Land readjustment suitable solution for retail vacancy?
The case of Apeldoorn

Sanne Holtslag-Broekhof
The Dutch search for a holy grail

2008: Economic crisis; revived debate on need for new legislation urban land readjustment.

2008: From active to facilitative land policy.

2015: Decision to develop new law land readjustment.
Regieplan Binnenstad
Structuurvisie voor de binnenstad van Apeldoorn
Vastgesteld door de gemeenteraad op 18 februari 2010
Plan Inner City Apeldoorn

Three main ambitions:
1. Compact and complete city centre
2. Well accessible city centre
3. Unique, embedded and green-blue city centre.

Highlights from spatial program:
- Maximum development of 15,000 m² retail
- Development of 7500-10,000 m² leisure
- Development of two new car parks
- Development of 250-400 new houses

Land readjustment, suitable solution for retail vacancy? S.M. Holtslag-Broekhof
15-11-2016
Plans for retail

<table>
<thead>
<tr>
<th>Current m2</th>
<th>Dev. m2</th>
<th>Total ‘WVO’</th>
<th>Total ‘BVO’</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>3000</td>
<td>15.000</td>
<td>18.000</td>
<td>23.800 m2</td>
<td>26.000 m2</td>
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</tbody>
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- Shopping ‘circuit’
- Two new entrance points (car park and shopping mall)
- Attractive shops at strategic locations
- New development of mixed shopping and horeca area in the north of the centre
From active to facilitative land policy in Apeldoorn

- From buying to selling land in the centre.
- Buying -> Pre-emption rights.
- Buying for developers?
- 2010. Developers withdrawn, municipality left with properties.
- 2010-2015: rental and vacancy management.
- 2015: decision to sell property to market. Majority fast sold with commitment to renovate.
- But, big financial loss on sold property.
From ambitious to tempered plans

- Zoning plan has been unchanged (centre use)
- ‘Regieplan’ still actual plan, but ambitions have been tempered
- No goals to expand anymore
- Focus on a number of specific locations
Effective Land readjustment?

**Municipality**
Urban land readjustment not seriously considered
Involved in Pilot program of Province ‘Gelderland’
Low expectations of the outcome of the pilot

Negative finances; how to reach agreement to divide these?
Effective Land readjustment?

Analysis based on literature

Necessary conditions for effective LR:

- Vacancy is seen as a shared problem
- Complete and correct insight in local situation, including owners and tenants
- Legal framework for LR

Sense of urgency to act with the majority of parties involved
What can land readjustment offer Apeldoorn?

- Integrative plan development
- More attractive image of city centre
- Involvement of local owners in plan development
- Exploration of possibility to share financial loss / risk
- Reducing vacancy rate?
Thank you for your attention!

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