

Return address: Postbus 79092, 1070 NC Amsterdam

To the residents and business owners in Kop Zuidas

Subject: **Newsletter Kop Zuidas**

Contact:

Marlies Hulshof

Reference:

20241206 sp/ZB

Date:

16/12/2024

Dear resident, business owner or other interested party,

In April 2024, we organised an information evening for the residents in Kop Zuidas, to discuss the temporary layout of the field next to the Crossover and The Newton buildings. In the long term, homes and offices will be built on this site, but this development cannot be started anytime soon. That is why we asked you, as residents, to share your ideas for a temporary layout at this location.

With this newsletter we would like to inform you about the latest status of this temporary layout, and also about the other developments within Kop Zuidas. We have included a map, on the last page of this letter, that shows the various locations mentioned here.

### **Temporary layout**

At the end of 2023, the neighbourhood was invited to contribute to the design process for the layout of plots K and L2, as well as the space that formerly housed the Old School. The online tool 'swipocratie' was deployed to facilitate this interaction. Because construction will not start on these plots for some years, we want to give it an attractive temporary layout until that time. We presented two draft designs on 24 April 2024 and invited residents to share their feedback. More information about this can be found on [www.zuidas.nl](http://www.zuidas.nl). The design was then worked out further, based on the feedback we received during the information evening. We did hope to share this design with the neighbourhood this year, but unfortunately, internal capacity constraints have resulted in it being delayed. Now, the intention is to first assess the financial viability of the plan, and then to share it with you in the first quarter of 2025. We still aim to realise the temporary layout before the summer of 2025.

### **Trees and problems relating to groundwater**

A number of trees still need to be planted on Hogelandplein and along Gaasterlandstraat. This will be completed during next year's planting season. The four trees on Hogelandplein could not yet be planted because of problems with the groundwater level. The rainwater did not drain properly, meaning the trees would have stood in deep puddles for much of the time, something they would not have survived. In the meantime, we commissioned several investigations to understand the root cause of these problems with the groundwater level. The initial conclusion was that the soil here has a particularly dense structure, which prevents the rainwater draining into the ground. However, the measures that were taken to make the soil structure less dense failed to deliver the desired results. Further research revealed that the underground connection (part of the drainage system) between Hogelandplein and the water-retaining green strip along Zuidelijke Wandelweg had not been implemented completely. The rainwater is meant to be drained by means of an underground system of pipes, from Hogelandplein to Kleine Wetering, via the water-retaining green strip. The part of this connection that turned out to be missing will now be added next year.

The seven trees on Gaasterlandstraat will also be planted in 2025. Cars were often parked in the space where the trees are to be planted, so the soil has become compacted and needs to be improved first. More information about the planning and execution of these activities will be shared early next year.

### **Development plots K and L2**

Two plots in Kop Zuidas are still in the planning stage of development. A multi-purpose building will be erected on plot K, with offices and facilities, and space for a breeding site for birds. On plot L2, a residential building will be realised, with approximately 300 homes. For practical reasons, plot K needs to be developed before construction can start on plot L2. This is because of building logistics and the space required for a building site. The municipality will go through a tendering procedure to select a developer for plot K. This developer will create a design for the building to occupy this plot, within the constraints and conditions stipulated by the municipality. Because the power grid is overloaded at the moment (the so-called grid congestion), the availability of electricity connections is not guaranteed, neither during the construction phase or after completion. This means that it is unclear when the development of this plot can commence. We will inform you as soon as we know more about the planning for these plots.

### **Reporting an issue in the public space**

From conversations with several residents of Kop Zuidas, we have learned that it is unclear how problems arising in the public space – such as loose paving, full waste containers and wrongly parked cars – should be reported. You can do this via [www.amsterdam.nl](http://www.amsterdam.nl) by clicking on ‘Melding openbare ruimte en overlast’ (meaning ‘notification public space and nuisance’, but it is not yet available in English). You can also download the Amsterdam App or the Buiten Beter App, which also allow you to report such issues. Or you can report an issue by telephone, on number 14 020.

### **More information**

We trust this newsletter has given you all the information you need. More information about the projects in your area can be found on [www.zuidas.nl](http://www.zuidas.nl). Do you have any questions relating to the topics covered in this letter? Then you can reach us via [www.zuidas.nl/contact](http://www.zuidas.nl/contact) or by telephone: 0800-5065. Our Information Centre in the WTC building (59 Strawinskylaan) is also open every Monday to Thursday between 10:00 am and 4:00 pm. Via our website, you can register for the Zuidas newsletter and sign up for the monthly guided tours.

Kind regards,



Zeljka Feldsar Bojic  
Project Manager Zuidas



*Kop Zuidas Area*