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Freeland of Oosterwold.

Organic Urban Expansion and Community Building in
Oosterwold

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Summary

After more than a hundred years of over-controlled master planning approaches dominance, urban specialists agreed that it failed. Even the most generous team can not predict all complexities and externalities of city developments. There are more and more theoretical and practical works, which insist that our cities should develop organically. Even though, the experience of the previous century should also be taking into account. That is why contemporary projects are trying to combine both top-down and bottom-up development.

This work focus on the development of urban expansion areas, which are traditionally totally influenced by the architect's visions (the informal urban expansion is not taken into consideration in this thought). In the light of Organic Urbanism movements, these areas tend to give more opportunities and responsibilities to the future residents. With this in mind, the current study looks at residential Community Building as an essential parallel process with the actual spatial area development. Moreover, for many western countries these responsibilities deviations are new not only from the environment policy point of view but also for the society. Altogether, it determines the nature and focus of current study. The aim of the research is to explore the links between Organic Urban Expansion and Community Building as well as what is the influence of the Innovation Diffusion on it? The Almere Oosterwold is a case study for this research.

The study makes use of qualitative data. The main sources of information for this were interviews with future residents, municipality workers, architects; analysis of Facebook and Twitter posts, comments; secondary data as several interviews with project creators, information about Almere development history as well as project details. First, the analysis of this information leads to the identification aspects that influence on particular personal and community characteristics. Second, it showed the relationships of these characteristics with spatial characteristics of the different initiatives¹. Finally, this analysis determinates several community and spatial projects typologies as well as result of their combinations.

At present, the actual development of Oosterwold consists of initiatives of different sizes (from a single detached house up to large developments with 60+ dwellings). Most of the initiators, who are building now or about to start it, are the pioneers of Oosterwold. Each of them had spent around two or even more years on getting all necessary permits. This study detected what are the drivers and barriers which influence on the social composition among pioneers. It also shows that they form different types of communities depending on their attitudes and reasons of collaboration. It is important to realise that relationship inside those communities, their openness to the neighbours, decision-making power distribution and other aspects influence on the physical characteristics of their projects. For example, some of them have common space other do not; there are monotony projects and diverse.

Under those circumstances, it is important to understand to what kind of pioneers the strategy of Organic Urban Expansion correspond to achieve certain goals the urban professionals have.

¹ Initiative – this term municipality of Almere use to name any development project in Oosterwold. It does not matter if it is an individual house or a large development. Respectively, the actors who enrol into these projects are “initiators”. It could be a family or sizable developing company, by any means the title will be the same.

Keywords

Organic City, New Town, Bottom-up, Diffusion of Innovation, Community Building, Almere, Oosterwold.

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Contents

Summary	iii
Keywords	iv
Acknowledgements	v
List of Tables	vii
List of Images	vii
List of Boxes	vii
List of Figures	viii
Chapter 1: Introduction	1
1.1 Brief.....	1
1.2 Almere – testing field of urban theories.	2
1.3 Almere Oosterwold.....	5
1.4 Problem Statement.....	5
1.5 Research Objectives	7
1.6 Provisional research question(s).....	8
1.7 Significance of the study	8
1.8 Scope and limitations.....	9
Chapter 2: Literature Review	10
2.1 New Towns and Urban Expansion	10
2.2.1 Organic City	14
2.2.2 Enabling City.....	16
2.2.3 Spontaneous City.....	17
2.2.4 Overlap of concepts	18
2.3 Diffusion of innovation	20
2.4 Community Building	22
2.5 Conceptual framework	24
Chapter 3: Research Design and Methods	25
3.1 Revised Research Question	25
3.2 Operationalization: Variables, Indicators	25
3.3 Research strategy	28
3.4 Data Collection Methods	29
Chapter 4: Research Findings	31
4.1 The main principles of the Oosterwold’s strategy	33
4.2 The overview of the research units.....	35
4.3 What makes Oosterwold strategy innovative?	36
4.4 Innovators	38
4.5 Residential community emergence and Community Building process.	42
4.5.1 The reason of community emergence.....	42
4.5.2 The process of Community Building.....	44
4.6. Community types.....	45
4.7 Project types	49
Chapter 5: Conclusions and recommendations	52
Bibliography	58
Annex 1: Agricultural plot model	61

Anex 2: Social initiative “Ondernemend Wonen Oosterwold”	62
Anex 3 Buitenplaats Oosterwold	64
Annex 4 Interview Respondent 1.....	77
Annex 5 Interview Respondent 2.....	88
Annex 6 Interview Respondent 3.....	91
Annex 7 Interview Respondent 4.....	95
Annex 8 Interview Respondent 5.....	99
Annex 9 Interview Respondent 6.....	101
Annex 10 Interview Respondent 7.....	107
Annex 11 Interview Respondent 8.....	114
Annex 12 Interview Respondent 9.....	118
Annex 13 Interview Respondent 10 and 11	126
Annex 14 Facebook comments.....	130
Annex 15 Twitter posts.....	148
Annex 16: IHS copyright form	1

List of Tables

Table 1. Operationalization.....	26
Table 2 Community types	47
Table 3 Projects types.....	50

List of Images

Image 1: Development of a part of Oosterwold. Most of the initiators have not started the actual building yet. This provides limitations for research.	9
Image 2: Archigram's Walking city. Source:https://www.flickr.com/photos/iqbalaalam/5175300485	11
Image 3: City-commune by OSA group.....	11
Image 4: Ghost City	12
Image 5: Shot from the movie about Huizhou "Double happiness". Chinese girl in a fake Austrian city, in a fake Austrian traditional costume.	13
Image 6: Interactive map of Oosterwold's initiatives. http://oosterwold.donerler.net/#panelInitiativeInfo	35

List of Boxes

Box 1: Interview citation	1
Box 2 The name choice of the concept to use in a following research.....	19
Box 3. Interview citation.....	36
Box 4: Interview citation	37
Box 5: Interview citation	37

Box 6: Interview citation	37
Box 7: Interview citation	38
Box 8: Interview citation	38
Box 9: Interview citation	39
Box 10: Interview citation	39
Box 11. Interview citation.....	39
Box 13: Interview citation	39
Box 12. Interview citation.....	39
Box 14: Interview citation	40
Box 15: Interview citation	40
Box 16: Interview citation	40
Box 17: Interview citation	40
Box 18. Interview citation.....	41
Box 19. Interview citation.....	42
Box 20. Interview citation.....	42
Box 21. Interview citation.....	43
Box 22. Interview citation.....	43
Box 23. Interview citation.....	43
Box 24. Interview citation.....	43
Box 25. Interview citation.....	44
Box 26. Interview citation.....	45
Box 27: Interview citation	45
Box 28: Interview citation	48

List of Figures

Figure 1: Almere development history.....	3
Figure 2 Almere's neighbourhoods development stages.....	4
Figure 3. Almere's neighbourhoods development stages.	5
Figure 4: Visualisation of the Urban Expansion definition.	10
Figure 5 Organic City theory genesis	15
Figure 6 Enabling City conceptual framework	16
Figure 7 Spontaneous city theory genesis	17
Figure 8 Overlap of concepts	19
Figure 9 Adopter categorization on the basis of innovativeness.	21
Figure 11. Theories interlinkages. Source: author.	31
Figure 12: The data analysis flow. Source: author.....	32
Figure 13: Rule 1: Oosterwold is made by people. Source: (RRAAM 2012)	33
Figure 14: Rule 2: Free choice of plots Source: (RRAAM 2012)	33
Figure 15: Rule 3: Generic plot with fixed space division Source: (RRAAM 2012).....	33
Figure 16: Rule 4: Specific plot with variable space division. Source: (RRAAM 2012).....	33
Figure 17: Rule 5: Help builds the infrastructure. Source: (RRAAM 2012)	34

Figure 18: Rule 6: Freedom and restrictions development. Source: (RRAAM 2012)	34
Figure 19: Rule 7: Oosterwold is green. Source: (RRAAM 2012)	34
Figure 20: Rule 8: Plots are largely self-sufficient. Source: (RRAAM 2012)	34
Figure 21: Section 4.3. Source: author	36
Figure 22: Section 4.4. Source: author	38
Figure 23: Section 4.5.1. Source: author	42
Figure 24: Section 4.5.2. Source: author.	44
Figure 25: Osterwold community. Source: author	46
Figure 26: Section 4.6. Source: author.	48
Figure 27: Section 4.7. Source: author.	51
Figure 28: Theories interlinkages. Source: author	52
Figure 29: Guideline proposal. Source: author	55
Figure 30: Problematic stages. Source: (Rogers 1995) updated by the author	56

Chapter 1: Introduction

1.1 Brief

Whether we want it or not, but our settlements are still growing. People have already more than 100 years experience of designing new areas; however, we still have an enormous number of fails. That is why urbanists are still looking for new, better approaches. The latest theories insist that our cities have to grow organically with a great impact of society on it. Organic Urban Expansion is not something radically new. Firstly, Japanese Metabolists² already illustrated similar ideas in 60th-70th of the XX century (Schilders 2015). Moreover, there are examples of it all around the world, especially in developing countries. Also, these neighbourhoods are not always poor or slum areas, many of this organically grown areas reasonably prosper, for example, “СЖК Удачный”³ in Ukraine or Garana⁴ in Egypt. Usually, this process is possible there due to the high informality in developing countries. Unfortunately, these examples represent the negative side of bottom-up movement – the ‘patchwork’ solutions that do not correspond to the global or national issues. Nevertheless, the new neighbourhood in Almere (Oosterwold) claim to be a breakthrough in urban planning. This new Organic development aim is to bring a new urban quality via combining formal development rules and freedom of informality. That is why, it is important to look at the history of Dutch cities development, especially Almere, to understand how innovative this project for the Netherlands is. Besides, this can help to understand what can this project bring to the international practice. It is especially important due to the fact that Oosterwold’s ideas spread among international architectural society (see Box 1).

Box 1: Interview citation

“Oh, of course, man, it’s copied like hell.” Interview with Winy Maas (Hoegberg Andersson 2015)

It is important to understand what makes this strategy work and what are the barriers to its implementation. What are the influence of the local policy system and social environment? Understanding all of this will help in future adapt strategy ideas to the other circumstance. It is important to avoid conversion of Oosterwold’s concepts into the Traveling ideas⁵.

² Metabolism – Japanese architectural movement that promoted idea of organically growth or shrinkage of city. The unified ‘modules’ or ‘capsules’ and infrastructural frame had to provide opportunity for it (Schilders 2015).

³ One of the many suburban projects in Ukraine, which has official masterplan but nobody is responsible for its implementation. Local government is the owner of the selling land but it does not provide any services or amenities to this area. In the beginning, developer (intermediator in selling process) was responsible for the basic infrastructure (dirt road and optional gas, electricity supply). However, at this moment community is taking over all decision making and financing further development. Unfortunately, there are no initiatives for amenities and public space projects almost do not move further than proposals. Most of discussions happen inside a small initiative group, which uses Facebook for communication (<https://www.facebook.com/groups/860622304032937/>)

⁴ It is Cairo’s suburb area. It is growing organically and consist of mixed individual villas and big developer’s projects. Since the beginning investors took over all decisions, as a result, there are many beautiful projects with colossal gardens but no public space or collective initiatives (except roads). Source: Interview with Sherif El Said.

⁵ According to Healey, Traveling idea is a concept which was extracted from its own circumstance and implemented somewhere else without deep understanding of it (Healey 2011).

1.2 Almere – testing field of urban theories.

It is widely known that the Netherlands always were an experiment ground for urban ideas due to geographical features, planning experience, competitive and risky character as well as individual freedom respect. This country had obtained a wealth of experience in top-down master planning and faced with problems of their implementations. Alternatively, urban professionals admit the growing importance of the society self-organization. That is why the city development history distinctly draws evolution of “New Town” mistakes.

New Town Almere emerged on a polder⁶. In the beginning, Dutch society widely criticized urbanisation projects in this area. It insisted on using new polder only for recreation and agriculture (Salewski 2010). However, the government decided to implement them to prevent sprawl of existing cities and protect the Green Heart of the Netherlands. In 1976 the first inhabitants, who ran from overcrowded Randstad agglomeration, settled here (Gunawan 2002).

Eternal urban development of the country provides an opportunity to implement progressive approaches. That is why Almere as the newest city in the Netherlands has become a testing field for contemporary urban theories. It has been adapting and learning by own and previous “New Towns” mistakes. That is why the city development history distinctly draws evolution of “New Town” theories and approaches as well as adaptation to externalities. Figure 1 shows the main spatial and social characteristics of different development stages and aspects that influence on them. Also, there are political and economic critical points that had an influence on urbanist decisions.

This year (2016), Almere celebrates 40 years anniversary. Nowadays more than 197.000 people live in Almere (Municipality of Almere n.d.). This city in contrast with other old Dutch settlements still has space to grow.

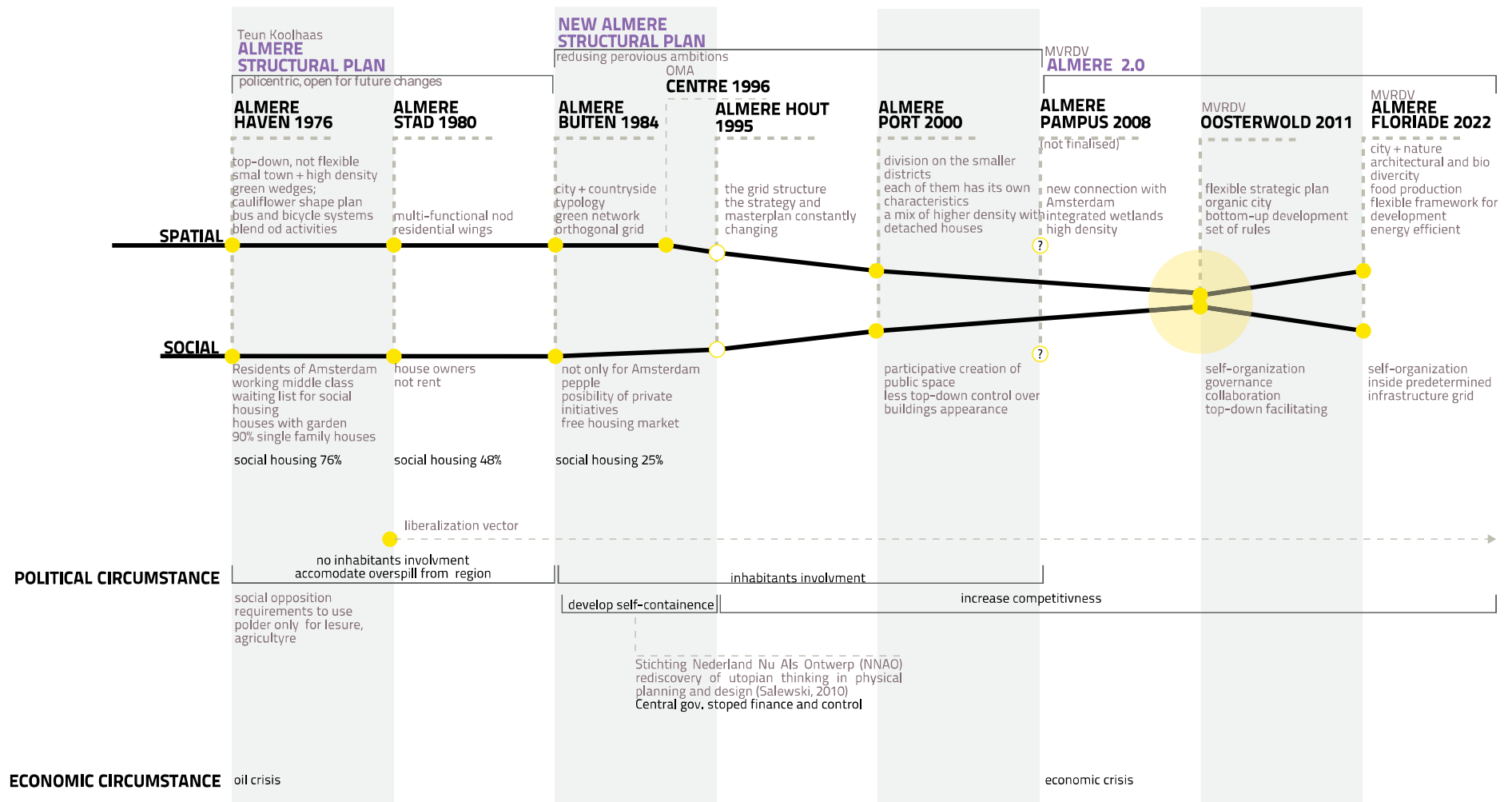
From the very beginning, architects designed the city structure with the poly-nuclear regional plan. The entire settlement consists of several partly self-sufficient towns, which gives an opportunity to build them in succession and create an individual character for each of them (Gunawan 2002). Besides, it gives room for adaptation of the city strategy (Salewski 2010). A large green area divides neighbourhoods between each other.

This is exactly what happened in Almere. Figure 1 shows the step-by-step shift from the totally controlled masterplans and population to the community-lead organic developments in 40 years. The changes happened so quickly (from 4 up to 9 years), so it is hard to say if urban planners took into account experience of the previous projects. For example, this autumn the first inhabitants of Almere Oosterwold will register. It is definitely, too early to make considerable conclusions of the strategy efficiency. However, the demand for city development is so high and rapid that the same architectural firm made a strategy for the next area. Moreover, Almere Hout and Almere Pumpus are not only unfinished at this moment, but also their strategies are constantly under the question. Nowadays even the significant part of Almere Hout transferred to the Almere Oosterwold project. (see figures 2 and 3).

⁶ Land reclaimed from the sea using the system of dikes, canals and windmills.

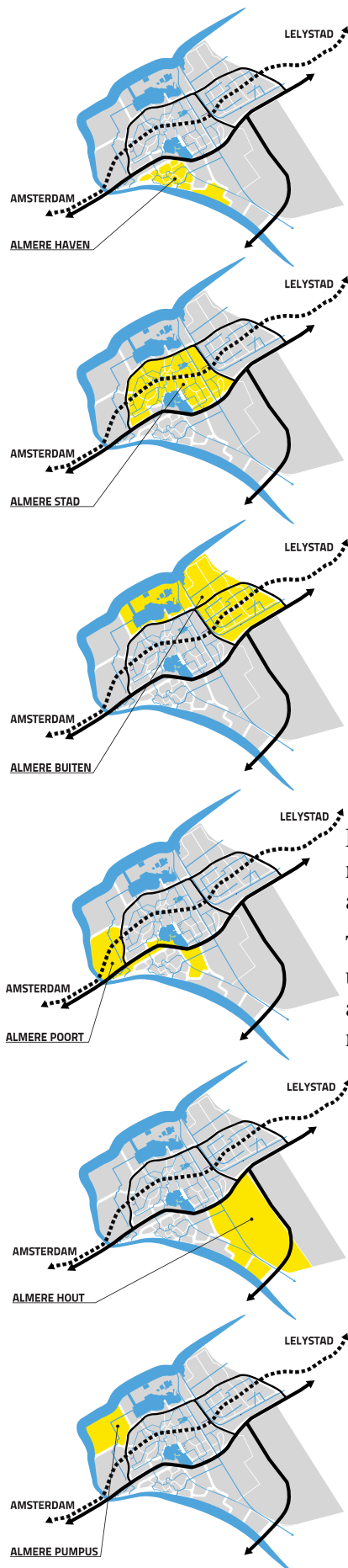
http://www.fao.org/fileadmin/templates/giahs/PDF/Dutch-Polder-System_2010.pdf

Figure 1: Almere development history



Source: author

As we can see from Figure 1 above, political and economic circumstance always influence on the city development. The overall social liberalisation and economic issues led to city development responsibility devolution from authorities to society. The Oosterwold strategy is a radical experiment. Figure 1 also shows that Almere Floriade's approaches take a step back and are in the middle between total control of traditional top-down urban projects and total freedom of Oosterwold.



The planning evolution started at the end of the 70th with designing Almere Haven's masterplan. The main spatial features of this project are an atmosphere of a small town combining with high density; green wedges; a variety of angles which makes local logistic more difficult, however widely complimented by inhabitants because of a cosy atmosphere; developed bus and bicycle systems, that was a reaction to "oil crisis". However, this plan, as well as all masterplans of that period, was inflexible, even social part was highly controlled (some national social housing regulations determined future residents).

The next step was Almere Stad – the central part of the city. It was designed as a multi-functional nod with a mix of commerce, transport hub, residential and amenity space including residential wings. This structure allowed to build each of them independently according to current situations, which make each of them unique. Almere Buiten followed this development in 1983. This neighbourhood is a mix of city and countryside typology and a large green network, however with a strict orthogonal grid (Gunawan 2002).

Liberalisation, partial reduction of social housing, increased influence of marketing, growth of inhabitants involvement are tendencies which formed next neighbourhoods. For example in Almere Port residents could buy a defined plot where they could build a house of any kind they wanted.

First residents came to Almere Hout in 1995. This node does not have a distinctive masterplan as the previous ones. Different architectural firms constantly make new proposals for it.

There are plans for shorter connection with Almere through an underground tunnel. Supposedly, this infrastructure will create a base for the new neighbourhood, Almere Pumpus. This new node probably will be the most densely populated in the city. However, due to the high costs for the initial infrastructure, this project is constantly postponed. Moreover, the same year Almere had a new significant upgrade of the Structural Plan.

In 2008 Almere was asked to develop the strategy for the future expansion with a possibility to accommodate 350.000 citizens to respond to the growth of the Randstad region. Except for this, the city is still trying to overcome the image of a "dormitory town" and become a dynamic multifunctional centre. Under these circumstances, local municipality and MVRDV developed new city vision, which inherited the multicentre city structure. Also, it emphasises the critical need for a regional base of the Almere developing. Another

Figure 2 Almere's neighbourhoods development stages.

Source: Centraal Bureau voor de Statistiek
(adapted by the author).

important point is diversity in population structure, working milieus, dwellings types. This vision is the flexible guideline and city developing by the local stakeholders is one of the main lines of it (Municipality of Almere 2009). The strategy for the new city node, Almere Oosterwold, represents all ideas mentioned upwards. Nowadays, the implementation phase of this neighbourhood is ongoing. The interlinkage of social and spatial lines is as influential as never before in Almere.

Almere Floriade is an upcoming step in the city development. This project is dedicated especially for the World Expo Amsterdam Almere 2022. It will be a less residential area unlike Oosterwold, rather a “living laboratory”. The social impact in this new neighbourhood will be lower, there will be basic grid infrastructure, now the focus of Floriade vision is on a “Green City” approach.

1.3 Almere Oosterwold

Oosterwold’s strategy goal is to attain organically grows of the new city, where future residents are the drivers of it (RRAAM 2012).

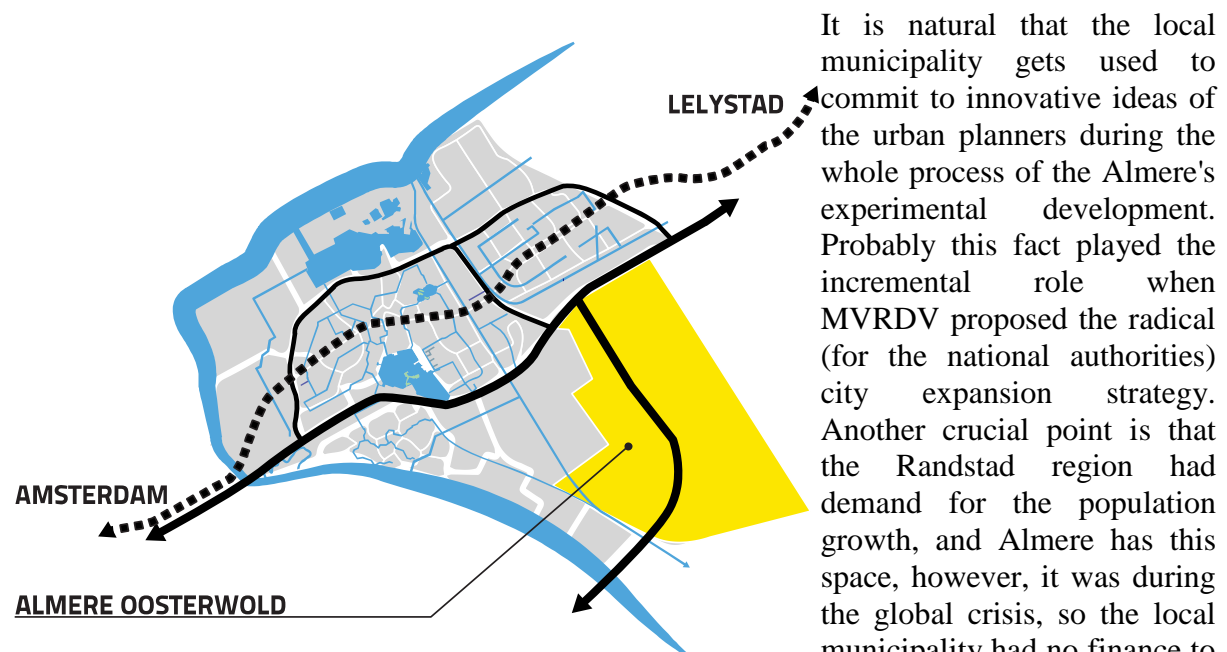


Figure 3. Almere’s neighbourhoods development stages.

Source: Centraal Bureau voor de Statistiek (adapted by the author)

totally shift responsibilities for the urban extension to future residents; instead, people received an incredible (in the Dutch circumstance) freedom of the choice.

All above mentioned gave a chance to try to develop this area organically. Everything in this neighbourhood will be dependent on the resident’s decisions. It is interesting that there will be no public owned land in Oosterwold. This implies that government will have very little influence on the area development. They will rather facilitate the process than control it.

1.4 Problem Statement

The ideas of Organic Urbanism are the base of the Oosterwold strategy. It is one of the contemporary concepts where bottom-up development and self-organisation are one of the key points.

It also represents ideas of the latest theory discussions. Nowadays some scholars as Batty and Heylighen advocate the importance of the self-organization and bottom-up movements to achieve the sustainable development of the complex systems as cities are, due to failures of traditional statutory planning (Batty 2008). The importance and rapid increasing concern of this phenomenon illustrate the growing number of:

- Publications like The Street Plans Collaborative's (TSPC) Tactical Urbanism;
- Exhibitions like "Uneven Growth: Tactical Urbanisms for Expanding Megacities," in The Museum of Modern Art;
- Shows like "Spontaneous Interventions: Design Actions for the Common Good" by Institute for Urban Design at 2012 Venice Architecture Biennale demonstrate (Meerkerk and Edelenbos 2016).

At the same time, the former key players of urban development faced with their inability to coordinate, support and integrate bottom-up projects in their strategies (Urhahn 2012; Miazzo and Kee 2014). Crisis opened room for the new spatial development partners, activated partnership between authorities and unusual parties around particular issues that led to surprising results. Short-term collaborations for the particular project boost more responsive urbanism that respond to residents demands (Beekmans and de Boer 2014). Based on this kind of visions there are theories of replacing traditional masterplans by setting up guidelines or, in other words, flexible and dynamic toolkit or rules with bundles of rights and obligations for particular space, which could be easily adapted to the changing requests and externalities (Urhahn 2012). However, at this moment, there are just several existing examples of implementation of these visions and the real impact of this approach is not determined yet.

This ambiguity of the new movements determinate the characteristics of the new actors. Nowadays ideas of self-organization activities are spreading all around the world, and new projects are emerging day by day. Economic crisis boosts the changing of citizen's perception of their role in city life; there is a tendency of shifting from consumer to co-designer and co-producer self-expression (Urhahn 2012). Moreover, in case of New Towns, it helps to fill the gaps like absence of collective memories (Hebbert 2005). Mostly these projects are the innovative social start-ups. While they are becoming more or less casual in existing cities, the implementation of bottom-up ideas for the Urban Expansion projects is unique.

These projects have a gigantic scale in comparison to the self-organised initiatives in the existing cities. They demand a bigger number of actors. That is why there is a question who are the people who commit themselves to been pioneers of the New Towns; and what kind of influence they have on the development's targets. It is a well-known fact that changes are driven by the middle class, which has gained basic needs and has a gap for improvement. That is why Winy Maas in the interview for "We own the city" mentioned that the main focus group of innovative urban projects is middle class (Miazzo and Kee 2014). However, it could lead to the emergence of the homogenous neighbourhood, in other words, reduce a possibility of the social diversity in city development.

Organic Urban Expansion can not happen without collaboration. In other words, the colossal scale and complexity of these projects need interaction between individual pioneers. That raises the questions of Community Building. Nevertheless, it is necessary to remember that it is a new development from scratch, on an empty, vacant land. There were no inhabitants in the very beginning of strategy implementation. In that case, the bottom-up collaborative development is under the question, due to the fact that there is nobody to collaborate with. Does it mean that the advantageous environment for community building should be prepared? Under these circumstances, urban managers need to gain new skills of negotiator, contractor, supervisor, enticer, conflict managers; and at the same time develop a habit of harmonious coexistence

with uncertainty (Urhahn 2012). If new community members do not live next to each other, how do they collaborate? Have the social media and communication tools influence on it?

Why is the building of highly coherent community so important? Because examples of slums can teach us what is the result of spontaneous, bottom-up urban expansion without common resident's interest, and absence of mutual place ownership, responsibility. Roberts insist that residents of informal settlements cannot organise broad collaboration for the strategic scope of actions due to spatial fragmentation of contacts (Berner and Koff 1995). It is a well-known fact that there is a lack of public space and weak infrastructure network (Blanco and Kobayashi 2009). In the same way, similar problems appeared not only in slum areas but even in more prosperous organic developments in developing countries like in examples that were mentioned in section 1.1. Another problem is that there is no clear understanding on what extent professionals should liberate development and rely on bottom-up activities. Where is a border between sustainable self-organized development and anarchy? In addition, there are no studies, which describe how various characteristics of Community Building influence on development. Is it necessary to predict the residential community creators to ensure achievement of strategy targets? It is especially important due to the fact that "the starting situation develops quickly into a certain 'identity' of the New Town in social, economic and cultural terms" (INTI 2013, p.15).

Organic Urban Expansion and Community Building are a long-term unpredictable process. However, there is a need to observe it since the beginning taking into account local circumstance. At this moment of history, we have this chance to observe the testing of this idea in Almere Oosterwold.

1.5 Research Objectives

The aim of current research is to explore the links between Community Building and Organic Urban Expansion as well as the influence of Innovation Diffusion on it on the example of Almere Oosterwold.

To achieve this complex goal there is a need solve smaller, more direct objectives:

- To identify innovative components of the urban strategy;
- To detect the influence of the Diffusion of Innovation on Community Building.
This objective, also, has to be unbundled to more simple ones:
- To detect the influence of challenges, that arise regarding the existing policy system, on Community Building;
- To identify how the opportunities and challenges of Innovative urban strategy influence on the social composition of the new Community Building;
- To detect the main reasons why and how innovators start collaborations;
- To identify the influence of digital media on community building;
- To detect existing patterns of actions and policy sequences;
- To detect different types of communities and spatial projects in Oosterwold;
- To analyse the influence of the Community Building outcomes on Organic Urban Expansion;
- To analyse the implementation possibilities of current research findings for the adaptation of case study's approaches in other circumstances.

1.6 Provisional research question(s)

Overall research question:

What is the linkage between Community Building, Organic Urban Expansion during innovative urban strategy implementation on the example of Almere Oosterwold?

Sub-questions:

- What makes current case study innovative?
- What challenges arise regarding the existing policy system during the innovative urban strategy implementation?
- To what extent Diffusion of Innovation impact on neighbourhood's social composition?
- To what extent Diffusion of Innovation influence on Community Building?
- What are the common reasons for collaboration between pioneers in the current case study?
- What is the influence of social composition and reasons of collaboration on Community Building process?
- What channels of communication do innovators use and how important the digital media part of these channels is?
- Does the residential community in Oosterwold solid or consist of number smaller communities?
- Are there any differences between sub-communities in Oosterwold?
- Are there any differences in spatial compositions of the projects that different sub-communities implement?
- Are there any patterns or sequence of actions and policy could be detected?

1.7 Significance of the study

There are numbers of researchers and publications about excelling of organic and bottom-up development, self-organization and collaboration (Batty 2012; Miazzi and Kee 2014; Urhahn 2012; (Sorensen and Sagaris 2010)). However, most of them are framed discourse and researchers around existing cities, which faced some system failures and a reaction of the local community on it. The same situation is with the process of community building. It had not been explained, why and how the process of building of a residential community from scratch starts before the actual constructions begin. Additionally, the links between Community Building and Organic Urban Expansion are not researched as well as the role of Innovation Diffusion in it.

Almere Oosterwold is a testing ground for a new development approach. Its case of success the question of scaling the use of it will emerge. The primary research indicated that current investors are enthusiastic middle-class professionals. However, for wider applications of this Oosterwold ideas, there is a need to understand how to involve more diverse population. That is why there is a need to understand what influences new residential community development. Current situation in Oosterwold allows observing it during ongoing area development process.

1.8 Scope and limitations

This research is limited to a particular case study. This study will focus on the Almere Oosterwold strategy implementation with the focus on the creation of local community from scratch. Other neighbourhoods of Almere were not designed with great future resident's involvement, that is why they are beyond the scope.

This study focuses on a sequence of links between innovative strategy for Urban Expansion and Community Building; then the outcome of Community Building and spatial characteristics of the pioneer's projects. Besides that, it will take into consideration the importance of local circumstance. The aim is to go into a depth of process; due to this, it is impossible to make the comparison between similar cases. This study represents the results of the comparison between different initiatives inside the single case study. The scope of research units is seven initiatives, the number is limited by the research timing and the number of initiatives which are in the building phase or about to start it (see Image 1). It is important to realize that this project is only in the beginning of physical implementation phase.



Image 1: Development of a part of Oosterwold. Most of the initiators have not started the actual building yet. This provides limitations for research.

Source: <https://www.youtube.com/watch?v=0FgrydQYscg> adapted by the author.

On the one hand it imitates the outcome of the analysis; on the other hand, it gives cane to grasp the information from the very beginning, while it is still fresh in respondents' memories.

This is an exploratory single case study due to the uniqueness of phenomena which is going on in Oosterwold. However, the outcome of current research could be used as a starting point for future comparative and testing researches.

Chapter 2: Literature Review

2.1 New Towns and Urban Expansion

It is necessary to start theoretical review from the definition of Urban Expansion keeping in mind that it is one of the main concepts. It is a large development from scratch in proximity to the existing city. In other words, it is an intensive spreading of the settlement, which usually happens because of rapid population growth. The right part of Figure 4 illustrates this definition. Equally important to mention that usually the design of Urban Expansion areas (groekernen – Dutch) is based on the New Towns' approaches (INTI 2010b). That is why both of them have the same colour in Figure 4.

All things considering, the following section will briefly describe the history of the New Towns' approaches evolution. To be clear what the current section is focused on we start with the definition. New Towns are cities or towns that are designed from scratch and build in a short time. They are designed by professionals according to a masterplan (INTI 2013).

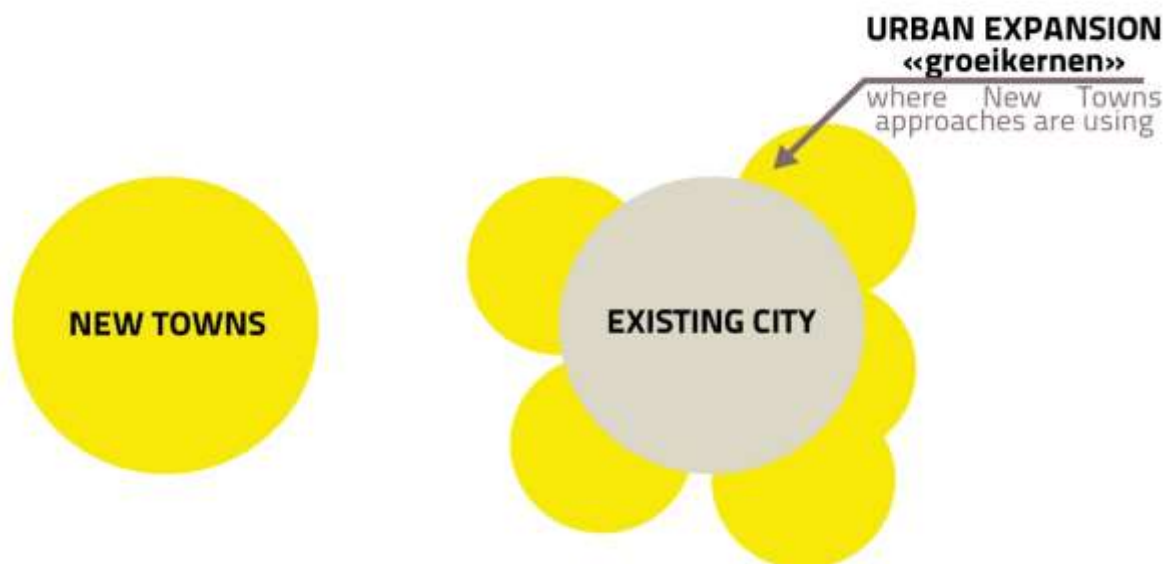


Figure 4: Visualisation of the Urban Expansion definition.

The emerge of the New Towns' concept was a response to the rapid urbanisation in the XIX – beginning of the XX century when uncontrolled growth led to the emergence of slums around growing industrial cities. That gave new cities perception as suspicious and low morality place, without the sense of community where the pleasure of money, power and fame took over. This perception was the call for the urban thinker for the new city development and management approaches (Panait 2013). Equally important that establishing New Town was always the political decision, even in the ancient period there were similar examples (INTI 2013). Due to the rapid urbanisation and new lifestyle ideas, the demand for the new cities with modern environment grew rapidly.

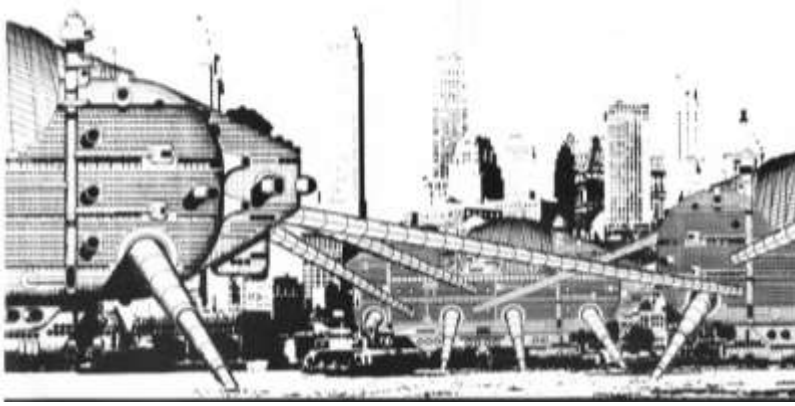


Image 2: Archigram's Walking city.

Source: <https://www.flickr.com/photos/iqbalaalam/5175300485>

the possibility to move the entire town close to resources or working place. Obviously, the

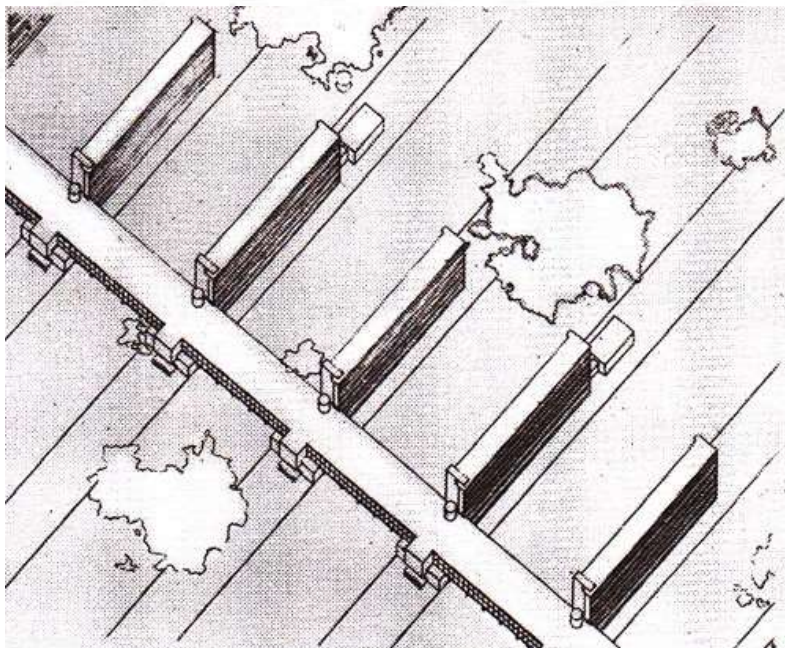
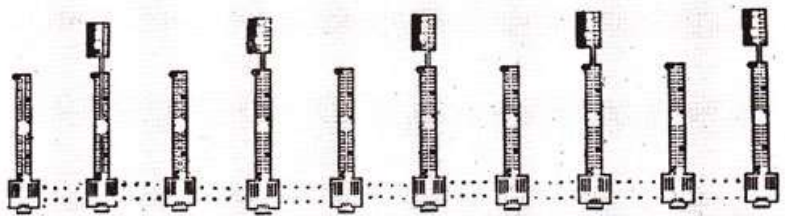


Image 3: City-commune by OSA group

Source: (Хан-Магомедов 1996)

http://www.alyoshin.ru/Files/publika/khan_archi/khan_archi_2_040.html#-7

common space for all human activities and shrink dwellings units to one person's sleeping room, also, separate women, men, and children. As a matter of fact, after the country's leader

In the XX century, the new utopian city projects were mushrooming all around the world. Technological and rapid social changes, innovations or political agendas were drivers and inspirations for most of them. As an example the idea of walking city by British architectural group Archigram which is illustrated in Image 2. The primary purpose of which is working place. Obviously, the technological vision of the future was the basis for this idea.

Alternatively, a radically new socialist ideas in 20th–30th of the XX century spread around newly formed country – USSR. The primary influence of them were the Soviet policy projects which refused traditional family structure. They describe new society as a union of individuals where family does no longer exist, everybody lives together and share maximum responsibilities.

The organization of people's lives was assumed as a production process where everybody was responsible for its particular part. The architect reflected on this ideas with enthusiasm and created a colossal number of projects. Most of them had names like "Communa city" or "Living combine"⁷ like on Image 3. These projects propose not only functional city division but also creating

⁷ In this case the meaning of the word "combine" refers to the "industrial combines".

change these social experiments were stopped. Under those circumstances, “The post-war communist cities were shaped by ideas about collectively, productivity and management of leisure time” (INTI 2010a, p.19).

Of course, these two projects are the radical examples. Among them, there were various other Ebenezer Howard’s Garden City, etc. However, despite all the differences all new towns visions of the XX century had similar characteristics:

- Concentration of physical shape of the town;
- Strict controlled development;
- Looking for the “ideal” size;
- Hierarchy of districts and sub-districts;
- Importance of the city centre;
- Functional zoning;
- Uniform, equitable housing (Panait 2013).

Unfortunately, urban professionals still use solutions, which do not have a significant difference with the ones that were used in the previous century, while they have to respond to the current and future demands (INTI 2013). In like manner Jan Gehl describes current situation. On the lecture in Rotterdam (07.09.2016) he emphasises on the fact that nowadays we are using contemporary human-oriented ideas for existing cities, but still use modernist approaches for new developments.

There is a significant experience implementing of new towns blueprints all around the world. Only small amount of them accomplished the masterplan goals. Some developments, like



Source: <https://wonderfulmachine.com/blog/raphael-olivier-chinas-ghost-town>

Image 4: Ghost City

difficulties to adapt to the new reality (INTI 2010a, p.15). Another problem these large-scale

Brasilia, became the reason of economic crisis (Pires and Pires 2013, p.84), some became ghost cities⁸ (Shepard 2015). That gives us a chance to analyse lessons they give us to use this knowledge for the future Urban Expansions.

First of all, the negative impact of lack of flexibility was proven. Provoost mentioned that the transition period of the deindustrialisation in 70th was the biggest challenge for the post-war New Towns. Due to the reduction of the spontaneity and individuality in The Plans these cities have

⁸ According to the author ghost cities are cities like Kangbashi and Yujiapu in China, where nobody want to settle, that is why they remain empty for years.

<http://www.forbes.com/sites/kenrapoza/2015/07/20/what-will-become-of-chinas-ghost-cities/#581083d4751b>

projects faced is infrastructure provision that was mostly organized by public sector (DCLG 2006).

Nowadays the majority of large scale development and establishing new towns is building in the Middle East and Asia. The main difference of these developments from the previous century experience is that they mainly conducted by private companies. As a result, this sites become a mainly residential area with the focus on young wealthy people (INTI 2013). It does not solve the informal settlement issue. Still migration to the old “organically” emerged cities is more intensive than to New Towns (INTI 2010a, p.23).

With all this experience in mind, contemporary urban professionals are exploring circumstance and creation processes of the old “unplanned” cities to understand how to apply into the Urban Expansion areas.



Image 5: Shot from the movie about Huizhou "Double happiness". Chinese girl in a fake Austrian city, in a fake Austrian traditional costume.

Source: <http://www.mask9.com/node/182361>

emerge of ghost neighbourhoods that copied experience of the historical European cities for example “Hallstatt”⁹ in Huizhou in China (see Image 5) or “Vozdvizhenka”¹⁰ in Kiev, Ukraine. It is obvious that they failed because they ignored the social characteristics that shaped old parts of our cities. The upwards issues are only part of the complication that follows new developments. “Problems which frequently occur in New Towns are related to several issues, such as social structure, crime, economic structure, culture, identity and image of the town” (INTI 2013, p.12).

Hopefully, the following contemporary concepts satisfy citizens’ demands and visions as one of the main components of city development. Taylor insists that evolution of urban

As was mentioned upwards, cities have always symbolized political, social and economic picture of the certain moment of history. Nowadays, understanding that modernist cities no longer represent our lifestyle visions is taken as granted. Long time ago urban specialist started to consider historical cities typologies as more human-oriented prototypes. Mistakenly, some of them focused only on the space design characteristics (Alexander 1966), what still leads to the

⁹ This example is a brand new development in China, where architects literally reproduced the Austrian village Hallstatt. It is also a ghost city, mainly used by couples for the wedding photos.

<http://www.hongkongfp.com/2015/07/07/hallsatt-an-austrian-town-in-china-where-no-one-is-home/>

¹⁰ It is also the district where architects made replicas to the different historical architectural styles of western Europe; all of them where collected and reproduced in the historical centre of Kiev. Nowadays this area is almost empty and expensive. Interesting fact that Ukrainian couples also like to make their wedding photos there as in China case.

http://censor.net.ua/photo_news/219255/mertvyi_gorod_dlya_millionerov_v_tsentre_kieva_stoimost_jilya_zdes_4_000_000_fotoreportaj

development process reached a point where social components become as important as physical components. However, physical part is much easier to measure and handle than social (INTI 2009, p.173). They mostly described it as an organic or spontaneous process, with references to historical cities' structure. As a matter of fact, considerable part of architects tend to just mimic this organic structures in their new development projects (INTI 2010a, p.16)

Nowadays there is a number of studies that aim to find the way of planning the unplanned, in other words, create tools to steer Organic Urban Expansion. For example, Bart Brands and Marco Broekman are talking about a mix of standard and customized planning method. They see future masterplans with the proposals for key decisions that are needed and room for the spontaneity. These scholars believe that it should help to fill the gaps, which emerge due to years of difference between planning and actual implementation of the development strategy (INTI 2010a). While Ekim Tan's instruments are not the "design as itself but the process behind it...not by producing more flexible masterplan, but by including more actors or agents in the planning process" (INTI 2010a, p.26). Similar thoughts have Jing Zhou and Hein de Haan with the difference that he proposes to change the housing development model from the market-driven to the demand driven. Their strategy is supply-on-demand tend, also, to solve the problem of individual freedom and collective good (INTI 2010a).

As can be seen the urban development theoretical and practical sectors are in the transition phase. There are more and more ideas, theories emerge day-by-day, then most of them rapidly find a chance for implementation test. As far as the last years' experience shows these complex multi-actor projects are suffering from different and conflict goals, sometimes innovative ideas are compromised during negotiation process (INTI 2009). That means that evolution of New Town's approaches seems to solve some basic development issues and at the same time made the process more difficult to conduct. However, it is widely accepted that to attain sustainable development, cities should grow and evolve organically.

2.2.1 Organic City

The term "organic" is interpreted differently by various scholars, some of them make links with nature and greenery, some with environment or body structure imitation (Batty and Marshall 2009; Schalk 2014; Schilders 2015). In the current paper, the umbrella concept of the organic city is focusing on the networks, interactions, and processes which happen in a city.

There are few visions of the organic city concept roots. The first, insist that it emerge as a sequel of Japanese metabolism theory (Schalk 2014; Schilders 2015). It is important to understand that this theory has a large amount of links with Japanese culture, as Figure 5 illustrates. Changes and temporality are part of eastern philosophy and life visions. Schalk mentioned that metabolism scholars adapt biological findings of Genesis and adaptation to architecture; they were, also, trying to find the balance between institutional urbanism and individual freedom (Schalk 2014). They represented architecture as an artificial continuance of nature (Schilders 2015). Reorganizing society is one of the key elements of the theory; following it engender the network concept, which nowadays is a symbol of cities structure, organization and flows (Schalk 2014). Contemporary Scholars are using metabolism idea to attain another western concept of sustainability. However, Schilders highlighted that, unfortunately, the vision of the blurry borders between organic and mechanic shifted from the XX century to the cities of the XIX century. This means that some of them still interpret organic not as an entity but as a number of fragments (Schilders 2015, p.17). At the same time, Batty insist that the nowadays target is to reduce the influence of the theory's 'mechanic' part. In his paper he cited Portugali to illuminate point that city is more bottom-up evolutionary process

than planned (Batty 2012). As Figure 5 shows, self-organization and complexity concepts also have roots in evolution theory.

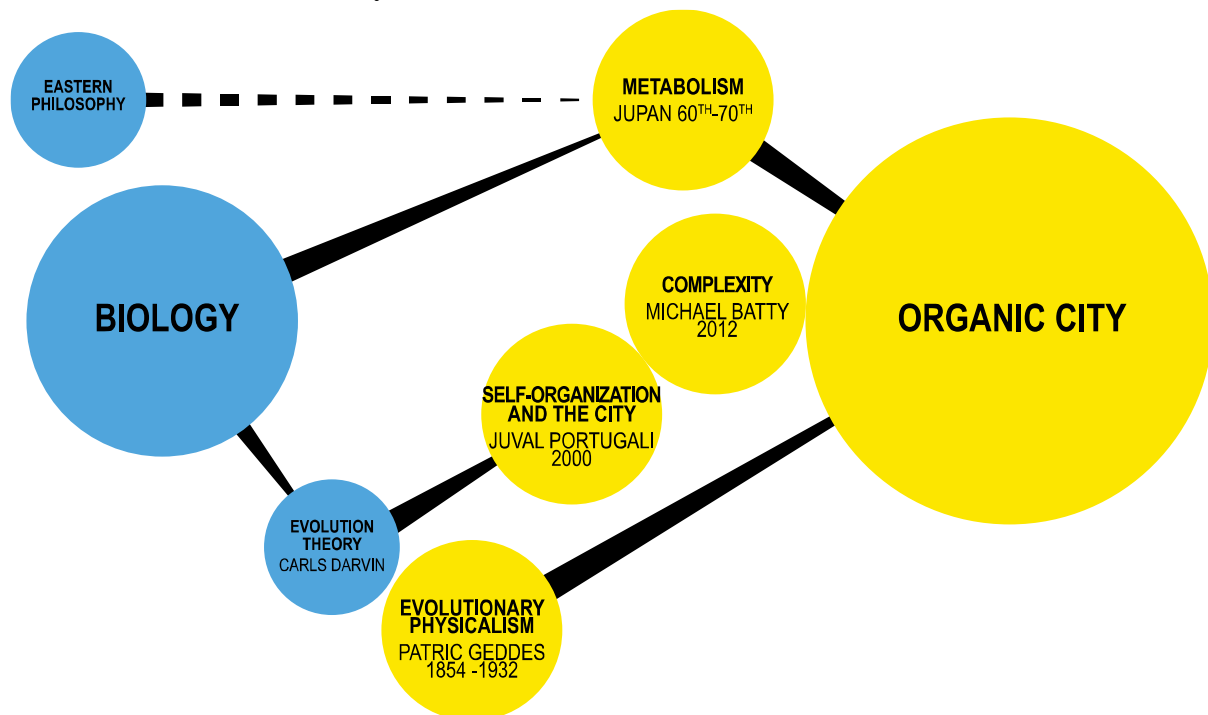


Figure 5 Organic City theory genesis

Also, this may be true that roots of organic city concept were established around 100 years ago by Patrick Geddes. As Figure 5 shows, his theory of “evolutionary physicalism” was inspired by Darwin’s natural selection idea. In Geddes interpretation evolution is caused by externalities, that leads to cooperation that tested by competition. He described cities from two biologic perspectives. First as an organism, to show reactions to the environment as a living being. At the same time, a city could be described as an environment, which influence on its society (Batty and Marshall 2009). Unfortunately, only the last part of Geddes interpretation was adopted by the modernist. Due to this, the top-down approach took over the theoretical and practical world for the next century.

In early 2000th the research report “Not Done” by Ritsema and the manifest-type publication “Urban Jazz” by Lengkeek formulate ideas of the contemporary vision of organic urbanism Where the role of planners shift to the similar to “directors” one, who should not work in every detail (Schilders 2015).

Nowadays definition of the organic city is a dynamic system that could adapt to the programmatic fluctuations and tolerate to spontaneous modifications even if they are self-organized and informal which leads to the “organically-produced diversity” (Schilders 2015; Schalk 2014).

Most of the papers describe the evolution process of theory or some examples where this idea was applied. It is clear that theory of organic cities is still under development and has many similarities with following concepts.

2.2.2 Enabling City

There are concepts which are incredibly overlapping with the one mentioned above. The enabling city is one of them. The main roots of the Enabling City idea grow from enabling shelter strategies for poor, as Figure 6 illustrate it. The idea emerged after understanding that it is impossible to provide shelter to every person due to the growing demand especially in developing countries where informal settlements are gradually sprawling. Enabling communities, private companies, NGOs to handle it was the alternative solution. In this case, the government took responsibility to provide institutional, legal and regulatory support, create a beneficial environment. The idea was to give a possibility to the “not so poor” help themselves so that government could allocate this money for the poorest one. There are three main pillars of this approach: improvement of property rights legal base, adaptation of loan bank system and rationalization of subsidies. Among other improvements, fostering local initiatives and reviewing of the urban planners role were vital (UN-HABITAT 2006). In reality, this approach faces problems. Bank loans are accessible only for people with permanent work that most of the slums dwellers do not have. Besides, most of the project implementations were in city suburbs, that leads to the removal of people from job proximity (Hamdi 2010).

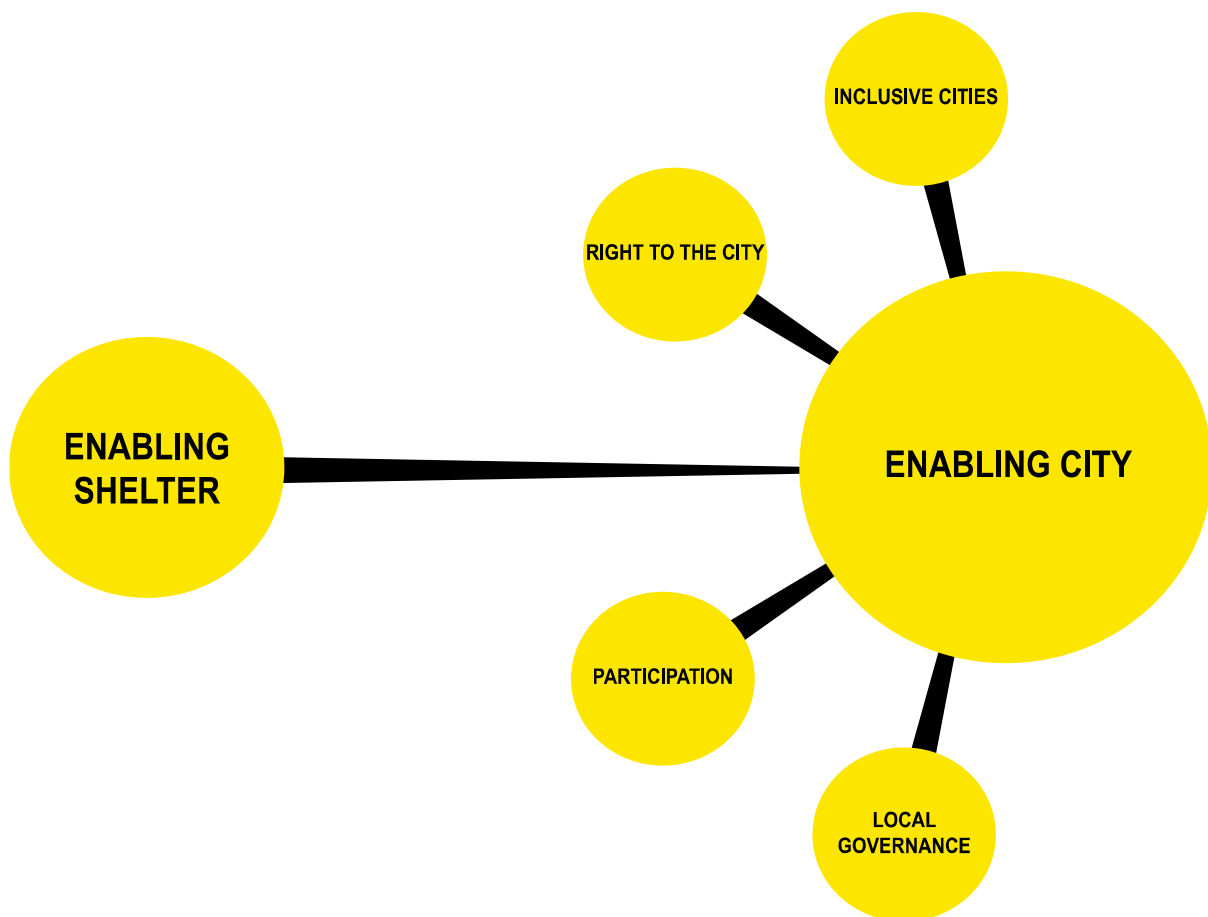


Figure 6 Enabling City conceptual framework

The Enabling City concept firstly was mentioned in 2007, even then it was already described as the ongoing innovative self-organized initiatives. Years after the influence and importance

of this ideas increase gradually. These interventions, like tactical urbanism¹¹ and civic crowdfunding, representing contemporary language in everyday democracy and urban practices. However, it was just work on the surface, handling with symptoms. The results of these initiatives could be used to develop approaches, which will focus on the reasons for the challenges (Camponeschi 2013).

The enabling concept describes a city as a “holistic, living spaces where people make their voices heard and shape the future of the city by collaborating and interacting with others”. It promotes new city life with interconnected communities and cross-disciplinary social innovations (Camponeschi 2010, p.11). This broad concept focuses on enabling society to strength relationship between common and resilience. As can be seen in Figure 6, contemporary vision of this concept, also, includes the concepts of right to the city, local governance, inclusive cities, participatory urbanism... (Camponeschi 2013).

Miazzo and Kee after analysis of Amsterdam’s bottom-up projects have proved that inhabitants could better analyse local circumstance, identify problems and benefits. Empowering and facilitating community to carry on projects is essential for the long-term result. This will help residents to create and start up their projects as well as achieve resilience of the development (Miazzo and Kee 2014).

2.2.3 Spontaneous City

There is one more similar umbrella concept. The Spontaneous City is shaped by its inhabitants “in a never-ending process of transformation, growth, and adaptation” (Urhahn 2012). Kesarovski mentioned that this theory had got an economic background. In 70th Florian Heyek proposed the concept of spontaneous growth. That described spontaneous follow set of actions by a number of actors to earn a competitive advantage. The positive effect of it will attract more actors according to the snowball effect. Afterwards, this theory travelled to the urban theory framework and represented in Christopher Alexanders works (Kesarovski 2015).

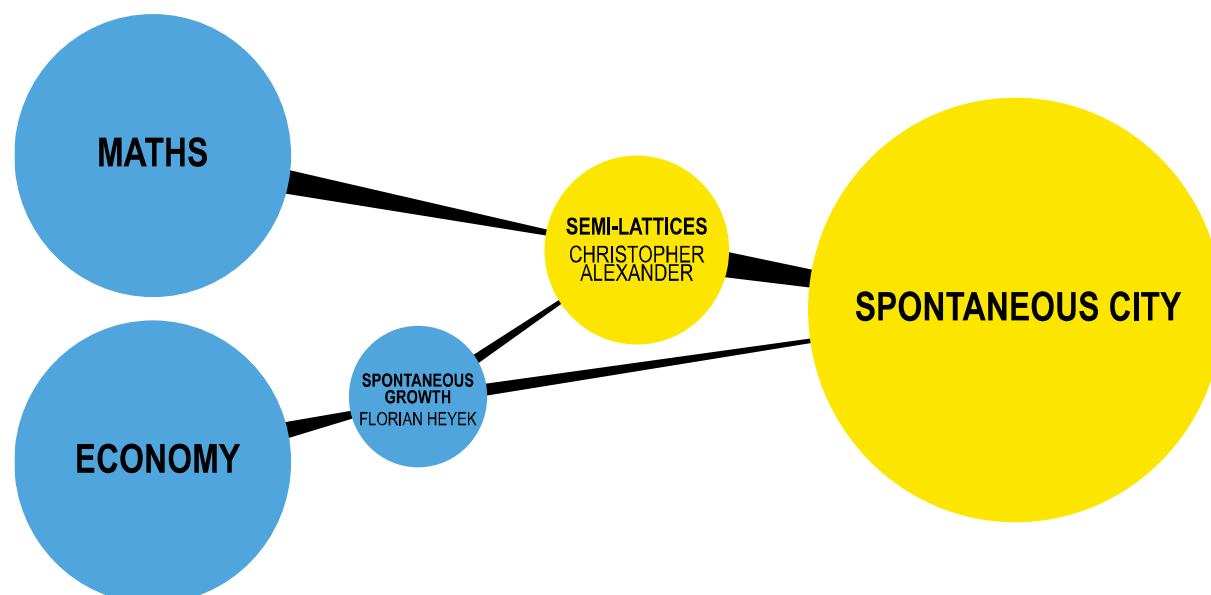


Figure 7 Spontaneous city theory genesis

¹¹ “Urban interventions of a sort – quick, often temporary, cheap projects that aim to make a small part of a city more lively or enjoyable” <http://www.citylab.com/design/2012/03/guide-tactical-urbanism/1387/>

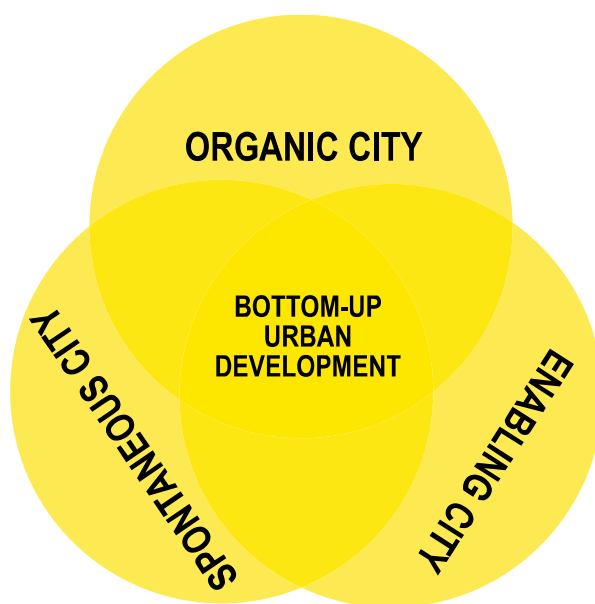
According to him, cities have spontaneously emerged complex systems, which he described through math theory of semi-lattices (Alexander 1966), in other words, partly ordered sets. The evolution of this theory represented in Figure 7.

Urhahn argues that market situation forms spontaneous city where common interest is balanced with individual one. Its user is the creative entrepreneur who honours traditions and community. Also, it operates with staged, small-scale flexible developing tools (Urhahn 2012). He also mentioned that spontaneous city “is not about the spontaneity of the intervention, but about the spontaneous social interaction, it brings out.” Also, Boer and Beekmans pointed that target of spontaneous citizens was not always beautification or improvement of the city. For example, vandalism could also be considered as a spontaneous city change (Urhahn 2012, p.139).

Current concept has got four principles:

- “zoom in” – map local players and their needs and relation to space;
- “supervise open developments” – give room for adaptation to the non-linear changes, externalities and emerging new opportunities;
- “create collective values” – enhance defending and developing shared goals and values, collective investments;
- “be user-oriented” – working with local stakeholders network, boosting its endogenous potential as well as orientation on the local resources (Urhahn 2012).

However, Boer and Beekmans are warning urban specialist about trying to shape spontaneity. They insist that the role of planners is still the same – to help to organise the environment and activity, with the only difference of the intervention depth (Urhahn 2012). There is no chance that previously an inert number of people will start creatively develop city according to the new “progressive plan”. They mentioned the regulation-free housing program in Boekel, Brabant as an example, where neighbours copied each other houses. That is why the result of the development was spontaneously homogenous but not diverse. At the same time, artificial spontaneity is the necessary transition step, where space is no longer the principal object of it, but the individuals and their interactions are (Urhahn 2012).



space characteristics to inhabitants.

2.2.4 Overlap of concepts

As we can see these three concepts have different roots in biology, maths, economy, etc., however, they have some overlapping aspects. The central key element in all three theories mentioned upwards, is changing the role of citizens from “consumers to co-creators” (Urhahn 2012) of an urban environment. All of them emphasize on the citizens right to shape their environment according to their needs. We also can say about gradual focus shift in all these theories from

Important to realize, that to a certain extent it is a new wave in urban development, that is why there could be considerably more similar concepts and theories. They operate with different vocabulary, but at the same time their main ideas are equal. Furthermore, even authors who give each other interviews use different terminology. The theoretical framework is not well developed yet. This creates barriers for future researches and practices.

As Figure 8 shows, bottom-up urban development is the core idea of all three concepts (Organic City, Enabling City and Spontaneous City). Next, we will have a closer look on it to unbundle the Organic City concept.

The followers of this idea insist that in the 20th century, intensive top-down planning of everyday life and environment created generations of customers of this product (Urhahn 2012). Afterwards, Miazzo and Camponeschi advocate that crisis showed the collapse of the whole concept system on which our cities were developed. At the same time while researcher is trying to understand what direction urban development should move, the mushrooming collaborative citizens reactions approve that shift to the cooperation with self-organized communities, governance is essential, and even more, it is ongoing (Camponeschi 2013; Miazzo and Kee 2014). The bottom-up approach, also, gives a possibility to test ideas on a local small scale before making specific political decisions. It benefits trust building between interested stakeholders. It is well known that active citizens involvement even on small scale projects increase public support for the large changes later (Lydon et al. 2012).

Based on Batty and Depoele definitions bottom-up urban development is a product of local community's and player's expression which define neighbourhood development in their line of views, expectations and plans with only occasional top-down actions (Batty 2012; Depoele 2003). Urhahn insists that co-design and co-production are not only popular terms, but they are also widely spread urban practices of sustainable urban development (Urhahn 2012, p.12).

The new creators of the city are not waiting for the clients proposals; they even not necessarily have an urban education. The "indie architect of tomorrow takes the initiative on their own volition and assumes the risks in addressing the issues extant in the city, showing a simultaneously entrepreneurial and philanthropic ethos." (Beekmans and de Boer 2014, p.268).

Bottom-up activities have following attributes:

- Low-risk projects with high level of benefits (Lydon et al. 2012), however, the housing projects mere risky and demand for the backup variant (Miazzo and Kee 2014);
- Work on local level;
- Phases solutions;
- Strengthen local social cohesion;
- Building network between public, private and social organizations (Lydon et al. 2012).

Due to demand orientation, bottom-up projects meet users needs better. Examples also show the reduction of

Box 2 The name choice of the concept to use in a following research.

The following research use Organic Urban Expansion as one of the main concepts to avoid uncertainty of using similar concepts. The concept 'Organic city' was chosen because the authors of the case study project and interview respondents were mostly using this word. The concepts of Spontaneous City and Enabling City were shown here to explain that other authors could use this term to explain the same phenomena. Also, Urban Expansion is a more specific case of the Urban Development (see section 2.1)

construction cost which leads

Figure 8 Overlap of concepts

to a lower rental price (Miazzo and Kee 2014, p.53).

It is easy enough to imagine Bottom-up development in the existing city where residents already live, in contrast, Organic Urban Expansion demand for the people come and settle down.

2.3 Diffusion of innovation

Despite spreading the ideas of Bottom-up Urban Development, quite often society is still not ready to take this responsibility. Under these circumstances, it is so important to find the pioneers-residents, who will commit themselves to start Urban Expansion from the 'tabula rasa'. For this reason, we should take into account that Organic Urban Expansion is an innovation because using this approach is a new experience for urban professionals, authorities and the part of society that lives in formal settlements.

That is why like any other innovation it needs some time from the moment of its release till society widely accepts it. Rodger named this process as diffusion of innovation. He described in his book how behaviour aspects are more influential in this process than economical and political aspects (Rogers 1995).

According to Rogers "Diffusion is the process by which an innovation is communicated through certain channels over time among the members of a social system. It is a special type of communication, in that the messages are concerned with new ideas." (Rogers 1995, p.5). This process of inventing idea, diffusion, and then, adoption or rejection usually leads to the social changes. There are two ways of diffusion of innovation: centralizes and decentralized. Decentralized is based on the horizontal networks and this is the main mechanism to spread information (Rogers 1995).

Rogers mentioned four main elements of diffusion. It is innovation, communication canals, time and social system. According to him innovation has five main characteristics:

- Relative advantage (why this idea better than previous);
- Compatibility (how idea responds to the current social values);
- Complexity (how hard to understand and implement the idea);
- Trialability (possibility to make a trial version);
- Observability (to what degree the results of the idea implementation are visible) (1995).

As was stated above, innovation in current research is an Organic Urban Expansion. Due to the absence of literature about these specific urban strategy characteristics, this research will study in forward.

Rogers also describe two types of communication channels, which are mass media and interpersonal canals. He illuminates the results of various investigations that prove that people tend to trust the experience of other people than to articles and advertisements. Which is less true for the very first adopters¹² (1995). It is interesting also that it could lead to the homogeneous¹³ environment in the newly developed areas, due to the fact that communication between individuals is more effective when they same mindset. Otherwise, "they simply do not talk the same language" (Rogers 1995, p.19).

¹²For the sake of current research, adopter is a person who accept and ready to commit himself for implementation of Organic Urban Expansion (innovation).

¹³ Homophily is the degree to which pairs of individuals who interact are similar in certain attributes, such as beliefs, education, social status, and the like (Rogers 1995, p.18).

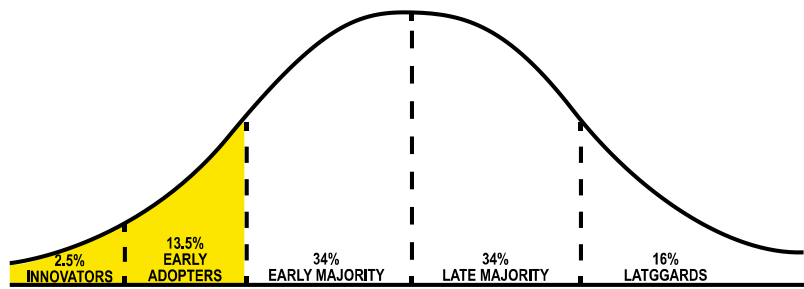


Figure 9 Adopter categorization on the basis of innovativeness.

Source: Rogers 1995.

There are different types of actors in this process. First, it is a change agent, who “seeks to persuade a client to adopt an innovation” (Rogers 1995, p.5). Logically, in the case of Organic Urban Expansion urban planners and local government are playing this role. Next type is

adopters - the main focus of the diffusion of innovation theory. Depend on the time of adaptation Rogers divide society into the six main groups. First, 2.5% are innovators, and 13.5% are early adopters (1995). To achieve reach acceptance of the wide society project should first engage this two categories (Sinek 2009), which are highlighted in Figure 9. This means we can not assume that the Organic Urban Expansion could be adopted and recognized by the majority of future customers since the beginning. Sinek mentioned that these two categories are the ones who do not buy a product due to its quality, they are driven by the passion of idea and willingness to be the pioneer (2009). Who in the case of Urban Expansion projects are creative middle class as was mentioned in the interview Winy Maas for “We own the city” the main focus group of innovative urban projects is middle class (Miazzo and Kee 2014). Sinek also said that to make a step from the category of early adopters to the early minority the project should respond to what the first two categories believe. If they adopt this idea like they own ones, it will lead to the spread of project directly by users. This is the basic circumstance, which influences on the majority. They will enrol to the project because they trust the first two groups’ experience (2009). Sinek emphasises that to respond to this people demand it is necessary to shift the main point to spread from “what we do” to ideas “why we do it”. It corresponds with ideas of Beekmans and de Boer about branded urbanism, which “is less about blatantly programming a message into public space, but rather an integrated message inside of urban policy” new urban development framework, within which both parties can benefit from provision of public projects and meaningful marketing campaigns (Beekmans and de Boer 2014).

As soon as there are first people who commit themselves for the Organic Urban Expansion, there is a possibility to talk about the community they form. From the Diffusion of Innovation theory point of view to which Sinek advocate, nowadays the goal is to work with people who believe in what “you believe”. This approach advocates the instruments which control human behaviour. First, inspire and engage with your idea, then build trust and afterwards make a rational description of the project. The same pattern is working for the team building. Groups which shared the same ideas, beliefs performs better (2009). It might, also, work to Community Building.

2.4 Community Building

The community is the basement and driver for the Organic Urban Expansion. That is why it is so important to look at the process of community building to identify its qualities that influenced the outcome of collective development.

“Creating a community partnership is a craft, not an exact science” (Blank et al. n.d.). It consists of some changing actors, externalities and issues that determinate different development targets.

There are different types of communities could be identified regarding their fundamental common interest they build their networks. Current research is focusing on the residential community. Based on Mattessich definition the residential community is a collective of people who have common social and psychological ties with each other and with the place where they live (Mattessich et al. 1997).

To realize the emergence of community factors we also need to ask the following questions:

- How people create strong links among each other?
- How they build group decision-making skills?
- How they develop effective collaboration skills?
- How could they self-organize to attract entrepreneurs, build homes and so on (Mattessich et al. 1997)?

Community building is “the practice of building connections among residents and establishing positive patterns of individual and community behaviour based on mutual responsibility and ownership” (Gardner in Mattessich et al. 1997, p.60).

Boer and Beekmans claim that we can not demand spontaneity from the society, which is not ready for it. It is unlikely that at some moment all people started to be open to everybody, share ideas and goods, etc. It is hard to start this process because nobody wants to be the first (Urhahn 2012). The shared goals are bringing communities together and quite often, these opportunities are a crisis or shocking incidents. However, it is not enough for successful collaboration, because every time the roles and rules of the game need to be written (Blank et al. n.d.).

Heinrich emphasizes that social environment is critical for design potential initiatives to emerge. He proposes seven sub-dimensions and 23 indicators to orient on while creating an enabling environment for the community. They are:

- political context;
- basic freedoms and rights;
- socio-economic context;
- socio-cultural context;
- legal environment;
- state-civil society relations; and
- private sector-civil society relations (Heinrich 2004).

Mattessich argues that social capacity is essential for efficient community work. Due to his research “communities with high social capacity can successfully identify problems and needs; achieve a workable consensus on goals and priorities; agree on how to pursue goals and cooperate to achieve goals” (Mattessich et al. 1997). The focus goals and methods should meet interests and abilities of every participant to give them reason involve collaboration, while the future relationships initial to for willingness to work together on the common goals that are beyond personal concepts (Blank et al. n.d.; Corcoran 2007). There is also a problem of

thinking on different levels involved. Some actors work on a strategic level; others might think of urgent problems. Successful collaboration depends on finding a balance between both (Blank et al. n.d.). It is important to mention that outcome of community building is improved capacity and emphasize the sense of community, but not accomplished goals (Mattessich et al. 1997). “Building of community residents to solve problems and foster social integration, including the development of harmonious relationships among diverse people (Rothman in Corcoran 2007, p.11).

External economic and political forces also have an enormous influence on community building process, and this is a one-way dependence, not a vice versa (Mattessich et al. 1997).

Characteristics of community building process:

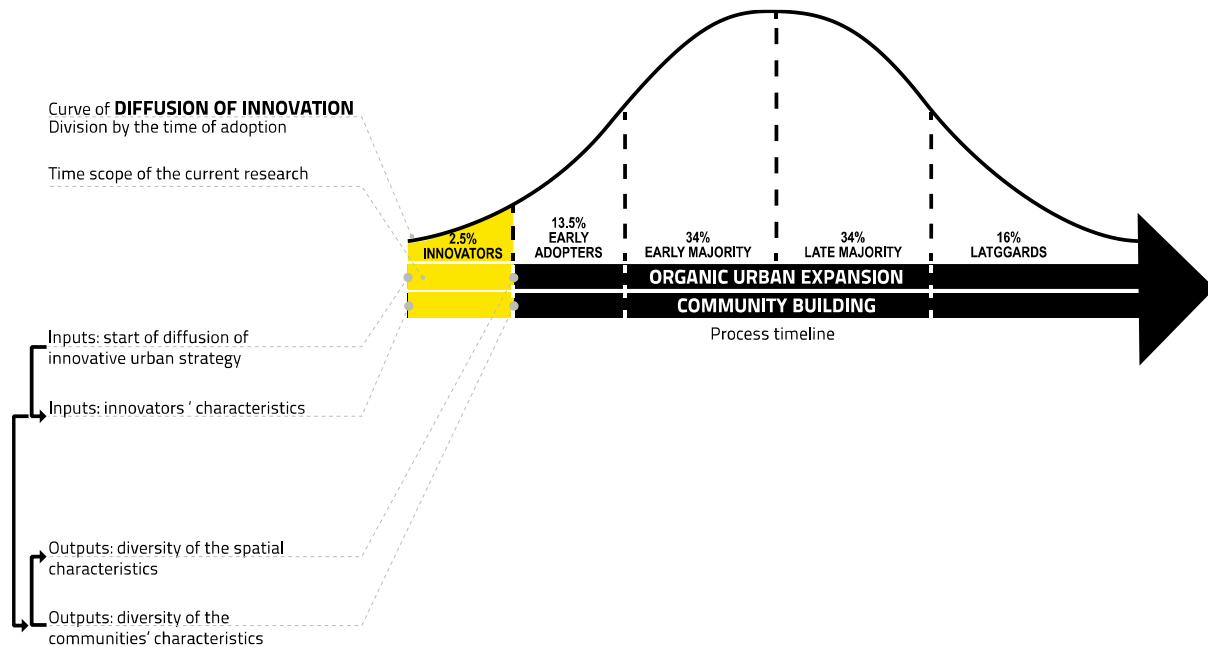
- Widespread participation;
- Good system of communication;
- Minimal competition in pursuit goals;
- Develop self-understanding;
- Benefit to many residents;
- Focus on product and process concurrently;
- Linkage to organizations outside to community;
- Progression from simple to complex activities;
- Systematic gathering of information and analysis on community issues;
- Training to gain community building skills;
- Early involvement and support from existing, indigenous organizations;
- Use of technical assistance;
- Continual emergence of leaders, as needed;
- Community control over decision making (Mattessich et al. 1997).

There is a difference between organizing existing local community and creating a new one before these people started to live next to each other. Most likely, those future actors have never contacted before. Also, a highly important component for building and maintain network relationships is existence of gathering places. In case when there are no buildings in the new neighbourhood yet, the online blogs and social media become vital. Digital media is an essential element of the modern city. They make social interactions more efficient, productive and adaptive. Nowadays, collaboration is easier as never before because of technologies (Beekmans and de Boer 2014). One of the important parts of the beginning of the collaboration is sharing ideas about future development. Digital platforms are the most effective to do so (Beekmans and de Boer 2014). “Open-source design communities permit collaboration, creating platforms that are inherently democratic but allow good concepts to flourish” (Beekmans and de Boer 2014, p.268). “City bloggers document the vibrancy of the places they live in, giving locals insight into what happens in their neighbourhood and offering non-locals a glimpse of the area’s character. This generation of momentum-building online activities not only boost the impact of urban initiatives but also help to set the long-term agenda for urban planning.” (Beekmans and de Boer 2014, p.268).

2.5 Conceptual framework

The following research tends to explore the linkages between Organic Urban Expansion and Community Building as well as the influence of Innovation Diffusion on it.

Figure 10 shows the parallel processes of Organic Urban Expansion and Community building.



The process timeline is divided by the time of strategy adoption by the initiators. In the sake of current research, the decision to sign the agreement with the local government is assumed as a moment of innovation adoption. The planned number of dwellings/householders is considered as 100% of this process. In addition, this study focuses on the very first stage of the process, which is highlighted in yellow in Figure 10. The up close look on the interdependence of the inputs and outputs on this stage will help to explore the interlinkage between two main concepts.

Chapter 3: Research Design and Methods

The current chapter illustrates the strategy and methods which are going to be used to gather and analyse the information, which will help to answer research questions and refer to objectives.

3.1 Revised Research Question

Overall research question:

What is the linkage between Community Building, Organic Urban Expansion during innovative urban strategy implementation on the example of Almere Oosterwold?

Sub-questions:

- What makes current case study innovative?
- What are the challenges arise regarding the existing policy system during the innovative urban strategy implementation?
- To what extend Diffusion of Innovation impact on neighbourhood social composition?
- To what extend Diffusion of Innovation influence on Community Building?
- What are the common reasons for collaboration between Innovators in the current case study?
- What is the influence of social composition and reasons of collaboration on Community Building process?
- What are the canal of communication innovators use and how important the partial of digital media among these canals?
- Does the residential community in Oosterwold solid or consist of number smaller communities?
- Are there any differences between sub-communities in Oosterwold?
- Are there any differences in spatial compositions of the projects that different sub-communities implement?
- Are there any patterns or sequence of actions and policy could be detected?

3.2 Operationalization: Variables, Indicators

This section presents unbundling theoretical main concepts of the study to the measurable indicators based on academic literature review, definitions and problem statement as well as primary data collection and interviews.

The table below shows research concepts operationalization to the indicators, the basis for the constructing following data collection techniques.

Table 1. Operationalization

Concept	Phase	Variables	Indicators	Units
Organic urban expansion	Inputs	Policy environment	Contradictions of the strategy with the local and national policy	list of contradictions
			The policy information accessibility	low/medium/high
			The aspects of decision making on which community can influence in neighbourhood development	list of aspects
			The role of local activists in creating and spreading regulation guidelines among community	List of aspects influenced by
			The groups of people who are enable to analyse the policy system without help.	list of groups
		Diffusion of Innovation	The canals of information about strategy possibilities diffusion	list of canals
			The target groups of diffusion	list of groups
			The way of diffusion of innovation	centralized/ decentralized
			Relative advantage (reason that convinced initiators to choose this area instead of others)	list of reasons
			Compatibility (initiator's social values that strategy correspond to)	list of values
			The level of bureaucratic and legislative complexity of the strategy together with housing policy system	easy/medium/difficult/ extremely difficult
			Trialability (possibility to make a trial version)	
			Observability (to what degree the results of the idea implementation are visible)	
			The groups of adopters the innovative strategy already achieved.	innovators, early adopters, early majority, late majority, latggerds
	Outputs	Initiatives' projects	Characteristics of housing compositions	types of houses, spatial composition
			Infrastructure characteristics	well organised, rational/ unpredictable
			Characteristics of public and common space	location and open/close to the rest of community
			The presents of buildings and functional diversity	present/ slightly possible/ absent

Concept	Phase	Variables	Indicators	Units
Community building	Inputs	Innovators' characteristics	The existence of different types of income groups	poor/ middle class / rich
			Existence of different age and family types groups	yang/ middle age / old; single/ yang couple/ family with kids / family with kids and old parents/ old couple/
			Motivations to commit themselves to the area development	list of motivations
			Attitudes innovators have according to the area future	List of visions
			The number of friendly relationships of individual within local community	number
			The number of relatives of the individual, who lives in the same neighbourhood.	number
			Personal time spending on project	hours per
	Outputs	enabling environment for the community	The local socio-economic aspects that support community building process	list of aspects
			The local socio-cultural context aspects that support community building process	list of aspects
			State-civil society mutual trust	high/ natural/ low
			Private sector-civil society mutual trust	high/ natural/ low
		Characteristics of community building process	The canals of communication inside community build on	meetings/ list of digital tools
			Frequency of taking part in local events and projects.	Times per month
			Using social media to keep in touch with community	yes/no
			The reasons of community emergence	list of reasons
			Systematic gathering of information and analysis on community issues	yes/no
			Linkage to organizations outside to community	yes/no
			Training to gain community building skills	yes/no
			Use of technical assistance	yes/no
			The influence of collective decision making between neighbours on their relationships	List of aspects influenced by
			The role of creation of formal rules for the neighbourhood	List of aspects influenced by
			The form of cooperation	formal/ informal
			Continual emergence of leaders, as needed	
		Characteristics of community	Number of people participating in decision-making	One initiator/ Depends on the issue 1 or all
			Openness to the newcomers	open/ semi-open/ closed
			project leader part of the future community	yes/no

			The level of closeness inside community	no close connections with each other/ communicate a lot/ quite close to each other/ very close to each other

Table 1 shows the unbundling process of the two main concepts Organic Urban Expansion and Community building. Due to the process-oriented research, the variables are divided into two phases – input and output, like the conceptual framework illustrated in Figure 12. The influence of the Diffusion of Innovation will be researched through the variables and indicators of Organic Urban Expansion and Community building.

3.3 Research strategy

Choice of the research strategy:

The primary focus of current research is the interlinkage between the parallel process of the Organic Urban Expansion strategy implementation and Community Building and the influence of the Diffusion of innovation on both of them. Apparently, it relies on process theory, that according to Maxwell works with events and their linking actions, the causal process of influence between events is highly significant (Morris 2005). By the events, the current study means the input and output phases of the first stage (see Figure 10). That also means that case study strategy is most relevant for this research. According to Yin, it focuses on a contemporary fact taking into account the local circumstance. Furthermore, it is hard to distinguish phenomenon and its conditions (Yin 2009). Additionally, current research has a large number of variables, which are initiatives¹⁴ that together form new Community and Organic Urban Expansion. The same indicators will be checked for every initiative. Choosing of this strategy also means that the following research is going more into depth. Moreover, a case study is suitable because the aims of the research are exploratory and descriptive; it takes into account the local circumstance, focus on the relationship between variables and events and seek to gain knowledge how people adopt innovative strategy idea.

Case study typology. It is a single case study research. There is a need to choose only one case due to the rareness of current phenomena, so this project is the key example of it. This research is going to compare the influence of Diffusion of Innovation on initiators and interlinkage between Community Building characteristics and spatial characteristics of initiatives' projects, which together form a new neighbourhood. Preliminary characteristics are chosen based on literature review, observations, and primary interviews.

It is a casual process tracing case study. That means that it is focused on the progress of developing particular phenomena. To understand how, why and to what extent each characteristic influence on the process at a particular phase, additionally, follow their linkages to each other. The concept unbundling shows that Diffusion of Organic Urban Expansion strategy could work on the determination of the group of innovators. At the same time, this group of innovators is an input for the Community Building. Finally, there is an aim to identify

¹⁴ Initiative – this term from the case study municipality use to name any development project in Oosterwold. It does not matter if individual house or large development. Respectively, the actors who enrol into these projects are "initiators". It could be a family or sizable developing company by any means the title will be the same.

the links between outputs of Community Building with outputs of Organic Urban Expansion. Exactly because of the focus on the key characteristics and the sequence of interdependence inputs and outputs of main concepts, the process tracing approach was chosen.

Limitations, Challenges and potential solutions:

Internal Validity – due to single selection case, there is a problem with gathering data validity. The problem with the absence of checking data possibilities could appear. To overcome this the data triangulation techniques were chosen, and there is an aim to get as much valid information as it is possible. The primary method will be triangulation – collecting information from the various sources (Verschuren and Doorewaard 2010). To triangulate information in the present study use the technique of distinguishing sub-elements in the single case study. In other words, it will compare information from the different initiatives and respondents who play different roles inside initiative. Additionally, it will use information from the different kinds of stakeholders, which is mean that data from local government and creators of the case study strategy will add the data from future residents. Moreover, to triangulate the information from interviews, there is an additional analysis of posts and comments from social media. Finally, some indicators demand the observation and secondary data collection.

The main limitation challenges of the research that current case is in the implementation phase and there is not enough visible results, which is a risk for results validity. However, there is evidence that community already exists, which confirm research assumptions. Furthermore, the first strategic contacts are already distinguished; that will help to start snowball process. Additionally, to overcome the problem of absents actual buildings; there is an analysis of the approved projects.

Reliability – another limitation is language and it is a reliability threat, however, primary data collection showed that most of the future residents at this moment are professionals that give hope that they know English. Also, the secondary data and information from social media were in Dutch. However, contemporary software for translation helped to overcome this challenge.

3.4 Data Collection Methods

The main method of data collection is semi-structured interviews with the focus on qualitative data in current research. Because there are existing knowledge from the literature review and primary, secondary data collection, however, research aim to gain new information from responders.

The clustering and snowball techniques is a basement for respondent sampling.

The main clusters are:

- Initiators from the initiatives which already started building or about to do so (starting snowball points are project leaders)
- Initiative leaders, who will live in Oosterwold
- Initiative participants, who will live in Oosterwold
- Initiative leaders, who will not live in Oosterwold
 - Municipality

Based on Guest et al. research conclusions the core knowledge about phenomena illuminate after first six interviews, after first twelve meetings the chance of gathering new information rapidly decrease (Guest et al. 2006).

In total, there are 11 interviews with 9 initiators from 6 initiatives and two interviews with municipal workers. Due to the Dutch language barrier, the information about the seventh initiative was collected from other interviewers, its official web-site and personal observations.

The secondary data collection is focused on:

- Gathering of relevant interviews of Vinny Maas, as the project leader of the Oosterwold's strategy due to the impossibility to interview anybody from the team personally;
- Collection of official Oosterwold's strategy documents;
- Study initiatives' official web pages, blogs and Facebook pages;
- Analysis of Oosterwold's community online communication in the closed Facebook group'
- and Twitter posts with hashtag #Oosterwold.

In addition, there is an aim to make observation walks and bicycle rides around every Almere neighbourhood and stay for a night with a local family, to have a deeper understanding of living in Almere.

Finally, visit the conference "International New Town Day" in Almere organized by International New Town Institute (INTI) to get more understanding of local circumstance and find international projects with similar ideas.

Chapter 4: Research Findings

The focus of the following analysis is the Almere Oosterwold case. As it was mentioned in the upwards chapters, this case is an unprecedented case of the Organic Urban Expansion strategy. That is why it is so important to study it.

At this moment of time, there is a chance to observe the very first development stage and local residential community emergency. The following chapter shows the analysis of the collected data, which proves the existence between Diffusion of Innovation, Community Building and Organic Urban Expansion, as it is illustrated in Figure 11.

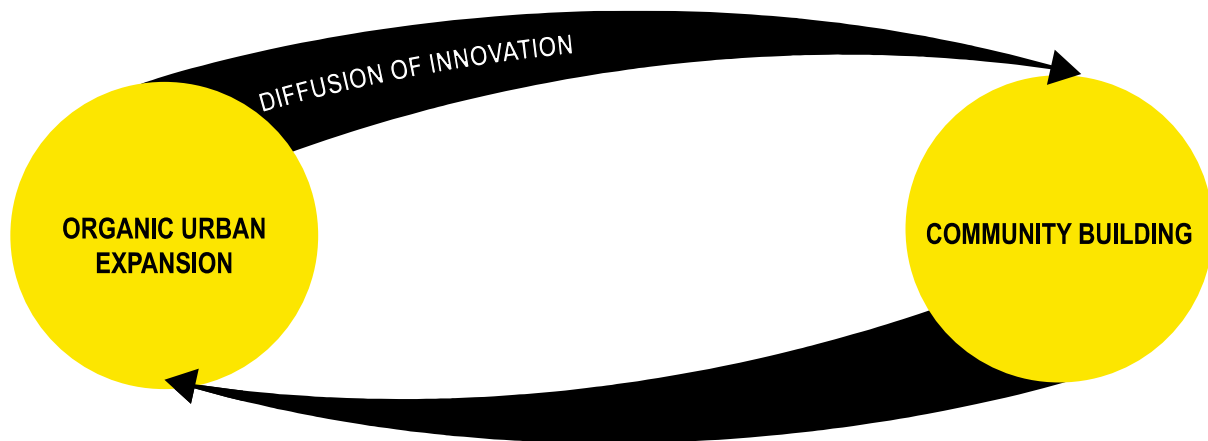


Figure 10. Theories interlinkages. Source: author.

First, there is a detailed description of the case study and the scope of it in the following sections:

- Section 4.1 describe the rules of the Oosterwold's strategy;
- Section 4.2 describe the research units.

Then, the next section represents the interlinkage between research indicators from the operationalisation (see Table 1) via analysis of the collected data. These sections answer the majority of the sub-questions:

- Section 4.3 will show the aspects which make the Oosterwold strategy innovative;
- Section 4.4 presents qualitative data analysis of the Diffusion of Innovation aspects influence on the selection of Innovators according to their characteristics, for example, their social composition and visions;
- Section 4.5 demonstrates the influence of aspects from the previous passage on the Community Building emergence (4.5.1) and process (4.5.2.) of it;
- Section 4.5.3 displays the qualitative data analysis of the outcome of Community Building process that represented different community types;
- Section 4.6 presents the dependence of the project's spatial characteristics on communities characteristic's and the Oosterwold strategy rules.

Figure 12 on the next page illustrates+ the flow from the Section 4.3 till Section 4.6.



Freeland of Oosterwold. Organic Urban Expansion and Community Building in Oosterwold

4.1 The main principles of the Oosterwold's strategy

The main core of the Oosterwold's strategy consist of 10 rules:

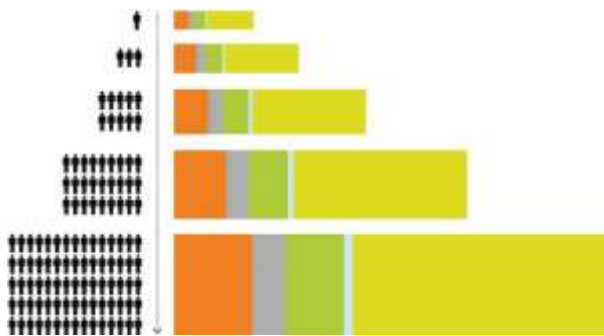


Figure 12: Rule 1: Oosterwold is made by people. Source: (RRAAM 2012)



Figure 13: Rule 2: Free choice of plots Source: (RRAAM 2012)

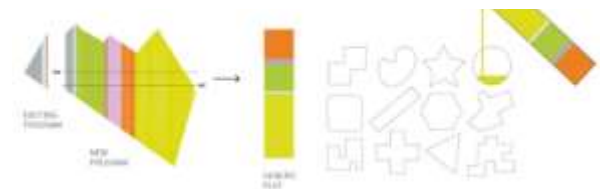


Figure 14: Rule 3: Generic plot with fixed space division Source: (RRAAM 2012)

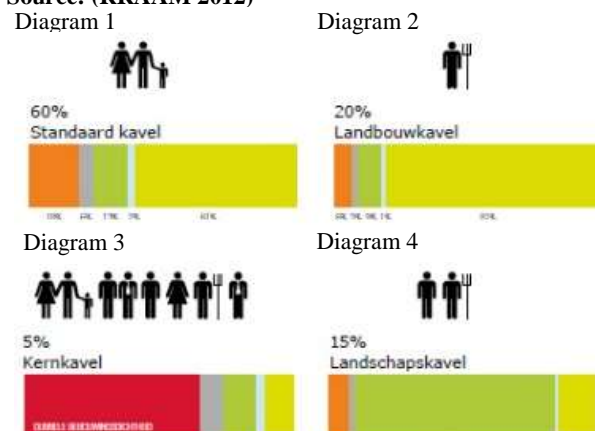


Figure 15: Rule 4: Specific plot with variable space division. Source: (RRAAM 2012)

Rule 1: Oosterwold is made by people

Everyone is welcome to join Oosterwold. However, each initiator should likely commit themselves for a long time to develop the area.

Figure 13 shows the participants that allow initiators to choose with whom they cooperate in the plot build-up. They can do it alone or in groups. It is possible to separate the functional components of the plot within various developers, which is an attractive option especially for larger plots with complex programs (see the Figure 13)

Rule 2: Free choice of plots

Future developer determines plot characteristics in consultation with the landowner (size, shape and location that you can see in Figure 14). Of course, the freedom of choice by the availability of land and the price (at which the owner wants to sell) are the only limits.

Rule 3: Generic plot with fixed space division

The developer agrees to infill his plot (see Figure 15) with the next five space-demanding functions: construction, paving, water, public green, and agriculture or horticulture (see more detailed example of the plot infill in Annex 1).

Rule 4: Specific plot with variable space division

By this flexibility arises the possibility of more precise developed plots. Specific plots can be "redder" or "greener" than the generic plot, as Figure 16 represents it. For example, plots close to future transport nodes spouse to be denser (diagram 3 in Figure 16) while plots, which are located in the nature preservation areas suppose to have a higher percentage of agricultural or landscape function (diagram 2 and 4 in Figure 16).

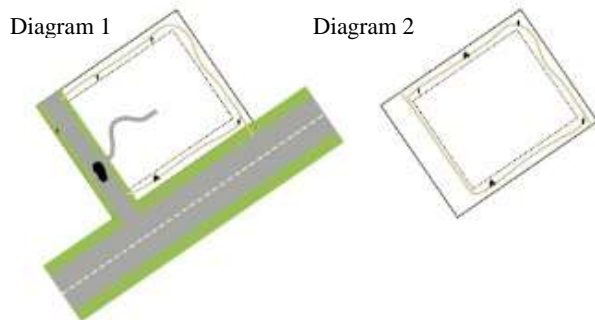


Figure 16: Rule 5: Help builds the infrastructure.
Source: (RRAAM 2012)



Figure 17: Rule 6: Freedom and restrictions development.
Source: (RRAAM 2012)

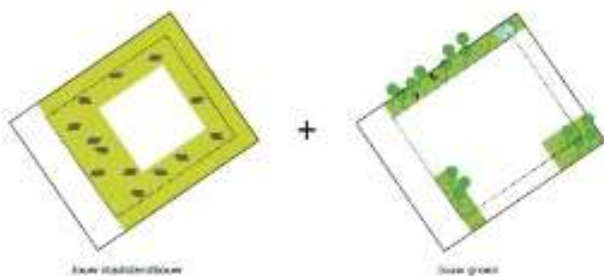


Figure 18: Rule 7: Oosterwold is green. Source: (RRAAM 2012)

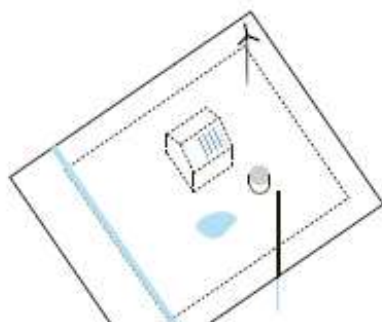


Figure 19: Rule 8: Plots are largely self-sufficient.
Source: (RRAAM 2012)

Jouw water en nutsvoorzieningen

Rule 5: Help to build the infrastructure

The local infrastructure is made by developers as much as possible. Each developer is responsible for the construction of the infrastructure part. Each initiator links his part of a road to an existing part, and he, also, provides linkage possibility for the neighbours like the diagram 1 on Figure 17 illustrate it. The area director may impose further requirements, for example, the width of the road.

The free of buildings strip must be provided at the edge of the plot, diagram 2 in Figure 17 represents this principle. It will make room for the growth of a refined network of pedestrian and cycle paths. The width of this strip will depend on the environment and the size of the plot.

Only the necessary infrastructure is a responsibility of the authorities and/or the area director.

Rule 6: Freedom and restrictions development

Figure 18 represents the total freedom of the infilling of the functional zones, for example, red function: living, working, facilities or free to determine a mixture thereof.

The size of the development is, therefore, limited, as is the ratio of the building to the surrounding open space, as the Rule 3 and 4 explain.

Rule 7: Oosterwold is green

More than two-thirds of the surface of Oosterwold will be green. The area accommodates many shades of agriculture, forest, nature, recreation and vegetable and ornamental gardens, for example as Figure 19 illustrate.

Rule 8: Plots are largely self-sufficient

Each developer finance themselves (individually or collectively) and are responsible for provision of water and waste management, water treatment and supply. Figure 20 represents the principle that each initiator provides a sustainable way of his energy. There is an intention to use the standard connection to the grid as a backup.

Rule 9: Each plot development is financially self-sufficient

Rule 10: Public investments afterwards

Only after activation of “bottom-up” projects in the area municipality could start some necessary public investments. (RRAAM 2012).

4.2 The overview of the research units

Presently this project is actively developing. More and more new people join the Oosterwold



Image 6: Interactive map of Oosterwold's initiatives.
<http://oosterwold.donerler.net/#panelInitiativeInfo>

community regularly. It is important to underline that the word “initiative” in the current context means projects; and “initiators” are people, who are implementing these projects. One initiative could consist of one or more dwellings, workspace or amenity.

All seven initiatives, which are the basis of ongoing research, represent totally different projects with different goals and

approaches:

The *first* initiative is a detached one-family house with mixed functions (agriculture, living and leisure. The part of their house will operate as open co-working, mini concerts space) on an agricultural plot. The initiators are the active and creative couple supposedly from the Generation X¹⁵, who like to play music and do not want to disturb neighbours with their hobby. They are very active in community life and have a blog about development and life of their plot. You can find more details at <http://www.paradijsvogelbosje.nl>

The *second* initiative is a collective house for nine young families with kids, who tend to live close with friends. This project is located on a regular type of plot. The very first initiator is responsible for most of the decisions. However, after the actual building process was determined, he became an equal member of this community and nowadays they are deciding everything together (gedragen besluitbevoegdheid¹⁶). Mostly this project combines living and leisure functions.

The *third* initiative is a collective project of seven individual houses. The same lifestyle ideas mindset are things that unite these people in the same housing project. There is also blog about this project process development. The current project combines living, leisure and educational functions. You can find more details at <https://giraffendorp.nl>

The *fourth* initiative is a social housing project on the regular plot. The local Almera's community foundation initiate housing project mainly for migrants. They are searching for a new quality of dwellings, which is based on sustainable and organic architecture. Besides, they are promoting benefits of the cultural and social diversity. There will be a mix of living and

¹⁵ A label attributed to people born during the 1960s and 1970s. (businessdictionary.com)

¹⁶ Dutch term for the Joint decision making approach.

leisure functions. You can find more details at <http://inspiratie-inc.nl/project/wooncooperatie-diamondiaal-in-almere-oosterwold/>

The *fifth* initiative is a detached one family house on the agricultural plot. They have a blog with detailed step-by-step and categorised actions, issues related to the developing process in Oosterwold. You can find more details at <https://oosterwold.wordpress.com>

The *sixth* initiative is a collective project of 61 detached houses on agricultural plots, where architects are initiators and take responsibility for all organisation work and creating an infrastructural framework, while future residents are organising their plots and taking care of building their homes. There will be a mix of living, working and leisure functions. You can find more details in Annex 3.

The last *seventh* initiative, also, is a collective project of 30 detached houses on regular plots, where architects as well as in the previous project are initiators. However, here they are taking responsibility for every aspect of the development. There will be mostly living functions. You can find more details at <http://ecoparkhof.nl>

4.3 What makes Oosterwold strategy innovative?

There is a need to analyse how the Oosterwold's proposals fit within the current local Policy

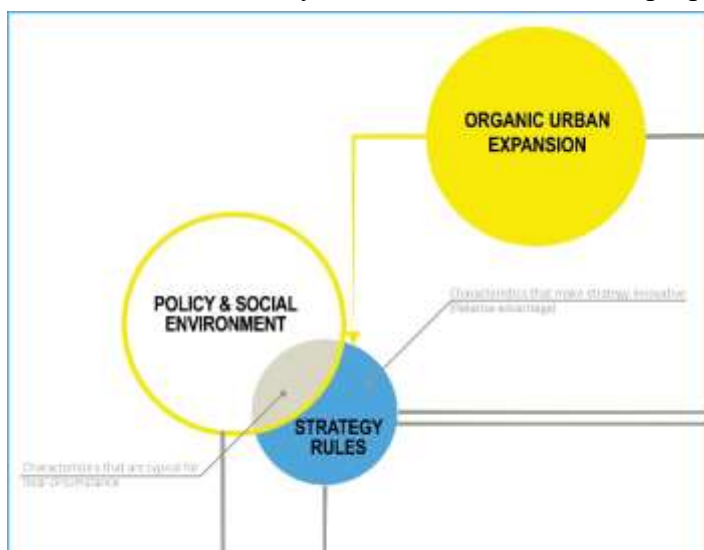


Figure 20: Section 4.3. Source: author

and Social environment to answer the question of this section. As Figure 21 illustrate, this is the first step in the overall flow of Chapter 4 analysis. Regarding national regulation system, the Oosterwold strategy questioned the necessity of some Dutch laws, the quote in Box 4 prove it. The quote in Box 3 shows the whole irony of the current Dutch regulatory situation. It is a step back in the whole history of the Dutch urban regulations. Almere Oosterwold is a testing example of fundamental changing in urban expansion approaches. It is a chance

to see how the ideas of organic development could be implemented into such a regulated policy environment as Dutch is.

Box 3. Interview citation

“We can get stoned and die with an overdose, marry a same-sex partner but we cannot change the material of our balcony without previous government approvals and scrutiny of all of our neighbours.”

The Why Factory

<http://thewhyfactory.com/project/anarcity>

First of all, there is no public land in Oosterwold. Every single square meter is owned by private owners. That is why initiators are responsible for all infrastructure and amenities in the Neighbourhood. The fact, that people decide the road's directions and type of its surface still criticised by the sceptical officials and the quote in Box 5.

Box 4: Interview citation

“But we with the government have really quite often conversations which regulations are necessary, and which regulations because we thought about because we think they are good but why? So we also try to define what's necessary and what is not.” Respondent 10

Box 6: Interview citation

“But there are some people we feel they are keep on doubting the system of Oosterwold... “that's not right, that can not work this way. This is not good”. On the other hand, we say thus roads in other parts of this world, the great roads so, why wouldn't it work. Initiators are the ones who can say what they want on the road. It doesn't have to be 6 lanes wide. And if they are satisfied with the road it's ok.” Respondent 10

Box 5: Interview citation

“What? People should design their roads and infrastructure. No, that's too much!” From the talk with random Dutch woman.

Additionally, the role of government and architects changed. It is the first time in Dutch cities development in maybe 100-150 years when they do not determinate and control development process. Now their role is just mediation, facilitation of the of the ongoing process and, of course, set upping the core rules of the “game”.

Regarding social aspects, there are also innovative approaches which are implemented. During the last decades, the government tried to regulate the social composition in cities using the obligatory percentage of social housing or even provide laws for gentrification as Rotterdam¹⁷ did. However, in Oosterwold these regulations are not appropriate. “This does not mean that it is completely legit or applicable for all social classes, but it would be great if social housing or our museums could also be done like in this way” (interview Winy Maas for Hoegberg Andersson 2015). These decisions are similar to the Enabling Strategies (see Chapter 2 p.18). However, the current case has the essential difference to them. It is true that in Oosterwold government gives opportunities and support for “not so poor people” to build their own settlement by themselves. The difference with Enabling shelter approach is that in Oosterwold the government does not allocate money to provide shelter for the poorest inhabitants. Also, the housing associations¹⁸, which also own the land in Oosterwold, do not show their interest to develop their plots. That is mean that traditional Dutch social housing system does not work in the first stages of Organic Urban Expansion. Another difference is that, there is only improvement of the property rights legal base in Oosterwold and there is no improvements of bank loan and subsidies system, which is a vital part of Enabling shelter strategy. (UN-HABITAT 2006). At the same time Oosterwold strategy focuses on other aspects of the Enabling approach, it does not foster but facilitate local initiatives and radically reviewed the urban planners role. (UN-HABITAT 2006)

As it was described in the second chapter masterplans and strategies translated government's visions. In contradiction

to it, the creators of Oosterwold strategy insist that Oosterwold represents ideas and demand of “middle-class welfare states” (interview Winy Maas for Hoegberg Andersson 2015). They

¹⁷ “In Rotterdam, 'urban restructuring' is at the forefront of the policy agenda. The municipal city government and housing associations seduce private developers to invest in owner-occupied housing disadvantaged neighbourhoods. Public policy is used to spur gentrification of disadvantaged neighbourhoods.” (Bossuyt 2013, p.3).

¹⁸ Developer companies, which build affordable rental social housing that government subsidize. <https://www.government.nl/topics/housing/contents/rented-housing>

Box 7: Interview citation

Because building a house is quite a lot of work and effort. When I also had to do stuff like building the access road, and so on, that would be very much. I built a house earlier but I am not experienced in building that kind of stuff. Respondent 5

hope that it gives an opportunity for “realisations that are hopefully very different and that are based on everyone’s personal judgment, their own responsibility. I haven’t seen that before” (interview Winy Maas for Oosterman 2013).

Oosterwold project neglect all the Dutch regulation and development history. It is an incredibly radical way of development for this society where even some neighbourhoods colours of the façade details are under regulations. As can be expected, not every householder in the Netherlands is ready to participate in this kind of project (see Box 6 and 7). The question is - “who are those adventures people?”

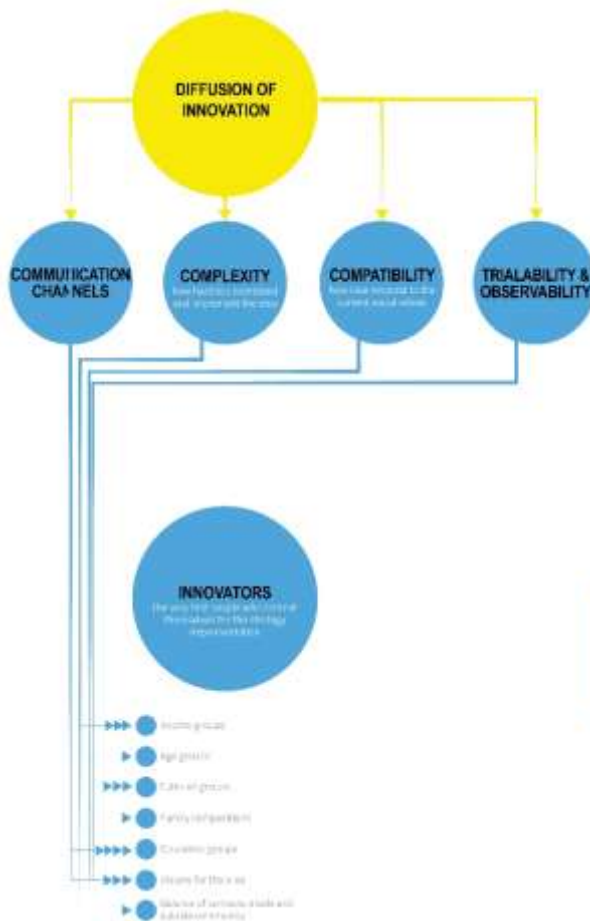


Figure 21: Section 4.4. Source: author
Box 8: Interview citation

“In a small village, everybody knows everybody, and if we go there, than probably for the next 20 years they will look at you and think that you odd, because you come from outside, you are from the city, which is scary.” Respondent 9

the respondents found out about Oosterwold project from friend or relatives. What does it mean? First, it explains why now the least half of initiators are from Almere. That could mean that canals of communication determine cultural and income groups of innovators. In addition, it also explains why architects start two out of seven initiatives. In other words, canals of communication determine the initiators by the occupation groups. Also, since the beginning, the vast majority of the population was not informed about new opportunities in Oosterwold. It is beneficially from several perspectives because neither municipality nor wide society

4.4 Innovators

According to the Diffusion of Innovation, every new idea experiences the same phases of spreading around potential consumers (Rogers 1995).

It is highly important to know what kind of people are the Innovators in Oosterwold to understand what attitudes they have and kind of targets they set up for the future their neighbourhood development. The following section is the next step of overall data analysis as Figure 22 shows.

First of all, it is interesting to look what kinds of communication canals are used to spread information about Oosterwold. According to data collection, the municipality did not use any marketing complain. Mostly there were many publications in architecture media, presentations, local newspapers and some local TV programs, which described development projects. Approximately half of

Box 9: Interview citation

“We are getting excited about the idea that the house we are going to build myself a whole with the help of friends.”
Facebook comment

Box 10: Interview citation

“We have no much freedom elsewhere.” Respondent 4

Box 11. Interview citation

“In the Netherlands, you see it's normal when you buy a house when you start a family for example if your family grows - you move to a bigger house. What we see in Oosterwold there are yang couples without children who start to build a small house and, really, they have the intention to grow their house on the plot. In Oosterwold, you can do that because we have enough space. Respondent 10

Box 13. Interview citation

“Can we create another value if we combine a certain couple of plots”
Respondent 8

Box 12: Interview citation

“We had no idea, nobody could help us, and in the municipality of Almere nobody could help us either, because they didn't understand their own rules.”
Respondent 9

was not ready to start massive self-organized development. That is why the only people who were fascinated and looked for opportunities like Oosterwold found this information. By all means that communication canals determinate innovators by their future neighbourhood visions. All these connections are illustrated in Figure 22.

What *motivates* this people? What Oosterwold proposed them that any other neighbourhood in the Netherlands do not?

According to the information from interviews all initiators wanted to live close to nature and have vast outdoor space, space for kids to run outside. Due to the lack of available land, it is almost impossible in Dutch cities. At the same time, Dutch suburban society is usually relatively closed for the newcomers (see Box8). In most of the villages houses are located too far away from each other, so there is a lack of the face-to-face communication with neighbours; at the same time, the most of the old farms, which are on the housing market, are faded and need a lot of investments in reconstruction. Many initiators keep saying that the possibility to live close to people with the same mindset and ideas was crucial for them as well as a possibility to know your nearest neighbours in advance and work together with them. There are a lot of examples when friends, relatives, people with the same particular philosophies of life build their houses close to each other.

Also, ideas for a sustainable lifestyle, wise use of natural resources is common for the most of the initiators. One more common motivation is the possibility to develop everything by themselves (see Box 9), using own imagination, knowledge, physical resources and what is even more important do it in the way they want (see Box 10). Furthermore, There is a possibly to adopt your property to a current situation of an initiator (see Box 11).

There are not many cities with significant space capacity in the Netherland. In Oosterwold initiators have space and infrastructure proximity to combine village and towns opportunities. It is almost impossible to find the same spacious plots in other cities, especially in the Randstad.

Of course, the extremely low land price and location also played one of the reasonable roles. The money question could as well be a barrier because most of the initiators need a bank loan or sell their current properties.

As it was mentioned upwards, Oosterwold is a well-known project among architects. As can be expected some of them decided to implement their ideas here, on the “freeland” (see Box 12). Some of them have approaches that are more traditional, and some of them look for a new

community and space values. The last category also uses their ideas about long-term future changes in society, job market, etc.

All motivation mentioned above shows that compatibility¹⁹ determinate the innovators' family composition, occupation and income groups as well as their area visions.

On the other hand, every innovation faces with difficulties, barriers in implementation. In tcase of Oosterwold, local officials were not ready to give permits for this freedom. Some of them

Box 14: Interview citation

"It's a barrier for many people." Respondent 1

Box 15: Interview citation

"It seems to be very simple but if you want to do something like this (our project) it's nearly impossible." Respondent 8

who cannot afford to hire specialist, who will help them with all permits, or people who have not enough time for this kind of projects, because most of the initiators are involved full time in their own projects. All above mentioned became even more complicated during the design and getting permits process. Initiators face clashes between Oosterwold and national rules (see Box 15). For example, the infrastructure companies are not allowed to install their pipes, wires

Box 16: Interview citation

"Feeling annoyed... We have again, in the middle of our lot a medieval shipwreck..." Facebook

Box 17: Interview citation

"I think we are all the pioneers, people who have adventure, some brains are needed, some thinking capacity and will power. And when people will see that people are building houses here the barriers will be lower." Respondent 3

even did not know about Oosterwold strategy. Also, MVRDV created it five years ago (see Box 12). However, zoning and land destination still was not changed.

Another problem is information accessibility and complexity, the first initiator needed to gather information by tiny pieces to get the whole picture of their possibilities and responsibilities. For many of them Oosterwold rules were quite easy from the first sight, but when they tried to combine them whit their ideas and national regulations, they realised that reality is incredibly complex. That could be a barrier for a broad society (see Box 14). For example, respondents mentioned people with dyslexia or individuals who cannot afford to hire specialist, who will help them with all permits, or people who have not enough time for this kind of projects, because most of the initiators are involved full time in their own projects. All above mentioned became even more complicated during the design and getting permits process. Initiators face clashes between Oosterwold and national rules (see Box 15). For example, the infrastructure companies are not allowed to install their pipes, wires on the private land. This kind of issues emerge day by day, and for initiators, it takes months to find the solutions.

One more specific challenge of Oosterwold's location is that it is attractive from the archaeological point of view. Thai means that all initiators have to organise archaeological research before they can start to build. As can be expected, some of them have to adjust their masterplans if researchers find something interesting in their plot (see Box 16).

To sum up the research findings proved that complexity²⁰ of the innovation determinates social composition of innovators and balance between internal and external community contacts.

Another important aspect of the Diffusion of Innovation is the trialability²¹ and observability²². In the case of Organic Urban Expansion it is impossible to make the test example for the residents. Oosterwold is rather a testing ground for the authorities and urban professionals. It could mean that

¹⁹ How idea respond to the current social values (Rogers 1995).

²⁰ How it is hard to understand and implement the innovation (Rogers 1995).

²¹ Possibility to test, try how the current innovation works (Rogers 1995).

²² Possibility to see the results of the innovation implementation on the other's people example (Rogers 1995).

Box 18. Interview citation

“New people, who are interested in Oosterwold, contact me every day.”
Respondent 9.

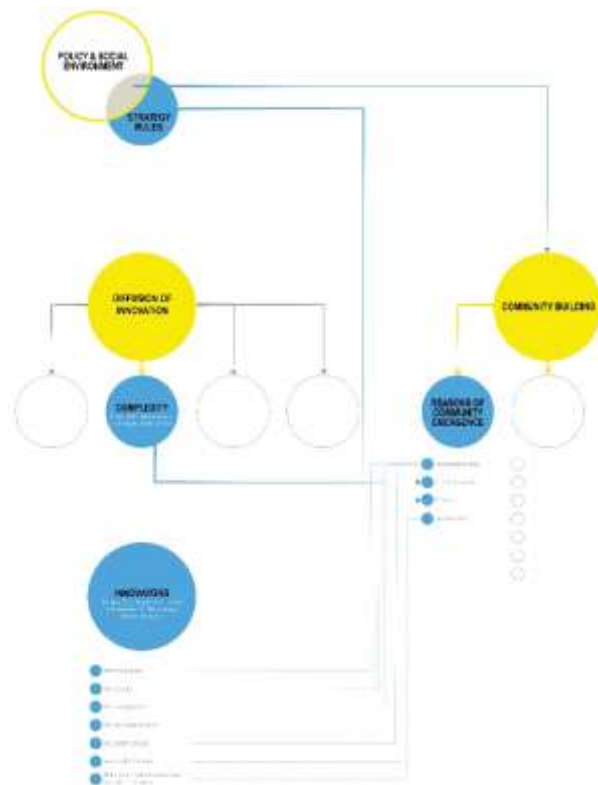
absence of the trial possibility determinate Innovators with the adventure characteristics. These people are not afraid to try something completely new (see Box 17). Some of the responders had presentiments that Oosterwold is “very flat and new”. Most of the respondents admit that it is becoming easier to develop in Oosterwold and easier to convince people that Organic Urban Expansion is a reality and not a

fairy tale anymore. Every initiative, which started the construction phase regularly has visitors, who are interested in Oosterwold opportunities (see Box 18). In addition, the fact that most of the interviewers actively illuminate their developing process in Oosterwold via various blog platforms increase the observability of the innovation. There are respondents among Innovators, who agreed that the experience of the very first initiators had an influence on their decisions. The data analysis shows that trialability and observability determinate the Innovator’s income and occupation characteristics as well as respectively as their visions. The fact that very first initiators are from the appear middle class or rich people plus there are respectively big business projects among them prove it. Another fact that demonstrate this relation is that there are already projects that copy the innovators’ ones.

Current section showed data that proved links between communication canals, compatibility, complexity, trialability and observability of innovation and innovators’ characteristics. In other words, barriers and possibilities of Oosterwold’s development as well as the canals of spreading information about it determinate specific group of people, who commit themselves to area organic area development on the first stages. This group is quite diverse in age. An entire group of responders consists of family people. As was expected, Innovators are mostly middle class and rich people, but still quite diverse. They all have a different background; nevertheless, all of them are highly educated people. Usually, at least one of the Innovator’s family members has a possibility to give attention to their project full time. This results, on the other hand, prove the Rogers’s point of view about homogeneous group of adopters because “they simply do not talk the same language” (Rogers 1995, p.19) with other groups, on the other hand it shows that particular groups are interesting on making their neighbourhood more diverse.

The digital development of our society also gave a chance to work as a freelancer or on distance, this kind of people also are present among the Innovators a lot. Besides, all of them are cities inhabitants who decided to live close to nature and have a spatial plot. Most of them are thinking about their society’s future and interesting in a diversity of it. These are people who not just have an understanding of humanity and the way we live, but also they have a capability and will to make these changes by themselves. Now it is clear that the Diffusion of Innovation theory is also applicable for the urban development and Community Building.

4.5 Residential community emergence and Community Building process.



Why was it so important to know this information about Oosterwold's Innovators? Because they were the people, who started and determined Oosterwold's residential community.

As was mentioned upwards all Innovators in Oosterwold have common specific characteristics. Besides that, in the previous chapters, there was an assumption that this would influence on community building process. To examine if it is happening in Oosterwold. First, we are going to look at the moment of community emergence (see Figure 23). Next, we will find out how the aspects of Community building process could be influenced by the Innovators' characteristics (see Figure 23), that we defined in section 4.4.

Figure 22: Section 4.5.1. Source: author

4.5.1 The reason of community emergence

The question of acquaintance is interesting because people are coming to live in Oosterwold from all over the Netherlands, and quite often, they did not know each other before. Depends on ideas that Innovators have according to their future communities they use different ways to

Box 19. Interview citation

"Especially all the social and community building possibilities. Community building possibilities. So for this project as well and bigger Oosterwold"

Respondent 3

Box 20. Interview citation

"Yeah, I did meet minded people but they are not my neighbours and I really missing that. Sometimes I feel really lonely in raising the kids. So, I was a little bit fed up. At one point I thought it's not natural to do so individually."

Respondent 6

find accomplices. Some people are looking for them among their friends; some use social media to find like-minded people. In the bigger communities, there is always mediator, who create these contacts (usually it is a project leader or municipality workers). These ways of finding neighbours are common for the permanent communities of Oosterwold. Temporary ones generally emerge after contacts in social media or on the regular picnics.

At the moment the information was collected, three main categories of community emergence were distinguished:

It was already noticed in section 4.4, the possibilities for the community building that Oosterwold strategy gives in combination with the spatial possibilities provide the opportunity for the Innovators start their new communities (see Box 19). Some of this people, due to their innovativeness, and strange to others lifestyle and are

Box 21. Interview citation

“We do expect people are going to work together to make some form of transport together, we see that in another area in Almere it happen that public transport wasn't ready and they invented their own bus system with somebody who draw around.” Respondent 10

Box 22. Interview citation

“We have agreement with the Gemeente that they will not sell the plot here to anybody if they not first pay as for the road.”
Respondent 9

Box 23. Interview citation

“Good morning. Does anyone know the name of the lady who's busy with the setting up of Ern (Base) school in Oosterwold itself? She posted a long time ago a message, but I find that anywhere.” Facebook

Box 24. Interview citation

“It's nice when you talk with one initiator one day and next day every initiator knows what you have said. That was something we really get used to. You don't speak with one initiator, there is always a group around him, that want's to do the same or knows the same.” Respondent 10

looking for the like-minded people and often they could be strangers from the other side of the country (see Box 20). Oosterwold gives them an opportunity to live together and form new communities with new values and organise their new life together.

The basic theories of residential community building say that communities usually form around common issues. (Blank et al. n.d.). The infrastructure is the main common problem for all Oosterwolders. It is complicated and big part of the development with a large number of stakeholders involved. Neighbours have to contact each other to be able to manage it. Moreover, a financial question here is highly valuable because it is incredibly expensive. Actually, that is one of the reasons why municipality gave so many responsibilities to people; it simply had no money to develop infrastructure for the new neighbourhood. Interesting fact that in the beginning the municipality of Almere did not want to intervene in this process (see Box 21). However, people demanded it. That could mean that society was not ready to take such a big responsibility. For them, authority involvement was necessary not only for the negotiation with big water or electricity companies but also in regulation investments between neighbours. As a result, for the joint infrastructure projects initiators create some unities to set up and maintain local infrastructure (see Box 22).

Another valuable issue is the absence of amenities. It is not a primary problem; nevertheless, it already emerged in Oosterwold. Mostly the people with the background in social science initiate projects, which include amenities. These projects also demand inclusion in the process people outside of the Oosterwold because there is not enough human and financial capital. At the same time, these kind of projects can collaborate bigger part of society (see Box 23). Future permanent users are not only direct neighbours.

These reasons lead to the emergence of the most ‘*permanent*’ communities where people need or want to interact with each other regularly. At the same time in Oosterwold, a number of ‘*temporary*’ collaborations emerge also.

The aim for this kind of collaborations could be one-time issues like archaeological research. In this case, people collaborate to make one particular short service cheaper, and nothing holds them together afterwards.

The same story seems to happen with information absence. As it was already pointed upwards, the initiators feel the lack of information, which makes them looking it among each other (see Box 24). There are also initiators who have noticed this issue and started systematise and spread information about developing in Oosterwold. These people are extremely motivated to make organic development more accessible for everybody. They are incredibly proud of their neighbourhood and share their experience using social

Some of the communities in Oosterwold have Community Building *technical assistants* among them and use *training techniques* to gain Community Building skills (see Box 25). Mostly their existence depends on the strategy possibilities and innovators occupation.

Next, we are going to analyse the differences in the decision-making process because it is one of the main Community Building factors that Mattessich mentioned (1997). The innovator's goals and attitudes in comparison with the reason of the community emergence influence on their decision-making process.

Box 26. Interview citation

A. Did you contact future residents?

Respondent 8. In the beginning no

A. Does somebody was involved in the design process?

Respondent 8

First of all, there are differences in some people who are participating in the decision-making process. It seems that in residential communities that are organised by one initiator, this actor is taking over of all critical decisions (see Box 26). Then, there is a graduation from the communities where these initiators take over all developing process; to the semi-controlled projects where the main actor live a room for the other's inputs; and finally, there are projects with enough high equality in decision-making, where everybody's opinion is valuable in every question (see Box 25). In the communities, which are organised around the infrastructure of an issue there are always many participants in the

decision-making process. As it was mentioned upwards, in this case, initiators additionally demanded municipality to intervene. Now authorities are mediators between people, especially in the case of newcomers and existing community.

Secondary, it is interesting to look at how the decision-making process happened and what influence it has on the relationships inside the community. Every respondent admits that this process has an enormous impact. Discussions of the massive and costly infrastructure projects within a tenth of strangers might be difficult. It is hard to find a solution, which is not offensive to anybody. Generally, initiators said that it becomes easier after many long discussions because it helps them to know their neighbours better: their needs, possibilities, attitudes and the way of communication (see Box 25). Nevertheless, in the beginning, it is a tricky process. As was already stated, some people are coming to Oosterwold due to the community building possibilities. Some of them use special guidelines for decision making, for example joint decision power (Dutch: *gedragen besluitbevoegdheid*) as the basis for it. At the same time some initiators do similar actions with no intention to follow this theories. Naturally this aspect is not relevant to the initiatives where one actor makes all decisions.

4.6. Community types

All the characteristics and aspects, which were analysed previously in this chapter, influence on what kind of community people have.

Box 27: Interview citation

I think it would a lot of communities inside a community.

Respondent 4

The combinations of these features and aspects shape different types of communities. Even innovators agreed that Oosterwold will not be one solid community but it will consist of different smaller communities (see Box 27 and Figure 25) The following five types of communities portray the current community building outcomes of Oosterwold's

initiatives. We could also say that these are the permanent communities and the durable emerge between them.

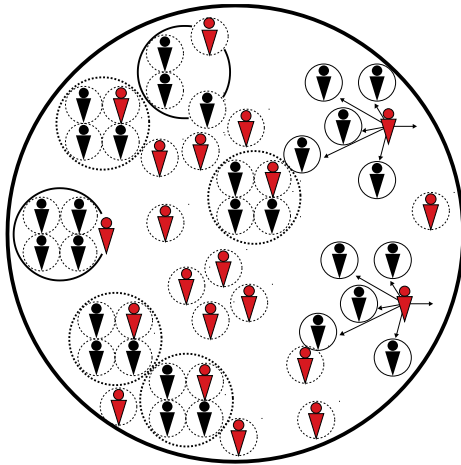


Figure 24: Osterwold community. Source: author

As a result, community 1 consisted of many disconnected people, has one main actor, who coordinates all processes and links inside the community and outside it. In general, this community closed from others initiatives in Osterwold.

Community 2 is where participants regularly communicate with each other and have opportunities partly to make an influence on development. However, the main actor still manages the connection with the rest of Osterwold projects. In both communities the leading player – the initiator will not live in this community.

At the same time, communities of the third type are opened to the rest of the neighbourhood, and they are well connected inside. Also, their project leader will live among the community and everybody there have equal decision-making responsibilities.

The next 4th community is similar to the previous. Nevertheless, participants here are incredibly close to each other. Probably because of this community is more closed to the rest of Osterwold, they already have a lot of communication with neighbors. Mostly the communication with other initiatives is organised through the project leader, openness to the other members depends on their personality and attitudes. Interesting that project leader is responsible only for some particular task, he is indeed temporary hired by other members. Afterwards, he has the same rights and responsibilities. He also will live in this community as well as in the previous community type.

And finally, there are a lot of individual projects, which are not connected to any particular community since the beginning. Usually, it is families, and these people are very open to the rest of Osterwold's society.

The table bellow illustrates all five types clearer.

It is necessary to look what influence on the emergence of these different types of communities. To do so, there is a need to look what influence on the characteristics that these communities have.

First, we will look if the relationships inside the communities depend on channels of communication; if Community Building process is formal or informal; if the community has Community Building technical assistance and training to gain Community Building skills (see Figure 26).

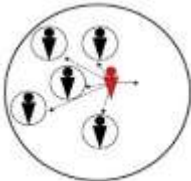

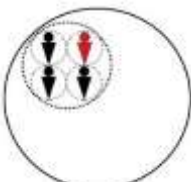


#	Infographic	Initiator and participants	Community building			
			The level of closeness inside community	Contacts with whole neighbourhood community	Openness to the newcomers	Number of people participating in decision-making
1		One initiator person/organization. Large number of participants	Participants have no close connections with each other	The initiator is responsible for the outside communication. Participants almost make no contacts with the other initiatives.	Open	One initiator
2		One initiator person/organization. Large number of participants	Participants communicate with each other a lot	The initiator is responsible for the outside communication. Participants almost make no contacts with the other initiatives.	Open	Depends on the issue 1 or all
3		One initiator with equal participants	Participants are quite close to each other	Participants make contacts with other initiatives, but mostly project leader	semi-open	Depends on the issue 1 or all
4		One initiator with equal participants	Participants are very close to each other	Mostly only the initiator contact other, sometimes other individuals	closed	Depends on the issue 1 or all
5		One initiator	-	Very open to other initiatives	-	-

Table 2 Community types

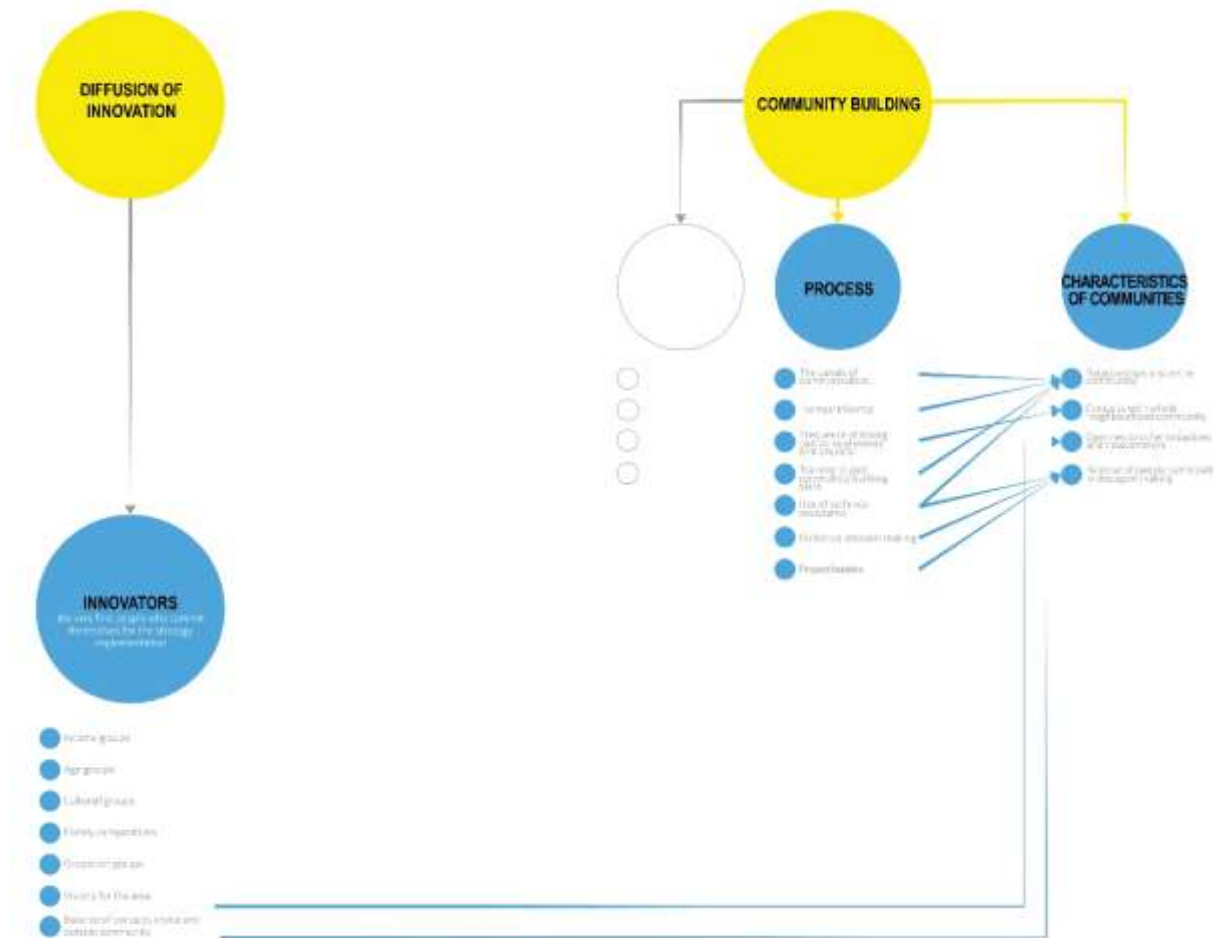


Figure 25: Section 4.6. Source: author.

- Participants have no close connections with each other
- communicate with each other a lot
- quite close to each other
- very close to each other

Box 28: Interview citation

I think de Buitenplaats will be close community. But that is due to the fact that some parts of it are community bases. We will found a organization, and that will be responsible for some parts of the buitenplaats, like the sheep, and the lightning and so on. Respondent 5

Next, the communities' contacts with the whole neighbourhood depend on the decision-making responsibilities distribution and the canal initiators use to communicate (see Box 28) as well as the frequency of taking part in local events and projects, the balance between contacts inside and outside the community of every participant. Depends on combinations of these aspects:

- The initiator is responsible for the outside communication. Participants almost make no contacts with the other initiatives.

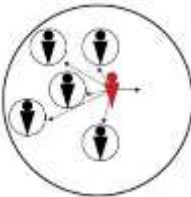
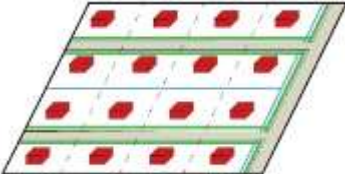
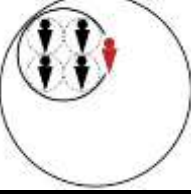
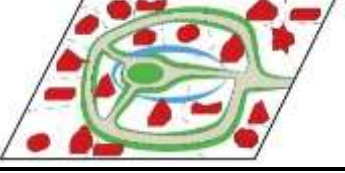
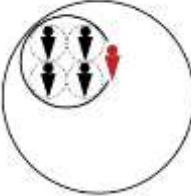

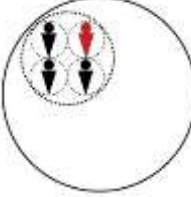
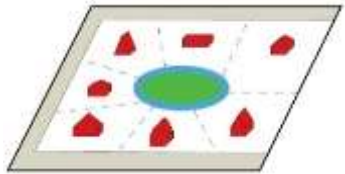


- Members make connections with other initiatives, but mostly project leader
- Mostly only the initiator contact other, sometimes other individuals
- Very open to other initiatives

The openness to newcomers depends on the reasons why people join the community and how close their relationships are. According to this factors, a community will be open, closed or semi-open to the new members.

A number of people participating in decision-making directly depends on how this process established in the community based on this there are two variants were distinguish. First opinion when the project initiator take over all processes, another option when the number of responsible people depends on the issue (one or all actors).

4.7 Project types

What we could see in Oosterwold the different community types also represent projects with various spatial characteristics.

	Community type	Project's partial types	Houses compositions	Infrastructure	Openness of the public and common	Diversity
			detached houses, grid	well organized, rational	No common space, public on the edge of the plot	slightly possible
			detached houses, plots with diverse shapes	well organized, rational	Semi-open public and common space	Present, mix use
			a mix of detached houses and housing blocks, plots with diverse shapes	well organized, rational	Open public and common space	Present, mix use
			detached houses, plots with diverse shapes	unpredictable	Closed common space, public on the edge of the plot	Present
			house block, plots with diverse shapes	unpredictable	The whole plot is a common plot, but accessibility of it is unpredictable	Present



		detached houses, plots with diverse shapes	unpredictable	No common space, public on the edge of the plot	Present
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Table 3 Projects types

The first type of community corresponds to the monotone grid-based projects of detached houses. There is no common space. The public space unified and every householder responds only for the part of his or her land. At the same time, the infrastructure is well organised and rationally used.

The following second community type refers to the projects with bigger diversity in buildings and plots shapes. It still has logically arranged infrastructure, as previous projects have. However, the semi-opened shared space emerges in this type of projects.

This type of community also represent social housing projects, where there is a mix of dwellings types and mix use. The public and common space are very open. Infrastructure and diversity are the same like in the projects above.

Then the next type of community represent projects, which are on the one hand pretty similar to the second type. Nevertheless, their collective space is closed, and the infrastructure rationality is unpredictable.

In the case of the next community type, it is not only an unpredictable infrastructure but also the character of the common space, which takes the whole plot of the project. The new difference here from the upwards projects is that all householders are going to live in the united house.

And finally, individual's project illustrate diversity in the building and plots shapes as well as in planning decisions. The infrastructure decisions are in the same way unpredictable like in a two previous projects, and again like in the first project; there is no common space anymore.

These findings prove points of the Organic City definition, which says that it is a dynamic system that could adapt to the programmatic fluctuations and tolerate to spontaneous modifications even if they are self-organized and informal which leads to the "organically-produced diversity" (Schilders 2015; Schalk 2014). As we can see on the Oosterwold's example, it definitely leads to social and spatial diversity in a natural way.

As we can see, every type has its own benefits and weaknesses. The bigger and more controlled community and project – the less diversity, the less level of organic development, on the other hand, it gives an opportunity to control the efficiency of infrastructure and to solve the global issues (add comment from UGPP literature); the bigger range of people could participate. While with the smaller community and project the infrastructure is less predictably simple, at the same time people are more attached to the neighbourhood and diversity is bigger, development is more organic.

It follows these project spatial characteristics depend on the Community Building aspects.

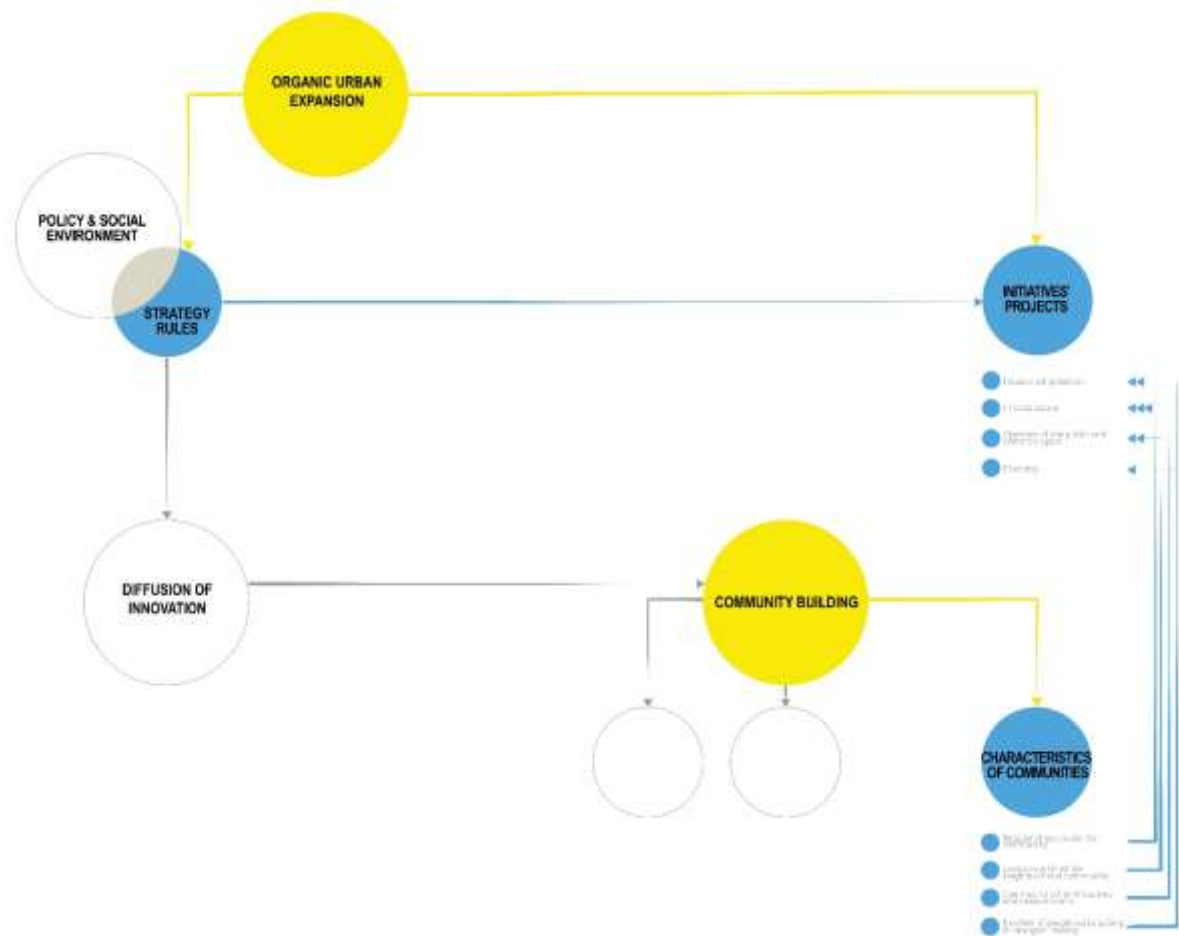


Figure 26: Section 4.7. Source: author.

For example, Figure 27 illustrates that houses and plots composition depends on the relationships inside the community and the number of people who are participating in the decision-making process. The infrastructure network similarly depends on these two aspects and complement with dependence on contacts with the neighbour initiatives. The openness of the common space to the neighbourhood community depends on the way the outside contacts are organised and how much the community is open to the other initiatives. Then the diversity of the district directly corresponds with the way of decision-making process's organisation.

Chapter 5: Conclusions and recommendations

Overall research question:

What is the linkage between Community Building, Organic Urban Expansion during innovative urban strategy implementation on the example of Almere Oosterwold?

Due to the fact that Organic Urban Expansion depends heavily on the future resident's decision-making, that could mean that the personal innovators' characteristics will determinate the quality of and characteristics of the future neighbourhood. The example of Oosterwold shows how the innovative ideas magnet people who want changes not only in their lives but also in community and environment.

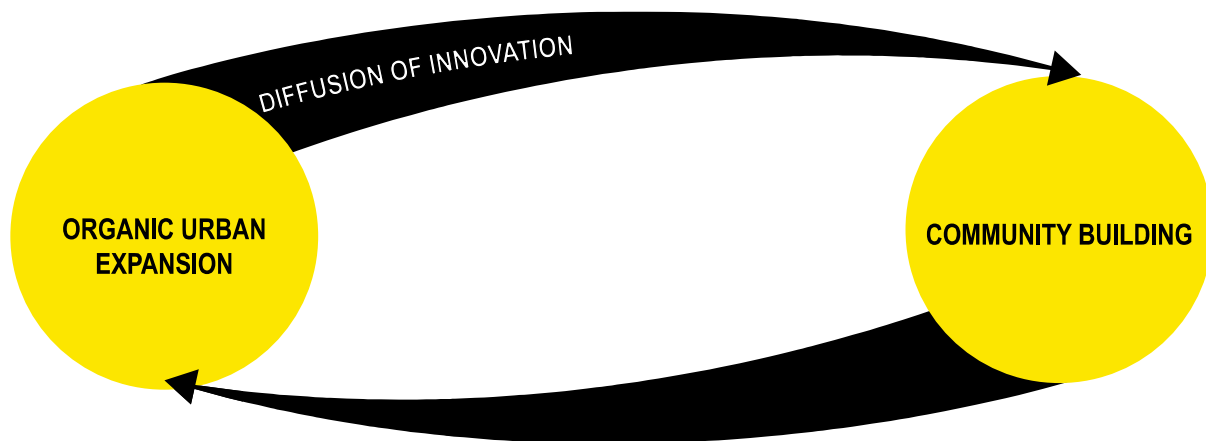


Figure 27: Theories interlinkages. Source: author.

These findings show a new perspective of links between society and city. In chapter 2, there is a description of Batty point of view, that city environment influence on the society development (2009). On the other hand, Urhahn represents ideas of citizens as future cities co-creators (2012). Meanwhile, this study opens new point of view that combine both Batty's and Urhahn's. Figure 28 shows that Organic Urban Expansion influence on Community Building through Diffusion of innovative strategy; next the outcome of Community Building influence on the outcome of Organic Urban Expansion. This happens because people do not come 'empty' to the New Towns, but traditionally this place does not correspond to their visions, they do not have relations to that. The Diffusion of Innovation determinates what common visions these people exactly have. When people are doing their neighbourhood from the beginning, they create its history, which portrays their personalities and traditions, we can clearly see it in the current case study. That is why inhabitants are attached to every corner of the district since the beginning and have a high level of sense of belonging (Nederhand et al. 2014). That is why people in Oosterwold are constantly interested in the new initiatives. They hope that Oosterwold will continue to develop in directions they arranged.

The social part of the current research also proves the key points of the Enabling city theory. Which says that city is a "holistic, living spaces where people make their voices heard and shaped the future of the city by collaborating and interacting with others". (Camponeschi 2010, p.11). That is exactly what is happening in Oosterwold, where initiators collaborate because of common motivations and issues as you can see from the table 2, it actually shapes the city. The theory also mentioned promotion of the new town life with interconnected communities and cross-disciplinary social innovations (Camponeschi 2010, p.11). Table 1 shows these interconnected communities of Oosterwold. Additionally, there are three projects mentioned in section 4.2, which tried to implement various contemporary social approaches like:

- Community-based on nonviolent communication;
- Joint decision-making;
- Alternative solutions for the social housing.

The findings of this research might show that the targets of the Organic Urban Expansion de facto do not depend on the actual rules but on the way *how these rules correspond to the local circumstance, to what characteristics of the residents they appeal*. In other words, it is more important what values local people found important in the new rules than the content of the rules. For example, in the Netherlands and Denmark, the national regulations are very strict while in Ukraine and Egypt the level of informality is very high. That is why in the first two countries the neighbourhood pioneers are very inspired by the freedom possibility projects like Oosterwold and Vinge²³ give. These people, who are hungry for this kind of freedom, tend to use it fully to express their visions for the new neighbourhood. At the same time, this kind of development freedom is not unique in Ukrainian and Egyptian suburbs. As a result, people there do not treat it as a unique opportunity and do not use fully all the opportunity it gives. In conclusion, if we want to establish some targets for the Organic development, it is important to look at the local traditions and social demand of the potential innovators first. Then, it is possible to design a strategy which will respond on the local demand/

This research findings illustrate (Table 3) the different balance between collective and individual need that can emerge in the same circumstances. It corresponds to several theoretical works at the same time. First to the Jing Zhou and Hein de Haan idea is to shift building to the supply-on-demand base that should solve the problem of individual freedom and collective good (INTI 2010a, p.26). On example of Oosterwold, we can see that collective projects which started from the demand-driven proposal will more likely have the common outdoor space than the supply driven ones. Next, it relates to one of the principles of Spontaneous City “creation of the common values” (Urhahn 2012). The findings in Table 3 proved that communities with the different values generate totally different spatial projects. First of all, it corresponds to their needs and second it brings “organically-produced diversity” to the area that Schalk and Schielders mentioned (2014; 2015). Moreover, these findings correlate to the Blank visions of the Community Building process. He said that the focus goals and methods should meet interests and abilities of every participant to give them reason involve collaboration, while the future relationships initial to for willingness to work together on the common goals that are beyond personal concepts (2007). The Oosterwold example proves this statement. Every initiator comes to Oosterwold with different individual needs and depends on what are the individual values he enrolls to the project with higher or lower part of common space component. Finally, it also pictures the Schalk’s ideas of people networks that are the symbols of cities structure, organization and flows (2014). Besides that, Table 3, also, proves the Urhahn assumption that it is unlikely that at some moment all people started to be open to everybody, share ideas and goods, etc. It is hard to start this process because nobody wants to be first (Urhahn 2012) even if the area strategy support to it.

²³ The project in Denmark with a lot of similarities to the current case study. It also has some developing freedom and there are also small communities which emerge to develop common projects.

Video: International New Town Day 2016 - Vinge - Presentation by Søren Smidt-Jensen
https://www.youtube.com/watch?v=_EtYKBxZhqc

<http://www.archdaily.com/551785/plans-revealed-for-denmarks-delta-district-in-vinge>

Sub-questions:

- *To what extent innovativeness of the Urban Expansion Strategy influence on neighbourhood social composition?* The next question is a sequence of the previous one that is why it is better to look on them together. *What is the influence of social composition and reasons of collaboration on Community Building process?*

The fact that municipality did not advertise the development plan for the big audience. As a result, the innovators are people who really wanted to develop their neighbourhood differently and take care of its quality that respond to the key Oosterwold's strategy objectives. As a sequence, they highly interested on the initiatives which are coming after. They are afraid of turning targets back to the traditional development. As is every innovation diffusion process happening, now there is the second wave of followers starts. These are the people who are inspired by the innovators' experience. At the same time, it means that the more people are involved, the less innovative the strategy is, so the less influential this variable is.

As was mentioned in section 4.3, Oosterwold strategy creators have hope that the social projects will emerge here. Likely, that already happens. There are people who are interested not only in helping people with less money and knowledge but also in community building possibilities here. Due to the number of particular innovators' characteristics (see section 4.4), there are people in Oosterwold who see their future neighbourhood diverse. Moreover, some of them already work on it (see examples in Annex 2). The fact that similar movements happen also in the Vinge gives the opportunity to generalize this movement for the North European highly educated middle class.

- *What channels of communication do innovators use and how important the digital media part of these channels is?*

First of all because of the lack of official information and people who know what and how to do the social media are the key canals of sharing and getting information. The very first innovators do not use them as a source because there is no information yet. However, they are the people who became a source of information, they share their experience and inspirations with the followers. Also, it is used as a place to get acquainted and find neighbours for collaboration before they are not living next to each other. Interesting that participants almost do not use official websites and pages in social media; the only exclusion is a personal Twitter of the area manager. Probably, the ability to know exactly the person, which share information play important role here. The same situation with the communication inside the community. Residents know more about other neighbour initiatives when there are particular personalities are open for the contact.

That is why, this is not a reason to underestimate the value of face to face working and informal meetings, they are still the main way of concrete the relationships in the community, discuss Digital platforms are vital, but they can not

- *Are there any patterns of a sequence of actions and policy could be detected?*

Oosterwold's example also shows the resilience of the traditional way of development. The local strategy was meant to boost the Organic development. Nevertheless, the first type of the projects in Table 3 shows that some initiatives still follow the previous approaches. To avoid that, local authorities partly changed rules, but it did not help. Anyways, this actors found the way to avoid it; this is a flip side of the freedom in Oosterwold. In the end, this change of rules did not have any impact on the "copy pasted" projects, but on the ones that tried to collaborate, it actually reduced the freedom of the individual initiatives as well.

Recommendations

Future researches

This research proved the existence of links between concepts of Organic Cities, Community building and Innovation Diffusion, however, up to this moment, it did not find the academic literature which consists of information with links, at least, two of them. There is an assumption that there is a gap in the literature. The fact that this strategy now is copied a lot gives hope that soon it will be possible to make deeper multiple case study.

It might be true that the findings of current research can help to build new guidelines for the future Organic Urban Development strategies. To avoid transition of Oosterwold's approach to the one more traveling idea (this issue was mentioned in the section 1.1) it is necessary to



Figure 28: Guideline proposal. Source: author

understand that local social conditions made this strategy work. There is a social demand for the projects with sustainability, freedom and social cohesion values. Most likely that in Ukrainian and Egyptian projects we mentioned in the section 1.1 this values would be ignored by the society. It is most likely that “Oosterwold” in the way it is now would not happen outside the Northern Europe.

That is why current research findings can help to adapt this approach. As Figure 29 shows the future strategy design might follow next steps. First authorities and urban professionals outline the general vision of the area, as Sinek insist first on convincing people “why we do it” (2009). Next, they look for the potential innovators²⁴ of the area that can adopt this vision. After that, they should be ready to do so; the strategy details should be developed together with innovators.

This guideline supposedly will correspond to the one more issue. The most of the people who develop areas bottom-up all around the world are not interested in current urban targets like New Urban Agenda or global issues. Usually, they tend to solve their local issues. That is why it is important to have this first step that Figure 29 illustrates. First to set up a vision that corresponds to the global or bigger context, than find people who adopt this idea and combine them with their local demands.

Currently, it is only an assumption based on the research findings. However, it might be a start for the next testing research.

Additionally, current work showed that the same case proves the three concepts Organic City, Enabling City and Spontaneous city. This fact point on the overlap of the theories, that was mentioned in section 2.2.4. It proves the remark from the second chapter that these three concepts have great overlap. Probably it is the time to merge these ideas to make the theoretical basis clearer.

²⁴ <https://habitat3.org/the-new-urban-agenda>

Socialising housing market. There are two projects, which are trying to find new approaches to social housing. They are trying to make a step from the traditional business models and change system of dependency on the social welfare. There is a need to research new business models.

Also, it is a new try to make a mix of different social class. There is a need to examine if this approach will work and how it is different from previous. There are already trials of mixing society, but in most cases, it does not work. Segregation remains at various levels, people coexist close to each other but do not interact (resource). In other cases, it leads to gentrification.

So the question is how this projects in Oosterwold are different to the other and how they work. Furthermore, Oosterwold is not unique, from this point of view, there are similar new projects, for example in Vinge Denmark.

Observations

- The questions related to the scale of the project. The initial goals was to gain 15000 (MVRDV 2011) householders in the area. One more question needs to be researched – which is will this spirit of innovators’ remain when the number of initiators increases (the stage of early majority on Figure 30). Will the quality remain? Are there enough active people with the same mindset to continue the growth and are there enough of them to develop the whole area.

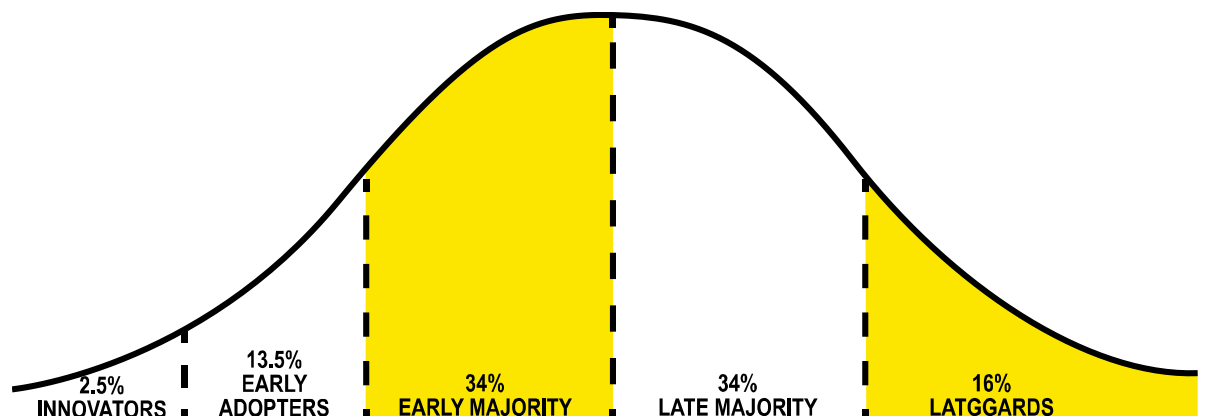


Figure 29: Problematic stages. Source: (Rogers 1995) updated by the author

- In the light of national policy environment, current research already showed that mismatches between area strategy and national policy not only create barriers for initiators but also make some of the initiatives impossible to implement. That means that the top-down influence is still considerable. These findings totally correlate with Michelle Provoost statement “there will have to be fundamental changes in land policies, the construction economy and the organisation of the building sector before the Netherlands can lay claim to an ‘organically evolving’ or ‘informal’ city” (INTI 2010a, p.16). The question of the balance between top-down influence and freedom of bottom-up activity is still open. It is even more complex due to the fact that nowadays more actors involve in this process. It is no longer the only the question of the architects’ visions and readiness of the authorities to share responsibilities but also the population demand.
- People coming here looking for opportunity to create a new community, now it is very opened to new people, instead of other village's communities in the country. Nevertheless, in 20-40 years when the community will be more or less formed, when there would be no space for new houses (the stage of latggards on Figure 30). How will this community be open to new

people? What about people who will come to buy a ready made house? Will they also have this sense of belonging to the place?

- Another actively discussed issue is developers' participation. On the one hand, it brings monotony again and low down social interactions. However, on the contrary, there is a demand for the sophisticated professional help especially for the people who has no time to overcome the complexity of the development process by themselves. Mainly it will be needed in a few years when the demand in Oosterwold will increase. The question is how to give a chance to this organisations to work in Oosterwold but at the same time prevent possibility to work in the way they are used to.
- One more observation relates to the future adaptation of the strategy. On the one hand, innovators and first adopters facilitate the maintenance the qualities that were established since the beginning. On the other hand, there is a risk of conservation of the city according to the visions of the innovators and first adopters. These are the very strong personalities with strong visions. This conflict is already happening in Milton Keynes²⁵. There is a question if Oosterwold can avoid it.

²⁵ <https://www.youtube.com/watch?v=AQ5f3VewxMY>

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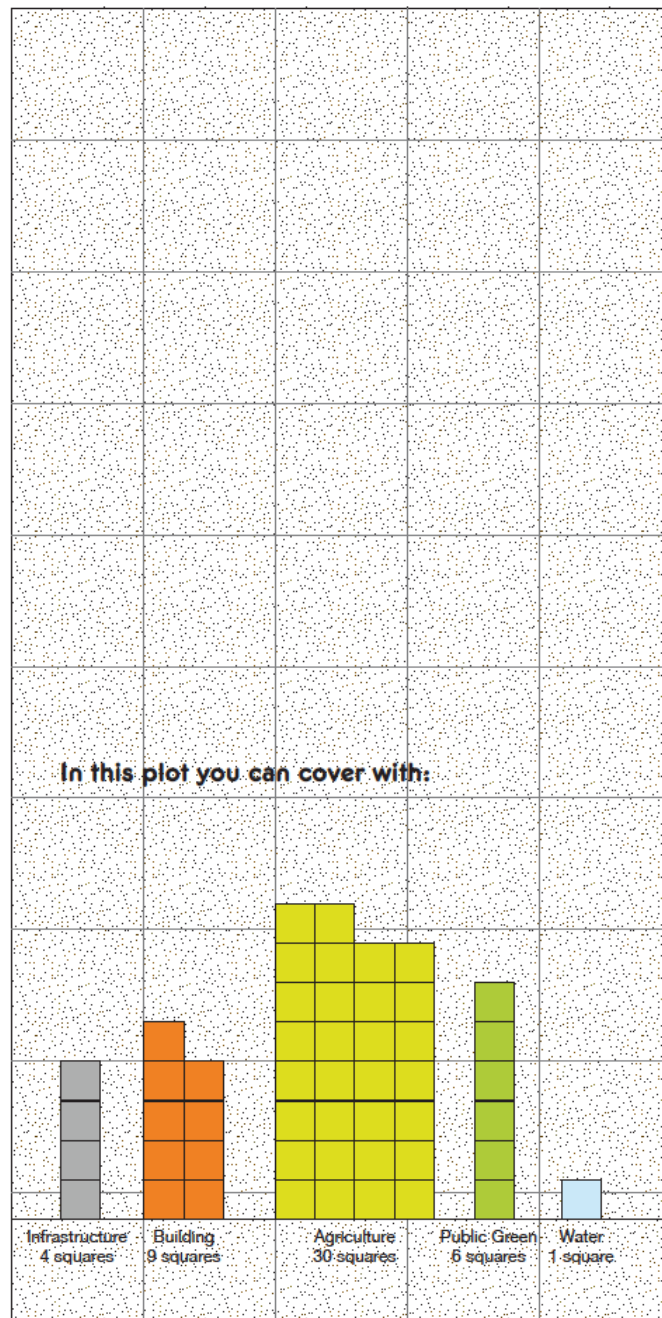
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Annex 1: Agricultural plot model.

Source: Play City



Generic Plot of 5.000m²

Anex 2: Social initiative “Ondernemend Wonen Oosterwold”

Source: Janneke Sauer



Begeleiding
De initiatiefnemers en partners van OWO organiseren, faciliteren en begeleiden zowel de bouw van de woningen als de sociale gemeenschapsvorming. Zij brengen geïnteresseerden bij elkaar en geven vorm aan het gesprek waarin individuele dromen, idealen en behoeftes kunnen worden gedeeld. Op basis daarvan krijgt het project gestalte en kunnen er binnen OWO verschillende kleinere woongemeenschappen met een eigen karakter ontstaan.

Realisatie en beheer
Voor de realisatie van het project zijn wij aangewezen op de toekomstige bewoners. Samen met hen wordt er verder vorm en inhoud gegeven aan de gemeenschap, inclusief de woningen. Stichting Ondernemend Wonen realiseert en beheert de woningen. De bouwwijze is ecologisch verantwoord en energieneutraal. Het doel van de stichting is om mensen met een laag tot gemiddeld inkomen, toch een eigen woning te laten verwerven via een pachtconstructie. Zij realiseert binnen dit project dan ook met name (sociale) huurwoningen. Iedereen die warm loopt voor OWO is echter welkom, ook het realiseren van koopwoningen behoort tot de mogelijkheden.

Interesse?
Informatie- en ontmoetingsbijeenkomsten vinden plaats op:

Zaterdag 01-09-2016, 10:00 - 13:00 uur
Woensdag 23-11-2016, 20:00 - 22:00 uur
Zaterdag 21-01-2017, 10:00 - 13:00 uur
Locatie: Buurthuis de Bultenkans
Ambtenaar Dorknoperlaan 4, Almere

Voorafgaand aan de aanvangstijd is er steeds een half uur inloop.

De initiatiefnemers vertellen over de achtergrond en opzet van het project en er is ruimte voor ontmoeting en gesprek met andere belangstellenden.

Contact en aanmelden:
ondernemendwonenooosterwold@gmail.com
06-52391076 (Ruth Meyns)
www.owoalmere.wordpress.com

We zien uit naar je komst!

Ruth Meyns, Janneke Sauer, Eric ten Hagen, Ingrid Busink

Partners:
Stichting Ondernemend Wonen
Bouwen met Mensen
School voor Gemeenschapsvorming en Initiatief

Oosterwold:
www.maakoosterwold.nl

Ondernemend Wonen Oosterwold

Droom jij ook van leven in verbinding met de mensen om je heen? In de vrijheid om eigen wensen en idealen vorm te geven? Van een mooi, duurzaam en betaalbaar huis in een aangenaam groene omgeving? Misschien is Ondernemend Wonen Oosterwold dan iets voor jou.

ontwerp: Jurriat van den Ham / fotografie: Sanne Schouwink



Ondernemend Wonen Oosterwold

Met *Ondernemend Wonen Oosterwold* (OWO) willen wij een woonoord ontwikkelen waar leven vanuit vrijheid en verbinding mogelijk gemaakt wordt.

Onze pijlers zijn:

- Moderne gemeenschapsvorming: samen leven met interesse in de mensen uit je buurt;
- Het samenbrengen van wonen, werken, leren en leven;
- Meergeneratiewonen;
- Ruimte maken voor initiatief en ondernemerschap;
- Ecologisch verantwoord bouwen en wonen;
- Solidair en vernieuwend omgaan met eigendom en beheer;

Samen leven

Met OWO willen wij werken aan moderne gemeenschapsvorming. Dat betekent dat we de ruimte willen bieden voor het ontstaan van een plek waar mensen met verschillende achtergronden, mogelijkheden maar ook beperkingen, samen willen wonen, werken, leren en leven.

Het fundament voor die gemeenschap is een oprechte interesse in elkaar als medemens. Onze manier van werken stimuleert daarbij een open gesprekscultuur, onderling vertrouwen, verantwoordelijkheidszin en biedt ruimte voor het nemen van eigen initiatief.

Meergeneratiewonen

We zien OWO als een plek waar mensen van alle leeftijden zich thuis kunnen voelen. Een woonoord waar kinderen en jongeren in vanzelfsprekend contact kunnen opgroeien met omwonende leeftijdsgenoten en volwassenen. Waar oudere mensen langer actief en betrokken kunnen zijn in de gemeenschap en er tegelijkertijd ook de nodige zorg voor handen is. Op deze manier ontstaat de mogelijkheid om ieders capaciteiten in te zetten en de ruimte om individuele wensen en behoeftes te vervullen.

Ondernemerschap en initiatief

Binnen OWO willen wij ruimte bieden voor initiatief en ondernemerschap. Dit betekent dat elk individu initiatief kan nemen binnen de woongemeenschap. Denk aan het organiseren van een marktje, kinderopas, tuinproject of wat dan ook. Het betekent ook dat er ondernemersruimten verhuurd worden en sociaal-maatschappelijke, ambachtelijke of culturele ondernemingen een plek kunnen krijgen in het project. Op dit moment is er een initiatief voor een kleinschalig schooltje verbonden aan OWO.

Oosterwold

Oosterwold is een groen en agrarisch gebied tussen Almere en Zeewolde. De gebiedsinrichting wordt geheel overgelaten aan het eigen initiatief van de toekomstige bewoners. Daarvoor gelden wel een aantal spelregels. Eén daarvan is dat een groot deel van het kavel moet worden ingevuld met stadslandbouw. Dit sluit aan bij het ecologisch verantwoord bouwen en wonen dat OWO voorstaat. Samen met de bewoners willen we vorm en bestemming geven aan de huizen en het bijbehorende land.

Anex 3 Buitenplaats Oosterwold

Source: http://buitenplaatsoosterwold.nl/Downloads/downloads_getfilem.aspx?id=532212



Buitenplaats Oosterwold

woonpark met 52 riante kavels
tegen het Gooi en bij Amsterdam



bouwrijpe kavels vrij op naam van €95,-
tot €115,-/m2 inclusief BTW





Buitenplaats Oosterwold

Riant wonen tegen het Gooi en bij Amsterdam

Met dit document geven wij u achtergrondinformatie over Buitenplaats Oosterwold. Over de meest actuele opzet van het plan, de toepassing van het groen, de kavels, indelingen en bezonning. Wij realiseren ons dat bij de bijzondere ontwikkelingsmethodiek van Oosterwold altijd vragen over blijven. Begrijpelijk, want Oosterwold is voor zowel de overheid als voor alle betrokken stakeholders en 'eerste pioniers' het eerste (voorbeeld)project in Nederland dat uitgaat van 'het nieuwe ontwikkelen'. Niet de gemeente of een projectontwikkelaar bepaalt hoe Oosterwold er uit gaat zien, maar alle toekomstige bewoners van Oosterwold maken in feite zelf hun leefomgeving. Er liggen geen planologische blauwdrukken aan ten grondslag. Het gebied krijgt organisch zijn gezicht en het proces gaat ook nog eens uit van zelfvoorzienend. Alles moet door initiatiefnemers zelf worden bedacht, geregeld en worden aangelegd. De relatief lage grondprijs is daarop afgestemd.

De gebiedsontwikkeling is dus volstrekt nieuw. De toekomstige bewoners van Oosterwold, al dan niet met behulp van specialisten en landschapsarchitecten, zorgen ervoor dat Oosterwold een prettig woonklimaat wordt. Buiten wonen op grote percelen met veel vrijheid in de nabijheid van de grote steden, wat in de Randstad bijna onmogelijk is. Soms is het wordingsproces een zoektocht, en soms is het proces door voortschrijdend inzicht ook onderhevig aan tussentijdse aanpassingen. Dit hoort allemaal bij Oosterwold, zeker in de startfase van de eerste

initiatiefnemers die op een soort ontdekkingsreis zijn. Dit geldt ook voor medewerkers van de gemeente, het waterschap en nutsbedrijven. Ook voor hen is het even wennen, is het proces nieuw en moeten zich aan niet gebruikelijk processen conformeren.

Maar nu, december 2015, staat Oosterwold grotendeels al latent in de bouwsteigers. De eerste vergunningen zijn afgegeven en na de zomer start de bouw van woningen op de eerste percelen. Intussen zijn zowel aan de noord- als zuidkant van de Tureluurweg ook al verenigingen van initiatiefnemers opgericht en actief voor de aanleg en het beheer van de ontsluitingen en de erfwegen. Samen met de gemeente en nutsbedrijven trekken deze verenigingen op voor de aanleg van de noodzakelijke voorzieningen. In december wordt gestart met de aanleg van de eerste kavelwegen. Nu, ruim drie na de lancering van de woongedachte achter Oosterwold, krijgen ideeën en plannen gestalte. De initiatiefnemers van Buitenplaats Oosterwold zijn vanaf de lancering in 2012 actief betrokken bij de transformatie van idee naar werkelijkheid. En daar zijn ze trots op.

De initiatiefnemers van Buitenplaats Oosterwold BV:
Hans van de Ven
Daan Fröger
Martine van Vliet
Freek Loos

december 2015

www.buitenplaatsoosterwold.nl



Buitenplaats Oosterwold

Kenmerken Oosterwold

Oosterwold is een gebied met akkers, weiden en bossen. Op slechts 10 minuten van het Gooi, 20 minuten vanaf Utrecht, Amersfoort en Amsterdam, direct over de Stichtse Brug in Flevoland, tussen Almere en Zeewolde. Daar wordt Buitenplaats Oosterwold gerealiseerd, aan de Tureluurweg naast het Kathedralenbos van Staatsbosbeheer en vlak bij Golfclub Almeerderhout. Buitenplaats Oosterwold biedt landelijk buitenleven vlak bij de grote steden van de Noordvleugel van de Randstad.

Een rijk buitenleven met veel ruimte en groen

Buitenplaats Oosterwold wordt geen doorsnee woonwijk, maar wel een uniek en fraai aangelegd park met bomen, moestuinen, hagen, weiden en een vijver. Een karakteristiek landgoed in de traditie van historische buitenplaatsen. Met veel groenbeleving en rust en ruimte. Een ontwerp van Atelier Loos Van Vliet, een internationaal vermaard bureau op gebied van landschapsarchitectuur.

Een woonperceel van 1300m² al vanaf € 125.000,-

Een woonperceel van 1300 m² op Buitenplaats Oosterwold kost € 125.000 V.O.N. U leest het goed. Een schitterende woonplek met een erf, veel ruimte voor stadslandbouw, een siertuin en/of weide voor schapen en kippen. U bepaalt het grotendeels zelf. Binnen de condities die de Rijksoverheid aan Oosterwold stelt. De kavelprijs in Buitenplaats

Oosterwold bedraagt, afhankelijk van de locatie, tussen de € 100 en € 110 per m² vrij op naam. De groene parkinrichting en infrastructuur van Buitenplaats Oosterwold zijn in de grondprijs begrepen.

Alle vrijheid voor het realiseren van uw droomhuis

Voor de bouw van uw woning heeft u alle vrijheid, mits u aan het bouwbesluit voldoet. Onder architectuur, of een woonconcept, of een catalogushuis, het is allemaal mogelijk. Bijvoorbeeld een statig landhuis, moderne villa, loft of parkhuis. Begrippen als duurzaam en energiezuinig worden gewaardeerd. Welstand bestaat niet. Wel worden woningen op ruimtelijke kwaliteiten getoetst om nu en in de toekomst een fraai woonpark te waarborgen. Want het doel is dat Buitenplaats Oosterwold tot de Top-25 mooiste woonbuurten van Nederland gaat behoren.



Buitenplaats Oosterwold



Buitenplaats

Buitenplaatsen zijn van oudsher een zomerverblijf voor rijke stedelingen die in de zomer de stank en de ziektes in de stad wilden ontlopen. Het was ook een belegging in landhuizen en grond. In 's Graveland vind je van die buitenplaatsen. Het Rijk en de gemeenten Almere en Zeewolde stellen een gebied van 4300 hectare beschikbaar voor ontwikkeling met bijzondere randvoorwaarden. Buitenplaats Oosterwold is geïnspireerd op de buitenplaatsen van weleer. Het is een nieuw woonpark in de polder met vrijstaande woningen voor permanente bewoning en een centraal hoofdgebouw met appartementen.

Ligging

Oosterwold is een gebied van 4,3 km². Het ligt oostelijk van Almere ten zuiden van de Vogelweg, tussen de Tureluurweg en het Kathedralenbos met het Stadslandgoed de Kemphaan. Direct in de omgeving liggen: villapark en golfclub

Almeerderhout, villapark Nobelhorst en villapark Vogelhorst. Buitenplaats Oosterwold is goed ontsloten via de A27 afslag 37, de A6 afslag 6 en de Waterlandse weg. De locatie is ook goed bereikbaar met stads- en streekbusvervoer.

Bijzondere condities

Voor het ontwikkelen van een buitenplaats, een park met woningen, is meer grond nodig dan een doorsnee wijkje met kavels in de stad. Dat kan in Oosterwold omdat de grond relatief goedkoop is. De grond is echter nog niet bouwrijp. Een initiatiefnemer moet zelf alle onderzoeken doen, een bestemmingsplanwijziging aanvragen bij de gemeente, een watervergunning bij het waterschap, een weg en een individuele riolering aanleggen. Het park moet verder voldoen aan alle spelregels die de gemeente Almere heeft opgesteld in de Intergemeentelijke Structuurvisie Oosterwold. De spelregels worden vastgelegd in het Omgevingsplan Oosterwold dat in februari 2016 behandeld wordt in de gemeenteraad.



Betaalbaar wonen in een ontspannen landschap



Daarin staat onder andere hoe de gemeente wil bereiken dat het landschap gegarandeerd groen blijft. Meer dan de helft van een perceel moet bestaan uit stadslandbouw. Een beperkt percentage van een perceel mag als erf ingericht worden. De perceel grootte is ook bepalend voor het maximale bebouwingsoppervlak. Het blijft dus groen in Oosterwold omdat de percelen relatief groot zijn in verhouding met het oppervlak bebouwing.

Instappen

Buitenplaats Oosterwold ontwikkelt een park dat volledig voldoet aan alle condities. Het levert bouwrijpe percelen inclusief infrastructuur, parkinrichting, riolering, afwatering, verlichting en nutsvoorzieningen. U kunt een perceel uitzoeken en uw aandacht richten op het kiezen, ontwerpen en realiseren van uw woning.



Locatie

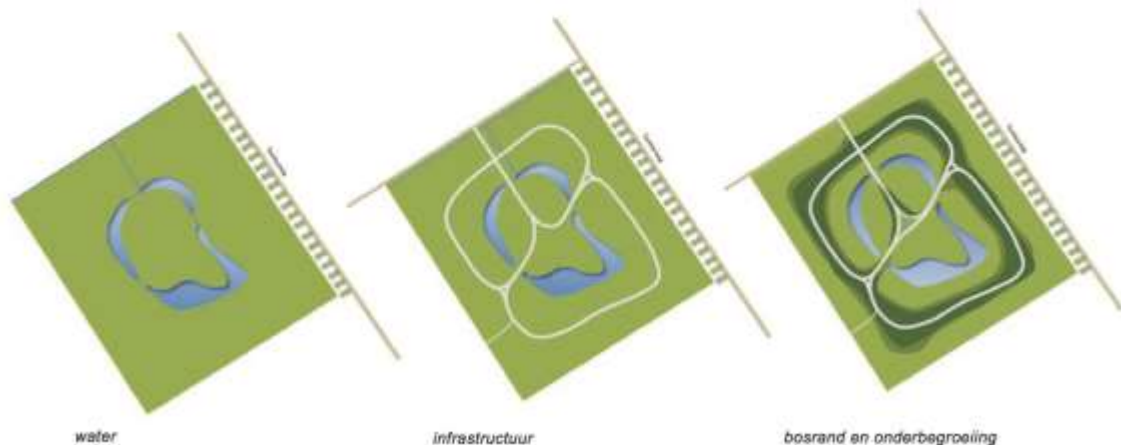


Er is een gebied gereserveerd van 11 hectare ten zuidwesten van de Tureluurweg. Het plan Buitenplaats Oosterwold is met de gemeente besproken. De basis opzet van het ontwerp voldoet aan de spelregels en kan worden uitgewerkt tot een definitief plan. Het definitieve plan wordt formeel ter goedkeuring ingediend. De gemeente gaat het ontwerp toetsen aan het nieuwe Dit plan wordt in februari 2016 behandeld in de gemeenteraad en vervangt de huidige bestemmingsplan procedure.





Plan opzet



Het plan bestaat uit een bijna rechthoekig stuk grond achter de dubbele bomenrij langs de Tureluurweg. In het projectgebied wordt een ringvormige vijver gegraven. De vrijkomende grond wordt benut voor de ophoging van de erven. Dat is nodig want poldergrond klinkt in de loop der tijd in. De vijver vangt het overgrote deel van het schone regenwater op. Kleine greppeltjes leiden het regenwater van daken, wegen en een deel van het land naar de vijver. De vijver is de waterberging van het park. Het waterpeil is wat hoger dan het polderpeil zodat er geen polderwater kan binnendringen. De breedte varieert van 35m tot 9,5m en de diepte van 3,4m tot 1,2m, genoeg om in te baden. Om verzekerd te zijn van een goede waterafvoer wordt er rondom het park ook nog een greppel aangelegd. Greppel en vijver hebben een overstort op de bestaande poldersloten

De Parkparkweg

Net buiten de vijverring ligt een ontsluiting lus voor verkeer in twee richtingen. De weg sluit in het noorden aan op een nieuw aan te leggen

kavelweg. Via deze kavelweg komt u op de bestaande Tureluurweg. De parkweg van gebakken klinkers ontsluit alle woningen. De weg wordt net als de erven verhoogd aangelegd. U rijdt straks de Buitenplaats op met aan de ene zijde een kleine weide met wat schapen en aan de andere zijde een kleine boomgaard. Rijdt u door dan kruist u de vijverring. Op het eiland splitst de weg zich. Aan deze splitsing ligt een veld met speelvoorzieningen. Zo ontstaat een vrij monumentale entree van de buitenplaats.

Park met bomen

Het plan voorziet in de aanplant van bomen met een onderbegroeiing van heesters. De hoogte van de vegetatie neemt naar buiten en naar de vijver toe af. Er ontstaat zo een mooie combinatie van een rand met bomen en onderbegroeiing en een open landschap. Dit biedt een fantastische kans om aan een begroeide bosrand te wonen met vrij uitzicht. Zo ontstaat privacy en individualiteit en wordt de kwaliteit van het park als geheel gedeeld.



Totaal plan

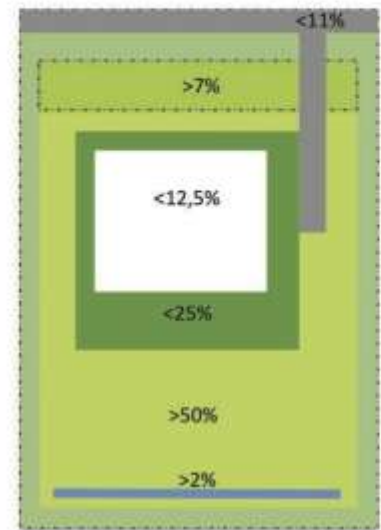


Het schetsplan voorziet in circa 52 percelen waarvan één met een hoofdgebouw met appartementen. Het appartementengebouw telt twee verdiepingen en ligt pal tegenover de hoofdentree op het eiland.

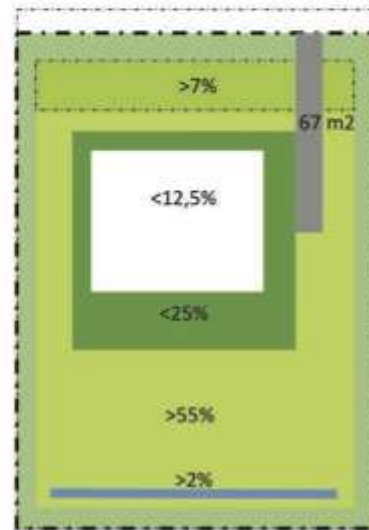




Kavel principes



- rondom toegankelijk 2m
principes omgevingsplan



- rondom toegankelijk 2m
principes individueel kavel Buitenplaats Oosterwold

Principes uit het omgevingsplan

De gemeente stelt in het omgevingsplan voorwaarden aan het ontwikkelen van een kavel. Die voorwaarden gelden voor iedereen en vormen een garantie voor een groene ontspannen woonsfeer. Zo mag 25% van het kaveloppervlak benut worden om op te bouwen, dit wordt het roodkavel genoemd. Op dit bouwvlak mag 12,5% van het kaveloppervlak aan bruto vloeroppervlak gerealiseerd worden plus wat er nog vergunningvrij gebouwd mag worden.

Een kavel is rondom toegankelijk zijn met een strook van tenminste 2 meter breed.

Er mag maximaal 11% verharding zijn buiten het roodkavel, er is tenminste 2% water en 7% publiek toegankelijk groen aan de randen. Oosterwold staat in het teken van stadslandbouw. Tenminste 50% van het kaveloppervlak bestaat uit stadslandbouw.

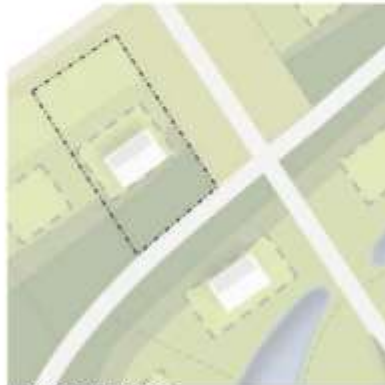
Principes Buitenplaats Oosterwold

Voor Buitenplaats Oosterwold gelden de principes uit het omgevingsplan. De Buitenplaats bestaat gemeenschappelijke delen en individuele kavels. De verhoudingen uit het omgevingsplan zijn omgeslagen over de Buitenplaats als geheel. Hieruit volgen aangepaste voorwaarden voor de individuele kavels. Het maximum oppervlak aan verharding buiten het roodkavel is bijvoorbeeld niet 11% maar 67m². De verharding van alle kavels plus de parkweg en de kavelweg naar de Tureluurweg is precies 11% van het grondoppervlak van fase 1.

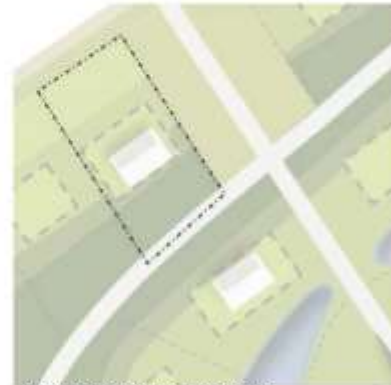
Er worden verschillende soorten bomen geplant. Iedere soort heeft een eigen groeiproces en omvang. Er worden bomen geplant met een stam omtrek van 18 tot 20 cm. De verwachting is dat ze na 20 jaar zijn volgroeid. Het beplantingsplan wordt afgestemd op optimale bezonning in de namiddag en avond. De komende jaren overall een uitstekende bezonning.



Erf en bebouwing



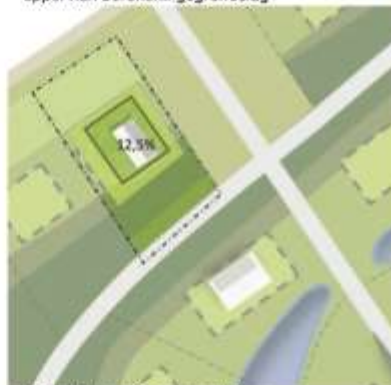
voorbeeld kavelgrens



oppervlak berekeningsgrondslag



oppervlak en schuifruimte bouwvlak/roodkavel



maximaal bruto vloeroppervlak

Een kavel grenst aan de rand van de verharding en de aangrenzende percelen. Voor de berekening van het bouwrecht wordt het oppervlak van de helft van de aangrenzende parkweg megeteld. Conform de spelregels van de gemeente heeft u een bouwvlak (roodkavel) van 25% van het perceel.

Er mag alleen op het roodkavel gebouwd worden. Een schuur of zwembad mag dus alleen op het erf worden gerealiseerd. U kunt maximaal 12,5% bruto vloer oppervlak realiseren. Het bruto vloeroppervlak is het oppervlak van de vloeren van alle bebouwing inclusief de verdieping binnen de omtrek van de opgaande gevels, dus inclusief de gevels. De definitie vindt u in de NEN-norm

2580. Uw architect kent deze norm. Een perceel van bijvoorbeeld 2000m² heeft dus een erf van maximaal 500m² en het totale bruto vloeroppervlak (inclusief verdiepingen) van alle opstallen op het erf is maximaal 225m². Zo zorgt de gemeente ervoor dat iedereen verzekerd is van een groene omgeving.

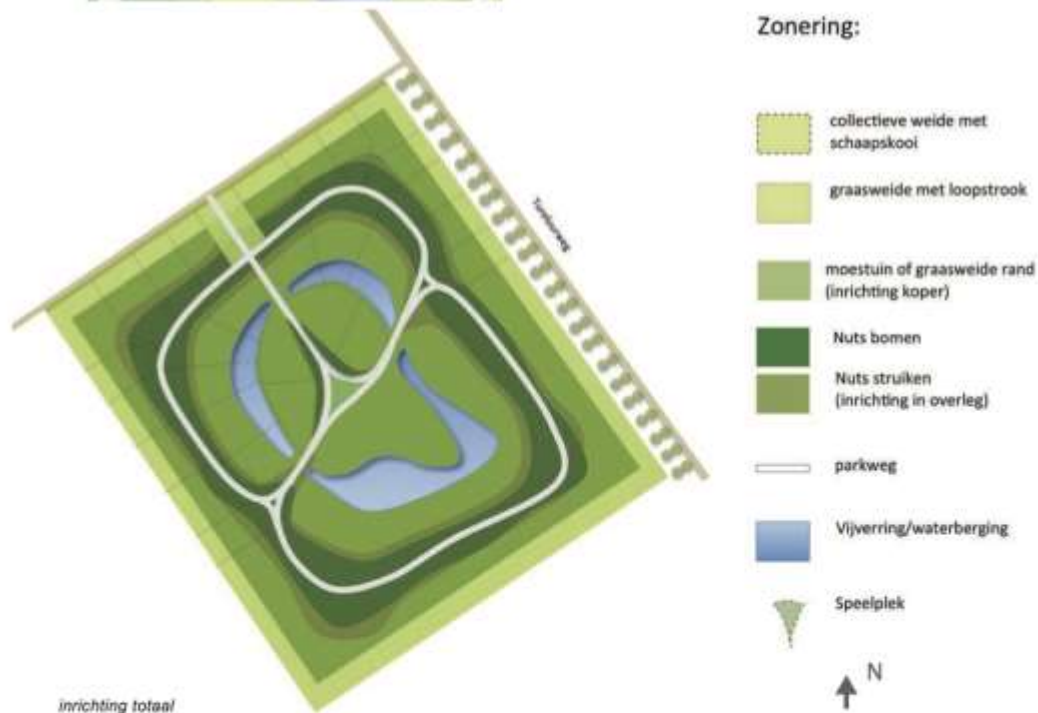
Er is een landelijke regeling voor vergunningvrij bouwen. Deze regeling geeft u het recht om extra bebouwing op het erf te realiseren. Meer informatie vindt u bij Vergunningvrij bouwen-rijksoverheid.nl. De locatie van het erf en situering van de woning bepaalt u in overleg met de opstellers van Buitenplaats Oosterwold.



Stadslandbouw en doorwaadbaarheid



Buitenplaats Oosterwold is opgezet als nuts park. De rand met bomen en heesters bestaat uit een mix van notenbomen en heesters zoals bijvoorbeeld walnoten, tamme kastanjes, hazelaars, fruitbomen en bessen. Een snoeibeurt van de bomen per jaar volstaat. Dit onderhoud maakt deel uit van het centrale beheer door Buitenplaats Oosterwold. Een buitenrand van circa 10 meter breed is gereserveerd als grasweide voor wat schapen. Het resterende deel buiten uw erf kunt u naar eigen inzicht inrichten met stadslandbouw. Dit kan een moestuin zijn, of een tuin met permacultuur, een boomgaard maar een grasweide waar u op gezette tijde de schapen het gras laat maaien kan ook. U kiest dus zelf voor onderhoud intensieve of extensieve invulling van het aandeel stadslandbouw op uw perceel.





Percelen en bebouwing eerste fase



Buitenplaats Oosterwold wordt in fasen ontwikkeld. Bovenstaande kaart laat de eerste fase zien. Er zijn 29 percelen. U bent straks dus eigenaar van land, weg en eventueel water. U wordt lid van vereniging Buitenplaats Oosterwold. Er zal voor het onderhoud van bijvoorbeeld de bomen en de wegen een beheerplan worden opgesteld. Na de aanleg zorgt de vereniging voor het beheer.

Op de kaart zijn de percelen genummerd. In de tabel kunt u aflezen wat de grootte is van een perceel en hoeveel bruto vloeroppervlak (exclusief wat u vergunningvrij mag realiseren) op het roodkavel mag realiseren. Een perceel is tenminste 1200m². De actuele stand over de beschikbare kavels vindt u op de website van de makelaar: www.leukehuizen.nl. U kunt hier over contact op nemen met Joren van Santen info@leukehuizen.nl.

U bent vrij om uw eigen droomhuis te realiseren.

U kunt dus zelf een architect of een ontwerp kiezen. Er is geen welstand. Er is slechts afstemming om conflicterende ontwerpen uit te sluiten. In een buitenplaats overheerst een parkachtige landelijke sfeer. Er zijn daarom een aantal uitgangspunten voor de bebouwing:

1. Het maximaal m² bruto vloeroppervlak van de opstallen is 12,5% van het perceel oppervlak;
2. De maximale hoogte van een bouwvolume met een zadeldak is 9 meter. De maximale hoogte van een bouwvolume met een plat dak is 8 meter;
3. Op percelen langs de entree, de percelen 8, 9, 21, 22, 26, en 27 mag een typologie notaris woning worden toegepast;
4. Er worden natuurlijke materialen en natuurlijke kleuren toegepast;
5. Een ontwerpvoorstel wordt in een vroeg stadium afgestemd met de architect van Buitenplaats Oosterwold



Informatie

Buitenplaats Oosterwold B.V.

www.buitenplaatsoosterwold.nl
info@buitenplaatsoosterwold.nl

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Disclaimer.

In dit document geven wij informatie over de planvorming en de laatste stand van zaken in de ontwikkeling van Buitenplaats Oosterwold. We doen dat met de kennis van nu en met de grootst mogelijke zorgvuldigheid.
De planning, de procedures en de prijzen zijn indicatief, er kunnen in dit stadium geen rechten aan worden ontleend.

december 2015, Buitenplaats Oosterwold B.V.

Annex 4 Interview Respondent 1

A: Did I understand right that found out about the Oosterworld opportunity from your wife?

In1: At least it wasn't direct source of information. I got to know the principles of Oosterworld quite early. My wife was professionally involved and that was not the moment that we already decided. it's only after some 2 years that we decided that we wanted to start our own initiative.

A: Why exactly you decided to start your initiative?

In1: We had a dream of making our own nature garden and we also fond of making music. I am a semi-professional musician and we very much liked to build a house, a standalone house. So not in a city with direct neighbors, who have problems with noise and so there are really advantages for us to start a garden. And we already did a lot of gardening ourselves. My sister has a nature garden in the middle of the Netherlands, and we often visit to work all day in the garden, so we liked that way of living. we thought we could achieve that in Oosterworld and we did some touring here to look what does the landscape look like and how does it feel. We ended up here because it's nice to live near forest border and this is not so far from Almere so you can go by cycle to the city. So I think this is the advantage, the other initiatives are some 4 km farther to the south. I think they have almost always go by car.

A: Oosterword has this main 10 rules. What rules you think most convinced you, inspired you to enroll to this program?

In1: Ammmm, at least when we started it is possible for... Some rules did change. But when we started it was possible to make a combination of different types of plot. So our plot is defined by the rules of Oosterworld as landscape and agricultural plot. And this makes it possible to buy more land to build your house on. Today they say alright you can buy normal plot but the landscape plot and the agriculture plot they are not available. I have to buy standard plot. If you would do that for our building we could buy about 2000 sq.m. and now we have almost 7000. That was at least the advantage and i think it's a pity that for new initiatives it is not possible to buy normal house with agriculture or landscape purposes.

A: They can do only one of them?

In1: Almere said we already gave the amount of the area that is dedicated for agriculture and landscape, we already gave them out for big initiatives, and now there is no space for agriculture and landscape. And I think it is special that you can combine the purpose of living with agriculture and landscape. There is also a principal was tension I would say there is tension between what does Almere and what do you want to keep in control especially about the organization of landscape nature and agriculture and what did they gave is the possibility of the initiatives to make their own initiative and. At least that that was for us and advantage and we took that we could use this to buy this plot.

A: and do you think these rules they have a clear enough and easy to follow?

In1: in principle it is clear but the information is not spread easily in the beginning we did some work. we did already someone some work and gave people the spreadsheets where are you can calculate if you want to build a house 150 m² can you find me a combination of standard and agricultural how big should my plot be and what does it cost. The Almere did not supply such spreadsheet so they had to ask it from us. Otherwise it is easy to help people with such instruments, they will be alright we done the work you know the rules and if you supply them then it's easier for people. For instance, if you have to ask for a permit than the requirements for permit and we often asked what are the criteria for you to take the permit. That information was not available then and still not easily available. I think they could make it available for more easy that is not the same as to say that they fix that they should give people more freedom but there is still criteria how the administration does work and give the permits. ant they could make it more easily available.

A: I tried to find this ten rules and it was a little bit challenging. In the end I found it in Dutch and I assume that there are not a lot of people here in Oosterworld outside of the Netherlands.

In1: It is more difficult for them too. And one of our potential neighbours... they say yes we have a problem, both we have a kind of dyslexia so we have a problem to digest texts. And the rules are some complex. There are not only 10 rules but to make a permit than you have all the building rules. But there is also the fire department prevention rules, there are rules about when you do have to do archeological research, they are also complex rules. And there are some exceptions, so this makes it very complex. So it is challenging and you should always almost be an intellectual to succeed in matchingall these rules.

A: so it's not really available for everybody?

In1: I think that is really difficult for people who want a bloody simple house. It is complex, but perhaps in future it will change. Now you see projects, developers, who plan to build 20 houses in future perhaps there will be more of such project developers. When one organization makes 10 houses and you can just buy 1 house. Then the main question is if people are just buying the house, does that become a community or just a normal street as it is in rest of the cities in the Netherlands. i think that's also challenge for administration here, big challenge to know if these rules invite big projects developer, who says "i will build 1000 houses". Is that the principals of good development? Or is that industrial development that is violating the rules of Oosterworld? That's difficult and it's also something that administration is talking about - how should we prevent such big initiatives to start in Oosterworld. Because it could be main task for these developers to achieve cheap grounds and to build cheap houses but not to help building community and build in the same manner as we want Oosterworld to become.

A: Does anybody from your relatives or friends also decide to come?

In1: Not in Oosterworld. But we did already meet a lot of people here.

A: Can you just think now how you met your neighbors?

In1: When we started here... The first year we started the web-site, long before we could buy the plot. Because our plans started and we started the web-site. And one of the entries on the site was how to become neighbour. And we attracted already a lot of visitors who found out by google and they came by car or cycle to visit and to ask questions about how things go. And sometimes it is possible to become neighbour in this neighborhood, so i think our web-site is an important communication channel and i already told you about the Oosterworld picnics and there people exchange a lot of addresses and they ask each other how did you solve a problem. and also you know where can you start your initiative. And sometimes they say you should go to ___15:10 time mark___ so you know already what are the places to go. You see most of the people have plans for Oosterworld, they take a car and they travel around to look what is the nice place.

But there is also central role for “area manager”. And she receives this. All people with initiatives, they first start with “alright i want to have a plot here”. And they put a point on the map with all the initiatives and when you know how big your plot is the area manager helps with fitting in all the plots in certain neighborhood. So we have here this plot, and when a neighbor is coming that decided to start on the other side of the road, but than the next is taking a plot here at our boundary, so area manager helped our neighbors to find their plot. And they should not be square. They can be round and they can have angles. The only rule is that the farmer who still uses this land for agriculture they should be able to do the farming as long as it is not sold. And that’s also complication because of the damage and a price of damage of harvest when you start to develop your plot when there still harvest on the land, so that is an additional rule.

A: What do you think is the role of community building of this area manager? How important is she?

In1: That’s interesting question. It is also not without tension, because we often asked to inform us when neighbors are starting and they are kind of keeping back where I think it would be easier for all parties that they would contact us. There is also difficulty in making decisions, because people who want a plot here they are making decisions, than there is also the area manager who is making decisions for people to develop a plot at a certain place. For instance if they will come and they would say “I want there to have a really small plot and I need it to be at the border of the forest”, that would mean that we have all neighbors will have to make a road to it possible for this neighbor to be there at the forest. Then every neighbor would have to pay to develop this road to that place, but the area manger could also say “if you want a small plot, do it in the neighborhood within an existing road, and I you want to go there, do that if you have a bigger plot so you would have to have smaller road, and we have less road and it will be cheaper”, so the area manager has influence on also the costs that all neighbors have to develop these roads. So we limited the reaching of the neighborhood, we proposed when we started that 190 meters from the road – that’s the end of Oosterworld. Because there is a dedicated area for the new road that will be the entrance to the Oosterworld and they can not build farther than 190 meters. And when you sit at the end of the green area there is water channel and we proposed that our neighbors will 190 m. I this

direction and 250 m. in this direction. We will take responsibility to develop a road in that neighborhood, but not for the further regions, because you could take a start somewhere in Oosterworld and you could end been responsible for a road for 2000 houses. And that is big responsibility and I think we can not take that responsibility, so we did ourselves limit the reaching of the neighborhood and we also said “if you have that water channel, if you have to bridge that then there are not 10, but a 1000 rules, that are important to build the bridge and we can not take such a responsibility to build a bridge”, so this will be our neighborhood. So we proposed the limitations of our responsibilities for the community and that was an appointment between and the area manager because we were the first here to start and we found a legal community organization, so that everyone become a member of this organization. And we will take the responsibility for the road and for the water and we also made... the rules for this organization. There is also the rule of the limitation of the neighborhood. We can use this to organize the road and water, but also it will be important for community building that you have some aspects that you do formally and some that you do informally, and you can say that if I have some tools my neighbor can use the tools, and if my neighbor has chickens and he goes on holiday I can take care of his chickens. So that is an informal thing. But if you have to develop a road, a water and you need a formal organization of your community, we already did start this. And it is kind of obligatory to have such an organization, because otherwise it could be that someone is coming and living here and he says “I do not want a road, I have no car so I won’t pay”, and you get the problem, cause the rules are that you have shared responsibility for the road. So you can not keep this completely opened. Now that we have an appointment and that is also in the buying contract of the ground that you have to be part of this organization before you can buy the ground. The area manager... it is a requirement that she asks every new initiative in this region... that everyone has to be a member of this organization.

A: and you neighbors are already members?

In1: they can formally only become a member only when they buy the ground. So you could say that they are candidate members. They formally become a member when they buy the ground. And there is also contract...

A: and they can buy ground only when they show what exactly they are going to do?

In1: not to us, but to the area manager. Because they have to apply for the rules of Oosterworld. But when they buy the ground here they will be members and they will be responsible for also for the share of the road, and water, and other things.

A: and did you already discuss with them the rules of your neighborhood?

In1: we did have a discussion, but we are a year to the front to this neighbors. It is a huge amount of work to develop these rules because these are legal rules and it is not simple language. Together I think more than 50 pages and we could have an advice from a lawyer and we have to make this formally valid with the notary. Most of them did like the rules in principal because we said we want to have a low profile organization., we do not want an

organization to become owner of the road, so everyone will be the owner of his own road. That is different from what we looked at _____29:38 mark_____, because they had to buy 800 m. of the road and it's owned by the company, so that's difficult because there is responsibility to this organization and we say – it is simpler if everyone is the owner of his own road. And we also added that half hardened road is good enough, so it is difficult if you are gonna decide together what will be the quality of the road, so we said at least when we start a half hardened road, the way as we have it now, is good enough. And it will also have consequences for the cost, and if someone wants to have a very expensive road and he can not force all the others to also pay for such an expensive road, so we tried to keep it bloody simple. There are also rules about if you have different people buying a plot, there will be one having a big part of the road and the others will have a smaller part of the road, so you have to exchange the value of your land that is involved in the road, so we made rules how to make an exchange of the value. In practice if someone is making less road he has to pay to someone who is making more road and so they will be compensated for their share.

A: but to do so you need to wait while everybody in the street will by the land.

In1: but how to wait this? We have the rule – how many sq.m. are you allowed to build on your... (that is central key value) and then we measure what is the surface of the road and what should everyone according to his share of his key value take for the road. If you are making more road than your share than you are compensated by everybody else, so we are already made a spreadsheet with these calculations, making this possible.

A: and how do you keep in touch with future neighbors?

In1: here in the neighborhood we have exchange email and we have already had some meetings to discuss but also just to make contact. You can not make it only technical you have to feel are these people... how can I live with these people. There are a lot of people with young children so they have also expectations that their children are playing together and that helps also. We had a neighbor day here on... and the children were already in the wood playing together, so that makes creates a bond.

A: did somebody of them wanted to change rules?

In1: not yet. But there will be a day and there is gonna be a discussion item. You can not exclude. But we did make some rules quite formal to make it not easy to change because they are vital to appointments you make and some other rules you can change if they are not... if they have no big consequences. You can change them in such a way that makes big differences in costs – for instance money, and than it's just difficult to change those rules because than you expect that you will have obligations and when they change, if it costs you 10000 euros, people will become angry. So you have to make clear rules.

A: also on your web-site I read that you are inviting some other initiatives to develop your plot or...?

In1: developing a landscape – you do not develop it in isolation. But you find people to join in to do kind of volunteer work, but also to join _____35:48 mark_____, if you can work here to plant trees and I serve a meal of soup and bread, than we have a nice day. And I think it would be nice to people to come some days in the year to help developing the plot. If they would like to grow some vegetables than I can say alright – take 10 sq.m. – start your own strawberry field. It is because we have plenty enough space so I think it's good... we are used in the NK to say “this is our property, you shall not be on this place”. And I think Oosterwold is also a challenge to let go that idea of property. So I have responsibility by buying this plot for this but you can also say I invite people to walk. I have some privacy here, I say “alright this is the water, you can walk on the outside and on the inside that is my private property, but you are free to go”. That's an interesting idea, there is no facility from the _____, is not making walking path, or is not making cycle path, so if we want this to become a neighborhood and you want to walk in neighborhood, than you have to walk on property of all the people, so we have to facilitate what is possible and not only facilitate but also look for added value – how can we make added value when people can develop new ideas or when there is coming-in artist who wants to show his pictures or showing his art works and makes an exposition – we could provide this and would good to do something. So inviting people to develop new lands – that is fascinating, that is important also for community building. It is not only about allowing rules but also about inviting people to do new things.

A: Did someone already come?

In1: we have mostly from family. That a lot people helping here some days. Doing things in the garden especially.

A: can you think about key moments of developing this neighborhood community? Some key moments of starting something?

In1: I already mentioned this neighborhood day which was organized when we had five initiatives here with the children running around. We made a fire here and we had some meal and everyone took some drink so that is the key moment... that you see people become friends or at least friends in a practical way. You that people are eager to exchange ideas what their experience is, how can you help me so that starts with informal contact. And at least almost all contact starts with our facebook or the web-site where people find our address. They start with questions and then we keep into contact and some of them will think this is attractive neighborhood and they will buy some. And a lot of them have plans and they won't realize their plans... there are people that dream but never take the initiative. And there are also a lot of people that they choose a plot but then they cancel when they have to pay for the first step. That is all in the game.

A: you decide to come with these neighborhood rules after started thinking about road or there were other...?

In1: if you know the formal steps of developing in Oosterworld – first you have your dreams, then you contact the area manager, then you choose place and you make a development plan, then you can get an intention agreement (that is a kind of contract but it still does not cost you money), and then you can make further development of your plan and with formal rules of Oosterworld, and when you finish you enter an interior agreement that will cost you 10% of share of _____Almere_____, and for most people it is a 1000 or 2000 Euros. That is not costs but it is an investment in the future costs. Because you are paying in advance for what is the price of the land. But is just the first time that you have to pay and if you step out later, if you cancel, then you lose that money, and if you are buying, then that is a pre-investment. And then you have to develop your plan with a permit request for your building your house. And if you have this permit then there is a legal period of 6 weeks for the neighbors can protest and when that is finished, then you can buy the ground and start building.

A: are there cases in Oosterworld when neighbors protested?

In1: Yes, but it is not direct neighbors. For instance you can not see it, but behind that trees is the beginning of another neighborhood, just outside of Oosterworld and those people they were afraid that the prices of the houses will go down if it would be even possible to build houses in Oosterworld, so they left a claim to protest the initiative which is coming 1 km more south. So there are examples like that.

A: did they succeed?

In1: I do not know if this is already past, because legal procedures are some times time spending but I do not think that they have any chance because development of these houses is according to the rules of Oosterworld and are agreed but the administration so I do not think that they... that some times also they are buying time. And that they are angry and some times angry people do things. But I at least am glad that I don't have protests on my permit request and that makes it easier because otherwise it can take us a half or a year more.

A: so you can't start while you have these legal process?

In1: the rules are that you only can buy the ground when all legal procedures are over. That's a requirement.

A: what or who can help building the community of neighbors? Or is there is a need?

In1: I think the most important thing is that community organizes itself and that we will ask for some people to take more active role, than others. For instance, we are somewhat earlier started, we started earlier than other neighbors but we invited the neighbors actively, asked them can I invite you. It is simple. When there is someone needed who just writes this email, so there is someone active participation is necessary. So we will have to see – now there are 5 couples of children with children, but if it becomes 25 we have to see how does this community organize itself. And I proposed that we can play quite an active role but that would be nice if we are not the only once. I can not say in advance how it will work, but the principle is that the community should organize itself. There are also things that we need that

are bigger than such a neighborhood. For instance, making contacts with the suppliers of water and electricity. We have now one contact person, who is also writing this _____49:10 mark_____. He is a legal adviser or advocacy professional, so he is quite eager in negotiations. That is necessary also. But who does the contract negotiations with supplier of water, electricity and internet? There you see already some community building because exchange is needed between all the neighborhoods here to make these contracts. So there are also things needed (some experts) and you see now that the best experts are the experts themselves starting their initiatives in Oosterwold, but they say “I am a specialist in legal so I can take my share in organizing some”. But we have already had some meetings about water, waste handling, about making appointments with the farmer, appointments facilitating community on a bigger scale, than only your neighborhood. So there are some aspects that are about dealing with companies, with farmer and also with _____51:01 mark_____.

A: do you assume that farmer as your part of your community?

In1: we had some meeting with this farmer. And this farmer is not that farmer. That farmer has his land there and he is already my neighbor because I made appointments and he helped me and I visited him and we drank coffee. So he is part of my community. But this farmer is quite a big farmer who has an order from the country, so the owner of the land, to harvest this land. And we had one meeting with him, it was organized by the area manager, the outcome was quite uni-directional. It was they said you should be a proper neighbor, that they had hardly any questions “what are you going to do there?”, - it was not so much exchange. And I think the requirement for the community is exchange. So it requires also mutual attitude of building a community. And I think that up to know the communication with this farmer is not easy. So we make basic decisions and I have a rope around my country saying “this is the boundary”, so keep your machines out of my garden. But you see that I think there is also an expectation from this farmer, he has an order from the government, but he does not invest in building this community themselves. Especially because they expect that next year they have to sell ground to my neighbors so they will retreat and my neighbors will come in. it could be... but they don't take active position in that.

A: how much time do you spend on this initiative?

In1: I spend very much time and my partner does also, but she has a double job and I lost my job some years ago. I am doing freelance work, I combine these facts with doing – this is my project and this is almost full time job to organize such a thing. I like to do gardening myself but also the preparation of the building... it is a personal initiative, it is a personal... a new design and there are thousands of questions about organizing the building plot and you have to put a lot of energy in it to accompany it, to make it work. So I think if I have time to do this, we couldn't do it, or we should hire a project manager to do this, because it is really complex. And you didn't meet my partner but she is also a project manager and I have also project management experience so we use this to make our project work and still it is a tough job. So for me it is a full time job.

A: and about the whole Oosterwold. Do you think... because people do not know each other and it is quite a big area, do you think they need some facilitation or they can organize by themselves?

In1: Some ways of organisation they do work already, like Facebook. Because Facebook has nothing to do with distance and it is easy to find people, if they make themselves known as an initiative in Oo. People organize by themselves. And there are a lot of people they start contact in Facebook or our web site. And then they are visiting from region and they stop here, and they start talk. So that is a beginning of relationships of exchange and community building.

A: Web platforms

In1. I think they are vital, and for us it works. But we did take an afford to build a web site, not everybody does do so. I think every neighborhood will need some platform to exchange. You can exchange information if you make twice a week some photos. Everyone look, see it and think it's nice to visit. But you have to make it more than words. And if people come with this nice weather. Then they got an impression how this will evolve. And for instance, now if they come they said "wow that looks like an landscape. And half year ago it was just a flat acre of clay. Nobody could imagine if they could buy a plot in this countryside how it will look like. They want to buy it near the forest, otherwise they will be in the middle of nowhere. But now I can say to them "within 2 years my trees will be 15 m high, so you would be in a middle of nowhere. And every neighbor is making his own landscape, but it also important for imagination of people because when they start they see it's flat. They cannot imagine there will be a house and that house will not be standing alone in a flat land. But it would be surrounded by trees and by landscape.

A. How many other initiatives you know? You think you know most of them?

In1. I suddenly do not know all of them. I know that there are more than 200 initiatives. I think about 170 of them did sign anterior agreement. So that's they are serious. From the 50 or 60 we have a contact some of them visited us. Especially project from the project developer. They make project for 10 or 12 people. They make their own group and they do not walk around to contact another initiatives. But I think most initiatives that are starting by their own they all are visiting our web site and they wants advise, come alone to talk. That work. How it will work when we will have 5 years ahead because we will have 1000 initiatives, they cannot all visit personally. And it interesting to ask what requirements are there for building community to exchange information if there 1000 initiatives. It should end up in 15.000 initiatives. That's a lot. So I think. We can not leave in just to initiatives it selves. You need to facilitate it also if it becomes a lot of initiatives. For instance, we made such a contract for the neighborhood organization, we could share this document, because we invented some rules we lent them from someone else. But otherwise people will need to invent the wheel from scratch, but why should they start from scratch if they can have it from me? So you have to build a community that is wider than your own neighborhood. Because

there are initiatives 10 kilometers on the south and maybe they need documents for organization and they can have it from me. And government does not supply it.

A. One central web

In1. There is on web “Maak Oosterwold”.

A. Are people use it?

In1. I suppose so, But it not very well designed. So if you look for something, you probably not find it. But if you google Oosterwold, it's one of the first. There is a lot of information on it, but is you are not very well informed about digital info, perhaps you can not find it.

A. Communication

In1. Web site, Facebook, visitors,

A. Events except picnics

In1. There have been conference about Oo, which has been organize for governmental employees. But also with participation of some initiatives. About what other regions could learn from Oo. There have been some meeting for initiatives, organized by the gemeente Almere. We have within 2 meetings with police. The police from gemeente and from the region. About how to deal with the safety. Safety is an actual topic because there is already experience with burglary in Oosterwold. It's topic with building sites. They expect that there is quite expensive materials they want to. There is a burglary. So there is a feeling of unsafety. So this is what organized by people themselves. To ask meeting with the police. And I will join it. There is a central contact with the companies that provide water electricity and internet. And gemeente does facilitate, but in principle it was organized by initiatives. This is quite formal context but it is important. And also Frank, you should certainly contact him, he has very informative blog. He has far over 400.000 visits. There is nobody in Oo who did not already visit him ones or daily. And he has written down all his experience about how to deal with. So sometimes blog can grow to the central information point. I should take my head for him. He does his job so well.

A. meetings organized by gemeente

In1. It formal in sense there was an agenda. Talking about topics about permits and procedures. That's important. The change ideas should be in a walking path with a coffee or drinks afterwards. And sometimes it is important to have formal aspects also to have informal contacts. There were a lot of contacts did. People exchanged contacts.

A. Social diversity

In1. They are certainly diverse. But I think there is some pattern. We have certainly talk in social terms. We are talking about a group of early adopters. And that's high educated people, and there are a lot of creative people working also in creative jobs, there are artists. There are a lot of people they are involved in development of sustainability. They have dream about

self-supply and building ecologically, energy natural houses. That's also one of the principles of Oosterwold that attract people that have commitment to these principles. At least these early adopters. If there will be project developers that will sell houses, it will change perhaps. I think it is petty that it does not attract people with lower education, income. I think it is an opportunity for them to have their own house. Because in principle it is cheap. It is possible. For those people it is difficult to make their plans complete. To follow the complete procedure. But I think there is a need for these people to develop high quality housing. And there is a good opportunity here. I think it would be a challenge to make it possible in communities to help these people also to find their place here.

A. Early adopters

In1. The people you meet now they like some adventure, they are not afraid of some resistance, risks. And that will perhaps change if the procedure become more clear. And more people will leave here. We all easier convinced when it's visible that it's possible. I think in a half of year there will be 100 houses where people live. And there will be people who said "I was afraid but now I see it's possible". The procedure is going to be 10 weeks and we had to wait $\frac{3}{4}$ of the year. Because now we had to also get the permit to change the land use from agriculture. After they agreed plan for the Oosterwold are people will need only one permit for building nothing for land.

A. Community leaders

In1. I like more term opinion leaders from the Roger's book "diffusion of innovation". He is not actually leading the community, because what is leading on this question? Opinion leader is not a leader, but if he talks someone is listening. Certainly people like Frank, our opinion leader. Perhaps he is a community leader in sense that now he is in a contact with this companies about electricity and water. Perhaps we are in a sense that people visiting our web site and come and we have some influence. It's not our intention. We only want people to help become our neighbors.

A. a there a lot of blogs?

In1. I know ours and Frank. But there are people who post frequently on Facebook about Oo. There is a lot of information there.

A. Help

In1. Yes Frank helped as with documents. And we have some cooperation's on waste management, electricity, safety. I think it's crucial for community building that it is mutual, so its not only asking help about also organizing things. If you are posing right questions then everybody posting to find right solutions.

A Play Oosterwold

In1. No. But ones I was on the meeting organized by gemeente where we discussed rules.

A. Permits

In1. The water management company spend time to adopt their management to Oosterwold rules. They look only on the results we got but not on the way we do it. In this way their support this bottom-up activity. But gemente has a lot of resistance especially in permit aspects. But on the other side there is a lot of things possible here. And I try nor to inform gemente too much about them. If it's possible to do it yourself – do it yourself. And I think it's possible for everyone. And it is necessary for bottom-up that you should not ask permits for everything you do. I'm responsible within my plot and I organize it locally with my neighbors. For example, if we decide to make the road with stones we do it, we do not ask gemente. And I think that is important that we have this freedom. And this bottom-up will develop if there people in community. For example if we were 2000 people we had more power on water and electricity companies.

In1. Negotiation with, gementer have influence but it do not use it enough. That is kind of politics play. We have really some complains about it, we can not solve if as initiators. This is about rules on the scale of the Netherlands. Now they are thinking to allow to leave out of the grid.

Annex 5 Interview Respondent 2

A. How you fond out about Oo

In2. Through a friend of ours, who are also friends of the initiative taker. So we shared friends. I didn't know him before. But we always had an idea to go live outside since we have children. But we also thought if you buy a house and go live in a field or forest, but it will be very lonely. You come to an alone village where the next neighbor after 300 meters. And you probably don't share a lot of ideas, you don't have much in common. So we also thought well, Would it be nice? So we heard about this project. Organizing a group of people neighbors to build together. And we thought wow that is perfect. Especially when you know your neighbors. Coz it's time to find out who they are. Now we are starting build the house, the project is more that 2 years running. I think Frodo came up with idea 2,5 years ago. When we heard about it there was already a group of 7 families doing it. And we and friends of us talked to Frodo, and there were also people on a waiting list. Then, he came back to us. There is a way we can make it 9 houses instead of 7. And it was also a solution for us and solution for the project. Because project next to us 29 houses, he was like a sort of taking over all the are. And our project and people who are going to live there. He was like surrounding us. (9 houses) Because area becomes bigger it was cleaner cut. And still, people fill out of the project. Because they couldn't find finance or didn't fit in.

A. What do you mean to fit in

In2. You have to have sort set of mind to be open and willing to cooperate. And if you just want to build your house and you don't want to have anything to do with your neighbors. So this is not the project that. Because they are private houses they have private space, but there also shared elements in it and the land. And I think if you don't have that attitudes to make something out of it so you don't fit in. And I think there will be problems later.

And in the beginning, it was more Frode's project. But it turning to the group of people where Frode is just one of the members. But in the beginning, the idea was there is no democracy in it, especially in the building part. He took the lead. He asks you trust, well he doesn't really

ask. But it trusting Frode that he is creating a nice building and doing his job very good to build this. And if it would be democracy in building it probably in 5 years it still wouldn't have been finished.

So that was the idea from the start. It's going to be sort of equal members in a group from ____ most. But if you do from the beginning. And everybody wants some say something "now we do this colour or no we will do it like this". For some things it's good, that's nice and now we do that. But a thing like this building I think any project will be finished.

The way we work now we form groups. There is a group for the garden, and it's now about the shaping the garden. Where will be the lake, where will be the building for the bicycles, where will be the amphitheatre, things like this. A group of people is formed and they took responsibility and they got a mandate from group to do something. What doesn't it means is not you can design it, but you collect in a group what the ideas are, come up with your own ideas and shape this process

A what 10 rules?

In2. I don't know about them

A Why you decided to enrollee

In2. We like the idea of living next to a forest. We like the idea doing it together. And we also like the price here, because the plot was very cheap, like 30 euros m2. If you come from Amsterdam it's way-way way-way cheaper. Yes, so it's all affordable. And it's what we wanted. Actually, we would want it in Amsterdam, but it's not possible.

Because the area bigger it was the clearer cut. So then, became 9 houses. And still, people fell out of the project. Because they couldn't find finance or didn't fit in

A Did you face any challenges in implementation?

In2. I don't think there were a lot of problems. Except the Almere wasn't really ready for implementing it themselves. Coz there are a group of people they took an initiative to create this idea of people can take an initiative to themselves. But they weren't ready for it, they weren't ready for giving permissions to build. Because they have to also follow rules, and they have to find out. So that took a lot of time. Because you have to wait. We could start a year earlier. And we had to write, wait and still nothing. Frodo can say much more about that. It was mainly his work to do that. So he has much more about all the things he had to face. Because he probably spends 2 years full time working on this project. And this mainly we were one of the first projects. And if you start now to buy the land they know what to do that. So now it's faster And Frodo also hired a specialist who knows about it, notaries, all kinds of stuff.

There is one more thing this water and electricity. We started asking about it like 2 years ago. And nothing happened. Like 10 month ago they said you have to file a request to get the water and electricity. But we already did it. Like more than year before that. So it was only waiting. And the company like Lianda, who is responsible for delivery electricity. And of course if you are the first one, the have sort of obligation, to deliver electricity, but they also have rules, and they know the little rules to postpone. Because for them, it's much easier and chipper to start working on it when the aria is crowded. And then, they come with electricity. So that's one of the things that took a lot of energy.

A. Community influence on rules

In2. I don't know that much about that. Well, we have influence because we part of the project. Because they see if it works or not. So there is influence just by go through it. About the influence if we want something and we want things done. Well, the thing is, that this is a project

that gets yes on it, and Almere also sorts of proud of it. And they have to be showed to the government and to / It was time last year when we still were waiting for permission, and the were telling well in a couple of weeks, and still nothing happened. And it comes new thing, you have to file new thing and then, have to wait for month or 2 months, and then they ask you for another thing, you should do this. So it's like that all the time. And there were a moment initiative leaders they had to sort of blackmail him in the way "if you don't give it n like come to the ____ and said that if And then thing starts moving.

They had to shut of blackmail him. In the way if you don't have it done we will send this letter to all the newspapers and that way have being part of Oosterwold and we have been working on it 1,5 year and nothing happens for a long time. Sort off Dirty Laundry outside. We had to say it and that and then thanks started. Yes, you don't want to do it like that butt it was a way to have an influence. Because we have been waiting for the one and half year people already sold it playhouses and we've been waiting for permission. And it helped. So if you can find something that hurts them you can influence. That is a shame that it works like that. But it works.

A. How many people do you know from other projects

In2. Not that many, but the thing is that we already have this sort of community. We already have a neighbour's. So there is a lot of stuff going on here. We know Frank. Well, actually I don't remember all their names. And we talk to them. But we also very busy with our own project. Crazy people coming inside and walk around but still have your life and if you're wrong you have to earn money if you can build a building so you don't have a lot of time what chatting and doing social things yet.

A. How usually you get know these people

In2. We just see them and go there for chatting. So for us it's more like Frodo spell all of it, so he has more contacts. And he knows all of them because of the collaborating for their roads. So he's doing part of our work. And he knows them better than we do

A. Do you have some official organisation to sign contracts

In2. Yes, Stichting, and it's all goes through Stichting. Also, the buying up the land.

A. Formal rules inside?

In2. No, but it will be FFA, the house owners combines. We share the building's you always have to have FFA. And there are rules for that. I can't name them now. For now, it's really like basic rules. We can change them. If we can change a lot of rules, How We go, what we do and how we do it. For example, if somebody wants to sell his house, how to do that. You just saying your house, are you give your neighbours saying that. Something like that. Because it's group we don't want somebody who doesn't fit in. So you do have some kind of conversation about it. For that, we still have to work out rules.

A. Communication tools

In2. We didn't do anything online we had meetings there was nothing online

Facebook is not my thing, I'm thinking social media but still, I don't want to. You know some people have called in a Facebook, but it's not for me. It takes too much time.

A. How often you use to meet

In2. One time in the month. Maybe once in the three weeks

In the beginning, all the decisions Frodo made, especially the building. If you have to hear what the blue ones but he made the final decision. And boil it live now it's almost finished he is just one part of the group. So it's more Collective.

A. How do you feed an infant on your relationships

In2. Yeah, we have to do that or not it's already happening, for now, it's okay. How to build stronger than you compared to a normal street. Collaboration is the key in this. And usually, in the street, you can live without contact with your neighbours. I don't see it happening here. Well, we have to see it of course. Now it's all about creating the stuff and doing stuff together. Communicating with each other. It depends on different areas. I've lived in Amsterdam when I didn't contact my neighbours. I lived on 3d floor and you come out and you don't see your neighbours. It could be that too many people. It is like 100 people live within 100 square meters. That makes it also anonym. But later I've lived in Amsterdam on a ground floor and I had more contacts with my neighbours. But in both cases, it also works without contacts with your neighbours. Because you live in the city, you have your friends. And here I don't have any friends close by. And I think our kids when they grow up they will be friends. Because communicating, working things out is a key to everything we do, you use it. And it's not like everybody lives for themselves. And after 3 years there are things that you have to solve. And we are solving stuff from the beginning. And we are implementing the method which is called _____. It is a method of how you solve problems. We just introduced it to ourselves. There are 2 people who also doing a course on it and implementing this method with us.

A. how much time do you spend on it?

In2. I think when we started 20-month ago, for the first year it was 1 day in a month, at a certain moment it took more time. 2-3 month ago we started to live here in the yurts, and since then it's halftime. Because you have to think about building it, to prepare yourselves, and creating common furniture. Our house will be delivered in 1,5 weeks, so now we every day mostly focus on it. Preparing some stuff, researching. It's getting to full time. When we will start build it is full time. I'm going to build it myself with my nephew. 40 days a week.

A. Picnics.

In2. I haven't been there. I understood it's mainly for people who don't live here yet. Because we have an everyday picnic here. I'm too busy.

Janeke can tell more about collaboration and Frodo about difficulties. Because for me, it was much easier, because he was doing all the stuff. And he was paid by the group to do it. To stop working and to be able to make the project done.

Annex 6 Interview Respondent 3

A. How you found out about Oo.

In3. There was a program on tv, it was mostly about Almere. I'm not sure. But they told about Oosterwold and the plans they made for it. It was in November 2,5 years ago. And then in January I was with Joly and Frodo, and I was doing my coaching thing for my study; and Frodo ask me : "are you interesting in this projects, do you want to live there?" And of course, I remembered a program. And I immediately said, "yes, of course, we gonna do this". And it took some time while we definitely said "yes".

A. What could stop you?

In3. I had some doubts about the environment here. Wow, can I live here It's very flat and new, I always imagined to go to the East of Holland, where the countryside is old and nature is old. And I didn't know which people will join. So It's helped a lot that some of my friends and people I know were interested as well. Maybe, the lack of money could stop me. If there wasn't enough money or if we couldn't get a mortgage.

A. And what convinced you?

In3. All the possibilities. Especially all the social and community building possibilities. Community building possibilities. So for this project as well and bigger Oosterwold. And, of course, we have bigger space here, living space and children play outside, room to run and do whatever they like outside. Grow up in nature, close to nature.

A. Frodo was working on all the regulation work.

In3. Yeah, he said like: "We could do it all together, and also decide about the building and the place" The way I understood it is "this could take much more time, I could take the initiative, and this is a part of the process of mine".

A. your project Social housing

In3. I started the initiative for the small school. Because when we were talking about what we are gonna do with the school. In which school we gonna put our children on. They all going to ____ school, now they go to school 16 km away. So, we need to bring them and take them. It takes a lot of time. I was already busy of thinking about education and how it could be differently organised. And it should be differently organised in my opinion. So, like we say in Holland, One and one came all together and then it came two. And I thought yeah I need to start a school here. Where I can do something with my ideas about education. And there has to be a school for the children not too far away. That was my wish for my children. And then, I started this initiative for a small school, which is not subsidised by the government. And of course it might be difficult because parents have to pay a lot more, but at the same time, it gives a lot of freedom. How to do things. I think that this freedom is very important for education.

A. Did you face any difficulties to implement this project this school?

In3. Well, of course, any projects, personal difficulties. sometimes I feel insecure. Wow, am I able to do this? Finding the time to do all of the things that needs to be done.

A. Regulations

In3. Until now we didn't face any difficulties, it's actually quite easy to start your own school. But that, of course, to maintain it and get definitive permission might be difficult. But that's will only start when the school starts. Actually, we don't have to do with the government of the province

A. Why you started social housing project?

In3. It was another wish from me. I was interesting of creating a new, well I said I was interesting in all the opportunities that Oosterwold gives for new community building. And I found it actually important that people that would like to live here in a way that is possible here, very self-sustain for example and much green around. I found it possible that people who can not pay this come here as well. So not people with the money or the pioneers or the first ones who have enough courage, who have enough money, who have enough brains or whatever. And population gets more diverse. I found it very important.

A. Do you think they can do it by themselves, or they really need a help

In3. I think the help that we can offer the organising the project as such. I think they need this help. And, also, money, that comes with the project like this. I got in contact who does this kind of projects, he started ____ for example with 200 houses. And he is very interested here he also want it possible for people who come from poverty. This guy found it really important that people get out of this poverty. Yeah, you can the Netherlands is a wealthy country. Of course, people would live with less income. And he said well the living the housing gets really social there is no need of earning money, the social renting. Well, it's not really social, coz these companies need to earn money. He said I don't want to earn money for myself I want to make a profit off it. So that its get really social. And this is a possibility to socialise the housing market. That is interesting for me as well. And it was really new for me. And now, it all comes together with the school. Because I have an idea for the school inside the community, where living, learning, working comes together. So they are not separate to each other, and it's getting more integrated in a way.

A. Interactions with other initiatives

In3. A little bit but not really. Because it's still for me beginning stage. Probably there will be more interactions in the future. Also, there is a facebook group where is some interactions already. Where people are asking "hey, what do I need to do for this and this". But it's really small.

A. Personally

In3. Maybe 5. I do know some other people and some friends of my are also coming. So few.

A. interactions

In3. Yes Ii met people here. I met more people but interaction is still only to getting know each other, yes that what it is. Yeah we meet here and in facebook

A. Help in the very beginning help

In3. No, everything. Of course, Ivona she probably has her role, but this facebook group emerged all the context. I think the most time it ca

A. In the future help

In3. I hope this hope this housing project will give a possibility for marketplace or cafe, or community centre where we can meet. We will do it ourselves in the end. I think this was an idea of Oosterwold. I think it's possible. Yes, but it will be good if we have some physical place where we can meet of course.

A. Why you contact

In3. I'm very curious about other people coming here, who are they. What kind of house they are going to do. At least I can imagine that contact might also be around "hey can I help you with this and this"; what learn from it, what sharing.

A. official vs informal

In3. Informal are more important. Of course, it's also about face to face contacts, getting know each other. That's talking with each other, these are most important.

A. Collective decision-making

In3. Very important as well, but I think it's also because by doing this collective decision making you are you just need to get to know each other better. At least in the way we do it. You need to speak out about quality, difficulties. And again getting know each other and it's building the community

A. Carried decision making.

In3. The basis is actually, that in this time when people getting more and more individuals we have to find a new way to make decisions together, The theory that democracy is not enough. So it needs to be done in a way that every individual was heard, but that's in the end decision right of every individual transported to a small group of people who have a task to do this decision making in the way that it's _____. The idea is that you really give your individual vote, your decision process to a small group of people who you choose from the whole group who has the capacity to make this decision for the group. It could be this or that problem something that should be realised. And then, you say ok, who has this capacity to take the decision about this specific case for the whole community. That was the higher idea. In this way is not like the most counts. It's like really what is the best decision for the whole. We do this you really build the substance what is the community. For me, that is special about works.

A. And how does your test works here?

In3. Yeah, we testing. I did a course on it. Yeah, i think until now it works quite well, it takes time. We have to get to, to learn how it goes. I think it might be a little bit too early to evaluate for the whole group, but for me, I'm very convinced that it works.

A. How does it work?

In3. There are no really rules, but there is a guide it's more about see how the decision-making works and community building works. When you have a good view on it that you play with it. This is what need to be done now. There different stages in the process. When the group is made and decision group is formed and it's done by speaking together. Then afterwards the group has to form an image of the citrine question and ideas of different people of the question. They are going to talk to everybody and then they are going to present the image, this is what we see. And afterwards, they are going to make different solutions they are going to say this is the case this is how we see this is how the group see it we could do this or this ... and then a critical view, and we think this is the best solution. And then, present again. And when a group says "ok you've heard us very well" or "hey did you think about this" or "I don't think you've heard me". In the end, they have again a lot of ideas about the different solutions. And then, they are going to contract definitive solutions and then they present again and people can react again. And, when all the objections are taking away. That decision can be made.

A. Quality of decision-making

In3. I think this way of working makes the option make a very qualitative design.

A. When you started implementation

In3. couple of month ago we formed our first decision group about the garden. The experience is very small and very new. We need to experiment. And maybe because I've done this course, and we had practice during the course, and that's a way I have a better feeling about it. I think this way of working enforces getting know each other in the community

A. Some communities more formal and you're informal.

In3. Yes this is informal. I thin for me in this way community building and personal grows of people are going together

A. Did you already contacted people who are going to live there (social housing)

In3. No because it's so very new. Yesterday I had a meeting cello companion initiators. We are only at the moment of coming together and idea needs to crystallise. What we really need to

see which story are we gonna tell about it. So, people, we would like to come here got interesting in it.

A. How are you gonna look for this people?

In3. I think in our network first. Yeah, this would be the start. And then, afterwards, of course, we could place an advertisement in certain small magazines.

A. Will they participate in an actual design?

In3. Yes. In the design of the houses and the design actual community. Coz we have certain ideas what would be nice. If we could realise nice community centre, or it would be nice to have a small shop for people from Oosterwold to sell their products. But, of course if people who want to come live here don't want this thing, they want different things, we have to listen to them. Yes, they will have their big influence.

A. How much time you spend

In3. It's difficult to say but I'm very lucky that my husband works 5 days a week, so I have a time I can create for myself to work, I don't have to earn money. And I really want to spend in on this community building and he school. Full time being mother and I can create working for myself. Yeah, It's volunteer.

A. Play Oosterwold

In3. No, I didn't know

A. Complexity of rules

In3. It's a barrier for many people.

A. Ok, for whom it's not a barrier?

In3. I think we are all the pioneers, people who have adventure, some brains are needed, some thinking capacity and will power. And when people will see that people are building houses here the barriers will be lower.

Annex 7 Interview Respondent 4

A. How did you find out about the project

In4. Actually, my parents leave here. They came up with an article, which is more than two and half years ago. Right in the beginning. And they knew that I'm looking for the place to build a house. They told me to look at. I think that's looks interesting. So I send an email does it have an email on it asking for some information. I was expecting some pdf. But suddenly they give me a call. Let's have a talk, come to the town hall. And it was very inspiring talk. From then it got started.

A. And what are the key points that inspired you to start things

In4. Well it inspired me because of the possibility to have a blunt where you can make your own space it's hardly possible especially for this price and we'll have to leave organic biological and I would love to bring people with me it's a nice town I know it because I grew up in it's such a nice time with people my age it's a very nice town for children so I wanted to have people my age around so I brought all of them together

A. and how many people

In4. 9 families

A. And do you have friends in other initiatives

In4. I have good contacts barbell with their leading figures not with the individuals so I have contract with Frank and his young friend my young with the first few

A. And how was the collection process for you

In4. well at the time it was pretty easy there wasn't that much as there is now so it goes so I could become much ever been to and it was a pretty thick big book but still Yes easy compared to now and. And I contacted team lead architect Financial and the God and God people come together it took a half a year to make their plan and get it all sorted out Price is Right and start collecting people. It took me another year to fully get them but the meantime so you already signed the contract with America time. well I signed the first contract after year so I've started in November 2013 so I think I signed the first contract ending in December 2014

A. Did you feel any missed messages between regulations of Netherlands and Alameda

In4. Yes sure it was just terribly, well at the time we started it wasn't so clear as it is now there were gaps in between that they did figure out. so getting they have permission to build here was quite difficult. You got in between the gaps and they didn't know how to treat them it took ages for them to figure out how to deal with this because they suddenly need to get their permit for Freedom which they can't. So they couldn't and they put less freedom. And we've managed it

A. Do you think Community can influence on decision of the changes

In4. Yes I think we definitely have some influence but not much.

A. Do think their complexity of the rules can't stop somebody through

In4. Yes I think so well it's getting easier now a lot easier a lot easier people can learn from us and the local Council has learned from us I think in the beginning it was too hard for normal people it was too hard to do I think only professionals I really wish people could do it

A. Who helped you

In4. I have of course my architect I had someone who was writing my parents. Otherwise, I have to figure out it by myself

A. How do you contact and find other people from neighbourhood

In4. I used to see them a lot but now not that much we used to see each other a lot before the building but because we are building now where we are very much into building now and it's also not so necessary in the beginning we have to help each other otherwise It would not happen. And now the dust has settled and we have our own project we are not friends we don't live close to each other

A. What did you use to communicate with them

In4. Yeah, we had lots of meetings. We had to get the road ready together, we had to get the plots connecting to each other in a proper way, also the local roads need to be cleared off. All this things

A. How did you negotiate the road questions

In4. How did we do that? We spend a lot of hours talking. It took a lot of time to get it write but eventually it get writes.

A. I heard that some initiative made special rules to prevent the road conflicts

In4. For the whole neighbourhood, we came out with the rules for the main street. There is one main street, that the long one, that the street that we have together, so we all paid for it. So you could say that kind of rule. But I don't know about rules individually. Wel we have them, obviously, because it's our road, and we have 9 of us. But it's pretty much democratically chosen

A. Do you think there is a need of help to find other initiatives and communicate with them

In4. No, I think it's pretty easy. You know there is a Facebook group, which I'm not connected to. I have my own group I like it this way. I think it's pretty easy to connect the whole thing. I really don't know but I have the feeling that is pretty easy. And Frank has his blog. I suppose that happens

A. How do you see the community in 10 years

In4. I think it would a lot of communities inside a community. She told me it would be definitely more social than the average Township. You know it depends if you feel like we are and you will be quite close. If you build like "that" you will be more separate, I think they won't get close. And then, you have in between people like Frank, who build by them own but they were open, communicate. So they have a lot of people around them. And then, we have communities like Ghirafedorp, they try to make quite a big community, but again they are separate from us, they have a different philosophy. I'm sure our children will play with each other, and we might like each other, some individuals, I think it will be 2 communities.

A. Do you think there is a need of one spot, base for community interactions

In4. No, I don't think so. I think that's happening. I don't think there is any project which has more interrelated contacts than "this".

A. How did you found each other

In4. Well, these are friends, so it is direct friend or it's friend from friends, who became friends.

A. How the common decision-making influence on your relationships

In4. Well eventually it makes them stronger, sometimes you have some hot conversations. But we are doing, I'm sure you had a talk with Janake she told you about "___". And we are doing that. And we are social people. So that makes it really easy.

A. What can you say about the moment when new people came in your community

In4. The community wasn't like finished yet. It wasn't like there was a community and suddenly to others came on top of it. It wasn't really like that we did need to relate coz we needed to pay for the road, I decided that we can pay it by putting on 2 more houses. But that it was a time that there were lots of people looking. And Sander himself was looking at that time. So it was just few month in between. But it was different at that point in the sense that up to that moment I was the one who choose who come in. And then, we decided that the group is choosing who came in. That was a little bit more difficult. Whenever it's become a group thing it's more difficult. Good dictator it the best thing, right?

A. What about the future, what if somebody will decide to move out.

In4. Yeah. It needs more care than the usual change. Yeah, we need to take care of that, you can not just go and sell it to anybody.

A. So you are going to make some inner rules about it?

In4. Yes

A. Informal meetings

In4. Yes, we did have. You know, Julian and I started with ideas 4 or 5 years ago, even before any Oosterwold happened. That was pretty informal, that was just brainstorming things. And then, we had half a year of coming together, while I was making the plans. So I decided that we need just one person who just deal with all these arranging things. Coz it's full-time job. Coz if you have 18 adults decided how it's going to look, you have got it done. We knew it from the beginning. So I got it all done. But at the meantime we were discussing who is going to join. But we could properly start after that because then, we will really know the price and the place. You could say in the beginning they were informal, that we after that they were a private team. When you put some money in the project.

A. Now it's easier to build here. Do you think communities still need somebody one who will take responsibility?

In4. I think so. It would be easier. But it still needs somebody full-time job. Because building is difficult. Coz you need the whole team working. And even though if it's easier it's still not easy.

A. Do you attend big Oo meetings, like picnics

In4. Not anymore. With the leaders, we use to meet every week. In the beginning, we use to have even social things every 4 month

A. Play city

In4. I know, but I didn't. But Daan Fröger metro project (project leader). He was here from the beginning, he was here went here was hardly anything

A. I didn't meet anybody who participated.

In4. The thing is that they put it in a town mall. They play this game in the shop. And the participants were just visitors. Random people.

I really hope that it will become more usual all around the world because it works. At least it works for small communities like this. And I think it gives more cohesion in the whole community. Which will be very like of course? It's really hard to put 300 or 3000 or even 30000 in one community, it's too hard. But for the small communities like this, it's very doable and unique. Especially when the price is not so high. Maybe you don't get only rich people. You get the whole mix of society.

A. As I understand it can work only with people who has some knowledge and money to start it

In4. Yes. There is some money needed. But you can buy a beautiful house with the same price as a regular townhouse in Almere. That is the difference. But you need to have that money. But it's not the massively high price you need for beautiful spot what elsewhere. But there is, of course, the group which is not represented yet, which is really the lowest, the poorest. Or socially, people who need help. They are not represented. Maybe they will in coming projects. But then, there is someone needed who will do it for them. Who will help them? I think it will happen. But I'm not a person for that. I'm sure there are people who like that. Like in America. They don't have that social network so, well then, you have individuals who help the people in need. But it will always be less than people can afford it.

In Holland, you can't buy land like this big. It's very-very difficult. Very rare. We have that as a problem. Maybe it is an advantage now. But we don't have that much land. You can't just get a spot there or there. We have to be centred. And this whole area we are going to be free. But we have no much freedom elsewhere. So you probably have more freedom in the sense that you can just buy land.

I think it's (Oo) working. It was too hot in the beginning, but I think its working now.

Annex 8 Interview Respondent 5

[9:34:04] In5: Via the internet,

[9:34:13] In5: we have in Holland a site called Funda

[9:34:27] In5: when you are looking for a new home

[9:34:45] In5: you can look over there for houses and found to built on

[9:34:56] In5: I wanted to move to an other house.

[9:35:08] In5: then I searched the internet for a new place

[9:35:21] In5: I always wanted to built my own house

[9:35:31] In5: and then I saw Oosterwold

[9:35:43] In5: I was not fond of Almere

[9:35:55] In5: Because I love to live in Harderwijk

[9:36:40] In5: but the project Oosterwold, especially Buitenplaats Oosterwold was very nice so finally I decided to go for is

[9:37:23] In5: Im sorry, my dogs made noise, can you repeat the question

[9:37:39] In5: B

[9:37:40] In5: ok

[9:38:09] In5: because building a house is quite a lot of work and effort.

[9:40:04] In5: When I also had to do stuff like building the acces road, and so on, that would be very much. I built a house earlier but I am not experienced in building that kind of stuff

[9:41:24] In5: The founders of Buitenbplaats Oosterwold spread a list of email addresses. Then everyone started to mail to the whole group. That was quite a chaos.

[9:41:48] In5: After 2 days someone suggested to start a initiative group

[9:42:20] In5: 6 people applied, and we started

[9:42:42] In5: In the beginning a few times,

[9:43:17] In5: Totally we have met 3 times with the initiative group, and once with the whole group.

[9:43:58] In5: about 25, and every week there are new buyers

[9:44:35] In5: First we tried to get discount offers from different suppliers.

[9:45:52] In5: Also we had a discussion about the dicisions we have to make. The founders of the buitenplaats will take care of stuff like 'riolering' (I don't know the english word, it is the

[9:46:07] In5: toilet thing to

[9:46:13] In5: wait

[9:47:45] In5: That was a bit difficult. In the whole group, some people wanted to rely on the founders. But the don't live there after all, so we wanted to participate in this kind of disscusions

[9:48:05] In5: By the way, that was no point of discussions with the founders,

[9:48:40] In5: but in de group some people thought that was not polite

[9:48:55] In5: in the end, it al worked out

[9:49:27] In5: We communicate by mail (most people are over 40 :-)

[9:49:52] In5: but I made a page on Facebook. People share there plans over there

[9:50:35] In5: It wasn't initiated by the initiative group but bij myself

[9:50:54] In5: we don't communicate by that, it is just for fun

[9:51:01] In5: mainly we communicate by mail

[9:51:56] In5: No. The founders do. And sometime we read in the newsletter something about thate

[9:51:59] In5: that

[9:52:39] In5: I know that some people follow the information page about Oosterwold

[9:53:05] In5: On that platform, I was told, share others their plans and problems

[9:53:32] In5: Well...

[9:53:38] In5: thats a good question

[9:53:54] In5: difficult to answer. I ll try

[9:54:52] In5: First, there was chaos. Because everyone from Buitenplaats was sending his/her mail to everyone in the group. About ALL kinds of topics!!

[9:55:05] In5: Then we formed the group of 6.

[9:57:23] In5: We made a priority list. And some guys from this group were very active by searching for information (e.g. the way of heating . Thats quite a challenge because there will by nog gas (is that the English word) and in Holland we are used to gas for heating the house, alternatives are nog common)

[9:58:02] In5: sorry to hear, the weather is not that good...

[9:58:56] In5: In the initiatie group (I will type IG ok?) it is very informal and fun to see/talk to each other.

[10:00:06] In5: In the whole group that is more difficult. Because you don't know each other not that well and some jokes are not understand (not that good English, I hope you understand what I mean.

[10:00:20] In5: But in the end, I worked out.

[10:00:36] In5: But we have to be careful how to communicate!!

[10:00:59] In5: No, in our group there are.

[10:01:05] In5: But nog by me

[10:01:29] In5: There is eg a family, brother and sister, who built next to eachother

[10:01:34] In5: or friends

[10:02:11] In5: and Thijs, one of the IG members, is building a house where his mother wil join. We call it a kangaroo house

[10:03:42] In5: I think it will be a great place to live. There will be lot of space, and the people who live there have alternative, environmental friendly solutions.

[10:04:16] In5: There will be agricultural (is that English) on a small scale

[10:04:48] In5: and in different kind of things, like animals, apple trees, but also mais and so on

[10:05:10] In5: what do you mean? age

[10:07:01] In5: I think de Buitenplaats will be close community. But that is due to the fact that some parts of it are community bases. We will found a organization, and that will be responsible for some parts of the buitenplaats, like the sheep, and the lightning and so on.

[10:07:24] In5: I don't know if that will be the case with other initiatives of Oostwold.

[10:07:28] In5: oosterwold

[10:07:57] In5: pffff

[10:08:15] In5: I depends

[10:08:18] In5: it

[10:08:34] In5: sometimes 3 hours per week, sometimes more

[10:08:53] In5: no, I have an architect

[10:09:37] In5: And now I am asking for 'offertes" Building companies give me the price of the design.

[10:09:48] In5: So that takes quit some time

[10:10:41] In5: No problem. I am curious about your research and the results

[10:10:48] In5: Can you inform me!

[10:11:00] In5: when your results are ready?

[10:11:03] In5: thanx!

[10:11:25] In5: And good luck by your work!

[10:11:48] In5: Ok! Then you are busy!

[10:12:00] In5: When you have any other questions, please mail me

[10:12:14] In5: ok, bye bye, thanx!!!

Annex 9 Interview Respondent 6

A. How did you found out about Oo

In 6. A few years ago about 4 years ago I read something I think in a newspaper, that there are some plans that they are going to develop there. And at that moment it wasn't something attractive to us at that point of our life. And about 2 years ago at some point, I think we were looking for something. Actually, we were looking for farms somewhere outside, more towards Zwolle, more towards the east. Because my husband has his own company in ____ to the east. And for his, it was important if we going to change our house we would live somewhere around 30-40 km around the place where he hai his company. And then, in that are there are some old farms. So we were looking at that there really nice little old farms, you know very characteristic. But nothing most of them need a lot of work to refurbish it and I was also thinking, yes that I most of the day with all along with my kids there. And you live pretty separately. Yeah, you live pretty much along just by yourself. So actually those were 2 things we were having doubts about. I think somehow it popped in my head, ok there was something

in Oo something near Almere, that they are going something. Maybe we should look on it. And then, we were looking on the internet and we found Frodo's project. Just before they had all their people together. And we also found I think it's called some gardening project, it's also from someone who has designed about 3-4 types of houses you can choose from. So we found these and with Frodo's project, I thought ok if I'm going to do something like that I really want to have my own free standing my own house, with a big garden with my own garden. A community garden that wasn't something that I really liked. So actually that did not really project that I wanted. And 3 other projects it was a like a free standing house with your own garden, but it was a really small garden. Compare to the whole space that there is it was a bit small garden. And that we, though, ok it might also be possible to develop something ourselves. So that we started searching something further and that how we came up with it.

A. How did you found other people for project

In 6. 1.5 year ago I was in a non-violent communication training. It's trading about communication with compassion. And in some points, I really had it clear in my mind that I really needed to have a community around me. I was a little fed up raising my kids by myself, yes we have neighbours, they are nice people, but not like minded people. They are not really close friends and sometimes it's a bit strange what we do what choices that we make in our lives for example that kids are been hove schools, they don't to school. Many people just don't understand. And Other things that we do also when they were babies. It very touching parenting things that we follow. The basics are actually looking at the child what that child need and as a parent, you are there to accompany this child. Yeh, I did meet minded people but they are not my neighbours and I really missing that. Sometimes I feel really lonely in raising the kids. So I was a little bit fed up. At one point I thought it's not natural to do so individually. Like every household is cooking its own stuff and embracing the kids all alone actually all thus little household are trying to do something that before the whole community did and it's so not natural to do it this way. And before also I had a lot of judgements about myself. You know there was thoughts hey first you should show people that you can do it by yourself. And then, ask for help and yeah you should do it yourself because you chose for kids and stuff like that. And at one point I was really fed up with it, I just don't want to do it just by myself. I wrote that down. I wrote my dream. Ok, this is how I want it. I already had in mind ok I can do something like that in Oo. So the think for me now the first step is just to write down how it will look like and I have confided that it will attract people who also want something like this, who has the same dream. So I share this dream on social media. I got a lot of reactions. Many people recognise the same things and loneliness and need for community, need for working together and companionship. Yeah there were also a lot of people ok Yeah this is also our dream but you know it's not the time, because if we are going to sell our house it's under water, we won't have a profit of it, and actually we will loose money. Or my husband is working on the other side of the country, you know there were a lot's of buts. And there were also some families which say we really want to make the same thing and make the same jump with you. I said ok, I did a few presentations, also visualised how it will look like, not only in writing but also in images. So people who are interested they could come to presentations I will say them a little bit more about the rules of Oo. That you have to do a lot of things by yourself, it's not easy. It's not like Ok, we are going to say yes and it 2 years there is a house, no because you have to do everything by yourself. For me, it was really important that people new this. And it was also important that people will take their own responsibility for their own plot and their own house. I'm not like Jos Abo, I don't know the English word. I really wanted to have the other people have their own responsibility. Because it's already a lot of work for ourselves to develop our own plot and our house. So the half year later I said ok, halfway august I really want to have full yes of people who wants to join in and then I'm going to design village I hate

in mind. I really wanted to have a community garden like we have here in the backside of our garden is also community garden. I really wanted to have some community garden. And then I wanted to have plots around it. So I would like to have full yours of the people who want to join, and also would like to hear how big plots that you would like. And that's, of course, that freedom that you have in Oo. Ok, I want 2000 m², and I want 4000 m². And then, I will, I'm a graphic designer. I and I will talk with all the people on what side of the village would you like to be. And then it actually it really started.

A. Formal or informal

In 6. Yes, actually there are no rules. I set the intention or I said the wish that I would love to live together with people who have the intention to use non-violent communication, so the people who step in, they also said yes we have to intention to use this vision, to live like this vision and we also want to develop ourselves more in that. At the moment I just finished e-course and I'm a trainer now. So I can imagine that I can train people who are going to live there who know more about it. So it was not a rule and at some point, that's also good to let go. Because first I had in my mind that I really want to have the rule who are going to step in they need to have for example 36 hours of things before. But at one point I could let that go, that if people read my dream, they will have this intention anyway to step in. Otherwise they think ok that's not something for me. There was some family who was interesting in the first plays. And then, we had this presentation, and they saw other people and they said, yeah, I really see how it works for you, but it not something for us. So I really have that confident it will attract the people who are like to be with. So there are no rules. The only think that I really wanted to have the full yes half way this august, So we could really start.

A. Common Decision making

In 6. You could describe it as consent. That's a tool that we are using. And it's I would describe it as listening to everyone, listening everyone's needs, and taking the time for that. It's a social critic it's not democratic. It's really wanting to know what is a life in the other ones. And listen to everyone. Listen to everyone's needs. And if you are going to decide about something it's very important that there are no objections anymore in the end. That everyone had spoken out what their wishes and that, yes during talking about that all the needs can come together.

A. Decision-making influence on relationships

In 6. It helps to avoid conflicts, that the biggest thing I think. It helps avoid conflicts and if there are conflicts they can be pretty easily solved that absolutely how it helps. And also it brings more connection to the people who is going to live with. Now we are not living together yet. Some are live in Amsterdam and in Harlem. so we not live nearby. We do have a forum only for the Geraffvillage people. And I noticed that because we try to communicate like this it already gives connection also if you don't see each other. So it builds connections, builds relationships. But I think that the most important thing is to avoid conflicts.

A. How often do you meet

In 6. With the whole group, we meet about ones every 2 months I think average. And in between I also see some other families, some families have some more connection with I see them more regularly and with others a little bit less. There is one family living nearby here I see them a little bit more. Yes, it's also depending on the season and on what things are going to be talked about.

A. Did you had to make so formal org to sign contracts

In 6. No, not to sign contracts because everyone sign it's own contract for its own plot individually. But we are going to make "frainehein" for the communal garden to buy the land.

We are going to buy the land hopefully next January. So we are going to make "frainehein" especially for the community garden. For the development and also buy the trees, and also to buy the land. And we are going to make another "frainehein" for the road that is going around it. Because not only the people from the Geraffvillage are going to use that but also people who are going to live from the other sides. So there are going to be 3 "frainehein"; I think.

A. What do you think about rules of Oo, are they easy enough to understand

In 6. Yeah if you read them I think they are easy enough to understand, but there are some things that are not written down and that makes it more complicated. At the moment when you start and you get to this process. You note things and you think "Hey, actually what do they mean with this"/ When you read it in the first place you think ok, that's clear. But then, also wishes are coming out. Ok, I really would like to have this and this in my garden. But how would it fit in this rule? But that actually in the process questions are coming up and then, it coming be more complicated.

A. Did you feel mismatch between rules

In 6. Yes, there are some clashes. It's not. let me see if it also some personal thing was. There is one one family that just step out just last well. So there is one plot is still available. And they wanted to have, their wish was to be able to live more flexible that it's possible in Oo, they would love to live in a youth for example. But that's not possible because then you have the "baow rule" the national rule that sais that you have to build a house or a building and it has to have this is value and stuff like that. And that you are not isolated enough. yes, I'm worried that thus kind of ideas they are not possible. That you really have to build a building. So that's something that I think is clashing. I would love to see more freedom in that. And also things like I'm ____ relu that rule that "____" there is one rule that's sais ok. the plot that you going to buy, 1/4 of this plot that space that you can use for putting your house and your house can only be 1/8 size of your plot. So this 1/4 size that "roudegafle". That's if you going to build a house in one layer that half of it is your house. And you can choose where you want to place your house. And the rest of "roudegafle" is going to be a garden and it doesn't have to be like a vegetable garden. And this "roudegafle" there is a rule, that they changed it just before we signed the first contract. The rules that "roudegafle" can only be one shape you can not divide it into 2 shapes in your plot. So if you want to have 2 buildings you gave to place them together. You can not place one on one side and the other on another side. And that's something that's Yes I think that's a bit too strict. Because also we going to build a house and the garage separate it has to be very near to each other. And also everything that has roof has to be on that "roudegafle". So also a chicken coop has to be on that "roudegafle". We can not build it on another side of the garden. And I think that's a bit too strict.

A. Complexity of the rules, stop some people who have less a

In 6. Yes. It already does. Yeah. Because those people who are going to who bought a house in eco park of, they did it because they want have easy, because they are not going to develop everything by themselves, so they choose for easier, also they are going to pay for it as well, because they are going to pay a much higher price. But they didn't want to develop everything themselves. I really like to do it. Because I want to be flexible I also want to have it in on my own hands. I want to be responsible. And I want to be responsible for the things I do. So I really like it that we can do it by ourselves. It's like. I see it like the positive challenge. I really like to do it ourselves. And I can very Well imagine that some people they are just getting greasy when they are reading all that rules. And it's going to be too mutch. But then, I also think ok, yeah your are not fit to live there. And I also know that people who are going to live there and who are going to develop individually they own thing or like we in a small cooperative, those are

very creative people and people who have who want to think out of the box and who are very conscious in their lives and they are choosing that things consciously. That's what I really like about all the other people and people who I already know who also develop their stuff.

A. Homogeneous group?

In 6. Yeah but still with a lot of differences

A. Age, income

In 6. That's very different, yes age, income, background all different. I think the only red line that is going through it is that people they are willing to work for it, they are not lazy people. Yes that's a judgment, but still, that's a judgment I have

A. How many other people you know. initiatives you know

In 6. A lot I think always all the initiatives on this "thuglewreg" side. Yes where the Frodo and Frank. I know. I think I know about everyone by name, I'm also the one who with who is leading the facebook group, I set it up. So I see a lot of names coming. And I also organise few of the picnics with other people who have initiatives. So yes I don't know how many people I know 100, I don't know. A lot. And I think a lot people know me.

A. How you usually how you find each other

In 6. Yeah though this FB group actually, I think also the cement now says to new people "ok hey there is also FB group you can join"

A. Who helped you?

In 6. There was not only the problems that we discovered during the process but is also the Gemente sometimes new less than we new. Or that we, for example, we were about to sign the agreement on incomes the first one, so we were all there to sign it and then the gemente said this because you are close to this little canal because you are near it. You also have to buy the whole canal and the part of the road this is what they said us just we were about to sign the contract. That's the thing you should have told us before. They didn't think about that before how they will deal with this canal. Thus think, yes the are problems, it was because they were not in the rules because the gemente didn't think about it before. So sometimes they just behind in the rules.

A. And what about communicating with other initiatives did helped?

In 6. Yes yes absolutely yes. That's also what I wanted to create these picnics because people like Frank who was one of the first people they could share their knowledge. And also what we are doing now we are actually the second shift of who is coming now. And we already know a lot of things and we can share with the people with are coming behind us. And it's also what I really like to do, I like to share my knowledge and it also helps their knowledge with us, yes that helped.

A. Community influence on municipal decision-making

In 6. Yes, it's already happening with the streets names. Because the Gemente let go most of the things and they want the initiatives are going to develop everything by themselves, that the Gemente said but we are want to make the name for the roads for the streets. But that the initiatives say, hey but you wanted to be led as to make everything so lets as also what name of a street that we want. That was that they changed back it's more to as, that we can decide. We can propose names, and it's still the commit gemente who is going to look at and ok this is the name within the rules of the names of the streets, but it's not that they come up with the names anymore. So that something that we could change.

A. Equality in decision-making

In 6. No, I think there are differences, I think it's very much depending on how the connection with the gemente is. How you communicate with the Gemente, and I think if that the connection of Gheraffdorf and Gemente is good, we are respectful to each other, and I also know that there some individuals who are more like against the gemente, they have this view the gemente is the one who makes rules, so they are the bad ones and we are the good ones and we have to fight to get something done. That's how I want to be in this. I really want to cooperate and also the Gemente want to cooperate with as. And I can imagine that gemente because have a good connection are easy going to give as things if we are asking it. For people, that really fighting it. Like ok they are the bad guys and we had to fight against them, yes I can imagine that they don't really get things

A. How people usually find you

In 6. Social media. That people know me and some people say I want to live in community " yeah ok I know Catherine and she is going to develop the Giraffvillage" that how it's goes

A. The whole Oo average by itself, or sometimes it needs help

In 6. It goes automatically, It goes very natural yeah.

A. How do you see it in 10-15 years?

In 6. I think it will still a pretty close community that yeah I think It won't change a lot like it is now. And I can imagine that it's even got more close. Because we are not living there yet, but in the moment we are living there physically, I think it's even easier to connect to each other, to develop thing together, I think there will be a lot of initiatives like small scale initiatives developing things together like play groups for the kids, I think also maybe people who run their own company or people who are freelancer, like I'm freelancer, they are going to cooperate together work together. I think that will develop a lot there. And I think there will be a lot of exchange of the products. Yes, I can imagine that is is kind of community it's going to be.

A. Web platform centralised

In 6. There is a forum that already exist. And only a people who already made a reservation are allowed to go to this forum. The facebook group it is for people who are also interesting, some of my friends are there to see what it is happening. But the forum is really for the people who had one talk with the Gemente.

A. Is it active?

In 6. It is active but not very active, but FB is more active. Yeah, actually the FB group is for people to share their knowledge and ask questions. We have 1-2 questions per day. And the forum is a bit dead. Ok, sometimes someone asks questions there, but somehow FB is easier just to put your question and people will respond. It's more life there.

A. what do you use to communicate with your community

In 6. We have our forum, whats up a group, which is more like for emergency things. If there more information I put it in a forum, we see each other alive, sometimes email but not so much. And sometimes me call each other, but now with social media now we don't call as much anymore.

A. How much time

In 6. That's very much depending on where in a process we are. For example, we signed the "intensie of incomm" last November or October yeah October. And just before that one family

stepped out. And the whole design was already finished so I had to make new design because one of those pizza places was falling away. And I don't want to have holes there. I had to make it again. And it happened 3 times after we signed the intensive if incomes. In those periods I think everyday average 2 hours 7 days a week. And that is a lot especially with the kids being at home. At this moment it's pretty quiet. We're working now on the 3 stage. We are going to fill this package with stuff because now it's farmers' lands so we are an exception, we have to make documents with the plan we have. And now I work 2 hours a week. So it's very much depending where in the process we are.

A. And how much time you spend on communication

In 6. I think about 2 hours a week average

A. Play Oosterwold

In 6. No, I didn't hear about it. Interesting. That's funny. I will share it on FB

A. What do you think about the Jos's project?

In 6. They will have less connection to a community than that we have. Also because they don't have the communal thing. Ok, they have this swim pond. But they think that people who are going to live there are more individual.

Annex 10 Interview Respondent 7

In 7: As you can see we already work for four years. Actually, we researched together with architectural centre the question why you need to feel at home in a new city? So, it's the same topic what you have for Almere Oosterwold. But Almere is also a new city, so in that sense is the question how do you help process of people connect with each other that friendships develop is very important question to look at. And there was a particular incident 5 years ago where some beautiful artwork in the park got destroyed and they said "How do you make that the people will be proud of their city if they demolish it? How to make that everybody feels part of the city, because if only some have some click and the others are blown, then it is obviously not going to work". And we interviewed about a thousand people about what do you need to feel at home. And we learned a lot and we did it only interview people who live in Almere, we also talk to people in the refugee centre, children, young people, adults, older generation about "how can you ... What do you need to feel at home?". And for the people from the refugee community, I would even say, it's a bigger question, because not only the city with society is new, everything is new. And often wherever you come from whether it's a Dutch city or other cities, you come with thoughts, memories, wishes, and you know you are not that empty state, you bring your talents, but you also bring your pain and your grief. And we did first exhibition where we with families made miniature scale houses ... Shall we focus on home being a mirror of yourself to express your identity, to show what you find important and what do you find is beautiful and that is very difficult for very different people.

And the second year we focused on the spaces between the houses and also the playgrounds, so we designed a lot of modules and have a lot of interactive playgrounds or places to meet each other for all generations. And... the first one was very small and we think of bigger. So in the second year we built, for example, a house from bags of sand and barbed wire in between, so it was an exhibition it was a play house for the children with a sand and they played and the teenagers they used it in a different way. But everybody admired this house because it was very nicely decorated with piece of art and it was round. A lot of architecture in Holland is square; and it was round and Tibetan artists had made it beautiful, surroundings painted around the windows. And yeah, there wasn't anybody who didn't fall in love with this round

house and there was the idea. Well when we know so much about it, let's implement this because nowhere in Almere you can actually find this kind of place just to feel at home. So, we had to go on the journey of how do you build a house when it's made of materials that don't fit into Dutch regulations... How do you fit that? Because you wanna make sure that the house is that built in Almere is actually it is now impossible to create like that... Because we did convinced the city that it was important to do that.

So we built this house... it is 5 meter high with 3 glass couples and it's standing in Almere port, we build it without any machines, only with the hands and the people themselves. So, for instance, we collected beautiful stones and you made decoration on the floor – a mosaic from stone and that's the floor of the house... And we had to equalize the sand and we did it with dancing... So, as you saw earlier that we have a lot of talent in the community in Almere and we prepared the ground in this way.

Of course, when you've done 1 house you want to continue. And we also had this beautiful moment (actually there was a film made about it I will show you after the interview) there is a little girl from Syria and she moved 11 times from country and from house to house and it was her birthday and she couldn't walk because she tried to learn how to bike, and be part of Dutch culture. And she fell and she broke her leg and so she was in a plaster and she said to her parent: "please please please carry me in this house I need to go there where the children were". Parents they carry her inside and she said: "I like this house I feel like... Is this gonna be the house that we are gonna stay? I am tired of moving and this is where I like to stay". And her mom was like almost crying because actually they have now a house in Rotterdam but they are still in connection because they haven't forgotten this amazing spontaneous reaction of this little girl – that's my house! And it's emotional quality which this little girl feel, which a lot of people have this kind of emotion when they experience the quality of being in places which have organic architecture, when you don't have this very strict lines and straight and the square in the dominant shape.

So, from all this experiences came the motivation of writing a plan of all the things we have learned to actually create (you could call it a village). And we actually called it a project "WINDOW TO THE WORLD" and it is now 2 hectare in Oosterwold. And we are very busy with discussing together with students from Wageningen University about water, about energy, because the plan is that the people have said that they wanted to live in harmony with the planet, to make it fully circular community is one of the goals of this project. So the students from Wageningen University they help with the technical scenarios, architects for landscaping they help with that, and it's interesting because often there are international students – it means that even more influence also from the whole world flows into this process of collaborating with one another in order to make good designs.

We've made a plan, we are going to build big community centre for social enterprises, we are going to build 25 social houses and we are going to build 4 houses which families are gonna buy. We didn't like the idea of just 1 particular group it was the idea of mixing a lot of different people. So, half of the people we already know who is it going to be, because these people that are already for the last 7 years are in this community and the other half is consciously still opened. Because we like to give people who come new or who found out about the project later also to give them a chance to be a part of it. Of course, it's like a sit you know, once you have this community, there of course will be others.

The biggest challenge in relation to urban planning is how do you finance a big project like that especially because you work with artists, you work with refugees, with people who can't sleep at night because flashbacks or their well-being is impaired with medication or other things. So they are not people typically with huge amount of money, we are talking about the

project that costs several millions. So, it's been quite a process to find the kind of support to get the plan so you could actually implement it. And that process, also, cost a lot of compromising as you can have beautiful design but than if you can't afford building those shapes, how are you going to creatively resolve it. So that's a very interesting, I should say, dance around existing restrictions of law and around a budget that we have now around 2.2 million, which is partially bank finance and also private investors, who like to invest their money in projects with social impact, and that is no doubt a project with big social impact. And there is now, also, a process which started – to meet with other 200 individual households and communities that are in the Oosterworld happening, because we have to share the cost of the street. And there are very interesting dilemmas also that come. Of course, it's not a question of being used to negotiate this kind of thing in a diverse cultural context. So, you find yourself in meetings with people who may even have views of voting for the PVV, than much rather not to have to do anything with the refugees. So in that sense you come back to the issues that we have in any neighborhood in Holland, that you have to find a way of negotiating and investing into good relations with all the neighbors. That's surely our intention. And I think that people also in this case they don't realize quite how much beauty, quite how much resources we bring, because also the community center that we building it's the land which is opened to the whole public, so people can make their celebration there, people can get involved. It's not closed thing. So I think it's also the biggest difference if you look at Giraffendorp it's very much like... in the garden in the design it is very much protected. The children can play in a certain way, it's not opened to everyone and we do exactly the opposite – opened to everyone, doesn't matter who you are, you are welcome. And that's actually the most important message we like to give to people to make them feel at home, it doesn't matter who you are because we believe that everybody has the right to that place to be welcome. And that's in practice is challenging as you can see on the project that we are doing now there are a lot of people who do enjoy the process a lot.

A: you said that you already know how people who will live there, how they involve in the process of negotiating, of design?

In 7: well, you saw earlier that man who was just sitting at the reception, he is an architect, and he is helping with a maquette. You see Kim there he always helps with keeping things safe acts as a security. And we have some people who like to be with the children, so we have people who are carpenters. So, everybody is involved at what they like to contribute. It is never that I say you have to do that, it is more ok this is one of the projects. And we also have 40 other projects and you have to choose what fields are good for you. But it's very nice. I mean, you can talk to other people, for instance the one who painted the hat where we were dancing, he is a visual artist and you know, obviously, he has a lot to offer and thinking about design. And also, he is from Uganda and he says: "you know I need that village to have a place where couples can argue because in my culture we do not do that at home with children, there has to be a special place. And in the community where people argue where people know that they need extra love and support". So you know that's a really interesting way of conflict resolution which is totally different from what we are used here and it has many benefits, so to implement it into have a place where you can appreciate these different perspectives, that's a good starting point.

A: and how do you think this process of negotiation with the neighbors, how it influence on your relationships in the end?

In 7: well the practice will have to see cause, of course, we hope that people will enjoy the interaction and in the end for the neighbors you don't have to be involved in the job, but in any place for the neighbors the 2 hectare they want to have that interaction, that is what they choose.

Not compulsory but there is wish to have different way of being connected with each other, why people choose this community. And it's a way, because, the costs of individual houses are much lower than in any other part of Almere. It means that a chance to lose your state dependence is actually quickly achieved, that somebody who work hard can work themselves to actually do something good in their life and at the same time help other people to make that first step. That's the intention. Also, you have kind of a circular way of people that can join in.

A: how did you find out about Oosterworld project?

In 7: we have actually been to the very first informational meeting, because we were searching for ways to build different. And then, obviously, when you inquire the info, they told that Oosterworld is the place to do it different. Also, because this is very attractive when you don't get when everything is already in the ground, so you can make choice are you gonna be connected to the grid or not. In our case we choose that the community center is connected to the great, but the individual houses – not. Because we want to be collective on energy, so the challenge to have simple system, which is strong and which makes sure that the... So yeah, the idea that you have not so high cost of the ground, that you can choose what you want and you don't have to pay for all the infrastructure from somebody else you can make choices about it yourself. That is very nice. The fact that you can choose how your street is. And there was a meeting with people about the street. And there was one person who liked the straight line and he said that he actually don't like the street like that. And they asked so, you know, we have to vote, because, there was 1 person who liked it straight and all the others liked the idea that it's not a straight path. So, you have no guarantees, I think it depends on who you are doing it with and it will be interesting to see what and how the area is shaped in this way.

A: was it hard to get all information, all these regulation?

In 7: to be honest it's a nightmare. Because for start you have to do with Dutch culture as well nobody actually tell you the beginning of the road is plan and everybody is WOW this plan is great plan, and it connects all the different policy areas of Dutch society and in that sense it's very integral at least the plan. But nobody was really honest to say, that the way the Dutch society looks at. It is like you know it's that you never gonna succeed and housing cooperatives, I think there is also platform "Platform 31" they make research into cooperation and community building and there are lots of communities that want to build and the finance, the people who finance it, they want to do that. Why? Because in Dutch society community building and living is sort of associated with a nightmare of all that you have to do with people and you have to build community and that brings problems and that means that there is always coming and going and uncertainties and in the financial world these are risks and that means no. So all the doors actually stay closed. So it's not really fare, because, well in some way it's real, because, when you don't really know about community building and you just kind of in the pink glasses and a bit naïve. And you don't know that it's hard work and laws that you have to obey, just like when you build a house, but then it's really achievable and also realistic when you do the work you can get the result. That's my profession to know how that works. And that is something I've been doing for many years in different countries. So, the discussion in that field is always – on one hand, you have the people who say we have to make a house and then the community and, actually, we think you have to make a community and they have to say what the house would look like. Otherwise, you are living in a place, which does not benefit that community building. And I really see in the discussion we have that the people we have now, what the result is I could never think of it myself, cause, I don't have the knowledge of all these different cultures and religions and ways of looking at it. So, to do it together is a very special process and the results are astonishing and you can't just so predict it like that. An example in Holland when you come to the refugee center they look at your family... you are 1

person you are entitled to some little 17 sq.m. shared house or room. And you have 3 kids, you have a bit more space and you depending on it it's boys or girls will they share the room or not and it's basically tell how much you are entitled to. And based on that you get the place. Actually, nobody stands still and say "what do you want?". Interestingly we do ask people "what do you want?". Then there was 1 lady who was here and she says: "you know I now have a house but it's far too big I have to do too much cleaning I hate it, I want a smaller house because I like being outside in the nature and in our culture we use to sleep together. I don't want so much cleaning". It's funny because nobody ever asks if she was happy with less. So there are so many complex issues if you can pay attention to the individual instead of making a place for 500 people and they are all in the same kitchen, because, that is what is the cheapest way of building. And now, we are experimenting with this small little community of saying – let the big companies build the carcass of the house and let people have an influence on how they want their kitchen and how the bathroom and where they want it. So, everybody will find a different way of what is important to them. That's an interesting process and a social experiment as well.

A: did you face it with some challenges that you had some ideas but the national laws, Dutch laws, do not allow to do so?

In 7: Yes, we have that a lot. One of the themes is that you allowed to variate in the building materials a lot. So, you could make beautiful house from bottles and beer bottles but a lot of things that you could do is not allowed. With that restricts, so that you can do that as an artwork, but not as a place where people live. The building with earth bangs... Actually, there is a very famous architect Fetch. And he built beautiful earth houses in the landscape and he even said that he would design for us. But we didn't find anyone from people who can built or who can advise us in building ourselves, because they have to be professional supervisors and so we didn't find anyone who can actually do this in Holland. So, that's sad because it would be so much nice except that awkward design.

A: but do you feel that because Oosterworld kind of accepting that sometimes you can do something that is restricted by laws in other parts, but in Oosterworld they allow it to just to try.

In 7: Well, even the shape of our community now and you now we just made a design, which is not like that, it's actually the 5 elements and a particular layout. We also have a part of the street which is round and... yeah it's funny cause when people automatically think "that's you street, that's nothing to do with our street" actually that's the end of street of anybody, that's just how it ends. So people don't expect that. So that's part of the process.

A: who helped you to overcome all these?

In 7: I think the community, the power of community, because it's so many people and so many different aspects that help make that happen. But also, for example, in the end we have commission now of people (lot of them are in their pension, they worked in the old Dutch system of housing and housing corporations and they are retired now) they know the system. But they also know that they have not created the society where old people are in the same way valued and they are also connected to this community. And they are doing actually a lot to help us to overcome the obstacles and to help us. They learn from us and we learn from them and on that way we.. we... I'm sure without the elders, also the Dutch society will not be as far as we know it now.

A: and do you think...

In 7: I think also that one of the things they did, they were the only once or the first once to really be honest, to really give honest and critical feedback and then to help us all to come to

that. And, that is nice thing. And also, really funny, because now you see our playroom there with the children. And sometimes the meeting rooms are already full with other projects, and then, we sit with all these guys with all these grey suits and all between all these toys. And somebody was saying “this is hilarious because it would happen nowhere else that you have these totally different separate worlds living with each other”.

A: do you think without organization, like yours, some groups of people could be excluded of this Oosterworld project?

In 7: That’s definitely the case. Because actually we are the only social housing project. And the aim of Oosterworld was to have affordable houses, actually now, affordable houses are only for people, who have a chance to bank. And that is already middle class and not people who are on social benefits. So that’s, also I think, that one of the things, that we are a bit sad about, is that for the fact that we work hard day and night to find that way that those people can be included in the beauty of Oosterworld. There is actually very little recognition from local municipality in relation to helping with rules and regulations, for instance. We could also contribute a little bit financially to make, just to meet each other half-way, because these are targets of the city which we have as a an initiative of engaged citizens, we took it on ourselves. And you could imagine that people then say, that they go and we come with another half, because it’ d be much much quicker exceeding with a project and much much quicker you can do the next one. But that has not have happened up to now. And that makes me sometimes a bit sad, because this is a kind of thinking of you know the recognition that... yeah... There are so many projects which are done by the overhead which do not always succeed and this is really so different and in that sense special, you can put more practical help, that’s my opinion.

A: do you think the whole community of Oosterworld somehow can influence eon what is ging on in the municipality, because they are testing the ideas at Oosterworld and as I heard from other people, sometimes they change rules, adapting them. Do you think the community can influence on how these rules will be adapting?

In 7: I hope... one example is... We have to pay for our roads, then somebody said we also have to decide how they are called. Then you have meetings in city hall, which include talking about how street names are given and the laws, laws, laws. It’s very crazy kind of... As you can see, It like theater and, as you can see, this is a piece of theater in itself to have this tradition of giving names and they are very proud of that. “And where would we end up if people would have the freedom to name their streets?” And on the other hand – “Who are you to decide my street name when you don’t pay for it?”. So, it’s quite funny process in that sense.

A: with how many other initiatives are you familiar with in Oosterworld?

In 7: well actually almost everybody have met at least once. And with some people I have more to do because some of them are part of the school. One of the school where my daughter was ... I think at least 20 or 30 families from there are going in there, partly because surroundings be promoted a lot and also there is a lot of family who also like freedom of creating and of living more friendly and sustainable. So, it was easy...

A: How, usually, do you contact with other initiatives?

In 7: There is an email group, which you can part of if you are part of Oosterworld. There is also a Facebook, actually there 2 Facebook groups – one official and 1 unofficial. And also, 2 web-sites – one official and 1 unofficial. And when I say unofficial... the unofficial once are far more informative than the official once, but that’s also true for formal and informal and informal quite fascinating how 2 worlds coexist. And it’s a bit symptomatic of this society.

A: and how often do you attend these meetings in Oosterworld?

In 7: At this moment, they are every week, and almost on the weekly basis. For our own project, we also several weeks busy with the project. And it depends on the way of your involvement.

A: are there any other people, who are going to live in your project, they are also coming to these meetings?

In 7: some of them do and some of them not interested, but everybody is always welcome to come. But, most of the meetings for the residents are in the Dutch language. And if you don't really like... you know what they consider to be boring meetings, the Dutch meeting style is not much of that finds much appreciation and joy by people from other cultures. So, there are people who consider it a necessary evil. But, it's not like the same as we say "we have a party".

A: you almost answered my next question.

In 7: if we come with everybody, I think because people are not used to this kind of atmosphere I think they are quite quickly overwhelmed or afraid, ask questions like "will there be men? Single men?" it's kind of influence of the negative stereotypes in the media and you can see a lot of single men there, they play beautifully with the children because their own children they all papas. They don't often see the story behind the people. But, it comes to the fact that they can do beautiful gardening, because they have muscles and they are much more fit to work longer hours. Then there is more people who are happy about that people are coming, as you can still ask them to help with the garden and so on. I do expect that even in that way that a lot of things in the end will be more exchanged and that people will also get used to it.

A: not only people who kind of enrolled in the Oosterworld have the same influence in the community.

In 7: well people who buy have of course all the responsibility. And people who rent they (at this moment) have less responsibility because it is the people who buy make of course the key decision at this stage. But at the moment when the rental contracts are being signed and people join housing corporation "WINDOW TO THE WORLD" within our project they have equal voice. And within whole of Oosterworld we are still debating what is a good idea of, you know, when other people have full voice or just the owners, it's not yet decided. We've been talking about it. In our street, we would be the one in a _____ so it'd a delicate process. It would require them, if Oosterworld wants to include every household, it means that they adapt to this international atmosphere and access in relation to language and communication styles. And with the big group it is at this moment not a case. It is more typical Dutch. It's interesting to see whether in time that will change or whether that will remain part the people will join. Nobody know, we shall see.

Sash: how much time do you spend on Oosterworld project during week?

In 7: a lot. Sometimes I'm full time busy with it and when I am people here are complaining because they say "you don't do this enough". But, I'm trying to balance it a bit so I have time for other thing too. But, at this moment it takes a lot of my time.

A: I know that one woman (her name is Yeneke), she also organized some community center and they want to make it with social housing somehow, so maybe I can give you her contacts. Because they want to do something like this. And they, also, want to make a school there.

In 7: and I'm interested to know if there is other project who do have social aim and they are really interesting for me.

A: do you think what Oosterworld community would be like in 10 to 15 years, quite big... will it need some facilitation stitch because the area is quite bit and community is quite big?

In 7l: I think that because the people are now there they are generally really open, I think the chance that it will happen with expertise which is there because we are there, because these other parts are there, I think the chance that it will succeed is big. But, I think if you really want to make it work the culture communication should really be a part of it because we will not succeed to balance and to cope with that. Interesting. With Cathelijne the woman that told you about us and what she does is quite familiar with what we do and I remember that we had this idea, she had a game of non-violent communication, and she brought her community or people from her community together from people here to play this game. And in that interaction everybody had totally different idea of what game means and how you behave. And there were people who were really almost aggressive in the way of reacting to people who would something different, behaving different. There were people coming late, and they were really irritated by that. It was interesting because it was also so ironic, it was non-violent communication, but it was the most violent way of communicating that we had and it was really a shock, people were like... people wanted to say something and then they couldn't because others would say it was not your turn. And then, again everybody was like "ooooo" and what you saw very quickly that people would retreat and do their own thing. And in the beginning I said Geraffendorp and our dorp it would be good together in my opinion but only with that openness – that is out condition. If you say "no no no" it can't be opened, because some people are part of it or not than it's difficult to bring these things together. It's very interesting to see what happens in the long term but if everybody just does what they want and whether connections come and who would make that step. I know that we are always opened to say come and do, but of course if people don't want to that won't happen.

A: do you know there was the municipality and architects who made this project in Almere Oosterworld they tested the rules before as they call it "play Oosterworld". Have you heard about it? Did you involve in this game?

In 7: No I didn't involve in it but I know play the city methodology. I know some of the people who implement that and some of the people who do that facilitate. We have good relationship, we appreciate what they bring, and they help with our project a lot. But, I could not say it is because of the methodology so I don't really have an opinion about that. The hard work is in the power community so that are formal things from my experience. And also it hasn't been played with people here, that is I am pretty sure of, because mostly they are not reached by the people who think of this kind of thing and get for it. So the balance when one of them is on a salary doing something what is part of their job and here people do it as part of their love and their passion and nobody pays a cent. It's a very big difference.

Annex 11 Interview Respondent 8

A. Who is the initiator:

In8. We were with 3 people. We never did such a project. So I'm an architect and urban planner, and my partner is a landscape architect. We work for almost 30 years always for municipalities, investors and developers and also private organisations. And we often work with a project manager and also with someone he was busy with city marketing. So when the Oo project started it was in the economic crisis. We were talking about how could you develop in another way. And Oo is the initiative which says that community should do it by themselves. And we were thinking if you have 4.3 square kilometres area and make MVRDV plot stamp principle what would happen with this area. Because in our practice of urban planning, you know there is always changes of scale. So it's not always this stamp because what will happen? We have new Fenix but in another way. Because it's copied, there are some rules. So we had an idea what if we can make up a plan for a group of plots? Can we create another value if we combine

a certain couple of plots? So we thought about it. And though that we can do it in this way. That we make a plan, we offer people the structure, an urban landscape structure, an infrastructure also waste management, water system, water management. And what will happen if we are not buying plots from government or municipality and sell it again? But the end user, people who will live there will buy the ground straight from the government, so we are not in between. What we are offering is only to create the context and create facilities. So that people can enter and think about their house. So totally freedom in architecture, totally freedom with how to deal with the plot. But we create a landscape and infrastructure structure. And of course, they will pay as for that. And we started the initiative, so we invested already 2 years. And there are only 5 plots left of the 61 plots. This is the situation we are. So we were private people who decided to develop plots together and see what we can do it in a different way than a traditional developer.

A. Did you contact future residents?

In8. In the beginning no

A. Does somebody was involved in the design process?

In8. No

A. Are you involved in the other development stages

In8. Yes. Location 11 hectares. It's has a position there will be a road. It has to be in the community, which is already there. And we said ok, we want to have a sustainable water system. Park structure, we will have trees we will have vegetation under the trees. We will have the border for sheep or cows maybe, but I think sheep. The funny things of this that in between zone people a free to say what they want, but this is the main structure you can say. So if I'm new, or I have no energy or I'm too old of whatever you can change you fence and this sheep will automatically will go to an agricultural thing because they producing more. So we made a structure a park, we said nuts park it's producing the food we will have sheep you can do your own thing and all the trees are nuts, so we made a structure we also offer a people certain amount of urban agriculture, and people can also do their own thing. For instance, we have one plot owner he is selling wine and he would like to start to produce wine on his own plot and there one who wants to produce beer. So there are people with totally different ideas what they will do but they will do it in between. But what a freedom is of people, we said ok they buy the ground inclusive the road to the board line, so we said ok, this will be collective, and I also owner but with other people. So we organise the road. the electricity etc. We will plant about 1000 trees and vegetation under the trees we will discuss with the owner. At this side, we will create the water, zone where the sheeps. In between the free formal of this red plots, where you can build. It's free for them to give it a shape they want themselves. And what they will do on this plots, it's their point. The architecture we not involved, I'm involved because some choose me as an architect, but there are only 2 in this moment, it's really free. So we will offer them also the waste for the toilet water, individual waste its 2 tanks and hellfire filter to clean it. So all these things we give and we said ok you should have, you should know what you all need. All the rules, we give them the "passport" we said, and people offer us their plan and we organise for them the change of the destination of the ground. Because it's now agriculture and we have to send it and we have to send in not only for 1 plot but for the whole are. One of the rules that you can exchange the percentage of the ground use with your neighbour, this is the rule. The strange thing that the urban planning the rules for the urban planning are so focused on the plot. one plot stamp. That quite hard to make such a thing, because it's really complex. It seems to be very simple but if you want to do something like this it's nearly impossible. So this is the shame I think because it's not so difficult but .

A. Because of regulations?

In8. Yeah, the regulations. There is a thought that they brought it back to stamp and the government and the municipality they don't want to have developers here, in this area.

A. But it seems that there are

In8. Yeah, there are rules and of course there are people who create a lot of stamps with the houses of standard but it's not in the philosophy of Oo, And we thought that philosophy is that people can build their own car is the minimum. The philosophy that people produce food or something like that if they have time for that. We thought ok, what can do with his principles as a philosophy, but there are also people who think how they can earn money. And they make plots stamps with houses fitting to the rules and it's the opposite what they want to develop here. That's not how we started this. We try to introduce the quality/

A. Was it complicate together all the info about regulations

In8. Well, in the beginning, there was the structure of Almere and _____ and we made a plan that fit's precise to that what was very problematic that the municipality changed the rules. You know that? So, you know we tried to develop something that fits and we tried to be transparent for all end users, but if the municipality changes their rules, we have to communicate this to the people who will buy a plot, so this is not the way we want to work, coz that is very important this was a problem last 10 years that this wasn't very vell. People trust the developer. So we would like to be very transparent, open. We try to all these changes to get the end consumers away from it. It's was quite hard. There some strategies of government and the municipality they have to do with money, they change the things. That has to do how can we get rid of project developers, I have to say like this. Because first of all, we thought, it was one plot, and we divided it inside. But then, they said that all the red areas should be connected. So if this is one plot we can have only one connected red plot, so this is impossible to make such a thing, because there are 61 individual plots, so we changed the whole concept to a collection of 61 individual plots and each individual plot has to deal with all the regulations there are. Before that, we said ok, we have 1 plot, we have maximum % of infrastructure, for instance, one rule, we said ok we count the v2 of the infrastructure, we know what is 11% of the whole are, in the end, there is a leftover, and this can be used for the entrances to the houses, but then it changes, because each plot should fit to the regulation. That means that this plot has a path here, here and there will newer fit to the 11%. This kind of calculation problems we got, so you never should do this because it's too much infrastructure, but what we have to deal is the quality. This principal of MVRDV is that you rectangular plot with a road of one side this newer thought with things which happened when you creative. It's eliminating quality, this os the shame. So it was clear in the beginning well clear, we in the certain time we got the different info that it was changing, but changing rules it was really problematic for us.

A. Do people need help of professionals to overcome this thing together

In8. It's always possible, It depends on the time you have to create it if you have a job you have besides to do this, of course, it's possible. We said people you don't have to do it with our plan of course, but you have to do it.

A. Are people obliged to enrol some formal org?

In8. For collective thing? no what we said we offer a plan, we have next Saturday again an information day so I will present this and we will present the whole thing also the organisation also regulations, also the financial things, so everything, so people join they are interested, ok. Then, people if they said financially I can deal with it than they sign a contact with us, if they sign a contract this will be said they can make reservation for a plot and when the destination

of the ground are changed and they have a licence to build and this is all finished than the municipality and the government will offer them the ground. At that moment we can start to create the infrastructure, if they sign it the automatically will be a member of the society of the whole are, they automatically are also owners of the collective road, and they also sign for this society to pay each month certain amount of money for the lighting, for the maintenance in the future etc. So we do not only create a plan we also create a society, finally we will go out, but not now. We will help them to maintain it as well so that they collectively can live here in a sustainable area.

A. Are they already contact each other, groups on the internet? do you have meetings with them

In8. Yes. Well in April the 13 owners were signing the contract with the municipality before they signed with us, and after that, they start to create group and 2 weeks ago we had a meeting with them, it was a very good meet. Coz they could think about how they could share things, like solar panels to buy. Or other things, but it also had questions to us also about planning, where this ground available, coz it takes a lot of time when you could start, at least 3/4 of a year. So we have the same problems as you, so we will work together it's quite ok

A. What kind of people

In8. Very different, people expecting children, people who live in the last phase of their life, people that would like to live with one of their parents, so family; what we also see it that there are people with friends, so this is very funny even with ex-parents in law/ It's very mixed, it's about 50% from of the other side of the bridge, Hoi Gilferon, Apefdon, Zeeland, Groningen, Belgie, they are from everywhere, and half of it it's from Almere and surrounding.

A. Does your project links to another project?

In8. Yes, we have neighbours, we are in contact with neighbours

A. Why you usually you contact them.

In8. Anyhow to know what they are doing there are some strange things. I'm an urban planner, I've done a lot of projects and it's a bit irrational what is going on, so, in my opinion, you should do differently. So the freedom I like, the stamp principal have the problem, because you do not get the quality that it's possible, I believe in the area in the are 4,3 v2 you should not have only a plots, should be more variations scale and shape. What you see it if you have a plot, you have orientation on the sun, people want to have t his road in the not because of the sun and have the garden in the south, strange thing is that normally I have a road and I have a plots on both sides and I have garden to garden, because if not you have in both sides roads. The individual choice here, that we have all plots are existed from the inside parkway, and this have already double infrastructure, here a new plot they put their road not there where you will have a garden to garden, they put the access road here, so you will have south west your garden. So this is an irrational share of infrastructure. They made their own road, so this plot will so these people have a road on the both sides. It's also not a clever use of infrastructure, it's also expensive overall because it's better to share and to use it 2 sides. The other thing is that if you have 50000 individual plots with all their own water system the quality has to be a check of the output of the cleaned water. 50000 plots? how do you manage the waste system? for instance, the traffic will create noise. If you have houses owner on the infrastructure, you will get the sound problem, because maybe your house is too close to the road. We have to security, or not security like firetrucks etc. They have always to excess from the 2 sides, we know this. If you don't plan the road maybe it will have a dead end. The electricity companies would like to know how many houses will be there and I will design my infrastructure based on how many houses will be there. They do not want to have 61 individual characters to communicate with. So certain

things you should manage and this is a public task of the municipality. And I think it's a bit too far.

A. Do you think they changed this rules to make in easier of what?

In8. No, I think a philosophy and they skipped all the experience for the while, but in the end, they will see that they have to do it in a different way. Why do you plan the infrastructure? because it's clever to plan it. This is a really hard now. Yesterday I had a meeting with the organisation that will deliver the drink water system, why do we had this meeting? because the fire company or the public fire cars they need on certain points a source of water. The drink water company didn't want to offer the source point on this system when it's not on public land. so this is not of the municipality. And they said well if someone damaged the source who will pay it? And this why we will not deliver this. How to create facilities for this fibre tracts, this is really a problem, so this are things that it's also every plot should take for its own facilities, and this is not clever, not always. Something you have to arrange collective. And we are busy with 61 but there are all around and they have no contacts with the neighbours at all. So this can be organised a bit better. And in that way we have contact with our neighbours because we would like to know where is the access road, they are neighbours even if we are not going to live there, but our clients will live there. So we think for our clients and try to contact them to have in the future good relationships with your neighbours. So you should know what is going on there

A. How do you think your community, in the end, will look like (relationships)

In8. Well, I think the nice think you can live totally individual here, but there are reasons also to share things. I think this is also interesting because your plot is too big. Think for yourself if you now will live in a plot 200 v2, how are you manage this. So here you can say, ok, you want to create wine, here is my plot. I have this space, use my ground. I was thinking if digitalisation of the society will continue and it will continue of course. They will be in a future people who will not have work, a lot of people will not have work in the future, I'm sure. So will create a grey economy so without paying money share things. this is interesting if to have a house and have a plot is anymore for money in the future when old, but it's right to live. Especially for this people, you can create communities that share a lot of things, so it's another way of life. To me, it's an interesting concept of the future. Not commercial, but I'm thinking what will happen with the society. So here people will have relationships with the neighbours because there are a lot of arguments to have relationships, and this can have to do with the use of ground and also share facilities. There are people they would like to. I have 2 sisters, here I'm designing a house for her. She is a 63 or something like that. And she was interesting in a plot, and after a while, her sister would buy this plot. So living apart together. And this a part fun being old and have a yang children, this is funny coz these kind relationships are possible. I think this will be an interesting community. When the nuts are coming it also an interesting thing, coz it's also collective.

Because it's new for the hand so there more this kind of places are coming out. Ant this infulation I think maybe in the future.

Annex 12 Interview Respondent 9

A. Why?

In9. Actually my wife did. She lives with me for 18 years now on water. She always wanted to live in the country side. She wants to have big garden and produse her own food. She is always cooking nice things all times natural biological not from the big shops or somethings. And our

kids now about 12,13,14 so they go from the primary school to another school, so for as it was logical moment to change the school. In the way it noe it's better than if we do it 5-6 years ago, it's very logical moment. You've seen were we live now it's actually very nice. And I said I could make something comperable, spasious, freedom, so we need a lot of land. Not just a hous but also a lot of land. We've beel nooking for 2 years. From the North of Holand, from Groninget up to Noth sSouth for old farms with piase of land. But they were terriable. But there many farmers wants to sell their farms because they too old. But they very old, the roof is bad, everything is bad. And they want a lot of money, and than you need to put another a lot of money to emprove it. So you always if you do that if you go to the plase somwere, in a small village, everybody knows every body, and if we go there, than probably for the next 20 yers they will look at you and think that you odd, because you come from outside, you are from the city which is scarry. So that wasn't really nice. Than we heard about this.

A. How you heard about this?

In9. Because of the market Jucline, my wife, always goes to the market to somebody she byus vegetables or flower. They thaid you have to go to Oosterwold, my son is going to buy something there. There is no rules. you can buy whatever you want, it's not very expensive. And it's nearby. 30 min to Amsterdam, Amsfold, Untreht. It's very central. It's really good location. So we looked at it ones we drow by, and than we thoought. Well if this it, it can't we right. It's too good to be true. So next day we called the person at the Gemente Almere who is runing this project, the area manager. Since the project wasn't really known at that moment, there were no many people before. They didn't advartise it. They didn't want to invest money and than sell it, they want it develop organically without putting money in it. That's also concept of Gemente Almere, because they don't have money. They want to do this but they don't want to spend money. And than we get to her. She told us about wholl projec. We still thought, this is too good to be true, it can't be right. If this is really right, they might made a mistake. So the better we sign the better, so than they can't change the rules, they can't change prices. So that's what we did within a week we went back, we sighned contract. and retrofited to buy a plot of land. And from that moment every day every evening we've been working on how the plot of land should look like. How develop ot within the rules they made. They made some rules. Than you know you have to buy agriculrural land than you change the destination, tis is a prosidure which is takes about 26 weeks. And after that you can have hous on it but you should also have small canals, normaly this canals between agricultural land between drainage. And at least 50% should still remain agricultural land, so it was actually not very easy to design how to do that. Because we are not very good in aotocad or all thos king of drowing programs, it's not verrey illustrative for us. So we made a very big peas of paper, made many pieces of color paper, like many reds you can make a squere of it, and it's a house, and blue ones we made a water roads, and green ones so agricultural land, some other functions, so we had 5 fuctions. So when we finished that we made a picture of it to area manager in Gemente. So this is it, this is what we want. They said ok, must be duable. So within 4 month we finished ofisial thing, we filed our plan for permit and it took 26 weeks + 6 weeks. But in the beginning of Aipril we dropt all the pepers with Gemente Almere and December 29 we actually bought it, and in January we started building.

A. Information accesability

In9. Yes, We had no idea, nobody could help us, and in the municipality of Almere nobody could help us either, because they didn't understand their own rules. Thai is a new plan that was developed, it was intelectual thing, when it was finished it that was it. They started say

people that they can buy land here. But people who actually doing the work in municipal, checking your permits and etc they never heard about it. So when we filed our paper for our permit, they said "what is this? This is not normal How do I check this? How do I prove this? How do I give this permit? What the reference should be?". When you normally buy a house, there is set of rules, and they check it if it's ok. if it's big enough, if the doors are high enough, a lot of regulations for that. But in Oo there are different rules, they use also different rules. It took a lot of time to convince them that they don't do their job right. They check again the wrong rules, they had to make different rules, they started defending themselves and finding reasons why they are right, so we had to climb that level like on the tree and go back to that person and said "no no your boss said that is it" So after 4 meetings they finally changed the way they approved against the rules against the permits they give. Also for the roads. I've never build the road, I don't know how to build the roads. I know everything about the boats and sailing, but nothing about the roads, so it was a little bit odd. You start asking about questions from this road builders. This is plan we need a road from this to there, and they told us how it works/ The same with the water roads is it very stip or it is very stello, What is write and what is wrong we didn't know. So we asked from many questions from different parties and well that worked. But we are the thing is we are the pioneers of the pioneers yeah we paved the road for everybody, so we found out how it works with black water. There is no sewage, so we had to find out about that, how to build roads, how many roads, how many m2 there and there, what rules to check again from the municipal. And the most difficult part was water electricity and date. That took 1,5 year to get it, we still don't have it. To build our house we use a generator and there is no water, so we pump water from the canal to build the house. And we have a big generator which runs all the time and it's cost us a lot. We hope that in October now we will have water and electricity.

A. But you still have to be connected to the grid?

In9. Yes, that is because it's very difficult to store power electricity. So even if you have a lot of this solar cells like now you don't use any power at all, but you produce a lot. So where do you leave it? Yes you can use the batteries, but it's very inefficient, it's very bad for Mother Earth, to buy this kind of batteries, it's very inefficient. And after few years you have to replace them all. So you better use the grid to deliver all the electricity you produce back, when you need it you take it from the grid. So you more or less use it as a battery. And water, I think you are not even to allow to be not connected to the water in Holland, I'm not sure about that. Because some people some people really want to be disconnected completely, so they can catch the rain water and keep it clean which is even more difficult. Because if you put it in a tank. When it's rain you put a lot of water and when you need it you take it out, but it's mixing. And some drops there for two years, it's very difficult to keep it clean, you need to empty it completely each time. And another reason, is because we have an advantage of water in Holland, we produce far more water than we need. All our waterplants are producing far more than we need and they can produce more, and water cost almost nothing. So even if you would be very idealistic and disconnect, it would probably cost much more and it would be inefficient because it will need big installation, which has a big footprint and apart from that you will never earn money from it, it will never save you money. It always cost you more and it also costs Mother Earth more because your footprint more. So it's absolutely inefficient way.

A. Who helped you?

In9. Nobody. Just spending around reading, talking. No nobody.

A. What about neighbours

In9. Yes we contact, but they normally contact me when they want to know something they always come to me. They always think I know how it should be done. In a way it's true. Because I'm further in the process than they are. And I have a very good connection with the area manager. So if there is something I need to know I just text her or call her. I have direct line more or less. Which is very efficient. And I think it's more difficult, it is not that difficult that many people think. There are not many things to discuss, it is what it is, building the road seems to be very complicated, but it is very easy.

A. It could stop somebody?

In9. Absolutely, I'll show you project near our which is 30 houses and another one it is 9 houses. And it managed by different houses. The first is designed by one person, and he has enthusiasm and power. It's his work he is an architect, to develop this. So the most people who have no time and energy to find out how it works. Then he goes to him and buy a house from him. Which I think is pretty because this organic growth idea is more or less destroyed by this kind of people. They design one concept, they multiplied 30-40 times and then we have the old kind house building that we have before everywhere. A pre plan, centered plan, that they all look more or less the same that's absolutely the opposite that they want to achieve in Oo. That people can buy their own plot to build their own house, that it grows organically. And somehow you see how it develops and the roads are not straight as in normal villages, they put it what ever they like. And if Gemeente gives possibility to somebody to develop small villages of 40-60 houses, then it contradicted with their own targets, ideas. They think that, they don't like it ease this kind of persons develop large kind of projects, but they don't know how to stop them. It's very difficult that's only private person who is building his own house can buy a plot of land. You cannot buy a plot of land together. And they do that. So they person said: "ok then I first collect 30 people, then all this 30 people together said ok, we are going buy a house, and they all come together, but they say that one person is going to design for all the initiatives. So in fact it still sentry organised, but formally and legally it's private 30 different people doing their own thing, but in the end they give their mandate to build for them.

In9. Yeah, the official web site is totally useless. And the other web site from Daan Frager, he is project developer for himself. So if you looking for Oo you always coming to websites of this commercially operated people. So I wanted to make something against that to motivate other to build their own house. To not go to this kind of people and have their house built which looks the same like the neighbours and the neighbours. I would like the area to be, to develop organically. So that's why I tried to make it as easy as possible to everybody to give all the information they need. If they want to know anything like you, everybody can come to build. Everybody free of charge, I just would like the project developed in a nice way not a big projects built by a person who thinks about making money and not how do I make a nice area for people to live in. That's something different. It's very easy to make a house which looks nice in the brochure and to sell it. But if you let people develop their own house they will always look different, they will always look something else not like this pre built houses. Why is that?

A. Influence by the community?

In9. A little bit. For example with the street names, you probably heard about it. With the day they decided for some names we think they are useful, variable. ____ Even a Dutch person can't pronounce it correctly it's totally impossible. So that what pioneers decided well if we paid for

it, we want to create our own street names. And that was not possible, and badly-bla, and it should fit to the policy of Almere. We think ok, you can give us a format between which lines we should design our names. But at least be transparent give us a format how do you test it. But do not say you can't do it with me, I'll do it for you. why would you do that? I think they might be successful. I do not know yet. It was first project I did not join, because I don't care about the street names.

A. What about other project, were there any other issues you tried somehow influence

In9. I think I'm more with the municipality than against. I'm more or less cooperating with them than trying to change them.

A. What if not against, but cooperate with some targets

In9. Yes, one thing for example, the agricultural land when you buy it, there are crops on it. Because the farmer is using it now. When you start building your house on it he can harvest his crops. Which cost him money. If we drive around all this area with big machines to do measurements etc. He has damages. They (farmer and municipality) they want we pay the damages. And I told that you can't do that. They don't agree with it. They said you are damaging it. I said yeah but we have to. Because you want as to do so and you want us to write reports about the conditions of land and etc. And you do not sell the ground to us before we do it. So we have to drive on it before it is ours, we have no other option. So you force us, and if you force us to do so, how you can ask us to pay for the damages, I think that's not right. But they don't agree with me. But in the end they will. Because it's very difficult to say who cost the damages. Because 10 people 12 people who do their research for archaeological things and the condition of land etc, you gave to do several reports, and in the end you see in the land there always these tracks where trucks drive. But you can't say well this is my track and this is your track. And she drove here in the February, it was very wet. And I drove here in a June the weather was very dry, there was no tracks at all. So maybe the damage I cost is minimum, and the damage is you cost is maximum. You can't decide who cost the damages. So how do you want us to pay for damages, if you can't even decide who cost which damages. Even if I made these tracks up to here, and then, other people made other tracks. So this track is used by 3 people and those used each used by each person individually. You can't calculate that in a way a fair bit of the damages. It's simply impossible. I think this cost gap has to stop. They don't know how to proceed it. I showed them it's impossible. Now it's stopped. Maybe they come back and find something I didn't think of, it's possible, of course.

Another thing we tried that municipality takes care about electricity, water and data, but they don't. They simply don't want to invest in this project. They want the pioneers to develop everything themselves, they are not going to do anything for us, which is quite difficult because these suppliers of electricity and water these big companies. And they are not government owned they are private companies, and they have a policy that they do not put their pipes and cables etc. in property that is not of the government. They do not put their pipes and cables in private owned property, private roads. And since these roads are all private roads, we had huge problems, it cost us months and months before they finally started to move

Daan, he built these 2 houses, he is very very first initiator. But these are all prefabricated houses, and he has a concept that you can choose this or that house, there is some flexibility, but it is still pre designed, so if you do business with him he takes care of all the permits and the works, and

what ever. In the end you just get the key. And you only have to pay. That's totally the opposite of what we do.

There are also concepts where you can choose or do your own house. But most people, what I see. If there are options they go for it, they find it scary to do it. Which I can imagine. Well it's a lot of work we put on it to get it. It's much more complex than I expected in the beginning.

A. How much time do you spend on it per week?

In9. Almost all time. My wife at least, or I sometimes.

So, this is a farmer. He has damages for example, this part he can't use. Because when we build this road we put the mud over there. So the structure of the land is not good enough.

A. How did you collaborate with the other initiatives to build this road.

In9. I organized all that together with the one who does this project. This is 30 houses. This is concrete blocks he is doing. And Frodo. Actually Frodo and he were first. And when we came to the municipality in January 2015 to build. She wrote on the map, she said there is already this road. And I said ok that's easier. Then we get this road, so we can get our house. But then in the end we find out that wasn't here at all. It has to be built. So I went to Jos and Frodo, I said that I'm in a picture as well. I want to use this road as well, how does it work? They said it's very complex, it costs a lot of money. You have to pay 40.000 Euros. And I said it must be not. Because to build this road cost 80.000 Euros, so why I have to pay half of it? They had no reasons, so I thought it's not right. It should be done differently. So I went to municipality, and said this is going to be a problem, we can't solve it. They ask incredible amount of money from me for this road. But they pay 4.000 per house and they want me pay 40.000. And the argument is that my land is 10 times bigger. But it's all agricultural land, there will be one house with one car, well now two. And I work at home, so I don't drive a lot. Why I have to pay 10 times more for the same road? That's odd. So she understood me. But she said you have to fix it by yourself. So I went back to them and said this is not working. How can we solve this? And bloody bla. If I have to pay 10 times, how much have to pay the next one and the other one? Is it going to be less less less, or how? Because if the road is already there you don't need any more money. And if you live here you have to pay it also, and there. And I said ok. Where does it stop? For example they will live here they have to pay, but if you behind them you also have to pay? Yes they have to pay. And then behind there? Well we don't know. So we had to draw the line somewhere. If you behind the line you have to pay, if you not behind the line you don't need to pay. But does it mean that you can't use the road? Yes you can. So I said no. You have to have objective criteria to decide whom needs to pay and what amount? And they didn't know how to do it. And I said we have a problem. So if we want people to pay our road we have to draw a line. It's always subjective, always. There is only one solution. Every body needs to pay. So if everybody in this area until this forest, this is 70 hectares. Every body will pay for the main roads in this area, so that it's easier. And then the Gemeente agreed with it. We have agreement with the Gemeente that they will not sell the plot here to anybody if they not first pay as for the road. And we have formula. For each household, how many land you have, what type of land. And based on that now I still have to pay a lot. It's 15.000 Euro instead 40.000. It's much more less. I accepted it because I wanted to speed up. If I had more time probably I would change it and makes it in a different way. But it was the only way we got the solution in a short term. So now, we have 40 people all together which paid 200.000 Euro, which was enough to pay for this road.

A. Process of negotiation influence on your relationships with neighbours

In9. Hah, it depend's how it's seted. For example, this road is done, I paid it. But now we are going to have neighbours there, they are going to live along the forest. It's atound 20-18, yes 18 neighbours. Now we need to negotiagate our street. But with 18 persons, and it's about money. And there is also project like Frodo has, that is 9 in a row, the same project he will reproduce over there. That is very cheap, well not cheap but low price. And it's attracts people. People who has tot much money, so for them every euro it's too much. But this is about serious money. Building the road it's about hundred thousents Euros. It's very very difficult to get the formula, to decide who have to pay what. Is it for plot, or is it how big your plot is, or is it how much road is along your road, is it for each person living there, or is it for each house? Or is it combination? If it combination is it 20% each person? Is it 80 % for the area, or for the lence of the road? And they all against every formula that cost them more money. So every person wants the formula that is the most cheap for them. And simply don't come to the solution. It's completely impessible to find the compromise. And they are very principle. And they sayd it's not fare. And they point of me and think that I'm very rich person. So rich person have to pay more. And I said no no no. I already pay more to our government that taxes. They desided that rich people have to pay than poor people. And we find that it is fare. They can use that money to redistribute it for health care, roads whatever.. Ok, that's mine contribution to this country. I earn a bit more than others so I pay more taxes. I'm using the same things here, so it's not about redistribution. This is a completely different concept. We need a road we all have the same interest. We all building a house. So we all more or less rich, because it cost money ti build houses. That you can't find a compromise. In the end I probably not agreed to the any formula which includes the surface area in m2. Because I have 2 hectares and they have 400 m2 or something. But it's all agricultural road. Why I should pay more if I have big acer? Iven more, because the road is not following our plot. So my acer is here they are not on the road, they are completely behind it. Why this parameter should be in formula. As long as we apposing each other we won't find an agreement. And it will be very tricky in the next few month. And time it's a pressure for them. And for me it's easier, I already have a road. But here democracy doesn't work, the solution should be appropriate for everybody.

A change the rules.

In9. Yes. The demand for agricultural land was quite high. So they stop it. They still have it, but they reserving it for other areas. So the municipal is steering here, so they do not leave their own philosophy. They still want to control a little bit more and they officially shouldn't. But they wanted to reserve it for another project, which needs a lot of agricultural land, so we can't buy it anymore. But for us agricultural was vital. And in the future we can build one more house for our parents.

A. I heard they ban it, you need to build all together now

In9. Not for us, we were one of the firs. This was one of the parts I mentioned "this is too good to be true". That is why we signed it as soon as it possible, I was almost sure that they are gonna to change it. The reason they do so is to stop these project developers. In is more difficult to do so for separate plots. Because he is combining all the water and all the roads for the whole area. But they work aroud that, they found the way to stop that.

A. where do you have this public part

In9. Officially we should have a road along one side. Which is quite difficult in our case because we have a lot of sites. It is not perpendicular.

A do you already know your neighbours?

In9. Yes, we know all of them. Every week somebody come. That's a good thing. We don't leave here yet, but we already know the neighbours we will have in two years. That better if we would bought an old farm.

A. Find people

In9. Picnics, that was very good. Then blog.

A. Frodo and Jos

In9. They do not participate at all.

A. How did you contact them

In9. I Asked their e-mai address in gemete. They are completely different to the people who build their own house. They are not a people who you see and say hi. They completely outside of the rest.

A. Coz they already have their communities?

In9. Yes they have their own community and they look inside. That's a bit pity. They are not a part of things are going here. So we know around 50 people and they know only their own project.

Email, blog,

A. Help to organise

In9. Maybe it could help to accelerate, coz now it's slow. Only me, Frodo and Jos are people who actually speeding, and other I don't know. I know that gemente decided to increase the price. This was very cheap for as. Agricultural 11 eur, and for building 30 eur. So it was another part that I thought it's too good to be true. You wouldn't find this price anywhere in a Holland. They increase prices in July last year. And they said in advance it, and that if you want to buy still for this price you have to file the first papers before March or April. Then you can buy it with old price. So in that period many people came on board and that really seed it up. Then prises increased by 30%.

So we calculate how much public space we need and we divided it for two sides. Here is a stripe 3,5 meters. I don't care if you walk anywhere here as long as you do not step on my potato.

One of the neighbors came and ask how we are going to build the new road. I said if you ask people when they can do it, you would never find the right day. So you better do proposal 2-3 days. And when most people are evaluable, then you set this date. So we had already 2 meetings now. But it was quite frustrating, we had to stiop. There were too many people working against. Building roads is the most frustrating part of this project.

For the whole area we have an legal entity/community. And you need to pay the entrance fee. Then, for the maintenance, we don't know the actual price yet, but we had to start from somewhere, then we probably decrease or increase it.

Annex 13 Interview Respondent 10 and 11

A. Did you work as an area manager before

In10. No, I didn't. I work together with Ivona. She is an area manager and I help her to be more precise. Before this I worked in a area development. Selling plots, that I did do, but not in the system of Oo. It is really very different in our area developments.

A. How it's different?

In10. The differences that we don't sell plots which are defined a front. We don't know what Oo is going to look like. Our initiators will develop the whole area themselves. We don't design. We only try to help initiators with designing the area. So, that's a huge difference. We don't know where the road is going to be. And that's for Dutch government is a huge difference, new, innovative.

A. overlap of regulations

In10. Yes, it's hard. Of course initiators in Oo have to have some regulations, buildings have to be safe. When you want to live in a house you have to know it's technically correct, it's ok. So there are some regulations. But we with the government have really quite often conversations which regulations are necessary, and which regulations because we thought about because we think they are good but why? So we also try to define what's necessary and what is not. And sometimes it's hard for the initiators themselves but, also, for us because we all of the time we have to convince our colleagues that it's not necessary to obey all the rules. We have to continuously convince them about that. So that's hard. On the other hand Oo is a very well known project in the Netherlands, so they know about it. So if we have questions and we have to tell about: "ok, Oo, yeah we know". So it's continuously speaking about, explaining what we do and why we do. And it's also very hard. I love it

A. Does it become easier with time

In10. Yes, it's become easier because we solve minor problems every day. So we are growing in the system of Oo. And also it's very. At that moment the first houses are build, so people see outside what's happening. That also makes that there are new problems. Every day there are new problems to solve. Maybe it's become easier, but there are some people we feel they are keep on doubting the system of Oo. They see some proves and what's happening outside sometimes. "Hmmm, that's not a road".

In11. The fear of course. It's chaos. So we are always explaining and struggling why. And they doubted and fear.

In10. The first roads that are visible in the area they are temporary roads, they are not the great roads we know in the Netherlands. And the doubts: "that's not right, that can not work this way. This is not good". On the other hand, we say thus roads in other parts of this world, the great roads so, why wouldn't it work. Initiators are the ones who can say what they want on the road. It doesn't have to be 6 lanes wide. And if they are satisfied with the road it's ok.

A. Any patterns, problems which every initiator face

In10. Yes, Of course. The same problems the first group of initiators have really difficulties to make for example roads, electricity, water, how they are going to solve that. And we want's to

see agriculture on the plots, what is agriculture? how are you going to manage that? But also for as, we want agriculture, yes, but are we. But for as, we need to find out what to regulate and what not? So we didn't know everything, so it's continuously searching with each other what is the best solution was. Yes, there are some problems. Oo archaeologically very interesting area. Our archaeologists want every initiator research if there anythings in the ground. That's very difficult for the initiator who wants just build his house in the nice plot. Because he buys the plot, then he researches, and then he discovers that there is something and he can not build. That are problems that every initiative struggle with and we try to help them as could as possible. We have some initiators that they didn't buy a plot, but they have an agreement on a plot, that found interesting things on the ground. Then we have to find solutions with them. If you can't build your house on the exactly location you want, can you build your house on the same plot but on the different location? Mos of the time that's possible. But then, the plans are different than they started with. They have to change their plans they have to very flexible with what can they do and what can't they do. Where can the road be? where the house can be? And that's a very difficult process for initiator also. So that's some of the problems they all meet. On the other hand, they all are very enthusiastic about this flexibility. We don't say they have to build they house on the specific location, they can choose themselves. So the problems outway of the positive aspects of the Oo. So we think we are on the right course, but we aren't finished. We never finish it.

In11. We never finish it.

A. What kind of people

In10. very different. We have a group of the king of elderly people, who are living on plots near together. We have a group of very yang people who starts their first households in Oo. In this last group it's very interesting to see that; in the Netherlands, you see it's normal when you buy a house when you start a family for example if your family grows - you move to a bigger house. What we see in Oo there are yang couples without children who start to build a small house and, really, they have the intention to grow their house on the plot. In Oo, you can do that because we have enough space. I think that's very interesting to see here. We also see families who build for their parents at the same plot. We have some commercial developers, that's very diverse group of buyers of that houses. I don't really know them. Because we communicate with developers, but not with the buyers of the house. But we really think that's it's very important that the people who are going to live in Oo can influence on plans in Oo. Now we are thinking about it. If you only give it to the commercial developer who only does like he use to do, then we think it's less interesting. We really like to see what the barriers of the houses the people going to live in Oo or them want to make the Oo. That's for as is the most important part. That our commercial part that these developers necessary to build the houses, yes of course. Bytheway, there are some people who are building their houses completely by themselves. But that we are newer get really 50000 houses in the whole area, so we need the developers. The group of people is very diverse in income. For example one of the firs initiators is a lower, who build a really really big house in Oo, and next to him there is a house wich is about 70 m2. We see every kind of house, really diverse.

A. Groups excluded because of complexity

In10. It's not what we see happening. I can imagine it's not easy developing in Oo. You have to know what to do to develop a plot in Oo. I can imagine what you say. But we also see the lower educated people, well the regulations are hard but, architects help them, contractors help them to do them. Some of them perfectly able to build the house for themselves. Maybe not to pay, but in the reality, they can build a house. This another kind of knowledge you need for Oo. And also see the people who really goog in agriculture part and they can higher someone

who can do it for you. It's not easy, we try to help initiators is information what to do. I think in the very beginning the first initiators of Oo, we didn't have a really good website, we didn't know as an organisation what is going to happen. I think it was hard, I thin everyone was searching. Now we have some practice, we getting better.

A. How they cooperate

In10. Yes it's happened, it's also very nice to see, we see of course the collectives who are starting as a group. They are groups who works very close together, they are less contact with the people around that. But we also see individuals working together, starting cooperations, communities. Sometimes starting communities we didn't foreseeing. Sometimes archaeology, each has to do it. It didn't take long for an initiator to start to think that together it's easier and cheaper. They start with a group of initiators and give one archaeology buro the assignment to research the plot. We didn't organise that as a government. They did it by themselves. It's all kinds of forms of collaborations, communities. And it's growing, we don't really have to do a lot to make that happen.

A. formal rules vs informal

In10. Well cooperations for the roads, for example, we ask them. The first initiators together they had to build a road. And when they build a road they ask of as, can you oblige other initiators to pay for that also. Initiators that weren't known at that moment. And at that moment we said well we can do that but then we have to know what exactly you are asking for this initiators. So then, you have more formalise form, you need them. So then, we as a government had to oblige, then we know exactly what we oblige them to. And informal communities, temporary unities. We don't ask initiators form except the parts when they ask as to oblige other initiators to be part of their that cooperation. Obliging now only with the roads.

A. Spreading info

In10. A lot of conversations with initiators. It's nice when you talk with one initiator one day and next day every initiator knows what you have said. That was something we really get used to. You don't speak with one initiator, there is always a group around him, that want's to do the same or knows the same. So that's very natural way of spread info. And also we started mailing to all initiators about all important aspects in Oo

A. Finding future residents

In10. We don't do any marketing, not at all. Initiators know where to find us, they here about as, they are coming from all parts of the country, not only from here but Amsterdam, Groningen, even south France.

In11. When we started this we had, of course, a lot of publicity. And of course, I've done a lot of presentations.

In10. It also helps

A. How do you see your role (are manager)

In10. To inform the initiator about what they have to know about Oo, sometimes it's advising them. Sometimes mediating initiators between. Bringing them together in groups, it's very diverse. It's also not only talks to initiate but also government in our in the are, which are involve in Oo, inform them what's happening, as them, sometimes they have to decide to do things in a certain way. So it's really diverse role. We don't oblige initiators to go in certain directions, but we help them in developing their plans. We try not to help too mutch. Because it's really the initiator who has to do the work. But we can give. When there are real problems that initiators can't solve themselves, that we jump in.

A. Influence in rules

In10. They influence in they own plot in their own space, so they have really a lot of influence on Oo themselves. Sometimes we talk about adding rules or developments which are less wanted in Oo, but till now we don't change the rules, we don't do that. Because we are on the first face of Oo, we are trying, experimenting here. So if we really for every problem we can make a rule that's a bit like the Dutch government use to do. We don't try to do that. We ask initiators to solve their problems by themselves. And they are really designing Oo by themselves. So what more influence do you want. I think that's a face of Oo also, now people are building their own houses on their own plots, plots which ate big. So then, you don't really have the time or energy, they don't really don't want to influence the Oo as a whole. That's not happening the first initiators, sometimes we have a really good talk with them how this in Oo, How the rules are going the way we want. Sometimes they ask as to change thinks, but we really don't do that yet.

In11. Evaluating

In10. We are in the process of evaluating right now. Means that we asked someone do a lot of interviews with initiators with colleagues of as, people who involved in Oo. And we hope to have an evaluation of Oo and how to pursued after this year. So I'm very curious about that, the first results are coming in. And initiators are very positive and our colleagues are very positive, of course there some critical parts about archaeological and roads for example. But as a whole, I think it's very positive and we see. And the same that we heard from initiators 2 years ago that it's very vague and complicated, but it's getting better. we are learning

A. how many initiatives

In10. Now there are 7 initiatives that are really building in Oo, about 44 households, we have 150 anterior agreements, people we are very certain are going to build within 2 years. And about another 340 houses. And still, people are coming in.

A. What about people who already have a plot here

In10. They can also develop in the rules of Oosterwold, it can happen. We don't see it happen yet we know there are some greater developers commercial with plots in Oo, who are thinking about how to develop in Oo, who are researching, they can come they can start

A. Housing cooperations

In10. I don't know if they are actively developing at that moment. I don't think they are. At the moment, we are mainly busy with the initiators who are smaller on the grounds of the state. People with the own land in oo, we don't really see them often, coz they don't need as to buy a plot. So that's a bit out of our

A. Do they need to get permissions

In10. Yes, of course, they have to have permission to build, they have to pay contributions (money for roads developments), so we will see them at some point. Really we aren't involved in that.

A. Play Oo.

In10. It was before my time

In11. It was 3-4 years ago. It was very nice. It was like a puzzle that you have to fit around. You have to plan trees, roads, yeah it was real. But it does not exist anymore, I don't know where it is.

A. Does MVRDV interesting in how it's going on

In10. I don't know really, I haven't seen them in a long time

In11. No we haven't seen them anymore. But the job is finished of course

In10. Vell we invited them in an evaluation that is happening right now, I don't know if they accepted the invitation. We asked to come without paying them. And the first question was how much we will get paid. But we not going to pay them. If he wants to contribute to the evaluation he is very welcome.

In10. That's also happening in Oo, some of our colleagues said it's impossible, that's not legal. But we say let's try if it can work and if you have a safety net and if it doesn't work you can jump in. Building roads by the initiators it never, roads are public domain.

In11. It's almost always

In10. Most of the people in Oo has their own cars because the public transport is not there. And that means people who have their own car, and we do expect people are going to work together to make some form of transport together, we see that in another area in Almere it happens that public transport wasn't ready and they invented their own but system with somebody who drove around. We also think that will happen in Oo. There are initiators who are thinking about their own schools, we don't think about it as a government, but they can do it.

In10. we really hope there will be PhD will come to research the social. And building a house we know that planting a tree, building a road, great you did it, but more important is to building a road together

In11. And who is a king

In10. And I think I know who is it


Annex 14 Facebook comments

Raymond Chantal	-	Does anyone know the status of the bluswatervoorzieningen? There would have been different consult with the fire department and vitens, however, after that communication, it's been quiet.
Nadine Elzas	-	Just got Dirk-Jan van Bodembelang spoken and he's gonna call the farmer of our lot to see if we can. For anyone who wants to join we go in a couple of weeks, another round of probing. If you want to join, we need: your email address, telephone number, xy coordinates, drawing house on plot and construction material (house of stone / wood etc) you can send this to nadjakloos@hotmail.com and I'll send it to bodembelang.
Noortje Braat		A very interesting and extensive website. Especially if you want to make use of rainwater and composting toilet!
Nancy Keijzer		Hi, I'm Nancy Keijzer and have kavelnummer i286. on this lot of 400 square metres, I would like to put a containerwoning. Size containerwoning still not entirely clear. In any case rectangular. Now, I still have a square lot. I've been dealing with a lot to share and have some questions. Can I get the kavelindelingen of to look at other promoters to serve as an example. The Strip away including nuts already contains 80 square feet. Also, I want as many remaining red other on the back yard in connection with's cailed build. Park place also on back yard.
Marzieh Reyhani		Go to organisers, 182, 222, 223 (Sherida Imanuel Fnps 282! Do you guys have your ecological research done already? If we submit that with each other, we get a discount! That is to say; the first 2 Pay 250,- Excl vat and

		then it gets 150,- Excl. VAT per lot. If we throw in a pile and the costs than neatly split? I'd like to hear it! Marzièh of 274.
Joyce Cupido	Pi cn ic	Dear people, that's our lot. And how sweet you as neighbors. We also find it's not nice when there in a bit more parked cars etc our floor compacting. We will be the next time at a different spot to do? Or at least no cars etc our turf cruise? I hope you understand, there's already so much heavy equipment on our piece of land, drove to park, turn etc. I don't mean to complain or anything, but because we're careful on our future vegetable garden :-) lovely regards joyce
Cathelijne van den Bercken	Pi cn ic	I understand, that you would like to minimize the work will have to prepare your land and cars that drive over it then don't help. I have the location for the next picnic changed to the green cathedral.
Loes NapiSimba	Pi cn ic	Then put goalposts Erin with a line through because otherwise you avoid parking and don't drive over it. You won't escape from a time machine openfrozen.
Joyce Cupido	Pi cn ic	That's what we're gonna do the same, and milling, we try to prevent it but will be on a piece right might have to. Soon to be probing, we'll have it for a while heavy traffic :-)
Sven Ehrhardt	Po ll	Have you seen the mail of oosterwold team on the ground from the lease? They ask so what we want: A: Ground Per 1 November 2016 to get out of the lease and bod pachtschade pay (approximately 0,1065 per m2 B: don't get out of the lease, and only by 1 November get delivered C: don't get out of the lease, and somewhere in the middle of the floor, which made you get rent and gewasschade have to pay. It seems to me a the best and cheapest option. How do you see that and what's your preference?
Wim Dieke	Po ll	Heb ook gevraagd of we dan het land mogen bewerken. Have also asked whether we can then edit the country.
Priscilla Rolvers	Po ll	dat wil ik ook heel graag weten. Ik zou graag voor de winter bomen willen plaatsen als dat kan. See translation I want that too very much like to know. I would like for the winter trees like places if that's possible
Soemitra Hermelijn	Po ll	Zoals Ivon tegen ons heeft verteld is dat je pas wat mag doen als het jouw eigendom is, als wij de pacht overnemen is het nog niet ons eigendom alleen pacht erf het dan niet meer van het rijksvastgoed bedrijf maar wij See translation As Ivon against has told us is that only what you can do when it's your own property, if we take over the lease, it is not only our property lease yard it not more of the company but we rijksvastgoed
Wouter Rademaker	Po ll	Vraag me dan af, wat is her verschil tussen een boer die de stukken kavels(land) verpacht en een initiatiefnemer, mits je er natuurlijk niet op gaat heien /bouwen ed, bewerk je het land zodat je er strak op kunt zaaien/oogsten. Wonder, then, what is the difference between a farmer that the pieces lots (country) and leased an initiator, provided, of course, you don't go on Helen / build, Ed, you work on the country, so you can have on tight sow / reap.

Priscilla Rolvers	Po II	<p>Dat dacht ik ook Wouter Rademaker. Ik ga niets doen op het roodkavel, maar zou op de rest bomen willen planten en smeerwortel in de grond willen steken</p> <p>That's what I thought too Wouter Rademaker. I'm not going to do anything on it, but would roodkavel on the rest to trees, plants and comfrey in the ground and stick</p>
Wouter Rademaker	Po II	<p>We zaten hier te denken om iets te combineren met het gratis kompost wat de gemeente ergens begin dit jaar weggeeft en een kavel...</p> <p>We were sitting here thinking about something to combine with the free kompost what the municipality of somewhere at the beginning of this year and give away a lot...</p>
Marjan Born	Po II	<p>Ik zou ook alvast het land willen bewerken. En alvast wat planten in het najaar.</p> <p>I would also like to go ahead and edit the country. And grab some plants in the autumn.</p>
Sven Ehrhardt	Po II	<p>Er staat trouwens in de mail dat bij optie A het land nog steeds beheert wordt door ERF. Ben benieuwd wat ze dan precies doen en of ze daar nog kosten voor in rekening brengen.</p> <p>By the way, there is in the mail that with option a, the country is still manages by yard. Can't wait to see what she'll do exactly, and if they're still there costs for charging.</p>
Jeroen Peerenboom	Po II	<p>Voor een niet bereikbaar team een vreemde actie..... Het hangt natuurlijk een beetje af van je positie in de keten en van je eigen planning maar eigenlijk is A de enige keuze die recht doet aan een gezamenlijke ontwikkeling.</p> <p>Not reachable for a team a strange action..... It depends, of course, a little bit of your position in the chain, and of your own planning but actually is a the only choice that does justice to a joint development.</p>
Loes NapiSimba	Po II	<p>Denk bij schade of pachtgelden ook aan wat Frank Meijer erover schreef. Schadeclaim bij rijks vastgoedbeheer neerleggen.</p> <p>Think to damage or rents too to what Frank Meijer writing about it. Claim with state property management down.</p>
Thomas Edens	Po II	<p>Als het ons lukt om een aaneengesloten stuk uit de pacht te nemen en ook het beheer te doen kunnen we misschien al aan bodemverbetering doen. Hangt een beetje af van wat er onder 'beheer' wordt verstaan lijkt me. Voor 1 perceel in het midden wordt het lastig het beheer over te nemen van ERF.]</p> <p>If we manage to a continuous piece from the lease, and also to take the management to do, maybe we can all do to soil. Hanging off a little bit of what's under "Administration" is defined as it seems to me. For 1 plot of land in the middle, it is hard to take over management of property.]</p>
Jaap Vermuë	Po II	<p>ik kies voor A, maar wil als boerenzoon nog wel het gesprek aan met ERF waarom we gewas/pachtschade zouden moeten betalen als we de grond bijv. in februari krijgen, nog ruim voordat iedere willekeurige boer het land op gaat. Iedereen kan in november al...See more</p> <p>I choose a, but want to farm boy if the conversation with yard why we crop / pachtschade would have to pay when we get the ground e.g. In February, still well before any farmer in the country. Everyone in November can already access indicate whether or not he gets to the ground for the next growing season, so the farmers who really lease of property no longer have to cost for seeds -, Paw-or plants.</p>

Jeroen Peerenboom	Po II	<p>Alles overziend vind ik het maar een vreemde aktie/stelling en vraag me af of die in het geheel wel stand houdt. Het is het afwentelen van een zgn economisch risico dat ontstaat door de zelfbedachte regel dat je de grond niet eerder geleverd krijgt dan ...See more</p> <p>All things considered, I find it just a strange action / thesis and wonder if that will hold up. It's the passing of a so-called economic risk that creates by the cornpone rule that you don't the ground gets delivered earlier than that your installation and cropping system fully in compliance with the standards. In fact, is that some kind of antispeculatie circumstances and so fine. So it had to be planned ahead of time that this situation would arise, and you can't post the buyer with the so called tax costs resulting from it. I see in short no extenuating ground of the buyers to make a contribution to this, we need to demand that they had earlier in the price of land have to stop by an overall average to divide the total.</p>
Loes NapiSimba	Po II	<p>Is er iemand die een werkgroepje wil opstarten om als wij grond pacht moeten betalen ook al gewassen mogen planten? En ook de schone overdracht wil regelen. Niet zoals bij Frank M een veld achtergelaten rottende uien? Of restanten aardappels met of zonder ziekte? Misschien zou deze werkgroep ook iom Frank M kunnen bewerkstelligen dat gewasschade betaald wordt door rvb die van twee walletjes wil eten.</p> <p>Is there anyone who wants to start a werkgroepje to land lease if we have to pay even if crops, plants? And also the clean transfer will take care of. Not like frank m a field left rotting onions? Or remnants potatoes with or without a disease? Maybe this group would also iom frank m can ensure that gewasschade is paid by bod that playing both sides want to eat.</p>
Marco van Aalst		<p>Hoi Allen, wij zitten in de droom/oriëntatie fase. Ik begrijp dat een verdieping op het huis dubbele m2 roodkavel "kost" (FAR 0.5).</p> <p>Hoe werkt deze regel voor als je een kelder wilt aanleggen onder het huis, of onder de schuur?</p> <p>Op zich staat een kelder niet het ruimtelijke beeld van oosterwold in de weg en is het niet echt "woon rood kavel". ...</p> <p>See more</p> <p>Hi all, we're in the dream / orientation phase. I understand that a floor on the house double m2 roodkavel "costs" (far 0.5).</p> <p>How does this rule for when you want to build a basement under the house, or under the shed?</p> <p>In itself is a basement not the spatial image of oosterwold in the road and it's not really "live red lot".</p> <p>Thank you in advance :)</p>
Marzieh Reyhani		<p>It could be that I just have to do that yet, since we are still dealing with the plan, but precisely because I was busy with holding capacity, and I came on "Themagids Dock water", Where I read the following:</p> <p>" the groundwater level varies per lot and sometimes even within a lot. The Department of water has no interdependence on kavelniveau. Here you should study themselves to do that.</p> <p>Information on the groundwater level (s) on your lot's of interest to the space for holding capacity to be able to decide. For determining the holding capacity of the soil is almost always necessary. The groundwater level shows how deep the water table's and so how high the water in a ditch or pond comes to stand up, or that this is dry. The groundwater level is not always the same, this depends on the rainfall in the last period and</p>

		<p>varies from one month, season, or even years. It is therefore advisable to soil analysis to do over a longer period."</p> <p>I think there is still no one heard about it on Facebook, we're all with archaeo and eco studies busy but who knows more about this?</p>
Manon Koopman		<p>There are people who have a collective ecological research to be carried out?</p>
Sander van Breemen		<p>Hebben wij weer, midden op onze kavel een middeleeuws scheepswrak... We have again, in the middle of our lot a medieval shipwreck...</p>
Sally Hendriks	archeology	<p>Oh no! The nightmare of every future oosterwolder. Good luck.</p>
Sander van Breemen		<p>We'll build around it, hear, and who gets a free ship with his lot. I'm going to start a construction-Dock in the design sign in... 😊</p>
Raymond Chantal		<p>Bad, but at the same time unique. You can always consider to be accessible to the public and make it the status museum to give. Who knows it attracts visitors from all over the world, and you can also ask for admission.</p>
Sander van Breemen		<p>Just a minute with earth called me about the investigation, submitted to the municipality. Wouter Smith is going to assess the submitted and hopes in the course of next week with a reaction and vision from the municipality to come. Based on these earth can indicate where and how much additional research is needed to determine the exact size of the potential sites. This is what we need for our licence applications (Phase 3 Archaeological Research) because that's where the ground, you can't touch the deep. That's all what is now known, it didn't sound very exciting in my ears. Hopefully next week a feedback, just wait for now.</p>
Loes NapiSimba		<p>Heloytenfilters There's been a lot of knowledge about helofytenfilters among us, and many are trying to find out for yourself. For interested parties, I propose to each other at 13.00 p.m. on Sunday to take to exchange knowledge. Goodbye,</p>
Loes NapiSimba		<p>Dear all, Archaeological Research: Only interesting for those who don't by phase 2 OR 3 has come. Although I have only an indirect interest, are my neighbors well directly affected by the most recent found charred hazelnuts which a phase 3 needs to be addressed. My interest is that my neighbors can build right with us. Without that we have to slow down. I suggest that the interested parties together on the 17th of July picnic (end emiel durkheimweg between 11 and 14 hours) to take 12.00 hours. Goodbye,</p>

Loes NapiSimba		Anyone want to write a report for the absent stakeholders and this spread via fb or email (that can last through me though I have long not all email addresses)
Jaap Vermuë		Ecological Research: we want this or next like an ecological research done. Earlier this year, several initiatives have been working together and so gave us a discount at ottegroenadvies (Petra Otte). I've just called her and she still has the same discount for more plots: a research for 1 lot costs € 340 for 5 lots; it is € 300 per lot and in more than 11 lots it is € 280. But we have to put in a request to do. So please check in with me if you want to crochet. Can via response to this message, but you can also call: 06 13972355. Hgr. Jaap
Tjalf Bloem		Just the soil tests of the municipality. It's a lot more extensive than the general research here what I've posted a time. To my great surprise, turns out the (top) Floor Light With Nickel and pollutes groundwater with barium. Apparently they find the examination office it myself not so bad, because there are no further testing is needed. But then they write: " if there are activities take place, which is released under the ground, can not be drained or elsewhere are applied. The rules of the decision on this soil quality are possible applicable." So if you're in the middle of the night dump trucks with ground see drive, then I'm that.... I'm going to the city but even some mail here well the consequences of his. And here are people who know where the barium in groundwater come from?
Loes NapiSimba		I've read it, too, and I am concerned, it is also not to. Maybe someone wants to pick this up and find out. I'm too busy with the vote on the name.
Cathelijne van den Bercken	G a m e	Did you know that there's a game is being developed for possible future scenarios for oosterwold simulation?
Eva Lobach	G a m e	Interesting. But also a little creepy. Can you imagine that, in the play of this game found out that there should be new rules which we did not want. On the other side, I found the finding of rijksvastgoed interesting that some kind of zoning the first residents would be able to protect you. If someone has a big festival site will start in the middle of the piece of tureluurweg south, or a uitlaatsplek for motorized model airplanes, or a crossbaan, or something else where most people are not happy of existing residents, can stop this, then, and, if so, how?
Marzieh Reyhani	G a m e	But the examples that you are now, you don't fit within the strategy of oosterwold of green and nature? Ecologically already that would not be approved looks like me?
Jan De Man	G a m e	Model Airplanes are already in the neighborhood. MVA on the kluutweg. But they shall remain for the a27
Paradijsvogelbo sje Oosterwold	G a m e	This game was drawn up in 2013 in the city centre. When the right to "fantasy". Rules to test. When one of the predicted outcome was that people of everything coming together to organize. Does anyone know if it's somewhere now?
Rene Koopman		Zuiderzeeland has 2 documents released (April 2016) about your water and waste water on your lot and how you gonna deal with it. Left hand on the forum ;) And a link to the forum: http://forumoosterwold.nl/viewforum.php?f=6
Cathelijne van den Bercken	re tw ee t	Ivonne the distress: Reparatiebesluit 13th instalment crisis and recovery act. Zoning #Oosterwold can finally move on to the municipal council of Almere!

Nadine Elzas		I'm curious how quickly the new zoning is in use. Can you imagine if that would still be this year, preferably around October than is the construction of our house in early 2017
Rene Koopman		Hierbij wil ik iedereen wijzen op het twitter account van Ivonne. Hier komt echt een hele bak informatie langs. Dus om goed op de hoogte te kunnen blijven heb je nog een Social Media account nodig...Twitter. En inderdaad..niks hoeft, maar is wel makkelijk. I would like to remind everyone on the twitter account of Ivonne. Here comes a really bak information along. So in order to inform the good to be able to continue to do you still have a social media account is needed...Twitter. And indeed.. Don't have, but it is easy.
Raymond Chantal		Archaeological Research? We have to do almost all of it. If you're ready, then you can sign up to and including Friday 8 July 12.00 hours. We are a collective started and have favourable conditions doorknob. Since one of our largest participants (and so that we have a favorable price received) Until 8 July needs, give that other initieftnemers also the chance to still get a lift. Login via: Naaroosterwold@Yahoo.Com.. Put in the e-mail the svp kavelnummer + kavelgrootte after which you will receive all the information. Then you can decide.
Raymond Chantal		What a call do not all go can make. I hope there will soon be a picnic is organised so that you can continue to talk and discuss. For the people who still want him to do research. As you can until next Friday to log in.
Erik Hoekstra	1	Hello everyone, I had contact with team oosterwold about the planning permission. Here's some info out of that communication. How's it going with the zoning oosterwold? Plans of promoters to be able to achieve oosterwold is in need of a licence. This licence is assessed on the zoning, in which the use and the return are laid down for an area. The applicable zoning plan for the area oosterwold is outdated. That's why there's a new zoning plan drawn up on the basis of the inter-communal oosterwold spatial development strategy. The zoning goes through different stages before it becomes effective. In the meantime, the early stages in the form of the preliminary draft (plan) and the draft plan passed. The zoning for decision-making will be offered to the city council. We expect that the zoning in October 2016 by the city council shall be established. The Zoning plan will then be published for six weeks, and be available to you. In this period, there can be an appeal submitted by interested parties and, where appropriate, a request for an injunction. Only after the period of public inspection it is clear how the planning of the zoning will walk. If there is no appeal and / or provisional device is submitted, shall enter the zoning in operation after the completion of the inspection for a period of time. If there is any profession is submitted, it will also enter the zoning plan into effect immediately after the expiry of the period available for inspection. If also a provisional device is submitted, enter the zoning plan into effect until after the end of the handling of the injunction, approximately 3 months after location for inspection.FOR PROMOTERS IN OOSTERWOLD, this means that at the time that the zoning and enter into force a licence application in treatment can be taken on the basis of a 'regular' planning permission in principle (Turnaround Time 8 weeks). As upstairs is appointed, it is still uncertain when the zoning enters into force. This is why it is important to have prior to the submission of an application for planning permission to have contact with the department of licensing,

		<p>monitoring and enforcement (Vth) in a so-called "consultation". After the signing of the anterior agreement you will receive via vth an invitation for this consultation. At This moment we advise promoters who will soon be a licence to applications for an extensive wabo-procedure (turnaround in principle 26 weeks) to keep moving. These applications in treatment can be taken as soon as the city council has adopted the zoning. Long story somewhat shorter: provisional just the long 26 weeks wabo, because then you are still earlier than that you're gonna wait for the new zoning + 8 weeks ;-)</p>
Jaap Vermuë	1	<p>What I understood the last Thursday of maarten rink: there is still an additional catch for people who still for the old price join the group and their application for authorisation opknippen (change zoning and building permit separately): If there are no views, then all of a sudden the new zoning plan shall be valid for 31 December 2016; in that case it is the end of the previous application for the long process of a sudden. In that case, you have to apply for your permit at least for 31 December have been submitted to the old price for to qualify. Yum.....</p>
Rene Koopman	1	<p>And additional thereon: your building permit is at that moment, you're not complete because the largest part of the building permit in your release authorization have placed. What is the easiest thing to do at the moment is that the new zoning of strength comes and so you release authorization is no longer relevant to your release authorization to pull back and still at your building permit.</p>
Marzieh Reyhani		<p>Good morning. Does anyone know the name of the lady who's busy with the setting up of Ern (Base) school in oosterwold itself? She posted a long time ago a message, but I find that anywhere.</p>
Cathelijne van den Bercken		<p>Janneke Sauer?</p>
Marzieh Reyhani		<p>Where can I find anything about her plans, you know that also happens to be?</p>
Cathelijne van den Bercken		<p>For your information, there is also a group thuisonderwijzers oosterwold live in. As far as I know that at this very moment, 7 families. We will regularly organise activities and outings.</p>
Cathelijne van den Bercken		<p>Yes, there are various thuisonderwijsgroepen on FB. You can send me a pm if you want more info. And soon as neighbors chatting about it one time is fine too :-)</p>
Paradijsvogelbo sje Oosterwold		<p>The zomersluiting of team oosterwold concerns all services. So be alert, too, for example, if drawings for utilities are needed: Applications (over) for 15 July..... De zomersluiting van team Oosterwold betreft alle diensten. Wees daarom ook alert als bijvoorbeeld tekeningen voor nutsbedrijven nodig zijn: aanvragen (ruim) voor 15 juli.....</p>

Cathy Hancock	ar c he lp	Is there anyone a vergunningsvereisend advisor / office use / has used to help with the licensing applications? We'd like some help there, and preferably an office that is familiar with the oosterwold regulations. Thank you in advance for your tips!
Michelle Stam	ar c he lp	I'll follow 😊
Marjon van Maren	ar c he lp	We have our technical tekenbureau who helps us with the permits and what comes with it. Who also has almost all of the drawings that were needed and we made the written text. And a part of the drawings also made it myself.
Sven Ehrhardt	ar c he lp	There is now also a lot of knowledge in this group. For the deviate from the zoning (first permit that lasts 26 weeks) you don't have a consultant needed. That's good to do. For the building permit. Can you use a contractor / designer. For watervergunning can your opinion of the dwp. If you have specific questions or need help, you can do that too, so here.
Sven Ehrhardt	ar c he lp	Oh yeah, I think there are few agencies that specifically oosterwold know of anything. It's all so new.
Cathy Hancock	ar c he lp	Hi all, we do indeed have an architect that helps with the planning permission but we also wanted advice about eeft licence for holding on to focus on plot (EC catering), And maybe some help with lyrics writing, because that can take a lot of time, and ela is not my first language :-) thank you for the tips. There are people who already have info about bedrijfsopzet?
Loes NapiSimba		Helen Almost none of us is ready for it. But let's all form a group. Who's going? Ie the coordination, distribution of work, to require any other oosterwold initiatives of what there is to offers. It's a relatively easy job so sign up. There's still more that who is doing what for all of us to get information from other groups. It shouldn't be that with a wait-and-see attitude all information without a quid pro quo of this page and similar is met. I would like to help.
Inge de Wit-Tienstra		It can't be that if you over 2 years a lot buys you everything in oosterwold again have to go find out because you're not in one or other werkgroepje did time. And there are people who find it fun of anything and everything to find out, probably to bite in rules and conditions. And you have people who are not so good at it. But they have other qualities that again later might come in handy. I don't think anybody who live in oosterwold is going to do that just to wónen.
Erik Hoekstra		Drzm has a meeting tomorrow for connected initiators, drzm is also a lot of collective, maybe, we can carry out here to join?
Marjan Born		The meeting was yesterday. Lianne and Erik. I'm sure we'll have a next meeting for promoters who join later or interested. We are already with a nice group of interesting benefits from it together Helen and order material together for the houses. Contact Drzm for a personal appointment.

Eeg van der Staak		Zonnecollectief Powerpeers / Hello oosterwolders. I heard on the radio something about "Powerpeers" of nuon. An arrangement whereby your excess electra can share with others for a good price. Should the salderingsregeling removal possible that this is something for us. Does anyone know this or else "Vandebron"???
Marzieh Reyhani		https://www.powerpeers.nl/hoe-werkt-het I assume this only applies to people who are connected to the electricity grid, that I can find anywhere, but how would it be if your off grid would want? That would be great!
		Sounds like fun, but in the end, we will all during the day, in the summer, a lot of power out there produce and consume. Don't fall directly to divide very much. It may be that the financial benefit, but that won't with this coal man.
Loes NapiSimba		The government is investigating how private producers can sell it to whoever they want at a price that they match. Technically, this is all possible. Now practical and administrative. This has got to be around at the latest for the salderingsregeling stops. The net is not only the cheapest storage unit but also the way to get your excess energy to sell (give away to your mother can then also).
Erik Hoekstra		Drzm! Of the week and we are up. All those timber frame of scana, Finn, Swedish etc are expensive. Anyway, it's a beautiful technique drzm used and are we collectively build what the prices very pressing. The website may not have the right to see but a scandinavian villa is not a problem. Our is also coming :-)) very nice people with a good story, definitely worth the effort for us to go over.
Stephan van Hesteren		We are getting excited about the idea that the house we are going to build myself a whole with the help of friends. There's a big chance that we take as a starting point, bales. Wood Frame Custom-made is indeed expensive and when you see how these partitions look then this is pretty easy to make yourself. Perseverance, a workshop and what help is all you need. So save tens of thousands of euros, I think.
Rene Koopman	2	Does anyone know how you can figure out where the existing brandputten lie down? Every farm in the oosterwold area has on the street a brandput. I would like to add to our application, however, I can find these pits anywhere on a map, Andy.
Marjon van Maren	2	I have a map of the North (Paradijsvogelweg and vogelweg kievitsweg and vogelhorst, send me a pm. If you want to do this
Marjon van Maren	2	Furthermore, the fire department here an overview of. We have requested this via ivonne
Liesbeth Saaltink	2	How many feet do you want from such a focal point are marjon?
Rene Koopman	2	Not more than 100 feet from your property and then max 40 meters within your property line. A total of 140 yards from your house to the brandput (provided that they comply with the above condition). Just like the quote below from the mailing of 16-03-2016: in addition, the maximum Distance between the object and the firefighters opstelplaats of up to 40 meters from the

		Front Door. The maximum distance between the opstelplaats for the fire department and the fire hydrant is 100 feet.
Erik Hoekstra	2	Good work Rene Koopman, I think a lot of community groups can work together with this data. Not every lot have to dig a well, if i have to read it that way...
Rene Koopman	2	Today someone from the fire department on the phone who had responded to an email from me sent to the fire department with the question of whether there will be documentation is available on an existing fire hydrant. First of all, and quickly proved that there is on the pole in the vicinity of the fire hydrant is certain information was not present. On a pole is normally: the fire hydrant number (the top number), Then the b for firefighters, and subsequently the coordinates: steps on the left or the right and the steps forward or backward.. What is missing, however, the diameter of the highly patterned, which in turn would help in determining the pressure is on now in the lead. There is also clear that the fire department is not responsible for this fire hydrants (well responsible, so they have to check this one etc). Dot at brandpaaltje is that if i want to have more info on this fire hydrant than me that I should turn to vitens that ultimately the head turns out to be the boss of the water and the fire hydrant that is connected. Today the mail that I sent you to the fire department then forwarded to vitens..... In anticipation.
Tjalf Bloem		Watervergunning.... Today go to the "Consulting hours" of the department of water has been. (this is every Friday afternoon in the pumping station blocq of kuffler, right just looked at the pumps...) This was very informative and I recommend it to everyone to do this. It turns out that I my pond to make a lot deeper than I thought. But seek the (water) to the north of the tureluurweg is less than a metre to south of this. This means that in the summer the ditch will soon dry up. The Zomerpeil is 2 Feet below ground level!! At least there grinding them up. Also show the ditches much more valuable than I thought. I don't have to lock on to join me, then I can choose to be a part of my lot to let white be with heavy rainfall or this through as a dry ditch, 50 cm deep off to a ditch. Do you know if there's a dry ditch along the tree line. So this must be maintained, and continued to run into a ditch somewhere. It is also important that the existing drainageslangen remain quite as much as possible. You have to. They also indicate on your drawing watervergunning for you. So that's going to be looking in the ditch, and measurement. The Tubes are walking further in parallel with the Orioles and goudplevierweg. Greetings, Tjalf Bloem
Liesbeth Saaltink	3	Does anyone know if the municipality would prefer % or m2 sees (Roodkavel, hardening, etc.) In the spatial support? Or both?
Marjon van Maren	3	Both!
Loes NapiSimba	3	And that's not a joke. They want even crayons and a legend
Margreet Endlich-Blom	3	Are there any tips on the drawing? Which of us was apparently not sufficiently clear and there's requested an additional drawing... 😊
Sven Ehrhardt	3	Indeed both. Percentage to examine whether it conforms to the rules of the game and m2 to see if the area is consistent with the drawing.
Loes NapiSimba	3	Well pink for roodkavel, red for BFF, Gray for the road including berm, other grey nuts again for the other grey setts on your roodkavel (excluding away only on roodkavel unless you stay below 11 % and certainly not on agriculture part. Different Groenkleuren: Public Strip, Urban Agriculture, private garden outside roodkavel, blue for your holding capacity. So we have done it and every level in m2 and calculated as a % of the entire lot. Matching functions together. Everything against the functions % and m2 of the standaardkavel. And everything as separate annex and in the text. We have a little desk in the computer. Because vth accepted no manual drawings with crayon. Also distance and length sizes are on and to finish it, you must not only holding capacity pond of surface and depth sounder foreseen but also oblique embankments and take into account the standing (Groundwater). We have excess capacity calculated in m3 and will continue to increase water board on advice.
Liesbeth Saaltink	3	And how would you turn it in if you're a walkway through your orchard let walk (1000 M2 Public Green), But that's also urban Agriculture?
Loes NapiSimba	3	Klaser's color. Kau is depending on how the piece is appointed: Urban Agriculture or public green. Where do you have a shortage of.?

Bouwe Oosterwold	3	The officials keys to % because that is what is in the spatial development strategy. But you have to show you how you got it.
Cathelijne van den Bercken		<p>I received a message from the gebiedsteam almere outside. There has not yet been notified from oosterwold proposer. Who makes sense can respond to the following e-mail address or phone number.</p> <p>-----</p> <p>WITHIN THE DEPARTMENT AIB / SB WILL BE ON 1 July what areas organized in a different way. This means that the area nobelhorst / oosterwold from that date under the gebiedsteam come out to fall. This gebiedsteam would like to meet on July 5th with the area and the challenges that are out there in the area. We are working on this day to be filled in. In the morning we go visit nobelhorst. Around 9.00/9.30 will the us hospes annet planning in the area, to explain. This will take about an hour.</p> <p>Then would like to be by the area want to go for a walk.</p> <p>It would be nice if this under the direction of a representative of the hamlet of might.</p> <p>Is it possible to organize this fall?</p> <p>[...]</p> <p>With kind regards, Bert of spil Gebiedsadviseur Tel. 06-10566115 or 036-5399375 Espil@Almere.Nl</p>
Loes NapiSimba	4	<p>Contact list</p> <p>Want promoters to send me their contact details in case of emergency, or if someone to contact you, to be able to reach everyone. The data are to be strictly under me and any request by a third to first I ask information to the addressee.</p> <p>Not everyone is on fb and there are people who miss out on important news. Send me a private message with your details please. Lot (part) No, names of adults, the number of households, a 06-no and an e-mail address (unless you divides tasks and every man for himself personally written wishes to be). I have only about 50 % of all the initiatives. You know you're already on my list if you've had a call for the picnic of 12 June in oosterwold.</p>
Priscilla Rolvers	4	<p>Why? Why? In which cases of emergency? If there's someone in my house under construction is running, then call the police, and if the house is on fire, the fire department. If anyone wants to reach me personally, they know how to find me.</p>
Loes NapiSimba	4	<p>Well Priscilla Rolvers, what did you think of a signatures action for the street names, naamsbehoud oosterwold or vote for a new name? Do you want to be the message if you can do with a collectiviteitskorting for notary, Helen and such. A lot of people aren't on fb and meaning an invitation for a oosterwold picnic not. I want to rally point are of all the contact details so that we have short lines. If someone in your house under construction, I would walk, you can send a whatsapp or any of the others (not through me) your 06-no. We need to vote in our we for the road and other ow-wide business. I'm getting pretty tired of it on different media everyone of news. Do not fear that you will be flooded. My last general call was for the picnic of 12 June. The following is to form groups</p>

		to report / on the various areas of concern. If anyone wants to contact with you, and have not's on Facebook, can I request that you pass it with an e-mail. I think fb nothing.
Wim Dieke	4	I don't want to be on a contact list.
Loes NapiSimba	4	Now that you're going to say every time when I call for others?
Wim Dieke	4	Ja.
Cathelijne van den Bercken	4	I don't want to on a contact list.
Loes NapiSimba	4	Your wish is also known to me and that of others who already make themselves known.
Eloïne Kindt Prins	4	We are already on it!
Loes NapiSimba		<p>Who wants to join the waterzuiveringswerkgroep oosterwold wild? Who already know what he / she goes to purchase, with whom, and how expensive? Maybe it's a collectiviteitskorting possible.</p> <p>Our street has a working group, which I do not water in there. I think this theme on a larger scale needs to be discussed so that not everyone will have to invent the wheel.</p> <p>I'm not about the technique and only about money and guarantees. I'm calling for my husband Bernd (not on FB) people on that something meaningful to bring in, like, Peter Kindt Paradijvogelbosje Oosterwold Jonas Pelgrom, and others who are already far in here. The people that I already from the various media about oosterwold have distilled, approach I also separately by email or OJ.</p> <p>People who wish to make use of the knowledge of this think tank, must also in any other way. Something for all of us have done or do.</p>
Ibolya Moor		<p>A brief presentation. We're wouter juice and ibolya moor of initiative 195. Busy trying to figure it out of basically everything still.</p> <p>Anterieuovereenkomst signed up last month. So now we begin the permits to ask.</p>
Rene Koopman	5	Also we are now on the play biting on the various licences (release and watervergunning). Is there somewhere to find an example of how, that you can draw up clear, or there are people who go through this ride already have and be prepared for their hard work for inspection to share?
Marjon van Maren	5	For Water I recommend you to talk with Albert Dirk Van Der Molen, of the department of water. Who can your tell you exactly what he wants to see and what you got to applications.
Loes NapiSimba	5	Also do the digital watertoets online. Then you know you need to match. The beginning is hard when you're not so handy with signs with the cursor.
Marjon van Maren	5	The Watertoets, you don't have to do right Loes NapiSimba. This has Albert Dirk van der molen said so yourself. He likes taking your plans with you to see where you need to meet.
Loes NapiSimba	5	Yeah but maarten rink of the municipality of want it with the spatial substantiation, and in the making of that watertoets gives you an insight into what is asked of you.
Marjon van Maren	5	Yeah nice, we couldn't get him fully completed and that's why we were looking for contact with the water board. If the water board says the

		watertoets is not applicable on oosterwold, then the municipality should not require this too! Time for communication there. :)
Loes NapiSimba	5	I was like: rather faster than my license win the debate. Time for action of and by those who support the spatial have not finished yet? Together you stand stronger.
Marjon van Maren	5	Liesbeth Saaltink, I'm not watertoets supply. Simply because this is not correct to fill in for oosterwold. This is literally said by Albert Dirk Van Der Molen. If the city still knocking on our door for that test, but then they get in touch with van der molen. This is really bureaucratic bs where we don't have too much to be guided by. Am now busier with that fire, because that's the last thing I remember before I have to tackle the last licences in may serve.
Marjon van Maren	5	I just talked on the phone with Maarten Rink The City doesn't do anything with the watertoets! This is right forwarded to the water board. So if you do an interview with the dwp tell your exactly what you need to apply for and where to look for you. This is to you mention in your spatial substantiation!
Javier Den Elzen		Hi, we are the initiative 282 and may soon sign a declaration of intent. There is already an initiative for a joint archaeological research? We think it to want to do after the harvest. Seems to us to provide the least damage. We would like to join in?
Marjon van Maren	6	We are busy with the fire safety. What a hassle. I don't know how you guys experience this? I have a question. For a sprinkler system I need to know what the waterleidingcapaciteit is / will be. Does anyone know this? And who can tell me what's really going on with brandhydratanten. According to the water company they should not be put on privategrond. But isn't this just like the nuts that it falls in the okay, and so the ground where the on / in is no longer private is? I find it hard how it is. And so to make a choice to make, but we need to turn this already with the permits Who can help?
Marjon van Maren	6	Just been in contact with the municipality. If you know what you want about to fire safety, and you have on paper that it should / can is this enough for you to apply for permits. In consultations shall be reviewed later. What exactly are you going to do. This means that tomorrow we will with our technical artist who's gonna help us with the permits for the last 2 permits may submit :)Super Happy!
Marjon van Maren	6	Well folks I'm out. I finally got the techinsche data that I wanted to know. After talking to several companies have very conflicting opinions and had to have... I've finally found a company that does indeed waterleidingnetwerk via a sprinkler installation. Moreover, a standard woningwaterleiding 2,5 m3 / h. Which according to some companies would not be sufficient. But a cost picture of approx 8500 Euro! That's a bit different than the fire department called on the info night. So, we are now on the brandput we if you can pay for it and so will be cheaper. Thanks for the input!
Kerstin Mengewein	7	Hi, I'm Kerstin and live in Almere Haven. I love me with the permaculture busy and am curious if there's people in there already too oosterwold in that direction are busy and we would be able to make contact? =) would be nice. Greetings
Marjan Born	7	Hi Kerstin, I'm on a small scale all experimenting with permaculture in my current garden. Later Oosterwold I want in this job right now get to work. But I still have no plan how to go about it on some larger scale. It seems to me to be nice to exchange ideas.
Eva Lobach	7	Day Kerstin, I've got four years ago the permaculture jaaropleiding done at maranke trail, and then another course voedselbos with wouter van eck.

		For me, it is, however, so far, which mainly theory oosterwold in practice. I want to go.
Paradijsvogelbosje Oosterwold	7	Kerstin Mengeweijn . You're welcome to Paradijsvogelbosje Oosterwold www.paradijsvogelbosje.nl . most of all, we have a lot of meerjarigen planted. Mostly with edible fruits. In addition, we have a lot of account, the landscape that we have to build on (wind chimes!). Will a part after the lapse of time in our wood stove....
Sandra Ansmink	7	Hi Kerstin, I also want the pc good develop in the oosterwold. I'm with a few others I 285. Nice to spar. First, let me on vacation.
Gerie van Wijhe	7	It's nice to exchange ideas. I have no experience, but I have plans with permaculture to get to work. From this autumn.
Pieter Spaans	archeology	Any idea at what promoters this is playing?
Loes NapiSimba		The article suggests that there are settlements but as far as I know, it's all about burnt hazelnut remains and other inferior material.
Loes NapiSimba		Ah, man, there's nothing. And what are you doing with that old junk / who's out there now in interested except archaeologists.
Tamara van Dijk		Ah, man, there's nothing. And what are you doing with that old junk / who's out there now in interested except archaeologists.
Eva Lobach	regen	Does anyone know anything more about this project? It says in the article that it this summer (2016) in almere built will become. In another news item was oosterwold if location mentioned, but on a card, it seemed more in the vicinity of the condor planned. Does anyone know if this does indeed will come, and at what location exactly? http://www.dezeen.com/.../effekt-designs-regen-villages-prod.../
Eva Lobach	regen	In an article in the parole in November of last year's: " if all goes according to plan, next year in the new housing estate oosterwold the first spa in the ground for the construction of a total of one hundred stadsboerderijen, divided in five villages of twenty households that each Completely self-sufficient in the field of energy, water and food." It also states that a small version of the village at the rose bowl will be on display, but that's only in 2022.... HM. If I'm gonna look at the video of broadcasting flevoland (see above) is it really about the location. The rest of oosterwold consists of potential suddenly (!).
Loes NapiSimba	regen	I've made contact with the proposer and I asked him if he's on this page wants to give explanations. She Signs 1 huni the anterior agreement. I have a list of names with (possible) residents. In one of the flyers sent me, I saw that she was on the opposite kievitlaan vogelhorst are planned.
Raymond Chantal	regen	We too have contact with the initiator. If you want to have more information then you can also directly contact him, please send us a quick pm for his e-mail address
Loes NapiSimba	regen	I've already seen a list.
Liesbeth Saaltink	regen	Does anyone know what is now the official percentage flatwork is for a standard plot and an agricultural lot? I read that it is increased, but don't see an official notice about this. And how do you do it with a single road, what do you charge than to hardening (how many meters berm?)?

Marzieh Reyhani		<p>Beste mensen, wij zijn wederom aan het worstelen. Wie heeft zin om te helpen? Wat reken je als BVO om te wonen. Een carport bij of een schuur met kippenhok, horen die bij het roodkavel BVO of bij het woon - BVO? Waar vind ik de criteria hiervoor? Yvonne zei dat ik op de site bij publicaties moest kijken, maar ik vind niets helaas.</p> <p>Iemand nuttige info?</p> <p>Dear people, we are once again at the wrestling. Who wants to help? What do you charge as a bff to live. A carport eg or a barn with henhouse, hearing that at the roodkavel bff or live - bff? Where can I find the criteria for this? Yvonne told me that I'm on the site at publications had to look, but unfortunately I can't find anything.</p> <p>Someone useful info?</p>
Lioba Wattimena		Tjalf. I know it's already been asked before but can't do it anymore. What program did you use for the drawing of the whole, together with the neighbors?
Tjalf Bloem		Coreldraw
Loes NapiSimba		I'm struggling with good spatial substantiation. What's the watertoets in the format is? Please Meinke Ehrhardt, send me your copy I'll give you mine too. The Tree you get tzt
Priscilla Rolvers	8	Richard was for the personnel paper (Edition of 1500) being interviewed about oosterwold and home schooling
Cathelijne van den Bercken	8	Fernand Meyns-Crijns Do you want to get rid of your reaction and a new thread for this open?
Fernand Meyns-Crijns	8	Sorry, it was rod well intended, but I had better have a new message. Salute
Jaap Vermuë	9	<p>If reaction of the working group on our plan came the comment that we have the obligation to present the first year at least half of our bff's already to build. Who knows more about this; does anyone know where this rule; must be the first year in the construction of at least half of them have been put in place or how it should be done; and it is true that this is a requirement, as they can say? Because we have a larger project with a lot of homebrew this is very difficult for us to be feasible.</p> <p>Nice to be here to hear responses. Thanks in advance</p>
Cathelijne van den Bercken	9	<p>I've just retrieved it. This is what 2 weeks ago was said against us by the vergunningenman omgevingsvergunningen during the consultation. I have specifically asked to because one of the promoters at the signs of the anterior agreement the same as you as a requirement of the municipality of heard and then decided to right but not to sign :-(</p> <p>Maarten Rink: " you can have max. 50 % of you as a bff roodkavel realize."</p> <p>Cathelijne: " is there a min. Number of bff's that you should be visualised?"</p> <p>Maarten Rink: " no. In the zoning is there nothing about appointed. The only thing I can think of is how realistic it is. It is intended that the land is sold with the intention to make a house or holding on to realize. At the moment that you buy a plot with 1000 Red, and you're going to have a house of 50 on..." (made his not complete this sentence because was interrupted)</p> <p>Colleague of maarten rink: " the one is public and the other is what do you speak in private with each other. It may be that a different assessment is made in."</p>

Loes NapiSimba	9	We also don't realize everything right away. It's even so that you don't the unlicensed basis with buildings need to take with your application omg. Vergunn. Source; Maarten rink vth and Lydia Dso. I'm on two of their information sessions for, Inter Alia, that question. Too bad for the one who is for that reason didn't want to sign. People: Throw your questions in our group because the municipality know it yourself. Not exactly and you hear different answers. As far as I'm concerned: Vth gives the authorization and there, I will speak to. Moreover, those maarten on me as a very reasonable and you can be with special wishes maybe also confer.
Eva Lobach	9	It seems to me not in the spirit of what people with oosterwold wants a zelfbouwer is impeded by a onbeargumenteerde timetable that the municipality would impose. If there are arguments and what are they? If you can wait two years before you start to build, then you'd be in those two years may be able to say that you're with ' preparatory work ' are doing. Then you would only after three years, half of your bff built-up having to have, if i understand the rules.
Jaap Vermuë	9	Dit 'ja precies' is een antwoord op de vraag van cathelijne, voorin de chat. De tussenliggende reacties zag ik pas later. This "yes exactly" is an answer to the question of cathelijne, up front in the chat. The Intermediate reactions I saw later.
Loes NapiSimba	9	Once you get your licence, you can do whatever you want. You can get an extension in consultation or you don't do nothing and wait for them to you in the eye and still lays out what your problem is with the term. Just provided that they're allowed to set time limits. This is mainly about grondbeleggers to ward, I think and I think that's good.
Daan Timmers		All day, we would love to join giraffedorp. We'd like insight into building code light. Is there a document of, or PDF? Then I can get that back to my architectural assistant :^).
Marzieh Reyhani		Does anyone know if lot 223 also oosterwold's on Facebook? We be if everything goes well, neighbors, and we would very much like to discuss. Miriam has already passed our data, but we hear nothing yet... Someone who knows more?
Jolle Roelofs		Now a couple of days before signing anterior agreement still trying by annex d, the document of 58 pages for signing, by wrestling. Are you also surprised about article 8? First floor for a kavelweg should buy for dents. EUR 30 per m2 and invest in the way. And if the municipality or third parties take over they pay 1 euros for the whole part?
Cathelijne van den Bercken	10	New: Ecoboomhof instead of ecopaardhof www.ecopaardhof.nl
Marjon van Maren	10	Wow, I saw the week of yet another developer. Not funny anymore. That can't happen to be curbed. They build all full!
Edwin Van Der Wal	10	As long as it's in the spirit of oosterwold's and they actually start building (instead of them to reserve the whole place full of) it's not such a problem seems to me... Kievitslanden Reserve, however, a whole field to vogelhorst-like plots to build on it without urban agriculture.
Edwin Van Der Wal	10	Not really in line with my vision
Loes NapiSimba	10	Het is landelijk en die mensen weten vast niet waar ze aan beginnen. De stront lokt vliegen, kan wat stinken en koeien willen nog wel eens herrie maken als het tijd voor melken en krachtvoer is. Maar oneigenlijk gebruik blijft het. Er is waarschijnlijk ook geen stal en dan moeten ze toch ergens heengebracht worden. Zie je dat gebeuren? Stem je deze keer mee over de gebiedsnaam en straatnamen Edwin Van Der Wal? It's rustic and those people probably don't know where to begin. The shite, can fly lures what stink and cows want to again make noise when it's time for milking and kraft dinner. But misuse it stays. There is probably no barn,

		and they have to be taken somewhere. You see that happen? Voice with you this time on the domain and Edwin Van Der Wal street names?
Edwin Van Der Wal	10	I've got a personal letter (email) sent to the commission. Don't know what else they gonna do that meadows, I see that residents don't bring in the cows, perhaps hire a farmer?

Annex 15 Twitter posts

Twitter Search Rule: #oosterwold								
Date	Screen Name	Full Name	Tweet Text	Tweet ID	Retweets	Favorites	Location	Bio
7.5.2016 1:37:22	@ivondn	Ivonne de Nood	Bijzonder moment in #Oosterwold kabels geleverd voor aanleg van hoofdtracés elektra, water en data op private grond! https://t.co/eeDHCKfvhf Doorbraak gebiedsontwikkeling nutsen #Oosterwold met inzet van	750247184470245376	2	5	Almere	Gebiedsregisseur Oosterwold
7.5.2016 1:41:05	@ivondn	Ivonne de Nood	initiatiefnemers, @LianderNL, @Vitens, @Reggefiber @RijksvastgoedNL, @almere RT @ivondn: Bijzonder moment in	750248119728766976	0	2	Almere	Gebiedsregisseur Oosterwold
7.5.2016 5:18:59	@adriuivesteijn	Adri Duivesteijn	#Oosterwold kabels geleverd voor aanleg van hoofdtracés elektra, water en data op private grond! https://t.co/eeDHCKfvhf	750302957657292800	2	0	Den Haag	68/69-Kok Kurhaus, 70-Lid PvdA, 70/75-H.Red de Schilderswijker, 80/89-Weth. DH, 89/94-Dir. NAI, 94/06-Lid TK, 06-Weth. Almere,13/15-Senator EK, 14-Ereburger DH
7.5.2016 5:19:02	@adriuivesteijn	Adri Duivesteijn	Retweeted Ivonne de Nood (@ivondn): Bijzonder moment in #Oosterwold kabels geleverd voor aanleg van hoofdtracés... https://t.co/CkNjt7W28r RT @ivondn: Bijzonder moment in	750302970382725120	0	0	Den Haag	68/69-Kok Kurhaus, 70-Lid PvdA, 70/75-H.Red de Schilderswijker, 80/89-Weth. DH, 89/94-Dir. NAI, 94/06-Lid TK, 06-Weth. Almere,13/15-Senator EK, 14-Ereburger DH
7.5.2016 7:13:45	@JannekeIpema	Janneke	#Oosterwold kabels geleverd voor aanleg van hoofdtracés elektra, water en data op private grond! https://t.co/eeDHCKfvhf Eens ;-) en het tracé gaat ook nog eens	750331840624488449	2	0	Almere, Flevoland	Freelance recruiter/HR Professional Hardlopen en Aerial Yoga moeder van 2 tienerdochters buitenleven
7.5.2016 14:22:57	@ivondn	Ivonne de Nood	organisch meegroeien met de kavelwegen van initiatieven in #Oosterwold https://t.co/fiMhJQJxZF RT @ivondn: Eens ;-) en het tracé gaat	750439850608824320	1	2	Almere	Gebiedsregisseur Oosterwold
7.5.2016 14:28:14	@adriuivesteijn	Adri Duivesteijn	ook nog eens organisch meegroeien met de kavelwegen van initiatieven in #Oosterwold https://t.co/fiMhJQJxZF Reparatiebesluit 13e tranche Crisis en	750441179808952320	1	0	Den Haag	68/69-Kok Kurhaus, 70-Lid PvdA, 70/75-H.Red de Schilderswijker, 80/89-Weth. DH, 89/94-Dir. NAI, 94/06-Lid TK, 06-Weth. Almere,13/15-Senator EK, 14-Ereburger DH
7.6.2016 1:01:01	@ivondn	Ivonne de Nood	herstel Wet genomen. Bestemmingsplan #Oosterwold kan eindelijk door naar de gemeenteraad van Almere! Initiatiefnemer #oosterwold tevens	750600426576306176	0	3	Almere	Gebiedsregisseur Oosterwold
7.6.2016 6:30:00	@ivondn	Ivonne de Nood	raadslid Almere vertelt over Tiny Housing op congres #bouw betaalbaar anders https://t.co/CKdg6OgxZi	750683217154437120	1	0	Almere	Gebiedsregisseur Oosterwold
7.6.2016 7:29:46	@MarieJoseeRose	Marie-Josée Röselaers	RT @ivondn: Initiatiefnemer #oosterwold tevens raadslid Almere vertelt over Tiny	750698257119113216	1	0	Almere	Stadsgids in Almere, Landschapskunst Schouwburg Almere / KAF, architectuur en

7.6.2016 10:33:00	@furryholland	🐾🐾 furryholland 🐾🐾	Housing op congres #bouw betaalbaar anders https://t.co/CK... RT @ivondn: Prachtige plek! Tijdelijk wonen in een Yurt #Oosterwold https://t.co/UDwpHQhNOB	750744369028825088	2	0	Noorderhaaks Nederland	geschiedenis Flevoland, beeldende kunst, Vereniging Buitenstad, Landgoed Almere #Relax #Hippie #Green #vintage #typewriter #postcrossing #furry #furrysuits #lomography #Bitcoin : 191bkWSuJXc3GmsNqR1XbX6feNSxqKJFKJ
7.6.2016 12:54:50	@_stellingwerf	Stellingwerf Nieuws	Oproep Amivedi: - Vermist in #Wezep: Cypers/grijze kater "Stich" (Hortensiastraat) - Gevonden in #Oosterwold... https://t.co/thhbdJE2We Oproep Amivedi: - Vermist in #Wezep: Cypers/grijze kater "Stich" (Hortensiastraat) - Gevonden in #Oosterwold... https://t.co/DFUheFby9J #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN Almere heeft de ruimte en geeft veel ruimte aan burgers die zelf hun landgoed willen maken. #Oosterwold van boven. https://t.co/iw66jUWbhO	750780064011169793	0	0		Nieuws uit de regio Stellingwerf
7.6.2016 13:01:29	@_Veluwe	Noord Veluwe Nieuws	Oproep Amivedi: - Vermist in #Wezep: Cypers/grijze kater "Stich" (Hortensiastraat) - Gevonden in #Oosterwold... https://t.co/DFUheFby9J #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN Almere heeft de ruimte en geeft veel ruimte aan burgers die zelf hun landgoed willen maken. #Oosterwold van boven. https://t.co/iw66jUWbhO	750781735340683264	0	0		Nieuws uit de regio Noord-Veluwe
7.13.2016 9:07:51	@ivondn	Ivonne de Nood	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753259654285758464	5	3	Almere	Gebiedsregisseur Oosterwold
7.13.2016 9:29:18	@infinitesimaal	John van der Pauw	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753265054557016064	0	0		Opruimer van onrecht: sociaal raadsman en fractievoorzitter Partij van de Arbeid (PvdA) in Almere. Brood op de plank en een dak boven het hoofd. Stadsgids in Almere, Landschapskunst Schouwburg Almere / KAF, architectuur en geschiedenis Flevoland, beeldende kunst, Vereniging Buitenstad, Landgoed Almere Atelier Hollywood: schilderkunst e.a.; Onderwijs; Groen Links; milieu; natuur; reizen; kunst / design / cultuur, archeologie, fotografie, jazz e.a.
7.13.2016 11:57:03	@MarieJoseeRose	Marie- JoséeRöselaers	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753302237322080256	5	0	Almere	Almere voor iedereen: voor en door Almeeders.
7.13.2016 12:12:41	@cemvanhout	Carin	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753306170543239168	5	0	nederland	RUIMTEVOLK BSDV Steden, dorpen en wijken
7.13.2016 12:16:16	@Almereviiedereen	Almere voor iedereen	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753307070728925184	5	0	Almere, Nederland	Programmanager Economische Kracht en Werk, Noaberkracht Dinkelland-Tubbergen
7.13.2016 12:51:33	@sjorsdevries	Sjors de Vries	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753315950842314752	5	0	Arnhem, Netherlands	Gebiedsregisseur Oosterwold
7.13.2016 14:18:36	@jwbeijen	Jan Willem Beijen	RT @ivondn: #Oosterwold vanuit de lucht met dank aan provincie @Flevoland_ https://t.co/Q7kiBVToPN	753337857973051392	5	0	Hengelo (O)	Opruimer van onrecht: sociaal raadsman en fractievoorzitter Partij van de Arbeid (PvdA) in Almere. Brood op de plank en een dak boven het hoofd.
7.14.2016 0:12:14	@ivondn	Ivonne de Nood	Vandaag eerste paal #paradijsvogelbosje #oosterwold na maanden van graven en planten nu dan bouwen! https://t.co/HD7TfsGYXz RT @ivondn: Vandaag eerste paal #paradijsvogelbosje #oosterwold na maanden van graven en planten nu dan bouwen! https://t.co/HD7TfsGYXz Vandaag eerste paal #paradijsvogelbosje #oosterwold https://t.co/X76aO8IGg7	753487251494043648	2	0	Almere	adj. directeur Almere 2.0, bevlogen strategisch adviseur op grensvlak vn beleid & financien,
7.14.2016 0:18:11	@infinitesimaal	John van der Pauw		753488748139216896	2	0		
7.14.2016 1:21:37	@marjosedeckers	Marie-José Deckers		753504713329565697	0	2		

7.14.2016 4:47:15	@jmeindersma	Jaap Meindersma	RT @ivondn: Vandaag eerste paal #paradijsvogelbosje #oosterwold na maanden van graven en planten nu dan bouwen! https://t.co/HD7TfsGYXz	753556459510722560	2	0	Amsterdam	vz. rekenkamer Haarlemmermeer, sopraan HKK, familiegeschiedenissen
7.16.2016 3:28:43	@johanvdkroef	Johan van der Kroef	Het is wel reces, maar toch maar begonnen aan de bestudering bestemmingsplan #Oosterwold #raad036 'Grappenmakers' maken tuinen #Oosterwolde onveilig: Volgens de #politie is het de laatste tijd in #Oosterwold... https://t.co/OeuPemeNoU	754261474361606144	0	0	Almere	directeur Stadsbeheer Almere, bestuurslid Cybersoek, Oostelijk Havengebied Amsterdam, drie jongens
7.18.2016 22:49:55	@_stellingwerf	Stellingwerf Nieuws	Landelijk en #zelfvoorzienend wonen? Lees de plannen in #Oosterwold! https://t.co/ryr8R5DIED	755278475368341505	0	0		Gemeenteraadslid CDA Almere Ik werk bij Apotex in Leiden
7.24.2016 1:25:51	@Scandivik	Scandivik	RT @Scandivik: Landelijk en #zelfvoorzienend wonen? Lees de plannen in #Oosterwold! https://t.co/ryr8R5DIED	757129657040900096	1	1	Bergen op Zoom	Nieuws uit de regio Stellingwerf
7.24.2016 1:38:05	@reenebianca	Bianca de Vroedt	Almere oefent in loslaten van gebiedsontwikkeling. #oosterwold https://t.co/dEDYTxF2hq	757132733625798656	1	0		#FinseKota #Grillhut #Campingbarrels #Campingpod #Sauna #Tuinhuis #ikhut Passie voor #Scandinavië #AuroraChaser https://t.co/LLQI8Goztd
7.26.2016 8:21:31	@Urb_Inspiration	Urban Inspiration	Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.co/ICS3kDXzgX	757959036788678657	0	0	The Netherlands	Leef je eigen leven!
7.27.2016 0:40:42	@ivondn	Ivonne de Nood	RT @Urb_Inspiration: Almere oefent in loslaten van gebiedsontwikkeling. #oosterwold https://t.co/dEDYTxF2hq	758205456003264512	0	1	Almere	Urbane ontwikkelingen. Urban tours in Berlijn. Burgerproject Coehoorn Centraal. Urban developments. Urban tours in Berlin. Citizen project Coehoorn Centraal.
7.27.2016 0:49:50	@EllenVanAcht	Ellen van Acht	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c...	758207754699960321	1	0	Groningen Drenthe	Gebiedsregisseur Oosterwold
7.27.2016 2:05:51	@MarieJoseeRose	Marie-Josée Röselaers	Of zoals wij thuis zeggen: ruim 149 nieuwe burens! #Oosterwold #WeKomenErAan https://t.co/ULfwI04YNX	758226887650967552	1	0	Almere	PASSIE! Bouwen Wonen Schoenen Mens-Markt-Energie-Vernieuwing Bezig met @scapinoNL @ziengsschoenen @woonatelier Fan @Reim_rkt & @kuubcpb @ECDrenthe
7.27.2016 2:09:05	@MarcoDeKat	Marco de Kat	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c...	758227699827613696	0	0	Almere	Stadsgids in Almere, Landschapskunst Schouwburg Almere / KAF, architectuur en geschiedenis Flevoland, beeldende kunst, Vereniging Buitenstad, Landgoed Almere Hilversum 1966 BakePost '88 Cecil '89 Almere '96 Getrouwd '99 LeefbaarAlmere 2005 Fractieassistent '06 raadslid fractievoorz '14 4 honden
7.27.2016 3:19:00	@anke_delfos	Anke Delfos	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws	758245296623198212	2	0		Programmanager Almere Haven
7.27.2016 4:49:01	@RijksvastgoedNL	Rijksvastgoedbedrijf		758267946389176320	3	0	Den Haag	Het Rijksvastgoedbedrijf is de vastgoedorganisatie van en voor de Rijksoverheid en is onderdeel van het

7.26.2016 17:21:31	@Urb_Inspiration	Urban Inspiration	@Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c... Almere oefent in loslaten van gebiedsontwikkeling. #oosterwold https://t.co/dEDYTxF2hq	757959036788678657	1	0	The Netherlands	ministerie van Binnenlandse Zaken en Koninkrijksrelaties Urbane ontwikkelingen. Urban tours in Berlijn. Burgerproject Coehoorn Centraal. Urban developments. Urban tours in Berlin. Citizen project Coehoorn Centraal.
7.27.2016 9:40:42	@ivondn	Ivonne de Nood	Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.co/ICS3kDXzgX	758205456003264512	3	2	Almere	Gebiedsregisseur Oosterwold
7.27.2016 9:49:50	@EllenVanAcht	Ellen van Acht	RT @Urb_Inspiration: Almere oefent in loslaten van gebiedsontwikkeling. #oosterwold https://t.co/dEDYTxF2hq	758207754699960321	1	0	Groningen Drenthe	PASSIE! Bouwen Wonen Schoenen I Mens-Markt-Energie-Vernieuwing I Bezig met @scapinoNL I @ziengsschoenen I @woonatelier I Fan @Reim_rkt & @kuubcpb I @ECDrenthe
7.27.2016 11:05:51	@MarieJoseeRose	Marie-Josée Röselaers	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c... Of zoals wij thuis zeggen: ruim 149	758226887650967552	3	0	Almere	Stadsgids in Almere, Landschapskunst Schouwburg Almere / KAF, architectuur en geschiedenis Flevoland, beeldende kunst, Vereniging Buitenstad, Landgoed Almere Hilversum 1966 BakePost '88 Cecil '89 Almere '96 Getrouwd '99 LeefbaarAlmere
7.27.2016 11:09:05	@MarcoDeKat	Marco de Kat	#Oosterwold #WeKomenErAan https://t.co/ULfwl04YNX	758227699827613696	0	0	Almere	2005 Fractieassistent '06 raadslid fractievoorz '14 4 honden
7.27.2016 12:19:00	@anke_delfos	Anke Delfos	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c...	758245296623198212	3	0		Programmamanager Almere Haven
7.27.2016 13:49:01	@RijksvastgoedNL	Rijksvastgoedbedrijf	RT @ivondn: Samen met @zeewolde @RijksvastgoedNL @FlevoNieuws @Zuiderzeeland en inmiddels ruim 150 initiatiefnemers #oosterwold https://t.c...	758267946389176320	3	0	Den Haag	Het Rijksvastgoedbedrijf is de vastgoedorganisatie van en voor de Rijksoverheid en is onderdeel van het ministerie van Binnenlandse Zaken en Koninkrijksrelaties

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