

NEW TOWNS

in the Netherlands

The Implementation

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Remember?



New Towns in the Netherlands;
John Barendregt, Boekarest 2009

Function of New Towns in Spatial Planning

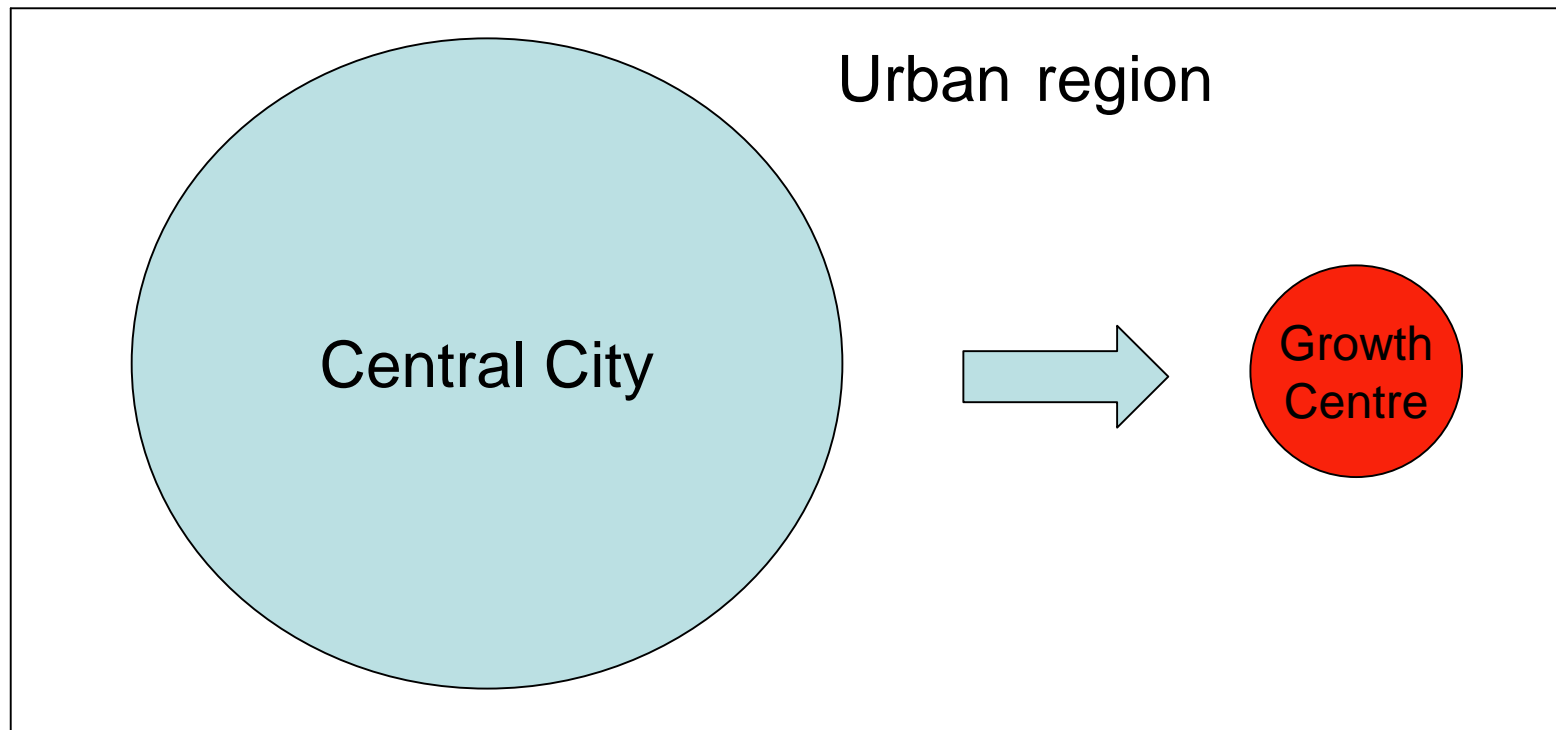
- Urbanisation problems:
 - Depopulation of cities
 - Loss of open space
 - Growing mobility
 - Public transport lagging behind
- Policy:
 - Reduce distance work– residential
 - Public transport
 - Strengthen residential (and service) function of the cities
 - Resting overspill → New Towns

New Towns: Targeted for extra growth

- **Growth Centres:**
 - a) Completely new (in the Polders)
 - b) Existing villages within urban regions
- **Growth Cities**

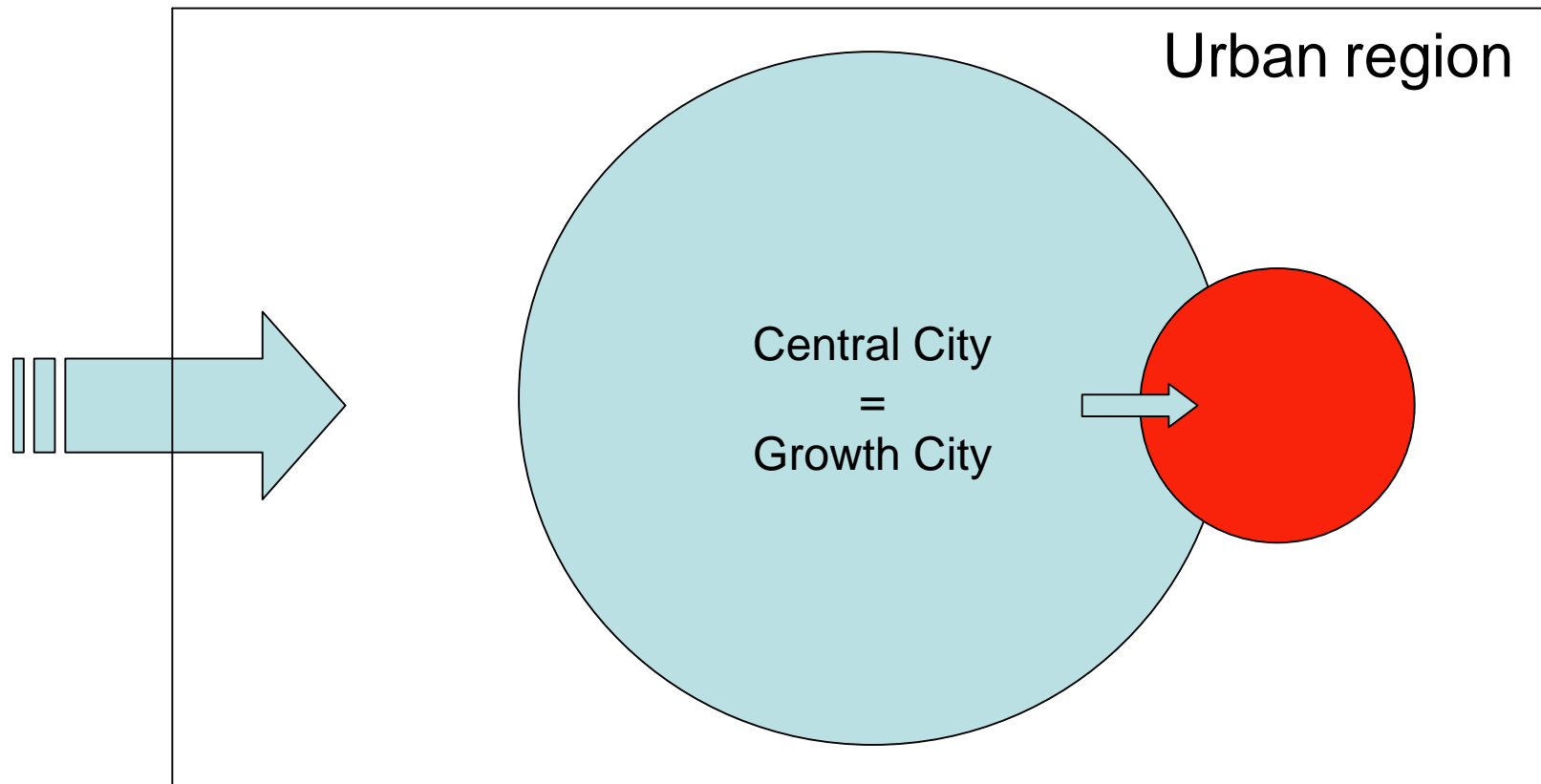
Existing towns with growth target

Growth Centres (12): overspill within urban regions



Growth Cities (4)

Overspill from the West



Horizontal co-ordination on national level

- Co-ordinating role Minister of Housing and Spatial planning
- ICOG: Interministerial Committee on Growth Centres and Growth Cities
 - Feasibility future New Towns
 - Development / evaluation of instruments
 - Granting subsidies
 - Problem solving

Vertical co-ordination between government levels

- *Complementary government:*
Steering committees per urban region
(national+regional+local representatives)
- *Management:*
 - ICOG-secretariat as service bureau
 - System of shortcuts (via contact-persons)
 - Periodic meetings

Main selection criteria for Growth Centres

- Part of urban region
- As close as possible to central city
- Accessibility to lines of public transport
- Outside Green Heart (if possible)
- Willingness of local government

Selection Proces

- National “Spatial Planning Reports”:
 - ◀ → *Allocation of New Towns.*
- Regional steering committees
(National + Regional + Local)
 - *Negotiation* → *Consensus*

Implementation

Step 1

Steering Committee:

a) Integrated Policy

- Number and pace of dwellings to be built
- General layout, including densities
- Infrastructure
- Amenities
- Employment

b) (Financial) instruments to be used

Implementation

Step 2

Final negotiation between government layers



Consensus about:
target, conditions, instruments



Nomination as New Town

Result: 10 years programm: security

Implementation

Step 3

- Local authority at work!
 - Masterplan (= general lay-out + exploitation)
 - Infrastructure
 - Land use plan
 - Purchase of land etc.
- National authorities support (via ICOG)
 - Application of instruments

Instruments

“Three steps rocket”

1. *Main road infrastructure* of growth poles
 - fully paid by central government
2. *Priority* in granting general applicable subsidies.
 - Location subsidies (lowering land use costs)
 - Welfare / amenities
 - Economic incentives (creating working places)
3. *Increase* in general flow of money from Municipal Fund

Criteria for subsidies

- **Objective.**
Rules given by law or general measures.
- **Checks and balances**
within interministerial committee.
- **Underlying exploitation plan**
necessary.

The costs (about 1980)

1. Infrastructure: € 75 mln. / year
2. Priority subsidies: € 50 mln. / year
3. Municipal Fund: € 30 mln. / year
€ 155 mln./ year

→ Extra grants € 15.000 per dwelling
20% - 25% of average price of a house.

The benefits

130.000 – 170.000 dwellings in 10 years



within urban region



limitation of urban sprawl



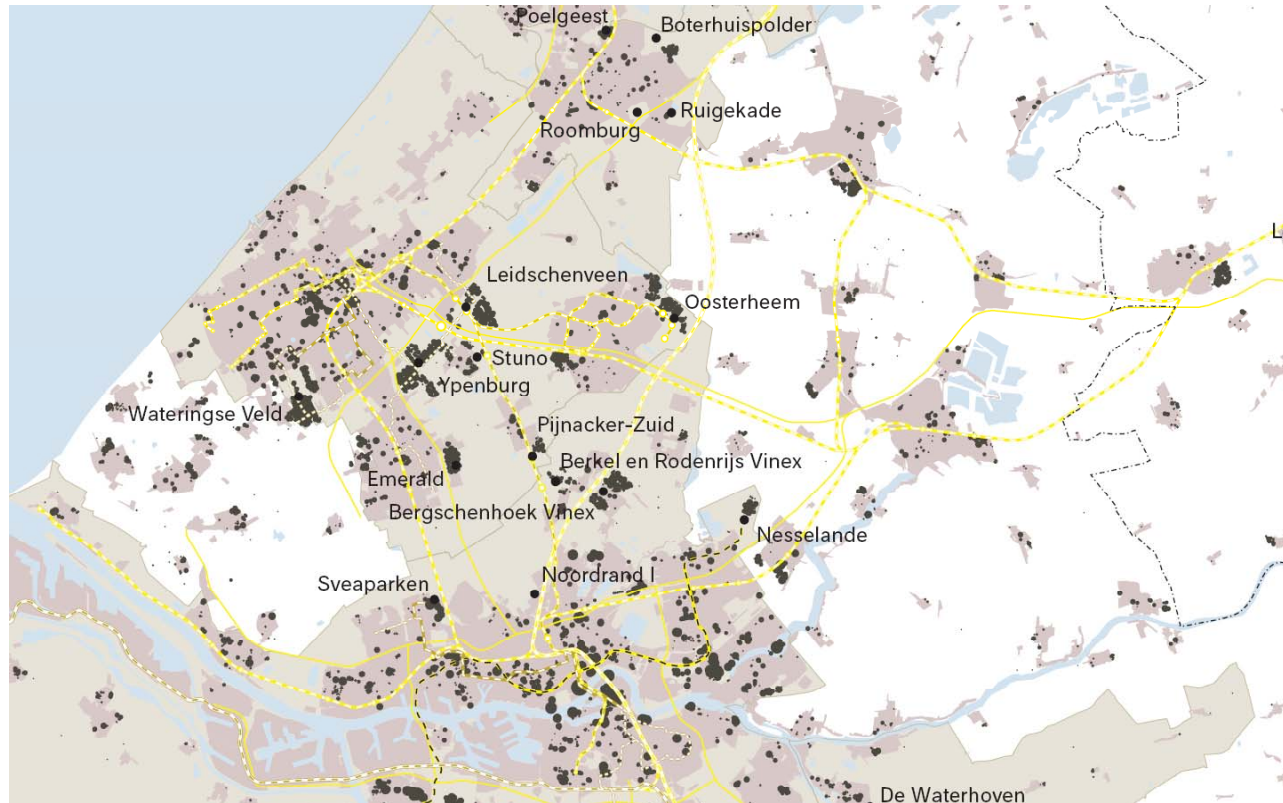
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Change 80's

(1) Spatial policy

- “Gathering” : Almost all urban development within urban regions.
- **Priorities.**
 - Step 1: Within City (40% of total dwellings production)!
 - Step 2: Edge of City
 - Step 3: Adjacent to City

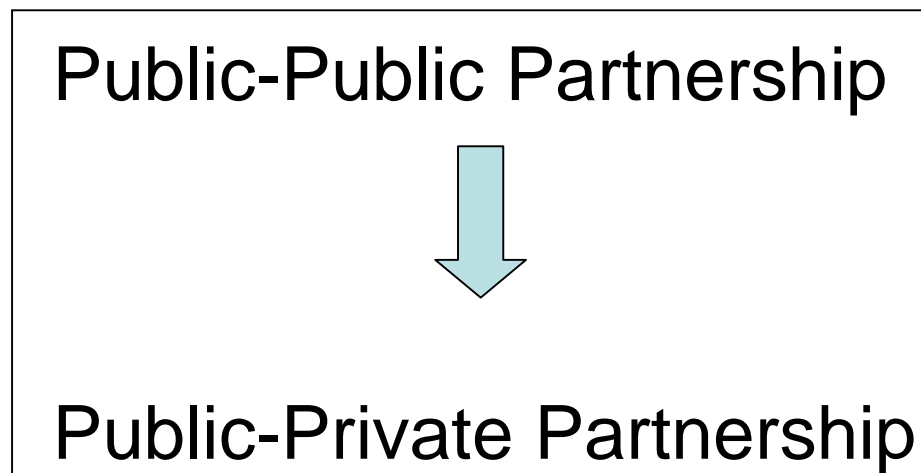
Vinex-locations



Change 80's

(2) Instrumental

- Withdrawal government (financial)
- Less “golden strings”, especially in housing .
- Private developers buy land en take part in responsibility (and power!).



Public Private Partnership

essential elements

- Mutual guarantees:
Policy (public) \leftrightarrow Investment (private)
- Common steering and management
- Synergy: public vs. private know how
- Risk sharing

Public Private Partnership Forms

Light PPS

consultation, matching procedures, agreements about production rights

Medium PPS

Also agreements about development roles and global contents of location

Strong PPS

Joint venture: development corporation

Conclusion

1. “No guts, no glory”:
Political willingness on all levels needed,
leading to consensus.
2. Integrated policy:
Vertical and horizontal co-ordination
needed.
3. Objective criteria.
Exploitation plan is essential.