

## *VII Tartu Planeerimiskonverents*

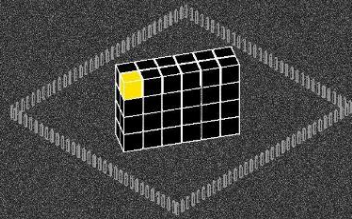
EKA Arhitektuuri ja linnaplaneerimise doktorandid: Helena Rummo/Elina Liiva/212

# *STSENAARIUMIPÕHINE LÄHENEMINE*

*STSENAARIUM no. 1:*  
*OMANDI JAGAMINE*



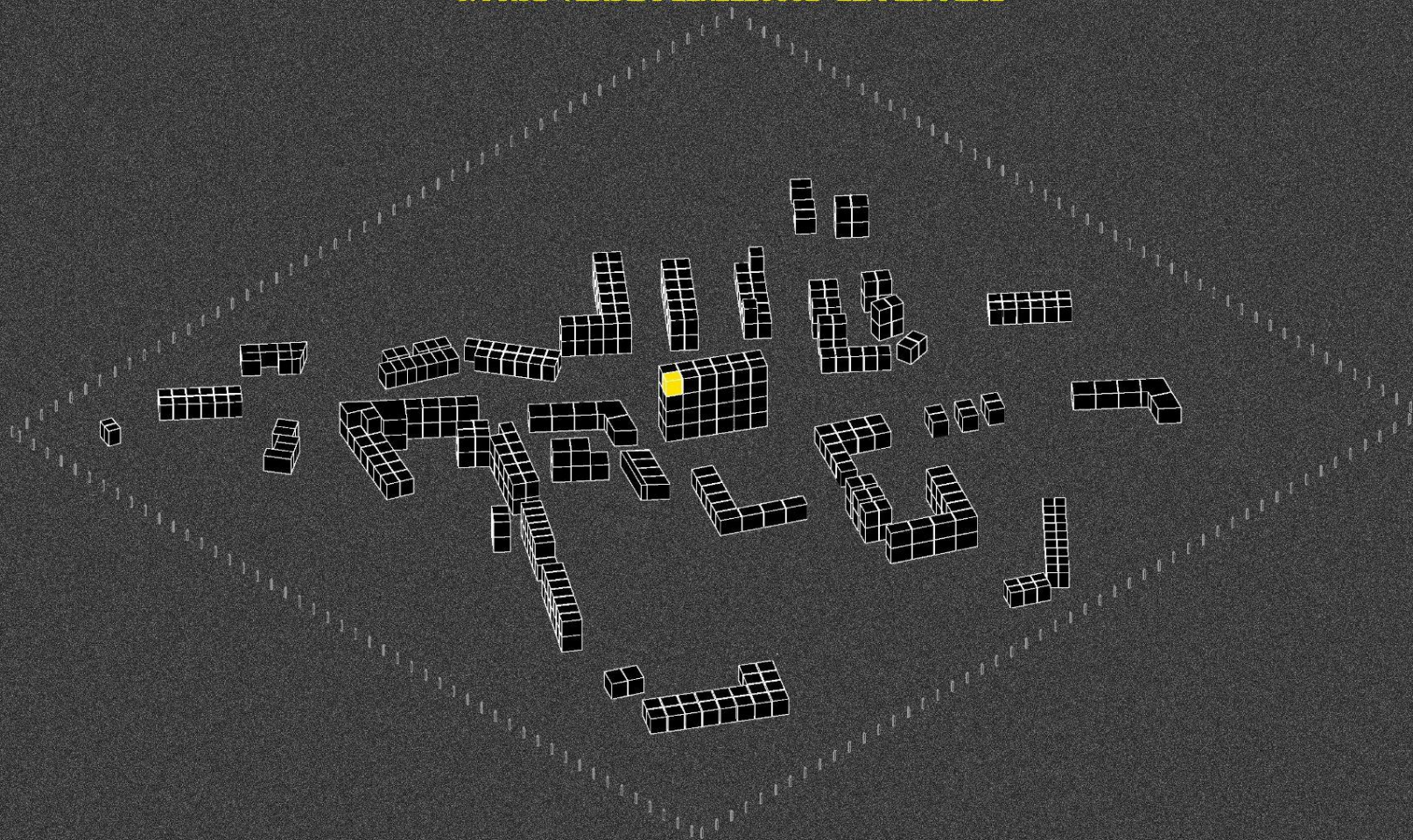
## PLANEERINGU LÄHENEMINE



*omandi piiride hõgustamine*

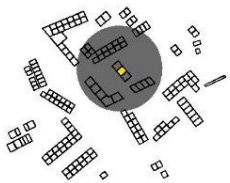


# OMANDI KINDLAPIIRILISUSE EEMALDAMINE

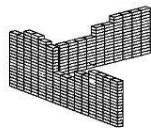
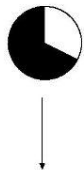




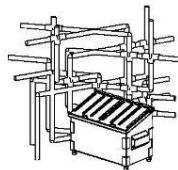
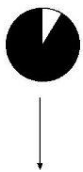
I. kandideerimine  
osakule



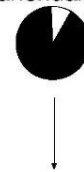
II. sissemaks



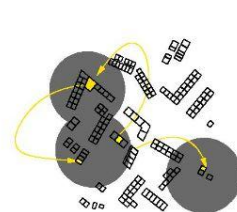
III. igakuine makse



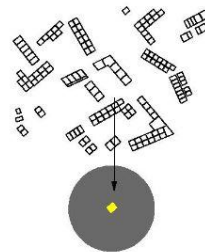
IV. igakuise makse  
suurendamine/  
vähendamine



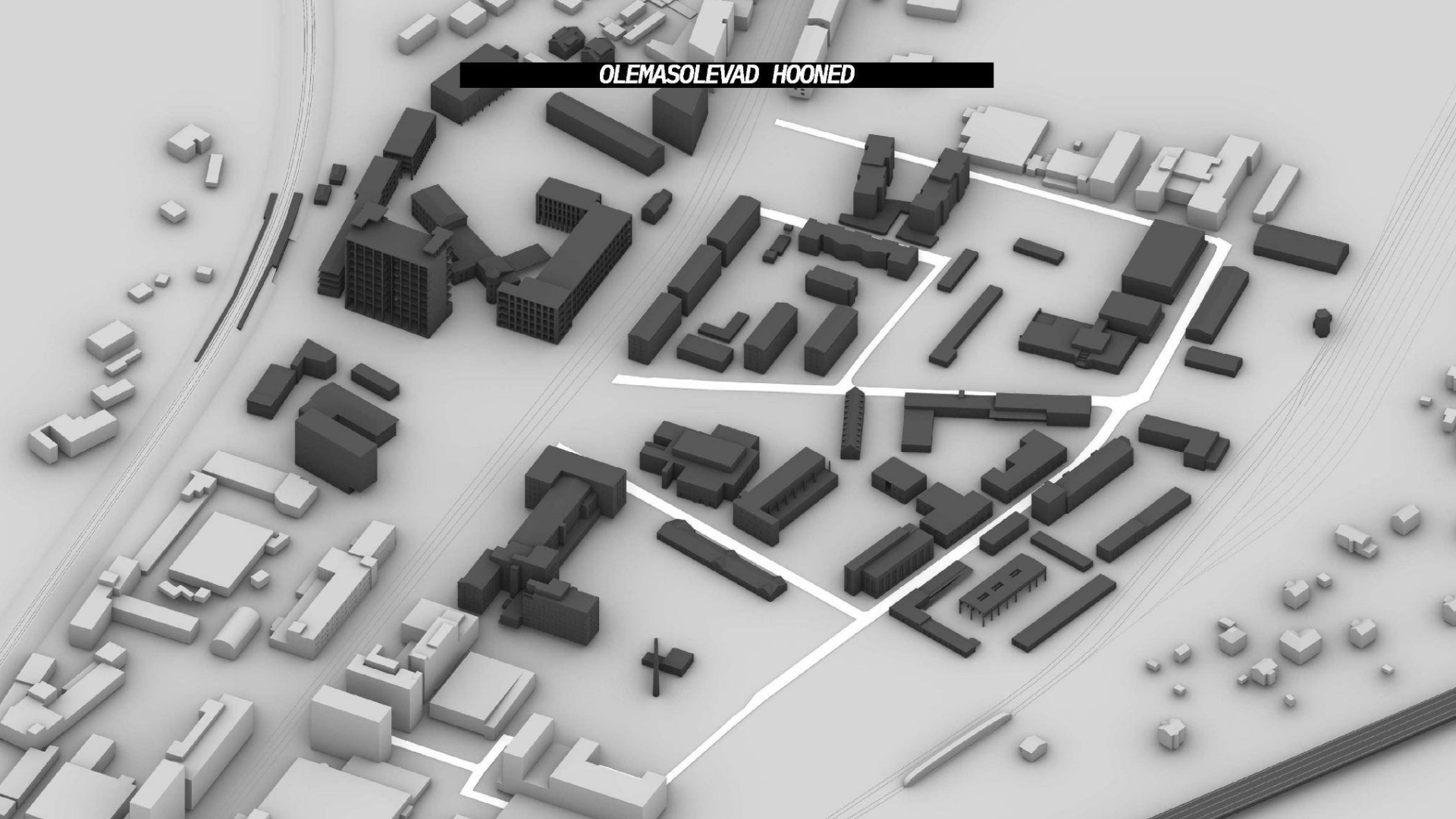
võimalus vahetada enda  
eluaseta planeeringu  
sisiselt



V. lahkumine  
struktuurist



**OLEMASOLEVAD HOONED**

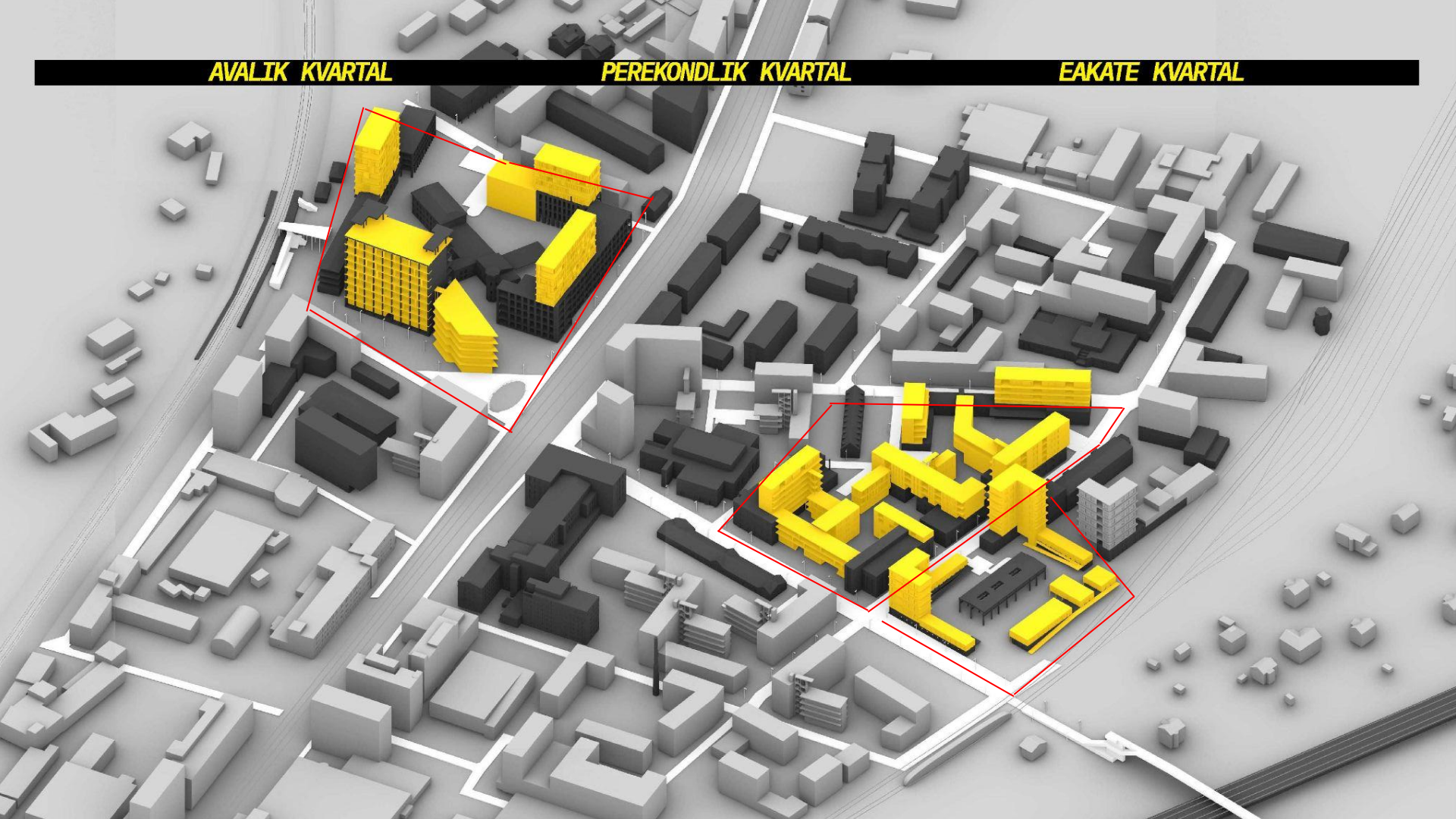




**AVALIK KVARTAL**

**PEREKONDLIK KVARTAL**

**EAKATE KVARTAL**

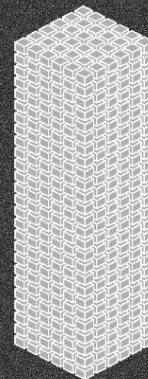
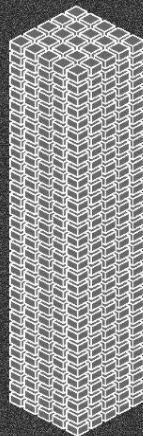
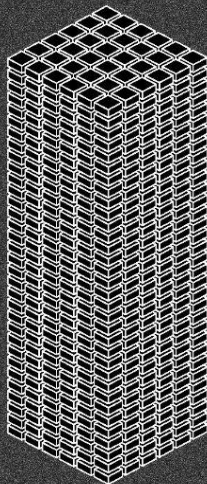




## ÜHIKUTE JAOTUMINE PLANEERINGUS

TOALISUS:	_____ 3 <	_____ 2-3	_____ 2 >
KESKMIINE PINDALA:	_____ 80 m <sup>2</sup>	_____ 45 m <sup>2</sup>	_____ 30 m <sup>2</sup>
OSAKAAL:	_____ 45% - 875 ühikut	_____ 35% - 1000 ühikut	_____ 35% - 1000 ühikut

FIKSEERITUD  
ÜHIKUD

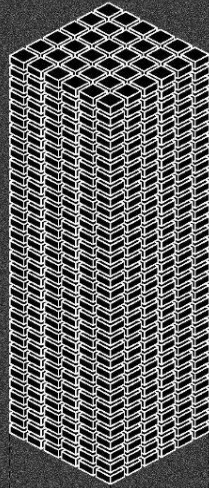


Kokku: 2700 ühikut

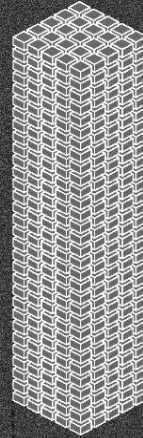


# ÜÜRIPINDADE LÕTK

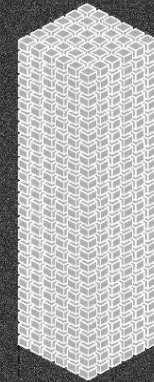
FIKSEERITUD  
ÜHIKUD



20% - 175 ühikut

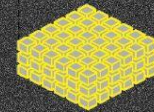
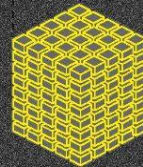
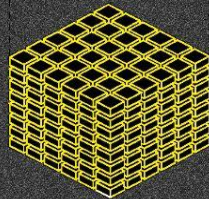


25% - 250 ühikut



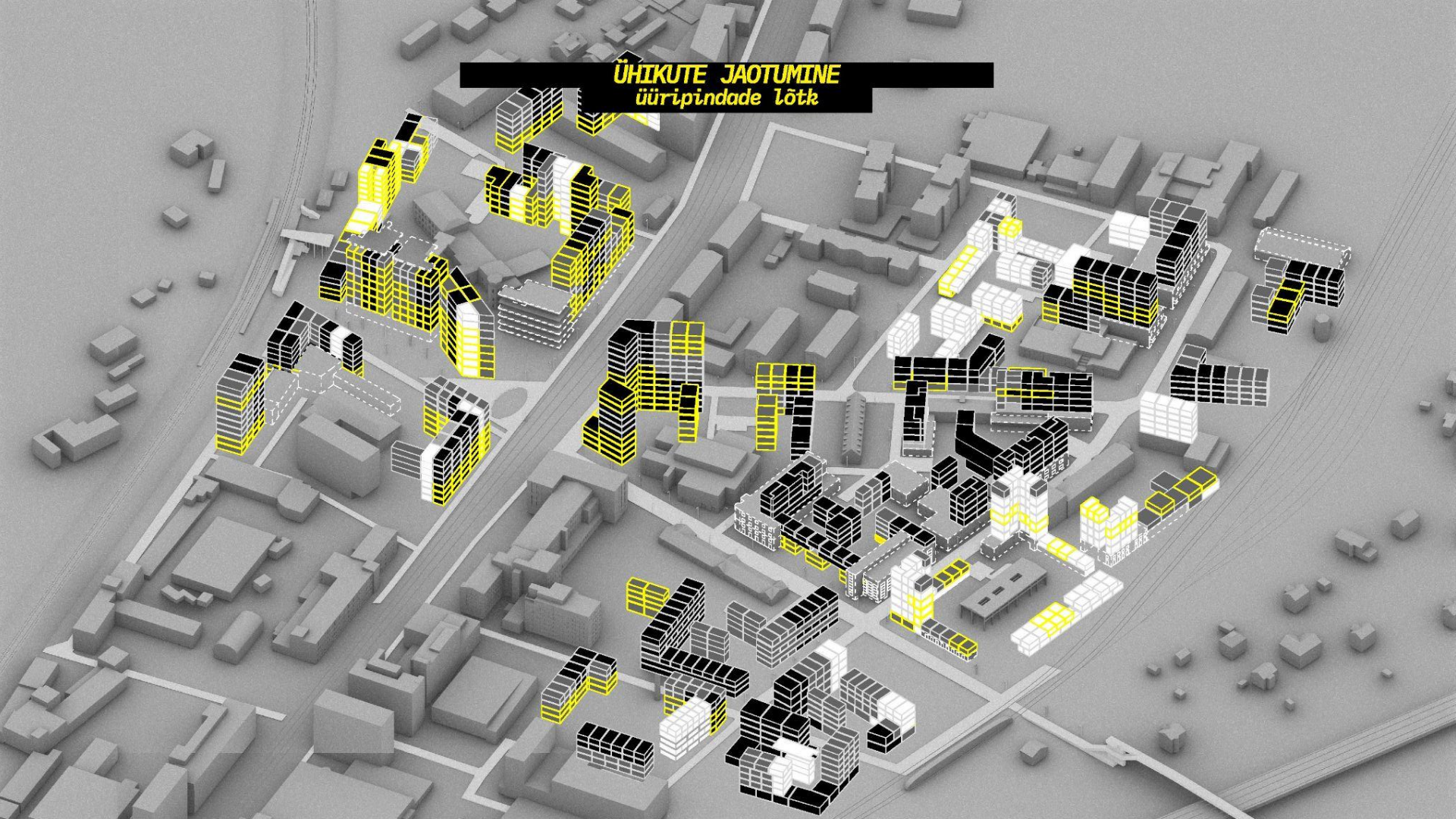
35% - 290 ühikut

ÜÜRIPINDADE  
LÕTK

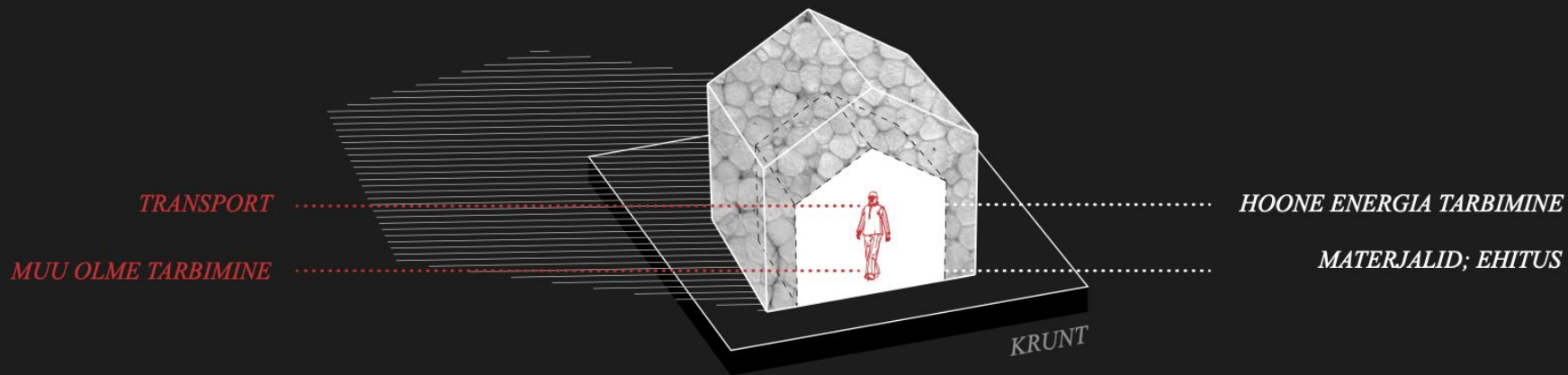




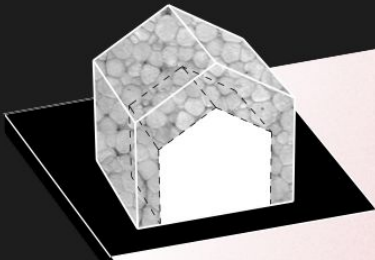
**ÜHIKUTE JAOTUMINE**  
üüripindade lõtk



*STSENAARIUM no. II:*  
*KOMPENSATSIOONIRUUM*







NAABRUSKOND



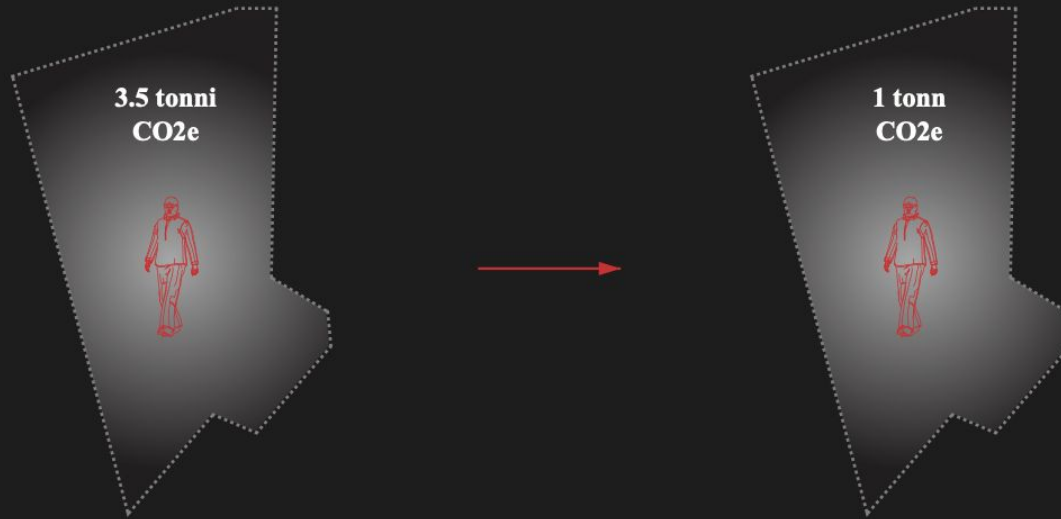
MILJÖALAD



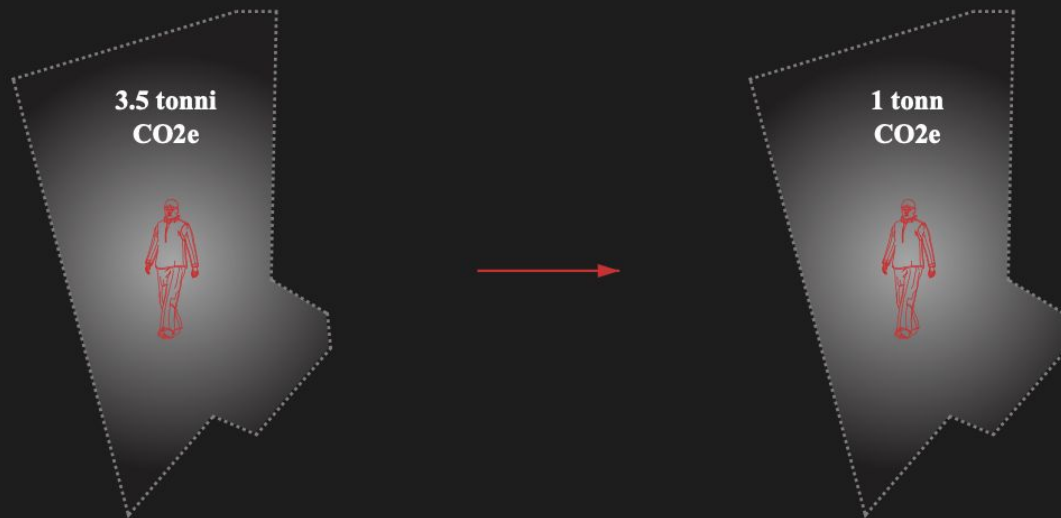


**8000**





**8000**



8000



?

+



?

# MILJÖÖALAD

suur jalajälg inimese kohta

 Miljööala

**F**

**F**

**F**

**F**



# KOMPENSATSIOONIRUUM

väga väike jalajälg inimese kohta

 Miljööala

 Kompensatsiooniruum

A++

F

F

F

F

# NAABRUSKOND

*paras jalajälg inimese kohta*

**A**

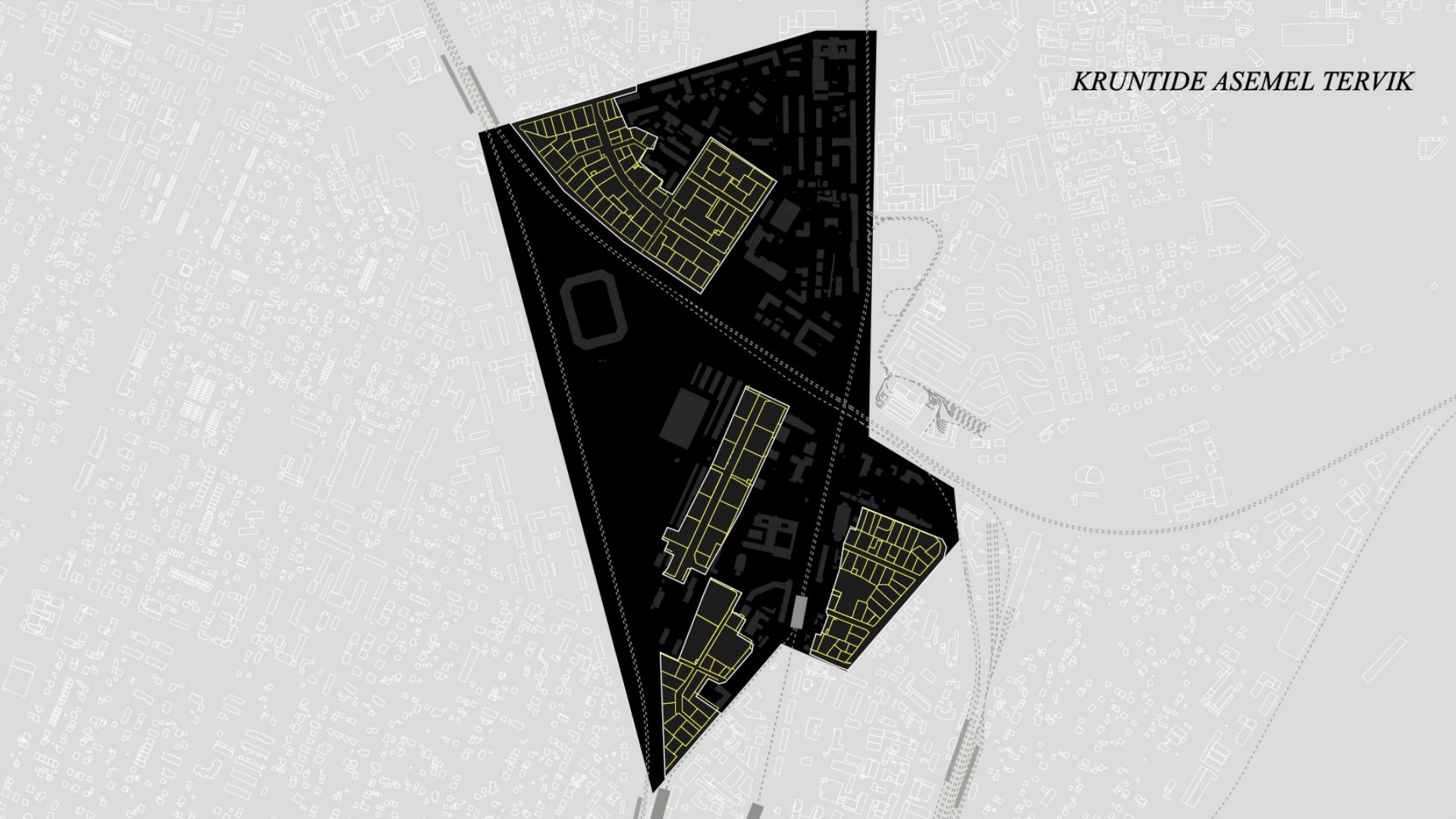
$$A++ + F = A$$



**= 1 tonn**

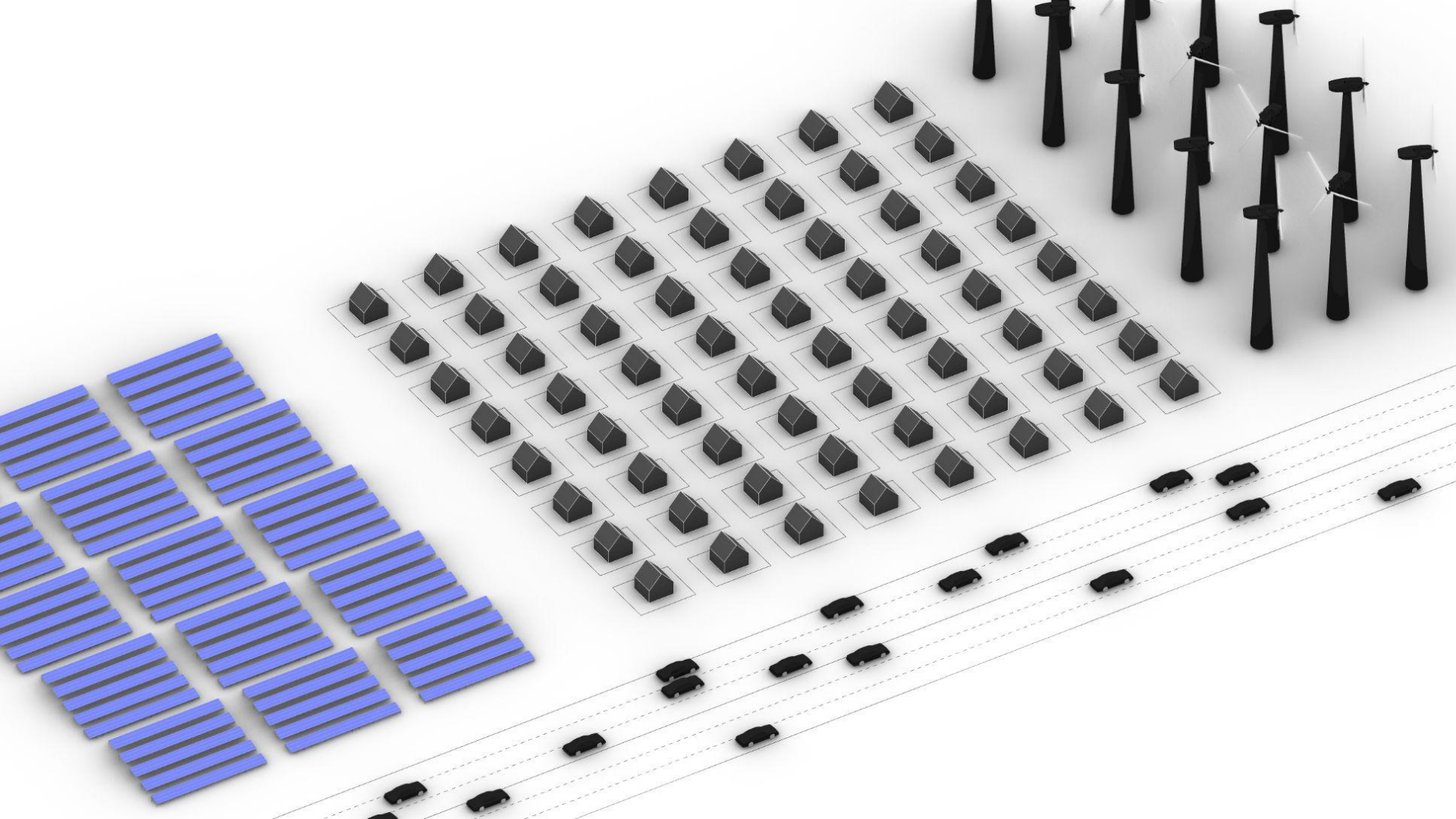


*KRUNTIDE ASEMEL TERVIK*



# *ERAOMANDILE ALTERNATIIVIDE LEIDMINE*





riiklikud  
eesmärgid

strateegiad

arendaja

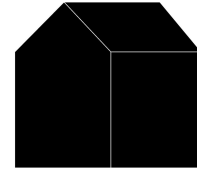
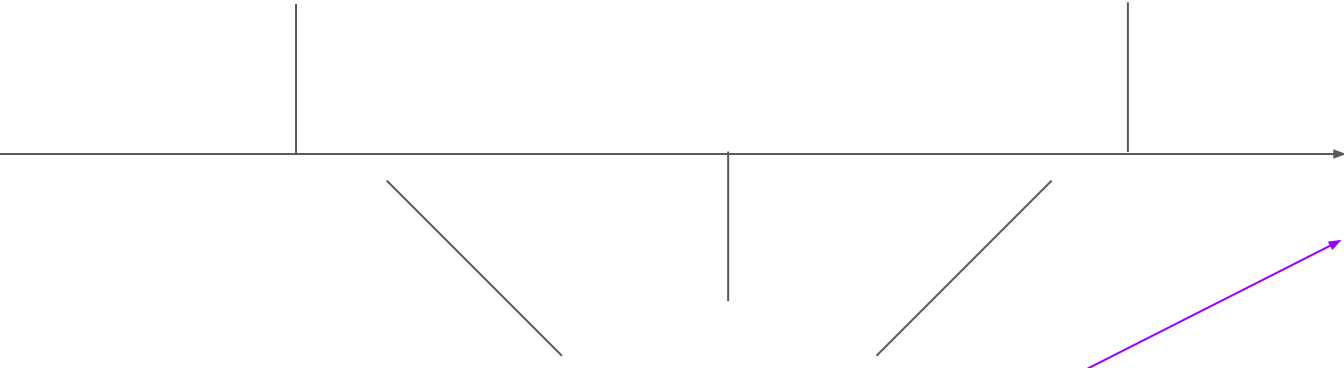
materjalid

eraomaanik

standardid

*ÜLDPLANEERING*

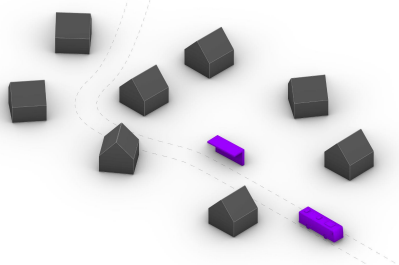
*DETAILPLANEERING*



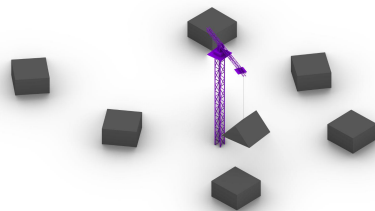
*NAABRUSKOND*



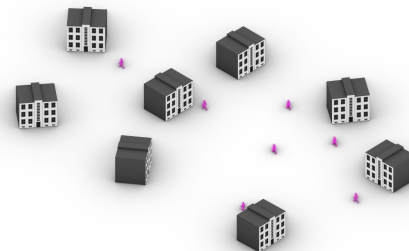
*transport*



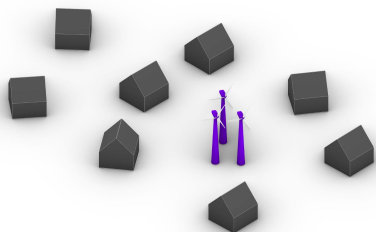
*ehitusühistu*



*väärtuspõhine*

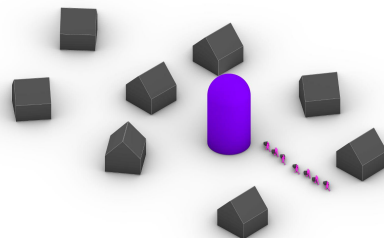


*energia*

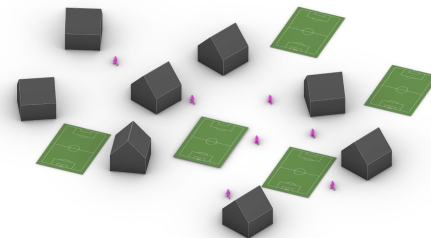


**MIS ON  
NAABRUSKONNA  
PIIRID?**

*taaskäitlemine*



*elustiil*



*STSENAARIUM no. III:*

*Elustiili kogukond: HOTELLIPARADOKS*



Log in

Flights Car rentals Avocados

CO2 balance Support

Home Helsinki Tallinn Search results

Search  
Location / Name of the hotel

Check-in date  
10.07.2021

Check-out date  
08.06.2022

Who stays  
1 adults 2 rooms

I'm staying for a visit

Search

Sort by:

Price

Distance

Rating

Star rating

Superstive

Tallinn: 200 lifestyles found

Show on map

Our top picks Health Comfort Time Privacy Freedom

Commission paid and other benefits may affect an accommodation's ranking. Find out more.

**HOTEL Les Digitales** ★★★★★ *Superstive: time*

★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

[See availability](#)

**HOTEL SOLITUDO** ★★★★★ *Superstive: privacy*

★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

[See availability](#)

**NOMAS** ★★★★★ *Superstive: freedom*

★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

[See availability](#)

**Digitalis** ★★★★★ *Superstive: time*

★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

[See availability](#)

**HOTEL COMUN** ★★★★★ *Superstive: health*

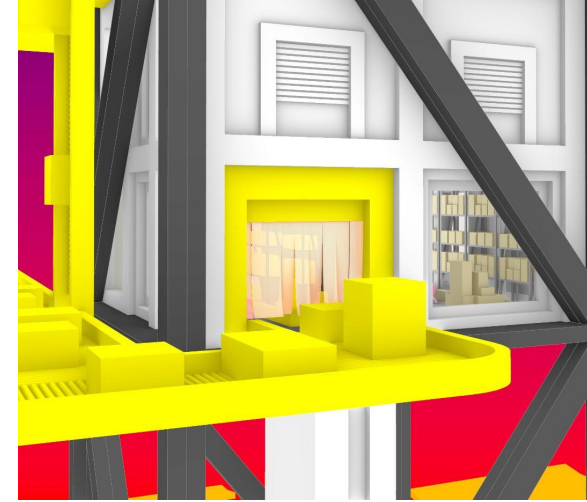
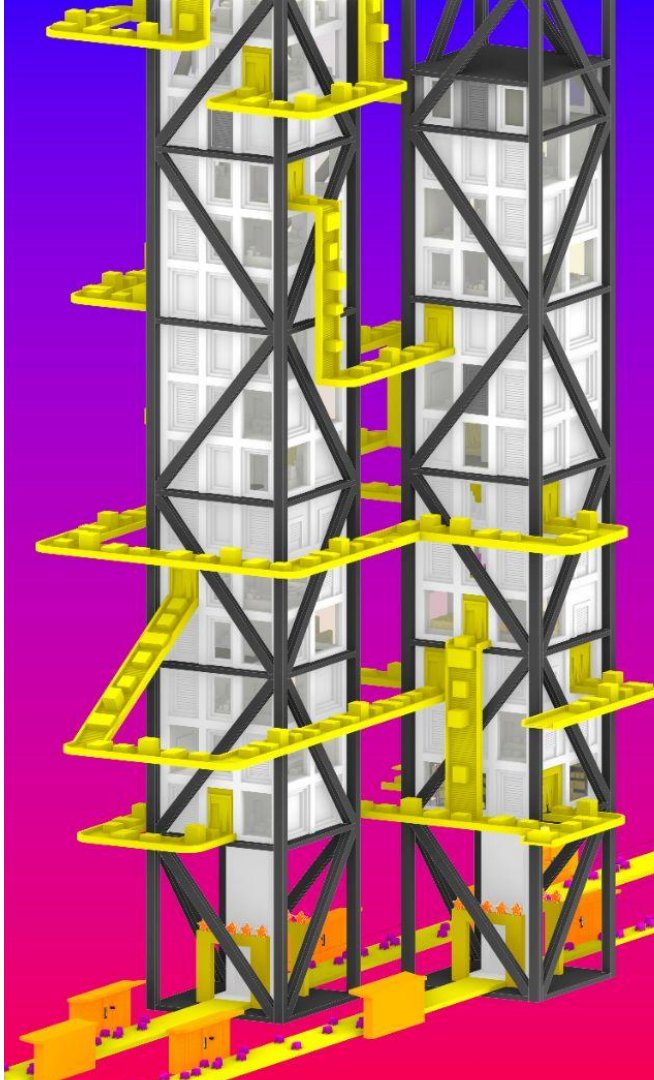
★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

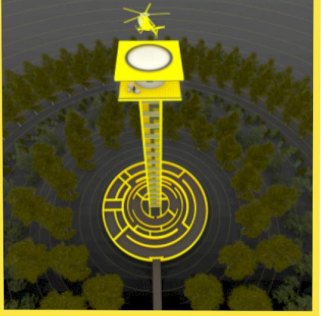
[See availability](#)

**HOTEL La Privat** ★★★★★ *Superstive: privacy*

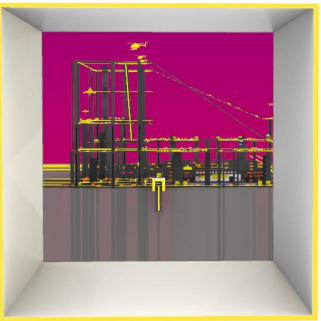
★★★★★  
★★★★★  
★★★★★  
★★★★★  
★★★★★

[See availability](#)

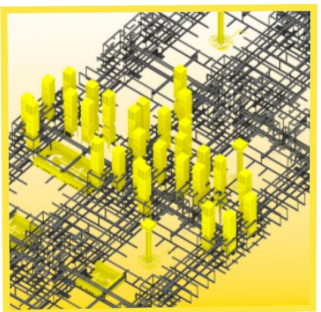




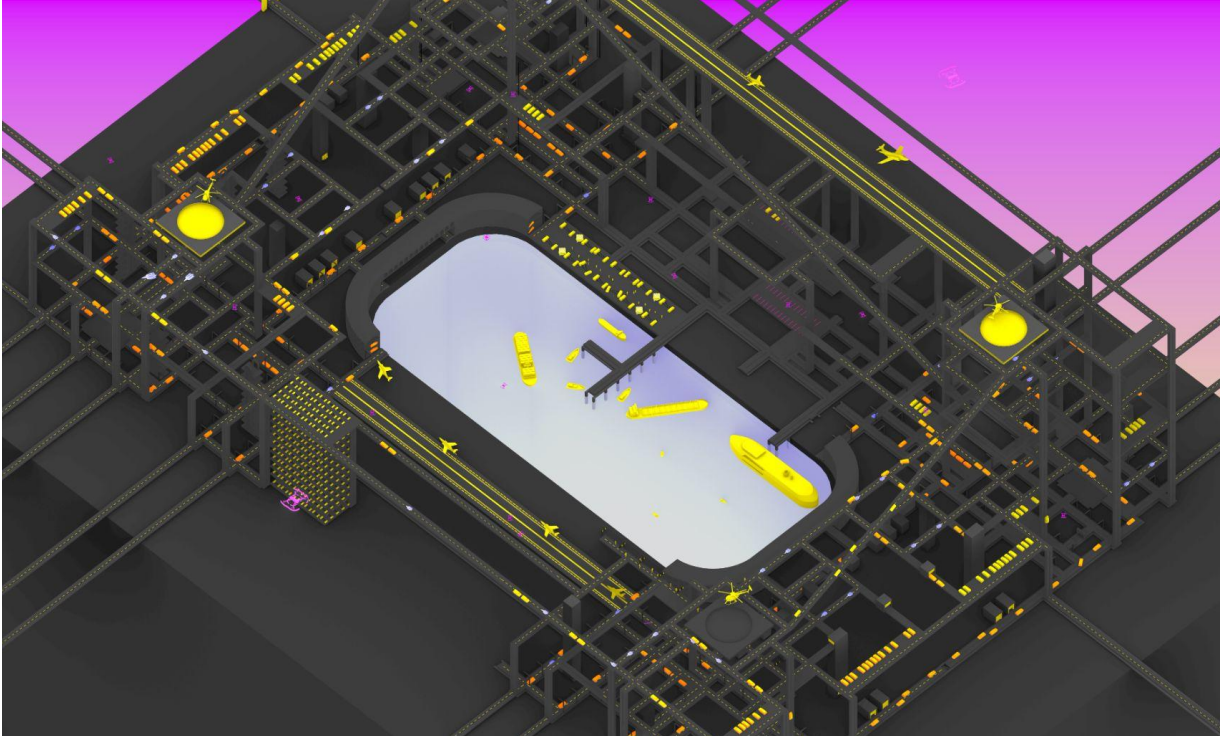
- HOTEL SOLITU**
- ⊘ ★★★★★
  - ↔ ★★☆☆☆
  - ⚕ ★★★★★
  - ⌚ ★★★★★
  - ★☆☆☆☆



- NOMAS**
- ⊘ ☆☆☆☆☆
  - ↔ ★★★★★
  - ⚕ ★★★★★
  - ⌚ ★★★★★
  - ★☆☆☆☆



- Digitalis**
- ⊘ ★★★★★
  - ↔ ☆☆☆☆☆
  - ⚕ ★★★★★
  - ⌚ ★★★★★
  - ★★★★★

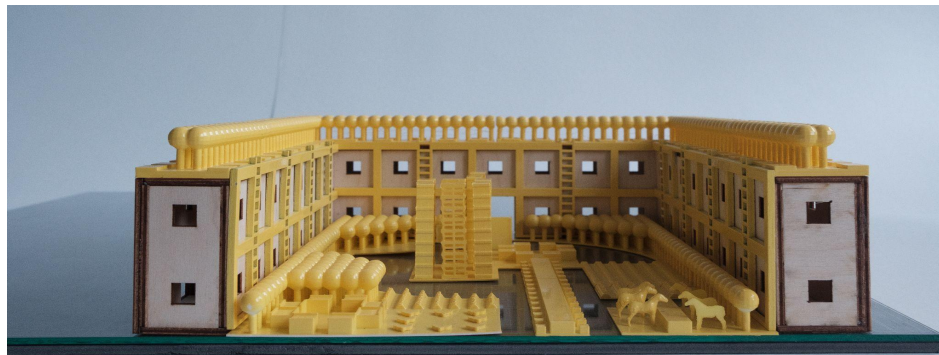
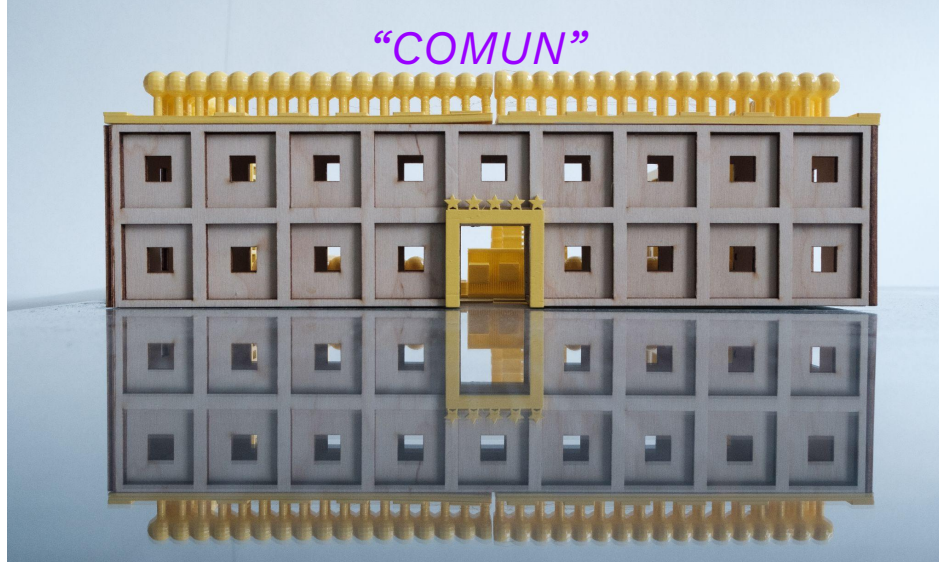




“DIGITALIS”

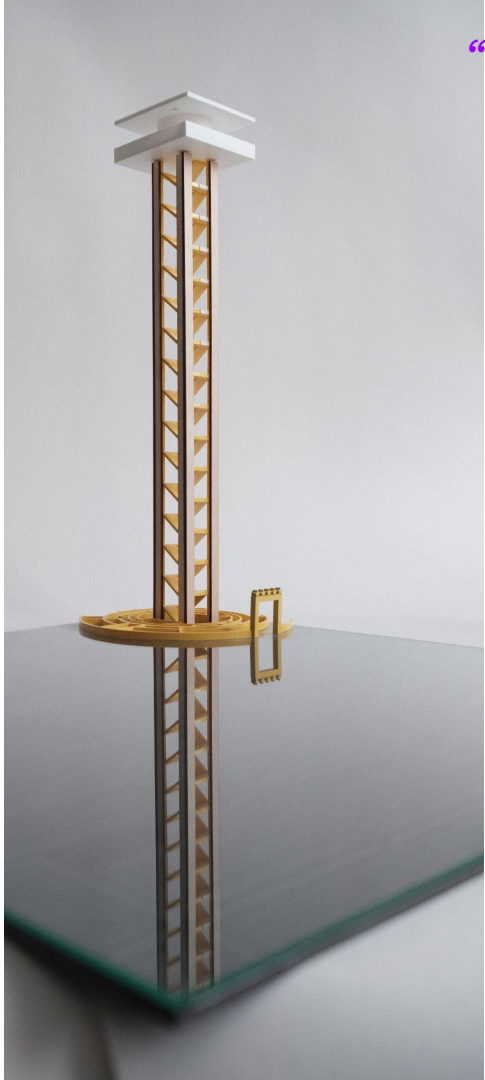


“COMUN”

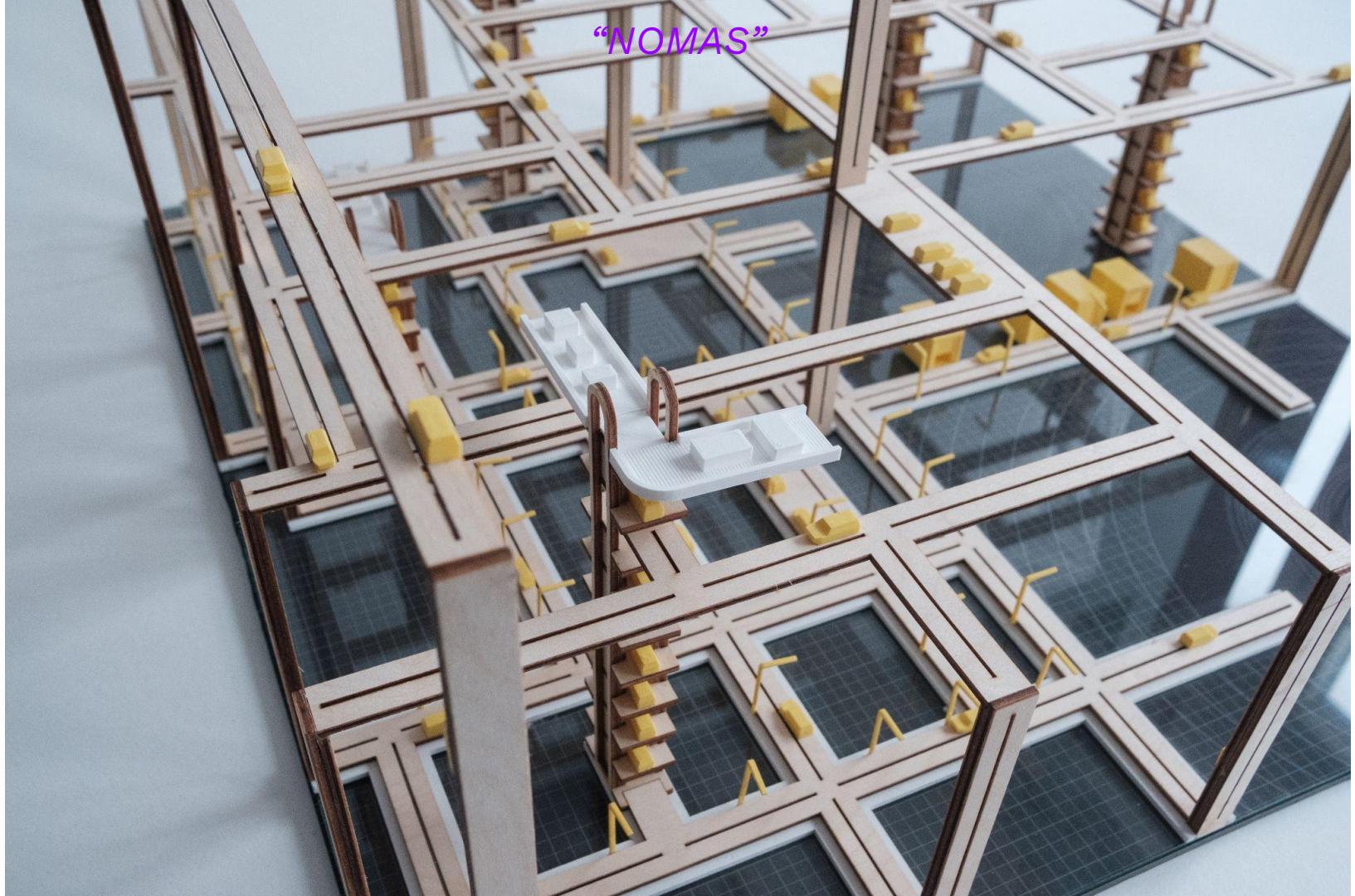




“SOLITUDO”



“NOMAS”



*STSENAARIUM no. V:*  
*energiakogukond: SUPER NAABER*




# super neighbour



is a game where you as a citizen can gain points by being the best neighbour. points can be used to unlock special circular system elements to help to maximise your point score. be part of this new tool of reinventing the circular city and change the future in many possible ways. start collecting your points now and be the best.

character ⊗

**julia** +6225  
☆☆☆☆☆



- matter
- energy
- waste
- food

points ⊗

matter	energy	waste	food
share second hand +10	eat local +10	recycle +10	eat local +20
recycle +20	eat local fish +15	recycle +50	recyclable production +30
share second hand office +50	water reuse +50	recycling program +30	use energy efficient +20
share second hand office +50	use local power +50	composting +50	
buy local +50	home appliances -10	create central units -10	set up target food -30
use local power +50	ride as a transport -100	renovate target units -20	set up central products -50
use local power +50	share that some paragon -100	keep a pet -100	set up fast food -50

greenhouse ⊗

+1000 pts

housing block built greenhouses on the rooftops to grow their own food





*NAABRUSKONDADE RAKEDAMINE*



# NAABRUSKONDADE RAKEDAMINE

***Kliimapoliitika:***

*LCA, LCC, LEED, BREEAM, erinevad kliimaeesmärgid*

***Eluasemepoliitika:***

*sotsiaaleluasemed, eluaseme kättesaadavus, maakasutuskontroll*

***Seadusandlus:***

*AMETKONNAD, STRATEEGIAKESKUS, ...*

***Ajarütm:***

*ARENDAJAD, ...*

***Majandusmudelid:***

*ROHELISED LAENUD, KREDEX, ...*

## *“EETILINE ARENDAMINE” - efektiivne säilitamine?*

### **Printsiibid:**

- Naabruskonna põhine
- Olemasoleva väärtustamine
- Keskkondlikud, sotsiaalsed ja majanduslikud parameetrid - üksteisest sõltuvad
- Keskkond, mis mõjutab elanike elustiili
- Etapilisus
- Ressursikaitse

# BUILDEST

*Renoveerimise kontseptsioon*



*Tehniliste lahendustega  
kataloog*



*omanike kaasamine*



**RENOVEERIMINE**



**KLIIMASÕBRALIK  
NAABRUSKOND**



*Aitäh!*