



university of  
 groningen

faculty of spatial sciences

# BOOK OF ABSTRACTS

Graduate Research Day – January 26th 2023

During the Graduate Research Day pictures will be made.  
If you have any objections, please send an e-mail to the organization ([grd@rug.nl](mailto:grd@rug.nl)).

# Programme

---

- 13:00 - 13:30 Walk-in with coffee/ tea (*Duisenberg Plaza*)
- 13:30 - 13:40 Welcome and opening by **dr. Christian Lamker** (*Blauwe Zaal*)
- 13:40 - 13:55 Keynote by **Sascha Herfkens** (*Blauwe Zaal*)
- 13:55 - 15:10 Thematic Presentation Sessions:
- 1. Room 5412.0031: Real Estate 1**  
Meike van der Weide / Karlijn Oosterloo / Joris van de Sande
  - 2. Room 5412.0040: Real Estate 2**  
Michel van 't Klaphek / Marije van der Meer /  
Jeroen Timmer / Roxy van Ravenswade
  - 3. Room 5412.0028: Issues in transport**  
Niccolò Lorenzi / Albert Kolodziejczyk / Theun Leereveld
  - 4. Room 5412.0035: Development beyond economic growth**  
Michèle Mac Lean / Tom te Rijdt / Vincent Scholing /  
Jennifer Septiana
  - 5. Room 5412.0039: Sustainability**  
Wibe Schoenmaker / Emiel Blauw / Maarten Grit
- 15:10 - 15:45 Poster Presentations + break with coffee/tea  
(*Duisenberg Plaza*)
- 15:45 - 16:00 Keynote by **Rik Roosjen** (*Blauwe Zaal*)
- 16:00 - 16:15 Award Ceremony and Closing by dean  
**prof. dr. Johan Woltjer** (*Blauwe Zaal*)
- 16:15 - 17:00 Festive Closure with drinks and snacks (*Duisenberg Plaza*)

# Keynotes

---

## **Sascha Herfkens**

*Can I have a vegan pastry as well as a corn on the cob, please? A comparative analysis of the longstanding traditional market and the upscale farmer's market and their function within their gentrifying neighborhoods*

Weekly open-air food and retail markets often have a vital social function within the neighborhood. However, traditional markets are under pressure due to changing urban processes such as gentrification and the change in consumer behavior. This is causing the degradation of the traditional market on the one hand, and the emergence of more niche and specialty markets such as farmers' markets on the other. These new niche markets are targeted towards newcomers and tourists and focus on organic food and a great atmosphere. Their arrival causes neighborhood change and triggers a change in the retail sphere that can generate a "symbolic displacement" for long-term residents and users.

## **Rik Roosjen**

*The complexity of the incorporation of well-being in governmental decision-making processes*

Broad well-being (brede welvaart) is a concept that aims not only to measure well-being in (financial) returns, but also looks at the distribution of well-being among people in a country and over time. The Dutch government is trying to implement broad well-being in its decision-making on government investments. However, this is very complex due to the many different themes and indicators that constitute broad well-being, which are also often impossible to calculate. This study examines how broad well-being can best be implemented, using the Lelylijn as a case study.

# Thematic Presentation Sessions

## 13:55 – 15:10 hours

---

### **1. Real Estate 1:** **Moderated by Wolbert van der Haar - Arcadis** **Room 5412.0031**

#### **Meike van der Weide**

##### *The suitability of renting out a room for Dutch households*

The housing market is overheated. It is impossible to build enough houses in the short term. Using the existing stock intensively is essential, for example through Room Rental. Room Rental refers to renting out a room in a house where the lessor also has his main residence. Important is that housing satisfaction is not compromised. This research aims to analyze the relationship between Room Rental and housing satisfaction. The results indicate that Room Rental has a positive effect on housing satisfaction and that it is, most suitable for older, high educated households who own a large house.

#### **Karlijn Oosterloo**

##### *Is the value of a green dwelling the same for everyone? The price valuation and heterogeneity of EPC labels in The Netherlands.*

Implementation of EPC labels in the Dutch housing market is expected to reduce carbon emissions and energy consumption by inducing home owners, to invest in improving energy efficiency. This study is the first to draw an image of the current improvement stage regarding EPC labels and the energy transition in the Dutch housing market. In addition, it investigates effects of EPC labels on most recent transaction prices for the entire Dutch housing market, adding to the already large amount of literature on this topic. Furthermore, this research is first to analyze heterogeneity concerning buyer types as well as building types, by applying an hedonic regression model on a strongly representative dataset of over 1.2 million observations in The Netherlands between 2012 and 2022, made available by Het Kadaster. By using interaction effects, the extent to which both the building type and buyer type are capitalized differently is examined. Results show similar price premiums to previous literature, yet also show contradictions regarding the value of the EPC label itself. When looking further into first-time-buyers (FTBs), the study reveals lower willingness to pay for most inefficient EPC labels (F and G) compared to transactions by people already present on the housing market.

#### **Joris van de Sande**

##### *The relationship between physical climate risks and real estate values: A study on physical climate risks and real estate in The Netherlands*

The climate around the world is changing. The risks associated with climate and climate change are increasing. Therefore, the following research question is examined: "To what extent can a relationship be observed between physical climate risks and the value of real estate?". This study uses a unique dataset of 12.213 commercial real estate properties in different segments in the Netherlands provided by ING Real Estate Finance. Using a hedonic model, the main findings show that the risk of drought, heat stress and pluvial flood are negatively correlated with the rent per square meter. Properties with a higher risk for fluvial flood have a significantly lower rent per square meter. In addition, using a chow test, the findings in this paper reveal that the residential and non-residential properties are significantly different. At last, this research aims to perform a regression for every segment. However, due to limitations, it is not possible to present significant results for every segment. This research creates the foundation for research into these physical climate risks, that are increasingly impacting the way of living and the value of real estate in the Netherlands. Therefore, this paper should be used as a first start in examining these climate risks and their influence on the value of real estate.

## **2. Real Estate 2:** **Moderated by Martin Blikman - Arcadis** **Room 5412.0040**

**Michel van 't Klaphek**

### *Smart office, happy tenants?*

The smart office market is rapidly increasing. Such digitally connected properties claim to hold several benefits over conventional offices, such as an increase in worker productivity and enhanced sustainability. In literature, these benefits are presumed: the tenant perspective is not prevalent. This thesis focuses on the added value of smart offices by interviewing the tenants. One main conclusion is that all interviewed tenants want to facilitate employee collaboration in their smart office, although the decision to rent such an office was not a conscious decision for everyone.

**Marije van der Meer**

### *Financial wealth and housing happiness*

This paper offers insights into the relationship between income, assets, and financial wealth, on housing happiness. To this end, information from the 2018 WoON questionnaire (n=67,523), sourced from the Dutch ministry of Internal Affairs, is analyzed using regression techniques. Controlling for demographic and housing characteristics such as ownership, age, urbanity, life satisfaction, and type of residence. Financial wealth is found to positively impact housing happiness. Furthermore, a positive amount of assets, opposed to being in debt, positively impacts housing happiness as well. Income is of no significant impact on housing happiness. This study's findings call for future research to examine the influence of financials on housing happiness in more countries.

**Jeroen Timmer**

### *The influence of solar farms on residential property values*

This paper examines the effect of solar farms on residential property values. I quantify the externalities with a difference-in-difference hedonic model. I use residential property transaction data from 2015 to 2022 from the Netherlands. My results indicate that residential properties located within 1 kilometer from a solar farm decrease in value with 7.69% after the opening of the solar farm. This means that an average residential property decreases with €25.884 as a result of the opening of the solar farm. I find a smaller decrease in the anticipation period between the license and opening date; however this effect is not significant. Furthermore, I find that the negative effect is stronger with properties located closer to the solar farm and with properties build before 2000. In addition, I find no significant differences between rural and urban regions and between small and large solar farms. In conclusion, my findings indicate that building solar farms in the proximity of residential properties results in a significant loss in residential property values.

**Roxy van Ravenswade**

### *Liveability versus Brownfield redevelopment*

The purpose of this research is to get a greater understanding of a potential overall liveability effect of Brownfield redevelopment in the Netherlands between 2012-2020. Research regarding Brownfield redevelopment mostly done on one aspect like housing value, employment etc. This research is focused on an overall effect; Liveability.

### 3. Issues in transport: Moderated by Viktor Venhorst – University of Groningen Room 5412.0028

**Niccolò Lorenzi**

*The Strait of Messina Bridge: some geographical evaluations of the most controversial Italian infrastructural project*

The paper shows how the spatial distribution of economic activity would change in Italy after the construction of the Messina bridge. Based on the New Economic Geography model, the simulations were conducted through Matlab 2021b and ArcGIS pro. Although the Messina bridge has been widely studied in the academic literature, the latter lacks some economic geography simulations. In this light, the paper is of fundamental relevance to explain the possible economic consequences of a large infrastructure project from a geographical perspective: how does the construction of a bridge affect the distribution of manufacturing activities? Do the simulated economic results coincide with the expected economic impacts?

**Albert Kolodziejczyk**

*Bicycle (revolution) thieves: exploring barriers to increasing cycling in Milan*

During the Covid-19 pandemic, many European cities have accelerated transition to cycling and announced ambitious cycling goals. One of these cities is Milan, Italy's second-largest urban center with around 2,5 million inhabitants in the metro area. It announced a goal of 20% modal shift to cycling. This research explores barriers that a city with such ambition faces. Understanding barriers can help other cities in their transition to sustainable mobility. The theoretical model was built based on literature review on cycling policy and history of cycling in the Netherlands and Denmark, and Banister's framework on barriers to sustainable mobility. This qualitative research is based on 8 in-depth interviews with experts, policy analysis and observation. The findings are the following: The current stage of increasing cycling can be characterised by slow progress. The respondents that are further away from the state are being more critical towards that process. Next, the existence of all barriers in Banister's framework was found, however, the political barrier seems to be prevalent. Zooming into that, this research argues that the most dominant barrier to increase cycling in Milan is the aversion to decrease car usage. That barrier is a significant one as reduction in car usage is important to increase cycling on two stages – first, to free the space for creation of cycling infrastructure and second, to maintain safe and comfortable experience necessary for people to choose a bike. That barrier is deeply rooted and is linked to the broader debate on paradigms of mobility the political environment and power balance. Finally, the recommendations for the future are presented with a focus on communicating and engaging citizens and stakeholders in building a popular vision of sustainable urban mobility.

**Theun Leereveld**

*Comparison of predicted and actual tranquility in Woonerf streets*

Within the urbanized modern society we live in, the call for calm and quiet areas seems greater than ever. In the past, predictive models have been formulated to assess areas by their sound and visual levels. The woonerf concept might be such a tranquil environment to provide a relief for people to get away from the demands of everyday urban life. However, an urban environment consists of multiple different sound sources and people have different attitudes towards sound. Because of this complexity, objective sound measurements are examined in combination with the subjective perception of sound through eight perceptual attributes. In this study, sound and visual measurements are examined to see if they are indeed suitable predictive factors to determine tranquility in the context of woonerf streets. This will be done by conducting quantitative data measurements in 63 woonerf streets, supported by data collection by means of a questionnaire, distributed over two cities in the Northern part of the Netherlands. Within the context of woonerf streets, results show a difference between the prediction of tranquility compared to what people actually perceive. Sound levels are perceived as relatively pleasant and uneventful.

## **4. Development beyond economic growth:**

**Moderated by Roselinde van der Wiel – University of Groningen**  
**Room 5412.0035**

### **Michèle Mac Lean**

#### *The Groningen Doughnut: A study on how The Doughnut Economics Model can be used as an approach for climate adaptation planning and co-creation in the city of Groningen*

This thesis looks at how the cities Leeds, Brussels and Amsterdam have implemented the Doughnut Economics Model of Raworth. Furthermore, it tries to get insight into how these cities have involved their citizens. These insights can help to understand how the city of Groningen can improve their climate adaptation planning. This has been done through the following main question: How can The Doughnut Economics Model be used as an approach for climate adaptation planning and contribute to co-creation in the city of Groningen?

### **Tom te Rijdt**

#### *Understanding the distribution of healthcare firms through demographics on a municipal scale in The Netherlands*

The healthcare sector is crucial within Netherlands. Trends like COVID-19 and ageing impact the availability of healthcare. Understanding how the availability of healthcare is distributed across the spatial environment is vital. This thesis shows that the distribution of healthcare firms on a municipal level can mainly be explained by total population and the degree of urbanization. Additionally, healthcare firms in general locate in municipalities with a higher educated population. Surprisingly, the effect of the amount of elderly was negative in regard to the amount of healthcare firms.

### **Vincent Scholing**

#### *Economically uncertain but not in control: The effects of parental economic insecurity on children's their health through life*

The objective of this thesis is to research what the impact of parental unemployment is on the subjective well-being of their child. Importance for this research can be seen in policy, with outcomes of this research a better understanding can be created. To find out to what extent children with unemployed parents need extra support to not gain a disadvantage in school due to the associated lower well-being. In literature a negative association is often found, but it differs in articles what the exact impact is regarding this association. The main results suggest a confirmation of literature that there is a negative association between parental unemployment and child mental health.

### **Jennifer Septiana**

#### *From Red-Light District to revitalized neighborhood: Exploring place identity in Dolly, Surabaya*

This paper studies the impacts of urban revitalization on local residents' place identity by examining the changes in local residents' place identity in Putat Jaya Village, a former red-light district in Surabaya city, East Java, Indonesia. By adopting Breakwell's model of identity process as a framework, continuity, self-esteem, self-efficacy, and distinctiveness are examined. These principles are evaluated in relation to attachment to a residential environment. The study also emphasized the importance of considering the perspectives and experiences of residents living in red-light district neighborhoods, as their opinions and experiences are often overlooked in previous research. Fourteen semi-structured interviews were carried out on a sample of residents from Putat Jaya Village and residents who live in the surrounding neighborhood. Moreover, a walking interview was conducted to gain individual experience of the process of revitalization and helped to identify land-use change in the neighborhood. The findings of the study revealed that spaces associated with prostitution are not only socially constructed but also individually experienced. Furthermore, this study provided evidence that place identification needs to be evaluated periodically (past, during the revitalization and present) due to changes in the spatial environment over time. Overall, the study highlights the complexity of how people experience and understand the places they call home, and the importance of considering the perspectives and experiences of residents in any study of place identity.

**5. Sustainability:**  
**Moderated by Boeli Boelens – Weusthuis en Partners**  
**Room 5412.0039**

**Wibe Schoenmaker**

*Nature on Marker Wadden*

Land reclamation for nature development is a new practice in the cultural landscape of the Netherlands. Synthesising the philosophical question on the definition of nature with the pragmatic planning discipline focusing on the role of humans in their environment, this study contributes to understanding the diverging opinions towards nature development as societal discussions escalated recently. By studying individuals' cognition of nature and attitudes towards nature on Marker Wadden, it appeared that visitors conceive nature and culture as hybrid, feel responsibility for the natural environment and embrace ecocentrism but reject the radical alteration of nature by humans.

**Emiel Blauw**

*The rise of bottom-up initiatives in the Dutch agricultural sector*

Bottom-up initiatives are necessary within the Dutch agricultural sector, because current agricultural planning is supposed to be incorporated by a centralized and compartmentalized policy framework. This thesis consists of an analysis between four bottom-up sustainable agriculture projects. This is accompanied by an explanation for how (one of) these projects is applicable for implementation on a national scale and what the bottlenecks in agricultural governance are.

**Maarten Grit**

*Sustainability of Public-Private Partnerships*

Since 1 January 2016, the implementation of the 2030 Agenda for Sustainable Development was formally introduced to the world with as main objective to reach the composed 17 Sustainable Development Goals (SDGs), that undertake the most urgent global challenges. PPPs are promoted as tools to accomplish these goals. This study, therefore investigated how the sustainability performance of PPPs is influenced by governance instruments.



# Poster Presentations

---

## **Leon Schoenmaker**

### *Richting een toekomstbestendige ruimtelijke indeling van het Amelandse kustgebied*

De zeespiegelstijging is een fenomeen dat meekomt met de opwarming van de aarde en wat veel gevolgen kan hebben voor de delen van de wereld die onder zeeniveau zullen komen te liggen. De mate waarmee de zeespiegel gaat stijgen is bepalend voor het aantal mogelijkheden die de mens heeft als reactie op deze stijging. Dit onderzoeksrapport verdiept zich in het waddengebied van Nederland, met Ameland als specifiek aandachtspunt. Ameland heeft last van een eroderende kust die momenteel nog onderhouden wordt met zandsuppleties. Maar is dit genoeg voor een toekomst waarin de zeespiegel met onzekere mate zal stijgen? Daar is met de kennis van het heden nog geen antwoord op te geven. Om wel een zo duidelijk mogelijk beeld te krijgen van de opties die Rijkswaterstaat heeft in het geval van de Amelandse kustbescherming, zal dit rapport drie adaptatiestrategieën verkennen die kunnen worden toegepast bij de meest waarschijnlijke toekomstscenario's.

## **Ingmar Vlogman**

### *The Cycling Imaginary*

This research aims to provide a collective picture of how policy makers in Groningen think about cycling in Groningen and whether that future is 'smart', as well as intelligent. A constellation of future cycling visions was assembled through policy documents, participant observation and interviews, resulting in interesting observations such as that the e-bike dominates the provincial cycling policy landscape, that nobody seems to know why we are cycling more but not driving less and more. The research concludes with the implications for future cycling policy and research.

## **Anisha Jagernath**

### *The effects of the sale of social housing on the energy affordability of homeowners living in VvE-complexes in the province of Groningen*

Energy affordability is a major issue, especially in the northern part of the Netherlands. The aim of this mixed methods research is to examine the effect of the sale of social housing on energy affordability among homeowners living in complexes with a home owners association (Vereniging van Eigenaren, VvE) in the province of Groningen. When it comes to sustainability investments these homeowners depend on the VvE. This dependency complicates the process of making their home more sustainable. While implementation of sustainability measures is the structural solution to reduce energy bills. This research also pays extra attention to the complicated position of a housing association with regard to sustainability investments in the context of a VvE.

## **Ruben Offringa**

### *A shift in the student housing market and the influence of student housing policies on this phenomenon; a case study in Groningen and Leeuwarden*

The aim of the research is to clarify the proportional increase in purpose-built student accommodation (PBSA) in the student housing market by the impact of student housing policies, in addition to the effect of the financialization of the market. A qualitative case study design is used, involving desk research (policymakers' perspective) and in-depth interviews (investors' perspective). The results show that the student housing market is shifting from houses of multiple occupations (HMO) to a larger proportion of PBSA due to active policies facilitating PBSA, and limiting- and reducing HMO.

### **Anupma Nandkoemarsing**

#### *The enablers and barriers that influence child-friendly policy in the city of Rotterdam*

Over the last decades multiple cities over the world have started creating child-friendly policies. This study looks at the enablers and barriers of the first child-friendly policy in Rotterdam: Building Blocks for a child-friendly Rotterdam. The study can contribute to child-friendly policies in urban areas and help them understand why policies fail or succeed. In order to investigate the different enablers and barriers of this child-friendly policy, eight interviews were conducted among experts; from the municipality of Rotterdam and external parties. The results (enablers and barriers) of this thesis, are mainly made visible/presented through the use of visuals and infographics.

### **Cedric Jansen**

#### *In een andere functie treden. Een onderzoek naar wat het effect is van het transformeren van een bedrijventerrein naar woongebied op de woningprijzen van de nabijgelegen koopwoningen*

### **Pablo Locadia**

#### *Social Housing*

Social housing fulfills a significant social role in the Dutch Housing landscape through the provision of affordable housing. Housing corporations are private organizations that operate individually but share similar ambitions. Exchanging knowledge among housing corporations could offer a way to improve effectiveness. Despite a significant body of literature on Dutch social housing, with much of it focusing on its historical context, literature on how housing corporations exchange knowledge among each other is limited. This thesis investigates which structures social housing organizations in the North of the Netherlands utilize to acquire and exchange knowledge. A qualitative case study discovered that the social housing sector is a close-knit network that is in close contact with each other. It is primarily through informal interactions that targeted exchanges of knowledge are facilitated. Through the exchange of knowledge a wide range of inquiries can swiftly be addressed, ultimately enhancing the effectiveness of operations.

### **Ralph Sbeih**

#### *The case study of transitioning centralized solid waste management in Lebanon: The devolution and its limitation*

Lebanon has a poor and deteriorating solid waste management, caused by recurring crises in the sector. After the end of the civil war (1990), the sector followed a centralized system that limited its improvement. The aim of this research is to determine the advantages and disadvantages of devolving the solid waste sector to a certain degree of decentralization. The direction of the transition that the research aims for will be centered on sustainable solid waste management in a decentralized system and the role of the central government. The National government's role will be focused on supporting the willingness and abilities of local governments. The focus will be on reversing the disadvantages of decentralization such as: Economies of scale, external effects, weak profile and finally drawing an institutional frame for local governments, as a reference for its governance work and targets.

**Lena Zijlstra**

*Decreasing footfall rates during COVID-19: A catalyst on retail vacancy in The Netherlands?*

During 2020 and 2021, the Dutch government enforced restrictions to prevent the Covid-19 virus from spreading, which had considerable implications for the Dutch retail sector. The consequences of these restrictions were mainly visible in a significant decrease in footfall in Dutch shopping streets. Consequences of the significant decrease in footfall in Dutch shopping areas have yet to be investigated in existing literature, only a few studies have addressed this issue so far. Therefore, this study investigates the relationship between footfall and retail vacancy in shopping areas in the Netherlands, especially during Covid-19. A Logistic Regression Model (LRM) was performed on a large dataset containing property level data on 15,221 unique retail properties in 84 different shopping areas in the Netherlands. The results show that the chances that vacancy arises in the years 2015 – 2019 were lower, compared to 2020 – 2021, when footfall was significantly lower in Dutch shopping areas. Subsequently, the results from the LRM show a weakening association between footfall and retail vacancy during Covid-19, in the years 2020 and 2021. Which could mean that the consequences of Covid-19, especially the effects of the measures taken by the Dutch government, had an impact on the retail sector. A final discussion provides arguments for a more extensive analysis of this research topic to make thorough policy recommendations.

**Vote here for the best poster presentation:**



Or go to <https://www.menti.com>  
and enter the code: **1409 1391**

During the Graduate Research Day pictures will be made.  
If you have any objections, please send an e-mail to the organization ([grd@rug.nl](mailto:grd@rug.nl)).