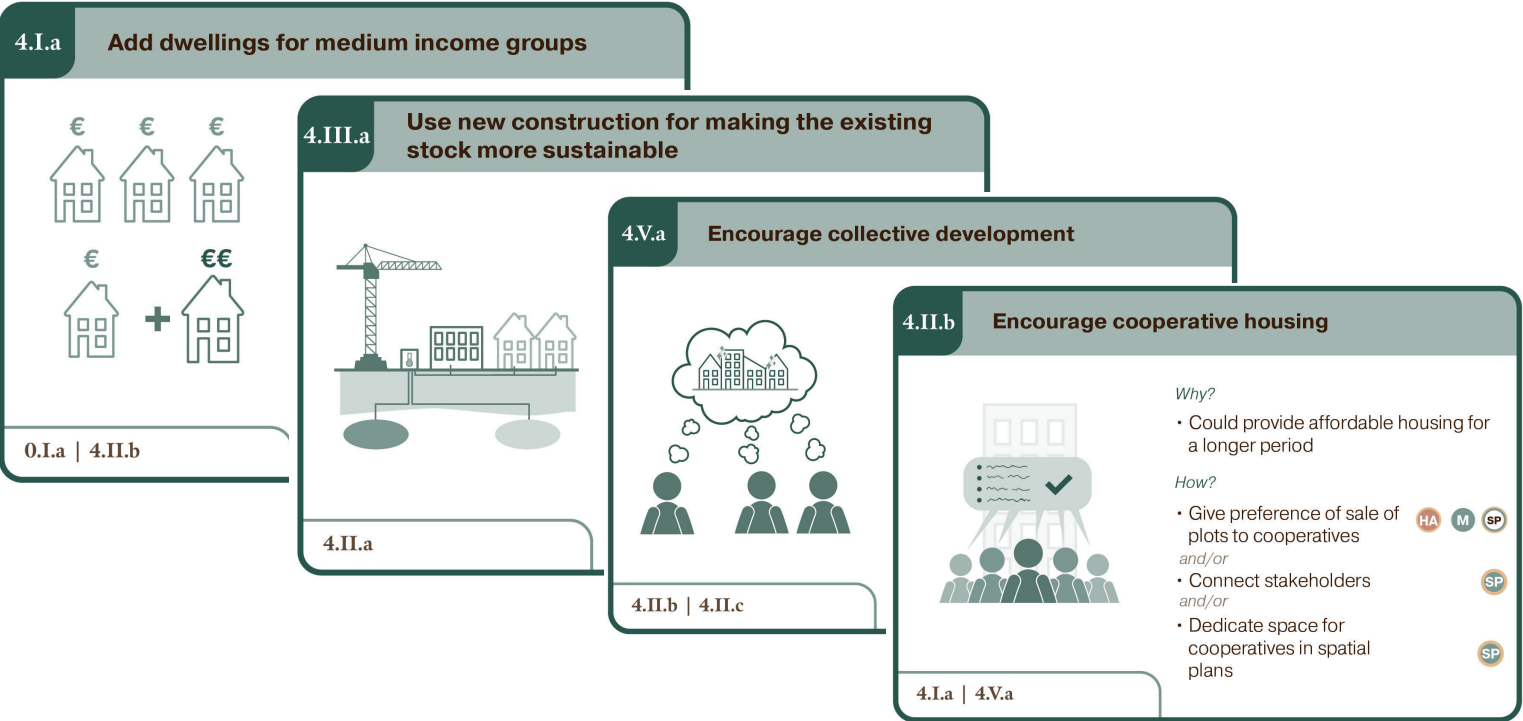
The municipality helped support an initiative of one of the residents to improve the roof insulation of the whole row of dwellings

Images by author. Top left: by author, based on Google Maps

96

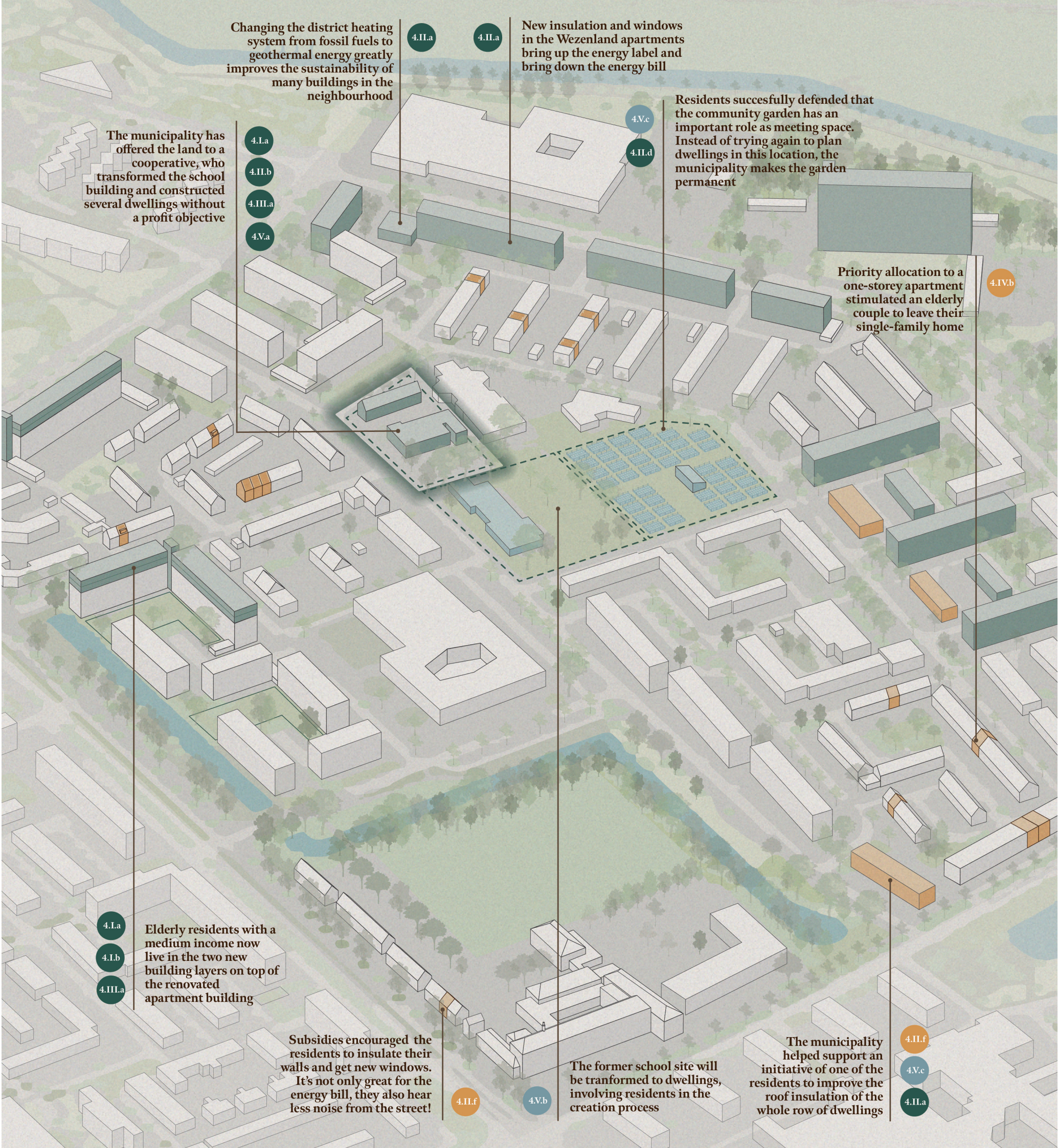
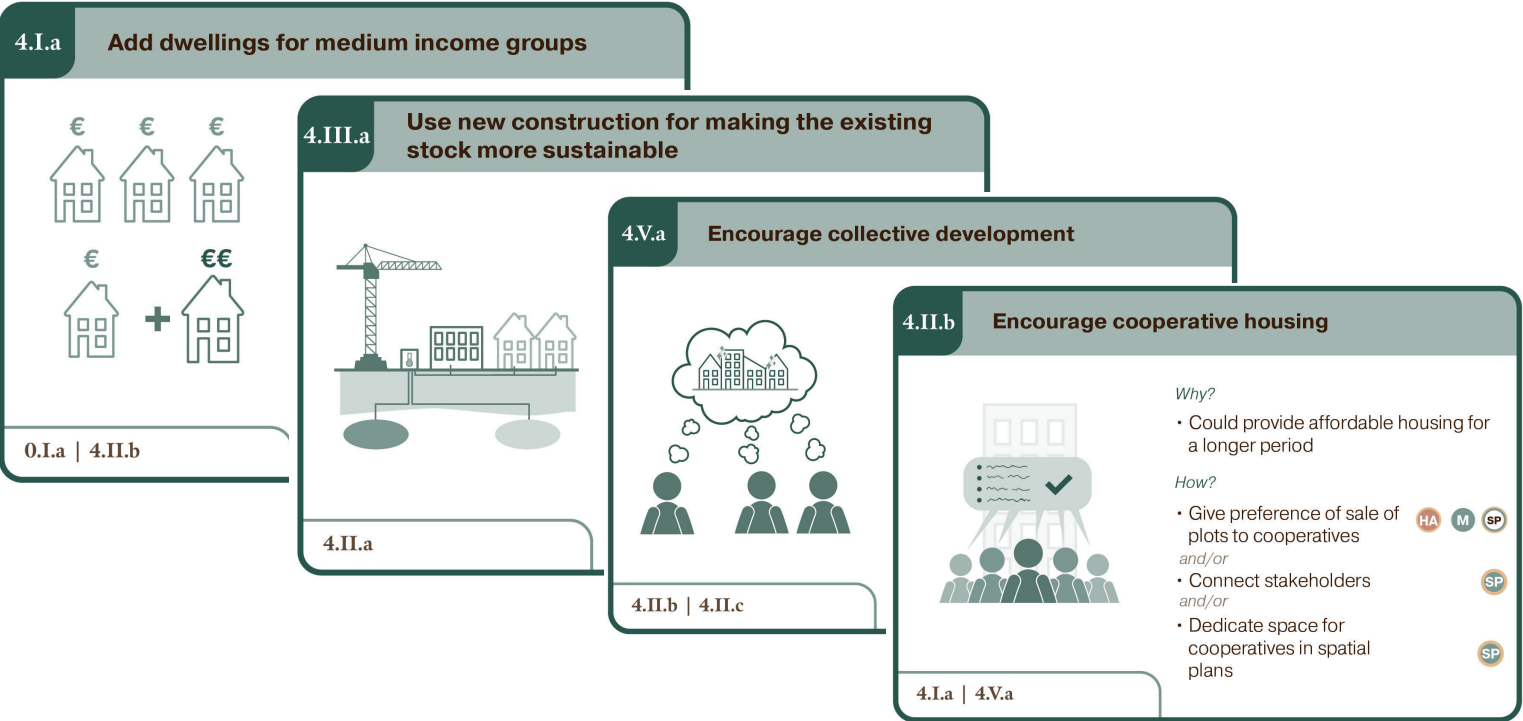
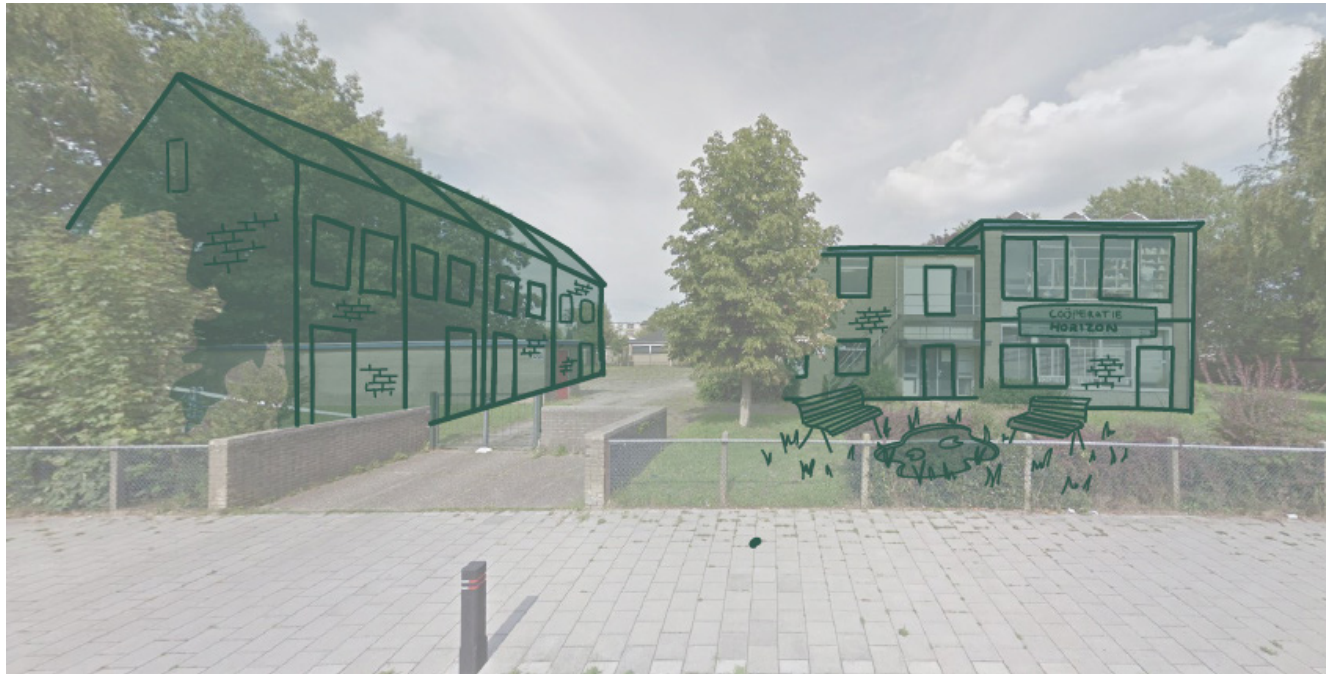


# Zoom-in: Oranjekwartier



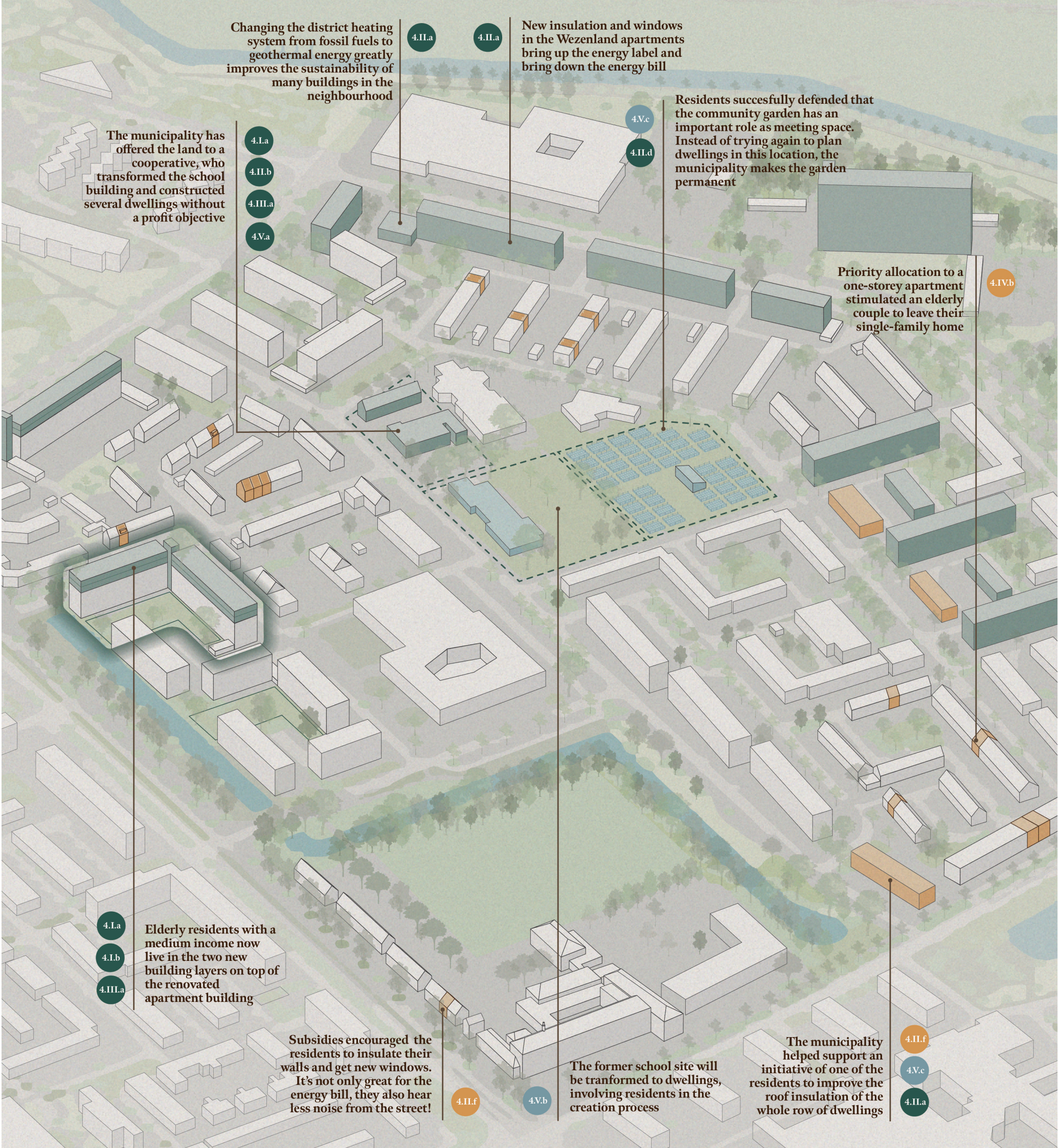
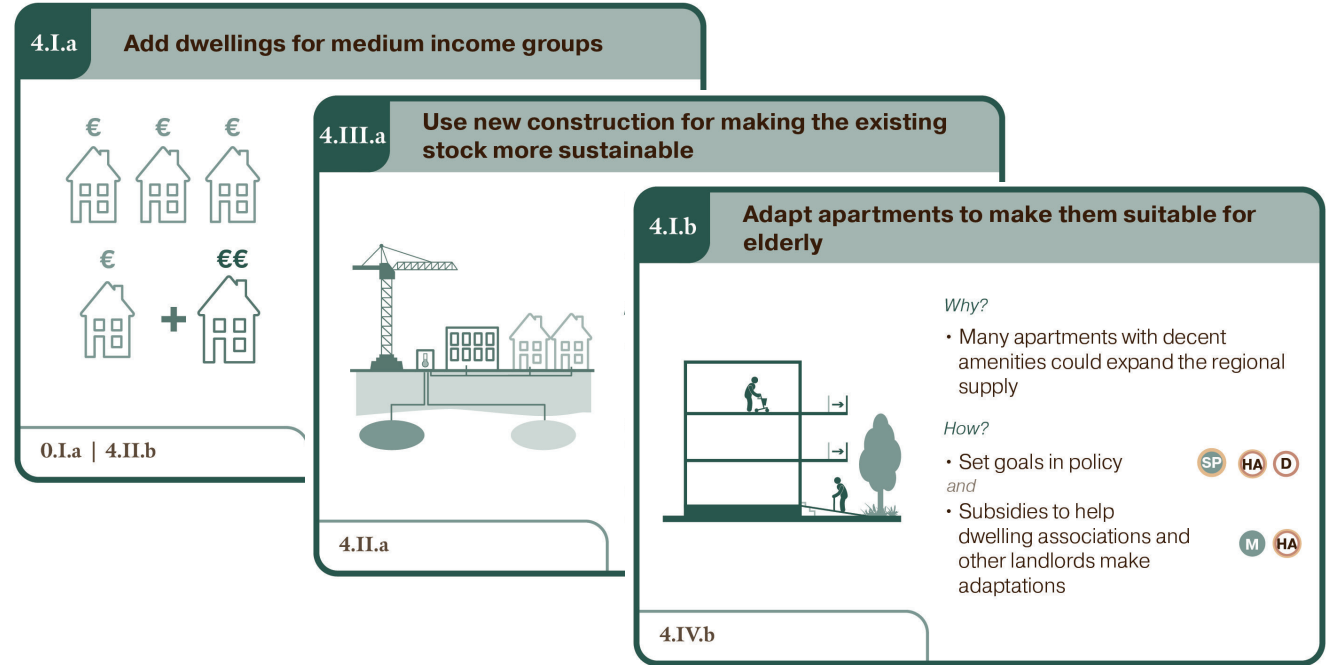


# Zoom-in: Oranjekwartier



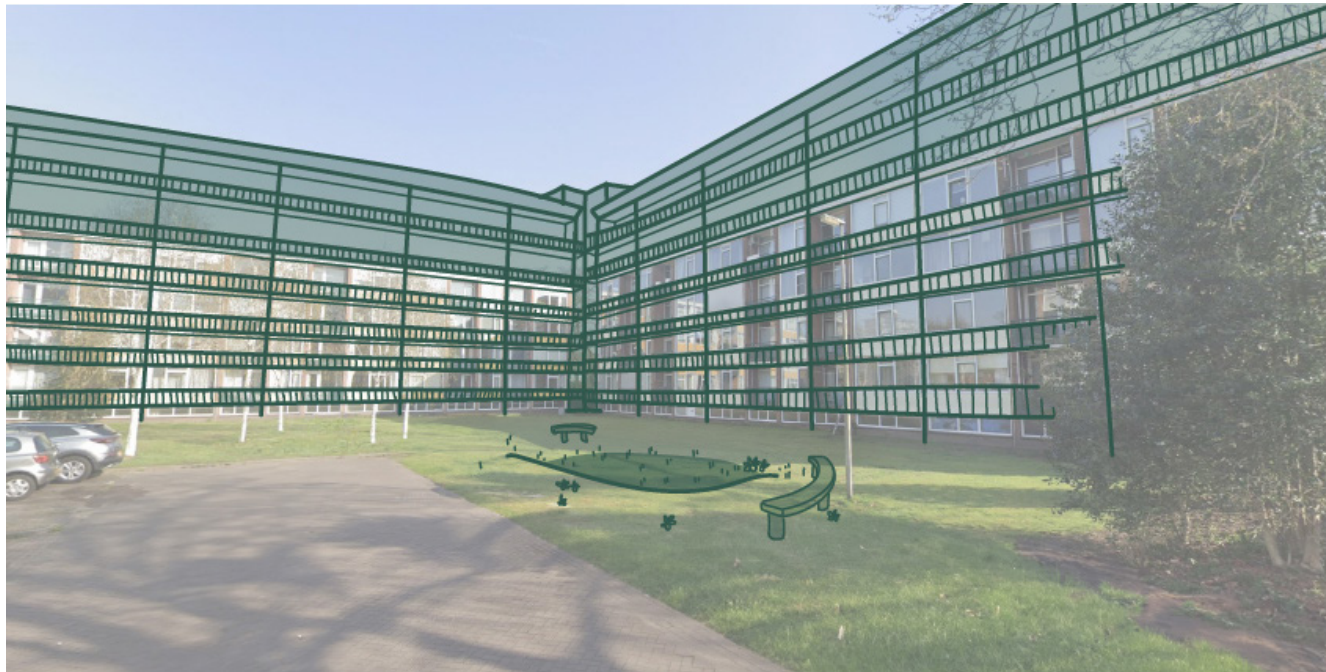


# Zoom-in: Oranjekwartier





# Zoom-in: Oranjekwartier



4.I.a    Add dwellings for medium income groups

€   €   €

€   €€

+

0.I.a | 4.II.b

4.III.a    Use new construction for making the existing stock more sustainable

4.II.a

4.I.b    Adapt apartments to make them suitable for elderly

4.IV.b

Why?

- Many apartments with decent amenities could expand the regional supply

How?

- Set goals in policy
- Subsidies to help dwelling associations and other landlords make adaptations

SP   HA   D

M   HA

The municipality has offered the land to a cooperative, who transformed the school building and constructed several dwellings without a profit objective

Changing the district heating system from fossil fuels to geothermal energy greatly improves the sustainability of many buildings in the neighbourhood

New insulation and windows in the Wezenland apartments bring up the energy label and bring down the energy bill

Residents successfully defended that the community garden has an important role as meeting space. Instead of trying again to plan dwellings in this location, the municipality makes the garden permanent

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The municipality helped support an initiative of one of the residents to improve the roof insulation of the whole row of dwellings

4.I.a, 4.II.b, 4.III.a, 4.V.a, 4.II.a, 4.V.c, 4.II.d, 4.IV.b, 4.II.f, 4.V.b, 4.II.a

Images by author. Top left: by author, based on Google Maps

100



## Impression of Zwiép and surroundings - a potential just future





# Conclusion & Reflection

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## Conclusion

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*To what extent can a framework based on justice values help spatial planners design for justice in the housing domain in Dutch regions?*

### **Spatial planners**

- Spatial planners guide developments of other actors

### **Justice framework**

- Summarising justice theories
- Both for analysis and for strategy development
- Broad spectrum of justice



# The justice framework as an analysis tool

## Benefits

- Domain focus
- Structured by applied values and housing dimensions
- Wide range of injustices
- Both for spatial analysis and policy analysis

## Limitations

- Availability of data indicators
- Data in low density areas
- Applied value of Influence is not spatial





# The justice framework as a design tool

## Benefits

- Analysis informs strategies
- Clustering gives overview
- Applied values can structure strategy development
- Assessing strategies with applied values

## Limitations

- Domain focus
- Priorities and trade-offs between clusters
- Requires additional input from spatial planners

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.I.a				+	+	+
1.I.b		+	-			
1.I.c		+	-			+
1.I.d			-	+		+
1.II.a						
1.II.b			+			
1.III.a		+				
1.III.b		+				
1.III.c	-	+			-	
1.III.d	-					
1.III.e	-			+		
1.III.f		-			+	

	Availability I	Acceptability II	Sustainability III	Moderation IV	Influence V	Diversity VI
1.IV.a	+		+			+
1.IV.b	+		+			+
1.IV.c	+		+		+	+
1.IV.d	+					
1.IV.e			+			
1.IV.f	+	+				
1.IV.g	+					
1.V.a						+
1.VI.a		+				
1.VI.b					+	
1.VI.c		+			-	



# Conclusion

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## Limitations

- Only tested by myself

## Future research

- Further development of the justice framework
- Application to practice and other domains

## Policy recommendations

- Important to be explicit about values in design
- Develop norms for sufficiency and limitation



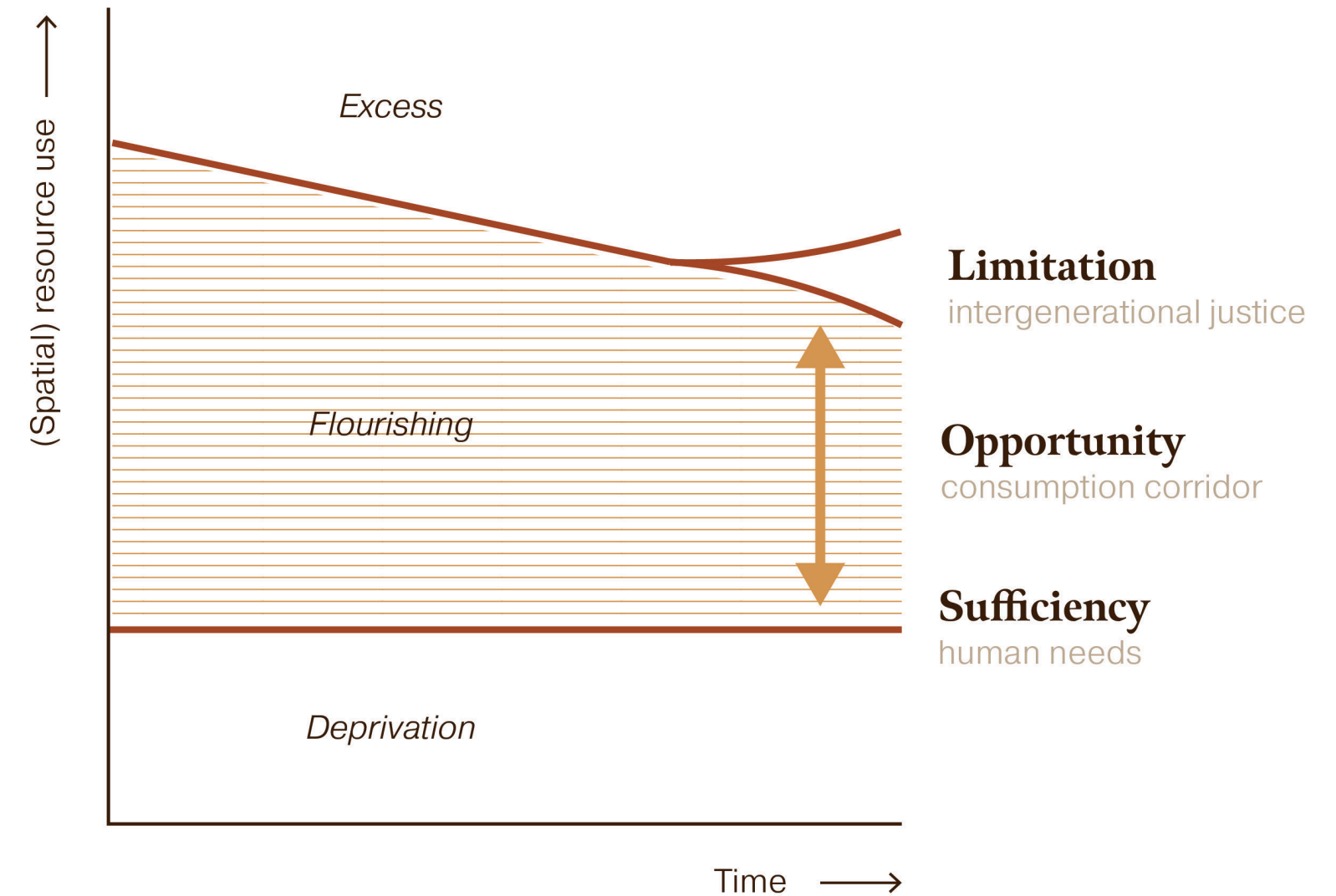
# Individual reflection

## Transferability

- Core and applied values are very well transferable
- Process can be repeated

## Appropriateness

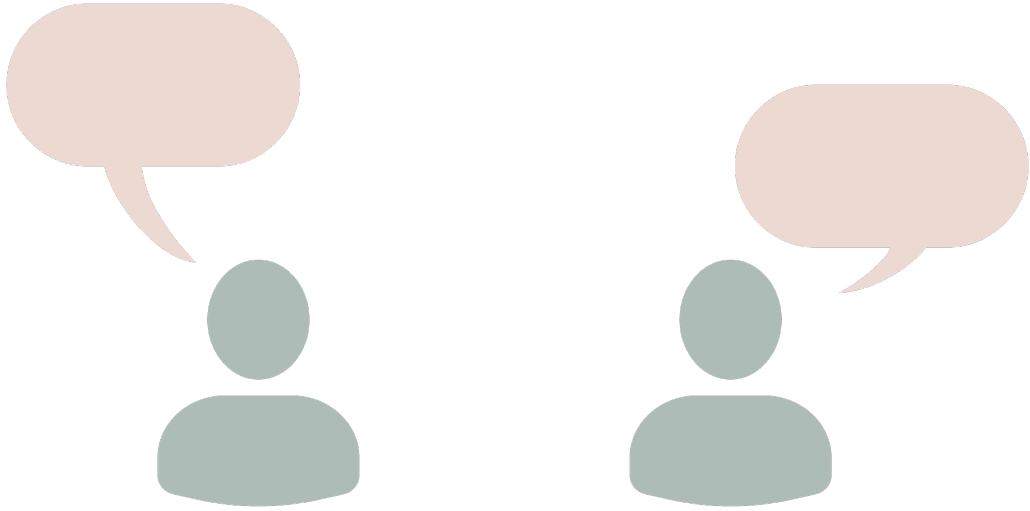
- Norms of sufficiency and limitation are not determined
  - ◊ Flexibility to adapt to different socio-political contexts
  - ◊ But: this can weaken the intentions
- Spatial planners have some independence



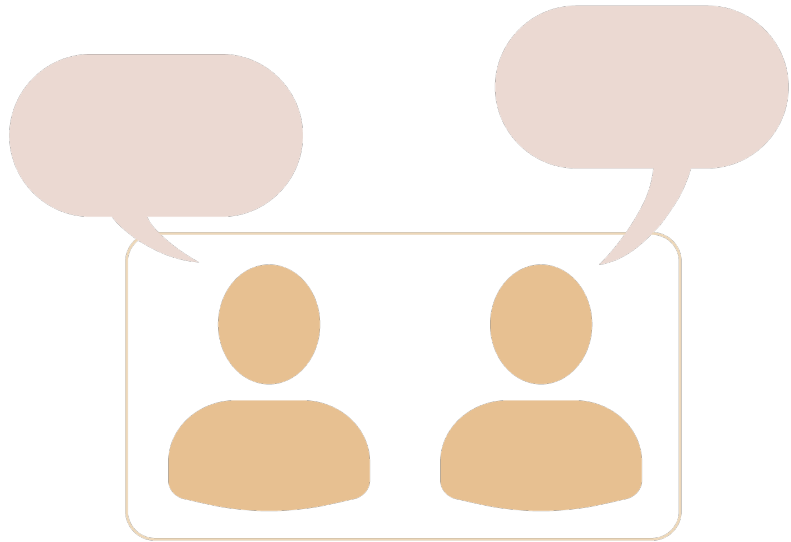


# Reflection from practice

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**Public sector**



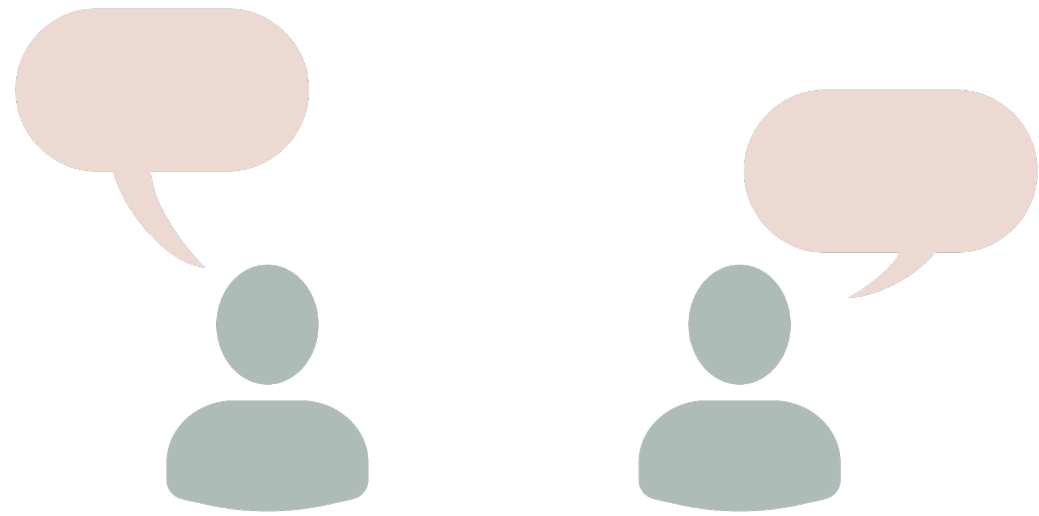
**Private sector**

**Semi-structured interviews**

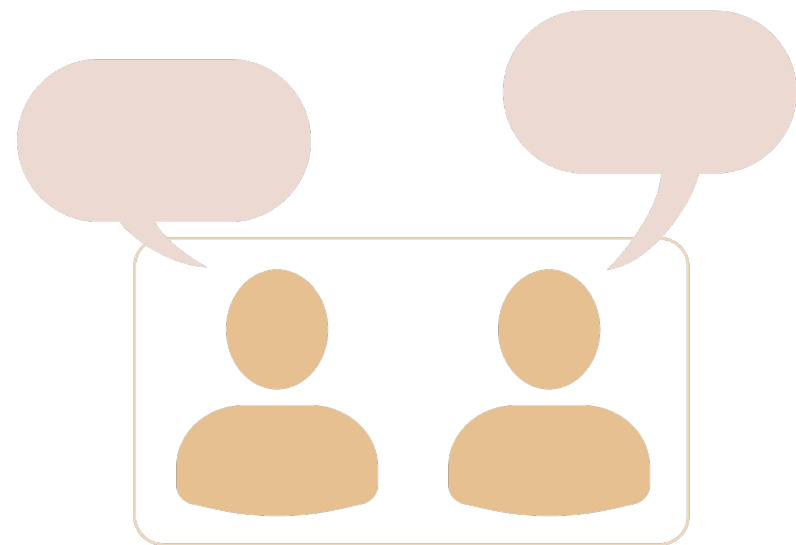
**Reflective**



## Reflection from practice



**Public sector**



**Private sector**

### **Language**

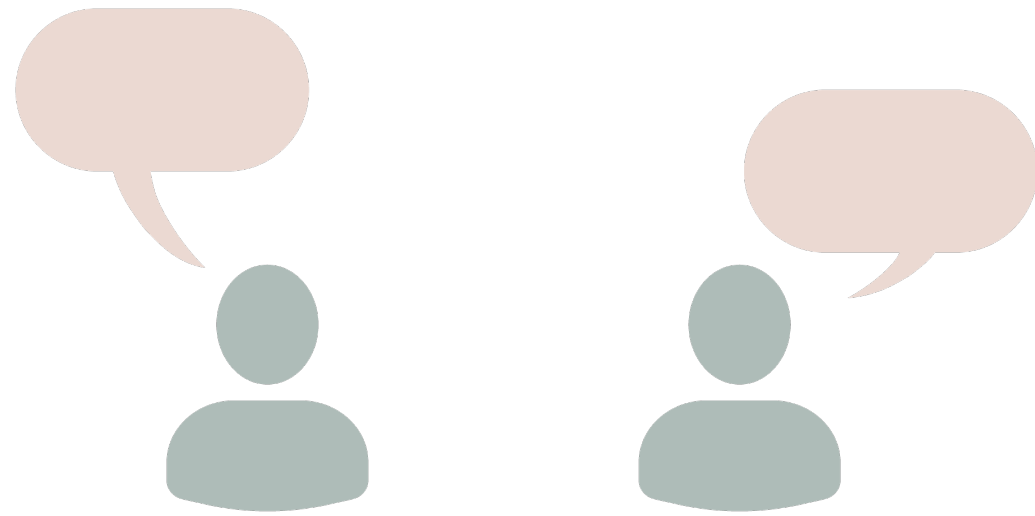
- Dutch
- Keep a positive formulation
- Simple explanation

### **Application**

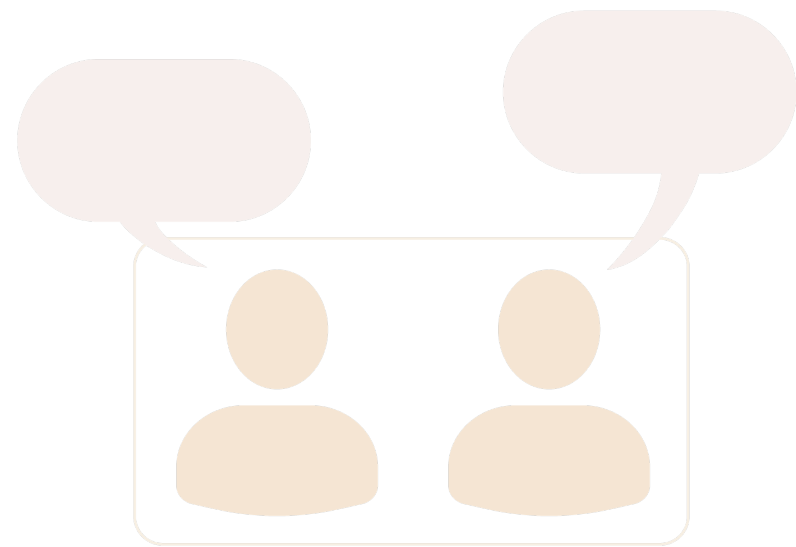
- Municipal scale more likely
- Strategies: housing visions & environmental visions



## Reflection from practice



**Public sector**



**Private sector**

### **Forces to take a broad perspective**

- ‘Where do we want to go as a municipality?’

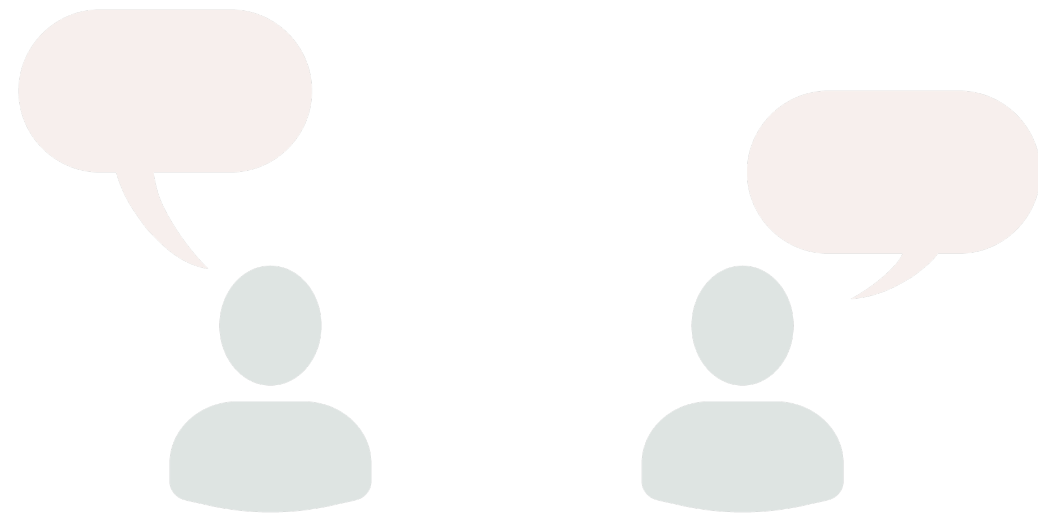
### **Focus on assessment**

### **Internal use only**

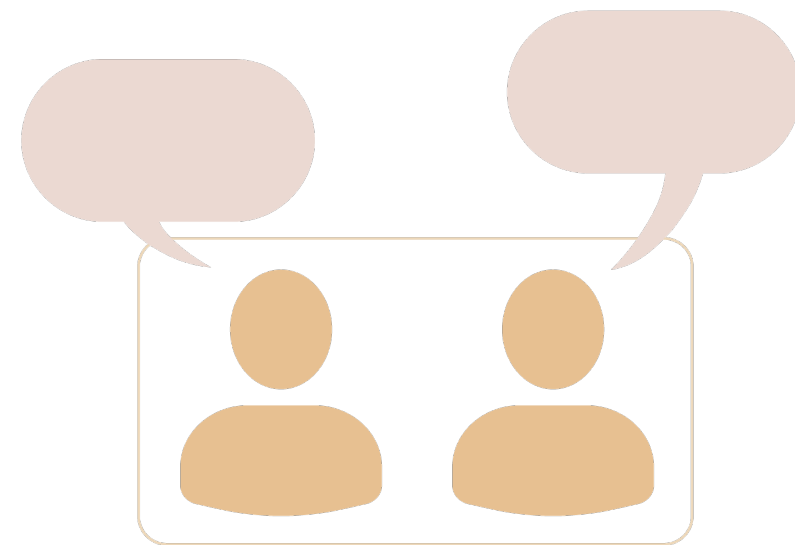


## Reflection from practice

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**Public sector**



**Private sector**

### Application

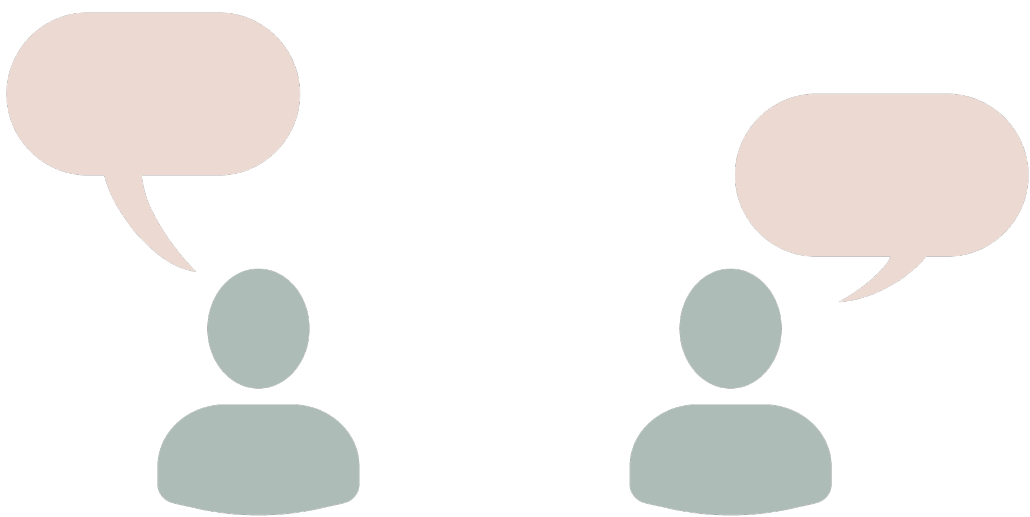
- Focus on strategies
- Patterns as a discussion tool

### Connected to current debates

- ‘de basis op orde’
- ‘kansen voor iedereen’
- ‘niet alles kan in een beperkte ruimte’



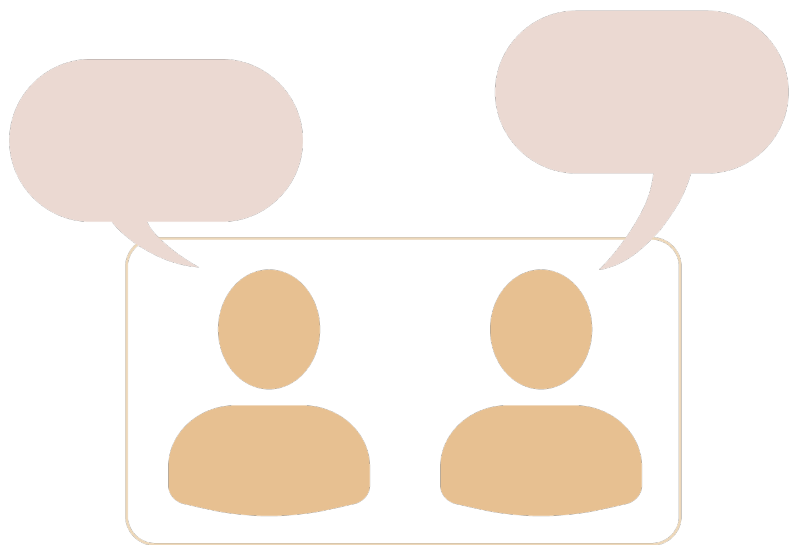
# Conclusion & improvement



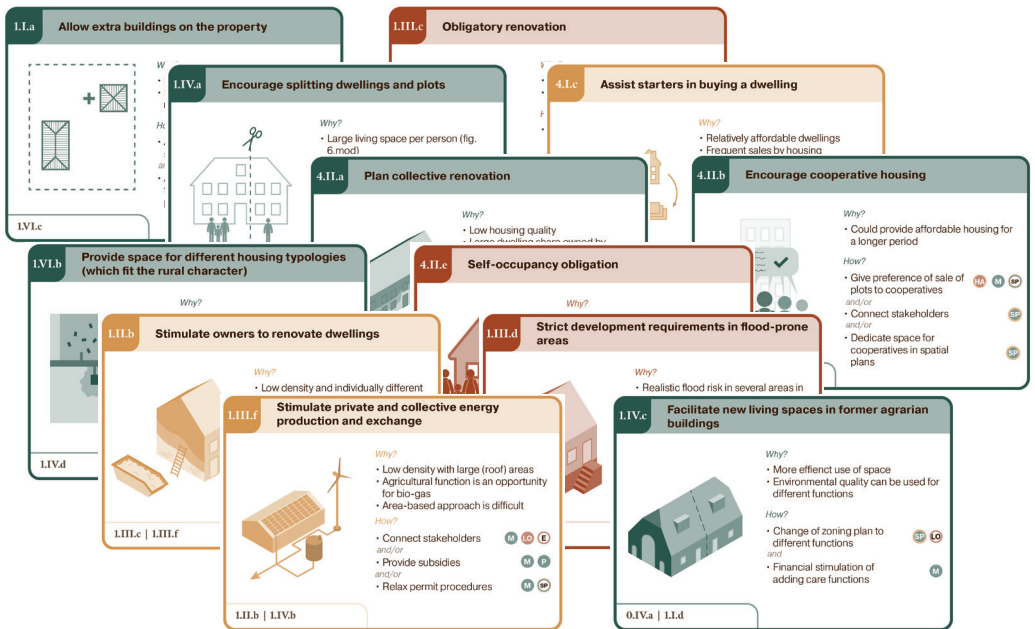
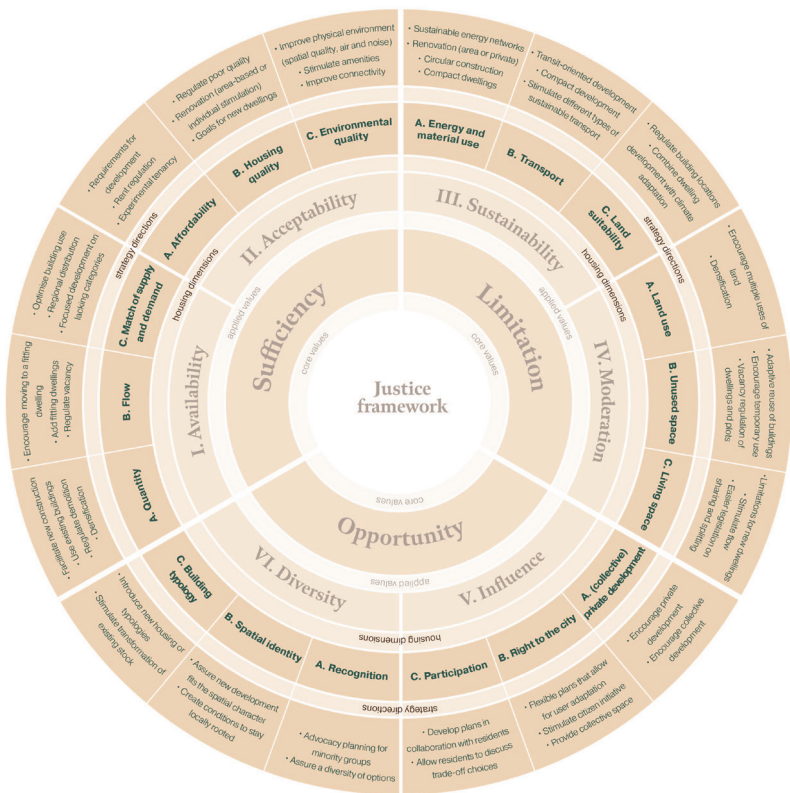
Public sector



	I Availability	II Acceptability	III Sustainability	IV Moderation	V Influence	VI Diversity
I.I.a				+	+	+
I.I.b		+	-			
I.I.c		+	-			+
I.I.d			-	+		+



Private sector





**Thank you!**





# Planning for justice

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**A value-based framework to help spatial planners  
develop just housing strategies in Dutch regions**

Name: Matthijs Koch  
Student number: 4726391

Studio: Planning Complex Cities  
Master track: Urbanism

First mentor: dr. Rodrigo Viseu Cardoso  
Second mentor: dr. Reinout Kleinhans  
Delegate board of examiners: ir. Pierijn van der Putt

**P5 Presentation**

17 January 2024



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