



university of
 groningen

faculty of spatial sciences

Graduate Research Day
January 25, 2018

Keynotes | Blauwe Zaal

Harjen Vrijs

Sustainable redevelopment at the neighbourhood level and the role of multiple actors: Learning lessons from local energy initiatives

To achieve energy neutrality of the Netherlands in 2050 it is necessary to redevelop urban areas so that they can use new energy and heat sources. Currently this is not happening fast enough. Governmental organizations try to stimulate this in various ways with differing success. This research gains understanding in the success of stimulating strategies and the different policies, also the different roles actors play is examined. This research recognizes different barriers and opportunities for local energy initiatives and develops ways to overcome such barriers and utilize the opportunities.

Marnix Uri

The joint effect of asylum seeker centers on sale prices and time on the market in the Netherlands

This thesis concerns an empirical analysis of the economic impact of asylum seeker centers on the housing market, as reflected in sale prices and time on the market. Data on house transactions and ASCs over the last 25 years is analyzed using a two stage least squares method. The results show a clear and robust impact of ASCs on the housing market. Houses that are transacted within 1,000 meters of an active ASC experience a sale price discount of 10.3%, and have a 21.5% higher time on the market. Both effects diminish over distance. The results have strong implications for policy makers.

Sandra Knoop

Tensions in the field of organic development: the case of Woldwijk, Ten Boer, the Netherlands

Organic area development is emerging as an alternative planning approach in the Netherlands. This approach, however, requires a different way of working by involved parties, which leads to difficulties and tensions in implementing such an approach. In this research, the tensions and difficulties for organic development will be investigated, by exploring interaction patterns in Woldwijk, Ten Boer, the Netherlands, where an organic development approach is used. By making use of the IAD Framework developed by Ostrom, these interaction patterns and its tensions can become clear.

Kristan Kerckamp

Geographical differences in house prices between COROP areas within the Netherlands

This research has investigated how house prices in the Netherlands vary between COROP areas and to what extent the economic tide influences the varying house prices. In addition, it was investigated whether differences in house prices diverge or converge over time. The analysis was done with transaction price data (NVM) of all sold homes in the Netherlands over a period of 13 years (2004-2016). To answer the central research question a hedonic regression analysis and a fixed effects regression analysis were performed.

Thematic Parallel Presentation Sessions

A: Shopping and leisure in cities

14:15 – 15:30 in 5412.0028

Chair: Gerard Tolner, Urban Planner at municipality of Groningen

Iris de Vos

Retail vacancy in monumental cities

The aim of the paper is to look if there is a difference in retail vacancy between monumental inner cities versus non-monumental inner cities.

The main conclusion of the paper is that the retail vacancy in monumental inner cities, is significant lower than the retail vacancy in non-monumental inner cities. Besides the attractiveness of monumental inner city there are more factors affecting the retail vacancy. These factors are the number of selling points, branches who are sensitive for online shopping, unemployment, elderly people and the presence of an intercity train station.

Robbert Wiggers

F&B in Shopping Centers

This research is about finding out the added value of food and beverage (F&B) in shopping centers and thereafter distilling the factors influencing the degree of F&B in Dutch shopping centers. The goal of the research is to add knowledge to scientific literature with the purpose of helping real estate professionals creating future-proof and sustainable shopping centers, by handing them a framework of conditions to follow in determining the right amount of F&B in a particular shopping center. With as an effect, shopping centers which will be greatly visited by future customers.

Freek Lier

Retail areas; faded glory or the beating hearts of the city?

This research focuses on retail areas; retail areas are confronted with societal changes like increasing online shopping and economic recessions. These societal changes are in this research mentioned as *exogenous factors*. These changes have impact on the viability and vitality of the retail area. Retail vacancy is rising and less visitors are coming to retail areas. However, several retail areas are able to remain successful and attractive; these retail areas are described as *resilient* and *adaptive* retail areas. The aim of this study is to find out possibilities for adaptive and resilient retail areas which can cope with changing contexts. The primary question of this research is; “*What are the determining factors of resilient and adaptive retail areas which can cope with changing contexts?*”.

B: Putting the meaning into place
14:15 – 15:30 in 5412.0035
Chair: Mark Sekuur, Consultant at Atelier Plek

Lisette Woltjer

Public space for every age

Public space can be regarded as a collection of affordances that are either possibilities or constraints, depending on individual capabilities. However, in small villages there is limited public space. Therefore, the collection of affordances within a village should contain enough possibilities for individuals in every life stage, to provide quality of life throughout the life span. What is critical for this quality is studied by means of mental maps to visualise affordances from individual views, complemented by an intergenerational group experiment to capture the collective perspective.

Charlotte Delicaat

Place meanings of natural burial sites

Natural burial sites are relatively new places in the Netherlands. There are thirteen sites at the moment. A natural burial site is a final resting place in a nature area, which is maintained with the aim of merging a burial place into the existing natural landscapes. One of the sites is called Hillig Meer and is located in Drenthe. The research focuses on what the natural burial site means to people who want to choose natural burial and relatives. The research aim is to clarify the place meaning of natural burial sites.

Anne-Lieke Brem

The Identity of the Mont Ventoux Region, France: The significance of archaeological heritage in a touristic region

This thesis examines the archaeological heritage of the Mont Ventoux region, France. What is its importance in the promotion of the region and the creation of a local identity? Do local inhabitants confirm the importance of archaeology for their identity? Archaeological heritage has indeed got a great value to the local inhabitants. Yet, it is difficult to distinguish this aspect the importance of the environment in general. The intention is to strengthen the relation between the cultural geography and archaeology. Both sciences can benefit from a sharp and uniting interdisciplinary approach.

C: Organizing transport and development
14:15 – 15:30 in 5412.0039
Chair: Puck Kole, Consultant at AT Osborne

Bart Mossel

Electric cycling in the countryside

Thanks to the e-bike, longer distances can be covered in an active way. In the countryside there is a lower density of both residents and facilities, because of this longer distances must be covered. With these characteristics of the countryside in mind it's interesting to find out what the effects of the e-bike could be on the mobility of the residents in the countryside.

The first results shows that the e-bike in particular replaces the longer rides previously taken by the regular bicycle or car. Most of the time destinations close by are still being reached by the regular bike, for example the grocery store in the village.

Hessel Engbrenghof

The train station as a flagship for the city

Many train stations in the Netherlands have been rebuilt in recent years. Examples are the train stations of Rotterdam, Arnhem and Breda. The aim of policymakers is that new stations would become a flagship for the city instead of just an efficient transport node. However, at every station is a Starbucks, Burger King etcetera situated. In that case what would be the distinction between the stations in the Netherlands? The goal of this research is to investigate the influence of place identity at station renewal projects.

Robin Neef

Dutch Road Infrastructure Planning and Justice - A Critical Perspective on Area-Based Approaches

Whereas the integration of road infrastructure planning with land-use has been extensively studied, research on the integration of transport planning with justice and related equity and ethics dimensions is gaining prominence more recently (...) I explore what the implications of the justice concept are for area-based approaches and how these notions of justice can be taken into account in Dutch transport planning practice. The results indicate that the inclusion (...) justice requires a massive shift in road infrastructure planning regarding the efficiency, environmental and equity goals(...)

Lucas Willem Smink

Informal institutions and the new Dutch spatial planning law: Barriers and accelerators for the implementation of the new spatial planning in the municipality of Groningen.

This research is focusing on the influence of informal institutions and rules upon the implementation of the new Dutch spatial planning law (Omgevingswet) in Groningen. The research shows that informal institutions are of major influence upon interaction, collaboration and integrated policy making in spatial planning. There is a (political) will, and there are capacities and possibilities to ensure this cultural shift among civil servants will take place, however the limits and restrictions based upon culture, habits, information and ICT facilities should not be underestimated.

D: Diversifying retail development
14:15 – 15:30 in 5412.0040

Chair: Dr. Mark van Duijn, Assistant Professor at Faculty of Spatial Sciences

David Ruizendaal

The efficiency of Dutch municipalities in fighting inner city retail vacancy

This thesis studies the efficiency of Dutch urban planning policy in fighting retail vacancy. It explores the different measurements the Dutch municipalities can take in order to decrease the inner city retail vacancy. Next, using a difference in difference method this study investigates the efficiency of these measurements. No efficient measurements against retail vacancy were found in this analysis.

Jeroen de Regt

Multifunctionality in Dutch football stadiums: working where the ball goes

From 1994 onwards, 16 football stadiums have been developed in the Netherlands. The reasons are comparable: clubs need modern arenas in order to generate higher income. An important factor is multifunctionality: new stadiums include a range of functions other than football, including retail firms and restaurants. This research focuses on whether these firms' location decisions are related to the stadiums. The data gathering process is still ongoing, however the first results show that football is no argument for location decisions and there is an emphasis on bounded rationality

Lisan Zeewuster

The influence of front width and floor area of a retail unit on the rental value per square meter

This thesis is about the influence of intrinsic characteristics of a retail unit on the rental value. A multiple regression analysis is used to examine the relationship between the length of the frontage and the surface of a retail unit on the average rental value, using 201 rental transactions in Amsterdam and Utrecht during 2016 and 2017. This research confirms that there is a link between the rental value, the front width and the surface of a retail unit.

E: Understanding housing markets
14:15 – 15:30 in 5412.0031
Chair: Esther Borstlap, Director at Woonborg

Loes van Ulsen

Energy-neutral newly-built houses, why wait?

From January first 2021, all newly-built houses have to be energy-neutral. In addition, Netherland has the ambition to have a complete energy-neutral housing stock by 2050. Meaning, all homes that aren't built energy-neutral, have to be adapted later after all. So why does the obligation to energy-neutral newly-built houses start on January first 2021 and not right now?

Martijn Kromhout

The extramuralisation; the effects on healthcare real estate at Dutch housing associations.

The research is an exploratory research to the effects of the extramuralisation on healthcare real estate owned by Dutch housing associations. The extramuralisation is a shift from care in an institution to care at home. The population in the Netherlands is aging, because of this the Dutch real estate market for senior housing will strongly grow in the upcoming years. Dutch housing associations play an important role in this market. This research shows that the effects of the extramuralisation are not as big as expected. The biggest effect is the loss of traditional care homes and the need to transform obsolete health care real estate. Keywords: Zorgvastgoed, Woningcorporaties, Extramuralisering, Vastgoed

Daan Doornbos

Reuse of the past for a Brighter Future: Repurposing of Monuments in the Groningen Earthquake Area

Some monuments in the Groningen earthquake area are threat by demolition because of the high costs for restauration. Demolition of the heritage means that a part of the culture of Groningen would vanish. By combining what kind of amities or companies inhabitants of the villages in the earthquake area miss and heritage data , an explorative view is given about how the new municipalities, the province of Groningen and the National Coordinator Groningen could address the heritage question in a bottom up approach.

F: Energizing the future
14:15 – 15:30 in 5412.0025

Chair: Jimme Zoete, Team leader in spatial planning at Witteveen+Bos

Fabian Kruiper

Hydrogen pathways, towards a sustainable energy carrier for Groningen

A changing world is asking for sustainable alternatives for fossil fuels. Growing renewable energy production causes other problems, such as weather dependency. To cope with uncertainty about the future energy system in the Netherlands and Groningen, this research uses the Dynamic Adaptive Policy Pathways (DAPP) theory by Haasnoot et al. (2013) to explore the multiple applications of hydrogen. The DAPP theory is designed to deal with uncertain situation within water planning, this research shows how DAPP can be applied to the energy sector.

Mirthe Heikens

Think global, act local: a study regarding the regional integration of a southern energy company in the Northern Netherlands.

This research focused on the processes involved when an energy company from outside the Northern provinces wishes to become embedded in the region. Ties and relations with other actors are important and questionnaires were performed in order to visualize the network in the region. Employees of the company and actors in the region were asked questions regarding the relationships with each other, taking into account firms, organisations and institutions. The outcomes do not only show which strong ties are present in the network, but also where opportunities lie for strengthening embeddedness.

Jelte van den Broek

The selling process of houses around the Groningen gas field

The region around the Groningen gas field is characterized by earthquakes affecting the housing market. Research has shown declining housing prices, being problematic for those in financial distress. A study explaining time-on-the-market (TOM) appears to be missing. This Master thesis investigates the impact of earthquakes and the financial situation of the seller on the TOM of houses around the gas field. Using NVM and Rabobank data, a statistical model will be built that also controls for other factors. The model will show the specific effect of earthquakes and financial distress on TOM.

Poster Presentations

A: Energy transition and sustainability

Jorieke Letteboer

Solar farms in spatial planning: An institutional analysis of solar farm projects in the Northern Netherlands.

Solar energy has a high potential in facilitating the energy transition. On a large scale renewable energy is gathered in ground-mounted solar farms. This research attempt to survey the barriers for implementation by means of an institutional analysis of solar farms projects in the Northern Netherlands. This is done by using the Institutional Analysis & Development framework by Elinor Ostrom. Together with policy analysis in-depth interviews are conducted with both involved governments as well as developers of solar farms. Proper communication and a transparent process turns out to be important for successful implementation of a solar farm.

Twan Zomerdijk

The Role of Public Participation in Reducing Organized Resistance against Large-scale Solar Parks

This thesis is about how organized resistance against large scale solar parks can be reduced through public participation. It is important to know more about this, because many plans are made to develop new solar parks. Resistance against these plans makes it much more difficult to realize these solar parks. To overcome this, participation can be a tool. To find out what role participation can play, solar park Ameland en solar park de Kwekerij in Hengelo (GLD) are examined. Data collection is done, using semi-structured interviews with project managers, municipal officials and civic actors. One of the main preliminary findings is that the collaboration with an energy cooperative can be a way to minimize organized resistance.

Nicola Belafatti

How to tackle flooding in Venice. What are the institutional and material causes of MOSE's failure?

Literature discusses reasons and incentives behind the undertaking of public projects and the role of factors such as corruption and stakeholders involvement as drivers of megaprojects' success and failure. The main consensus is that insufficient stakeholders involvement, processes lacking transparency and institutional checks are factors hindering the appropriate realization of the project, resulting in cost and time overruns. The thesis tests the existing theories by linking them to the case-study of the failure of Venice's MOSE, a flood protection mobile barrier infrastructure.

Erik Merx

The transition to a CO2-neutral electricity system: how can the Dutch electricity grid be prepared for 2050?

Research suggest that there will be some major problems for the Dutch electricity network when the amount of solar panels increases. That is the reason why this study explored which parts of the Dynamic Adaptive Policy Pathway method are suitable for making choices between various investments in electricity grids. The most suitable parts of this method are the long term strategy combined with the short term actions, the clear overview of the actions which makes the electricity sector more accessible to the public and the metro map which is seen as attractive by (high placed) decision makers.

Marin Epema

An analysis of conditions for facilitation of hydrogen infrastructure

The coalition agreement of The Netherlands (2017) states that from 2030 on all vehicles should be zero-emission. Hydrogen is an important energy carrier which could function as a zero-emission fuel for vehicles. Nevertheless, an infrastructure for hydrogen vehicles has proven to be difficult to implement due to a lock-in of high investment costs, low demand and little experience. Co-creation is an important instrument for reducing investment costs. In order to increase possibilities for upscaling of initiatives, the conditions for facilitation will be inquired.

Sebastian Borghans

The spatial pattern of companies in the energy transition in the north of the Netherlands.

A new classification method, based on matching search words on companies' websites, identifies companies operating in particular themes/industries. This way, companies can be classified in multiple themes at the same time, cross-sectoral. In this thesis, companies in the energy transition theme have been classified. In comparison with a traditional classification method, data shows that these companies are operating in different industries. However, based on this method, they are operating in the sustainable energy industry as well.

B: Tourism and places

Daniela Cooper

The reinvention of Traditional Ecological Knowledge and the role of Sense of Place: The case of Common Montes in Pontevedra, Galicia.

Approximately, 23% of the Galician territory are "commons montes", a collective ownership, which the neighbourhood membership, is the only requirement to use natural resources. In the past, they played an essential role in the traditional agrarian complex. Currently, his uses have changed. For the community members, the main reasons to maintain common montes - are the Traditional Ecological Knowledge associated with community-type property and their Sense of Place. Nowadays, to understand the alternative natural resources management is the key to adapting to new environmental scenarios

Bernard van Althuis

International Tourism and the Afsluitdijk

In this research, the tourism opportunities of the Afsluitdijk will be examined. The Afsluitdijk will be further developed as a tourism destination in the upcoming years. An important target market is the foreign tourist, since the incoming tourism is steadily increasing through the years. The international tourist in relation to the Afsluitdijk is the centre of this research. What tourist products has the Afsluitdijk to offer? And, which international tourists are interested in such a destination? Which nationalities are interesting to focus on during the proces of marketing?

Jessica Immelman

Mechanisation of Cultural Capital for Evolutionary Adaptation

This thesis investigates the role cultural planning has in sustainable development and the establishment of evolutionary resilience within complex and globalising contexts through a cross comparison of three vineyards in South Africa, France and the Netherlands. The relevance of this research is in determining culture as a central theme to sustainable planning practice and as a relevant and necessary mechanism to direct and continue planning goals while remaining adaptable to social and environmental change.

C: Infrastructure and Mobility

Bas Alferink

The Pedestrian First: How downtown Groningen can be planned in a pedestrian-friendly way

Groningen is one of the best cycling cities. But how to deal with the pedestrian? The municipality of Groningen is actively engaged in restricting car use and stimulating other modes of transport. Groningen as a bicycle city has consequences. In the city centre, there is an increasing frequency of bicycle nuisance. How do you change the public space to stimulate pedestrians instead of cyclists?

Bas Hankamp

Approaches to transit oriented development planning

There are major differences in how (public) transportation planning is approached, even inside the Netherlands. This thesis outlines these differences, the reasons they exist and their effects in practice.

Ferenc Jort Horváth

Recreational Walking Strategies in Neighbourhood Renewal

Recreational walking and jogging are prominent forms of recreational activity in public spaces. However, research strategies aimed for recreational walking are relatively underexposed in comparison with utilitarian walking. Researching experiences of recreative walking citizens could help optimizing neighbourhood walkability. This thesis gives insight into how experiences of recreational walking citizens may relate to neighbourhood characteristics and, consequently, how this knowledge can be used for making walkability strategies within the context of neighbourhood renewal.

D: Wellbeing and housing

Jelle-Jan Kroes

Facilities for Elderly in East Drenthe

During this research the living environment and the accessibility of facilities in East Drenthe are being investigated for the elderly (60+). The population share of the elderly is increasing. The upscaling within facilities, the growing digitalisation and also the decreasing personal mobility can influence the accessibility of facilities for elderly. During this research the elderly are asked for their opinion about the living environment and the level of facilities in East Drenthe. The increasing demand for care and decreasing mobility of the elderly demand great adaptations in the future

Marlo Grunder

Millennials: massively to the city?

From the scientific field there appears to be uncertainty about where and how millennials will live in the coming years. Through this thesis, this knowledge gap that exists over the housing preferences, is covered. Using a mixed method technique, the following results were obtained: millennials (1) prefer to live in urban areas, (2) have a higher preference for an existing home and (3) for them a change in the family situation is a less decisive reason for wanting to move, rather than their peers from previous generations.

Tinie van der Kooi

The impact of an asylum seekers' centre on residential satisfaction

In recent years there has been an increase in the number of people seeking asylum in the Netherlands. The establishment of an asylum seekers' centre commonly leads to resistance by the local community. Residents are often afraid that the asylum seekers will cause nuisance and that their residential satisfaction will be reduced. These fears appear to be based on 'gut feelings', because it has never been researched. In this study a Difference in Differences analysis has been conducted to measure the impact of an asylum seekers' centre on residential satisfaction. The focus was on neighbourhoods where an asylum seekers' centre has been opened between 1998 and 2002. The asylum influx in this period is comparable to the asylum influx in the current period. The results show that the presence of an asylum centre does not influence residential satisfaction.

Judith Antonides

"Home is where the Heart is": Place-making activities and experiences of place-attachment among (future) tiny house dwellers within the Netherlands

The Netherlands experiences a growing tendency to live in (self-built) tiny houses. In general, the term 'tiny house' refers to a sustainably built, full-fledged dwelling unit, with a maximum floor area of 50 m². The main objective of this master thesis is to gain a deeper understanding of place-making activities and experiences of place attachment among 13 (future) tiny house dwellers within the Netherlands. It seems that tiny house occupants design and/or build their tiny house on the basis of personal ideologies and experience a (strong) bond with their tiny house and living environment.

Tim Zomerdijk

Towards a new urban green vision in Groningen: what is the current role of green spaces in the community on city, neighbourhood and street level?

Urban green spaces are understood in a wide scope of green areas. Examples are playing fields, gardens, forests and parklands. Urban green spaces fulfil many functions. They have a positive influence on people's well-being, ecology and climate adaptation for instance. The dynamics behind the use of these urban green spaces will be of influence for current and future design tasks. This thesis tries to identify the current role of urban green spaces in the city of Groningen. Who are the users, what are they doing and what are their needs?

E: Redevelopment

Niek Duregger

An integrated approach to the asbestos roofing issue: drawing lessons from current initiatives

The Dutch government ordered the removal of all exterior asbestos containing materials on roofs by 2024. At the current pace of sanitation, this goal will not be met. This research will have a closer look at various initiatives and governance arrangements that could help to speed up the sanitation by placing them in a framework for planning oriented action. This provides us with a set of most desirable and suitable initiatives and governance arrangements which is used for lesson drawing for the creation of an integrated approach to the asbestos roofing issue

Anne Groenendijk

Alternative reuse: a new approach for vacant and decayed heritage buildings?

This thesis examines the ways in which provincial and municipal policies can stimulate forms of alternative reuses of built heritage on behalf of the touristic attractiveness of the region. Alternative reuse can improve the place identity and liveability in regions where traditional forms of reuse do not get off the ground for vacant decayed buildings by a lack of financial and social opportunities. Before alternative reuse can become successful, municipalities and provinces have to change their heritage management strategies from an object oriented towards an integrated approach.

Susanne Brugman

Experts vs. Non-experts: The added value of citizen participation in valuing built heritage

The value of heritage is often determined by its experts, while, according to literature, citizens base their judgement on heritage on very different values. Despite the growing attention for citizen participation in policy, citizens are hardly involved in planning and decision making around heritage. In this thesis, Oostenburgereiland (Amsterdam) is used as case study area to examine the participation process around the monumental factory hall. It seemed that residents could act as experts and by involving them they could add value to the development.

Peter Schotsman

Communication between contractors and clients during the pre-tendering phase.

This research assesses how contractors can build relationships with clients during the pre-tendering phase. To understand which tools, policies and strategies can be used, the institutional space of the pre-tendering phase will be described. Then, an assessment will be provided of how contractors perform during the pre-tendering phase, especially concerning building relationships with clients. Finally, recommendations will be described that contractors can use to improve relationships with clients during the pre-tendering phase.