

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Steven Hamming
Student number	
Telephone number	
Private e-mail address	

Studio		
Name / Theme	Graduation Laboratory	
Main mentor	T.A. Daamen	Urban Development Management
Second mentor	F.A.M. Hobma	Building Law
Argumentation of choice of the studio	My topic considers the development of a new instrument for area development applicable to urban redevelopment strategies. I was presented with the opportunity to assist in a research into the instrument in a student-assistant capacity and from then on became interested in the topic. I had been interested in the economics and finance of the built environment, as well as large-scale projects. This topic merges these two interests into one.	

Graduation project	
Title of the graduation project	The best of both worlds <i>What the Area Investment Zone is, how it creates public value and why developers want it</i>
Goal	
Location:	The Netherlands
The posed problem,	The research discusses the problem of and a solution to free-ridership in area developments with existing property owners alongside incoming real estate developers, where private actors want to invest in adding extra quality to the area. This is relevant, as areas suitable to area development are more and more becoming of this type and there is currently no instrument that allows for the addition of extra quality whilst also guaranteeing a fair contribution of those benefitting, in other words preventing free-ridership.
research questions and	Main research question: "What is the Dutch Area Investment Zone and how does it work?" Research questions: 1. "What is the Dutch Area Investment Zone?"

	<p>2. "Why would private actors be willing to participate in the Dutch Area Investment Zone?"</p> <p>3. "How can public actors facilitate private actors in the Dutch Area Investment Zone?"</p>
design assignment in which these result.	The design of the instrument 'Area Investment Zone', an instrument that provides private actors with protection of free-ridership when trying to add extra quality in area development by public actors through a facilitating role, where they impose an obliged levy if there is enough support in the area for the added extra quality and if the added extra quality can be seen as a public service.

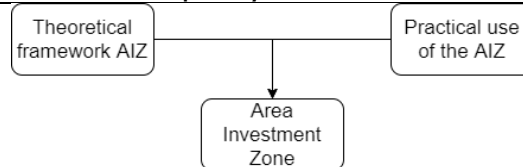


Image 1: Conceptual model

Process

Method description

Research approach

The aim of this research is to design the AIZ, which is generated through a theoretical framework and empirical findings. This means that the research holds an inductive orientation to the role of theory in relation to the research. Furthermore, the researcher aims to grasp the perspective of the different actors participating in the instrument. Therefore, the researcher holds an inductive epistemological orientation. Lastly, the aim of the research is to design the AIZ, which is, in other words, socially constructed. Therefore, the ontological orientation of the research is constructionist. Summarizing this, the choice for a qualitative approach to the research is justified (Bryman, 2012).

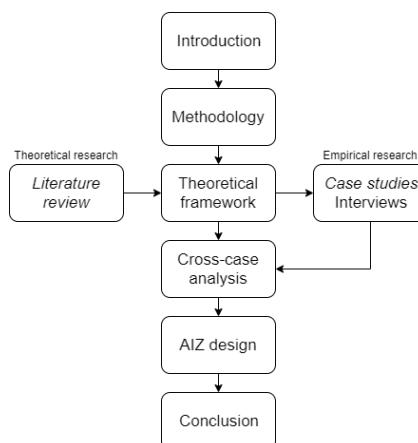


Image 2: Research design

The research techniques used are a literature review, case studies and cross-case analysis.

Literature review

The use of a literature review is based on the need for the development of a theoretical framework. Since the aim of the research is to design a new instrument, it is relevant to be able to understand the linkages between different principles that provide the lead-up for the instrument. Also, it is mentioned that the instrument is based on two different instruments already in place. To better understand how this instrument differs from those already in place, it is necessary to investigate the instruments already in place.

Case studies

The case studies will be conducted through semi-structured in-depth interviews. The cases will be selected using two criteria. Firstly, it should be known that private actors in the area are willing to invest in an AIZ. It is known that there are areas where this is the case. Also, it is pointless to discuss the AIZ with private actors that are not interested in investing into extra quality. Secondly, the areas should not be in development yet. This is related to the possibility that the AIZ might be used for capital improvements. If this is the case, it is too late to discuss this when the phase to do these investments has already passed.

Cross-case analysis

The use of the cross-case analysis is done to extract the commonalities of the case-studies. This, in comparison with the literature review, can then strengthen, nuance and expand the theoretical framework used. This contributes to the generalization of the research. As the instrument is intended to be generally applicable, the comparison of commonalities between case-studies and the theoretical framework will strengthen the argumentation for the final design of the AIZ.

Data collection

The data collection will happen in two ways. Firstly, the literature review is conducted by reviewing articles, reports, theses, dissertations, summaries produced by the assignment trajectory and other documents that relate to the subject. Secondly, semi-structured in-depth interviews are conducted to gather information for the case studies.

Data analysis

The data obtained from the literature review is ordered and structured, in order to form a theoretical framework. This theoretical framework provides an answer to the main research question and research questions. The data obtained from the interviews is analyzed using the sensitizing concepts method (Seidel & Kelle, 1995). The aim of the interviews is to verify the theoretical framework, but also to better understand the perspectives of the interviewees. Understanding the perspective of interviewees is needed to gain insight in unknowns, like what public services private actors would be willing to invest in. This is difficult to predict a priori, as the

instrument is new. After this, the data per case is ordered and tabulated, so that they can be compared. This comparison will yield which findings are generalizable and which findings are not, possibly due to their case-specific nature.

Data plan

The data obtained through this research is archived in the TU Delft Education Repository as part of this master's thesis. The data can solely be used for research and educative purposes. The FAIR guiding principles will be applied. The researcher furthermore complies to TU Delft rules and regulations considering data use.

Literature and general practical preference

The practical experience is obtained from public and private actors active in area developments where the instrument could be applied. The literature used predominantly stems from area development, land policy and area economics. The following list of references entails the literature used for the P2:

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Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

The subject falls within two themes of the current research of Urban Development Management, part of the MBE track. Firstly, it relates to urban redevelopment strategies as the focus there lies, amongst other things, on applied research questions about instruments for sustainable area transformations. Secondly, it relates to new planning instruments for urban development. The focus of that theme is how new instruments effect public and private parties alike. The topic contributes in the design of a new instrument that will add to the possible tools public and private actors can use in area development processes.

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

Considering the larger social framework, the research can have three possible benefits to society. Firstly, the AIZ can be used for investments in the area that are superior to the level provided by the authorities. This chiefly benefits the users of the area, but also society in general. Secondly, by involving both existing property owners and developing parties in an area, the area can be developed without the character of the area necessarily disappearing. This could be a way of inclusive area development and as such can prevent or combat the negative effects of gentrification. Thirdly, the contribution of market parties might alleviate the financial strain on authorities. Depending on the outcome of this research, authorities might be able to cut back on their costs for the maintenance or the development of public amenities or spaces. This can be due to that an additional fee has to be introduced for the foundation of an AIZ. These extra financial resources could possibly be used to combat other problems the city might face, such as problematic neighborhoods, drugs, criminality or homelessness.

Scientifically speaking, the main reason the research is relevant is due to its novelty: as of the time that this thesis has been written, there is not yet an instrument like the AIZ present in Dutch legislature, let alone the rest of the world. The results of this thesis will provide the outline of the AIZ and this will be compared to instruments currently present in the Netherlands to determine what the differences are. Apart from the novelty on a policy dimension, the research also might add to the expansion of the body of knowledge for area development. As the context is also changing with regards to the budgetary constraints of traditional welfare states, the model might provide a good solution to combine the traditional welfare state services and privately added extra quality. For the professional framework, the research expands the toolkit available to professionals active in area development. It might be possible that use of the instrument will result in the development of public services like mobility hubs, which could also affect architects and building technologists, or public services like parks, that could affect landscape architects. In that sense, the development of this instrument can possibly be wide felt.