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International Network for
Urban Research and Action

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Growth/No-Growth Policies in the Regional State: Scope for Local Action



1995 Annual Meeting - Programme
Amsterdam and Beneden-Leeuwen - The Netherlands

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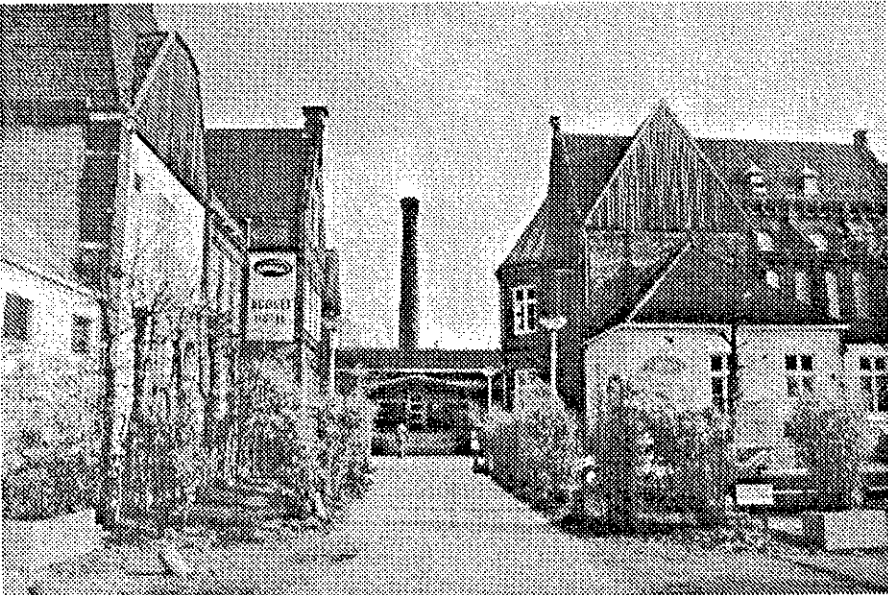
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Editors and publishers of Inura Bulletin 9: Annemarie Dekker and Arie van Wijngaarden. Special thanks to Annet Hausberg for her help with the cover and page 11.



The Arena Amsterdam Budget Hotel

Dear Friends,

We are looking forward to host the fifth annual meeting of Inura in the Netherlands. Please note that we have made alterations to both the dates and the location as they have been announced in the previous bulletin. The meeting will be from Saturday June 3rd till Friday June 9th. We will start in Amsterdam and then move on to the Olpoda farmhouse in Beneden-Leeuwen, in the polder in between the rivers Maas and Waal.

Our aim is to introduce you into typically Dutch land-use conflicts, although there are likely to be parallels in heavily built-up metropolitan areas elsewhere. The Netherlands is one of the most densely populated countries of the world. There virtually is no land that has not been put into use. Nonetheless, governments and private parties continue to claim land for future economic growth, infrastructure provision, and housing development. Unless new land is being reclaimed from the sea, such growth is likely to at best disturb, at worst entirely replace existing uses. Mediation of such conflicts over space is highly dominated by the national state. However, concerned as it is about the Netherlands' international economic position, the national state itself is a major advocate of pro-growth policies. The state-led re-introduction of regional states into the metropolitan areas of Amsterdam and Rotterdam can also been seen as a measure to facilitate further development. Whilst being justified on the grounds of its virtues for democracy, this form of government is more likely to imply a loss of local participation in politics.

In Amsterdam, we will primarily focus on the issue of housing needs in relation to the protection of environmentally valuable areas. In Beneden-Leeuwen we will discuss the proposed construction of a major goods railway, connecting the seaport of Rotterdam with the German hinterland, and the needs to protect the riverdikes, as the (near) flooding disaster early this year clearly demonstrated. Both are being debated for their environmental consequences. Our objective is to address the issue of how dissident voices can be (better) represented in actual policy-making. We hope to see you all in June to have a, once again, inspiring and enjoyable Inura-meeting.

Yours,

INURA-Amsterdam,
Annemarie Dekker
Arie van Wijngaarden

Conference Registration Matters

If you wish to attend Inura's fifth annual meeting, please complete the enclosed registration form and return it to Inura-Amsterdam. We should we have it by May 10th at last, though please try to respond to us as quick as you can so that we can make our final arrangements.

In contrast to previous years, you will not have to pay a deposit to confirm your registration. We have decided to discourage such international flows of capital, since these tend to benefit banks more than anyone else. However, this does not mean that your registration is without obligations. Inura-Amsterdam, which means we personally, has to guarantee a substantial amount of money for every participant. Therefore, if you apply, we definitely count on you. In the event you may not be able to come to the meeting, you would still have to bear the costs that we have advanced for you, unless, of course, new participants would be interested in attending the conference.

We will be able to accommodate a number of participants in the range of 22 to 34.

Whilst we should perhaps have tried to arrange a very special accommodation to celebrate Inura's fifth anniversary, we have not done so. After all, we would not be able to outbid Salecina, Prerow, Beamish Hall, or Villa Cennina. Besides, we have attempted to keep the prices as low as possible, so as to make it affordable to all of us. We are nonetheless prepared to grant a discounted rate to a limited number of participants.

The total costs of the meeting will amount to about 600 Dutch guilders. They can be broken down as follows:

Amsterdam (bed & breakfast, June 3-6)	130
Beneden-Leeuwen (full board, June 6-9)	240
Amsterdam (common meal, June 4th)	40
boat/bus/bicycle hire	90
transfer Amsterdam-Beneden-Leeuwen	30
bulletins	20
membership Inura 1995	50

Lunches and evening meals in Amsterdam, other than the common evening meal on Sunday, are not included. Please note that you will be in Amsterdam during Whitsuntide; most banks and shops will be closed both on Sunday and on Monday.

The theme of the conference:

Growth/No-Growth Policies in the Regional State:
Scope for Local Action

In Amsterdam we will introduce you into the issue of how a regional government, that is likely to be established in the near future, may be able to better balance the needs for continuing housing and economic development on the one hand, and the needs for the protection of scarce environmentally valuable areas on the other hand. On Sunday, June 4th we will make a tour through Amsterdam to show you that the city has almost reached the limits of growth within its own boundaries. Aiming to continue to grow, to expand housing development in particular, the city is now in search of new land. One of its main policies is to reclaim land from the water. This major project will eventually involve the production of 18,000 to 40,000, primarily luxury, housing units to be partly built in the form of high-rise flats. This will cause serious damage both to the natural environment and to the heretofore protected rural villages of Waterland, north-east of the city. As a second policy, the city seeks opportunities to expand into the territory of neighbouring municipalities. Central Government's drive to establish regional governments in the wider metropolitan areas of both Amsterdam and Rotterdam, implies increased support for the city's growth ambitions. Unsurprisingly, however, the proposals for regional government have met with opposition from neighbouring municipalities, who fear a loss of autonomy and building at the expense of continued protection of their environmental assets. Increasingly, local groups also argue against the regional state, fearing a loss of local participation in politics.

During our trip, and afterwards, we aim to address the following issues:

- to what extent is further growth really needed? and, in so far as growth needs are reasonable, to what extent should previously accepted no-growth policies be lifted?
- what is the virtue of a regional state in terms of balancing growth and no-growth needs?
- what local strategies do exist to size down the city's growth ambitions, to draw attention to alternative locations for development, to continue to protect the environment, or to promote environmentally friendly development?
- what are their prospects of being represented in the regional state?

Herewith we invite you to link the content of your presentation to these issues. A special workshop will be held to compare experiences with Metro Government in particular.

Provisional Conference Programme

Amsterdam

Saturday, June 3rd

5 p.m.	Arrival and registration	Arena Hotel
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Sunday, June 4th (Whitsunday)

9-10 a.m.	Introduction into Housing Development and the Regional State	Arena Hotel
morning	Bus tour along the boundaries of the city of Amsterdam, visits to possible housing locations	
p.m.	Boat trip to the waterfront, IJburg, and Waterland	
evening	Common meal	

Monday, June 5th

a.m.	Presentations and discussions on development issues in the Amsterdam region (housing and Schiphol airport) and the establishment of a regional state	Zuiderkerk
p.m.	Field trips, two options to choose from: - Urban renewal: Wilhelmina Gasthuis and Mercatorplein - Restructuring the 1960s' Corbusian quarter of Amsterdam (the Bijlmer)	
evening	- Inura update, and discussion of proposal for Inura Journal and Inura Foundation - Programme definitions	Mercatorplein

Tuesday, June 6th

a.m.	Travel to Tiel, brief excursion on the goods railway proposal (Betuwelijn), transfer to Beneden-Leeuwen	
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Beneden-Leeuwen

Tuesday, June 6th

p.m.	Workshop comparison of experiences with Metro Government
evening	Workshop presentations

Wednesday, June 7th

a.m.	Workshop presentations
p.m.	Bicycle tour through the polder, along strengthened and, as of yet, unstrengthened river dikes
evening	Workshop presentations

Thursday, June 8th

a.m.	Workshop presentations
p.m.	Inura business (membership, bulletin, journal, foundation)
evening	Party

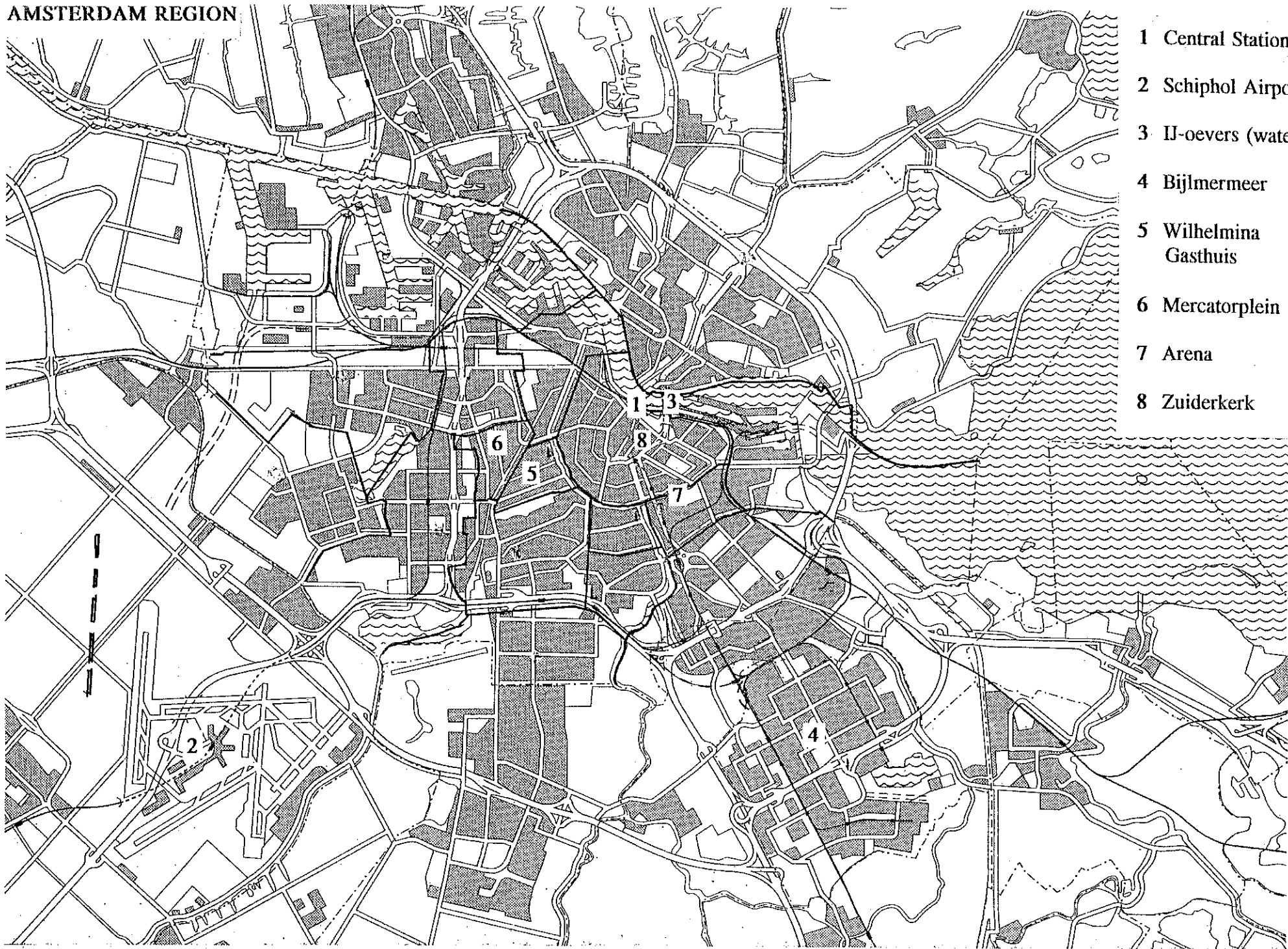
Friday, June 9th

a.m.	Departure
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(groei = growth)

AMSTERDAM REGION



- 1 Central Station
- 2 Schiphol Airport
- 3 IJ-oevers (waterfront)
- 4 Bijlmermeer
- 5 Wilhelmina Gasthuis
- 6 Mercatorplein
- 7 Arena
- 8 Zuiderkerk

The Conference Locations

From Saturday, June 3rd till Tuesday, June 6th we will be staying at the

Arena Amsterdam Budget Hotel (the former Sleep-In Youth Hostel)
Address: 's-Gravesandestraat 51 (corner Mauritskade)
1092 AA Amsterdam
Phone: 020 - 6947444

How to get there?

By public transportation: from Schiphol airport you may take the train to the central railway station. From there you can travel by metro (underground) to Weesperplein Station, where you take the exit that brings you to the Mauritskade. Walk along the Mauritskade eastwards and you will find the Arena Hotel on your right hand side. Arena is also served by trams 3, 6, 9, 10, and 14 (ask the driver or conductor where to get off).

By car (strongly discouraged by Inura Amsterdam): coming from the Ring Road, you take exit S112, direction Centrum. At the first roundabout, turn right. When you arrive at the the S100-road (about the fifth traffic light), turn right (Mauritskade). After about 200 meters you will find Arena on your right hand side.

From Tuesday, June 6th till Friday, June 9th we will be staying at the

Olpoda Farmhouse
Address: Mosterdwal 9
6658 KT Beneden-Leeuwen
Phone: 08879 - 1627

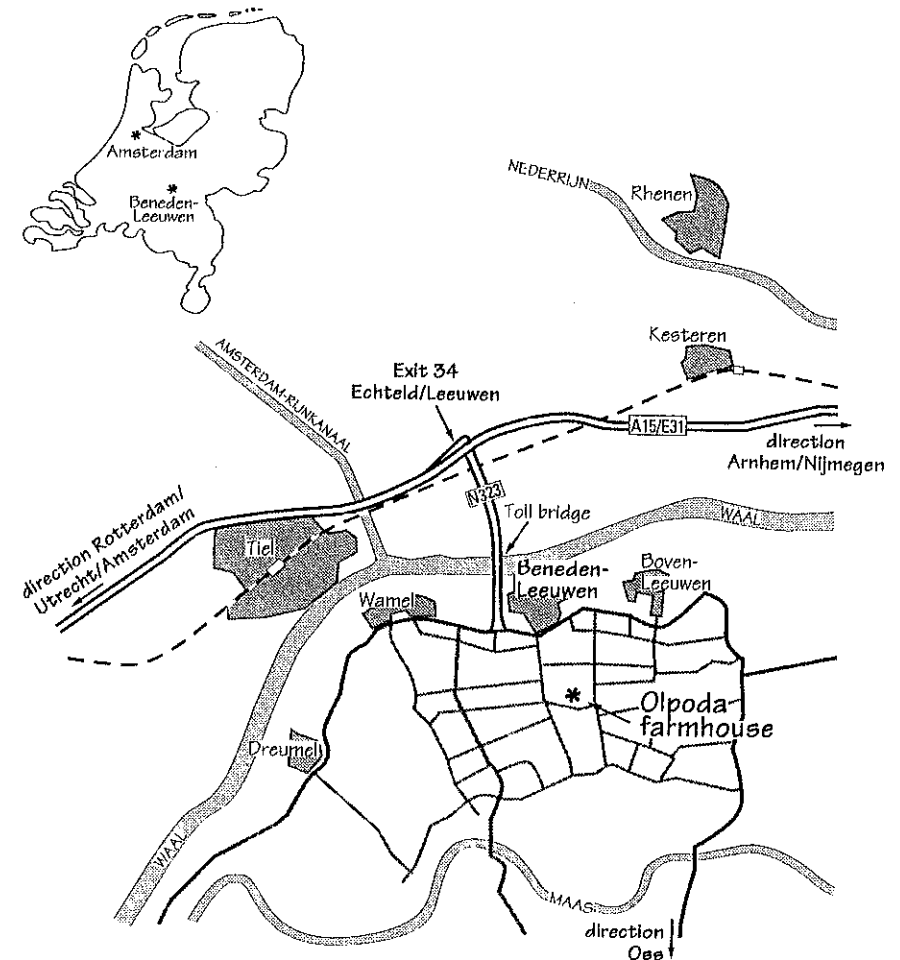
How to get there? (if you do not travel with the group from Amsterdam)

By public transportation: take the train to Tiel. From the railway station in Tiel you can take bus no. 87 to Beneden-Leeuwen, which leaves every hour at six past. The Olpoda Farmhouse is at a 20 minutes walk from the bus stop that is called "Akkerstraat".

By car: take the A15 motorway. Exit number 34 (Echteld/Leeuwen, route N323), pass the toll bridge. At the end of the motorway turn to the left. Then first turn to the right, and take the second road to the left.

The Beneden-Leeuwen Region

In the past, the region in which Beneden-Leeuwen is located, has often been hit by floods, because of dike bursts at times of high water levels. At present, this danger is still real. Early this year, the whole of the polder between the rivers Maas and Waal was at risk and therefore evacuated. This near disaster has lent additional urgency to the process of strengthening of the river dikes. While generally welcomed, the way in which this process has recently been undertaken has evoked considerable criticism: picturesque houses, and natural areas are being lost, whilst bends in the dikes are being replaced by straight stretches.



Inura Kenya presents:

Abstract of Paper to be presented at the Africa 2000 Conference, Cape Town, South Africa

The Voi Integrated Upgrading Approach

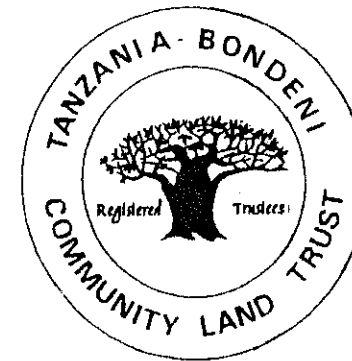
Although African towns and cities are facing different problems and challenges than municipalities in the North, the inaccessibility of land, housing and economic opportunity for low-income people are shared by urban areas in the North and South. The GTZ Small Towns Development Project in conjunction with the Voi Resident's Committee and Voi Municipal Council are together undertaking an "integrated" settlement upgrading project in Voi, in southern Kenya. The project has developed an upgrading concept which can assist local authorities and communities in improving unauthorized informal settlements (bidonvilles) throughout Kenya, perhaps even Africa.

The centerpiece of the upgrading process is an innovative land tenure system called "*Community Land Trust*". The Community Land Trust model in its essence purports to create permanently affordable housing for low-income people by removing land from the speculative market via the trust and controlling the sale price of improvements through a resale formula. The CLT model will remove the opportunity for beneficiaries to obtain windfall profits by selling their newly allocated land, but still provide significant security of tenure for shelter investment and assured recovery of this investment upon sale. The CLT concept is an innovative approach to property ownership that opens up access to land, housing and economic opportunity for low-income people, while giving the local community long-term control over the use and future allocation of land and other crucial economic resources.

The main objectives of the Voi Upgrading Process are as follows:

- to achieve maximum community involvement and mobilization during the whole upgrading process;
- to regularize tenureship and provide basic improvements to the physical environment;
- to prevent a buying out of the original beneficiaries and a replacement by wealthier applicants;
- to guarantee cost recovery for the regularization process, including the surveying, title certificate, etc.;
- to improve shelter through self-help strategies with assistance of Kenyan NGOs.

The upgrading experience and CLT model has generated a great deal of interest amongst practitioners in Kenya and land specialists internationally and we are keen to spread our experience on empowering settlement options with interested parties in other parts of Africa. We are presenting a paper on the upgrading experience at the Africa 2000 conference in April in South Africa. For more information, please write to C. Luthi, Small Towns, Box 41607, Nairobi, Kenya. The trust seal of the Voi CLT is depicted below:



Proposal for the creation of a new journal

(to be discussed at the fifth annual meeting in the Netherlands)

Four years have passed since INURA was founded. It is time for some evaluation. What have we achieved? Have we been successful? Have we met our original goals?

We can look back on four conferences, many thrilling discussions and uncountable megabytes of information exchanged, fotocopied, e-mailed and forgotten. We have heard much about specific cities and examples of local action. We have co-operated in various projects, such as conferences, articles and books, and we have visited each other's cities). Last but not least, many of us have gained enormously from innumerable informal contacts.

We may also mention the first major common INURA project which is about to be finished. The book 'Capitales fatales. Urbanisierung und Politik in den Finanzmetropolen Frankfurt/M. und Zürich' will be presented at our next conference in the Netherlands. In addition to analytical articles on urban development in Zürich and Frankfurt, this book includes contributions by Edward Soja, Saskia Sassen, John Friedmann, Margit Mayer, Alain Lipietz and Walter Prigge.

After four years experience, let us think about the further development of our network. The constraints of common projects have become clearer. The limits for a wider dissemination of our work can be seen. While it is true that we have a regularly published Bulletin to give some insight into our current debates, we cannot use it to publish longer, more rewarding contributions and thorough debates. The example of the Zürich - Frankfurt book project has also shown some other problems of common projects. They demand much time and many resources, but only a relative small number of INURA members can participate. Language poses a further problem. In our case, for example, it is not possible to publish an English version of the book.

In our last conference in Florence, we started to discuss these problems and also the future of INURA. Proposals for a polyglot INURA publication and/or the reevaluation of the INURA Bulletin were advanced. However, all these ideas require a stronger engagement of INURA members for the writing of articles as well as for professional editing.

Here and now, we try to draw on the past experiences and we attempt to summarize the past discussions by presenting some preliminary guidelines for a project which is to advance INURA collaboration.

- The idea:** to launch a new journal.
- The emphasis:** analytical articles on concrete examples of conflicts in urban development as well as theoretical debates on transnational perspectives of urban research and action.
- The uniqueness:** a close co-operation between researchers and practitioners, activists and theorists in a large number of urban fields.
- The readers:** people inside and outside academia.
- Number of issues:** one or two per year.
- Specials:** thematic issues.
- Language:** English and original languages, perhaps extended summaries in other languages.
- Editors:** professional, i.e. paid staff in charge of finding and collecting contributions (not only with INURA members).
- Distribution:** experienced publishers.
- Finances:** this crucial point brings us back to the old concept of a Foundation. As opposed to former discussions, this time the Foundation is clearly linked to a specific project.
- Further proceeding:** this proposal will be discussed in our next conference. Comments from people not participating in this conference are very welcome. Please send your comment to INURA Zürich!

Conclusion: For years we have been exchanging so much original and valuable information, most of it never published. All of us are working in practical and theoretical contexts, bound to be of interest to a wider public. To say nothing about possible contributions from people outside of INURA. Why not make it a common project by launching a new journal which will combine theoretical and practical experience in a very unique way? Judging from our individual backgrounds and environments it should be obvious that there exists a market, a niche for a new product. Let's try!

Looking forward to an intense discussion about this proposal,

INURA Zürich