Make Oosterwold, Land-Goed voor initiatieven

Yolanda Sikking – Communication manager Oosterwold
Content

- Development Oosterwold part 1
- Current – waste water treatment
- Experiences and adaptations
- Further development part 2 (and part 1)
- Video: Sustainable living in the future - Oosterwold
In Almere Oosterwold bouwt elke bewoner zijn eigen paradijs

**Eigen regels** Almere experimenteert met bouwen. In de ene wijk laat het alles over aan bewoners, tot en met de wegen, in de andere mag een corporatie haar gang gaan. "Planologen vinden dit niet leuk."

**Inside Almere: the Dutch city that's pioneering alternative housing**

**The New York Times**

**The Most Planned Unplanned Place Around**

**RTL Nieuws**

**In deze wijk mogen bewoners hun eigen straatnaam verzinnen**

**Woonproject Oosterwold: vrijheid in de Flevopolder**
Why Oosterwold?

- Economic crisis: housing construction came to a standstill
- Urban development: from high Almere Stad to low Oosterwold
- Sustainability, self-sufficiency, food production
Area 43 square kilometres

Almere

Zeewolde

15,000 houses (or 5000 more?)
Area 43 square kilometres
A very special organic development
Resident profile

2,615 INWONERS

GEM. INKOMEN
29% BOVEN
ALMERE

8% 65-PLUSSE
T.O.V. 12%
ALMERE

58% HOOG
OPGELEIDEN
T.O.V. 22%
ALMERE

50% INW. UIT
ALMERE

FIGUUR 2 DEMOGRAFISCHE KENMERKEN OOSTERWOLD
Bron: Statline 2021: Gemeente Almere
Maximum freedom for residents

Organic growth

Continuous green landscape

Urban farming
(fifty percent of the area)

Sustainable and self-sufficient
(create own roads and energy supply)

Financial stable
(benefits outweigh the costs)
Do It Yourself planning

- Retreating government
- Research
- Apply for permits
- Private roads
- (Wastewater)
- Construction
- Maintenance
- Urban farming
Film  https://youtu.be/Wwn3fIIn5QM
How does organic development work?

Features on a standard lot

<table>
<thead>
<tr>
<th></th>
<th>min/max</th>
<th>standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red lot</td>
<td>max</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Gross Floor Area</strong></td>
<td>max</td>
<td>12,5%</td>
</tr>
<tr>
<td>Paved</td>
<td>max</td>
<td>11%</td>
</tr>
<tr>
<td>Green-spread</td>
<td>min</td>
<td>7%</td>
</tr>
<tr>
<td>Water</td>
<td>min</td>
<td>2%</td>
</tr>
<tr>
<td>Urban farming</td>
<td>min</td>
<td>50%</td>
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</table>
Website www.maakoosterwold.nl

Handbook = E-learning tool

https://handboek.maakoosterwold.nl
But .... between dream and reality standing rules in the way And practical objections
Experiences residents

Space
Freedom
Green
Organic
Influence
Control arm
price

Urban farming
Individual vs Collective
Conflicts between initiators and with the municipality
Role of developers in sub-area 1B
Less government is not always the solution
Increased land prices
current news - wastewater
Legal advice

• Responsibility for the collection, disposal and treatment of wastewater lies with the municipality and water board, not with residents of Oosterwold.

• Construction of the main sewer is insufficient to fulfill the municipal duty of care for wastewater.

Inter-administrative supervision province

• The province of Flevoland instructs the municipality by letter to comply with the duty of care in Oosterwold.
Lessons learned

- Evaluation sub-area 1

- Stick to Oosterwolds ambitions? If so, how much to adjust?

- Main conclusion: the philosophy and ambitions remain intact, but we do have to make adjustments.
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<tbody>
<tr>
<td>**Organic growth</td>
<td>** Development by initiators. People make Oosterwold</td>
<td>Affordable housing and living environment, a lot is possible but also misses. Some functions are lagging.</td>
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### Experiences and adaptations (2)

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<td><strong>Maximum Freedom</strong></td>
<td>Inspiring initiatives, yet many rules. Freedom for one is freedom for the other. Freedom developers?</td>
<td>Freedom remains with plots and neighbourhoods. At a higher scale level (and on non-RVB grounds) more control and programming is required.</td>
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<tr>
<td><em>As few rules as possible</em></td>
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Maximum Freedom | Inspiring initiatives, yet many rules. Freedom for one is freedom for the other. Freedom developers? | Freedom remains with plots and neighbourhoods. At a higher scale level (and on non-RVB grounds) more control and programming is required. |
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<tr>
<td>Continuous green</td>
<td>Green landscape, but green and water fragmented; little ecological cohesion. Water system pinched (too little or too much water).</td>
<td>More government control on green structure, water and soil subsidence.</td>
</tr>
<tr>
<td>Continuous green landscape with urban agriculture</td>
<td></td>
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**Experiences and adaptations (4)**

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<td>**Urban farming</td>
<td>Producing local food on 50% urban agriculture**</td>
<td>Good and bad examples. Food production lags behind the target of 10% of use in the Almere region.</td>
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### Experiences and adaptations (5)

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<td><strong>Sustainable and self-sufficient</strong></td>
<td>Sustainable homes but car district. End of experiment transfer management waste</td>
<td>More control at the area level (sewer, public transport, water management, utilities).</td>
</tr>
<tr>
<td>*Residents themselves provide energy and</td>
<td>water treatment. Utility connections inefficient.</td>
<td></td>
</tr>
<tr>
<td>recycling*</td>
<td></td>
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**Experiences and adaptations (6)**

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<td>**Financially stable</td>
<td>**&lt;br&gt;<code>Benefits precede costs; public investment from contributing initiatives</code></td>
<td>Late construction and improvement of infrastructure causes a lot of nuisance; sometimes unsafe situations.</td>
</tr>
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Where do we go from here?

- Sub-area 1A to completion
  - 700 hectares; Almere
  - Waste water problem
  - Unique neighborhood with management issues
  - Lessons from evaluation

- Sub-area 1B development started
  - 350 hectares; Almere
  - Role developers
  - Availability RVB grounds

- Preparing sub-area 2
  - 2,850 ha (500 Almere; 2,350 Zeewolde)
  - When, where and how does part 2 start?
Part 2. Increase the number of homes?

- Question of the Minister of Housing: from 10,000 to 15,000 homes in part 2
- NB: Widening A27 and Stichtse Brug necessary
Cherish the successes of Oosterwold

- Continuing ambitions
- Sustainable building
- Sustainable living
- Room
- Freedom
- Green
- Control arm
- Influence
- Community building
I've never done it so.....
• Affordable living
• Basic structure (roads, water, sewer, utilities)
• Core formation
• Urban farming
• Green Eem Valley
• Issuance process more group-wise
• Governance
• Recalibrate % distribution functions
Elaboration assignments (1)

• Percentage distribution
  • Structural vision: standard housing (53%) facilities (3%) offices (2%), companies (23%) and agricultural plot (10%) and landscape plot (17%)
  • Functions overloaded or lagging behind
  • Recalibrate distribution

• Basic structure (roads, water, sewer)
  • Realized and financed by the government (be able to)
  • more in anticipation of issue
  • Pre-financing required (phased)

• Core formation
  • Clustering facilities, affordable living
  • Accessibility (public transport, traffic-attracting functions)
  • Greater density (up to 3x); green, water, urban agriculture outside cluster
Elaboration assignments (2)

• Sociale/betaalbare woningbouw:
  • Ambitie op sociaal en op middensegment?
  • Regels aanpassen voor sociaal;
  • Kaveltype sociale huur; bijbehorende grondprijs.

• Stadslandbouw en voedselvoorziening:
  • Meer keuzeopties (individueel, collectief, herenboer,…);
  • Keuze vooraf vastleggen in afspraken;
  • Meer nadruk op handhaving (met passende vorm).

• Groene Eemvallei
  • Ecologisch en recreatie (stadspark)
  • Doorgaande fietsverbinding (kostenverhaal)
  • Nieuwe “landgoedkavel” + kwaliteit rood
  • Groen, water, stadslandbouw uit kernen
Elaboration assignments (3)

- Dots in groups
  - Developing simultaneously -> disadvantages
  - Dotting at the same time offers opportunities to do more together; no loose lots later
  - Try out next releases
  - Process guidance

- Governance:
  - Intermunicipal consultation, in addition to coordination in BOO;
  - Will Almere remain the central municipality or will it transfer to Zeewolde;
  - Which control on 2C? PPS?
Where do we go from here? (2)

Continuation of sub-area 2?

- Different municipality than sub-area 1
- Other area features
- More project developers
- Partly far distance to city/village
- Nuisance zones, subsidence, archaeology