

Strategies for sustainable private sector-led urban development projects in the Netherlands

Dr Erwin Heurkens MSc
Delft University of Technology

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Context

Power shift:

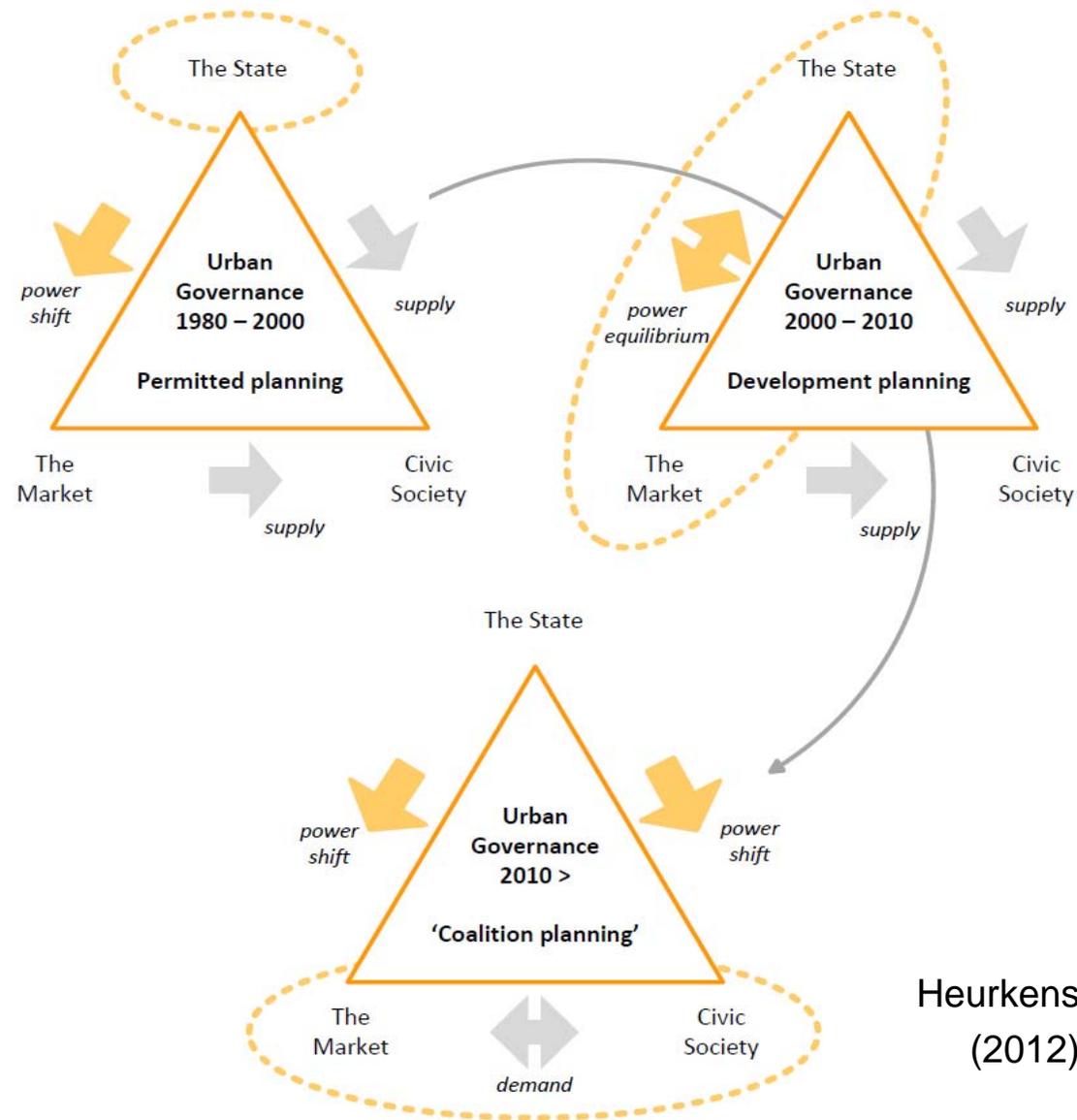
- From public to private & civic actors

Market/development shift:

- From supply-driven to demand-driven urban development

Planning shift:

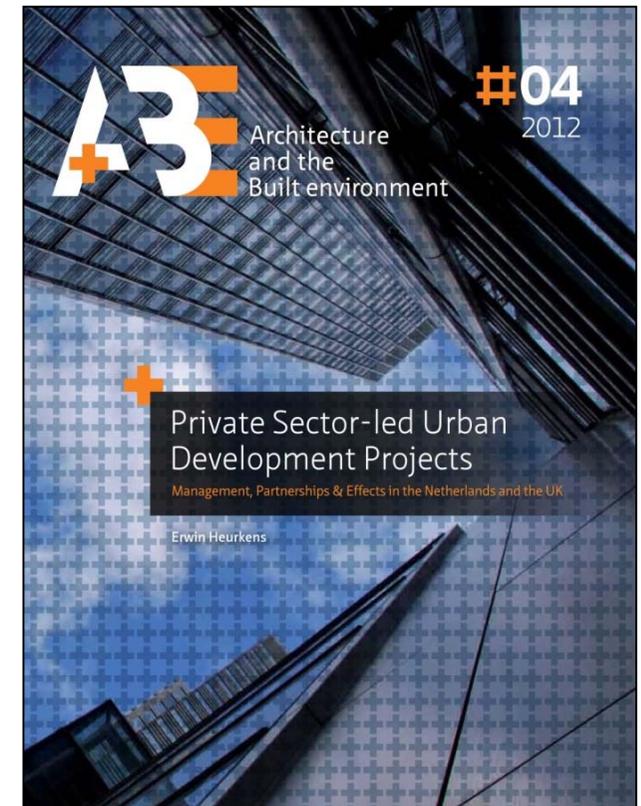
- From permitted & development planning to 'coalition planning'



Heurkens
(2012)

Private sector-led Urban Development (PUD)

Urban development project, in which private actors take a leading role, and public actors adopt a facilitating role, in managing their delivery.



Heurkens
(2012)

PUD Typologies



Heurkens
(2016)

PUD Examples

Seattle South Lake Union



Liverpool One



Sustainable Private sector-led Urban Development (SPUD)

Urban development project, in which private actors take a leading role, and public actors adopt a facilitating role, in managing their delivery of

an economic-viable, social-responsible, environmental-friendly place.

Heurkens
(2016)

SPUD categories & objectives

Sustainability category of UDPs	Sustainability objectives in UDPs
Economic sustainability objectives	<u>Economic-viable UDPs</u> To enable businesses to be efficient and competitive To support local economic diversity To provide employment opportunities
Social sustainability objectives	<u>Social-responsible UDPs</u> To adhere to ethical trading standards during the development process To provide adequate local services and facilities to serve the development To provide housing to meet needs To integrate the development within the locality To provide high quality, liveable developments To conserve local culture and heritage, if appropriate
Environmental sustainability objectives	<u>Environment-friendly UDPs</u> To minimise the use of resources To minimise pollution To protect biodiversity and the natural environment
	Etc. etc.

Heurkens (2016), based on Williams & Dair (2007)

SPUD Examples



London King's Cross

Sydney Barangaroo?

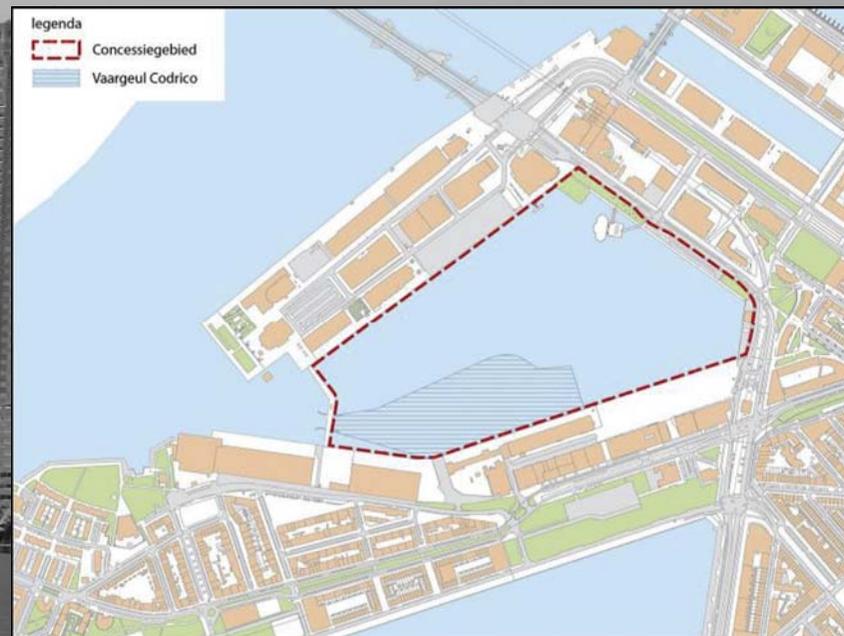


SPUD Strategies

Characteristics	1. Integrated development concessions	2. Incremental piecemeal development
<u>Development scale focus</u>	Urban area	Real estate
<u>Private organisations</u>	Developers, development consortium, investors	Small developers, architects, homebuilders, entrepreneurs, corporations
<u>Legal agreement/entity</u>	Concession	Private realisation
<u>Planning law/rules</u>	Tenders, requirements	Guidelines, visions
<u>Value-capturing</u>	Developer contributions	n/a
<u>Public-private relations</u>	Formal	Informal

Case 1: Rijnhaven Rotterdam

Climate-adaptive concession development strategy



- ‘floating’ development in former harbour water basin, combining water management with urban regeneration
- tender for a concession area with ec|soc|env sustainability requirements and selection criteria

Case 2: Buiksloterham Amsterdam

Circular incremental development strategy



- ‘circular economy’ hub making use of renewable power, rainwater harvesting, recycling to allow the neighbourhood to be self-sufficient in energy, water and food needs
- sustainability-oriented selection procedures for PC & CPC, and development coalitions (Manifest BSH)

Conclusions

- Ambitious sustainable risk-prone concession tender
- Circular urban development achievable through alliances
- Formal legal public-private arrangements & intensive informal public-private interactions go hand-in-hand

- Neither development strategy preferable or superior for achieving SPUDs
- Actor attitude and experience needed for established institutions to be more receptive for SPUDs
- Each case/country: own strategies & partnerships

Contact

Dr Erwin Heurkens MSc

Delft University of Technology

Faculty of Architecture &
Built Environment

Department of
Management in the Built
Environment

e.w.t.m.heurkens@tudelft.nl

www.erwinheurkens.com

