

POWER PROCESSES IN ECO-DISTRICTS

The role of power processes in the development of eco-districts. A Deep Democracy analysis of stakeholder interaction in EVA-Lanxmeer and Almere Oosterwold.



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PREFACE

Before you lies my thesis “Power processes in eco-districts” conducted in the period April 2017 till mid-February 2018. This thesis is written to complete the master Urban Environmental Management with the specialisation Land Use Planning at Wageningen University.

Foremost, I would like to express my gratitude to my supervisor dr. Bas Pedroli for the introduction to Deep Democracy theory, the critical and encouraging feedback and discussions, and all the help during the whole process.

I would also like to thank the people I interviewed for their time and information. I am especially grateful for the additional literature I received and could borrow from interviewees to further deepen the content of my thesis.

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ABSTRACT

In recent years active citizens participation in urban planning is desired by the government and groups of citizens. Participation in planning practices has benefits, but most of the times faces structural problems related to power issues. The research objective of this thesis is to explore the power process in the development of EVA-Lanxmeer and Almere Oosterwold to identify the influence of power on stakeholders and on the development of these cases. Deep Democracy theory is used to identify what contributes to successes and limitations in the two eco-districts. To answer the main question a qualitative explorative case study was conducted using document- and interview analysis. To conclude awareness is key in understanding the roles and power of each stakeholder in each decision. The power of stakeholders increases or decreases per decision and development phase, based on; the knowledge fields (lifestyle, expertise, bureaucratic), interest, status, regulations and commitment.

Key words: power, urban planning, active participation, Deep Democracy, eco-district

SUMMARY

Structural problems of participatory approaches to decision-making processes

Over thirty years governance processes within urban planning changed from centralised governmental structures towards a participation structure with different types of stakeholders (Curry, 2012). Using a participatory approach to decision-making creates benefits, but often face structural problems and therefore not always succeed (Van Assche, 2004; Aarts et al., 2007; Van Bommel et al., 2008; Van Lieshout & Aarts, 2008; Aarts & Leeuwis, 2010). These problems are mostly related with issues of power. There is a lack of clarity around power processes and its influence on relations between stakeholders and the role and responsibility of different stakeholders (Koch & Sánchez Steiner, 2017; Aarts & Leeuwis, 2010).

Power

The concept of power is frequently described as having the capacity to influence the behaviour of others with or without resistance (Pacione, 2014). Power constrains action, but also creates it (Foucault, 1980; Pacione, 2014). A power-aware approach is used to identify power in planning around the end of the twentieth century. Roweis (1983), Yiftachel (1998), Flyvbjerg (1996, 1998) and Certomà (2015) used this approach to analyse power in planning practices related to the planner. According to Foucault (1980) power distribution depends on the stakeholders involved and the context of the situation. When analysing the power dynamics within planning it is important to look through time how the power distribution evolves. This is something that is underexposed within urban planning practices. A methodology that is used in the management sector which focuses on making power relations open for discussion is Deep Democracy. This approach is centralised on the idea that success of a decision-making process lies within the transformative power of people dialoguing around issues and of awareness of all the aspects of their experiences (Mindell, 2008; Carlsson & Chappel 2015).

Deep Democracy

Purpose of this thesis

The purpose of this thesis is to identify successes and limitations related to participatory processes and the influence of power of stakeholders on this process to improve future eco-district developments. Eco-districts are used as an example of an urban planning project that reflects the needs from society today. The main research question is *“Which benefits offers Deep Democracy when assessing the role of power of stakeholders and the influence of the roles on successes and limitations of eco-district developments?”* To answer this question a qualitative explorative case study is done with two cases from the Netherlands, EVA-Lanxmeer and Almere Oosterwold. With the use of document analysis and interviews, data is generated to answer the main question.

Main research question

EVA-Lanxmeer

EVA-Lanxmeer is a neighbourhood in Culemborg and developed from 1999 and is completed. It is identified as an expansion of existing urban area. According to the founder the idea of developing this neighbourhood is started from the wish to build a sustainable neighbourhood and to show the (Dutch) population examples of sustainable buildings and neighbourhood in practice (personal communication MK, 2017). The key implementation mode of this initiative is a combination of civic engagement, as participation of residents is one of the main principles of the EVA-concept, and integrated sustainability plan.

Almere Oosterwold

Almere Oosterwold is an area being developed in Almere, started in 2013. It is identified as an expansion of existing urban area. The vision of Almere Oosterwold is to be a district with a low-dense living and working environment with urban agriculture, nature and recreation and being sustainable and organically developed (RRAAM, 2013). The development of Almere Oosterwold is completely different from the traditional way of planning and development in the Netherlands (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). Initiators can create their own plot and the government takes up a facilitating role. The key implementation mode of this initiative is therefore civic engagement.

Driving factors

Table 1: Analysis of the driving factors of EVA-Lanxmeer and Almere Oosterwold

Driving factor	Amount of times addressed in the document analysis	
	EVA-Lanxmeer	Almere Oosterwold
Environmental challenges	8	7
Socio-economic pressures	2	10
Business	0	5
Cultural branding	4	5
Political leadership	0	2
International co-operation	0	0

The analysis of the development of the initiative is divided in four phases. The difference between the role and when which stakeholders are involved depend on who the initiative started. In EVA-Lanxmeer the initiative started from a resident/expert and therefore these stakeholders were involved from the start of the initiative. In Almere Oosterwold the initiative started from the government and therefore the first stakeholders that were involved in the first two phases existed of the municipality, province and experts. The role of the stakeholders could be connected to the responsibilities and power they had per decision. Figure 1 and 2 shows the power along Arnsteins participation ladder of each stakeholder in the four development phases, what also matches with the involvement of the stakeholders.

Role of stakeholders

Power analysis

Deep Democracy principles

After the analysis of the power processes during the development phases the successes and limitations are connected to the principles of Deep Democracy. Table 2 shows, based on the findings of this study, the differences in both cases related to the Deep Democracy principles and these principles are therefore not seen as having a major influence on successes. Successes for future eco-districts can be created by using 'no copy paste', 'see the power of power', 'use and/or instead of or/or', and 'work together'. Main successes are related to 'work together', because this provides a social

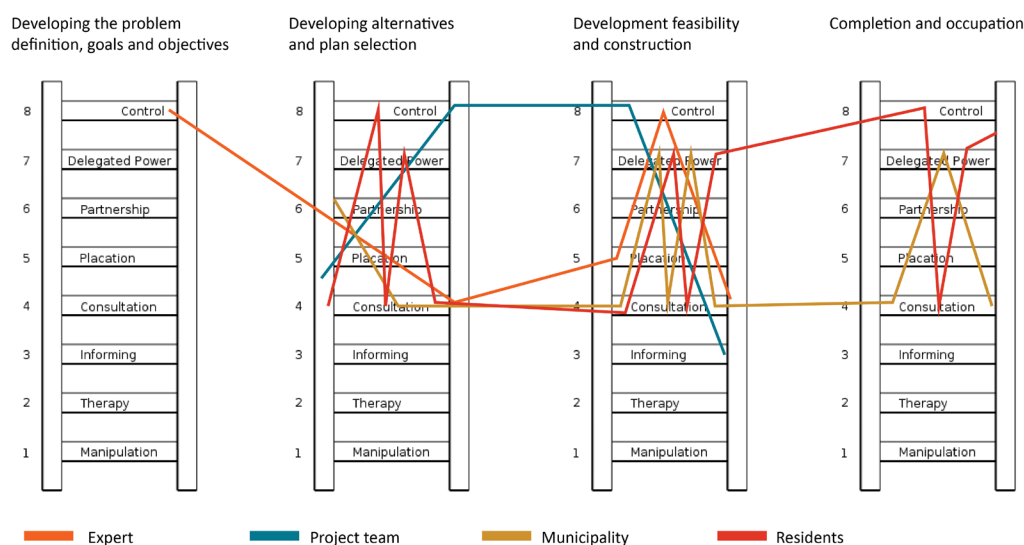


Figure 1: Power distribution of the stakeholder groups in EVA-Lanxmeer, following the participation ladder of Arnstein (1969)

Figure 2: Power distribution of the stakeholder groups in Almere Oosterwold, following the participation ladder of Arnstein

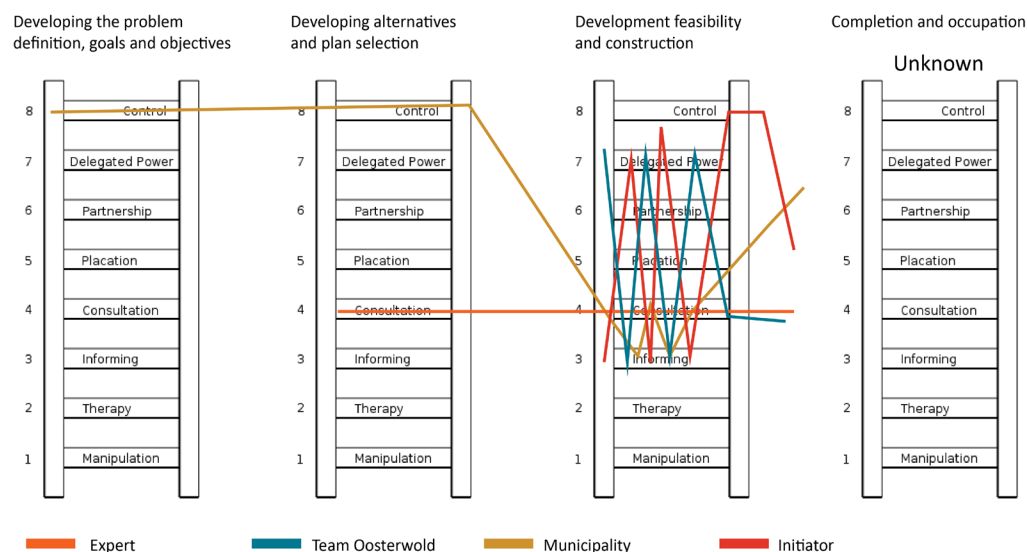


Table 2: Differences between both cases in some Deep Democracy principles

Deep Democracy principle	EVA-Lanxmeer	Almere Oosterwold
Challenge the truth	Not explicitly found	Seen as a success as it opens up the possibility for citizens and other initiators to develop a 'world' they dreamed of
Enjoy the unknown	Limitation as it is hard to realise in practice	Success of this is the diversity of houses and plots that are created and to experiment with new technologies
Search actively for the alternative	Not explicitly found	Limitation is that not every initiator has high ambition in being self-sufficient and incorporating innovative techniques

ground work for future collaborations, an increase in social cohesion and therefore in the feeling of safety. 'See the power of power' is needed to identify exactly which stakeholders have influence on certain decisions, and how this changes during the various phases, and whether these decisions comply with the overall goal of the eco-district. This identification of where the power resides is essential to keep track of the desired success of the project.

Conclusion

Deep Democracy is a management tool and can help creating awareness around power issues during the development of an eco-district and it is believed by the researcher that more principles (and more examples) can be found relevant to identify successes and limitations when being present during discussions. Still some benefits of Deep Democracy are found that have a positive influence on developing successes. The way the

principles 'no copy paste', 'see the power of power', 'use and/or instead of or/or', and 'work together' appear to have been applied, led to successes in both cases related to:

- achieving the principles developed in the conceptual phase
- creating innovative solutions
- influencing the amount of power stakeholders have during each development phase
- being aware of the influence of power on the development.

Awareness is key

Being aware of the influence of power is key in understanding the roles of each stakeholder in each decision and to work with it to achieve the goals of the initiative. From the findings of this thesis the knowledge that is needed to comply with specific interests and making decisions can be roughly divided in three fields; lifestyle, expertise and bureaucratic. The power of stakeholders increases or decreases per decision and development phase, based on; the knowledge fields, interest, status, regulations and commitment.

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CHAPTER 1

INTRODUCTION

This chapter provides the reader the context of this research. It gives information on the societal problems around urban planning and participation and previous scientific research on this subject, particularly focusing on power. It also provides the reader the objectives and the research question of this thesis.

Eco-district

A large number of cities over the world are developing and adopting climate and energy reduction goals. A challenge is translating policy aspirations and practical investments into significant on-the-ground impacts. Experiments with this is done mostly on local scale like a district or neighbourhood (EcoDistricts, 2014). An example of such an experiment is the development of an eco-district. An eco-district is defined, according to the Oxford Dictionary (Oxford University Press, 2017), as eco representing ecology and district meaning an area of a country or city defined for an administrative purpose. The concept of an eco-district is a (re)development on the neighbourhood scale focusing on climate mitigation and adaptation with the use of sustainable planning strategies and technological innovations. The goal of such a district is to be sustainable, resilient and inclusive (Fitzgerald & Lenhart, 2016). It has the possibility of implementing new innovation cycles in public policy, governance and technology development, which is needed to create an eco-district (EcoDistricts, 2014).

Participatory planning

Over thirty years governance processes within urban planning changed from centralised governmental structures towards a participation structure with different types of stakeholders, for example citizens, NGO's and private companies (Curry, 2012). Using a participatory approach to decision-making processes creates benefits like; increasing support for the plans and the likelihood of implementation (Hopkins, 2010; Koch & Sánchez Steiner, 2017), increasing the social capital by education, increasing transparency and democracy, improvement of development plans using knowledge of local citizens, increasing legitimacy of projects, and turning citizens into co-producers for their own, others and the city quality of life (Koch & Sánchez Steiner, 2017).

Structural problems

Participation within decision-making processes do often face structural problems and therefore not always succeed (Van Assche, 2004; Aarts et al., 2007; Van Bommel et al., 2008; Van Lieshout & Aarts, 2008; Aarts & Leeuwis, 2010). These problems are mostly related to issues of power. For example the unwillingness of the government to hand over power to other stakeholders, government's need to be pro-active and less concerned with possible compromises and the need for tangible and measurable successes (Aarts & Leeuwis, 2010). There is a lack of clarity around power processes and its influence on relations between stakeholders and the role and responsibility of different stakeholders (Koch & Sánchez Steiner, 2017; Aarts & Leeuwis, 2010). This results in less anticipation within participation practices on power issues which in the end can result in less innovative and meaningful changes within planning practices (Aarts & Leeuwis, 2010).

Active participation

In recent years more focus is on active participation from stakeholders instead of mostly informing and consulting, especially in the field of citizen participation (Curry, 2012). The New Environment and Planning Act in the Netherlands, expected to start in 2021, shows the 'wish' of society (government and citizenry) for active democracy. This law provides developers, including citizen start-ups, an easier and quicker way to develop areas. This is done for example with more general rules, creating the possibility of anticipating on different contexts, and the need for only one permit (Rijksoverheid, 2017).

Bottom-up initiatives

Not only within laws this wish is visible, also the amount of initiatives taken by citizen groups and others to (re)develop their own neighbourhood shows the will for having an active democracy. Examples of such initiatives in the Netherlands are: Transition Town Houten (Transition Town Houten, 2017), Eetbaar Leeuwarden (Eetbaar Leeuwarden, 2017), EVA-Lanxmeer (BEL, 2017a), Buurttuinen Transvaal (Buurttuinen Transvaal, 2018) and Urbaniahoeve (Van den Berg, 2012).

Active democracy

Realising active democracy needs support from both government and an organised citizenry. The participation approaches used today need, according to Evenhouse (2009), to involve equality of people, including the minorities, and focusing on overcoming the structural problems around power issues mentioned before in this chapter.

Therefore for the realisation of an active democracy in urban planning an analysis of power relations between stakeholders and the influence on urban planning development needs to happen. This analysis will make differences in and the dynamics of power visible and open for discussion, creating the possibility for stakeholders to work efficiently together (McIvar & Hale, 2015).

Before a research question can be made more information is needed about previous research of power within urban planning and this is described in section 1.1. In the follow-up section 1.2 the purpose and research question of this thesis is described and in 1.3 a readers guide is given for the rest of this thesis document.

1.1 Power in urban planning practices

Power differences

According to Koch & Sánchez Steiner (2017) power differences between stakeholders in urban planning practices are not addressed and reflected upon. They withdraw the idea that a participation process balances the differences in power. Power differences are always part of a participation process and ideas from less powerful stakeholders can be overruled by ideas from powerful stakeholders, thought of as more validate, during the development process. Society is formed around values and institutions and therefore a society defines what is validate. The forming of values and institutions is done through power relations. Therefore power is a fundamental process in society (Castells, 2009).

Definition power

The concept of power is frequently described as “having the capacity to influence the behaviour of others with or without resistance” (Pacione, 2014). Power is something that appears already when two people are coming together, because immediately they try to relate to each other to know each other’s positions within their relationship in a certain context (Castells, 2009; Aarts & Leeuwis, 2010). Power constrains action, but also creates it (Foucault, 1980; Pacione, 2014). It is not something that belongs to an individual, it is a phenomenon that is a characteristic element of a relationship (Aarts & Leeuwis, 2010).

Democractic process

Even with power differences between stakeholders and therefore the possibility of being overruled by others, participation in planning practices is still seen as an approach to improve a democratic process (Evenhouse, 2009; Pateman, 2012) and to create an efficient and resilient society. Coming towards (resilient) solutions is something that is created through social attitudes and collaborations and not only technically (Evenhouse, 2009). Democracy is based on dividing the power equally over the stakeholders involved. The problem in with the association people make with power. It supports the idea about winning and losing which is, within participatory approaches, not the goal of such processes (Mindell, 2008).

Constrains with participation processes

As mentioned in the first part of the introduction, practitioners and researchers working with interactive processes claim there are some constraints within participation processes. Problems that structural occur are; complexity of the relation between policies and politicians, the complexity and time-consuming character of the process, non-innovative compromises which are not backed up by most stakeholders, and the struggle to define successes (Aarts & Leeuwis, 2010). Observed by Aitken (2010), a participation approach does not always reflect the public interest, because even when ‘public’ stakeholders are involved it does not mean that they have influential roles.

Power-aware approach

These problems have been noticed and connected to power already for several years. Around the end of the twentieth century a power-aware approach is used to identify power in planning. Roweis (1983) and Yiftachel (1998) have used a power-aware approach to research the inclusion of minorities and institutionalisation of dominant planning practices. Also Flyvbjerg (1996, 1998) used this approach and concluded that

Knowledge and power

rationality and knowledge are intertwined with power and is therefore also part of a planning practice. This resulted in the idea that when analysing power within planning the focus should be on the planner itself. Note, this was primarily focusing on situations where planners were aware of the power processes (Lennon & Fox-Rogers, 2016). Research of Certomà (2015) went further by looking to governmentality instead of only focusing on planners. One of the conclusions of this article supports the idea that knowledge and power are connected. Dominant scientific rationalities could be used to validate the power of powerful stakeholders, for example the government. This means that knowledge can be used to create power for a stakeholder involved in a participatory planning practice.

Society and power

In the beginning of this sub-chapter it was described that society is formed around values and institutions and the other way around. This means that society chooses what knowledge is valid and therefore what values and stakeholders are most powerful. Through discussion in participation practices social norms can be reshaped, which in the end influences the power relations between stakeholders (Evenhouse, 2009). This process is only possible when there is a certain openness possible to discuss and listen to each other.

Deep Democracy

A methodology that is used in the management sector which focuses on making power relations open for discussion is Deep Democracy. Deep Democracy is a participatory approach that facilitates discussions valuing a diversity of viewpoints and equality among stakeholders. This approach is centralised on the idea that success of a decision-making process lies within the transformative power of people dialoguing around issues and of awareness of all the aspects of their experiences (Mindell, 2008; Carlsson & Chappel 2015). Awareness is important to help notice power issues within relationships and therefore also in participatory planning practices. According to Foucault (1980) power distribution depends on the stakeholders involved and the context of the situation. Through a planning practice there are different phases, meaning the context of the situation changes through the development process. When analysing the power dynamics within planning it is therefore important to look through time how the power distribution evolves. This is something that is underexposed within urban planning practices.

*Power distribution according to Foucault**Arnsteins' participation ladder*

References to the distribution of power within participation processes within planning are most of the times based on Arnsteins participation ladder (Arnstein, 1969; Collins & Ison, 2009). This approach reflects the type of participation, connected to the amount of power of a stakeholder, within a planning practice.

Comparing this theory with the theory of Foucault that power distribution depends on the involved stakeholders and the context of a situation, what changes in each development phase, the participation ladder is used to analyse each development phase and not a whole development process as one in this thesis.

1.2 Purpose, research objective and research questions

In this section the purpose, research objective, the main research question and sub-questions are described. The purpose summarises the intend of the study and is based on why the researcher wants to do this study and what the researcher wants to accomplish with this study. The research objective combines previous theories and studies about the chosen topic, and the capacity of the researcher to conduct this study. From this research objective the main- and sub-questions are developed.

Purpose of this study

As mentioned in the first part of the Introduction, within the development of eco-districts there is a demand for a different form of governance and relation between government, companies, NGO's, citizens and other stakeholders that could be relevant.

During participation processes structural problems occur related to power and within urban planning projects an evaluation of power processes through the development of understanding the relationships between stakeholders during the development process. Deep Democracy is a methodology that can be used to help identify the relations with power and stakeholders to see if this theory could be useful within planning. In the end this could help to improve the development of existing and future eco-districts with best practices to overcome structural problems.

Purpose

Therefore the purpose of this study is to identify successes and limitations related to participatory processes and analyse the power influences in this process to improve future eco-district developments with reference to Deep Democracy.

Research objective

Following the previous studies on power processes in urban planning described in the first two sections of the Introduction two main problems are identified; (1) the need of society to have an evaluation of power processes in urban planning projects and tools to work with power processes in urban planning and (2) knowledge about the power processes over time in urban planning projects and the influence of this power process on the decision-making process.

The purpose of the study was to find successes and limitations related to participatory processes and the influence of power of stakeholders on this process to improve future eco-district developments. Eco-districts are used as an example of an urban planning project that reflects the needs from society today. It includes climate change mitigation and adaptation measures and participation processes from different stakeholders, including citizens, NGO's, private companies and governmental institutions.

Therefore within this research the focus is on power processes within eco-district development in the Netherlands focussing on two case studies.

Research objective

The research objective of this thesis is to explore the power process in the development of two eco-districts to identify the influence of power on stakeholders and on the development of the two eco-districts. The power process and development within the two eco-districts are evaluated with the use of Deep Democracy to see if this theory can identify success- and limitation factors in the two eco-districts.

Main- and sub-questions

Main research question

Resulting from the research objective, the main question of this research is *“Which benefits offers Deep Democracy when assessing the role of power of stakeholders and their influence on successes and limitations of eco-district developments?”*

This main question can be divided in two parts; (1) identifying the role of power of stakeholders during the development of eco-districts, and (2) see if Deep Democracy can be used to analyse eco-district developments. The sub questions to answer the main question are:

Sub-question 1

1. Who are the stakeholders and what is their role during the development of the two eco-districts?

With this sub question the stakeholders involved are identified, how they are invited, why they are involved, who is involved in which part of the development and why.

Sub-question 2

2. How does the process of power evolve during the development of the two eco-districts?

With this sub question the power process in eco-district development is explored by researching the different types of power that are related to the different stakeholders, how the type of power of a stakeholder changes through the development phases and

what the influence of power is on decisions made during the development.

Sub-question 3

3. Which principles of Deep Democracy can contribute to the successes and limitations in the development of eco-districts?

With the last sub-question the feasibility of using Deep Democracy as a tool for creating and supporting success factors in the development of eco-districts, related to power issues, is studied.

1.3 Readers guide

This thesis is divided in six chapters, including this chapter, and describes the research design, the results, discussion and the conclusion. A readers guide is made to shortly explain the content of the next chapters.

Chapter 2

Chapter 2 focuses on the theoretical framework behind this thesis. Within this chapter existing scientific literature on the discussed subjects in this thesis is elaborated and connected to create a framework that is used to conduct this research.

Chapter 3

Chapter 3 explains the research design behind this thesis. In this chapter the type of research and methodology used is explained and the conduction of the research is elaborated.

Chapter 4

Chapter 4 focuses on the results of the research done for this thesis. The chapter describes the case studies, including the characteristics of the cases, the driving factors behind the development, the development process and the roles of the stakeholders, and the use of the Deep Democracy principles in both cases.

Chapter 5

Chapter 5 focuses on discussing the results of this thesis. The first sub-chapter discusses the first two sub-questions and the second sub-chapter the third sub-question.

Chapter 6

Chapter 6 gives the answer to the sub-questions and the main question of this thesis.

Annexes

In the Annexes at the end of the report additional and supporting information can be found.

CHAPTER 2

THEORETICAL FRAMEWORK

The content of this chapter provides the reader the theoretical framework behind this thesis. It gives an overview of existing scientific literature on the concepts: (1) Urban planning process, (2) Eco-district, (3) Power, (4) Democracy, and (5) Deep Democracy.

In this chapter the theoretical framework of this thesis is elaborated. It starts with explaining the important concepts and what parts of the existing scientific literature is used for this thesis. First the concept urban planning process is described, second eco-district, third power, fourth the concept democracy, and fifth Deep Democracy. The sixth sub-chapter explains how these concepts are used to analyse and answer each sub-question.

2.1 Urban planning process

According to the Oxford Dictionary (2017) urban planning is defined as “the planning and regulation of building, development, reconstruction, etc., in an urban area”. It is about designing and developing the city. Planning through the years is from the 1950s on based on the rational approach, focusing on selecting and implementing the best suitable plan. The alternatives are compared with each other with the use of objectivity (Yigitcanlar & Teriman, 2015). As described in 2.3 Power we created a science based society and therefore knowledge and objective reasoning is seen as the way to choose a certain alternative. This rational approach is basis for modern planning and helped to create a methodology for land use planning that is adopted with small modifications by other scholars (Yigitcanlar & Teriman, 2015). An example is that of Berke et al. (2006). Figure 3 shows an example of such a rational planning process.

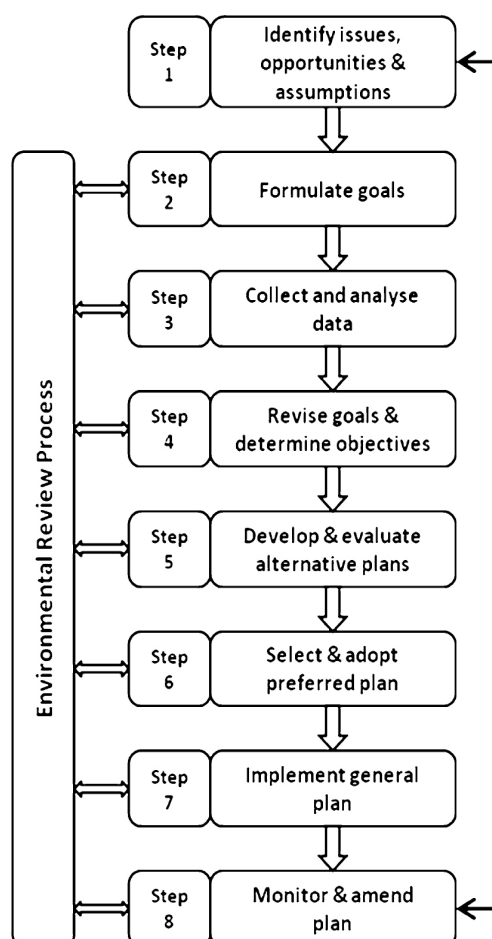


Figure 3: Urban planning process (Berke et al., 2006)

A problem with this approach is the focus on policy and plan making and less on the development and implementation phase of an urban planning process. Yigitcanlar and Teriman (2015) proposes a development process that covers also the development and implementation phase (Figure 4, on the next page). This addresses all aspects of an urban planning process equally and therefore this model is used for defining the development processes in this study. Another problem that the rational urban planning process of Berke et al. (2006) faces is that dialoguing between stakeholders is not encouraged and social and environmental issues are not taken into account or addressed. In land use planning theories were developed around collaborative planning, with a focus on the inclusion of different types of stakeholders. Collaborative planning is based on the idea that rational planning itself is already not objective due to the involvement of people in addressing what is true and what is false. To create legitimacy and therefore validity participation of other stakeholders, like the public, is desired (Allmendinger, 2009). There are different forms of participation which

includes different forms of power (relations) in participatory planning processes. These forms of participation are in urban planning defined with the participation ladder of Arnstein (1969) (Figure 5). The bottom of the ladder represents the least power of citizens within a participation process and at the top of the ladder citizens have the

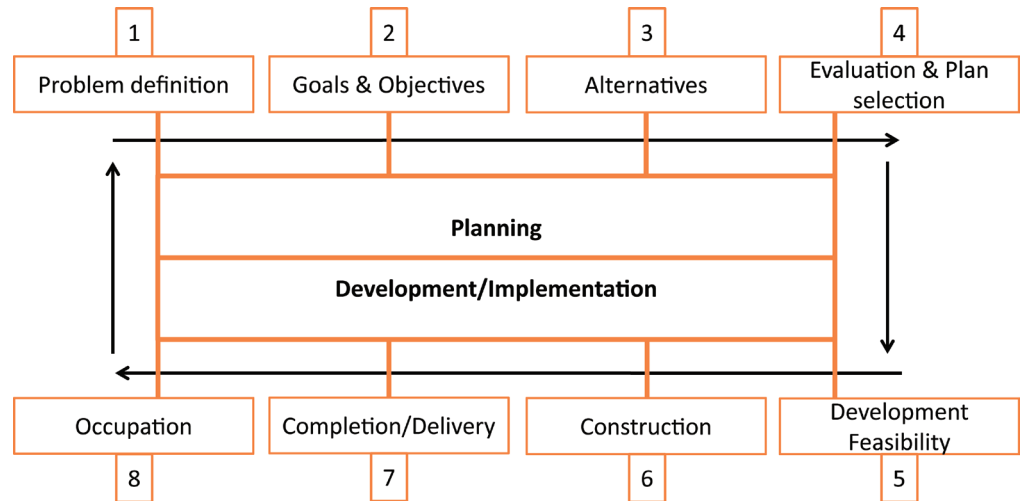


Figure 4: Urban planning process of Yigitcanlar and Teriman (2015)

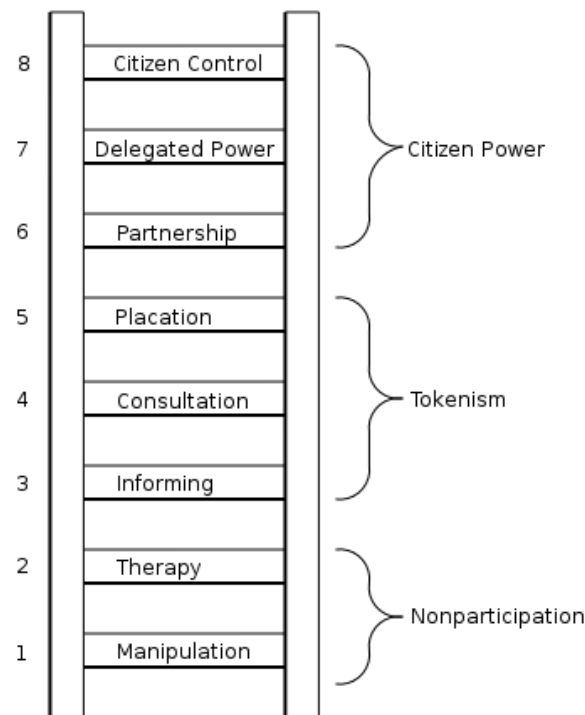


Figure 5: Ladder of participation (Arnstein, 1969)

most power.

The desire of a participatory approach towards urban planning resulted in different theories like deliberative planning (Curry, 2012) and co-production (Watson, 2014), both focusing on the empowerment of non-governmental stakeholders in governance processes. Different stakeholders work together to reach a common goal using each other's resources.

2.2 Eco-district

The development of an eco-district, or eco-neighbourhood, is part of more recent urban planning. It focuses on the mitigation and adaptation of climate change effects, a problem that is integrated in most urban development plans today (Fitzgerald & Lenhart, 2016). This approach gives attention to self-sufficiency, as much as possible within a certain area (Barton, 1998).

Through the years different organisations in different countries are focusing and working together on creating healthier cities and environments, including different principles that planning development need to address (Barton, 1998; Fitzgerald & Lenhart, 2016; Joss, 2011). According to the organisation International Making Cities Liveable LLC (IMCL) healthy cities need to address three principles. The first principle is human sustainability meaning equal physical and social health for everyone. The second principle is economical sustainability what focuses on a growing economy in a rhythm that makes sure that not only a minority profit at the expense of the majority. The

Healthy city principles

third and last principle is ecological sustainability focusing on decreasing the amount of resources needed and not causing considerable pollution during the development process (Crowhurst Lennard, 2017).

The research of Joss (2011) compared different eco-city initiatives and organisations together (not included are non-English and non-international outreach initiatives) and made a list of comparable principles that can be used to analyse the development process of an eco-district. Figure 6 shows these principles. The characteristics of an eco-district are divided in three categories: type of development, development phase and key implementation mode. The first category 'type of development' is divided in new development – building a complete new city; expansion of existing urban area – developing a new district or neighbourhood; and retro-fit development – adapt or innovate the existing urban infrastructure and/or buildings. The second category 'development phase' is divided in pilot/planning phase; under construction; and implemented – in this phase the original masterplan is constructed but can still include new innovations and buildings being constructed. The third category 'key implementation mode' focuses on the goals that needs to be realised or focused on during development. It exists of technological innovation; integrated sustainability planning; and civic empowerment/involvement. Note, this division focuses on the main goals of the development of the eco-district and understands that it is possible that a development can exist of two or all implementation modes.

Analytical categories for profiling and comparing eco-city initiatives.

Eco-city characteristics		Driving factors
Type of development	I – new development II – expansion of urban area III – retro-fit development	Environmental challenges Socio-economic pressures Business development
Development phase	1 – pilot/planning phase 2 – under construction 3 – implemented	Cultural branding Political leadership International co-operation
Key implementation mode	a – technological innovation b – integrated sustainability plan c – civic engagement	

Figure 6: Eco-district principles (Joss, 2011)

Driving factors

The driving factors exist of six categories and are based on the reasons why these eco-districts are developed. They are:

(1) 'Environmental challenges' focus on mitigation and adaptation of climate change effects with measures related to infrastructure (housing and transport), process design (waste and energy management) and innovation. (2) 'Socio-economic pressures' due to urbanisation. This results in pressure on the urban form of cities. (3) 'Business' development due to the need of technical innovations served by research organisations and businesses. It opens up the possibility for partnerships between these stakeholders and also with the government or public. (4) 'Cultural branding' as the start of an eco-city to promote areas and/or cities and to show that they are innovative. (5) 'Political leadership' focuses on the creation of a concrete plan to initiate an eco-city or eco-district with the help of the governance system that is used in a particular area. The eco-city initiatives are mostly started by governmental institutions. (6) 'International co-operation' due to the possibility to share knowledge and the possibility of combining resources to develop areas (Joss, 2011).

Note, after the document and interview analysis a small addition is made to the fourth driving factor 'Cultural branding'. It is made more broader by focusing on promotion in general and not only for the area or city. During the analysis promotion in the sense of living in a different way was named multiple times as an important driver. Therefore the driver Cultural branding is made broader to make it possible to see promotion not only in the way of promoting the area of how innovative or green they are, but also to

Addition to 'Cultural branding'

promote to others a different lifestyle or behaviour.

*Comparing eco-district
principles of IMCL (2017)
and Joss (2011)*

Comparing the principles of the organisation IMCL (Crowhurst Lennard, 2017) and Joss (2011) they are both working with the same drivers of change. Other eco-districts face similar problems and will use similar principles as from both articles, but their vision and therefore the main driver can differ. This will also have influence on what is seen as successes and limitations within each eco-district. Still the categories of Joss (2011) can be used to see where the eco-districts differ from each other and on what aspects they overlap.

2.3 Power

Power creates action

Power enables a stakeholder to influence the decisions that needs to be made during an urban planning process. It influences the discourses, meanings and values that will be discussed and be taken into account. Therefore the relationship between stakeholders will be framed by domination (Castell, 2009). "The basis of the relationship of power lies in the hostile engagement of forces" (Foucault, 1980, p. 90). Power seen as domination creates the will for competition between people to increase the power they have themselves compared to others. A characteristic of power is that it not only constrains action, but also creates action due to this competition (Foucault, 1980; Pacione, 2014).

*Power, desire, and
knowledge*

According to Foucault (1980), power is strong due to the effects of not only being dominant, repressing and excluding, but also having effects on desire and knowledge. It does not only creates action, but also produces knowledge. Power and especially competition makes a person alert and eager to create innovations (Foucault, 1980; Pacione, 2014). With this reasoning it is not possible to see power only as something that needs to be prevented from happening within participatory planning.

Power in planning

Power within planning is most of the times related to governance (Hopkins, 2010). The concept of political power, according to Foucault (1980), can be looked at from two different theories; juridical and liberal. Following the juridical theory, having power is a right. It is something you can have and transfer wholly or partially, with the use of a contract or through a cession. Following the liberal theory, power is not seen as a transferable right. Power is mostly focused on maintaining the relations of economic production and of class domination (Foucault, 1980). The amount of power that a person has differs, thus unequally distributed. The capacity to invest and act depends on the social, economic and political structures within society and this will influence the capability of an individual or group to influence others (Allmendinger, 2009).

Exercising power

Exercising power can only be done during a discourse of truth and through production of truth according to Foucault (1980). With the discourse of truth he means that we as people need to speak the truth, as our society demands. Therefore discourses are created around this truth and are used and formed during discussions between people. In these discussions power is exercised. As mentioned in chapter 1 Introduction power is part of society through the development and maintenance of values. Values are based on what the society thinks is true. Society does not only form values, but also values form society. This creates the reaction of society to (re)produce the truth that the society needs or demands, also called the production of truth (Foucault, 1980). Here, science and therefore knowledge come at play. We created a science based society where power is based on producing knowledge with the use of methodologies and instruments, time and labour. Having power is not that much of a right, but constitutes within the human science domain. Knowledge is power (Foucault, 1980).

Science based society

As mentioned before, power can be used to dominate within a relationship, but can also help to increase the equality of stakeholders. This is only possible when someone is aware of its power and power differences within the relationship. Knowledge is one

of the aspects within power that can create power differences. Other aspects are; level of resources (time and money), persuasiveness of a personality, representation of interests and lobbying capacities (Hopkins, 2010).

Power is transferable

When someone wants to analyse power it is important to take into account that power is transferable, referring to the juridical theory mentioned before. It needs to be analysed like a circle or chain, because power is exercised within relationships and therefore not depends on the individual but depends on the threads between the individuals (Foucault, 1980). "In other words, individuals are the vehicles of power, not its points of application" (Foucault, 1980, p. 98).

Still, it is important to look at the individual also. When analysing power within a network it is important to know from an individual what their class position is, conditions of life and work, and what the politics of truth is in society (Foucault, 1980). This will have influence on all the aspects of power differences described by Hopkins (2010), mentioned before. Creating equality among stakeholders and/or having and being aware of the power an individual has, it is possible to transfer power to other stakeholders. This will be elaborated further in the section of democracy.

2.4 Democracy

Problems around power within participatory processes, described in the Introduction, are mostly focused on the power effects domination and repression. The problems were complexity of the relation between policies and politicians, the complexity and time-consuming character of the process, non-innovative compromises which are not backed up by most stakeholders, and the struggle to define successes (Aarts & Leeuwis, 2010; Koch & Sánchez Steiner, 2017). Still participation is seen as an approach to improve a democratic process (McIvor & Hale, 2015). Using a participatory process a need is created for all stakeholders to have equal access to information and societal opportunities. Creating equality among the stakeholders increases the capacity of all stakeholders to have influence on decision-making (Evenhouse, 2009).

Definition of democracy

The idea of democracy is people (demos) have the capacity or ability to act together to create a change (kratos). The definition of people in this sentence is those affected by the same issue (McIvor & Hale, 2015). Democracy is linked to achieve the common good and people rule. Fundamental to democracy is social equality, upward control and social norms considered by all stakeholders that reflects the achievement of the common good and ruling by people (Pacione, 2014). According to Mindell (2008) democracy is based on dividing the power equally over the stakeholders involved. Relating this to planning it means that every stakeholder has equal power over decisions required. Whereas Aarts and Leeuwis (2010) believe that this is indeed necessary except when governmental institutions will be held responsible by citizens. According to them it is not wise to delegate influence to other stakeholders when this happens, but they still need to be involved through consultancy.

Democracy in planning

Through history democracy in urban planning is done with for example collaborative planning, advocacy planning (Allmendinger, 2009) and more recently deliberative planning. Deliberative planning aims to neutralise differences in power among the stakeholders to create equality (Hopkins, 2010). This process is tested, but did not work out well. The differences in power between stakeholders emerged and were maintained in two ways; strategically (deliberative) and (inevitable) unintentionally (Hopkins, 2010). Figure 7 on the next page shows these differences.

As described earlier, power is part of society and has also positive aspects that planning needs. Therefore within planning an approach towards power processes that takes this into account and is not focused on giving equal power to all stakeholders is needed.

Figure 7: Power differences by Hopkins (2010)

Inevitable power differences	Avoidable power differences
Levels of knowledge	Overrepresentation of some interests
Levels of resourcing (time, money)	Manipulation of knowledge
Persuasiveness of personalities	Lobbying outside formal process

2.5 Deep Democracy

A methodology that is used in management sectors which focus on making power relations open for discussion is Deep Democracy. This methodology is for example also used to analyse power abuses within international NGO advocacy campaigns (Fernandez-Aballi, 2015) and in urban planning it is linked to urban agriculture practices (Carlson & Chappell, 2015; McIvor & Hale, 2015).

Definition Deep Democracy

Deep Democracy is a participatory approach that facilitates discussions valuing a diversity of viewpoints and equality among stakeholders. (Mindell, 2008; Carlson & Chappell, 2015). Amy and Arnold Mindell (2008) define Deep Democracy as a systematic incorporation of different values and thoughts by being aware of the different roles and feelings of the stakeholders. Awareness is an important aspect within this approach, because it helps noticing most issues and facts of a certain situation and helps to bring out unconscious problems that tend to disturb a discussion and making decisions (Mindell, 2008). It is dealing with the everyday relationships between stakeholders, because the 'health' of democracy depends on this (McIvor & Hale, 2015).

Aspects of the vision of Deep Democracy

The vision of Deep Democracy contains three aspects; emphasis on the development and enduring of relationships between stakeholders, making it possible to discuss and map power differences and processes, and creating a common ground that exists of tension, differences and uncertainties (McIvor & Hale, 2015).

Deep Democracy principles

Figure 8 shows a picture that is used in Deep Democracy to understand and overcome the problems that can occur during a participatory process. To be aware and overcome these problems eight principles were developed and relate to the vision of Deep Democracy. The first principle is 'do not use copy paste', meaning that every situation needs a different approach due to different stakeholders and feelings. The second is 'seeing the power of power'. The third principle is 'challenge the truth'. As mentioned before truth defines power in society and the other way around and therefore challenging the truth will open up the discussion to see if the values of society are still relevant in a specific development process. The fourth principle is 'enjoy the unknown', to create space for an open discussion and attitude to others. The fifth principle is 'use and/and instead of or/or'. The sixth is 'searching actively for the alternative'. The seventh principle is 'vary in rhythm', what focuses on changing group compositions through different phases, and the eight principle is the most important one within a participatory process: 'work together' (Kramer, 2014).

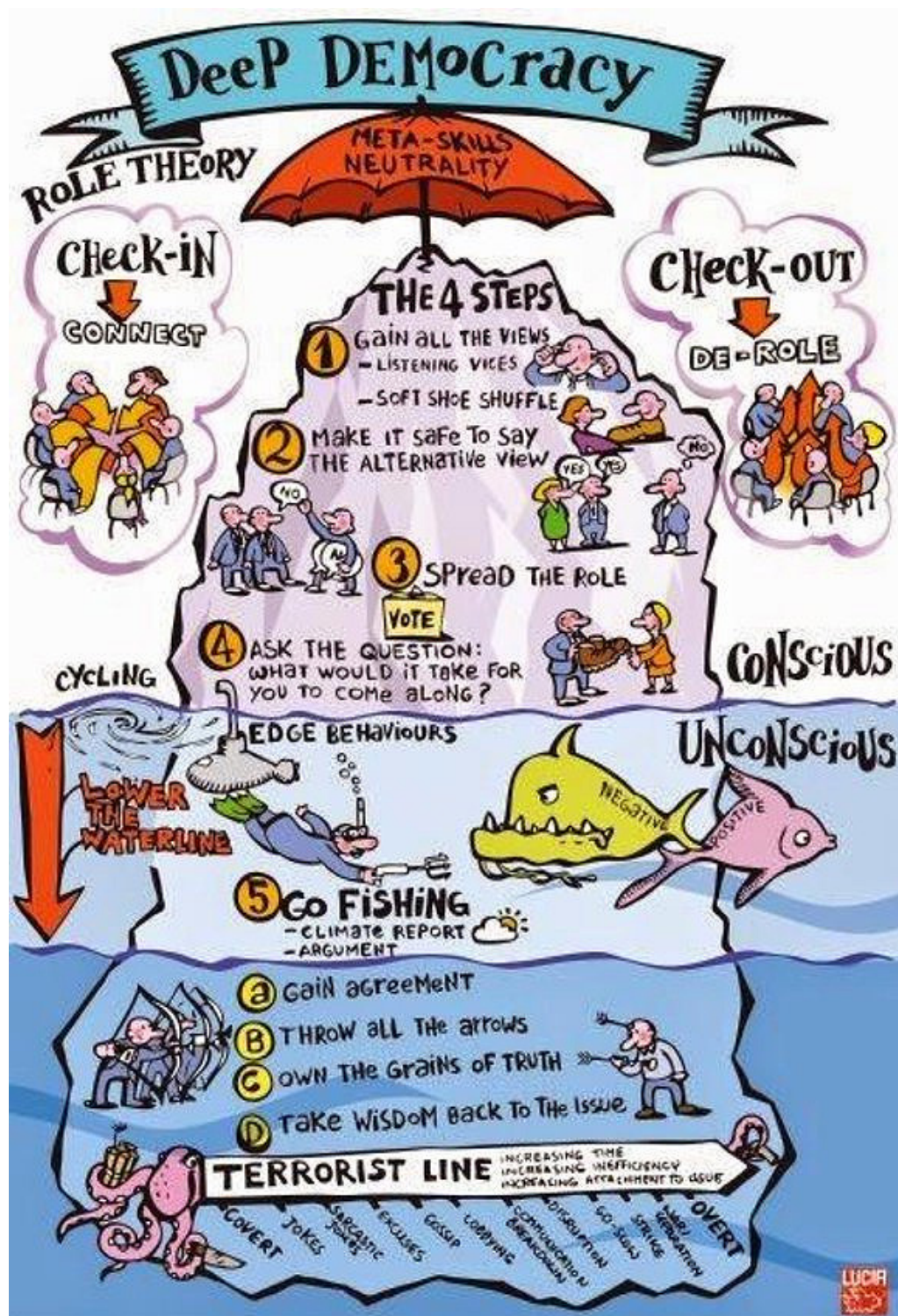


Figure 8: Methodology used in deep democracy based on power and communication (Loont. (2017). *Conflicten zijn goud. Deep Democracy #6* [Blogpost]. Retrieved from http://loont.nu/wp-content/uploads/2017/04/deep_democracy.jpg)

2.6 Framework to answer the three sub-questions

The concepts described in the previous sections are combined to one theoretical framework that will be used to analyse and describe the power processes within eco-districts and in the end its influence on the success- and limitation factors of eco-districts. Figure 9 shows the different concepts, how they are related to each other and what parts are used to answer the different sub questions.

Connecting theoretical framework and sub-questions

The first sub-question is answered by focusing on who the stakeholders are in the development process of each eco-district and their role in the development process. The second sub-question is answered with the use of a power analysis with the help of the participation ladder of Arnstein (1969). Each stakeholder will be placed along the ladder to understand what their place is within each development phase by looking at their roles during these phases. The third sub-question will use the information of the first and second sub question. The eco-districts will be analysed and compared with the principles mentioned in the section Eco-district. The successes and limitation factors are derived from the analysis of the development process, the roles of stakeholders, and the power process. Deep Democracy principles are used to identify the successes and limitations to see if some problems in the eco-district development can be overcome with a change in power processes based on the theory.

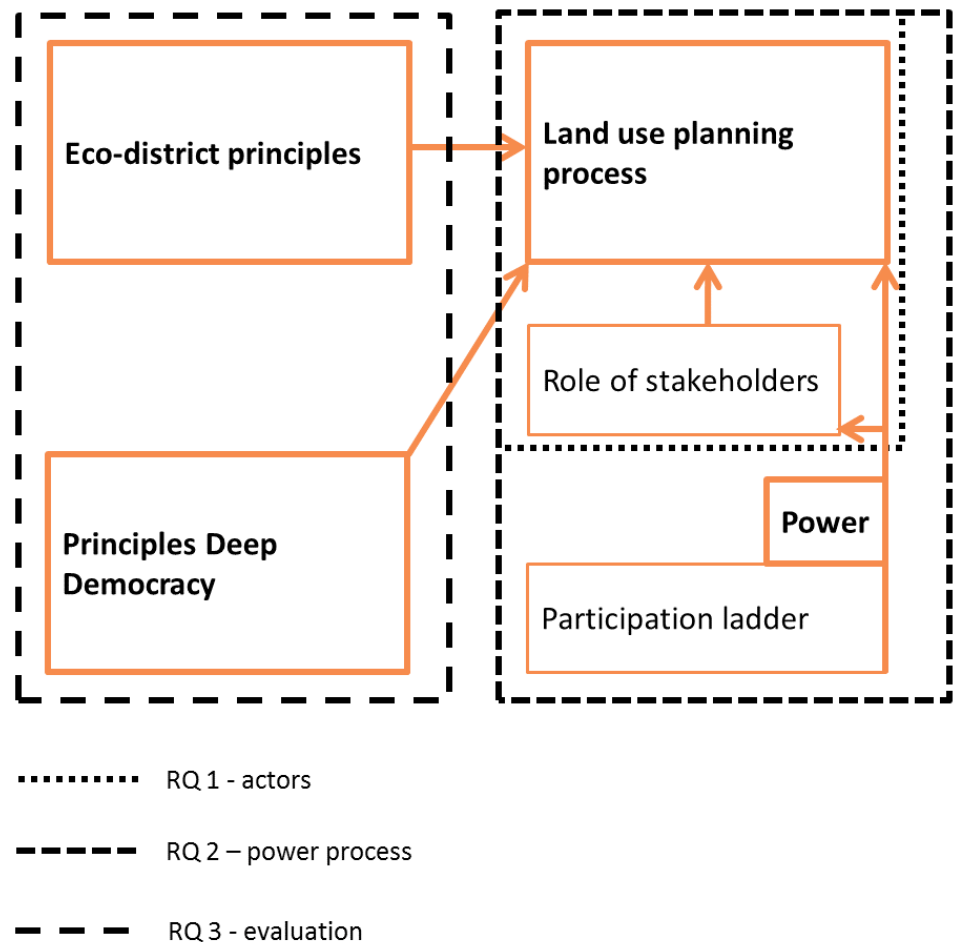


Figure 9: Framework to answer the sub-questions

CHAPTER 3

RESEARCH DESIGN

This chapter provides the reader information about the research strategy chosen to conduct this thesis. It provides information about how the data is retrieved, what cases are used to study, and the limitations the researcher faced during the study.

Within this chapter the research design used to retrieve the information to answer the sub- and main question of this thesis is elaborated. First the research strategy and how it was conducted is described. Second the reason behind the choice of cases is elaborated and third the influences on the research strategy are discussed.

3.1 Research strategy

The main concept that is analysed in this study is power and as stated in the start of this thesis power depends on the context of a situation and the stakeholders involved. Analysing the power processes in urban planning practices will therefore depend on narratives, feelings and perception of stakeholders around the power processes that took place. This also counts for what is perceived as successes and limitations of the planning practices. Therefore the methodology to conduct this thesis is qualitative. Based on the research questions the character of this thesis is an explorative case study. The cases that are chosen are described in the next sub-chapter 3.2.

One of the theories described in the theoretical framework is Deep Democracy and is used in this thesis to evaluate the cases on their successes and limitations and the connection with the power processes. Within this thesis Deep Democracy is tested to see if this is a suitable method to analyse and work with power processes within land use planning.

Qualitative explorative case study

Primary data

Two types of data were chosen to answer the sub-questions; primary and secondary data. Primary data was generated during interviews with individuals and representatives of institutions. These interviews were semi-structured as to provide the interviewer a framework of topics and questions to make it possible to have a comparison between stakeholders per eco-district and between eco-districts. The topic list and questions gave the interviewer a way to keep in mind what to ask and what to focus on during an interview. All the interviews were conducted in a personal conversation with the stakeholders on a location provided by the stakeholders. One interview, with the area director of Almere Oosterveld, was done over the phone. Who were interviewed can be found in Annex A and the interview questions can be found in Annex B-E. All interviews are transcribed literally. The answers of the interview questions were linked with the coded parts of text from the document analysis. In the end this is compared with each other to see if there were any differences between both data sources.

Secondary data

Secondary data was generated by analysing governmental documents, news articles, research articles of the eco-districts and documents provided by and/or about the eco-districts. Governmental documents that were analysed were policy documents and (strategic) planning documents. Annexes F-G show the documents that were used for the document analysis for both cases. The analysis of the documents was done by making a list of codes out of the theoretical framework and connected with each sub-question. The complete list of the codes used can be found in Annex H. The codes were categorised on what type of information it gave and combined in their own Word-documents. These documents were used to compare the information from the different documents and with the results of the interviews. This is used to write the results.

Comparing the data

The results of the analysis of the data is compared with scientific literature around power dynamics analysis in urban planning and is used for the Discussion. During the data conduction, data-analysis and writing the thesis changes to the methodology were made and are described in the sub-chapter 3.3 Limitations of the study.

3.2 Why EVA-Lanxmeer and Almere Oosterwold as cases?

The cases chosen to study for this thesis are EVA-Lanxmeer and Almere Oosterwold, both located in the Netherlands. The criteria the cases needed to comply to were based on the research questions and the information needed to answer the questions.

Criteria for choosing the cases

The criteria were:

- (1) initiated by different stakeholders to see if power processes and power for types of stakeholders differ
- (2) being in different development phases to get up-to-date information about the different development phases and power processes
- (3) vision of being an eco-district, meaning sustainable, inclusive and resilient
- (4) combination of urban area and agriculture area and/or ideas of including (urban) agriculture to have the same type of stakeholders.

The two cases were matched with these criteria and is described in the next sections.

The case EVA-Lanxmeer

EVA-Lanxmeer

- (1) The initiative started by a citizen/expert and is built in the city of Culemborg in the Netherlands.
- (2) The neighbourhood exists already more than ten years and is in the phase of mainly occupation with some parcels in development or open for new developments.
- (3) It was built with the idea of creating an ecological and environmental friendly neighbourhood what fits with the idea of being an eco-district.
- (4) It includes community gardens with urban agriculture, mainly for self-provision, in combination with housing (personal communication Verschuur, 2015).

This case matched all four criteria. Also multiple researches already retrieved information from this case and this is accessible. And this case exists already for more than ten years and therefore creates the possibility to see the influence of power from the development on new problems or challenges the neighbourhood face.

The case Almere Oosterwold

Almere Oosterwold

- (1) The initiative of this plan is from the municipality, but for the development they use organic planning. This means that the government sets a framework wherein citizens can develop their own house and needed infrastructure on their own plot. One of the reasons is that this area exists of agricultural land in hands of different landowners, like real estate developers and farmers.
- (2) This projects exists for more than five years and has areas already occupied, areas in the conceptual phase, areas in development and areas that are not build yet.
- (3)&(4) The vision of Almere Oosterwold is to be an area where farming and living come together in a place that is self-sufficient in resources and financially. This fits with the goals and principles of being an eco-district.

This case matched all four criteria. Also there are documents available on the internet and it is part of a previous exercise from a course and therefore already partly known by the researcher. Another reason is that this is a relative new project with a non-common used land use planning approach. This approach can have more clear power struggles due to a new way of distributing power with mostly the same type of stakeholders.

3.3 Limitations of the study

To comprehend the background of this thesis it is necessary to explain the limitations the researcher faced during the study.

Timeframe of the thesis

The research of this study is conducted between May 2017 till the mid of December 2017. During this timeframe interviews were taken and the documents were analysed. The information from both sources of information were used for follow-up interviews

and to write the results of this thesis. Interviews with EVA-Lanxmeer are based mostly on questions given about the development of the area several years ago. Almere Oostervold is still in development and therefore the interview and documents are based on the start of this eco-district and therefore power processes and/or successes and limitations can differ later in the coming year.

Interview questions

The data generation started simultaneously with the document- and interview analysis, but after the first interview it became clear that more information about stakeholders were necessary before an interview could be done. Part of the questions made could be answered by multiple documents during the document analysis and certain issues or more vague information became known to the researcher. The interviews later on connected to these issues to get a better picture around the power processes that were taking place. This affected the framework with common questions asked to each stakeholder and therefore also the amount of comparability of the given information. Still the researcher believes that the information for the interviews could be used for analysis, because it could be compared to the data from the documents and parts of information from other interviews that were unclear or incomplete. In the chapter Results it is written where the information came from, interview or documents.

Amount of interviews

Another influence on this thesis is the amount of interviews done per case. For EVA-Lanxmeer interviews are done with the initiator, project leader and two residents who also took or taking part in the residents association. This provides a stronger base around the power issues compared to Almere Oostervold where only the area director is interviewed. Still in Almere Oostervold an evaluation is used, what is made recently and more than ninety initiators were interviewed for this evaluation. Municipalities were not interviewed, because the specific persons were hard to identify and after identification did not respond when contacted. To cover the municipalities the focus was on the document analysis and new sources, like blogs or websites, for providing the information needed.

Codes of document analysis

During the document analysis some codes were less useful or harder to find in the documents. These codes were related to specific powers of stakeholders or within processes or phases of development processes and therefore new codes were created or placed in a common code 'power' and 'development'. Therefore some type of information were not always placed in the same code. To overcome this problem the same type of codes were combined in one Word-document and from there compared and analysed. Also between the cases the categorisation can slightly differ due to experience of writing results from codes and missing information that needed to be checked with the specific document and therefore more time-consuming. This did not affect the results itself, only the amount of information coded per code.

Theoretical framework

During and after the data collection minor changes were made to the theoretical framework as not all theories were used, because it needed to have analyses on discussions between stakeholders experienced by the researcher instead by retrieving this information from interviews and documents. This does not affect the results of the thesis as the main question and methodology are adapted to this.

CHAPTER 4

RESULTS

This chapter shows the results of this thesis. It provides the reader an introduction to both case studies, an analysis of the characteristics of both eco-districts, the driving factors behind the cases, an elaboration of both development processes and an evaluation of the successes and limitations with Deep Democracy theory.

In this chapter the results of the analysis of the documents and interviews of both cases are presented and elaborated. The list of people that were interviewed can be found in Annex A and for each interview the questions can be found in Annex B-E. For the document analysis the used documents for EVA-Lanxmeer can be found in Annex F and for Almere Oosterwold in Annex G.

In the first sub-chapter EVA-Lanxmeer and Almere Oosterwold will be introduced and a short description is given about the eco-districts. In the second sub-chapter the characteristics of both cases are described and compared with each other. In the third sub-chapter the driving factors behind the implementation of both cases are described and compared. The fourth sub-chapter describes and compares the development process of both cases, and the fifth sub-chapter focuses on the description and comparison of the used Deep Democracy principles in both cases.

4.1 Introduction of the cases

In this sub-chapter the location of the cases, the development plan, and the principles of the development of the cases are described.

EVA-Lanxmeer

Physical characteristics of EVA-Lanxmeer

EVA-Lanxmeer is a neighbourhood in Culemborg, the Netherlands, and is nearby Utrecht. It is a result of a private initiative and supported by the city Culemborg (Hal, Dulski, & Postel, 2016). Due to the environmental focused principles and measures it was possible to build this neighbourhood partly in a water extraction area. The development of this neighbourhood started in 1999 and has 244 houses, including approximately 38% social housing (rent and buy). Other facilities in the neighbourhood are a pool, schools, offices, a city farm and an orchard (Hal et al., 2016). The green areas around the houses can be categorised in three types: private gardens allocated directly around the house, collective gardens allocated between a group of houses or a block; and public green allocated along the paths and surrounding house blocks (Anquetil, 2009).

The vision behind EVA-Lanxmeer

According to the founder MK (personal communication, 2017) the idea of developing this neighbourhood is started from the wish to build a sustainable neighbourhood and to show the (Dutch) population examples of sustainable buildings and a sustainable neighbourhood in practice. Therefore the EVA Foundation was initiated. The EVA Foundation has as goal to contribute to the development of an eco-friendly and sustainable community and developed three conditions their project should comply with. The conditions are involvement of citizens in developing their own neighbourhood, visible solutions for environmental issues and the possibility to become more aware of a healthy lifestyle (BEL, 2017a). In short these conditions are translated in principles and integrated within the EVA-concept, that is used for the development of EVA-Lanxmeer. The principles are (BEL & Culemborg, 2003):

Principles of the EVA-concept

- Build bio-ecologically
- Organic design and architecture
- Development of nature and agriculture based on the principles of permaculture
- Participation of residents
- Integration of multiple functions and techniques

Almere Oosterwold

Almere Oosterwold is part of the municipality of Almere and the municipality of Zeevolde in the Netherlands. Almere is located nearby Amsterdam, Schiphol and Utrecht. There is a growing need for houses in Amsterdam and Utrecht, but there is not enough space to accommodate all the needed houses in these cities (Jansma, Veen, Dekking, & Visser, 2013). According to the 'Woningbehoefteonderzoek' there is a need of 440.000 houses in this area in 2040 and the government identified Almere as the

of 440.000 houses in this area in 2040 and the government identified Almere as the city with enough possibilities to accommodate 60.000 houses. These houses should be built in the next thirty years and therefore the masterplan Almere 2.0 ‘Schaalsprong’ is developed (RRAAM, 2013). Almere Oosterwold is approximately 4.300 ha, mainly exists of agricultural land, and is allocated as one of the locations to realise these plans. The development of this project started in 2013. The strategy for Almere Oosterwold is to develop 15.000 houses, provide 26.000 (local) jobs, having a green setting, space for green structures, making profit and having a spatial reservation for possible developments after 2030 (personal communication Cossee, 2016; RUIMTEVOLK, 2016).

Development of Almere Oosterwold

The development of Almere Oosterwold is completely different from the traditional way of planning and development in the Netherlands (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). Already in 1970 the developers of Almere were aware of the issues around traditional planning, top-down planning, and were looking for ways to have active participation of citizens in the development of this city (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). In this approach the government has the dominant role (personal communication Cossee, 2016; RRAAM, 2013), but in this area initiators develop their houses, companies and environment. The government takes on a facilitating role and therefore they do not provide a masterplan. This makes the outcome of this development unsure (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a).

Vision of Almere Oosterwold

The vision of Almere Oosterwold is to be a district with a low-dense living and working environment with urban agriculture, nature and recreation and that it will be sustainable and organically developed (RRAAM, 2013). Therefore six ambitions are developed focusing on (1) providing maximum freedom for initiatives, (2) being developed organically, (3) having a continuously green landscape, (4) urban agriculture as the main source of green in the environment, (5) being sustainable and self-sufficient, and (6) being financially stable. These ambitions are transformed in so called game rules (RUIMTEVOLK, 2016):

Game rules of Almere Oosterwold

- People make the place
- Generic plot must have fixed space pattern
- Specific plots have a variable space pattern
- Free choice of plot location
- Freedom and restrictions for buildings
- Make the infrastructure
- Oosterwold is green (50% urban farming)
- Plots are self-reliant
- Every plot development is financially self-reliant
- Public investments are subsequent

4.2 Characteristics of the eco-districts

In this sub-chapter the characteristics of the cases are described and follows the theory of Joss (2011), elaborated in the section Eco-district of the Theoretical Framework. First the type of development will be described, second the development phase of the eco-districts is described, and third the key implementation mode of both cases is elaborated.

Type of development

According to the theory of Joss (2011) eco-districts can be one of the three following types of development; (1) new development, (2) expansion of existing urban area, or (3) retro-fit development. The type of development of EVA-Lanxmeer and Almere Oosterwold can be found in Table 3.

Table 3: Analysis of the type of development of EVA-Lanxmeer and Almere Oosterwold

Type of development	EVA-Lanxmeer	Almere Oosterwold
New development		
Expansion of existing urban area	X	X
Retro-fit development		

Type of development of both cases

The type of development of both cases is 'expansion of existing urban area'. Both cases are part of an already existed city, where EVA-Lanxmeer is part of Culemborg and Almere Oosterwold is part of Almere, and can therefore not be categorised as a new development. Also they are both built from scratch meaning it does not comply with the category retro-fit.

Current development phase

The current development phase eco-districts can be in, according to Joss (2011), are; (1) pilot/planning phase, (2) under construction, or (3) implemented. The current development phase of both cases can be found in Table 4.

Table 4: Analysis of the current development phase of EVA-Lanxmeer and Almere Oosterwold

Current development phase	EVA-Lanxmeer	Almere Oosterwold
Pilot/planning phase		
Under construction		X
Implemented	X	

The current development phase of the cases differ from each other and this comes due to one of the criteria's of choosing the particular case studies.

Development phase EVA-Lanxmeer

The development phase of EVA-Lanxmeer is 'implemented'. The construction of EVA-Lanxmeer existed of four phases started in 1999 and finished in 2005 (Hal et al., 2016). At the moment still innovations and projects are developed like the water softener installation (Vitens, 2017), but the masterplan of the neighbourhood is completed.

Development phase Almere Oosterwold

Almere Oosterwold is in the development phase 'under construction'. The project started in 2013 and is not finished yet. According to the website of Almere Oosterwold and the initiative map (Annex I) plots are developed, in developing or 'empty' (Gebiedsteam Oosterwold, 2018).

Key implementation mode

The key implementation mode gives an indication of the main goal of the development of the eco-district and it includes the possibility that multiple implementation modes can be addressed, but most of the times unequally. The information is based on the amount of times an implementation mode is coded in the document analysis. The outcome of both cases can be found in Table 5.

Table 5: Analysis of key implementation mode EVA-Lanxmeer and Almere Oosterwold

Implementation mode	Times mentioned in the document analysis	
	EVA-Lanxmeer	Almere Oosterwold
Technical innovation	0	0
Integrated sustainability plan	3	2
Civic engagement	3	10

In both cases the same implementation modes are addressed, but in different amounts. They are both elaborated in the next sections, starting with EVA-Lanxmeer.

Key implementation modes of EVA-Lanxmeer

The key implementation mode of EVA-Lanxmeer is a combination of an integrated sustainability plan and civic engagement. The idea of integrating sustainability in the design of the neighbourhood is part of the reason why the municipality of Culemborg and the EVA-Foundation started a collaboration. They decided to create an alternative for regular urbanism and buildings by developing a sustainable environmental-friendly neighbourhood (Anquetil, 2009). The EVA-concept focuses on an high quality sustainable community. According to the EVA-concept this is done by integrating three pillars; building bio-ecological, using the permaculture as a design principle and designing the environment organically (Ministerie van Volkshuisvesting, Ruimtelijke Ordening en Milieubeheer, 2002). The integration of sustainability in the project EVA-Lanxmeer is not only focused on design, but also social, cultural and economic sustainability was essential in this project. To develop an integrated sustainability focusing on all the aforementioned aspects civic engagement is crucial, according to the EVA-concept (Bewonersvereniging EVA-Lanxmeer & Gemeente Culemborg, 2003). Therefore the other 'key implementation mode' is civic engagement. In the development of EVA-Lanxmeer different ways of participation of (future) citizens were used to develop this neighbourhood. According to (Wals & Noorduy, 2008) the municipality of Culemborg was mostly interested in the quality of the participation process, especially if it was done professional. The EVA Foundation also emphasised on civic engagement in their goals and principles of the EVA-concept, mentioned in the Introduction of the cases.

Key implementation mode of Almere Oosterwold

The key implementation mode of Almere Oosterwold is identified as civic engagement, but also integrated sustainability plan is identified as an used implementation mode. This differs with EVA-Lanxmeer where the same implementation modes were addressed equally in the documents. The category civic engagement is mentioned most frequently, and is emphasised on, in the documents that were analysed. The development strategy of Oosterwold is based on civic engagement, as citizens should develop their own plot. The government only facilitates this process by (1) providing game rules every initiative should take into account in their plot development and (Jansma et al., 2013) by (2) providing an area director (gebiedsregisseur) who helps initiators to get a full licence application by giving them advices, needed information and by evaluating plans (Gemeente Almere; Gemeente Zeewolde, 2013).

The implementation mode of 'integrated sustainability plan' came up in the document analysis, but is less emphasised on compared to civic engagement. The 'integrated sus-

tainability plan' is made explicit in the ambitions and some of the game rules and is therefore categorised as one of the implementation modes of the development of Almere Oosterwold, but not as key implementation mode. An example is the fifth ambition, named in the introduction of this sub-chapter, and concentrated on sustainability and self-sufficiency. It focuses on the ecological, social and economic aspects of sustainability and the integration of all these factors in one plot. This will be realised by self-sufficiency (RUIMTEVOLK, 2016).

4.3 Driving factors

As mentioned in the chapter Theoretical Framework the driving factors are based on the reasons why a certain eco-district is developed. This is analysed for both cases with the use of the document analysis and described in this sub-chapter. To create the possibility to compare the driving factors for both cases with each other a more in depth story behind each driving factor for both cases can be found in Annex J-K.

In the document analysis of EVA-Lanxmeer multiple factors were addressed, but mainly environmental challenges. This differs with Almere Oosterwold where socio-economic pressures is mainly addressed. The next sections exist of the driving factors that are addressed in one or both of the case studies and will be shortly elaborated for one or both cases.

Table 6: Analysis of the driving factors of EVA-Lanxmeer and Almere Oosterwold

Driving factor	Amount of times addressed in the document analysis	
	EVA-Lanxmeer	Almere Oosterwold
Environmental challenges	8	7
Socio-economic pressures	2	10
Business	0	5
Cultural branding	4	5
Political leadership	0	2
International co-operation	0	0

Environmental challenges

This driver focuses on the mitigation and adaptation of climate change effects related to measures in infrastructure, process design and innovation and is addressed in both case studies.

In EVA-Lanxmeer this driver is one of the reasons why it is developed, according to the document analysis, and it is also translated into the EVA-concept. The measures around infrastructure are focused on both water and energy. The water system is integrated within the design of the neighbourhood and focuses on drinking water, waste water and rain water. Important was that the residents were aware of their use of water. The drinking water is part of the existing drinking water system of the Netherlands and the water is directly pumped up in the neighbourhood by Vitens, a Dutch water company (BEL, 2017b).

In Almere Oosterwold it is the second main driver according to the document analysis. It is translated into one of the game rules, namely self-sufficiency. This means that every plot, or together with others, is responsible for their own water maintenance; waste water treatment; energy generation; and is financial self-sufficient. This means that every plot needs to develop their own infrastructure related to (RRAAM & Werkmaatschappij Almere Oosterwold, 2012c):

- Connecting to the existing drinking water system
- Their own water storage

*Main driver in
EVA-Lanxmeer*

*Second main driver in
Almere Oosterwold*

- Purifying their waste water
- Retrieving valuable resources and energy from their waste water
- Generating their own energy

Socio-economic pressures

This driver focuses on socio-economic pressures caused by urbanisation what results in pressure on the urban form of cities. The population of people living in cities will increase and therefore more houses need to be build, but with a focus on eco-city development. This driver focuses on the society; what is going on in the world and what does the society think is important.

In EVA-Lanxmeer this driver is the least frequent addressed driving factor of the three identified drivers. In the document analysis of Almere Oosterwold this is the opposite, where this driver is most frequent addressed.

Third main driver in EVA-Lanxmeer

In short the initiative of EVA-Lanxmeer came about because of two events; namely (1) the worldwide increase in environmental awareness and discussions around sustainability (Brundland report in 1987, Fourth National Policy Document on Spatial Planning (Vierde Nota Ruimtelijke Ordening) and the National Environmental Management Plan (Nationaal Milieubeleidsplan) (personal communication MK, 2017) , and (2) the government being less positive about the fact that they did sufficiently reached the citizens with their green policy (personal communication MK, 2017). A more descriptive elaboration can be found in Annex J. The two events inspired the initiator to “reach the public by giving them examples of solutions around living sustainable in practice to visit and to give people a place that changes the behaviour of people naturally by experiencing the benefits of a sustainable way of living” (personal communication MK, 2017).

Main driver in Almere Oosterwold

As seen in Table 6 this driver is most referred to in the document analysis of Almere Oosterwold. The reason this initiative started was of three reasons: (1) a need for 60.000 houses in Almere in the future (RRAAM, 2013), (2) questioning the amount of risks the government had in housing construction because of the construction crisis and economic crisis of 2008 (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a; RUIMTEVOLK, 2016), and (3) desire of the public to have more influence in the development of their house and living environment (Gemeente Almere, 2016). A more descriptive elaboration can be found in Annex K. These three reasons are translated into an experiment, Almere Oosterwold, with a new way of planning and housing construction by connecting with the wish to develop your own living environment. The government takes a facilitating role, different initiators can buy and develop their own plot and working together to create their own living environment.

Business

Shared third main driver in Almere Oosterwold

This driver is about the development of businesses due to the need of technical innovations and is only found in the document analysis of Almere Oosterwold. As described in the socio-economic pressures Oosterwold needs to provide 26.000 jobs and the focus needs to be on strengthening the economic clusters that are already present in in the area (RRAAM, 2013). In Almere Oosterwold and surroundings the focus is on extensive agriculture, but this sector needs to be innovated to keep up with changes of values in society around agriculture. Another problem is the decreased EU protection in the agricultural sector, causing some subsectors to stay beneficial and others not. To strengthen this economic sector it should comply with recent trends and innovate and therefore focusing on urban agriculture innovations and production to produce approximately ten percent of the regional food demand in Oosterwold (RRAAM & Werkmaatschappij Almere Oosterwold, 2012b). A more elaborate description of this driving factor in Almere Oosterwold can be found in Annex K.

Cultural branding

This driver focuses on the use of eco-districts as a promotion tool for showing how innovative they are and/or to show a different way of living. This driving factor is found in both cases in the data analysis and is shortly described in the next section. A more elaborate description of this driving factor for both cases can be found in Annex J and K.

*Second main driver in
EVA-Lanxmeer*

The city of Culemborg is known for its green policy and developing an area that focuses on building bio-ecological and integrated sustainability is a way of showing the green policy and their city (personal communication Verschuur, 2015). Also the EVA Foundation, including the founder Marleen Kaptein, uses EVA-Lanxmeer as a way to promote this type of neighbourhood development (Wals & Noorduyn, 2008; personal communication MK, 2017).

*Shared third main driver in
Almere Oosterwold*

Promoting the city with the use of urban development is also done in Almere, as the ambition of Almere is to become an icon for sustainability. For example through organic development (Boanca, 2012; RRAAM & Oosterwold, 2012b) and by integrating the ambitions of Almere to strengthen and maintain the existing relation between city and nature in the game rules. Also Flevoland uses this initiative to strengthen their goal to stay the first when it comes to renewable energy in the Netherlands (Gemeente Almere, 2016).

Political leadership

*Fifth main driver in Almere
Oosterwold*

Political leadership focuses on the creation of a concrete plan to initiate a development with the help of the governance system that is used in a particular area. This driving factor is found only in the document analysis of Almere Oosterwold. This area is allocated by the government to be developed by the end users of the plots and therefore the governance system that is used is different from the general planning system, as mentioned before. In the same time that the idea of Almere Oosterwold was developed the government was developing a new law to make it easier to start bottom-up initiatives called the 'Omgevingswet'. Almere Oosterwold is used to practice the new planning rules and to give input for revisions when necessary (RRAAM, 2013; RUIMTE-VOLK, 2016). A more in depth description can be found in Annex K.

4.4 The development process

In this sub-chapter the development process of EVA-Lanxmeer and Almere Oosterwold is described together in each development phase. For this sub-chapter the development phases of a planning process according to Yigitcanlar and Teriman (2015) is used. In practice the development phases are intertwined and differed per case and therefore somewhat similar phases were combined in this thesis. This resulted in four development phases:

*Combined development
phases used in thesis*

- Developing the problem definition, goals and objectives
- Developing alternatives and plan selection
- Development feasibility and construction
- Completion and occupation

The different phases of the development are elaborated including the relevant stakeholders for each phase and their role. In Annex L-M you can find an extensive list of the stakeholders that took part in the development of both cases and information of their involvement in the development process.

Developing the problem definition, goals and objectives

The start of the initiatives EVA-Lanxmeer and Almere Oosterwold are done by two different groups of stakeholders, shown in Figure 10. This has influence on which stakeholders are involved in each development phase. In this section the phase Developing the problem definition, goals and objectives is described shortly for EVA-Lanxmeer and Almere Oosterwold.

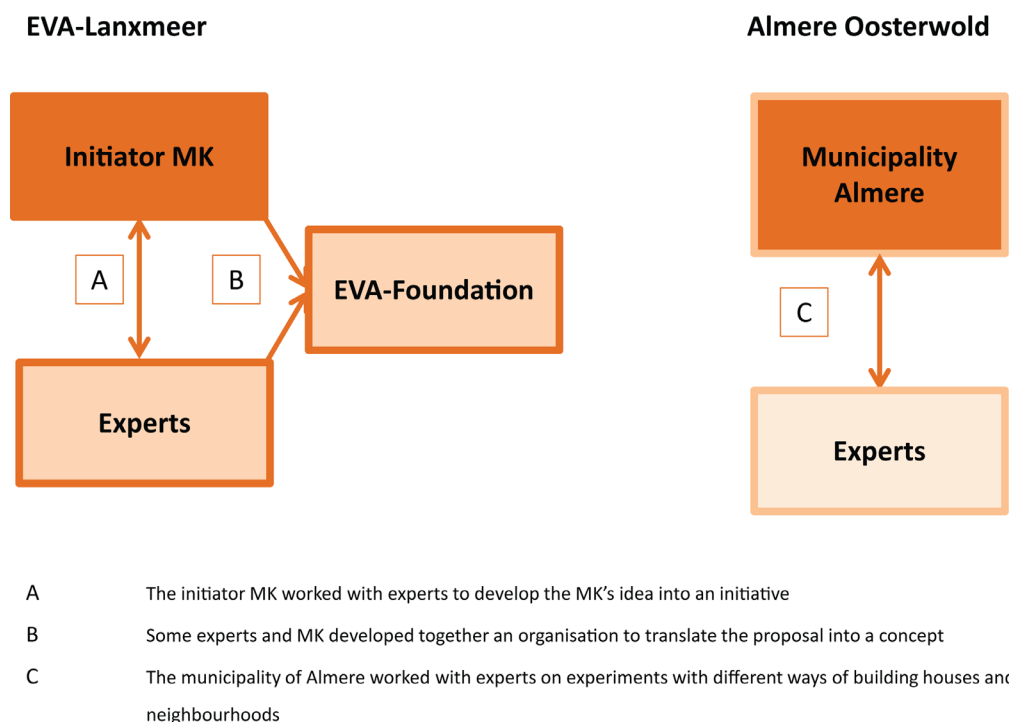


Figure 10: Start of the initiatives of EVA-Lanxmeer and Almere Oosterwold

Start initiative by resident/expert MK

EVA-Lanxmeer

In the document analysis it was found that the idea for the initiative EVA-Lanxmeer started with MK, shown in figure 10. As mentioned in the Driving factors, in the late '80 environmental awareness started to increase. According to the interview analysis at that time MK worked for the workgroup OBOM, Open Bouwen Ontwikkeling Model (Open construction development model), at TU Delft. This workgroup existed of innovators in the housing corporation and worked with the role of inhabitants in the design of social houses. After this she became board member of the VIBA, Vereniging voor Integrale Biologische Architectuur (Integrated biological architecture association) and of Stichting Mens & Architectuur (Human & Architecture Foundation) and got knowledge about the principles of ecological and organic (landscape) architecture (BEL, 2017a). Together this created a wish to "show the public examples of solutions around living sustainable in practice and to give people a place that changes the behaviour of people naturally by experiencing the benefits of a sustainable way of living" (personal communication MK, 2017). In 1993 Marleen Kaptein wrote an initiative proposal and handed it over to people that were same minded (known from work and TU Delft) for further development.

E.V.A. Foundation

For the translation of the initiative proposal into a concept a foundation was set up. This was the start of the E.V.A. Foundation: ecological centre for education, information and advice (Ecologisch Centrum voor Educatie, Voorlichting and Advies) existing of different experts. The initial board of the foundation existed of (Stichting EVA, 1995):

- Prof. ir. C.A.J. Duijvesteijn (professor environmental technical design TU Delft, environmental research and design bureau BOOM)
- Mw. Ir. V.X. Geelen (policy maker urbanisation and environment, department thematic planning Ministry of VROM/RPD)
- Prof. dr. ir. E.A. Goewie (professor Professional group Ecological Agriculture LU Wageningen)
- Mw. M. Kaptein (initiator E.V.A.)
- Ir. H.F.A. Sidler (director C.O.R.E. International)

Themes EVA-concept

The concept they developed was a substantive program of requirements for the design and development of urban plans in general, both for renovation projects and new neighbourhoods. In 1995 the EVA-concept was published (BEL, 2017a) and included the themes (Stichting EVA, 1995):

- Participation
- Architecture (Centre for integral ecology, neighbourhood, businesses)
- Permaculture
- Flora and fauna
- Energy
- Water
- Construction material
- Waste

The neighbourhood focused on three pillars: (1) minimum of two hundred houses, apartments and offices; (2) biological city farm for local food production and education; (3) EVA Centre for integral ecology and social innovation (BEL, 2017c).

Success

From the document analysis, and backed up by the interview analysis (personal communication BEL, 2017; personal communication MK, 2017), a success of the concept was that it appealed to a large group of people and was therefore possible to develop (Stichting EVA, 1996a).

*Start initiative by municipality***Almere Oosterwold**

The initiative of Almere Oosterwold started differently from EVA-Lanxmeer. According to the document analysis the municipality of Almere need to build 60.000 houses. Connecting this with the other driving factors (wish for active participation, financial crisis, mitigation and adaptation of climate change effects, strengthening the relation between food and city and cultural branding of the city) resulted in five goals for Almere, elaborated in the Woonvisie Almere 2.0. They are already mentioned in the driving factor Cultural Branding, but they will be mentioned shortly again: (1) Almere as experiment area for cradle-to-cradle constructions of houses; (2) Almere as a differentiated city; (3) Living in Almere is affordable and accessible for everyone; (4) Almere as a caring and liveable city; and (5) the end user gets the possibility to develop their own house and direct environment (Gemeente Almere, 2016).

Previous experiments by municipality Almere

To develop these ambitions the municipality of Almere has done experiments with different forms of commissioning on the level of individual houses. They introduced regular self-building projects, collective commissioning and co-commissioning and even developed an arrangement for people with a low income to build their own house. They developed the neighbourhood Homeruskwartier, existing of approximately 3.000 houses, with the use of these forms of commissioning (RRAAM & Werkmaatschappij Almere Oosterwold, 2012b). The next step is the development of Almere Oosterwold, where they use the learned lessons of Homeruskwartier and try to fulfil the ambitions of Almere.

Idea behind Almere Oosterwold

It was found in the document analysis that the idea behind Almere Oosterwold is part of the strategy made by Almere, Almere 2.0, and is developed by the Werkmaatschappij Almere Oosterwold and Winny Maas of MVRDV in 2012. The person behind this process was the then alderman of Almere, Adri Duivesteijn. They created the rapport 'Almere Oosterwold – Landgoed voor initiatieven' and presented this to Chris Kuipers, managing director Space and Water and the chairman of RRAAM, national region program (Rijksregioprogramma) Amsterdam-Almere-Markermeer (Oosterwold.info, 2017a). In this report the Werkmaatschappij did an exploration to the consequences and possibilities of the game rules and further developed game rules when necessary (RRAAM & Oosterwold, 2012b).

Developing alternatives and plan selection

Comparing the cases

Comparing the Figures 11 and 12 the stakeholders involved in this development phase in both cases differs. In EVA-Lanxmeer it is seen that different experts, the municipality, future residents and the project team take part in developing EVA-Lanxmeer. Where in Almere Oosterwold the discussions are mainly between the municipalities and different experts. This will be further elaborated in the next sections.

EVA-Lanxmeer

Municipality Culemborg

In this development phase in EVA-Lanxmeer the municipality starts to get a role in the development of the initiative. The foundation was searching for a location to realise their concept and through their connections the municipality of Culemborg became aware of this project and invited the founder to discuss the possibility of realising their idea (personal communication MK, 2017). In that time the main points of the political agenda of municipality Culemborg were environmental policy, participation, ecological green maintenance and sustainable development. This matched with the EVA-concept of the EVA Foundation. According to the document analysis in November 1995 the EVA Foundation presented the EVA-concept to the mayor and alderman of Culemborg. In the beginning they were sceptical about the feasibility of the plan due to uncertainties of the translation of the ambitions into realisation and the connection between this development and the development of the zoning plan. Therefore budget and support were given by the municipality to the EVA Foundation to conduct a feasibility study in 1996.

Feasibility of the plan

Contribution experts and possible future residents

The uncertainties around the translation of ambition into realisation were solved by the contribution of experts of different fields in the further development of the EVA-concept and how to realise the neighbourhood (Ministerie van Volkshuisvesting Ruimtelijke Ordening en Milieubeheer, 2002). Also in a short time there were approximately 80 persons interested to live in a neighbourhood that had the characteristics described in the EVA-concept (Stichting EVA, 1996a) and this helped to convince the municipality that this plan was feasible (Ministerie van Volkshuisvesting Ruimtelijke Ordening en Milieubeheer, 2002).

In 1996 HS was asked to develop a project description as potential project leader and

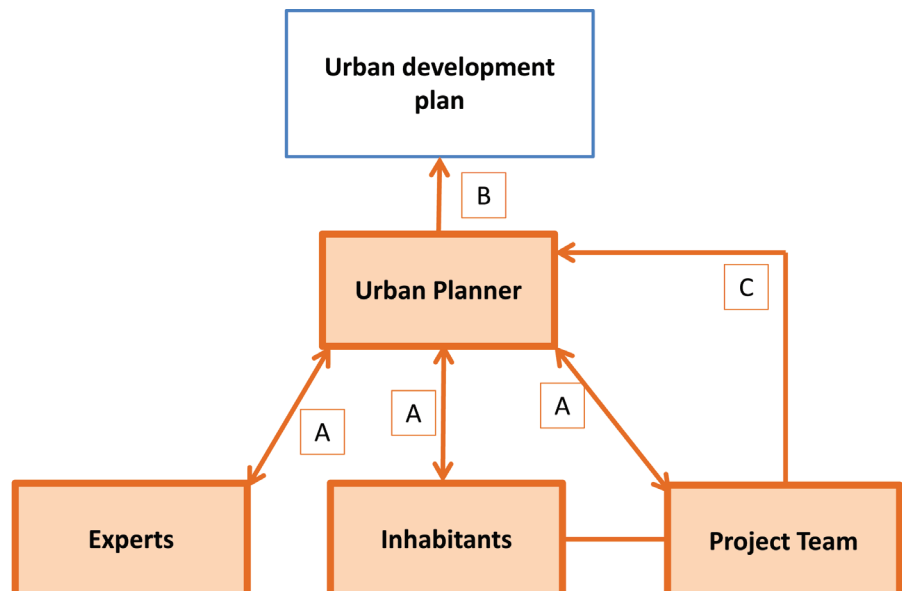


Figure 11: The power process of the development of the urban development plan in EVA-Lanxmeer

- A The inhabitants, project team and experts worked together to develop the urban development plan
- B The urban planner had the power to choose how to translate the wishes of the stakeholders into a design
- C The inhabitants and the project team had the power to reject the urban plan and hire another one to make a new urban development plan that better translated the wishes of the stakeholders into a design

this gave insight in the role division, the global planning, the budgets and capacities and this resulted in HS becoming the project leader (Ministerie van Volkshuisvesting Ruimtelijke Ordening en Milieubeheer, 2002).

Workshop with experts

In November 1996 a workshop was held with experts of different fields to further develop the EVA-concept, following the uncertainties the municipality had with the concept. Attendees were NUON, WMG, GGR, BCW, some potential residents, councillors and experts. The experts that were involved with the EVA Foundation gave their vision on the different themes and a discussion was held (Ministerie van Volkshuisvesting Ruimtelijke Ordening en Milieubeheer, 2002).

Influence of the province of Gelderland

According to the document analysis in January 1997 the province of Gelderland supports the development of EVA-Lanxmeer by making it possible for Culemborg to build extra houses (Ministerie van Volkshuisvesting, Ruimtelijke Ordening en Milieubeheer, 2002). This came with the demand that the start of construction should be before the end of 1997. This had influence on the time management of the project and created some issues. These issues will be described in the next development phase.

Workshops with residents

In February 1997 the group of 80 people had three workshops to get a grip on the principles and themes of the EVA-concept and to inventory the wishes of the future residents. These workshops were financed by the ministry of VROM (Stichting EVA, 1996a, 1996b). Beside these workshops also ateliers and masterclasses (Stichting EVA, 1996b) were given and in these sessions experts worked together with three representatives of the inhabitants to develop an urban development plan.

First urban plan

The first urban development plan was shown to the future citizens of EVA-Lanxmeer and was rejected. In the documents it was found that they revised the plan following the comments citizens gave and finally got accepted. According to the interviews with MK and HS the first urban development plan failed, because the wishes of the inhabitants and the project team were not well integrated within the design. They wanted to have small courtyards and this lacked in the design. Therefore a new urban planner was hired, Joachim Eble, who made the second urban plan what got accepted (Figure 11).

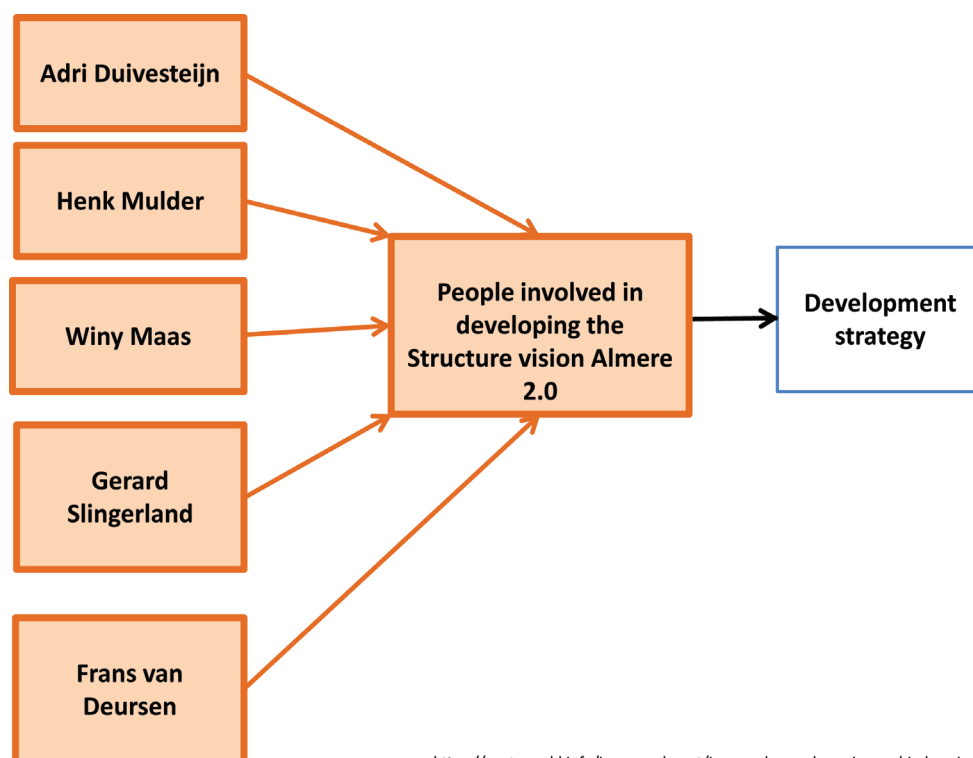


Figure 12: The activists for the alternative development strategy of Almere Oostervold

<https://oosterwold.info/in-gesprek-met/ivonne-de-nood-een-jaar-gebiedsregisseur/>

Almere Oosterwold

Development urban plan

The development of an urban plan in Almere Oosterwold is done differently compared to EVA-Lanxmeer according to the document analysis. Here no masterplan is created, but a structure vision and development strategy. The development of the structure vision included how the organic development of the area would take place, and exists of a juridical and planning framework. Willem Meuwese got the task of quartermaster. The structure vision was finished and accepted by the municipalities of Almere and Zeewolde in 2013 and Willem Meuwese was replaced by Esther Geuting, who became the first area director of Oosterold. A side note, in the end of 2015 Ivonne de Nood took over from Esther Geuting and is at this moment the area director of Oosterwold (Oosterwold.info, 2017a).

History area directors

Structure vision

The structure vision includes how this area should look like and what it should embody. Therefore the municipalities Almere and Zeewolde made a global program of requirements, qualitative ambitions and game rules everybody should take into account (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). The vision of Almere Oosterwold is to be a district with a low-dense living and working environment with urban agriculture, nature and recreation and that it will be sustainable and organically developed (RRAAM, 2013). Therefore six ambitions are developed focusing on (1) providing maximum freedom for initiatives, (2) being developed organically, (3) having a continuously green landscape, (4) urban agriculture as the main source of green in the environment, (5) being sustainable and self-sufficient, and (6) being financially stable. These ambitions are transformed in so called game rules (RUIMTEVOLK, 2016; personal communication Cossee, 2016):

Game rules

- People make the place
- Generic plot must have fixed space pattern
- Specific plots have a variable space pattern
- Free choice of plot location
- Freedom and restrictions for buildings
- Make the infrastructure
- Oosterwold is green (50% urban farming)
- Plots are self-reliant
- Every plot development is financially self-reliant
- Public investments are subsequent

Purpose of the game rules

In the document analysis it was found that the purpose of these game rules is to create fair play between the initiators and they organize the relation between the private and common good, between the different initiatives and Almere Oosterwold as a whole (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a).

Problem with translation of the game rules

From the document analysis of the evaluation rapport by Ruimtevolk (2016) a problem with the further translation of the game rules was identified. According to the evaluation there is a tension between the amount of freedom for the initiator to develop the initiative and the amount of rules the initiative need to apply to. This tension does not only exists with initiators, but also with civil servants. The preferred amount of rules differs per initiator and per civil servant. For example some initiators think that there are (bureaucratic) limitations later on in the development of the initiative that decreases not only the amount of freedom for the initiator but also the quality of the initiative. This contrasts with the vision of Almere Oosterwold. Also initiators do not have influence on the vision of the area now, but this desired by them (RUIMTEVOLK, 2016).

Problem lack of development common urban agriculture

Another problem is the lack of development in common urban agriculture and is in the evaluation of Ruimtevolk (2016) identified to have connection with how the structural vision is translated in the zoning plan and in the game rules. At the moment individual development is prominent and less emphasis is on working together to create common urban agriculture between plots. This is addressed in May 2016 in the newsletter of the

Solving problems

According to the multiple group conversations for the evaluation there are multiple problems at this moment, but they should mostly not be answered by creating more rules. As described earlier there is already a tension about the amount of rules and to solve the aroused problems inspiration and enthusiasm should be raised according to these conversations. This came forward multiple times and in different themes, like urban agriculture and self-sufficiency energy and water, during the document analysis.

*Comparing the cases***Development feasibility and construction**

In this development phase the residents have also influence on the development in Almere Oosterwold, as was already taking place in EVA-Lanxmeer in the previous development phase. In both cases the project team (team Oosterwold in Almere Oosterwold) takes up a more controlling role to make sure the principles of the concept are realised. On the next page the power processes in EVA-Lanxmeer and Almere Oosterwold are layed next to each other to show the differences in this development phase between the cases.

*Development of the first phase***EVA-Lanxmeer**

The development of the first phase was in the hands of the project team of EVA-Lanxmeer, because they wanted to have the control to integrate the different aspects of their concept (like energy and water) in this critical phase. The involvement of the future inhabitants were in the design of the houses and the public green (personal communication HS, 2017).

The first phase of buildings existed of five steps (Stichting EVA, 1996a):

- Thinking and designing together (inhabitants and experts) the parceling and building types, including a visit to the area
- Evenings with inhabitants to discuss preliminary designs
- The choice for standardization of building types, due to the lack of budget. It was still possible to include possible variations like balconies, greenhouses and sun cells
- Meetings between future inhabitants and architects about individual variations on the house. This step was only possible when the inhabitants were registered and made a guarantee deposit
- Meetings of experts and inhabitants about the design of the courtyards. These meetings were supervised by the landscape architect
 - The design of the green areas in the neighbourhood, including the courtyards, existed of several sessions of discussions between inhabitants, including children. The role of the landscape architect was to observe and take notes during the sessions. The notes were integrated with the overall urban plan, previous sketches and the overall principles of the EVA Foundation and were used to create an integrated and coherent design for the green areas (Wals & Noorduynd, 2008)
 - Experts took the lead in the first design of the green commons, but gave room to the project group of future inhabitants to take up the process more independently for further development. Figure 13 shows the power process during the development of the area. In total the development of alternatives and plan selection for the green commons took one year and was seen as a success by the future inhabitants, according to the document analysis. This process was beneficial for the strengthening of the social cohesion between the new inhabitants (Wals & Noorduynd, 2008). The possibility of the residents association to be part of the development of the concepts and the neighbourhood resulted in residents being the carrier of the concept even when the designers/planners are gone and is seen as a success of the neighbourhood, according to document- and interview analysis.

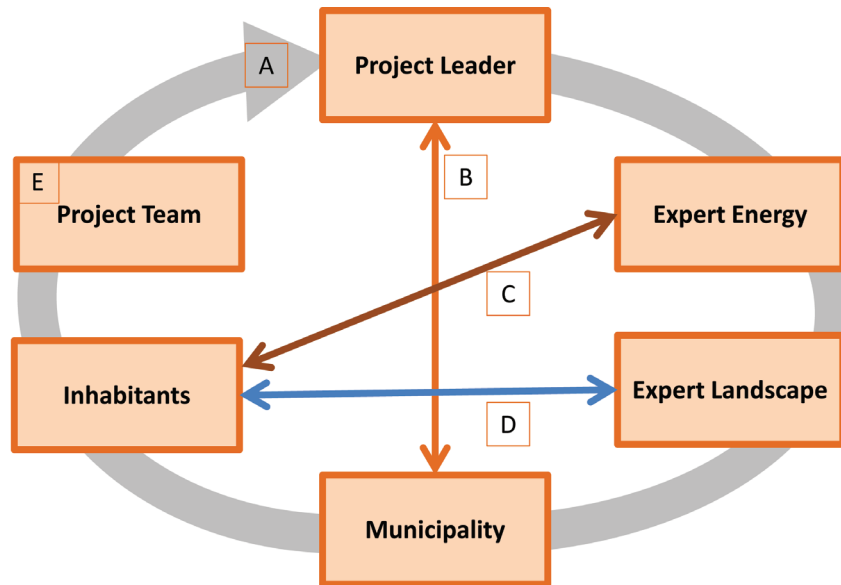


Figure 13: Influence of different stakeholders in the development of EVA-Lanxmeer (personal communication HS, 2017)

- A The role of the project leader was to create consensus between the actors and to integrate each others interests, within the preconditions
- B The project leader chose to give the interest of the municipality a high value to get EVA-Lanxmeer realised
- C The energy expert was rigid . The focus was on numbers and functionality and therefore harder to work with as inhabitant (less influence)
- D The Landscape expert gave more influence possibilities to the inhabitants, and also maintained the quality.
- E The project team took control during the development of the first phase to make sure all principles were realised

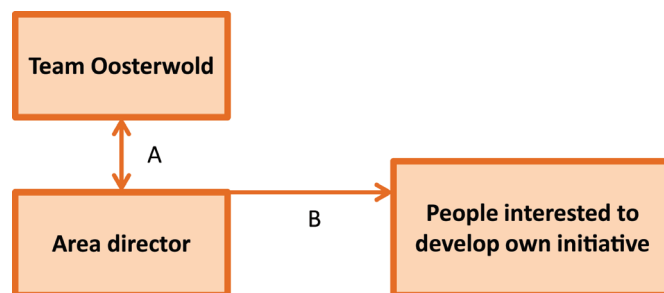
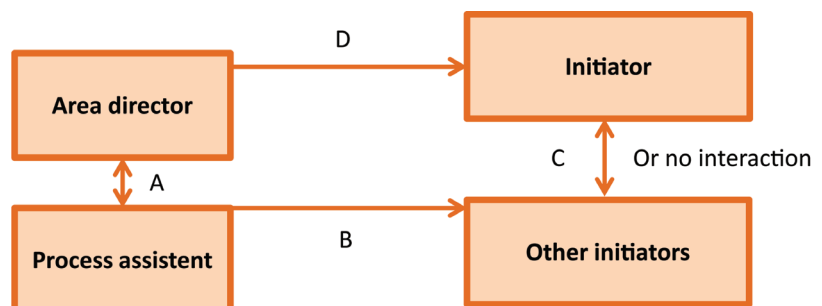


Figure 14: The roles of the stakeholders involved in the information meeting in Almere Oosterwold

- A The area director is part of Team Oosterwold and they work together
- B The area director provides information to interested people who filled in the intake form

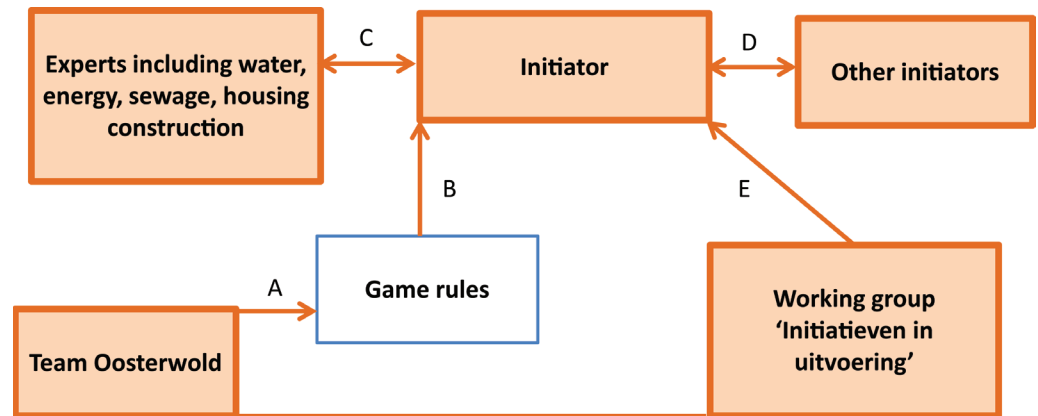
<http://maakooosterwold.nl/hoe-werkt-het/stappenplan/>



- A The assistant works together with the area director in Team Oosterwold
- B The process assistant provides the initiator with information what needs to be done in this step
- C The initiator needs to contact and work with surrounding initiators to make agreements. The initiator has the power to choose who to contact or not to contact
- D If the initiator made no contact with other initiators and did not responded after approximately two weeks the area director has the power to stop the initiative

<http://maakooosterwold.nl/hoe-werkt-het/stappenplan/>

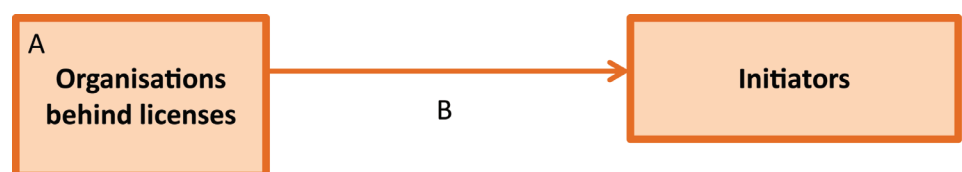
Figure 15: The role of the stakeholders and power process during the intention agreement



- A Team Oosterwold developed the game rules and have power to add or make the rules more strict
- B The initiator need to follow the game rules and comply with it. The initiator has the power to develop certain rules better than others and also the way how is up to him/she/them
- C Experts and initiator work together to develop the design, but the choice is with the initiator. Some experts have specific rules to make designs possible and the initiator has to comply with it
- D The initiator has the power to choose to work with other initiators to develop common areas and/or types of infrastructure.
- E The working group has the power to deny a development plan of the initiator only when it does not comply with the rules.

<http://maakooosterwold.nl/hoe-werkt-het/stappenplan/>

Figure 16: Power processes during the anterior agreement

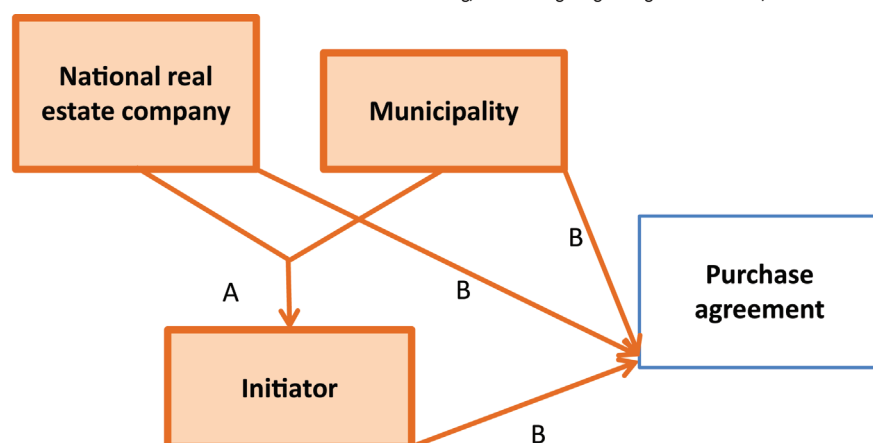


- A For example Waterboard Zuiderzeeland, Municipality, Province of Flevoland
- B Power by regulations over the further development of the initiatives

<http://maakooosterwold.nl/hoe-werkt-het/stappenplan/>

<https://www.almere.nl/wonen/bouwen-en-verbouwen/vergunningen-toezicht-handhaving/handleiding-vergunningen-oosterwold/>

Figure 17: Power process during requesting licenses



- A Both stakeholders have the power to deny a purchase agreement when not all necessary steps have been made
- B The three stakeholders have equal power in this step because they all sign the agreement if they agree all steps are made

<http://maakooosterwold.nl/hoe-werkt-het/stappenplan/>

Figure 18: The power process during the step purchase agreement and transfer

Limitation

According to the document analysis in the first phase there was no time to include a good translation of the colour scheme proposals to the technical specifications due to the short amount of time before the first houses needed to be built. This happened due to the demand of the province to start constructing the houses before the end of 1997.

Success

A success according to the document analysis was that a lot of ambitions could be realised, because the municipality chose to finance the project beforehand and to let the contractor be in charge instead of the municipality. Also a clear influence and rule possibilities for the residents, because of BEL and its working groups, helped to design the area.

Second phase

Limitation

The second phase was almost directly build after the first phase without much participation of the inhabitants. This was done, due to a lack of budget to finance the participation processes. This was seen by inhabitants as a limitation, according to the document analysis.

Third phase

From the third phase on it was possible to develop your own initiative from the start. The project team assessed the initiative according the principles and preconditions and did not controlled the development anymore (personal communication HS, 2017). Examples of initiatives were a corporation creating a social renting building together with the future renters (personal communication HS, 2017), and a communal group created their own building where they could live together. They wanted to use heat from the pumped up water of the water catchment area to heat their houses. This was allowed by Vitens and implemented in the design. This resulted in heating of houses by rest heat from the water catchment area in the neighbourhood and ultimately in their own energy company Thermo Bello (personal communication HS, 2017).

Success

One of the successes in this phase was the support of the design team towards the initiatives. By giving support it was possible to create achievable and sustainable plans, according to the document analysis (Stichting EVA, 1996b). Also not all initiatives included residents with an ecological ideology, but came to this neighbourhood for particular initiatives like the communal group (personal communication BEL, 2017).

Limitation

An example of what was not realised, but was part of the concept was the development of the EVA center. It is not realised, because of an unstable market due to the financial crisis in 2008. Even with financial support of the initiator herself and help from others. It also attracted parties with their own interests in the EVA center what did not always matched the idea behind the EVA center itself (personal communication MK, 2017).

TOPLA Success

According to the interview analysis, during the development of building plots the municipality and residents had mostly arguments about the amount of space for common green on the plot. A group of residents created TOPLA (toetsing planontwikkeling) who tested new plans with the principles of EVA-Lanxmeer. TOPLA succeeded in implementing the rule that a certain amount of building plot needs to include common green. This is used as a tool by the municipality of Culemborg and TOPLA to overcome most arguments against new designs for vacant building plots (personal communication BEL, 2017; personal communication MK, 2017).

Almere Oosterwold

Developing initiative

In Almere Oosterwold this development phase is divided in smaller steps where different agreements need to be signed. In this step the initiator is involved in the development of Almere Oosterwold. Each initiative is different and can have a different form of commissioning. The details of the development of a plot therefore differs, but the process around the development of an initiative is the same. The initiator can be an individual citizen, a group of citizens, but also a project developer. Due to the evaluation of Almere Oosterwold between 2013 and 2016 the definition of an initiator is more

Steps initiative process

strict since November 2016. The initiator is the end user, meaning contracts are signed and discussed with the end users and not for example with a project developer (except when he/she is one of the end users) (Gebiedsteam Oosterwold, 2017a).

The initiative process exists of six steps (Gebiedsteam Oosterwold, 2017b): (1) Information meeting, (2) Intention agreement, (3) Anterior agreement, (4) Licensing procedure, (5) Purchase agreement and transfer, and (6) Realisation. In the next sections each step will be described.

*Initiator receives information from area director***Information meeting**

When an initiator has an idea for an initiative and want to develop it in Almere Oostwold the first step is to fill in an intake form. After this the initiator is invited, together with other interested persons, to take part in an information meeting. During this meeting the initiator is provided information of the process of plot development in Almere Oostwold and get to know the area director. Also during this meeting the initiator gives an indication of where to develop his/her idea in the area, but this does not guarantee that this will be the final location due to connecting existing and/or new initiatives (Figure 14)(Gebiedsteam Oosterwold, 2017b).

After this meeting the initiator is assigned a project assistant of the team Oosterwold. Team Oosterwold exist of Rijksvastgoedbedrijf (RVB), the municipalities Almere en Zeevolde, the province of Flevoland and the Waterboard Zuiderzeeland (Oosterwold.info, 2017b).

*Contact with surrounding initiatives***Intention agreement**

The intention agreement includes the exact location of the plot, the form and size of the plot and the costs of the plot. The costs of the plot exists of buying the land and an exploitation contribution. Before signing the intention agreement some steps need to be taken. The project assistant gives information to the initiator what information is needed before signing the intention agreement. Important in this step is that the initiators of the surrounding plots needs to be contacted to make agreements with each other about for example the plot roads they need to share.

When all the needed information is gathered the intention agreement is signed and this means that the initiator is seriously about developing his/her own initiative (Gebiedsteam Oosterwold, 2017b).

From the interview analysis it became clear that if the initiator does not make contact with the surrounding plots the area director will contact this initiator. The initiator gets around three weeks to respond by contacting the initiators of the surrounding plots. If this is not done the area director is authorised to stop this initiative (Figure 15)(personal communication IN, 2017).

*Development plan***Anterior agreement**

Before signing the anterior agreement a development plan needs to be made by the initiator. In this plan information needs to be given about what functions are developed on the plot, the design of the plot and the planning of the construction phase. Important is to take into account the demands of other parties for the design of the plot, for example demands of the Waterboard or for the functions the initiator wants to realise.

The plan is assessed by the working group and when it is accepted the anterior agreement can be signed. This includes a payment of the first 10% of the exploitation contribution (Gebiedsteam Oosterwold, 2017b). The described process is also visualized in Figure 20 on the next page.

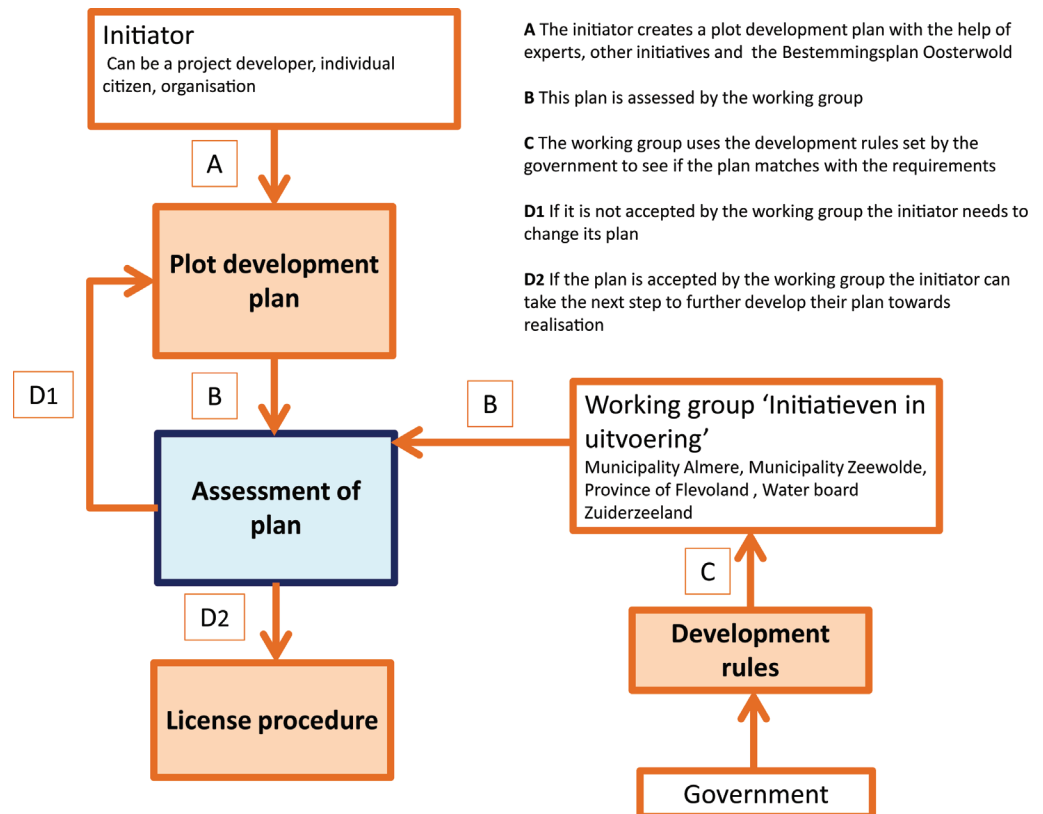


Figure 20: Developing and assessing the plot development plan (personal Communication IN, 2017) (Gebiedsteam Oosterwold, 2017c)

Power process behind anterior agreement

The power processes behind this part of the development can be shortly explained as:

- Working group (government) set up the rules the plan needs to comply with, assesses it, gives the notice if the project can move forward or not
- The initiator developed its own plot with the help of the game rules, needs to change the plan when the Working group says so
- The level of ambition of the initiator is not questioned and therefore minimal plans, but complies with the rules, are accepted. The power of the Working group to increase the ambition is by persuasiveness. (personal communication IN, 2017)

The power process in this whole step is visible in Figure 16 and is based on a combination of the document- and interview analysis.

Licence procedure

Environment license

In this step different licenses needs to be requested. The environment license can only be requested when different experts have examined the plot. Examples of examination that need to take place are archaeological- and ecological research. In this step also experts have a more dominant role (Figure 17) in the development of the plot, due to the licenses and therefore rules the initiator has to comply with. The Waterboard Zuiderzeeland needs to give a water license to each plot, because each plot needs to provide its own sewage system and therefore needs to comply with the rules made by this expert.

Limitation

In the document analysis of the evaluation (Ruimtevolk, 2016) it was mentioned that this step makes the development of initiatives complex. By requesting different licenses more rules are introduced and they do not always comply with the game rules and make the development therefore complex.

In this step also an additional 10% of the exploitation costs needs to be pay.

Rest of exploitation costs are payed

Purchase agreement and transfer

In this step the purchase agreement is developed and signed and the other 80% of the exploitation costs needs to be pay. The purchase agreement is developed by the National real estate company and the municipality and needs to be signed by the initiator(s), the National real estate company and the municipality.

The transfer of the land is only possible when the initiator provided the municipality and the National real estate company proof that the initiator is member of the plot road association and when the building license is irreversible. The power relation between the stakeholders in this step is shown in Figure 18.

Start building phase

Realisation

In this step the municipality does not interfere with rules or procedures anymore and the building phase can start. For this step it is necessary to develop technical drawings and specifications, hiring a contractor and prepare the start of construction.

Completion and occupation

As described in 4.2 Type of development, the type of development of both cases differ as EVA-Lanxmeer is completed and Almere Oosterwold is still in development.

EVA-Lanxmeer

The masterplan of EVA-Lanxmeer is completed and occupied and some small areas around the border of EVA-Lanxmeer are not yet developed. There is a possibility to join different working groups and according to the document-and interview analysis the social cohesion is still present. A difference in the strength of the social cohesion can be found in the core group who designed the area and people who moved in later, according to the interview with BEL (personal communication BEL, 2017).

Success

Through maintenance of the neighbourhood and characteristics to the residents themselves it is possible to maintain the concept/characteristics (Stichting EVA, 1996a) that makes the neighbourhood special, according to the document analysis.

According to the interview analysis, one and a half year ago BEL started to discuss what the purpose is now that most of the area is developed and a neighbourhood council is created, because residents had the idea that the distance between BEL and the residents is to far (personal communication BEL, 2017; personal communication MK, 2017).

Limitation

In the document analysis it was found that one of the limitations in EVA-Lanxmeer is that the residents living in the neighbourhood is a quite homogeneous group. This is came forward also in the interview analysis, but there it was questioned if this is really a problem. Not everyoe wants to live in such a neighbourhood or participate in the development of the neighbourhood (personal communication BEL, 2017; personal communication HS, 2017).

Almere Oosterwold

Limitations

In Almere Oosterwold this is not (yet) the case as it is in development till at least 2030. At the moment some plots are completed and occupied and others are in development or 'empty'. From the evaluation by Ruimtevolk (2016) some notes can be made about the development of Almere Oosterwold so far. For example the realised housing density is lower than intended, what has consequences for the amount of buildings that will be realised in this area. Less realised houses means that the target of 15.000 houses described in the governmental structure vision (RRAAM, 2013). A second example is the high accessibility of the area due to the designed space pattern of a plot in the structure vision of Almere Oosterwold. High accessibility is according to the police not a positive aspect of the area.

Limitation

Another issue that came up during the document analysis is addressed by the water-board Zuiverland, because they have not a clear idea what the influence will be on the water quality in the area over time with every plot having its own individual waste water purifier (RUIMTEVOLK, 2016). This came also forward during the interview with the area director and is one of the issues that will be researched and experimented with (personal communication IN, 2017).

Unclear division of responsibility

The initiators in the area are already questioning the future of the area by asking if the second generation of inhabitants (who did not develop a plot) have the same feeling of responsibility and commitment with the area as them. They live with a certain vision and feeling of the area and want this idea of the area be preserved (RUIMTEVOLK, 2016). From the document analysis it is not found if and how this issue will be tackled. It is unclear when the responsibility of the government stops and the responsibility of initiators begins. The government is responsible to represent the public interest, but it is unclear when it is not a public interest anymore according to the evaluation of Almere Oosterwold in 2013-2016 (RUIMTEVOLK, 2016). According to document analysis and interview analysis this is one of the issues that will be researched by a team in the coming years.

Successes

The first successes are also found in the document and interview analysis. According to the area director (personal communication IN) and the evaluation (Ruimtevolk, 2016) a lot of people are interested to develop a plot and are also developing or have developed one. Also initiators feel at home in the area, because they have a more contact with their neighbours compared to where they lived before and the reason is the collaboration needed during the development of the plot.

4.5 Deep Democracy in EVA-Lanxmeer and Almere Oosterwold

In this sub chapter the theory of Deep Democracy is used to see if their principles are used and relate to successes of EVA-Lanxmeer and if they could be used to cope with power issues related to limitations. First the principles of Deep Democracy will be shortly repeated again and second for each case it will be used to evaluate the successes, limitations and problems according to the principles of Deep Democracy.

Deep Democracy

As said in chapter 2 Deep Democracy is a participatory approach that facilitates discussions valuing a diversity of viewpoints and equality among stakeholders. (Mindell, 2008; Carlsson & Chappel 2015). Amy and Arnold Mindell (2008) define Deep Democracy as a systematic incorporation of different values and thoughts by being aware of the different roles and feelings of the stakeholders.

Vision of Deep Democracy

The vision of Deep Democracy contains three aspects; emphasis on the development and enduring of relationships between stakeholders, making it possible to discuss and map power differences and processes, and creating a common ground that exists of tension, differences and uncertainties (McIvor & Hale, 2015). These characteristics are translated into eight principles to understand and overcome problems related to participatory processes (Kramer, 2014).

The results of the document analysis around successes and limitations is compared with the Deep Democracy principles and is described for EVA-Lanxmeer and Almere Oosterwold per principle.

Principles in combination with successes and limitations in both cases

In this section the development of both cases are evaluated with the principles of Deep Democracy. Each principle is mentioned and described if and how it is used in the development of both areas. In Table 7 you can read a summary of all Deep Democracy principles in both cases.

Deep Democracy principle	EVA-Lanxmeer	Almere Oosterwold
Do not use copy paste	Use of copy paste can create a feeling of being less powerful for stakeholders Using copy paste for another project is seen as success	Not desired by municipality and residents to use copy paste in building development Using copy paste of the development strategy is to further develop is seen as positive
See the power of power	Process facilitator during discussions to overcome power issues Unsure if every power issue was seen during the process and not only afterwards	Problem around the division of power of different stakeholders and unclear is when it is necessary to give power to certain stakeholders to reach decisions
Challenge the truth	Not explicitly found	Seen as a success as it opens up the possibility for citizens and other initiators to develop a 'world' they dreamed of
Enjoy the unknown	Possibility of flexibility in technological innovations > hard to realise in practice and therefore a limitation	Success of this is the diversity of houses and plots that are created and to experiment with new technologies
Use and/or instead of or/or	One of the strengths is the integration of all aspects around sustainability Multiple functions to the water and green is seen as a success Neighbourhood asks for a different daily behaviour creating or/or of people < not negative per se	Integration of different themes around sustainability and the desires of the public and future < not found if seen as success/limitation
Search actively for the alternative	Not explicitly found	Limitation is that not every initiator has high ambition in being self-sufficient and incorporating innovative techniques
Vary in rhythm	Happened, but not found in relation to success/limitation	Happened, but not found in relation to success/limitation
Work together	People needed to work together with other inhabitants and experts during discussions > seen as major success	Initiators need to work with different experts, team Oosterwold and surrounding initiatives to develop their plot > seen as major success

Table 7: Scheme of the Deep democracy principles in both cases (Black = positive towards principle, Dark orange = negative towards principle)

Do not use copy paste

From both the analysis of the interviews and the documents of EVA-Lanxmeer, it was found that the idea of EVA-Lanxmeer was to show examples of sustainable living in a time when environmental awareness started to increase and innovative projects just started. Therefore it was less possible to use the general format of urban development. For the neighbourhood a new concept was developed and together with experts and future inhabitants they discussed how this could be translated into an urban plan.

- Buildings were made together with inhabitants (only phase 1)
- Design of the courtyards were all different due to discussions and design per courtyard

Limitation using copy paste EVA-Lanxmeer

A negative aspect, according to analysed documents (Stichting EVA, 1996a, 1996b), was the use of the same type of buildings of phase 1 for the development of the houses of phase 2. There was no participatory process for phase 2 due to lack of budget and therefore it was only possible to ask for small revisions in the house (like having a balcony or not) by the inhabitants. This created a feeling of being less powerful in this phase for the residents. This promotes the idea of 'not using copy paste'.

Positive aspect copy paste

From the interview analysis (personal communication HS, 2017; personal communication BEL, 2017) the use of copy paste could be useful and seen as positive. Some aspects of EVA-Lanxmeer, for example the design of the green areas, are used in the development of another neighbourhood in Lanxmeer, Paris.

Limitation copy paste Almere Oosterwold

In the document analysis of Almere Oosterwold it was found that according to the governmental organisations who developed the plan it is not desired to use the same type of buildings as in other neighbourhoods in the Netherlands. According to the evaluation of the area (RUIIMTEVOLK, 2016) this desire is shared by other initiators. One of the concerns they have is the development of homogenous houses made by project developers in the area and therefore an increase in non-typical houses for the neighbourhood.

Use of copy paste Almere Oosterwold

What is copy pasted in the area is the development strategy of the area from previous projects in Almere. The use of aspects that worked in previous projects is used in the development strategy of Almere Oosterwold and this further developed and tested with this project.

Process facilitator for professional participation process

See the power of power

For participation sessions in EVA-Lanxmeer a process facilitator was hired and therefore contributed to have a professional participation process. According to Deep Democracy this helps to overcome power issues. Still it is unsure if every power issue was seen during the process and not only afterwards. For example from the interview analysis it came forward that during the development the project leader and the initiator had different interests and due to the role of the project leader it was possible to make the decision to sometimes focus more on integrating the interests of the municipality than other stakeholders. The reason behind this was the believe that this ensured that the project was actually realised (personal communication HS, 2017).

Use of power EVA-Lanxmeer

Questions raised responsibility government - initiator Almere Oosterwold

At the moment in Almere Oosterwold on of the questions that is been raised in the interview and document analysis of the evaluation (Ruimtevolk, 2016) is wat the role and responsibility is of the government and what of the initiator. When is the public interest represented and when not. Also what is the role of the government in Almere Oosterwold now and in the future when it is developed?

This problem is around the division of power of different stakeholders and unclear is when it is necessary to give power to certain stakeholders to reach decisions. Seeing the power of power during the development process can help to identify this.

<i>Not explicitly found EVA-Lanxmeer</i>	<p>Challenge the truth</p> <p>In the analysis of the documents and interviews of EVA-Lanxmeer this principle was not explicitly found. One of the reasons to start the initiative can be seen as challenging the truth by developing a neighbourhood with a different way of living than the regular development projects.</p>
<i>Area used for experimentation Almere Oosterwold</i>	<p>This principle is part of one of the drivers behind the development of Almere Oosterwold. This project exists of experiments with different forms of building, developing and gives the possibility to experiment with new technologies. This is challenging the truth on how the planning system works at the moment in the Netherlands and how it maybe should be, and also challenges conventional building construction and neighbourhood development. According to the interview and document analysis this principle is a success in the sense that it opens up the possibility for citizens and other</p>
<i>Success</i>	
<i>Only used for technological innovation EVA-Lanxmeer</i>	<p>Enjoy the unknown</p> <p>Out of the document analysis of EVA-Lanxmeer it became clear that this principle is only used for technological innovations. They developed buildings and had phases of building to create the possibility of flexibility to include new technological innovations during the development of the area. In practice it became clear that flexibility is hard to realise in practice.</p>
<i>No masterplan in Almere Oosterwold</i>	<p>The development of Almere Oosterwold is based on organic development, implicating no masterplan. It is unclear how the area will develop due to this amount of flexibility. It is unknown what the future will bring, what discussions are needed and what innovations will be created and implemented in this area. A success of this is the diversity of houses and plots that are created and to experiment with new technologies (personal communication IN, 2017).</p>
<i>Success</i>	
<i>Strength of EVA-Lanxmeer</i>	<p>Use and/or instead of or/or</p> <p>The document- and interview analysis of EVA-Lanxmeer both provided the information that in the development of this area focus was on integrating different aspects of sustainability. According to MK (personal communication MK, 2017) and HS (personal communication HS, 2017) one of the strengths of EVA-Lanxmeer is the integration of all aspects around sustainability and also not looking at different themes, like water and energy, separately.</p>
<i>Success</i>	<p>Also giving multiple functions to the water and green in the area increases the attractiveness of the area according to document analysis and is also one of the aspects that was reproduced in a different neighbourhood in Lanxmeer, according to the interview analysis of BEL (personal communication BEL, 2017).</p>
<i>Not a place for everyone</i>	<p>Still the neighbourhood is not a place for everyone, because it asks for a different daily behaviour compared to other neighbourhoods. This is seen for example in the fight around no parking for your house. Some houses got a permit to park before the house, but this contradicts with the principles of the neighbourhood and other inhabitants were disappointed with the people who parked their car for their houses.</p>
<i>Integration of different themes in Almere Oosterwold</i>	<p>The development of Almere Oosterwold also integrates different themes around sustainability (waste water, energy, urban agriculture, finances) and the desires of the public and future (amount of houses, non-general living style). This is secured in the game rules and also promoted in the rapport including further explanation of the game rules and ideas how to translate it in a design (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a, 2012b, 2012c, 2012d, 2012e).</p>

<i>Not explicitly found in EVA-Lanxmeer</i>	<p>Search actively for the alternative</p> <p>This principle is not explicitly found during the analysis of the data of EVA-Lanxmeer. What can be said about this principle is that there were multiple workshops and sessions around the design of the area and multiple alternatives were discussed during these sessions.</p>
<p><i>Choice what to do with your plot in Almere Oosterwold</i></p> <p><i>Limitation</i></p>	<p>In Almere Oosterwold the freedom of what to do on your own plot, beside complying with the game rules, creates the possibility for people to design and develop alternative urban structures, houses and environment. This applies to each plot creating a whole area full of possibilities and experiments for alternative solutions. What is seen in the document analysis is that not every initiator has high ambition in being self-sufficient and incorporating innovative techniques for example in the department energy (RUIMTEVOLK, 2016).</p>
<i>Discussions in EVA-Lanxmeer</i>	<p>Vary in rhythm</p> <p>There were different discussions with different people during the development of EVA-Lanxmeer and will be shortly listed.</p> <ul style="list-style-type: none"> • The development of the EVA-concept was done by experts. • Group composition for each workshop was different • Development of buildings was done together with the inhabitants • Development of the public green was done with discussions with adults and separately with children • Development of courtyard was with the inhabitants of that specific courtyard • The process facilitator differs per phase in the development and mostly differed per session. Still a process facilitator is used in discussions today (personal communication BEL, 2017)
<i>Working with different stakeholders in Almere Oosterwold</i>	<p>In Almere Oosterwold the initiator goes through the development process working with different stakeholders before the plot is completed. Therefore different opinions and rules are taken into account in each development phase. Also the area director has changed over time, at the moment the second area director is now in charge (since 2015). It was not found in the document- or interview analysis if this had influence on successes or limitations.</p>
<i>Main success in EVA-Lanxmeer</i>	<p>Work together</p> <p>During the design of the EVA-Lanxmeer different sessions and workshops were given and people needed to work together with other inhabitants and experts. According to the document analysis not everybody had to agree to make decisions and this was possible by the space process facilitators created. Each person had the possibility to speak out their concerns and therefore people were more willing to engage with ideas different from theirs. A main success is that the participation process created a social ground-work, therefore strengthened the social cohesion in the neighbourhood and therefore people feel at home and safe in the place they live. This is seen as an success in the document analysis and also backed up by all interviews.</p>
<i>Success in Almere Oosterwold</i>	<p>Initiators in Almere Oosterwold need to work with different experts, team Oosterwold and surrounding initiatives to develop their plot. It is required to meet with other initiatives otherwise it is possible that the area director will stop you initiative during the phase of intention agreement (personal communication IN, 2017).</p> <p>A success related to working together is found in the document analysis that initiators feel at home in Almere Oosterwold, because of the needed collaboration (RUIMTEVOLK, 2016). This is backed up by the interview analysis where it was mentioned that initiators themselves already start collaborations with others.</p>

CHAPTER 5

DISCUSSION

This chapter discusses the results of this thesis with existing scientific literature. The chapter is divided per sub-question. First the role of the stakeholders and the power processes are discussed, and second the contribution of Deep Democracy in identifying successes and limitations.

Sub-questions of this thesis

This chapter is divided in two sub-chapters answering. The first sub-chapter focuses on discussing the first two sub-questions, because they are connected together. The questions are: (1) “Who and what is the role of the stakeholders during the development of the three eco-districts?” and (2) “How does the process of power evolve during the development of the three eco-districts?”. The second sub-chapter focuses on discussing the third sub-question “Which principles of Deep Democracy can contribute to the successes and limitations in the development of eco-districts?”.

5.1 Development of an eco-district: stakeholders and power process

This thesis started with the statement that urban planning shifts towards a more participatory approach by including stakeholders like private companies, citizens and other non-governmental organisations in the decision-making process. The problem is that participation within decision-making processes often face issues of power and therefore not always succeed (Van Assche, 2004; Aarts et al., 2007; Van Bommel et al., 2008; Van Lieshout & Aarts, 2008; Aarts & Leeuwis, 2010). In recent years more active democracy is wished by the government and the society itself, therefore more focus is needed on ‘seeing the power of power’ to face the issues related to them. This study focused on the role of power in the development process of EVA-Lanxmeer and Almere Oosterwold, both in the Netherlands.

*Involvement of stakeholders
EVA-Lanxmeer*

To understand the role of power in the development process it is necessary to look first at who were involved in the development. The involvement of particular stakeholders and in which phase depended on what stakeholder started the initiative. In EVA-Lanxmeer the initiative started with a citizen and therefore the phase Defining the problem, goals and objective (in chapter 4.4) was mainly done by this citizen with help of her network of experts in sustainable development. The involvement of the provincial and municipal government was needed to provide the location and had influence in the phase development of alternatives and plan selection. In further designing the plan the future inhabitants were involved in designing their house and green areas in collaboration with the experts. After the completion of the area the residents start living in the area. They are, together with the municipality, involved in maintaining the area where the inhabitants have the most responsibility.

*Involvement of stakeholders
Almere Oosterwold*

In Almere Oosterwold the involvement of the stakeholders is somewhat different. Here the initiative started from the government. Therefore the problem definition, goals and objectives (phase 1) are defined by governmental organisations like the municipality of Almere, municipality of Zeewolde and the province of Flevoland. These stakeholders were also involved in selecting the plan for the area. During the next phase, realisation of the plan, stakeholders like private developers, citizens and other organisations are involved in the development of Almere Oosterwold. The involvement of type of stakeholders differs in the first two phases from both cases, this can be explained by the type of stakeholder who starts the initiative. Interesting to see is that in the end all the involved stakeholders in both cases includes the same type of stakeholders; governmental institutions, water- and energy company, future residents and experts.

*Organisation in
EVA-Lanxmeer*

The section above can also be used to describe the power process in the development of EVA-Lanxmeer and Almere Oosterwold. The choices that are made by defining the goals and objectives influence the organisation of responsibilities and power during the development. In EVA-Lanxmeer the organisation consisted of the EVA Foundation and the municipality of Culemborg which were equal partners. This meant that clear responsibilities for both stakeholders needed to be made resulting in a clear organisation. One of the goals was participation of future residents in the development of the area and this was taking place during the design of the green areas and houses (pag. 47). During the development of this phase the future residents had the most influence on what decisions were made. The experts (who were almost all already involved in the

phases) worked together with the residents to fine tune their ideas for realisation and got their power for decisions based on knowledge. This will be discussed further later on. During the first phase of construction the project team took back their control to make sure the objectives were translated into the design of the neighbourhood (pag. 47).

Organisation in Almere Oosterwold

In Almere Oosterwold the organisation was created by governmental organisations that developed the goals, objectives and plan. Future residents, project developers and other initiators design their own plot and are controlled by the governmental institutions. The initiator is in control over what is realised on the plot, as long as it matches the rules designed by the particular governmental institutions.

Power depended on responsibility

During the different phases and decisions the amount of power of each stakeholder changes depending on who is responsible for a certain task. In EVA-Lanxmeer the residents are responsible for the design of the green areas and therefore have more power than other stakeholders. Still, the experts take power to agree or disagree with decisions made by the residents when it is not reasonable according to the expert knowledge (Figure 13 on pag. 48). In Almere Oosterwold the initiator is responsible for the design of their plot, but the governmental institutions are having power of denying designs when it does not comply with the rules they created. Note that a plot will be realised if it complies with the minimum wages of the rules, the governmental institutions only have the power of words to persuade the initiator to develop more on his/her plot (Figure 16 on pag.49, and written on pag.51).

Power is not in the hands of one organisation

In both cases power is not in the hands of one organisation throughout the development process and this is made visible for both cases in Figure 21 and 22. In the beginning of the study it was mentioned that according to Koch & Sánchez Steiner (2017) a participation process does not balance differences in power. As seen in both cases power is not balanced. Power is distributed over stakeholders differently in each development phase and even within the phases. It depends on the type of decision/responsibility. In both cases it was noted that a stakeholder in the end had less power and was overruled by others. In EVA-Lanxmeer residents had almost no influence on the design of the second building phase (pag.50) and in Almere Oosterwold the residents do not have influence on the main idea and decisions about whole Almere Oosterwold (pag. 46).

Discussion Arnsteins participation ladder

The change of power in each development phase influences the type of participation from each stakeholder. In an article of Collins and Ison (2009) the participation ladder of Arnstein is reflected and partly contradicts the statement made in the start of this section. They describe that Arnstein's ladder gives the impression that responsibilities and the roles of stakeholders only relate to the dynamics of the levels of power. They argue that the roles and responsibilities of stakeholders are not always defined by their sense of power, but are based in their interest and this can change over time and therefore types of participation change also (Collins & Ison, 2009). Following the line of Mindell's theory of power ranks, they think that the amount of power a person has relatively to another is based on five types of ranks. The type of ranks are: social, structural, contextual, psychological and spiritual and can be connected to the interest of people. Shortly described social relates to class, gender and appearance, structural to the position in the field or institution, contextual refers to the space and time context wherein the interaction happen, the psychological rank is based on the self-awareness of a stakeholder's own experience, and the spiritual rank refers to the feeling of being part of something that transcends the physical. An example is the feeling of having justice on your side (Mindell, 2008; Fernandez-Aballi, 2015). The contextual-, psychological-, and spiritual rank can be connected to a stakeholder's interest. The interest of stakeholders depend on the context of a type of decision (if this fits with his/her interest), influences their ideas of their experience levels on the matter and can give

Interest of stakeholders

Figure 21: Power distribution of the stakeholder groups in EVA-Lanxmeer, following the participation ladder of Arnstein

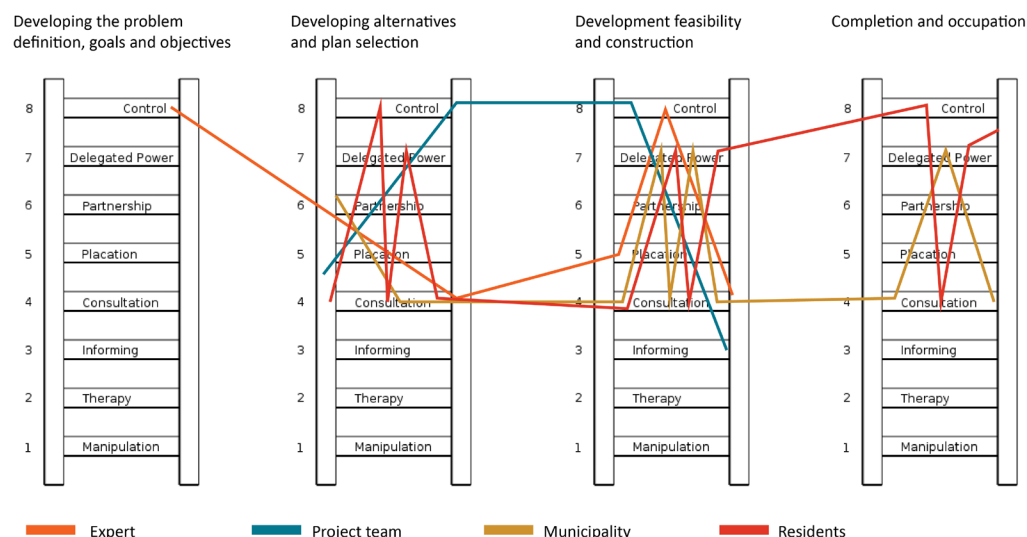
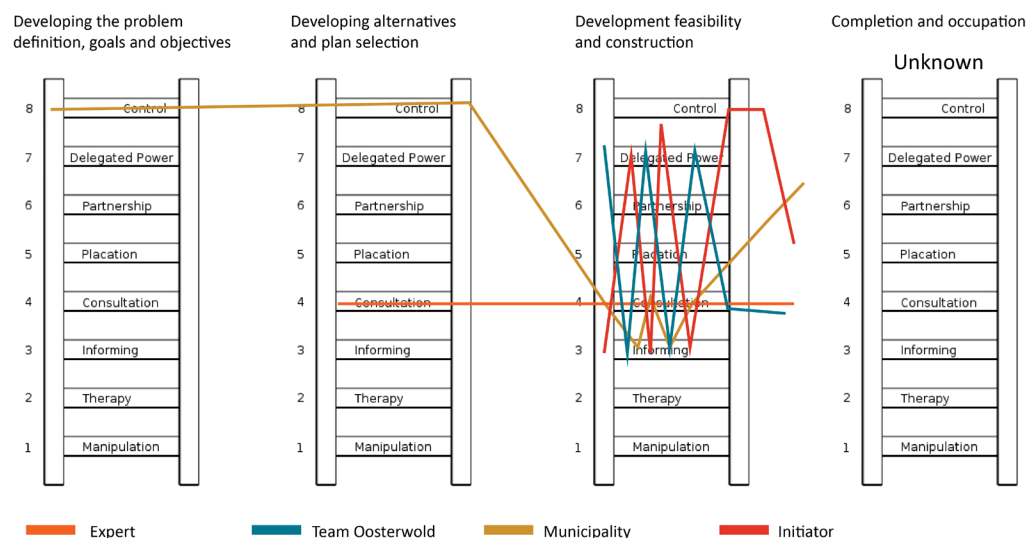


Figure 22: Power distribution of the stakeholder groups in Almere Oosterwold, following the participation ladder of Arnstein



the stakeholders ideas of being part of a 'community' which have the same interest. This will influence the feeling of power and therefore the amount of power a certain stakeholder can have in each development phase. This is seen in EVA-Lanxmeer when designing and building the first phase, the project team takes over control to make sure that its interest of realising the principles into a real-life practice. They have more power compared to other stakeholders who's interests are less demanding in that phase. In Almere Oosterwold interests of experts or municipality are backed up by their position in the field (structural rank) during the license procedure. Their interest is backed up by regulations and therefore the interest of the initiator itself in this procedure is not enough to have the power to not comply to the regulations.

Power and interest are connected

Power and knowledge

As mentioned before it was noticed, especially in EVA-Lanxmeer, that power was related to knowledge during the participation process in designing the area. This fits the findings of Certomà (2015) described in the introduction of this study. One of the conclusions was that knowledge and power are connected. Knowledge can be used to create power for a stakeholder to influence certain decisions. In EVA-Lanxmeer this was seen in the influence of the experts on the design of the area. The knowledge of the experts was used to translate the objectives into an urban plan and during discussion sessions with residents for the design of the neighbourhood. For example the energy expert had the most power during energy discussions with residents by agreeing and/or disagreeing with ideas and numbers made by the residents. In the end this way of

decision-making influenced which energy designs were included and which not.

*Clear role division in
EVA-Lanxmeer,
unclear role division in
Almere Oosterwold*

One of the successes of EVA-Lanxmeer that could be identified from the document analysis was the clear role division of stakeholders and their responsibilities. At the moment in Almere Oosterwold one of the limitations they face is the unclear division of responsibilities and roles for each stakeholder. Especially the role of the government is questioned and is therefore also one of the themes that needs and will be researched, according to the document- and interview analysis. As mentioned before the roles and responsibilities are influenced by the amount of power of stakeholders in each development phase. As discussed before Collins and Ison (2009) argue that roles and responsibilities should not be decided by the amount of power, but decided by the issue itself and the procedure to tackle the issue. Following the line of the discussion of this thesis, power and interest are connected, so is knowledge. This is also backed up by theory from the theoretical framework like Foucault (chapter 3.3). When dividing responsibilities it is still needed to see what power each stakeholder has, only not only looking at their position within the field, but also to their knowledge and interest.

Power and interest

Power and interest can be connected to each other looking at the pyramid of needs of Maslow (Figure 23) (McLeod, 2017) and the results of this thesis. The pyramid of Maslow shows the hierarchy of the needs of people what can be translated into the interests people have. For example a house fulfils the safety needs. Each step higher on the pyramid gives a person more power, and in the context of this thesis this means getting power to have influence on the living environment. In figure 23 a connection is made between the power ranks of Mindell (2008) and the pyramid of Maslow, showing that with each step the power of a stakeholder gets stronger due to the fulfilment of more ranks. This means that power and interest are connected as the interest of a person can help to increase the power of a stakeholder. Knowledge is part of each step in the pyramid as it requires knowledge to know how to fulfil each step.

Knowledge to fulfil each step

Still this is not enough to explain all findings in this thesis as interest and knowledge are not always enough to develop what you want. For example in Almere Oosterwold an initiator still needs to comply with regulations to develop its plot as described in the development phase Development feasibility and construction in chapter 4.4. The commitment of a stakeholder or individual can increase the amount of power or the status of a person compared to the other. The status of a person can for example be derived from social class or position in the work field.

Comply with regulations

*Commitment
Status*

POWER RANK

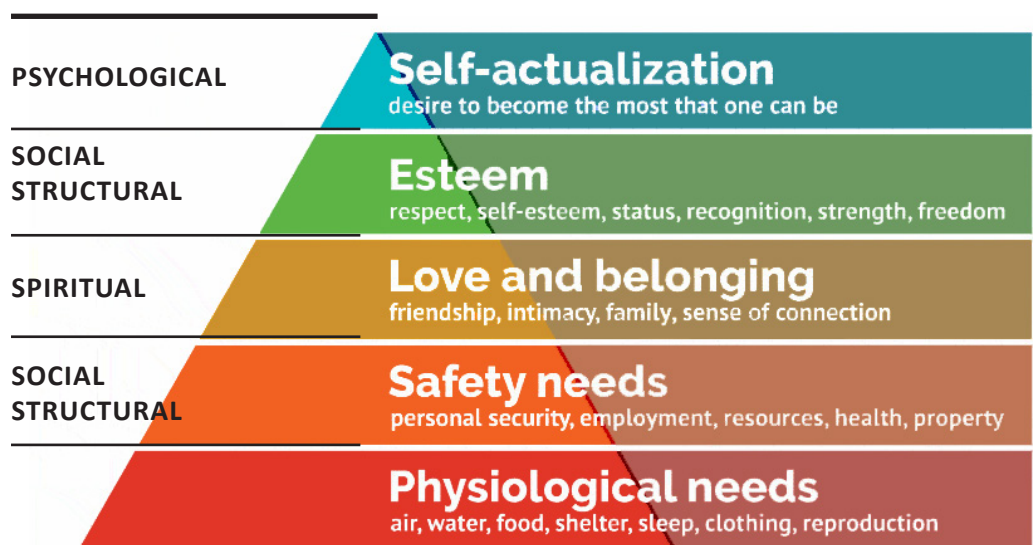


Figure 23: Maslow's pyramid of needs (McLeod, 2017), and on the left the connection with the power ranks of Mindell (2008)

As seen in the case studies the amount of power of a stakeholders changes for each decision based on the chosen organisation, but also the knowledge they can contribute for each decision. Governmental organisations provides a more overall vision, structures of how to develop and the bureaucracy behind each step. Their power increases when decisions are made around this field, as seen in the analysis of EVA-Lanxmeer and Almere Oosterwold. Experts gain power from their knowledge and experience in a specific field and citizens gain power from both their knowledge of their work field (therefore can be seen as an expert) and how they want to live (this defines the for specific requirements to their direct environment). This influences the power structures during the development of an area and therefore this thesis agrees partly with the statement of Collins and Ison (2009) that roles and responsibilities should be assigned, specifically for the type of power each stakeholder has, not looking at their structural power but to the field they have most power in (lifestyle, expertise, bureaucratic). Combining all these aspects found in the results of this thesis, it can be said that power can be derived from knowledge, interest, status, regulations and commitment. This is shown in figure 24.

Stakeholders fields

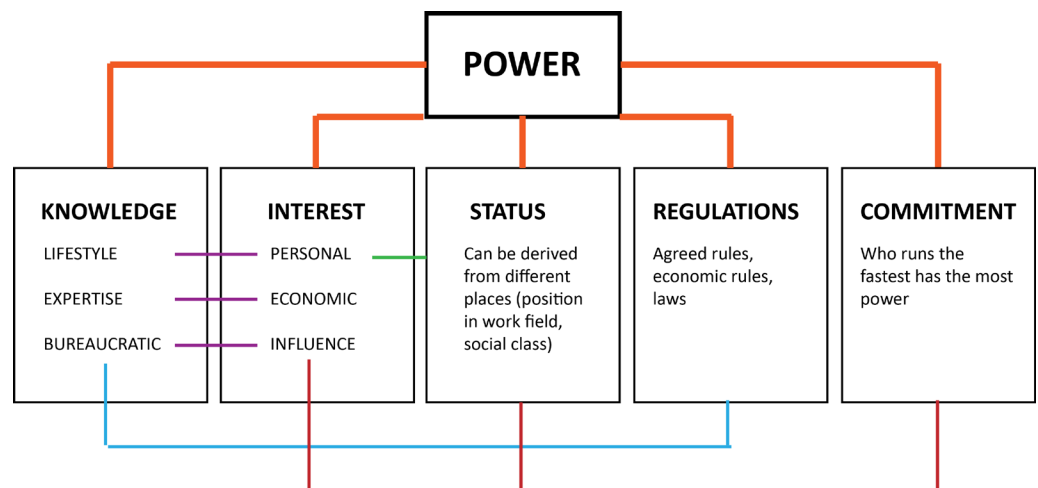


Figure 24: Connection between power, interest, knowledge, status, regulations, commitment.

5.2 Contribution of Deep Democracy to the identification of successes and limitations

According to Altes (2008) successes and limitations of a realised project depend on the translation of the principles in the realised plan. There are two major measures of success in planning; (1) match between intention and implementation, and (2) whether the plan resulted in better decisions.

The successes and limitations of both cases are divided over the different development phases, connected to decisions made during these phases. Table 8 shows the combination of successes and limitations with the Deep Democracy principles.

Measures of success

Major success in both cases

Interesting is that in both cases one of the major success factors is the inclusion of future residents in the design and realisation of the neighbourhood/plot. The social cohesion increases and with that the feeling of safety, and in EVA-Lanxmeer the ideals of the neighbourhood are carried by the residents even after the experts are gone.

Case based successes/limitations

Other successes and limitations are case based and related to choices made during the development. In EVA-Lanxmeer limitations are for example the non-realisation of the

Table 8: Comparison of both cases of the Deep Democracy principles used in relation to successes and limitations (Black = positive towards principle, Dark orange = negative towards principle)

Deep Democracy principle	EVA-Lanxmeer	Almere Oosterwold
Do not use copy paste	<p>Initiative did not use general format of urban development</p> <p>Use of copy paste of buildings created a feeling of being less powerful for the residents</p> <p>Design of the green areas, are used in another neighbourhood and is seen as success</p>	<p>Not desired to use the same type of buildings as in other neighbourhoods in the Netherlands</p> <p>The development strategy of the area from previous projects in Almere is repeated and further developed and tested</p>
See the power of power	<p>Process facilitator during discussions to overcome power issues</p> <p>Unsure if every power issue was seen during the process and not only afterwards</p>	<p>Problem around the division of power of different stakeholders and unclear is when it is necessary to give power to certain stakeholders to reach decisions</p>
Challenge the truth	<p>Developing a neighbourhood with a non-general way of living</p>	<p>Opens up the possibility for citizens and other initiators to develop a 'world' they imagined or dreamed of and to actually realise this</p>
Enjoy the unknown	<p>Possibility of flexibility to include new technological innovations > hard to realise in practice</p>	<p>It is unclear how the area will develop due to the amount of flexibility. Success of this is the diversity of houses and plots that are created and to experiment with new technologies</p>

*Table 8 continued: Comparison of both cases of the Deep Democracy principles used in relation to successes and limitations
(Black = positive towards principle, Dark orange = negative towards principle)*

Use and/or instead of or/or	<p>One of the strengths is the integration of all aspects around sustainability</p> <p>Multiple functions to the water and green increases the attractiveness of the area</p> <p>Neighbourhood asks for a different daily behaviour</p>	Integration of different themes around sustainability and the desires of the public and future
Search actively for the alternative	Multiple alternatives were discussed during sessions	<p>This area is full of possibilities and experiments for alternative solutions.</p> <p>Not every initiator has high ambition in being self-sufficient and incorporating innovative techniques</p>
Vary in rhythm	Different discussions with different people during the development	The initiator goes through the development process working with different stakeholders before the plot is completed
Work together	People needed to work together with other inhabitants and experts during discussions > seen as major success	Initiators need to work with different experts, team Oosterwold and surrounding initiatives to develop their plot > seen as major success

<i>Limitation EVA centre</i>	EVA-Centre and that the neighbourhood is not for everyone and therefore consists of a quite homogenous group of residents. The non-realisation of the EVA centre is based on the decision that it was not economically feasible to develop this centre even with the financial contribution of the initiator and the support of others. The support of others also depended on what they could do with the centre that would benefit themselves, according to the interview analysis.
<i>Homogeneous group</i>	The homogenous group itself can be seen as a limitation in a way that this neighbourhood was built to show how sustainable living could look like to promote it. If this means that the behaviour of people need to change and therefore only attracts a certain group of people it is not promoted thoroughly and influences the desire of people to live in a sustainable way. On the other hand, when looking at Almere Oosterwold different people are attracted to live in this area even when they need to comply with certain rules around living sustainable. This means that environmentally driven people live next to people who are driven by the freedom of building their own house, what can cause negative feelings on both sides.
<i>Limitations Almere Oosterwold related to experimental character</i>	The limitations in Almere Oosterwold are mostly related to issues that come up due to the fact that the way of developing the area is an experiment. These limitations are taken into consideration by the governmental institutions and taken into consideration to solve these problems for next initiatives.
<i>Lack of clarity of responsibilities</i>	An important limitation at this moment is the lack of clarity of the line between the responsibility of the initiative and the government. As mentioned in the power part of this discussion, this has influence on the organisation of the development and the distribution of power of stakeholders during and between the development phases. This problem is one of the problems of participation processes related to power as defined in the beginning of this study in the introduction of Chapter 1 (Koch & Sánchez Steiner, 2017; Aarts & Leeuwis, 2010).
<i>Use of Deep Democracy in this thesis</i>	The use of the Deep Democracy theory to analyse the successes and limitations of the development of EVA-Lanxmeer and Almere Oosterwold related to power should be done differently in next studies. Due to the way of analysing chosen in this study and the case studies it was not always possible to define the influence of Deep Democracy principles on the development process. Because it is a management tool it is better to analyse the use of Deep Democracy principles during discussions. It was found that certain principles, especially the creation of an open and safe environment to discuss each and everyone's opinion (part of 'see the power of power') can be found during observations of discussions. In the document analysis it was mentioned in one document about EVA-Lanxmeer and was seen as one of the successes. In Almere Oosterwold it is identified in one separate initiative found in a blog. The principle is used to develop a common group of plots, identified in one of the blogs of an initiative (Ondernemend Wonen Oosterwold, 2017).
<i>No use of copy paste</i>	<p>Still Deep Democracy principles can be used to know what creates successes within the development of an eco-district. For example the principle of 'no use of copy paste' is seen in both cases as a limitation by mainly the residents. In EVA-Lanxmeer the first building phase was repeated to develop the second building phase, which was seen as negative by the residents.</p> <p>In Almere Oosterwold the plot developments by project developers integrate repetition (copy paste) what is seen as negative by the residents. The government has sharpened the rules for project developers by now to diminish this phenomenon.</p>
<i>See the power of power</i>	The principle 'see the power of power' is connected to the analysis of the role of power in the first two sub-questions. It is necessary to see the power of each stakeholder in different development phases, because this is connected to responsibilities. In

EVA-Lanxmeer the clear division of responsibilities is seen as a success and in Almere Oosterwold the lack of this division is seen as a limitation.

<i>Challenge the truth</i>	The principle 'challenge the truth' was not specifically founded within the document and interview analysis. The idea of EVA-Lanxmeer was based on the idea of challenging conventional houses and neighbourhood development by showing a different way of living. This is part of the driver behind the development and it did not come forward as a success or limitation during the development process.
<i>Enjoy the unknown</i>	The principle 'enjoy the unknown' is the basis in Almere Oosterwold, where the development is done organically instead of using a masterplan. The area is still in development and therefore it is hard to discuss if this helps to create successes. In EVA-Lanxmeer this principle was less used, because the organisation was very structured and there was a masterplan of the area. In the fourth building phase the design of the particular locations were not designed, but open for other initiatives to take place. There was also an idea to give room to build flexible to facilitate the possibility to include new technological innovations, but it was hard to realise in practice.
<i>Use and/or instead of or/or</i>	The principle 'use and/or instead of or/or' was in EVA-Lanxmeer one of the principles that made EVA-Lanxmeer a success, because it integrated different aspects of sustainability in one design instead of focusing on all the aspects separately. In Almere Oosterwold this principle is seen in the game rules of integrating different aspects of sustainability and to give room for integration of other themes the initiator would like to include in their design.
<i>Search actively for the alternative</i>	The principle 'search actively for the alternative' (not found in EVA-Lanxmeer) is in Almere Oosterwold seen in the idea behind Almere to experiment with new and alternative solutions for living and/or the urban environment. It is also an experimenting field for a new planning system in the Netherlands (note, this is one alternative). A limitation is not every initiator has high ambitions in being self-sufficient and incorporating innovative solutions/techniques in the department energy, what can have a negative impact on the sustainability goal Almere Oosterwold has.
<i>Vary in rhythm</i>	The principle 'vary in rhythm' was used in EVA-Lanxmeer by changing the composition of people in different discussions. In Almere Oosterwold changes in group compositions can be found in the difference of initiators and one time by changing the area director. It is not explicitly found in the document-and interview analysis if 'vary in rhythm' had an effect on successes or limitations in both cases.
<i>Work together</i>	The principle 'work together' is already mentioned as one of the major successes of EVA-Lanxmeer. By working together it was possible to share knowledge from different stakeholders and by creating a safe environment by the process facilitator it was possible to discuss everyone's opinion and to find common ground. Working together created a social groundwork that was needed to design the neighbourhood, including the courtyards, and to increase the social cohesion. This major success also relates to Almere Oosterwold. According to the evaluation of Ruimtevolk (2016) initiators feel at home in Almere Oosterwold, because of the high amount of contact with future neighbours compared to the contact with their current neighbours due to the needed collaboration.

CHAPTER 6

CONCLUSION

This chapter provides the reader the conclusion of this thesis by answering the three sub-questions and the main question.

Summary of the introduction and intent of this study

Urban planning shifts towards a more participatory approach by including stakeholders like private companies, citizens and other non-governmental organisations in the decision-making process. The problem is that participation within decision-making processes often faces issues of perceived power imbalances and therefore is not always optimal (Van Assche, 2004; Aarts et al., 2007; Van Bommel et al., 2008; Van Lieshout & Aarts, 2008; Aarts & Leeuwis, 2010). The objective of this study was to identify the role of power in the development process of an eco-district and the influence of Deep Democracy principles on successes and limitations of the development. For this study two cases were analysed, EVA-Lanxmeer and Almere Oosterwold, both in the Netherlands.

Sub-question 1

Who are the stakeholders

Role of the stakeholders

“Who are the stakeholders and what is their role during the development of the two eco-districts?”

Who took part can be divided in four common stakeholders. They were the municipality, experts, residents and a project team. Their role during the development phases depended on which stakeholder started the initiative and the organisation the stakeholder chose to further develop the initiative. In EVA-Lanxmeer a clear division of roles is made and this was seen as a success and positively influenced the development process. The choice of the project team of EVA-Lanxmeer to take control over the design of the first phase created the possibility to realise the principles and ambitions around sustainability. In Almere Oosterwold an important limitation at this moment is the lack of clarity of the line between the responsibility of the initiative and of the government. Note that this development is still a work in progress and they are trying to solve this limitation. The role of the stakeholders and the chosen organisation have influence on the power processes during the development phases. The answer of this sub-question is therefore that the stakeholders are municipality, experts, residents and a project team; and their role is different for each development phase and decision as seen in Figure 21 and 22.

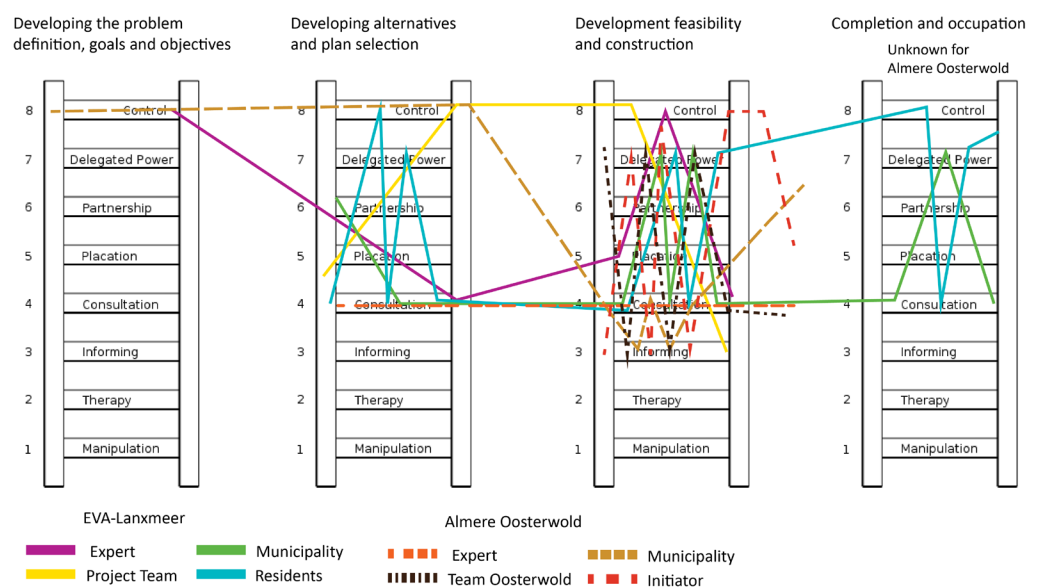
Sub-question 2

Power dynamics

“How does the process of power evolve during the development of the two eco-districts?”

Document analysis and interviews of these cases confirms that power is dynamic and its distribution evolves over time and different planning phases. Even within these phases the amount of power of each stakeholder changes when there is a different subject to discuss. Therefore the type of participation, following Arnstein's participation ladder, changes with the stakeholder in each development phase and is shown in Figure 25 for both cases.

Figure 25: Power distribution of stakeholders in each development phase of EVA-Lanxmeer and Almere Oosterwold with the use of Arnstein's participation ladder.



During the different phases and decisions the power is changing depending on who is responsible for a certain task. In EVA-Lanxmeer the residents are responsible for the design of the green areas and therefore have more power than other stakeholders (4.4 Development feasibility and construction). Still, the experts take power to agree or disagree with decisions made by the residents. In Almere Oosterwold the initiator is responsible for the design of their plot, but the governmental institutions are having power of denying designs when it does not comply with the rules they created. A plot will be realised if it complies with the minimum conditions of the rules, the governmental institutions only have the power of words to persuade the initiator to develop more on his/her plot. Power differences between stakeholders through the development process are also found in the study of Koch & Sánchez Steiner (2017). The answer to this sub-question is seen in Figure 24, the power is distributed differently per decision and in each development phase.

Sub-question 3

“Which principles of Deep Democracy can contribute to the successes and limitations in the development of eco-districts?”

Deep Democracy principles fostering successes

Table 9 shows, based on the findings of this study, the differences in both cases related to the Deep Democracy principles and these principles are therefore not seen as having a major influence on successes. Successes for future eco-districts can be fostered by using ‘no copy paste’, ‘see the power of power’, ‘use and/and instead of or/or’, and ‘work together’. Main successes are related to ‘working together’, because this provides a social ground work for future collaborations, an increase in social cohesion and therefore in the feeling of safety. ‘See the power of power’ is needed to identify exactly which stakeholders have influence on certain decisions, and how this changes during the various phases, and whether these decisions comply with the overall goal of the eco-district. This identification of where the power resides is essential to keep track of the desired success of the project, created by the use of ‘no copy paste’, ‘see the power of power’, ‘use and/and instead of or/or’, and ‘work together’.

Table 9: Differences between both cases in some Deep Democracy principles (Black = positive towards principle, Dark orange = negative towards principle)

Deep Democracy principle	EVA-Lanxmeer	Almere Oosterwold
Challenge the truth	Not explicitly found	Seen as a success as it opens up the possibility for citizens and other initiators to develop a ‘world’ they dreamed of
Enjoy the unknown	Limitation as it is hard to realise in practice	Success of this is the diversity of houses and plots that are created and to experiment with new technologies
Search actively for the alternative	Not explicitly found	Limitation is that not every initiator has high ambition in being self-sufficient and incorporating innovative techniques

Main question

This results in answering the main question “Which benefits offer Deep Democracy when assessing the role of power of stakeholders and their influence on successes and limitations of eco-district developments?”

Deep Democracy principles fostering successes

Deep Democracy is a management tool and can help creating awareness around power issues during the development of an eco-district and it is believed by the researcher that more principles (and more examples) can be found relevant to identify successes and limitations when being present during discussions. Still some benefits of Deep Democracy are found in this thesis that have a positive influence on developing successes. The principles ‘no copy paste’, ‘see the power of power’, ‘use and/or instead of or/or’, and ‘work together’ developed successes in both cases related to achieving the principles developed in the conceptual phase, creating innovative solutions, influence on the amount of power stakeholders have during each development phase and being aware of the influence of power on the development. This awareness is key in understanding the roles of each stakeholder in each decision and act on it to achieve the goals of the initiative. From the findings of this thesis the knowledge fields of stakeholder can be roughly divided in lifestyle, expertise and bureaucratic. The amount of power each stakeholder has depends on which field they belong in and in what field the decision fits. To answer the main question the benefits that Deep Democracy can offer is being aware that the principles ‘no copy paste’, ‘see the power of power’, ‘use and/or instead of or/or’, and ‘work together’ create successes in eco-district developments and being aware that the power of stakeholders increases or decreases per decision and development phase, based on; the knowledge fields, interest, status, regulations and commitment (Figure 24 on pag. 65).

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ANNEXES

This chapter provides the reader additional information of this thesis. it includes the interview list, interview questions, documents and codes used for the document analysis, initiative map of Almere Oosterwold, elaboration on the driving factors, and lists of stakeholders.

7.1 Annex A – Interview list

Table 10 shows the people who were interviewed to retrieve data about EVA-Lanxmeer for this thesis including the abbreviations used in this thesis for each interviewee.

Table 10: the people who were interviewed to retrieve data about EVA-Lanxmeer

Abbreviation	Date	Location
MK	25-7-2017	House of the interviewee
HS	30-10-2017	Fraction house of the Province of North-Holland
BEL	6-12-2017	House of an interviewee

Table 11 shows the person who was interviewed to retrieve data about Almere Oostervold for this thesis.

Table 11: the person who was interviewed to retrieve data about Almere Oostervold

Abbreviation	Date	Location
IN*	24-8-2017	-

*was an interview of 30 minutes over the phone

7.2 Annex B – Interview questions MK

Topic	Question
Intro	Who are you? (background/role)
	How did your organisation became part of the project? <ul style="list-style-type: none">• Who invited you• How did you get invited
	When did your organisation became involved? <ul style="list-style-type: none">• Which part of the process
	Why is your organisation involved? <ul style="list-style-type: none">• Type of resources
Vision	What is the vision of your organisation in general?
	What is the vision of your organisation on this project?
	What is, according to you, the main driver behind this project?
	What are the limitations you face to reach your organisations ambitions for this project?
Involvement	How does the involvement process of stakeholders work?
	How do you decide who are the relevant stakeholders?
	Who are less willing to be invited in a development process? Why?
Key actor	Who are important key actors?
	Why are they important?
	When are they most important within the development of a planning project?
Self-awareness	What is the role of your organisation in the development process?
	Does your organisation wants to change their role/involved in any stage of the development process?
	According to you, why is this not happened yet?

Decisions	<p>What is the role of your organisations when decisions are made?</p> <ul style="list-style-type: none"> • In the stages of the development process <p>Does your organisation face difficulties in influencing decision-making?</p> <ul style="list-style-type: none"> • What • How • Why
Success/ Failures	<p>What are successes in this project, according to your organisation?</p> <p>Are there decisions made that are less successful, according to your organisation?</p> <ul style="list-style-type: none"> • What? • Why? <p>How could this change into a success, according to you?</p>

The nature of the interviews was semi-structured and the list of questions written in this Annex are from the structured format. During the interview more information is given beside the questions written above due to follow-up questions and by giving the interviewee room to tell more than is required to answer the questions.

7.3 Annex C – Interview questions HS

Topic	Question
Intro	Who is the stakeholder Wat was u taak als project leider in EVA-Lanxmeer?
	Hoe lang heeft u dit gedaan?
	Wat is de reden dat u meedeed aan het ontwikkelen van EVA-Lanxmeer?
Task of PL	Vormgeven plan van aanpak, stedenbouwkundig plan. Hoe verliep het proces om dit te ontwikkelen?
	Wat was de verhouding tussen de betrokkenheid van de gemeente, experts en de bewonersvereniging/bewoners?
	<ul style="list-style-type: none">• Plan van aanpak• Stedenbouwkundig ontwerp
	Waren er problemen die opdoken tussen mensen of visies?
	<ul style="list-style-type: none">• Hoe ging u hiermee om?
Involvement	Op welke manieren heeft u ervoor gezorgd dat er consensus was tussen de verschillende partijen tijdens het vormgeven van EVA-Lanxmeer?
	Wat was volgens u de reden dat het eerste stedenbouwkundig plan aangepast moest worden?
	Wat zijn volgens u de successen van deze wijk?
Involvement	Wat had volgens u beter gekund in het ontwerp/ontwikkeling van EVA-Lanxmeer?

The nature of the interviews was semi-structured and the list of questions written in this Annex are from the structured format. During the interview more information is given beside the questions written above due to follow-up questions and by giving the interviewee room to tell more than is required to answer the questions.

7.4 Annex D – Interview questions BEL

Topic	Question
Intro	Wanneer zijn jullie in EVA-Lanxmeer komen wonen?
	Waarom zijn jullie hierheen verhuist?
	Wat is jullie taak binnen BEL (en het bestuur)? <ul style="list-style-type: none"> • Een is, ander was
BEL	Wat is het doel van BEL vanaf het begin en nu?
	Hoe houden jullie de ideologie van de wijk in stand?
	Hoe is BEL ontwikkeld door de jaren heen? <ul style="list-style-type: none"> • Verandering van taak (heard from MK)?
	Wat was de rol van BEL binnen het ontwikkelen van EVA-Lanxmeer volgens jullie?
	Wat was de invloed van BEL op beslissingen die gemaakt werden?
	Is er een verschil te merken in de invloed van bewoners tijdens beslissingen die er vanaf het begin bij BEL zitten en die er later bij zijn gekomen?
	Hoe is de verhouding met de gemeente, expert-bewoner tijdens de ontwikkeling EVA-Lanxmeer/nu tijdens beslissingen?
Success/ limitation	Wat zijn volgens jullie de successen van deze wijk?
	Wat was de invloed van BEL op deze successen?
	Wat had volgens u beter gekund in het ontwerp/ontwikkeling van EVA-Lanxmeer?

The nature of the interviews was semi-structured and the list of questions written in this Annex are from the structured format. During the interview more information is given beside the questions written above due to follow-up questions and by giving the interviewee room to tell more than is required to answer the questions.

7.5 Annex E – Interview questions IN

Topic	Question
Task in development	Wanneer in het ontwikkelingsproces geeft u adviezen aan initiatiefnemers?
	Wat voor kwalitatieve voorkeuren worden er meegegeven aan initiatiefnemers?
	Wat gebeurt er als u er niets van terugziet? Kan de initiatiefnemer dan nog verder of wordt het project stopgezet?
Involvement	Hoe brengt u verschillende initiatiefnemers bij elkaar?
	Brengt u initiatiefnemers in contact met bedrijven die bijvoorbeeld gaan over waterzuivering of zonnepanelen levering?
	Wat gebeurt er als een initiatiefnemer weigert om in contact te komen met anderen? En uw rol daarin
	Wat zijn de meest voorkomende problemen die u tegenkomt met betrekking tot het samenwerken met initiatiefnemers?
Success/ Failures	Is er al sprake van onderdelen die u een succes kunt noemen?
	<ul style="list-style-type: none"> • Waardoor is dit ontstaan?
Example	Is er sprake van onderdelen die niet gewenst zijn?
	En hoe wordt daarop gereageerd door uw team en de gemeente
	<i>De zorg van het Waterschap op de individuele afvalwaterzuiverings-systemen en de gevolgen daarvan op waterkwaliteit?</i>
	Wordt er voor inspiratie qua oplossingen naar andere projecten (binnen- en buitenland) gekeken?

7.6 Annex F - Documents of the document analysis of EVA-Lanxmeer

This Annex presents the documents that were used in the document analysis of EVA-Lanxmeer.

Anquetil, V. (2009). Neighbourhood social cohesion through the collective design , maintenance and use of green spaces. National Institute of Horticulture and Landscape Architecture.

BEL & Gemeente Culemborg. (2003). Bewonersboek lanxmeer.

BügelHajema. (2011). Bestemmingsplan Lanxmeer.

Collins, K., & Ison, R. (2009). Jumping off Arnstein's ladder: Social learning as a new policy paradigm for climate change adaptation. *Environmental Policy and Governance*, 19(6), 358–373. <https://doi.org/10.1002/eet.523>

Dimensus. (2016). GemeenteBeleidsMonitor 2016. Leefbaarheid, veiligheid, sociale kracht en voorzieningen.

Dubbeling, M., & Meijer, M. (2009). EVA-Lanxmeer, Culemborg. De ecologische wijk als praktische utopie. In *Duurzame stedenbouw / Sustainable urban design* (p. 224). Blauwdruk.

Galle, M., & Modderman, E. (1997). VINEX : National Spatial Planning Policy in the netherlands during the nineties. *Journal of Housing and the Built Environment*, 12(1), 9–35.

Gemeente Culemborg. (2010a). Structuurvisie Culemborg 2030 Deel A – Analyse.

Gemeente Culemborg. (2010b). Structuurvisie Culemborg 2030 Deel B – Ontwerpvisie.

Gemeente Culemborg. (2010c). Structuurvisie Culemborg 2030 Deel C – Uitvoering-sparagraaf (ontwerp).

Hal, A. Van, Dulski, B., & Postel, A. M. (2016). Lessen uit het verleden. Eco-wijken toen-bestaande wijken nu.

Hoofdstuk 7 – De Binnenstad , “Historisch Groen.” (2006) (pp. 95–264).

Kruit, Jeroen ; Veer, P. (2011). Bewonersparticipatie in het openbaar groenbeheer; “State of the art” na vijf jaar zelfbeheer in de wijk EVA-Lanxmeer (Culemborg).

Kuijs, E. J. L. (2013). Akoestisch onderzoek verkeerslawaaï. Bouwplan 12 woningen Lanxmeer. Tiel.

Ministerie van Volkshuishouding, Ruimtelijke Ordening en Milieubeheer. (2002). EVA-Lanxmeer te Culemborg.

Noorduyn, L., & Wals, A. (2003). Een tuin van de hele buurt. De weg tot een gemeenschappelijke tuin.

Stichting EVA. (1995). EVA brochure. Retrieved from http://www.eva-lanxmeer.nl/sites/default/files/files/ontstaan/EVA%20Brochure%20mei%201995_0001.pdf

Stichting EVA. (1996a). Participatie bewoners. Retrieved from http://www.eva-lanxmeer.nl/downloads/EVALanxmeer_Participatie.pdf

Stichting EVA. (1996b). Proces. Retrieved from http://www.eva-lanxmeer.nl/downloads/EVALanxmeer_Proces.pdf

Verschuur. (2015, March 24). EVA-Lanxmeer. A pilotproject for sustained urban development. Lecture. EVA, Culemburg

V&L Consultants. (2003). Bewonerservaringen. Rotterdam.

Wals, A. E. J., & Noorduyn, L. (2008). Social learning in action: a reconstruction of an urban community moving towards sustainability. Fourth draft.

7.7 Annex G - Documents of the the document analysis of Almere Oosterwold

This Annex presents the documents that were used in the document analysis of Almere Oosterwold.

Boanca, T. (2012). The role of Power in (creating and managing) Spatial Planning Uncertainties.

Cossee, M. (2016). Almere Oosterwold [Presentation]. Wageningen Universiteit, Wageningen.

Gemeente Almere. (2016). Chw bestemmingsplan Oosterwold, (april).

Gemeente Almere & Gemeente Zeewolde. (2013). Intergemeentelijke Structuurvisie Oosterwold.

Gemeente Almere & Gemeente Zeewolde. (2014). Maak Oosterwold. Landschap van Initiatieven.

Jansma, J. E., Veen, E. J., Dekking, A. G. J., & Visser, A. J. (2013). Urban Agriculture: How to Create a Natural Connection between the Urban and Rural Environment in Almere Oosterwold (NL). Schwechat-Rannersdorf.

Jansma, Jan Eelco; Dekking, A. (2016). Pivotal Position for Large-Scale Urban Agriculture in Bottom-Up Development in Almere. Urban Agriculture Magazine., 46–48.

MER Commissie voor de milieueffectrapportage. (2015). Bestemmingsplan Oosterwold, gemeente Almere. Toetsingsadvies over het milieueffectrapport. Utrecht.

Michielsen, R. (2017). Oosterwold informatiebijeenkomst [Presentation].

RRAAM. (2013). Rijksstructuurvisie Amsterdam - Almere - Markermeer.

RRAAM, & Oosterwold, W. A. (2012a). Almere Oosterwold. Land-Goed voor initiatieven_deel 3.

RRAAM, & Oosterwold, W. A. (2012b). Almere Oosterwold. Land-Goed voor initiatieven_deel 1.

RRAAM, & Oosterwold, W. A. (2012c). Almere Oosterwold Land-Goed voor Initiatieven_deel 2.

RRAAM, & Oosterwold, W. A. (2012d). Almere Oosterwold Land-Goed voor Initiatieven_deel 4.

RRAAM, & Oosterwold, W. A. (2012e). Almere Oosterwold Land-Goed voor Initiatieven_deel 5.

RUIMTEVOLK. (2016). Van inspiratie naar realisatie. Evaluatie Oosterwold 2013-2016.

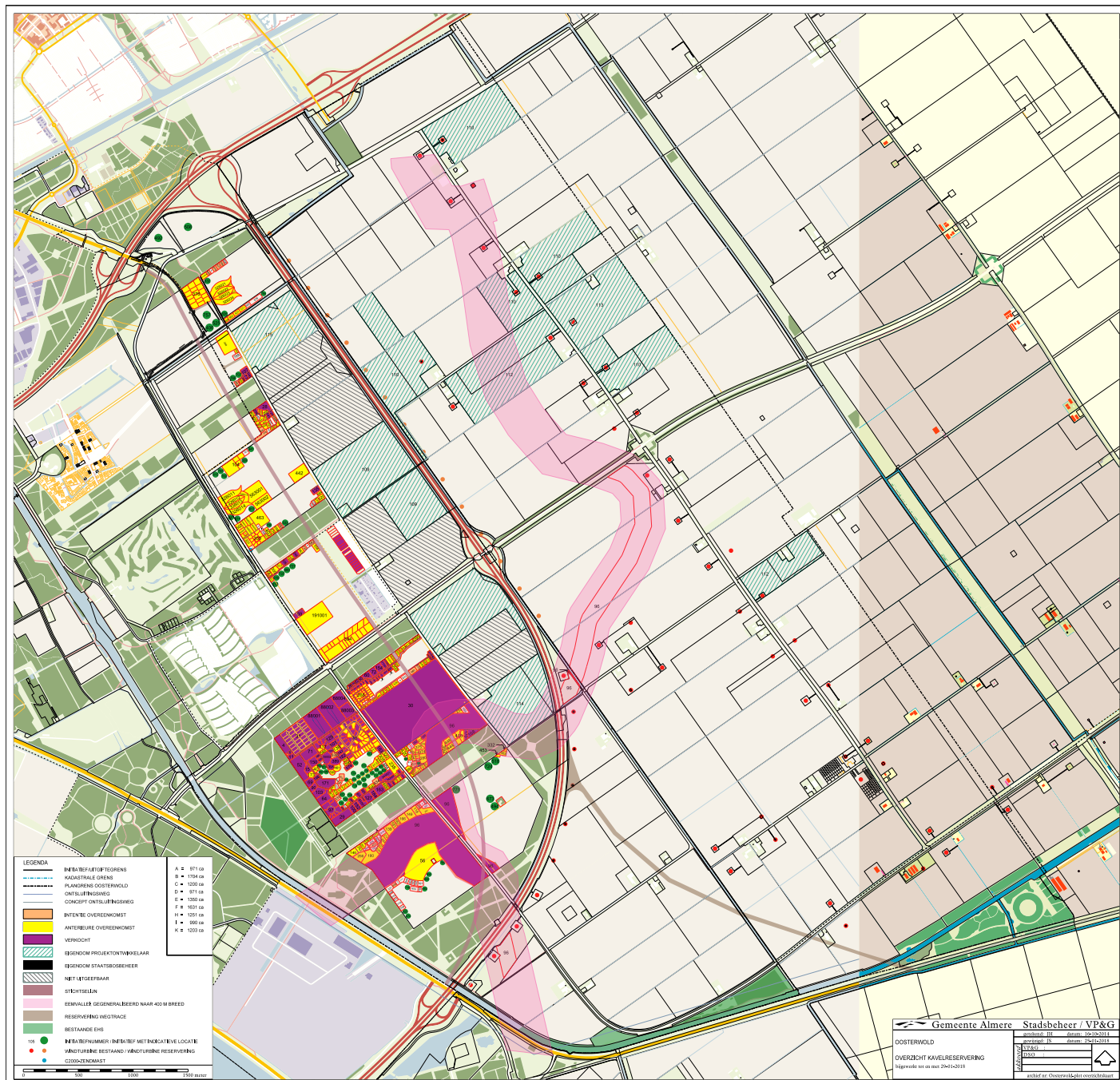
7.8 Annex H – List of codes used for the document analysis

This list includes all codes and are numbered according to the sub-question it provides information for.

- 0. BACKGROUND INFO ARTICLE**
- 0. BACKGROUND INFO ON WHY**
- 0. COMMENT ON RESULTS OF THE RESEARCH IN THE ARTICLE**
- 0. EXTRA INFO ACTOR**
- 0. INTRO**
- 0. PRINCIPLE**
- 1. ACTOR**
 - 1. DEVELOPMENT**
 - 1. DEVELOPMENT-1
 - 1. DEVELOPMENT-2
 - 1. DEVELOPMENT-3
 - 1. DEVELOPMENT-4
 - 1. DEVELOPMENT-5
 - 1. DEVELOPMENT-6
 - 1. DEVELOPMENT-7
 - 1. DEVELOPMENT-8
 - 1. INVITED**
 - 1. INVOLVED_PROVIDING LOCATION**
 - 1. ORGANISATION**
 - 1. RESOURCE**
 - 1. RESOURCE-KNOWLEDGE
 - 1. RESOURCE-MONEY
 - 1. RESOURCE-SKILLS
 - 1. RESOURCE-TIME
 - 1. WHEN INVOLVED**
 - 2. FORM OF INFLUENCE**
 - 2. FORMAL DESICIONMAKING**
 - 2. HAS OWN RESPONSIBILITY**
 - 2. INFLUENCE ON DECISION**
 - 2. POSSIBLITY TO DESIGN AND DEVELOP OWN IDEAS**
 - 2. POWER**
 - 2. POWER CR-SOCIETY
 - 2. POWER CR-TIME
 - 2. POWER PSYCHOLOGICAL RANK
 - 2. POWER SOCIAL RANK
 - 2. SOCIAL RANK-1
 - 2. SOCIAL RANK-2
 - 2. SOCIAL RANK-3
 - 2. SOCIAL RANK-4
 - 2. SOCIAL RANK-5
 - 2. SOCIAL RANK-6
 - 2. POWER SPIRITUAL RANK
- 2. STRUCTURAL RANK**
 - 2. STRUCTURAL RANK-1
 - 2. STRUCTURAL RANK-2
 - 2. STRUCTURAL RANK-3
 - 2. STRUCTURAL RANK-4
 - 2. STRUCTURAL RANK-5
 - 2. STRUCTURAL RANK-6
 - 2. STRUCTURAL RANK-7
 - 2. STRUCTURAL RANK-8
- 2. WISH OF LESS RESPONSIBILITY**
- 3. DEEP DEMOCRACY**
 - 3. DEEP DEMOCRACY-1
 - 3. DEEP DEMOCRACY-2
 - 3. DEEP DEMOCRACY-3
 - 3. DEEP DEMOCRACY-4
 - 3. DEEP DEMOCRACY-5
 - 3. DEEP DEMOCRACY-6
 - 3. DEEP DEMOCRACY-7
 - 3. DEEP DEMOCRACY-8
- 3. DEVELOPMENT TYPE 1**
- 3. DEVELOPMENT TYPE 2**
- 3. DEVELOPMENT TYPE 3**
- 3. DRIVING FACTOR**
 - 3. DRIVING FACTOR-BUSIN
 - 3. DRIVING FACTOR-CULT BRANDING
 - 3. DRIVING FACTOR-ENVI
 - 3. DRIVING FACTOR-INTERN COOPER
 - 3. DRIVING FACTOR-POLIT LEAD
 - 3. DRIVING FACTOR-SOCIO-ECON
- 3. IMPLEMENTATION MODE**
 - 3. IMPLEMENTATION MODE-A**
 - 3. IMPLEMENTATION MODE-B**
 - 3. IMPLEMENTATION MODE-C**
- 3. PROBLEM**
- 3. SUCCESS**
- 3. FAILURE**
- 3. UNKNOWN IF FAILURE OR SUCCESS**

7.9 Annex I – Initiative map of Almere Oosterwold

The most recent overview of the initiatives in Almere Oosterwold is shown in this annex (Gebiedsteam Oosterwold, 2018).



7.10 Annex J – Driving factors of EVA-Lanxmeer

In the document analysis of EVA-Lanxmeer multiple factors were addressed, but mainly environmental challenges. Also cultural branding and socio-economic pressures were drivers that were mentioned multiple times in the analysed documents (Table 12). They will be addressed in the next three sections.

Table 12: Analysis of the driving factors of EVA-Lanxmeer

Driving factor	Amount of times addressed in the document analysis
Environmental challenges	8
Socio-economic pressures	2
Business	0
Cultural branding	4
Political leadership	0
International co-operation	0

Environmental challenges

Main driver

This driver focuses on the mitigation and adaptation of climate change effects related to measures in infrastructure, process design and innovation. This driver is one of the reasons why EVA-Lanxmeer is developed and it is also translated into the EVA-concept. The measures around infrastructure are focused on both water and energy. The water system is integrated within the design of the neighbourhood and focuses on drinking water, waste water and rain water. Important was that the residents were aware of their use of water. The drinking water is part of the existing drinking water system of the Netherlands and the water is directly pumped up in the neighbourhood by Vitens, a Dutch water company (BEL, 2017b).

Drinking water

Waste water

The waste water system is not completely part of the existing network. In this neighbourhood there are two different streams of waste water: black water (from toilets) and grey water (all other forms of water use). Black water is discharged in the sewer, but grey water is transferred to constructed wetlands where the water is naturally purified. These constructed wetlands are part of the landscape in the neighbourhood (BEL, 2017b).

Rain water

Rain water is not discharged into the sewer, but needs to infiltrate into the ground. Rain water on the roof is directed to the ponds in the neighbourhood and rain water on the streets is transferred towards wadi's and old riverbeds (BEL, 2017b).

Energy

The focus in the development of this neighbourhood in the sector energy was working on energy efficiency. Within buildings the focus was to integrate new technologies for renewable energy generation like solar panels and boilers to provide warm water, heating and electricity. The neighbourhood also includes an energy business named Thermo Bello. This company provides heat to the houses and businesses in the neighbourhood, received from drinking water pumped out of the ground in the area. It is run by citizens living in EVA-Lanxmeer (BEL, 2017d).

Socio-economic pressures

This driver focuses on socio-economic pressures caused by urbanisation what results in pressure on the urban form of cities. The population of people living in cities will increase and therefore more houses need to be build, but with a focus on eco-city development. This driver focuses on the society; what is going on in the world and what does the society think is important. Socio-economic pressures have influence on and are connected with the drivers environmental challenges and cultural branding in this case study. In the end it gives the background story of the goals of EVA-Lanxmeer.

Connected to environmental challenges and cultural branding

Increase environmental awareness

Economic crisis

Population growth and counter urbanisation

VINEX

In 1987 the Brundtland report came out (BEL, 2017a), investigation started by the Norwegian premier Harlem Brundtland about the worldwide problems around the theme sustainability and where these problems came from (personal communication MK, 2017). It caused an increase in environmental awareness and discussions around sustainability in multiple countries including the Netherlands. In the next two years the Fourth National Policy Document on Spatial Planning (Vierde Nota Ruimtelijke Ordening) and the National Environmental Management Plan (Nationaal Milieubeleidsplan) were published which gave the start of innovative projects (BEL, 2017a). The Fourth National Policy Document on Spatial Planning had a supplement called the VINEX, what focused on the Netherlands in international context and the everyday living environment, including sustainable development. In the end of the 80's the Netherlands were concerned about their economic position in Europe, due to an economic crisis what caused high unemployment in the years before. In the end of the 80's the economy started to slowly grow again and the Fourth National Policy Document on Spatial Planning was therefore focusing on strengthening the economy. Beside the problems around the economy of the Netherlands also population growth and counter urbanisation were taking place. The cities got problems with less space for citizens and the roads were threatened to be blocked by a rapid increase in traffic in and out of the cities. Therefore not only citizens, but also businesses moved to the periphery, creating less support from social and financial resources for urban amenities. The solution for these problems was the development of the VINEX with a target of 880.000 houses being built within 15 years (Galle & Modderman, 1997). During the interview with MK she attributed that when this announcement was presented it was directly followed by the sentence that there was not enough budget to reach the sustainability goal, because the consumer was not willing to pay extra (personal communication MK, 2017).

According to the interview analysis, two years after the publication of the National Environmental Management Plan the second National Environmental Management Plan was published and in this document the government was positive about the progress they made with discussing with bigger companies, like Hoogovens (now Tata Steel), but the government was less positive about the fact that they did not sufficiently reached the citizens with their green policy. They used commercials (Postbus 51) about using less water during showering and not lightening rooms when nobody is in that room, but that is not the main issue according to MK (personal communication MK, 2017).

Vision of MK

Both these events were happening around the same time and inspired MK to develop a concept that was actually dealing with sustainable development and inspiring the public with a eco-friendly living style. "To reach the public they need to see examples of solutions around living sustainable in practice and to give people a place that changes the behaviour of people naturally by experiencing the benefits of a sustainable way of living" (personal communication MK, 2017).

Cultural branding

This driver focuses on the use of eco-districts as a promotion tool for showing how innovative they are and/or to show a different way of living.

City of Culemborg

The city of Culemborg is known for its green policy and developing an area that focuses on building bio-ecological and integrated sustainability is a way of showing the green policy and their city (personal communication Verschuur, 2015). They already had developed neighbourhoods with an ecological park, had green border maintenance, and promoted energy efficiency before the development of EVA-Lanxmeer. Building EVA-Lanxmeer gave the municipality the possibility to go a step further and create a neighbourhood that included all the steps they already took towards sustainability (Wals & Noorduynd, 2008). Cultural Branding is therefore one of the driving factors behind the development of EVA-Lanxmeer for this stakeholder.

EVA Foundation

Also the EVA Foundation, including the founder, uses EVA-Lanxmeer as a way to promote this type of neighbourhood development (Wals & Noorduynd, 2008; personal communication MK, 2017). Both in the interview with MK and on the website of EVA-Lanxmeer it is mentioned that this neighbourhood is a show case to the public what it means to live in a sustainable environment. This is also elaborated in the previous driver.

7.11 Annex K – Driving factors of Almere Oosterwold

As mentioned in chapter 2 Theoretical Framework the driving factors are based on the reasons why a certain eco-district is developed. In the document analysis it became clear that Almere Oosterwold is driven by all factors except international co-operation. Within the project of Almere Oosterwold multiple factors of what is happening in society are combined and integrated in the development of this area. The most important drivers are socio-economic pressures (mentioned the most), environmental challenges and political leadership (Table 11). In the next sections all drivers are elaborated.

Table 13: Analysis of the driving factors of Almere Oosterwold

Driving factor	Amount of times addressed in the document analysis
Environmental challenges	7
Socio-economic pressures	10
Business	5
Cultural branding	5
Political leadership	2
International co-operation	0

Environmental challenges

This driver focuses on the mitigation and adaptation of climate change effects related to measures in infrastructure, process design and innovation. One of the game rules, and therefore initiators are obliged to integrate it in their plot development, focuses on self-sufficiency. In Almere Oosterwold this means that every plot, or together with others, is responsible for; their own water maintenance, waste water treatment, energy generation, and is financial self-sufficient. This means that every plot needs to develop their own infrastructure related to (RRAAM & Werkmaatschappij Almere Oosterwold, 2012c):

- Connecting to the existing drinking water system
- Their own water storage
- Purifying their waste water
- Retrieving valuable resources and energy from their waste water
- Generating their own energy

Technological innovation in agricultural sector

Innovation of techniques to mitigate climate change are also done in the agricultural sector in Almere Oosterwold. The values of nature are low in agricultural areas and in smaller areas like Almere Oosterwold it is possible to increase them by cleaner production methods (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a).

Socio-economic pressures

Socio-economic pressures is the main driver of the development of Almere Oosterwold. In the introduction of this case it was elaborated that there is a need of 440.000 houses in the region 'Noordvleugel' in the future. In Almere Oosterwold 15.000 houses will be developed of the needed 60,000 houses in Almere (RRAAM, 2013).

Main driver

Also the (urban) planning system that is used in the Netherlands is questioned due to the construction crisis and economic crisis of 2008. The system for housing construc-

Crisis

tion crisis and economic crisis of 2008. The system for housing construction was developed in a way that the government had the most risks and was not able to stimulate others to innovate in sustainability, giving room for desires of the end users, and to invest in the (green) public space (RUIMTEVOLK, 2016). The RVOB, the national real estate company (Rijksvastgoedbedrijf), started to search for less risky systems for housing construction when it comes to national real estate or areal (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a).

Mismatch urban development and public desires

Another problem is seen in the urban development, because the development of new urban areas does not comply with the wishes of the public anymore. In the history of urban planning the city needs to be densely build to decrease the amount of traffic movements and needed space for different functions. This way of development is less attractive for a part of the public, causing counter urbanisation. This negatively affects the economic and public support of urban functions. There is an increase in the amount of people, mostly young families, who want to live in a different environment than the normal housing construction provides. They want to have more influence on the development of their house and living environment (Gemeente Almere, 2016).

Experiments

In Almere Oosterwold experiments are done with a new way of planning and housing construction by connecting to the wish to develop your own living environment. The government takes a facilitating role, different initiators can buy and develop their own plot, and work together to create their own living environment.

Business

Provision of jobs

This driver is about the development of businesses due to the need of technical innovations. As described in the socio-economic pressures Oosterwold needs to provide 26.000 jobs, because the future perspective of the national government is to strengthen the international competition position of the 'Noordvleugel', where Almere is part of. The focus needs to be on strengthening the economic clusters that are already present in the area (RRAAM, 2013). In Almere Oosterwold and surroundings the focus is on extensive agriculture, but this sector needs to be innovated to keep up with changes of values in society around agriculture. The Flevopolder, where Almere Oosterwold is located in (Figure 26), was made in a time when the agricultural sector of the Netherlands was at its best. Selling their products all over the world, agricultural farms and land continuously scaled up. The negative aspect was the lack of relation between the food that was produced and the food that was consumed in the cities in the Flevopolder. Another problem was the decreased EU protection in the agricultural sector, causing some subsectors to stay beneficial and others not (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). To strengthen this economic sector it should comply with recent trends and innovate. In these days people want; to have more responsible and sustainable produced food, to know where their food comes from, and have higher demands on the production method. Therefore Almere Oosterwold will focus on urban agriculture innovations and production to produce approximately ten percent of the regional food demand in Oosterwold (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a).

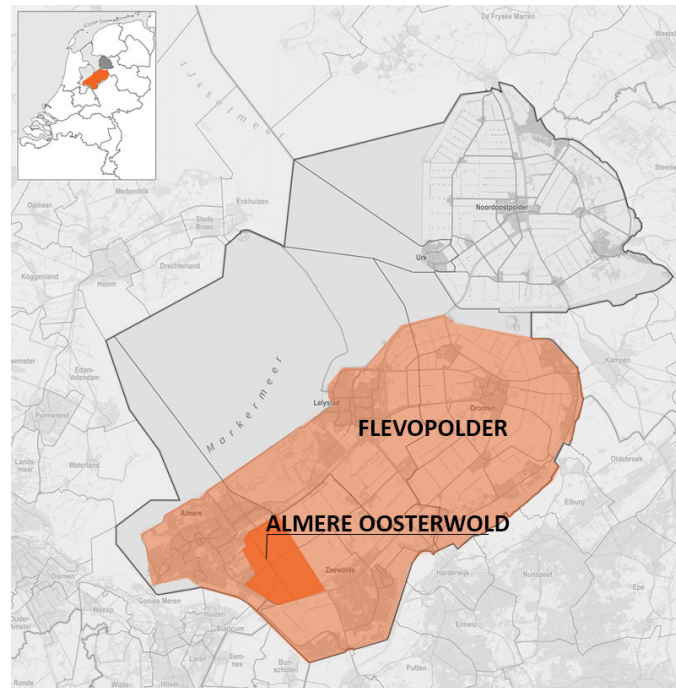
Recent trends

Cultural Branding

Ambition of Almere

Almere Oosterwold is part of cultural branding of the city Almere and the province Flevoland. The ambition of Almere is to become an icon for sustainability. This will be achieved through organic development (Boanca, 2012; personal communication Cossee, 2016; RRAAM & Werkmaatschappij Almere Oosterwold, 2012a). As mentioned

Figure 26: The location of Almere Oosterwold in the Flevopolder (Wikipedia. (2018). Randmeer (water). Retrieved from [https://nl.wikipedia.org/wiki/Randmeer_\(water\)](https://nl.wikipedia.org/wiki/Randmeer_(water)))



before in the introduction of Almere Oosterwold it was mentioned that the development of this area is done organically. Also it was explained that this project is used to further experiment with this new type of development.

Only focusing on organic development does not make Almere an icon for sustainability and therefore it is also integrated with other ambitions of Almere. In the Woonvisie Almere 2.0, published in 2009 by the municipi-

Five ambitions of Almere

ality, five ambitions of Almere were described about strengthening and maintaining the existing relation between city and nature. The five ambitions are: (1) Almere as experiment area for cradle-to-cradle constructions of houses, (2) Almere as a differentiated city, (3) Living in Almere is affordable and accessible for everyone, (4) Almere as a caring and liveable city, and (5) the end user gets the possibility to develop their own house and direct environment (Gemeente Almere, 2016). These ambitions are integrated in the conditions and game rules of Almere Oosterwold. Examples are the choice of different plots (is further elaborated in the 4.4 The development process) to create differences, and the end user develops his or her plot.

Province of Flevoland

In the beginning of the section Cultural branding it was mentioned that the province of Flevoland also uses this project for promotion. She is at the moment the first when it comes to renewable energy in the Netherlands and also wants to stay this way. The stake of the province in Almere Oosterwold is to use renewable energy as a source for heating, cooling and electricity and to be a CO2 neutral area and generating energy (RRAAM & Werkmaatschappij Almere Oosterwold, 2012a; Gemeente Almere, 2016).

Political leadership

Political leadership focuses on the creation of a concrete plan to initiate a development with the help of the governance system that is used in a particular area. The eco-city initiatives are mostly started by governmental institutions. When you look at Almere Oosterwold one of the first thing that is mentioned is that the development of the area is done by initiators, not the government. Still this driver takes an important role in the development of Almere Oosterwold. This area is allocated by the government to be developed by the end users and other initiators (like project developers) and therefore the governance system that is used is different from the general planning system. Concrete plans are made by the initiators, but the vision of the area by the municipality is translated into strict game rules. To have the possibility as government to facilitate and let the initiators develop their plot it was necessary to change parts of the policy and planning system. In the same time that the idea of Almere Oosterwold was developed

Developed by end users

Omgevingswet

the government was developing a new law to make it easier to start bottom-up initiatives called the 'Omgevingswet'. Almere Oosterwold is a development that has the spirit of this law and for this development a forerunner of the 'Omgevingswet' was made, called 'Crisis en Herstelwet'. Almere Oosterwold is used to practice the new planning rules and to give input for revisions when necessary (RRAAM, 2013; RUIMTEVOLK, 2016).

7.12 Annex L – Stakeholders EVA-lanxmeer

Table 14: Who are the stakeholders, what is their role, and when are they involved. Based on the document analysis.

Group analysis	NAME	INVITATION	WHY INVOLVED	WHEN INVOLVED	RESPONSIBILITY	REMARKS
EVA-LANXMEER	MARLEEN KAPTEIN	FOUNDER CALLED BY CULEMBORG		EVA-CONCEPT EVA FOUNDATION LEADING PROJECT		
		CONCEPT/IDEA WAS ALREADY KNOWN				
	EVA FOUNDATION	BELIEVE THAT THEY ARE INVITED BY MARLEEN KAPTEIN		CREATING EVA-CONCEPT BEFORE CULEMBORG WAS KNOWN AS THE LOCATION		EXPERTS FROM DIFFERENT FIELDS CREATING THE EVA-CONCEPT AND INVITED OTHER INTERESTED PEOPLE TO JOIN
	PROJECT TEAM EVA-LANXMEER			ROUGH PLANS FOR DESIGN EVA-LANXMEER		REPRESENTATIVES OF RESIDENTS THROUGH SOME MEMBERS OF BEL
	THERMO BELLO	CREATED BY RESIDENTS EVA-LANXMEER	VITENS WANTED TO FOCUS ON WATER DISTRIBUTION AND NOT ON ENERGY		LOCAL ENERGY COMPANY	START IN 2009
	RESIDENTS ASSOCIATION EVA-LANXMEER (BEL)	SEE INTERVIEW MK	PART OF THE PRINCIPLES EVA CONCEPT & WISH OF THE MUNICIPALITY	SELECTION 3 PEOPLE FOR DESIGN PROCESS	MAINTENANCE COURTYARDS	REGULAR CORE OF 60 PEOPLE, PARTLY FROM CULEMBORG
		PEOPLE WANTING TO RENT OR BUY ARE OBLIGED TO BECOME MEMBER		CREATED WHEN THE GROUP BECAME TO BIG REPRESENTATIVES IN THE PROJECT TEAM	CREATED WORKING GROUPS FOR DIFFERENT (MAINTENANCE) ASPECTS OF THE NEIGHBOURHOOD PURPOSE: - REALISING AND KEEPING THE NEIGHBOURHOOD, INCLUDING THE EVA PRINCIPLES - MAINTAINING THE LEGAL STATUS OF THE MEMBERS IN THE DESIGN/PLAN - DESIGN, SET-UP AND MAINTENANCE OF A HUMAN-AND MILIEU FRIENDLY NEIGHBOURHOOD - ALL OTHER LEGAL MEASURES NEEDED FOR ITS PURPOSE TOGETHER WITH ITS MEMBER ADVANCING THE LIVEABILITY AND WELFARE OF THE DIRECT LIVING ENVIRONMENT	END 1997 GROWN TO 90 HOUSEHOLDS > AFTER THIS THEY WANTED TO HAVE PROFESSIONAL HELP EXISTS OF PEOPLE LIVING IN AND OUTSIDE THE NEIGHBOURHOOD.
	RESIDENTS	MOND-TOT-MOND RECLAME THROUGH PROMOTION MEASURES	PART OF EVA-CONCEPT AND WISH OF MUNICIPALITY	DESIGN 1 ST PHASE (LIMITED IN 2 ND PHASE DUE TO SPARING COSTS AND THEREFORE NO NEW PARTICIPATION COURSE/PROCESS WAS HELD. OWN WISHES WERE COMMUNICATED TOWARDS THE CONTRACTOR, BUT LIMITED) THROUGH REPRESENTATIVES OF BEL THEY ARE REPRESENTED IN THE PROJECT TEAM	INITIATIVE DEVELOPMENT CONSTRUCTION MAINTENANCE GIVING MONEY FOR THE DEVELOPMENT OF THE COURTYARDS ASK FOR EXTRA SUBSIDIES UNEQUAL DISTRIBUTION OF	LANXMEER POPULATION IS IN GENERAL HIGH-EDUCATED AND RELATIVELY HIGH-INCOME PEOPLE (INTERVIEWED RESIDENTS_VIRGINIE ANQUETIL) SPECIFIC TYPE OF PEOPLE HAS BEEN UNINTENTIONALLY SELECTED AT THE BEGINNING > RESULTING IN A RELATIVE HOMOGENEOUS POPULATION WITH THEREFORE WELL DEVELOPED SHARED VALUES

				REASON OF INVOLVEMENT IN GENERAL RELATES TO: <ul style="list-style-type: none"> - THE RESPONSIBILITY TO TAKE CARE OF THEIR ENVIRONMENT - PROFESSIONAL INTERESTS - NEED TO FEEL CONNECTED TO THE PLACE - INTEREST FOR PLANTS AND NATURE IN GENERAL 	PARTICIPATION AMONG THE RESIDENTS	CONTRACT WITH CONTRACTOR (BEWONERSERVARINGEN TEXT) OBLIGED TO BE MEMBER OF THE BEL SIGNATURE UNDER THE AGREEMENT RULES OF BEHAVIOUR. SHORTAGE IN BUDGET CREATED EXTRA COSTS FOR RESIDENTS FEELING THAT EXPERTS TOO MUCH LED THE PROCESS, NOT ENOUGH SPACE FOR IDEAS RESIDENTS
	DESIGN TEAM				INTENSIVE GUIDANCE OF INITIATIVES (INCLUDING HET KWARTHEEL) EVALUATING PLANS	EXISTS OF? ARE THEY ALSO THE PROJECT GROUP? > P13 13:22 OR IS IT THE PROJECT TEAM EVA-LANXMEER (ACTOR ABOVE)
	HET KWARTHEEL		INITIATIVE OF SENIORS		INITIATIVE DEVELOPMENT PLAN CONSTRUCTION	
GOVERNMENT	PROVINCE OF GELDERLAND (LILI JACOBS- DEPUTY) MUNICIPALITY CULEMBORG	CALLED MARLEEN KAPTEIN AND WERE INTERESTED IN HER PLANS		PROJECT LEADER IN THE INITIATIVE PHASE CHECKING PLANS FOR 2 ND PHASE & PROVIDING UNWED BUDGET	PROVIDING BUDGET 1 ST PHASE MANAGEMENT OF THE MUNICIPAL SUBSIDY PROVIDING EXTRA BUDGET IN 2 ND PHASE (EENMALIG)	
	THE ALDERMAN THEN DIRECTOR SECTOR RUIMTE MINISTRY OF VROM			START OF THE DESIGN PHASE	PROVIDING SUBSIDY FOR 3 WORKSHOPS	
	STICHTING CULTUURFONDS BOUWFONDS NEDERLANDSE GEMEENTEN			PROVIDING SUBSIDY IN 2 ND PHASE	PROVIDING SUBSIDY IN 2 ND PHASE	PROVIDING SUBSIDY FOR EXPERTS AND THE POSSIBILITY TO MAKE A SMALL BOOK (13:33)
	MUNICIPALITY DEPARTMENT URBAN DEVELOPMENT					NOT FROM CODING
EXPERTS	(GENERAL)		ASSURE SOME LEVEL OF PROFESSIONALISM			PRESSURE ON THE BUDGET > ENDED IN A SHORTAGE
	EXTERNAL EXPERTS HEIN STRUBEN		PROJECT LEADER (P.L.)			MK told in the interview that he did some good things but also bad things (not specific about what)
	MARTIN DUBBELING (GENERAL)		URBAN PLANNER (U.P.)	1 ST AND 2 ND PHASE DEVELOPMENT HOUSES	TO SPARE COSTS THEIR DESIGN OF THE 1 ST PHASE IS ALSO USED FOR THE 2 ND PHASE	
	ARCHITECTS FIRST PHASE & ALSO THE CONTRACTOR PIERRE BLEUZÉ		ARCHITECT			
	MICHAEL SCHIMMELSCHMIDT ORTA NOVA ARCHITECTUUR (PIETER VAN DE REE)		ARCHITECT ORTA ATELIER		CHAIN MANAGEMENT (CHECK CODE)	
	FRANSJE DE WAARD		EXPERT IN PERMACULTURE			
	DICK SIDLER		EXPERT IN ENERGY			
	JOACHIM EBLE ARCHITEKTUR (JOACHIM EBLE & BARBARA EBLE-GREABENER)		ARCHITECT			

FUNDAMENTAAL (HARRY HEERLIJN (PART OF A COMMUNICATION BUREAU))		COMMUNICATION	RECRUITMENT ACTIVITY FOR RESIDENTS	CREATING A SUCCESSFUL RECRUITMENT ACTIVITY	CREATED TOGETHER WITH BEL AND THE HOUSING ASSOCIATION AND LED TO A GROUP OF 200 POTENTIAL FUTURE RESIDENTS
KINGMA BOUW		CONSTRUCTION CONTRACTOR (OR BUILDING CONTRACTOR)			
C.O.R.E. INTERNATIONAL		ADVISOR LOCAL HEATING SYSTEM			
PROPER STOK		PROJECT DEVELOPER			
BCW (KLEURRIJK WONEN)		HOUSING CORPORATION	PROJECT LEADER IN THE INITIATIVE PHASE		SEE CODE RENTERS HAVE A CONTRACT WITH THEM (BEWONERSERVARINGEN TEXT)
LANDSCAPE ARCHITECT		TO GUIDE AND SUPPORT RESIDENTS IN COURTYARDS ASSURE SOME LEVEL OF PROFESSIONALISM	DESIGN PHASE ROUGH PLANS WITH PROJECT TEAM FINAL DESIGN	COORDINATION OF ACTIVITIES CREATING IMAGES OF RESIDENTS WISHES QUALITY OF DESIGN BLENDING OF THE GREEN COMMONS WITH THE ENTIRE NEIGHBOURHOOD INCORPORATING INPUT INHABITANTS, ADULTS, CHILDREN, PREVIOUS ROUGH PLANS MADE BY THE PROJECT GROUP, OVERALL PRINCIPLES, FOUNDATION OF EVA- LANXMEER > INTO AN INTEGRATED AND COHERENT DESIGN	
LANDSCAPER/GARDENER		ASSURE SOME LEVEL OF PROFESSIONALISM		OVERSEEING THE IMPLEMENTATION OF THE DESIGN ESTABLISH SMOOTH TRANSITIONS BETWEEN THE COMMON AND PRIVATE GARDENS PARTICIPATE IN THE MAINTENANCE OF THE PUBLIC GREEN SPACES	
TECHNICAL FACILITATOR		ASSURE SOME LEVEL OF PROFESSIONALISM EXPERTISE IN PERMACULTURE EXPERT IN INVOLVING CITIZENS IN CO-DESIGNING PUBLIC SPACES			
PROCESS FACILITATOR		ASSURE SOME LEVEL OF PROFESSIONALISM		MANAGES THE PARTICIPATORY DESIGN PROCESS COORDINATES THE WORK OF OTHER EXPERTS INVOLVED	
COPIJN UTRECHT		ADVISOR LANDSCAPE			
ARCADIS					
DE WAARD EETBAAR LANDSCHAP		ADVISOR LANDSCAPE			
ECONNIS & JOACHIM EBLE ARCHITEKTUR		ARCHITECT PROJECT LEADER			JOACHIM BLE ALREADY MENTIONED IN EXPERTS
DIJKORAAD		ADVISOR LOCAL HEATING SYSTEM			
WATERSCHAP RIVIERENLAND				TESTING PLANS WITH REGULATION	

	NUON					
	NOVEM					
	VITENS		ADVISOR LOCAL HEATING SYSTEM			QUIT COOPERATION IN 2006
	POLDERDISTRICT					
	ZUIVERINGSSCHAP					
	AVRI					
	OPMAAT, DELFT		ADVISOR WATER			
OTHER	INHABITANTS CULEMBORG					
UNKNOWN	MARGRIT KENNEDY					
	DECLAN KENNEDY					
	HYCO VERHAAGEN					
	PAINT MANUFACTURES					
	COMPANIES					
	COST EXPERT					

7.13 Annex M – Stakeholders Almere Oosterwold

Table 15: Who are the stakeholders, what is their role, and when are they involved. Based on the document analysis.

Group analysis	NAME	INVITATION	WHY INVOLVED	WHEN INVOLVED	RESPONSIBILITY	REMARKS
ALMERE OOSTERWOLD	Gebiedsregisseur (since 2015/2016 Ivonne de Nood)	Perform the public role on behalf of the governmental institutions	Further design and execution of the cost recovery Creating clear role division between stakeholders in an area or project Making appointments with initiators who want to develop his/her plot Establish relations between subprojects (like the logistics)		Inviting initiators Support initiators Provide information Plan evaluation	Intention agreement is included in the steps to develop an initiative by the first area director, to provide the new area director a clear and concrete idea which initiatives are already started to develop
	Gebiedsteam Oosterwold (including Willem Meuwese, projectdirector) (including Jozefine Deijs, Project secretary)					
	Initiator (Including Frank Meijer*s)	By themselves	Initiate plot design		Plot infrastructure (roads, energy, waste water) Financing the project Design of plot Maintenance of plot Conversations and collaboration with other initiators	*He is a source of information for other initiatives according to the Evaluation report The initiator needs to align necessary researches with ERF
	2 nd generation inhabitants					
	Future investors*					citizens, organisations, developers
	Current inhabitants					Less than 100 people, approx. 40 farmers
	Land owners		Own the land	-		Developers, farmers, governmental bodies
	Plot road association (Kavelwegvereniging)		To develop roads that gives access to all plots developed in a particular area.			Exists of a group of initiators that live in a particular area.
	Werkmaatschappij Almere Oosterwold			Developing the plans for Oosterwold in 2010 Developed basis principles for the development of the water system* Made the first exploration of the possibilities and consequences of the game rules		Close collaboration between Municipality of Almere, RVOB, architects MVRDV *Together with the water board Zuiderzeeland
GOVERNMENT	Municipality Almere (including Henk Mulder) (Including Adri Duivesteijn, former alderman Sustainable Spatial Planning)		Initiator of the project Almere Oosterwold	Signed an intention agreement about the ambition of the green-blue framework of Almere	Facilitating Consent supply	December 2011
			Landowner	Developed the principles together with William Mc Donough	Clear policy frameworks Design and evaluate plans with the game rules	

				Developing the plans for Oosterwold in 2010*	Maintenance and development of major roads	*Close collaboration between Municipality of Almere, RVOB, architects MVRDV
				Evaluation of plans of initiatives	Coordination of drinking water system and electricity system	
	Ministry of Economy, Agriculture and Innovation			Signed an intention agreement about the ambition of the green-blue framework of Almere		December 2011
	Staatsbosbeheer		Owns and maintains Almeerderhout forestry	Signed an intention agreement about the ambition of the green-blue framework of Almere		December 2011
	National Government (het kabinet)		landowner		Provides clear policy frameworks (Structure vision for example) and issuing permits	
	The Provincial Council (Provinciale Staten)					
	Municipality Zeewolde (including Winnie Prins)					
	City council					
	Province of Flevoland (including Bert Gijsberts)		Landowner			
	Water board Zuiderzeeland (Waterschap Zuiderzeeland) (including Jan Nieuwenhuis)		Water system in the area needs to be in order and maintain in order in each stadium of the development of Almere Oosterwold	Giving advice about water purification and drinking water provision to initiators	Developed basis principles for the development of the water system*	*Together with Werkmaatschappij
EXPERTS	Flevolandschap Foundation			Signed an intention agreement about the ambition of the green-blue framework of Almere		December 2011
	Project developers		Can be landowner Large areas in Oosterwold are in the hands of the project developers according to initiators			Some initiators believe that it was not meant that the developers were active in Oosterwold, at least not on the land of the government 5 of 95 initiators are worried about the involvement of project developers in the area
	MVRDV, urban development bureau (including Winy Maas, director)			Developing the plans for Oosterwold in 2010		Close collaboration between Municipality of Almere, RVOB, architects MVRDV
	Rijkvastgoedbedrijf (including Carolien Schippers, former director)					
	William Mc Donough			Developed the principles together with Municipality Almere		
	Development centre urban agriculture Almere (Ontwikkelcentrum Stadslandbouw Almere, OSA)		To bring cohesion between existing and new initiatives around urban agriculture			Established in 2011 by CAH Vilentum, Witteveen+Bos, Ontwikkelingsmaatschappij Flevoland and Wageningen UR
	Vitens (drinking water company)		Provides drinking water Water extraction area Spiekzand in the North East of Almere Oosterwold		Providing drinking water infrastructure	
	World Nature Fund ERF			The initiator needs to align necessary researches with ERF		Together with Flevolandschap initiator in the provincial programme new nature (nieuwe natuur)

	Real estate developer AM RVOB, National Realty and Development Company			Developing the plans for Oosterwold in 2010		Close collaboration between Municipality of Almere, RVOB, architects MVRDV
	Werkmaatschappij			Did a first exploration to the possibilities and the consequences of the game rules. They looked at what could be possible, rosaceous and meaningful developments.		
OTHER	Police					
	Street name commission					
	Roy Michielsen	Part of ERF				
	Ambassador Meijer			Researched the attractiveness Almere can have on specific economic sectors as part of Schaalsprong Almere 2.0		

