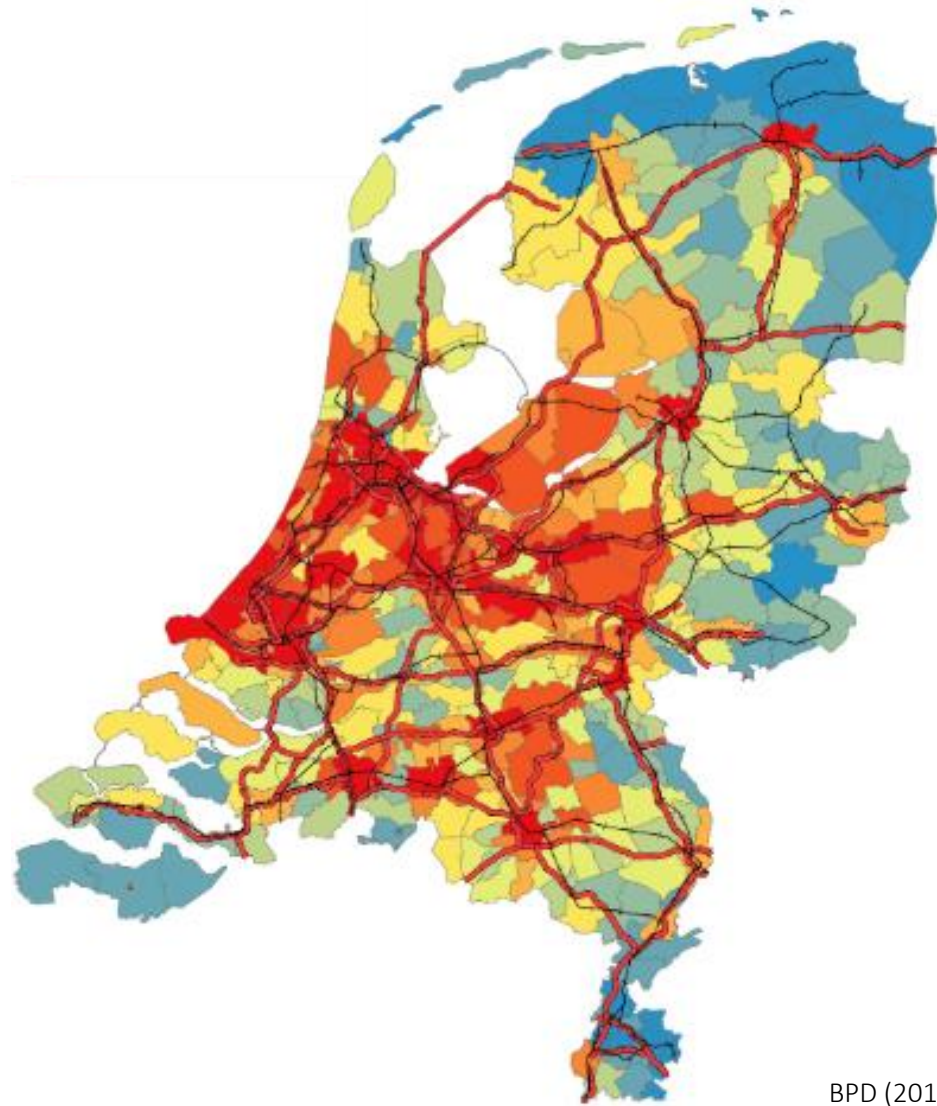


Bente Bast | TU Delft | 01-02-2019



Housing shortage:

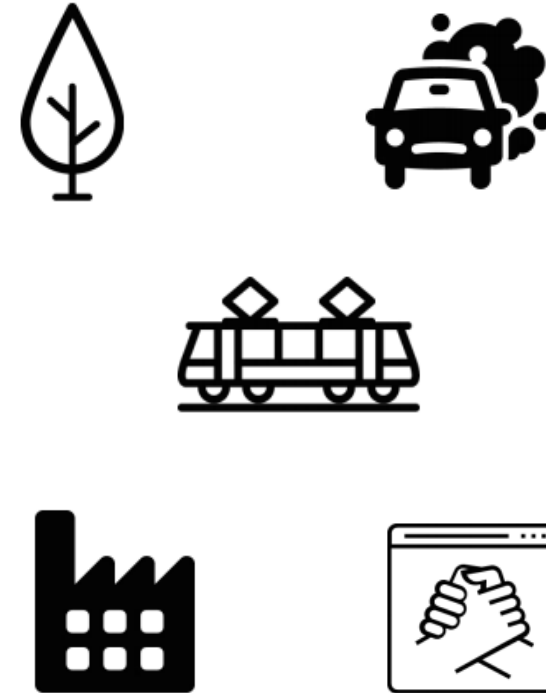
- > 1 million dwellings
- Demand for urban living



BPD (2018)

Preference for inner-city development:

- Preserve our green areas
- Reduce commuter traffic
- Use existing public transport networks
- Reuse existing real estate
- Chances to strengthen the urban agglomeration



Verheul et al. (2018)



City centre

Railway station

Industrial urban area



Oprukkende woningbouw jaagt economische motoren te makkelijk de stad uit

Stuwende bedrijven worden de regio uitgejaagd

Door Cees-Jan Pen

10 mrt 2018 - 'Er is in Nederland woningnood. Je kan geen krant open slaan of het gaat om 'bouwen, bouwen, bouwen'; snel, veel en desnoods maar weer een soort Vinex-operatie.' Cees-Jan Pen, lector de Ondernemende Regio bij Fontys, ziet dat bedrijven(terreinen) die niet 'creative' zijn, de stad maar uit moeten worden geschoven. 'Ergens de regio in of zo.'



GEEN WONINGEN NAAST INDUSTRIE

Ondernemersorganisatie VNO-NCW West stelt dat het een goed plan vrijwaren van belangrijke bedrijventerreinen."



Nieuwe woningen en nieuwe maakindustrie vechten om ruimte in de stad

Door redactie gebied

Wonen en werken in de stad kan, maar vereist een nieuwe filosofie

11 mei 2018 - Platfo. voor de nieuwe maa. ruimte bieden, omde groeipotentie heeft. i waarvoor de meeste



Gebiedsontwikkeling.nu (2018); VNO-NCW West (2018)

PROBLEM STATEMENT

- Municipalities have to involve existing businesses in the planning process
- New regulatory framework (Omgevingswet 2021) requires participation with stakeholders

But:

- Little is known about participation with existing businesses
- Conflicts arise between municipalities and existing businesses in the planning process

PARTICIPATION

“The development of plans in dialogue with stakeholders that have been involved from an early stage of the process”

TOWARDS PARTICIPATION WITH EXISTING BUSINESSES IN THE REGENERATION OF INDUSTRIAL URBAN WATERFRONTS

Recommendations on the participation process based on lessons learned from comparative cases in a Dutch context



CONTENT

- Introduction
 - Research goal & question
- Methods & Approach
- Findings
- Conclusions
- Recommendations
- Discussion

RESEARCH GOAL & QUESTION

Research goal

To provide improvements for the involvement of existing businesses in planning processes of urban regeneration projects

Research question

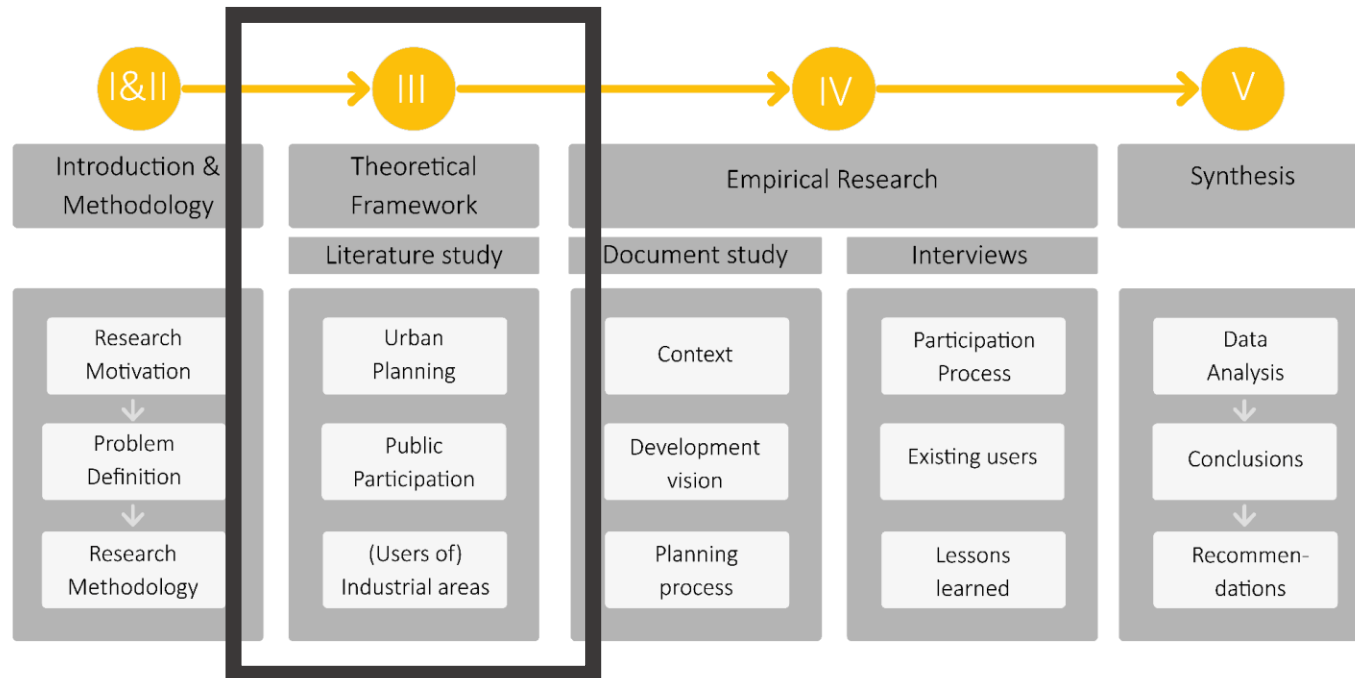
How can **participation of existing businesses** be achieved in the regeneration of industrial urban waterfronts in The Netherlands?

METHODS & APPROACH



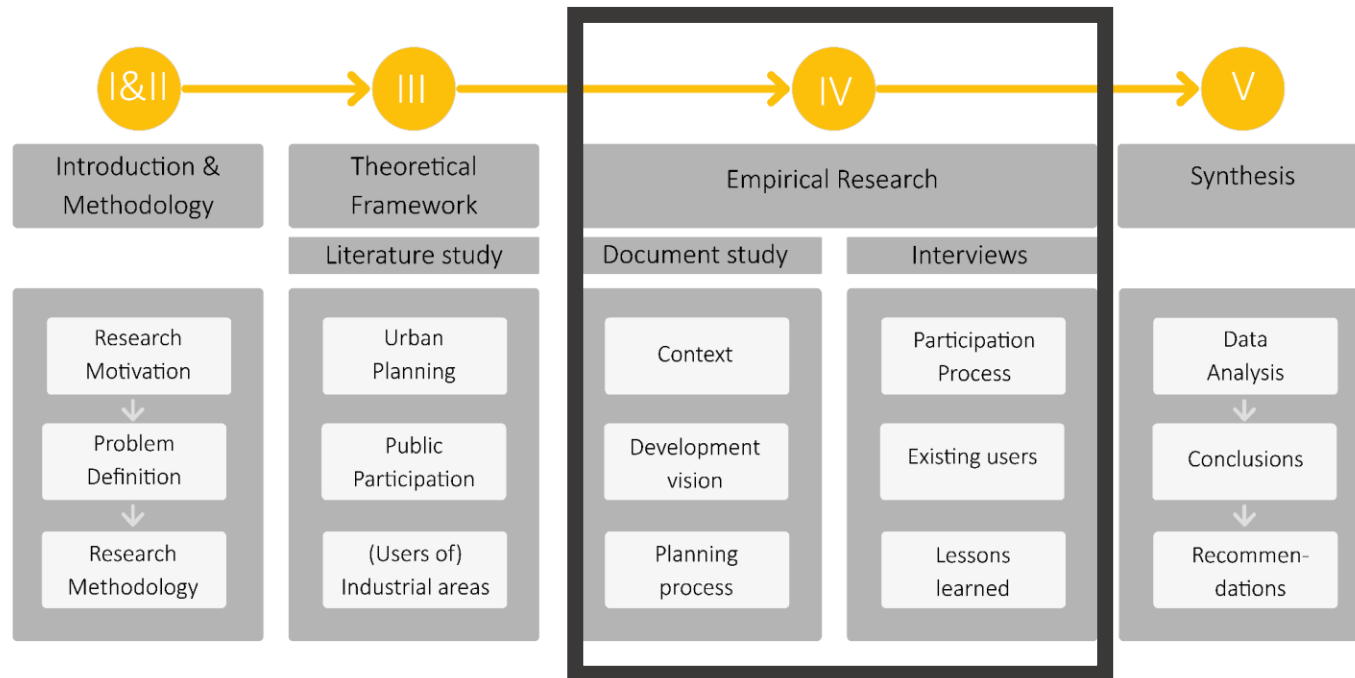
METHODS & APPROACH

1) Understanding how participation can be achieved



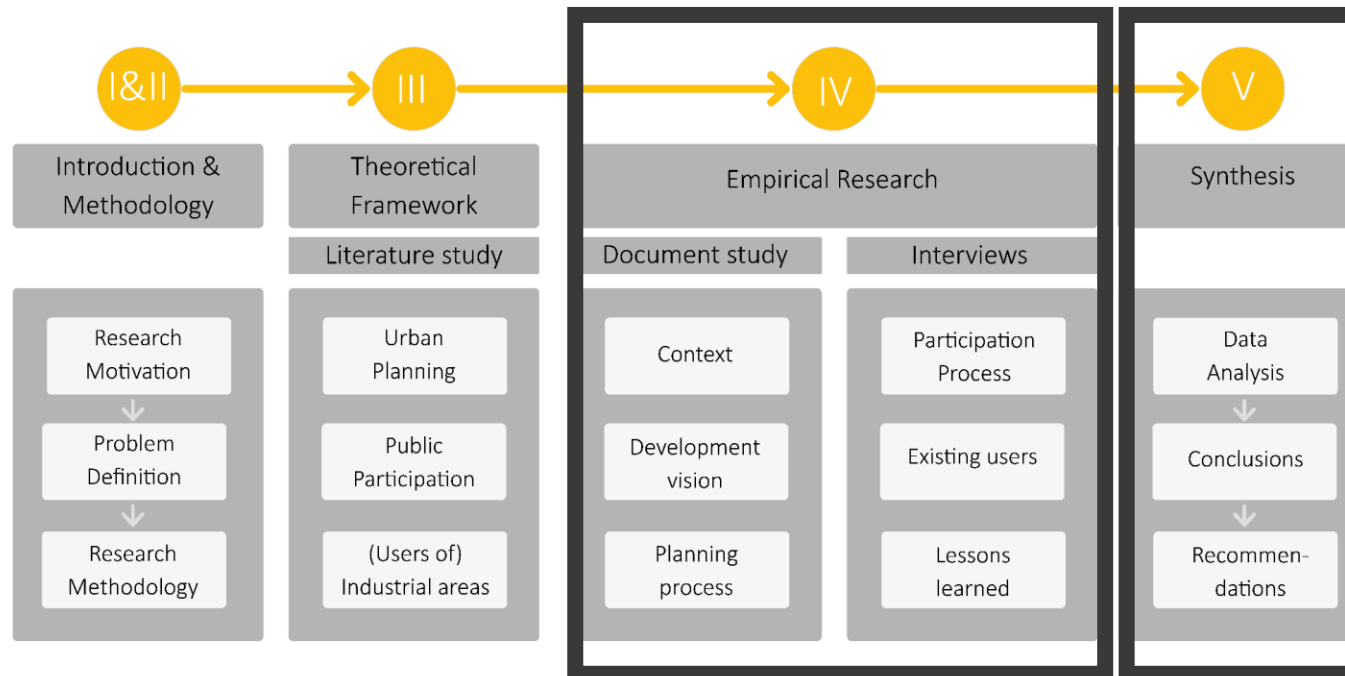
METHODS & APPROACH

2) Investigating how participation of existing businesses currently takes place



METHODS & APPROACH

3) Identifying improvements in the participation process of existing businesses



FINDINGS

AUTOBI

KABE
FABRIK

FINDINGS

- Part 1: Understanding
- Part 2: Investigating
- Part 3: Identifying

PART 1 - Understanding

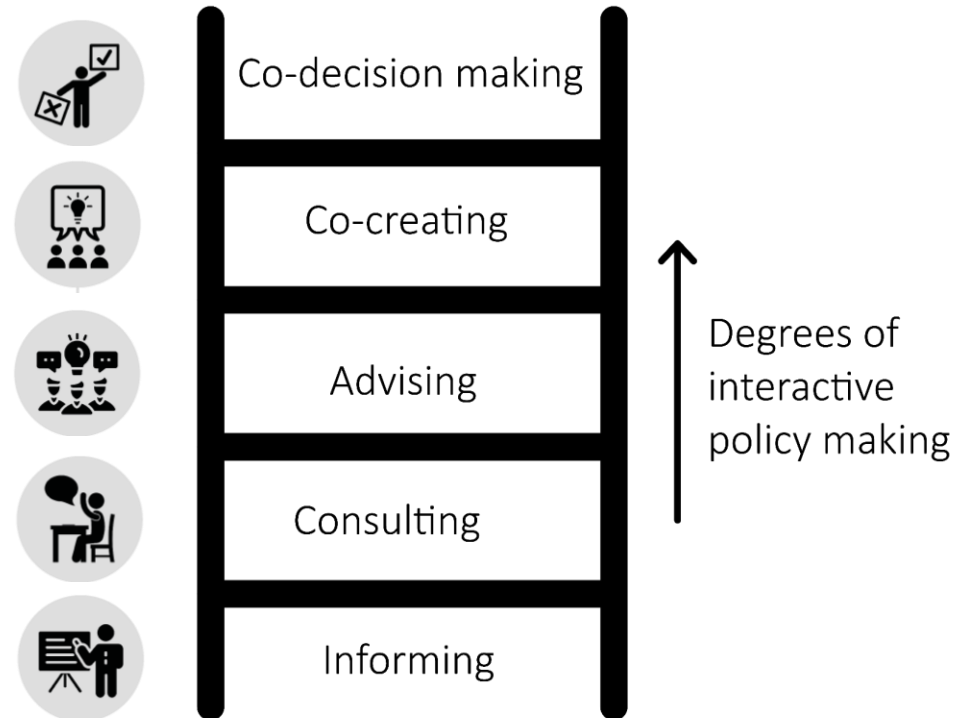
Participatory planning

- Emergence of public participation
- Participation in urban area development

PART 1 - Understanding




The participation ladder

A tool to measure the influence of participants in policy making



Participation ladder by Edelenbos & Monninkhof, 2001

PART 1 - Understanding

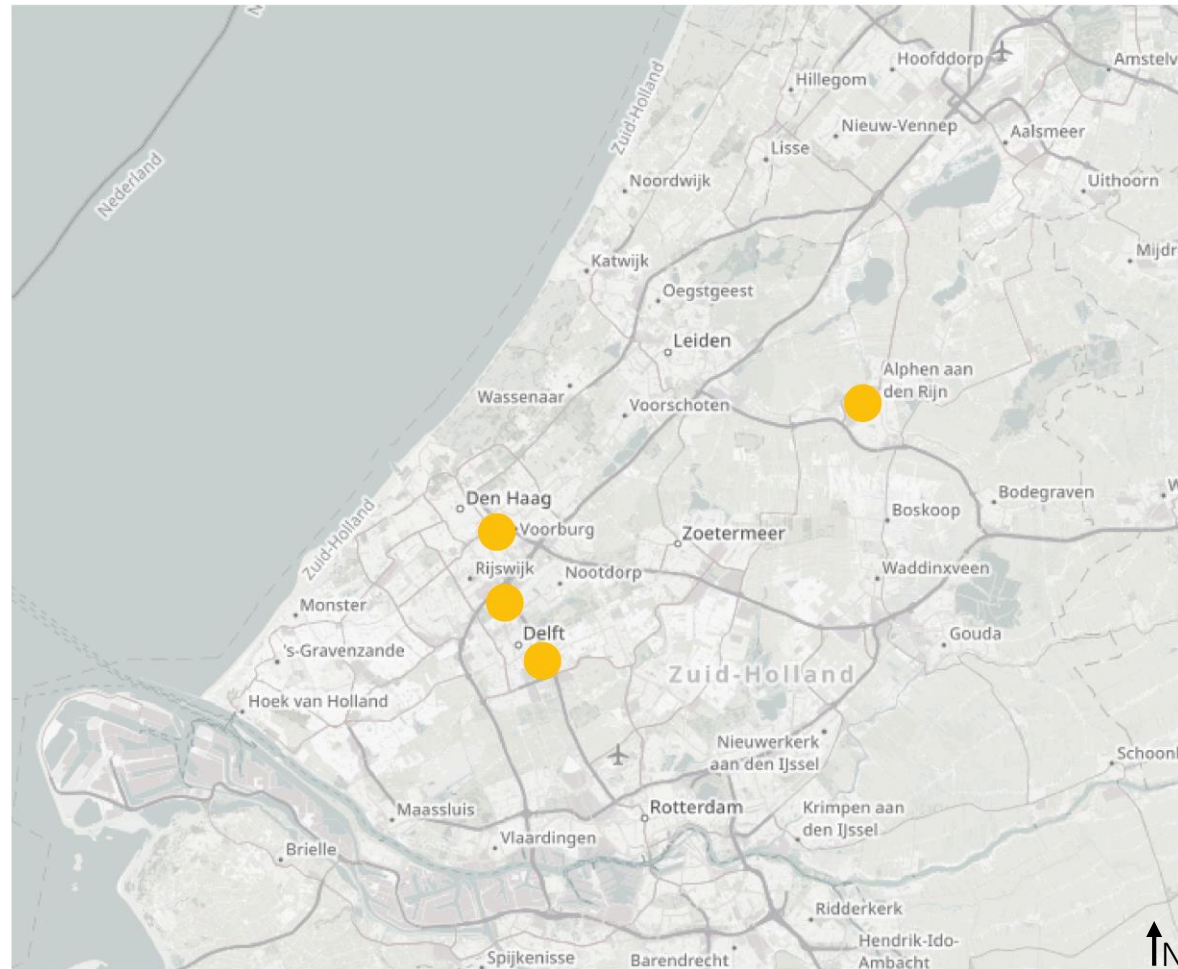
	Informing	Consulting	Advising	Co-creation	Co-decision
(1) BINCKHORST (2) SCHIEOEVERS (3) RIJNHAVEN (4) PLASPOELPOLDER					
Phase					
Role of Existing businesses					
Role of Municipality					
Tools					
Outcomes					

PART 2 - Investigating

- A reconstruction of the participation process
- An analysis of the participation instruments with the theoretical framework
- Observations

PART 2 - Investigating

Comparative
Case study



PART 2 - Investigating

Binckhorst,
Den Haag



Schieoevers,
Delft



Rijnhaven,
Alphen a/d
Rijn

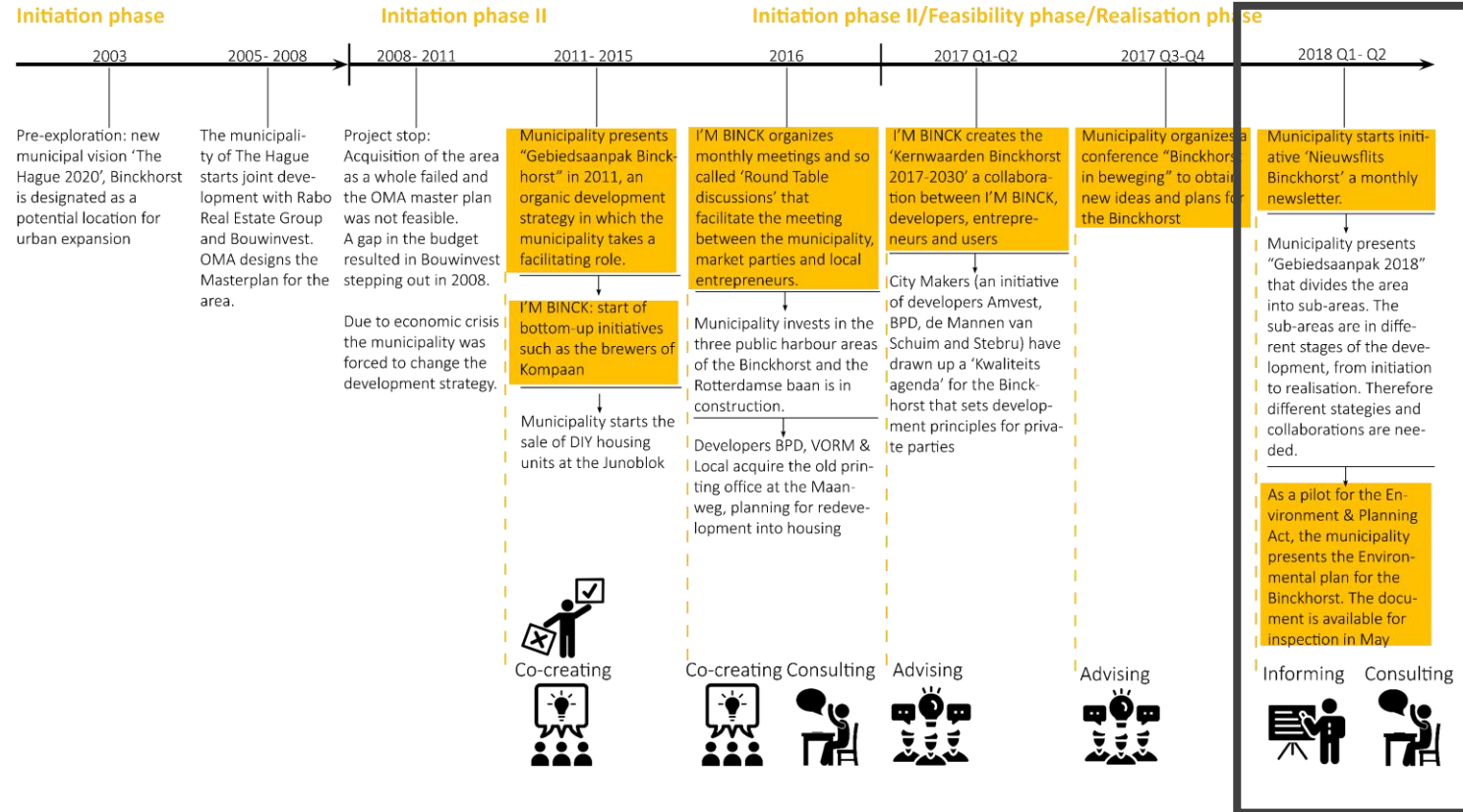


Plaspoelpolder,
Rijswijk



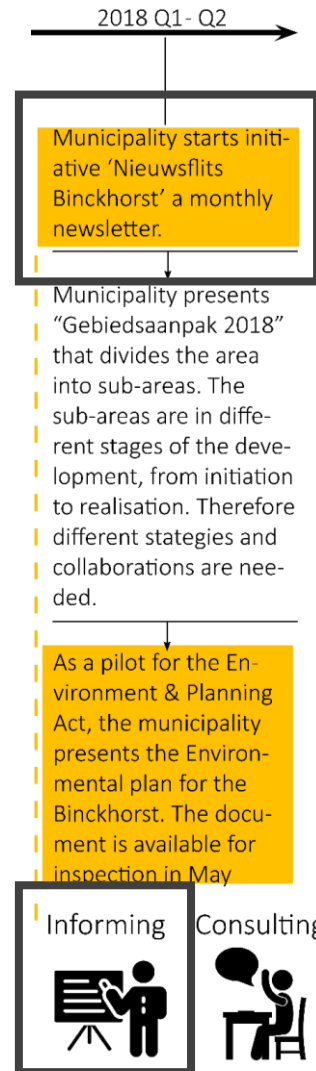
PART 2 - Investigating

- Reconstruction
Example of the Binckhorst



PART 2 - Investigating






- Reconstruction
Example of the Binckhorst



“Through the arrival of the newsletter, everyone knows what is going on”
(Bedrijven vereniging BLF)

PART 2 - Investigating

- Analysis

	Informing 	Consulting 	Advising 	Co-creation 	Co-decision 
BINCKHORST	X	X	X	X	X
SCHIEOEVERS	X	X	X		
RIJNHAVEN	X	X	X		
PLASPOELPOLDER	X	X	X	X	

PART 2 - Investigating

Observations:

- The instruments do not guide the participation process
- The use of instruments emerges during the process
- The tools are leading

Although we see that municipalities are familiar with the participation instruments in practice, we see that participation processes often do not lead to the desired results



PART 2 - Investigating

Reasons why current participation processes do not reach the desired results according to entrepreneurs:

- A lack of information and knowledge

“Together we spent a year on bridging that gap in knowledge and getting at a level playing field. Only then, you can really continue the process together.”

- Chairman of BKS, 2018

PART 2 - Investigating

Reasons why current participation processes do not reach the desired results according to entrepreneurs:

- Distrust from existing businesses



PART 2 - Investigating

Reasons why current participation processes do not reach the desired results according to entrepreneurs :

- Uncertainty about the future

“Companies want continuity and clarity; transformation processes offer the opposite”

- Chairman of Bedrijven Verenging BLF, 2018

PART 2 - Investigating

Reasons why current participation processes do not reach the desired results according to entrepreneurs :

- A lack of benefits for existing entrepreneurs



PART 2 - Investigating

Reasons why current participation processes do not reach the desired results according to entrepreneurs :

- Unclarity about the process of participation



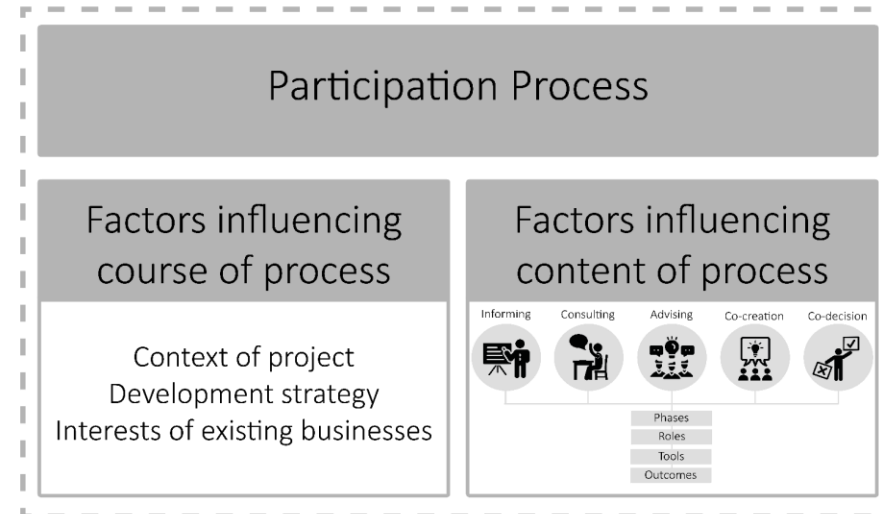
PART 2 - Investigation

Reasons why current participation processes do not reach the desired results:

- A lack of information
- Distrust
- Uncertainty
- A lack of benefits
- Unclarity

PART 3 - Identifying

- There is no deliberate decision behind the implementation of instruments
- There are factors that hamper the participation process



CONCLUSIONS



TOWARDS PARTICIPATION

Research question

How can participation of existing businesses be achieved in the regeneration of industrial urban waterfronts in The Netherlands?

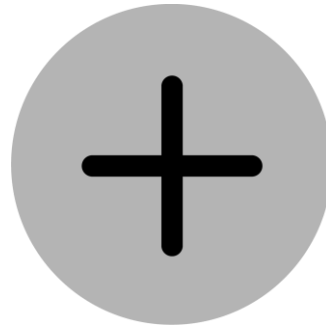
Through a structured process approach that:

- Supports in a deliberate choice-making of participation instruments
- Takes into account the identified factors that hamper participation

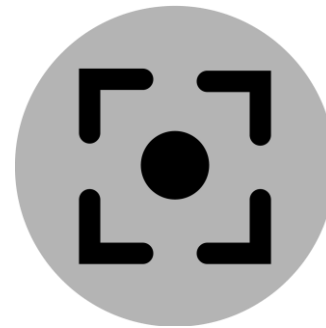
TOWARDS PARTICIPATION



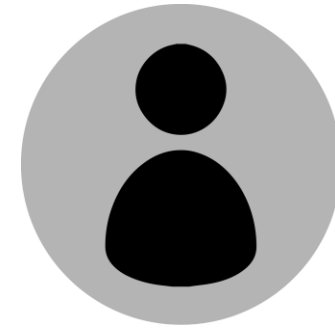
Accessible



Beneficial



Concrete



Personal

TOWARDS PARTICIPATION



Accessible



Beneficial



Concrete



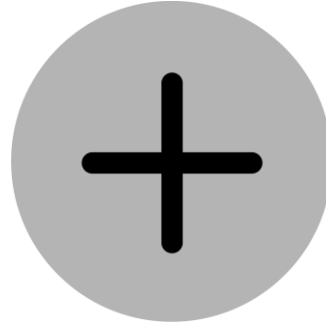
Personal

- Transparent and understandable information and clear agreements upfront
- Physically accessible in terms of location, time & amount of meetings

TOWARDS PARTICIPATION



Accessible



Beneficial



Concrete



Personal

- “What’s in it for me?”
- Making the participation process attractive

TOWARDS PARTICIPATION



Accessible



Beneficial



Concrete



Personal

- Clarity about the goal and the bandwidth of participation
- Making agreements on what the input is used for

TOWARDS PARTICIPATION



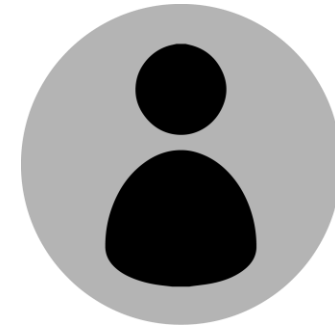
Accessible



Beneficial



Concrete

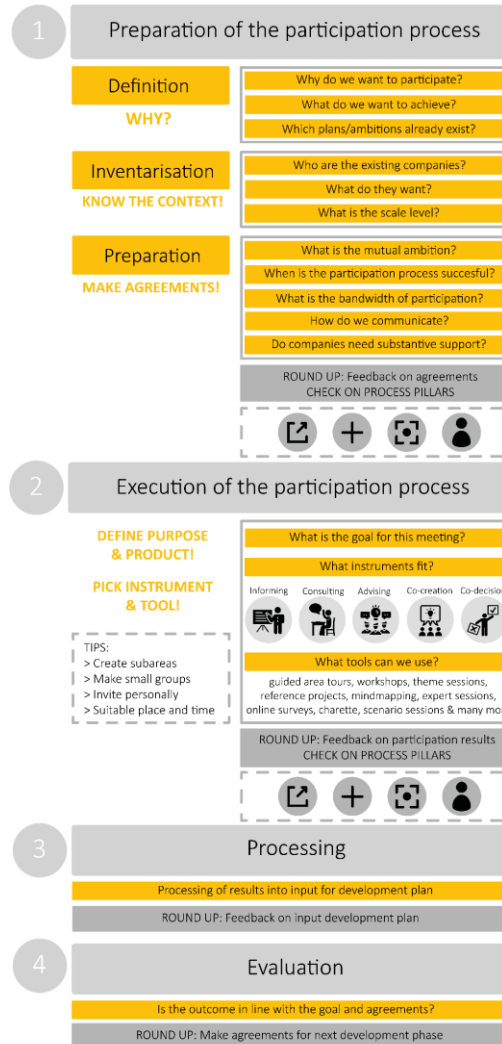


Personal

- Knowing the context
- Personal way of communicating and personal solutions

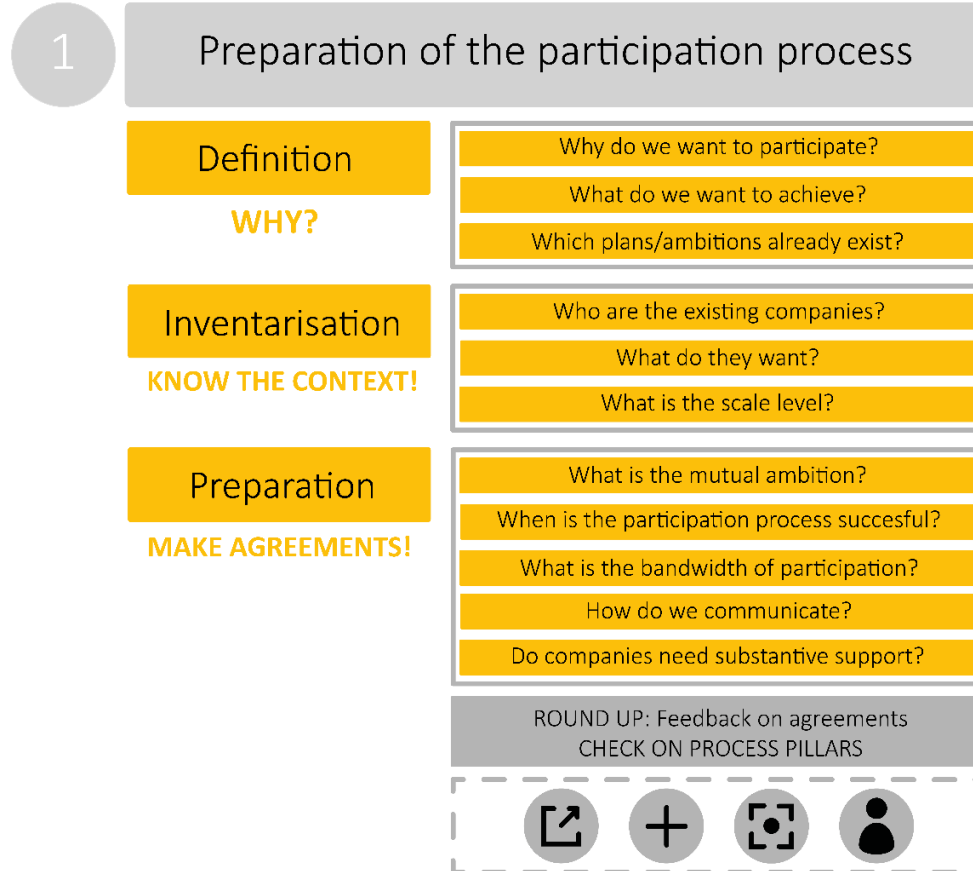
RECOMMENDATIONS

A process approach for participation with existing businesses



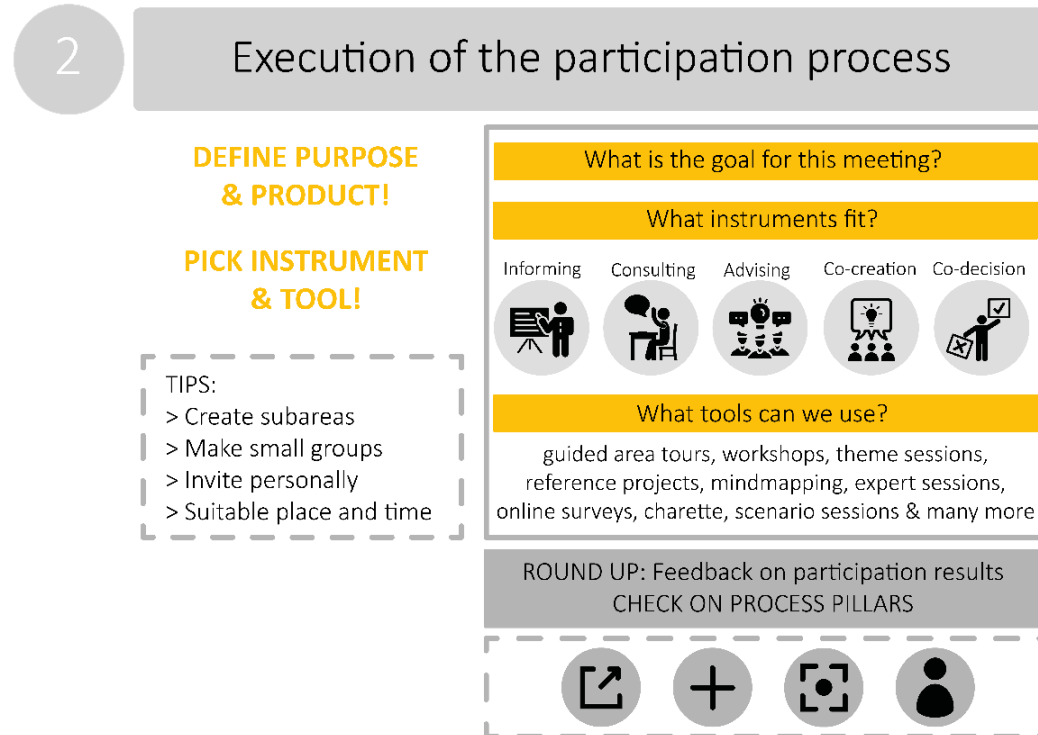
RECOMMENDATIONS

Step 1: Preparation



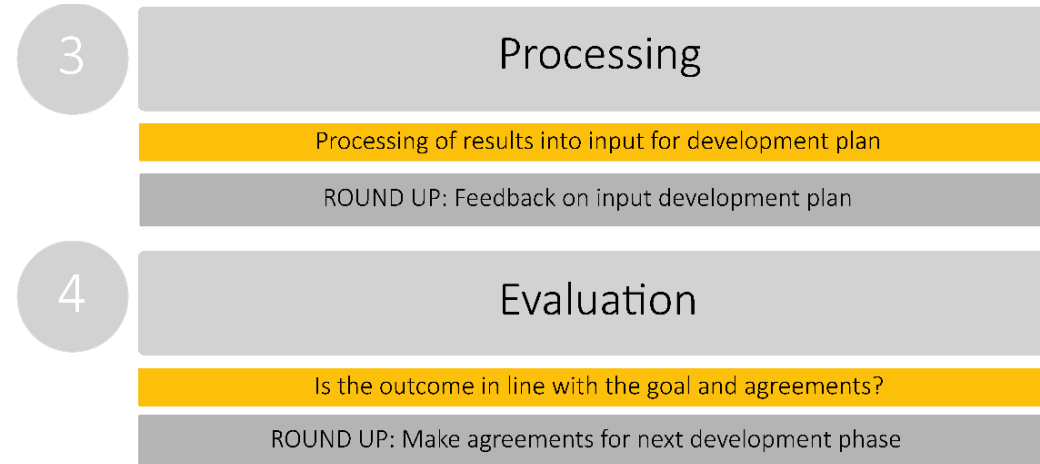
RECOMMENDATIONS

Step 2: Execution



RECOMMENDATIONS

Step 3 and 4:
Processing & Evaluation



DISCUSSION



DISCUSSION

Limitations of the research

- Difficulties with comparison of theory and practice
 - The participation ladder is used differently
 - Recognition of other parties that take on a role in participation processes
- Novelty of the subject in practice
 - A chance and an obstacle
 - Social nature of the research

DISCUSSION

Recommendations for further research

- Further development of the process approach by testing in practice and evaluating
- A further categorization within the stakeholder group of existing companies
For example: companies with activities in a high environmental classification



TOWARDS PARTICIPATION WITH EXISTING BUSINESSES IN THE REGENERATION OF INDUSTRIAL URBAN WATERFRONTS

Recommendations on the participation process based on lessons learned from comparative cases in a Dutch context

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