Gemeente Amsterdam



Redeveloping Central Holendrecht: another step in the right direction



Central Holendrecht: what have we done so far?

For those who live or work in Central Holendrecht, things are pretty okay. The neighbourhood has a spacious set-up and lots of trees and greenery. Accessibility is good, and nature is literally around the corner.

At the same time, the borough is now 45 years old, and it is beginning to show its age. Many streets and pavements are not very tidy anymore. There are areas where people no longer feel comfortable. There is litter in the streets. There is a need for more and different types of housing. And there is not enough to do for young people. In other words: there is a lot to be improved.

Turning a mountain of ideas into a shortlist of ten

The city of Amsterdam is now taking action. You may have noticed this already. Recently, plans have been developed. And many ideas have been gathered, in cooperation with residents, shopkeepers, housing associations, governing boards of schools and property developers. A lot has actually already been done. Read more on this (in Dutch) via www.amsterdam.nl/holendrecht, under 'Dit hebben we al gedaan'.

The central City Council will soon decide what is going to be done to make Central Holendrecht better, prettier and safer. A mountain of ideas has now become a concise 'Top 10': ten areas where action will be taken. All ten of these are equally important, and therefore they will all be dealt with.

This booklet sums up the ten areas. The ideas are at an advanced stage, but not yet final. We have made a provisional plan, which clearly describes the possibilities. Now we would like to hear from local residents. And then we will make a definitive plan.

On the next pages you will read 'What is definitely going to happen?', as well as 'What is yet to be decided?'. This autumn we would like to talk to you about both categories, but above all the areas where decisions still need to be taken. More on this on the last page of this brochure.



The Holendrecht Top 10

Ten areas, all of them equally important to make Central Holendrecht better, prettier and safer.

Housing: new and different

What is definitely going to happen?

- There will be more housing.
- And the types of housing will vary.
- Current residents of Holendrecht will have preferential access.

What is yet to be decided?

- Where will the new housing be located?
- What will it look like?
- For whom will it be built?

Of Central Holendrecht's current housing stock, no less than 92 percent is social housing. And almost 70 percent of these dwellings have a living space of more than 70 square metres.

There is a need for new and different kinds of housing.
- Young people and those who are new to the housing market prefer relatively small houses and flats. But at the moment they cannot (or can barely) find these.
- Elderly people would often like to downsize, but are confronted with the same problem.
- The apartment blocks often don't have lifts. This makes these flats less suitable for elderly people or people for whom walking is difficult.
- Families, who want to move to a bigger and/or more expensive home, often can't find what they are looking for in Holendrecht.

By tackling the housing supply, a neighbourhood will be developed for all kinds of people, ages and income ranges. This, in turn, will attract new residents. And it will enable current residents to move on to bigger or smaller housing within Holendrecht.


Holendrecht
Kruidvat
ACTIE!
1+1
GRATIS

To be able to build new stock, it is likely that around 100 homes will have to be demolished. This will have considerable impact on the affected residents. But it is essential for real innovation in Holendrecht, and for turning it (back) into an appealing, lively and safe neighbourhood.

Shopping centre: more shops and food & drink outlets

What is definitely going to happen?

- There will be more shops for daily groceries.
- The shops will be surrounded by (daytime) food & drink outlets* and new housing.

What is yet to be decided?

- Where will the additional shops and food & drink outlets be built? What is the best location for them?
- What kind of shops and food & drink outlets should these be? (in as much as this can be influenced by the City)

The shopping centre will still be meant for daily essentials. We will spruce up the centre and make it bigger. This will turn it into a nicer area for visiting and spending some time.

Centre: cleaner, livelier and more appealing

What is definitely going to happen?

- We will improve Holendrecht's central area.
- There will be a new square near the shops.

What is yet to be decided?

How big should the square be? And what should it look like?

Public areas in the centre will be refurbished. The number of trees, shrubs etc. will be practically the same. The area will remain predominantly free of cars and will gain a nice new pedestrian route towards Holendrecht station.
New housing, buildings, shops, schools and facilities will make the neighbourhood livelier and safer. They will also make it a pleasant area for spending time in the evenings. The City has a plan to renew and improve the square at the intersection of Abcouderpad and Meibergpad. It will become a lively meeting point for locals, close to the shops and other facilities.



Schools: new buildings and renewal

What is definitely going to happen?

- We are going to build two 'Integrated Child Centres'.
- These will replace the two existing schools.

What is yet to be decided?

- Where will these schools be located? (within current rules and regulations, such as not too close to busy roads or cafeterias)
- What should the schools' playgrounds look like?

More housing in Central Holendrecht means more families with children who attend schools. The two existing schools, the Holendrechtschool and De Morgenster, will have to become bigger. We are turning them into 'Integrated Child Centres': a blend of childcare, pre-school, primary school, after school care and sports facilities. Outside regular school hours, the playgrounds will be publicly accessible.

Facilities: adjustments and additions

What is definitely going to happen?

- Central Holendrecht will keep its current local facilities.
- Some of them will be adapted, for example a bigger health centre, because more people will move into the neighbourhood.

What is yet to be decided?

Do we need extra facilities? And if so, of what kind?

Central Holendrecht has a number of facilities which are important for the area. Examples of this are the community centre at Holendrechtplein, the combined health centre and pharmacy in De Drecht, community services centre Casa Jepie Makandra, daycare nurseries and buildings for religious gatherings.

All these facilities will stay, but not all of them in the same location. We will also investigate if extra facilities are needed. For example: to assist locals in starting their own companies. We are considering a centre for entrepreneurs, with flexible workplaces and good technical facilities. There is a clear need for this, as shown during previous conversations for the *Buurtstudie Holendrecht*.


GEERTJE MOLLE
ROTI HOUSE
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Traffic, transport and parking: *dreef* lower, better overview

What is definitely going to happen?

- We will lower one stretch of Holendrechtdreef.
- We will renew the area around Holendrecht station.
- We will create housing in the parking areas next to Holendrechtdreef.

What is yet to be decided?

The number of parking spaces and where they will be: this is still under review and a decision will be taken next year.

In central Holendrecht, motorised and slow traffic (cyclists and pedestrians) are separated. This works well, particularly in terms of safety.
But there are disadvantages as well. The elevated roads create barriers within the neighbourhood. Cyclists and pedestrians have to go underneath, via tunnels which often don't feel comfortable and can even feel unsafe. And there are empty, anonymous areas alongside the roads, which feel unpleasant, especially in the evenings and at night.

Public transport to and from Holendrecht is fine: there is a multitude of trains, metros and buses. But the connection between Holendrecht station and the centre of the neighbourhood can be improved.

Therefore, we are going to:
- lower Holendrechtdreef, near the station: a stretch of around 100 metres (lowering Holendrechtdreef in its entirety would be too complicated and expensive),
- create housing in the parking areas next to Holendrechtdreef - there will be fewer parking spaces, but it is not yet known how many,
- make a new square next to the station, surrounded by new housing, offices and food & drink outlets.



Outdoor sports remains important

What is definitely going to happen?

The existing facilities for outdoor sports in central Holendrecht will be retained, enabling locals to meet up and practise sports together.

What is yet to be decided?

- Where will facilities for outdoor sports be located?
- What should these look like? What can be improved?

Central Holendrecht has a number of facilities for outdoor sports: the basketball field, the Cruyff Court and the 'Stangenpark' for physical exercise. Earlier this year, these have been refurbished and expanded.

Trees, shrubs and other greenery: maintaining and improving

What is definitely going to happen?

- Central Holendrecht will continue to be a green neighbourhood.
- We will carefully inspect all trees, shrubs and green areas.
- And where necessary, we will cut back or replace.

What is yet to be decided?

Wat willen bewoners? (Denk bijvoorbeeld aan groene gevels, bloemrijke stukken voor bijen en plekken voor vogels.)

What do locals want? (possibilities are green housefronts, areas with lots of flowers to support bees and specific areas for birds)

The trees, shrubs and other vegetation in parts of central Holendrecht are fine, but here and there they have been neglected. A number of trees and bushes are too dense, thereby blocking the view. Alongside roads, they provide good barriers with the rest of the neighbourhood, but they can also make people who are waiting at bus stops feel uncomfortable.

Therefore, we are going to inspect and improve all trees, shrubs and green areas in central Holendrecht. They are important for cooling down on hot days, capturing rain water during heavy showers and supporting birds, insects and other animals.


school

Connection between Holendrecht and Amstel III

What is definitely going to happen?

We are going to improve the connection between Holendrecht and Amstel III.

What is yet to be decided?

What is the best way to achieve this?

The centre of Holendrecht is important for people who live and work in the new Amstel III neighbourhood. They can use the shops and the facilities. And those visitors from Amstel III give the central area of Holendrecht an extra boost. It works the other way around as well: Holendrecht locals can make good use of the new facilities in Amstel III. This way, the two neighbourhoods bolster each other.

At the moment, the connection between Holendrecht and Amstel III is not good. In 2020 new signage was installed, as a temporary measure to improve the connection. In addition, the tunnels underneath the railway tracks were cleaned and repaired. This enables people, who live and work in Amstel III, to locate the shopping centre more easily. Our new plans should improve the connection in a more definitive way.

Sustainability: Holendrecht plays its part

What is definitely going to happen?

Just as elsewhere in Amsterdam, in Holendrecht we are actively supporting sustainability: initiatives for protecting nature and our environment. This will be done, for example, by

- providing energy-neutral housing,
- encouraging walking, cycling and using public transport,
- adding features which will lend nature a helping hand, such as green roofs and nest-boxes, and
- separating waste collection.

What is yet to be decided?

We are always interested in valuable suggestions!



‘Projectnota Centrum Holendrecht’

The plans for central Holendrecht are described in a complete project report: the ‘Projectnota Centrum Holendrecht’ (Dutch). We expect approval of this by the central City Council by early 2022.

But first we would like to continue our conversation with the neighbourhood. This brochure is the starting point for that.

To find out where and when we would like to see you, please visit amsterdam.nl/holendrecht or amsterdam.nl/nieuws-zuidoost. You can find us on Facebook via facebook.com/amsterdamzuidoost, and our Twitter address is twitter.com/adamzuidoost.

More information and details about our plans for Holendrecht can be found in the ‘Projectnota Centrum Holendrecht’, including maps, illustrations and photographs. If you want to read this (Dutch-language) report in full, please visit amsterdam.nl/holendrecht. Any questions, suggestions or thoughts? Please e-mail us at holendrecht@amsterdam.nl.

Colofon

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