



Gemeente Den Haag



**CSI Europe/ Urbact**  
**The Hague, june 11th 2013**  
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# The Hague city of peace, justice and security

1. The Hague: facts and figures
2. City development strategy
3. Challenges and problems
4. Vestia/ Strijkijzer
5. Metropolitan Area Rotterdam – The Hague



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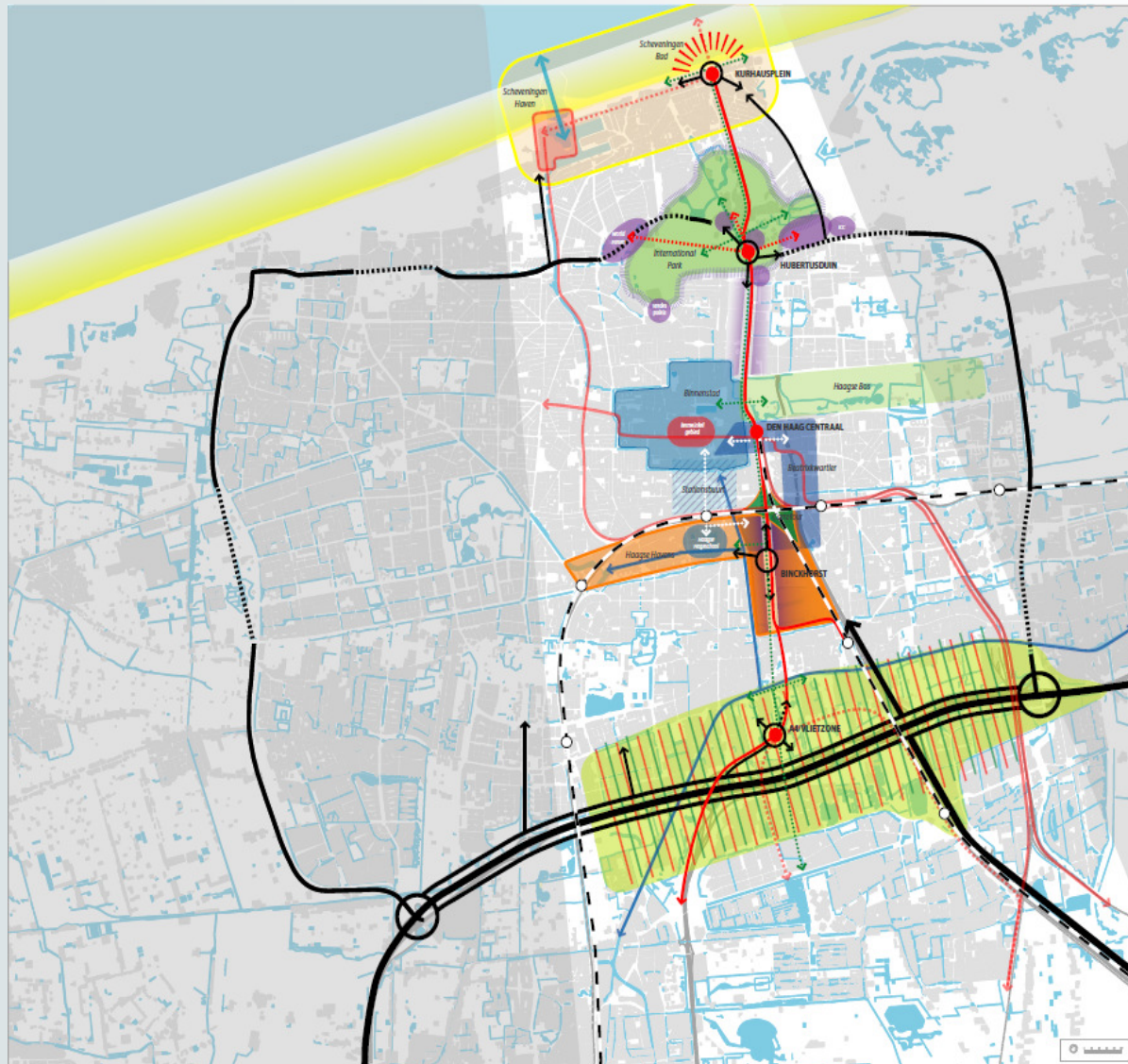
## Facts and figures

- Inhabitants: 505.000
- Unemployment: 10,8%, 27.000 employees
- Office space: 4,8 million m<sup>2</sup>
- National government: 1,5 million m<sup>2</sup>
- International organisations: 310, 18.000 employees
- Annual budget: € 2.497.200.000,-
- depreciation on (land-) assets/agreements since 2008: € 200 million
- 11 km sandy beaches

# city development strategy: IpSO



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## Gebiedsontwikkelingen

- Kust
- Internationale zone
- Binnenstad
- Den Haag Centrum
- Haagse Havens
- Binckhorst
- A4/Vlietzone

## Infrastructuur

- Internationale Ring
- Ontvlechting A4
- Spoorlijn
- HOV
- Fietsroutes
- Entree routes
- Stadspoorten

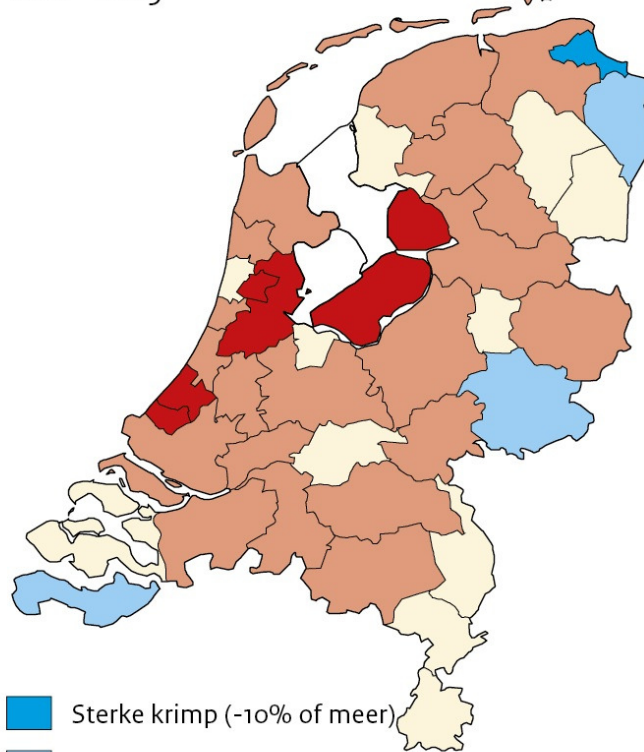
# Demographic development



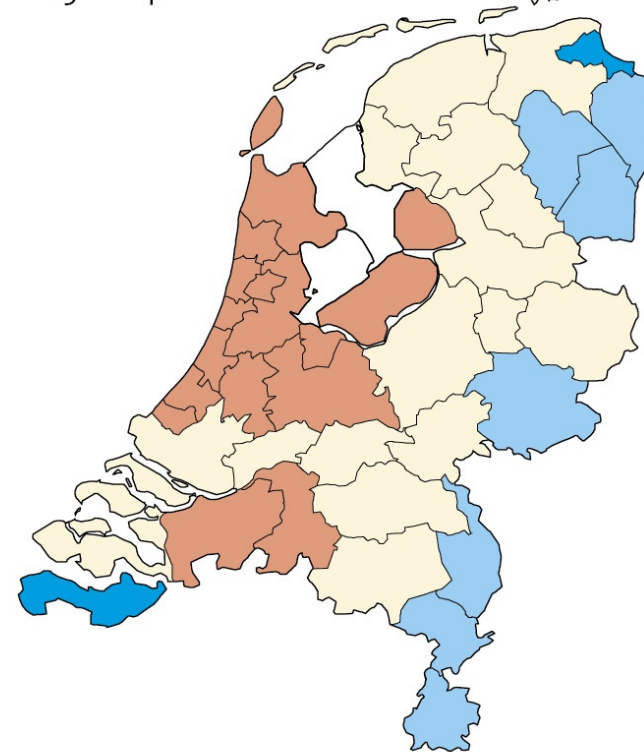
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## Bevolkingsontwikkeling per COROP-gebied

2010 – 2025



2025 – 2040



-  Sterke krimp (-10% of meer)
-  Krimp (-2,5 tot -10%)
-  Stabiel (-2.5 – 2.5%)
-  Groei (2,5 tot 10%)
-  Sterke groei (10% of meer)



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# Demographic trend

2002 - 2012: increase 40.000

Estimated increase 505.000 - 570.000 inhabitants in 2040

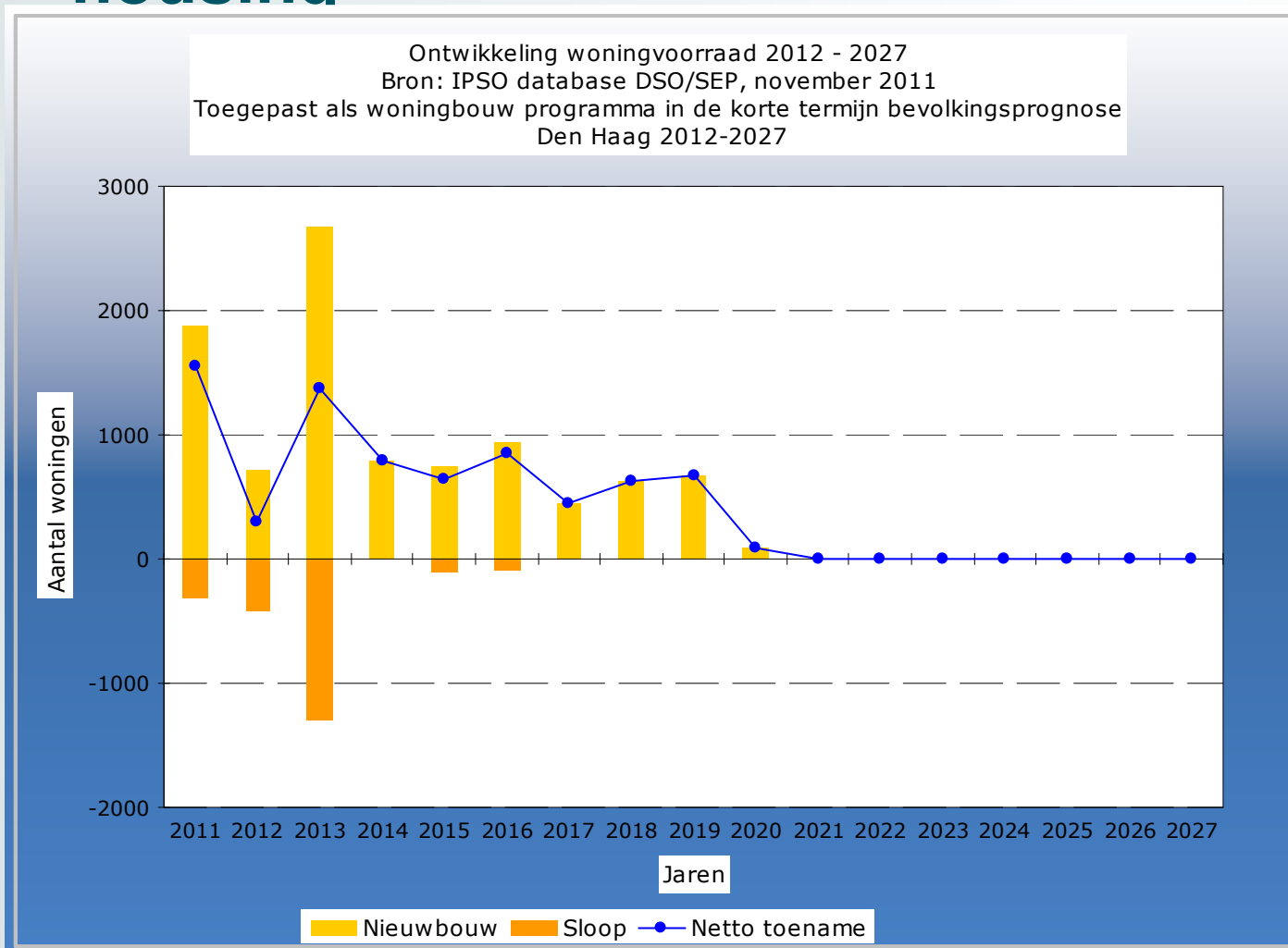
- **2012:** 505.000 inhabitants
- **2040:** 570.000 inhabitants

explanation:

- International immigrants: expats, research (50%)
- Natural growth (50%)
- Baby boom last ten years
- New green field developments
- Significant growth students



# Investment gap: demography - housing





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# The Hague Central business district, *Beatrixkwartier*







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# The Hague new city centre

## *Wijnhavenkwartier and Spuiforum*





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# The Hague New city centre

## Grote Marktstraat





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# Scheveningen





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## Challenges - problems

- Financing future investments: sustainability, urban regeneration
- Small scale developments
- Affordable housing
- Affordable small scale business and retail accommodation
- Attract investment during the recession



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## The Vestia case

- Largest building cooperative
- Hedge interest risk bij using interest rate swaps/ derivatives
- Impressive Housing results
- Interest rates drop further: need to make a €2,5 bln deposit
- Investment potential Vestia restricted





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## Rotterdam – The Hague metropolitan area

### ➤ Metropolitan area: 3 major strategies

- Improve the innovative capacity of the various economic sectors by creating links with knowledge institutions and other economic sectors
- Further develop and exploit the diversity in qualities and services
- Facilitate the further development of the daily urban system by improving transport linkages. An important element within this strategy is the start-up of a transport authority coordinating construction of infrastructure and contracting of public transport operators



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## CSI – successful financial engineering

- Value capture finance
- Public private partnerships
- Revolving fund
- New partners
- New tools
- Inspiring ideas
- Successful experiences