



Gufunes - drög að deiliskipulagi

hverfisfundur 7. desember 2017



vinningstillaga í samkeppni desember 2016



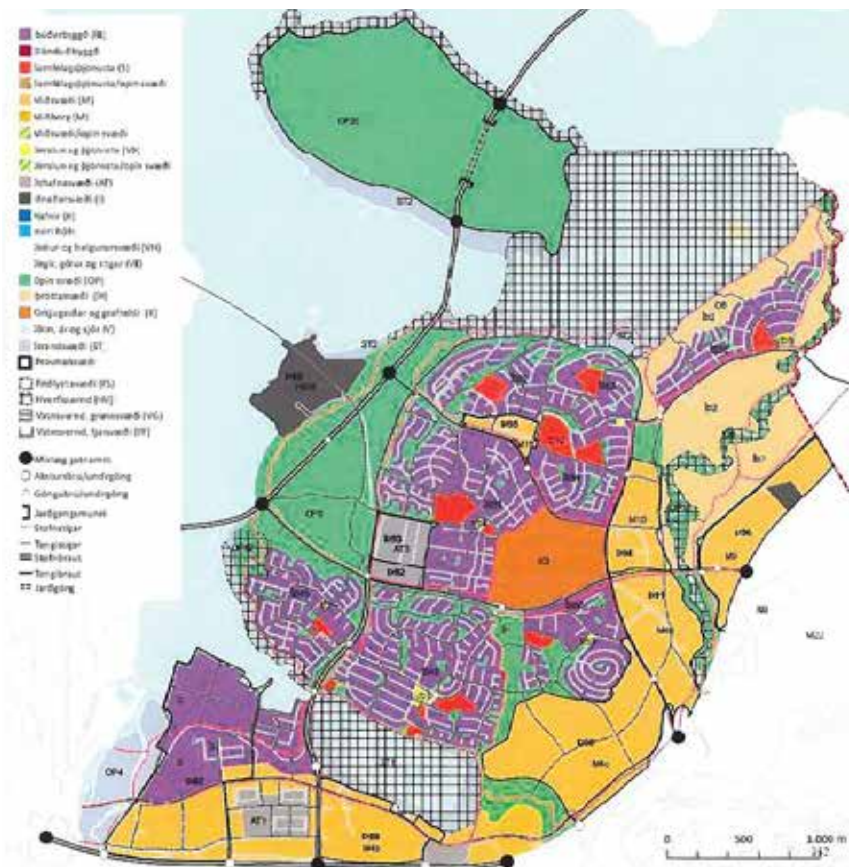
vinningstillaga í samkeppni desember 2016



AR2030 sem leiðarljós

Aðalskipulag Reykjavíkur (2010-2030) gerir ráð fyrir blandaðri byggð íbúða og þrífalegri atvinnustarfsemi á Gufunessvæðinu

Aðalskipulag Reykjavíkur (2010-2030) byggir á vistvænni, fjölbreytilegri og mannlegri borg



Borg fyrir fólk
Gatan sem borgarrými
Mannlegur kvarði
Hæðir húsa
Húsnæði fyrir alla



Græna Borgin
Samhengi við byggð og nærsvæði
Vistvænar samgöngur
Náttúra, landslag og útivist
Einkabíll sem gestur



Skipandi Borg
Blönduð borg
Forsendur fyrir atvinnulíf
Stuðla að atvinnu við íbúðarbyggð

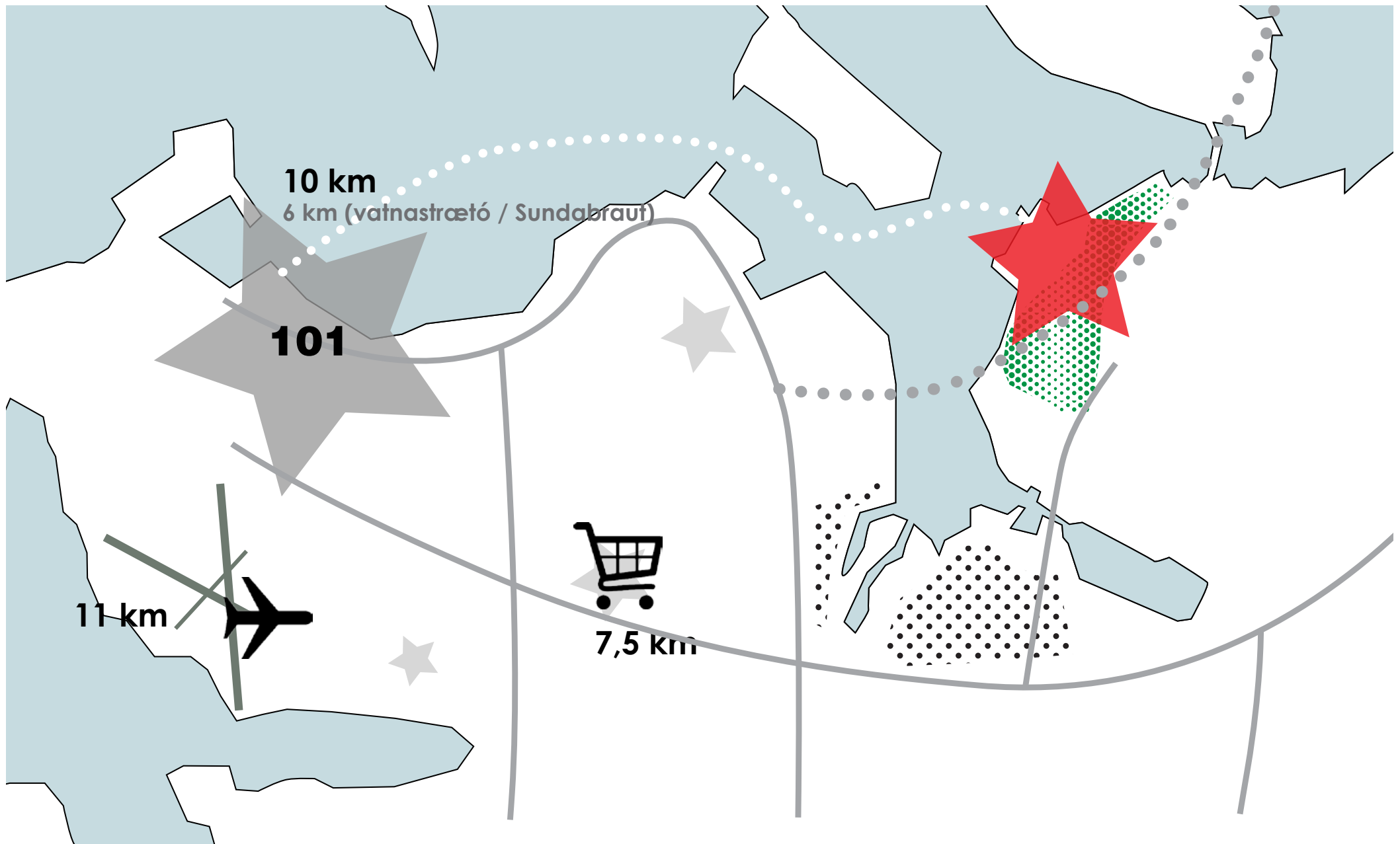


Borgin við Sundin
Þétting byggðar
Meiri gæði í borgarumhverfið
Samfélagsmyndun



Aðalskipulag Reykjavíkur 2010 - 2030

Sjálfprotið frumkvöðlahverfi



Endurnýting, staðarandi, sveigjanleiki



Ferlið hingað til



desember 2016

samkeppni, kynning fyrir borgarráði og umskip

mars 2017

- vinnuferð SEA til kvikmyndavera í Bristol, UK

apríl 2017

- vinnubúðir með borgarstjóra, Baltasar, KUKL, IRMA, FK, sérfræðingum borgarinnar,

júlí 2017

- vinnubúðir með Veitum, umferð- og samgöngur, hagsmunahóp

september 2017

- drög að deiliskipulagi í umskip

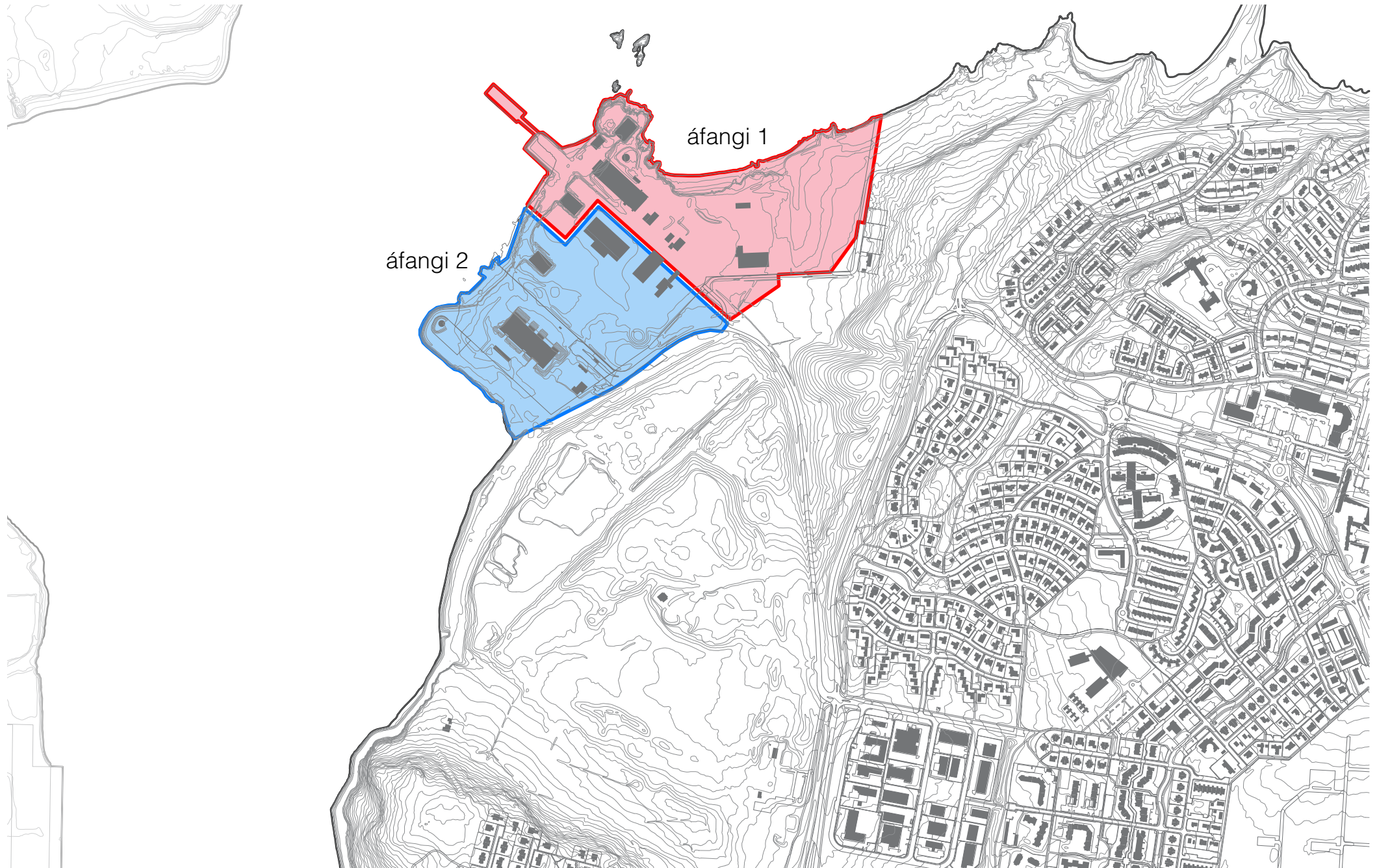
desember 2017

samráð

janúar 2018

deiliskipulag (breyting á AR2030) í auglýsingu

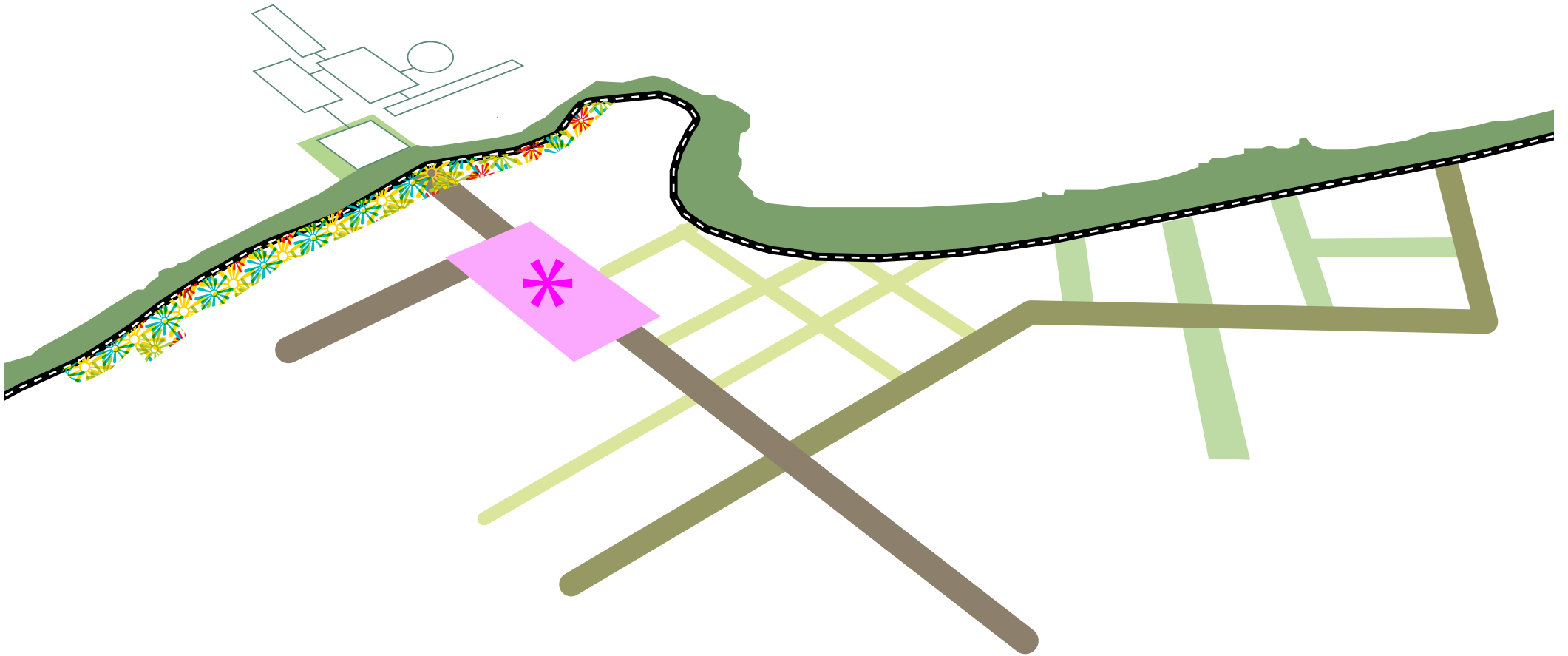
Deiliskipulagssvæði 1. áfanga



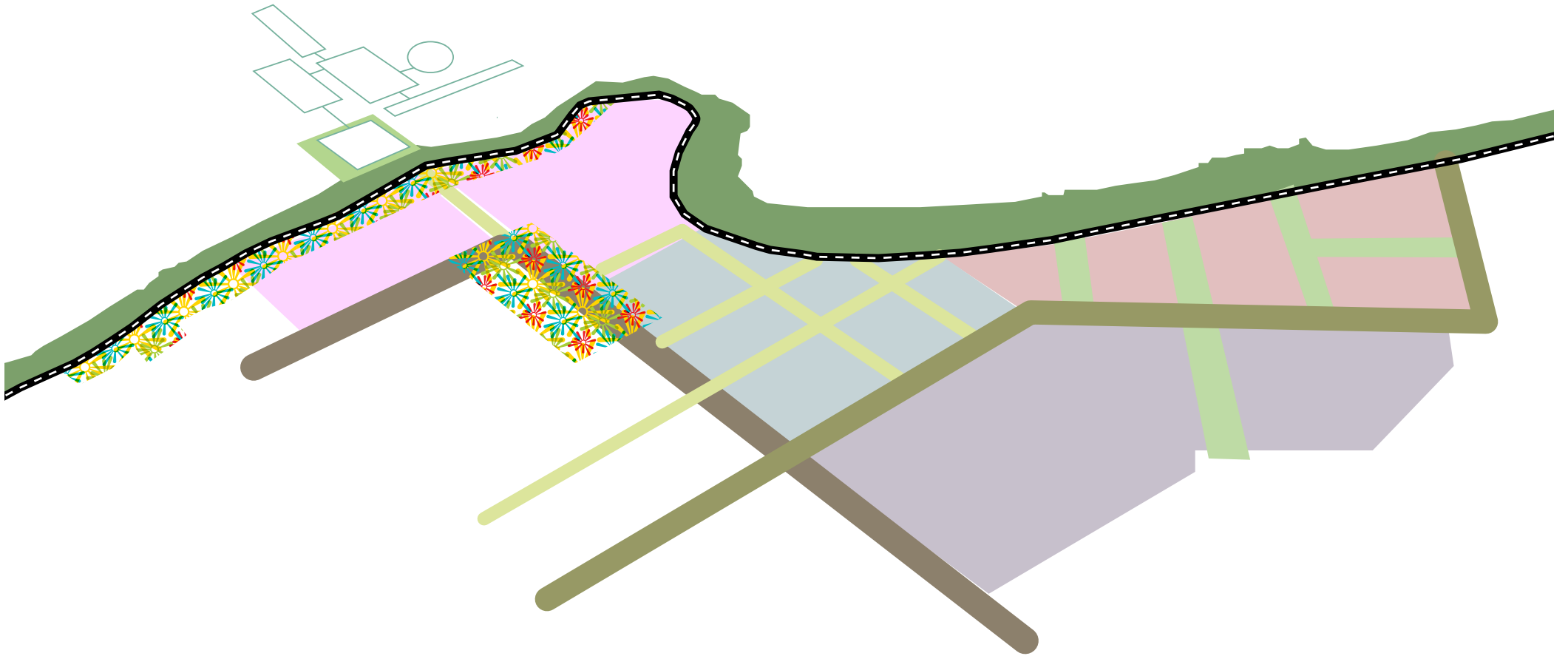
2. Rammi almenningssvæðis



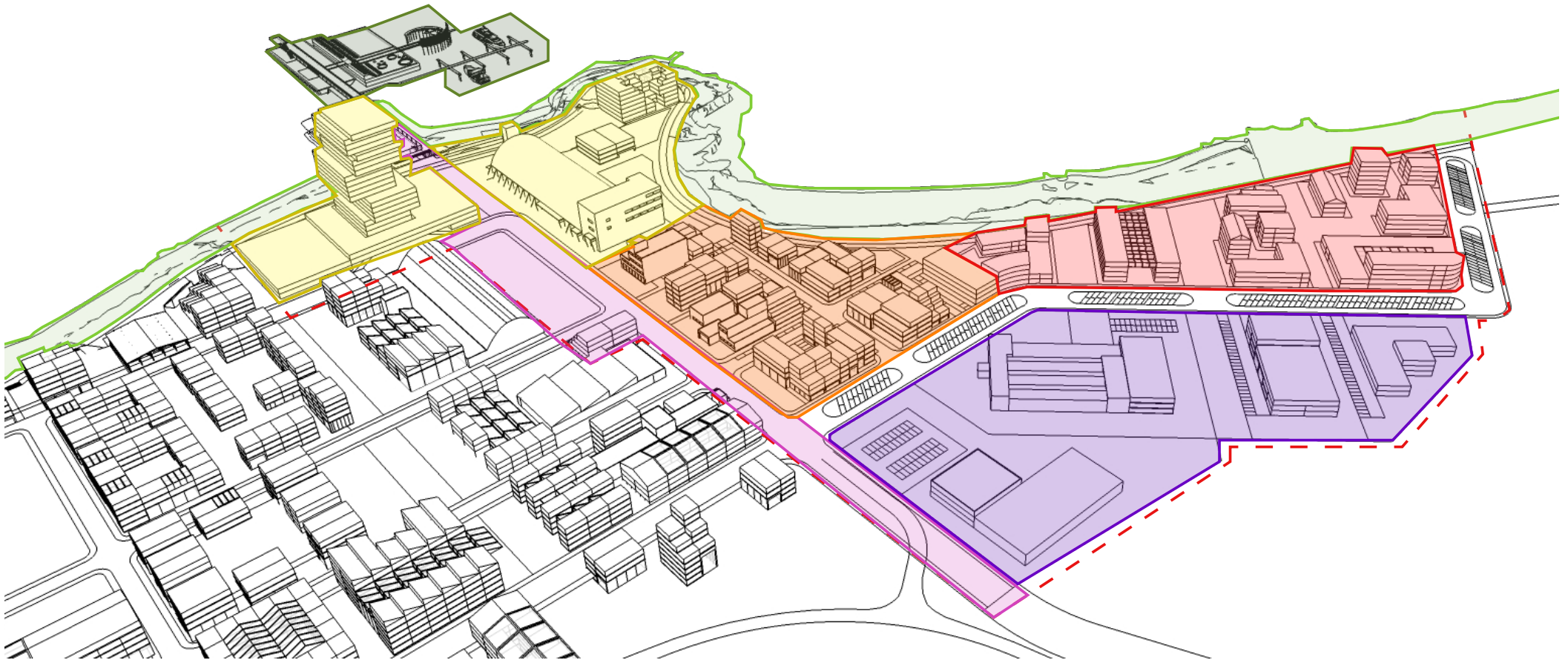
Rammi almenningssvæðis



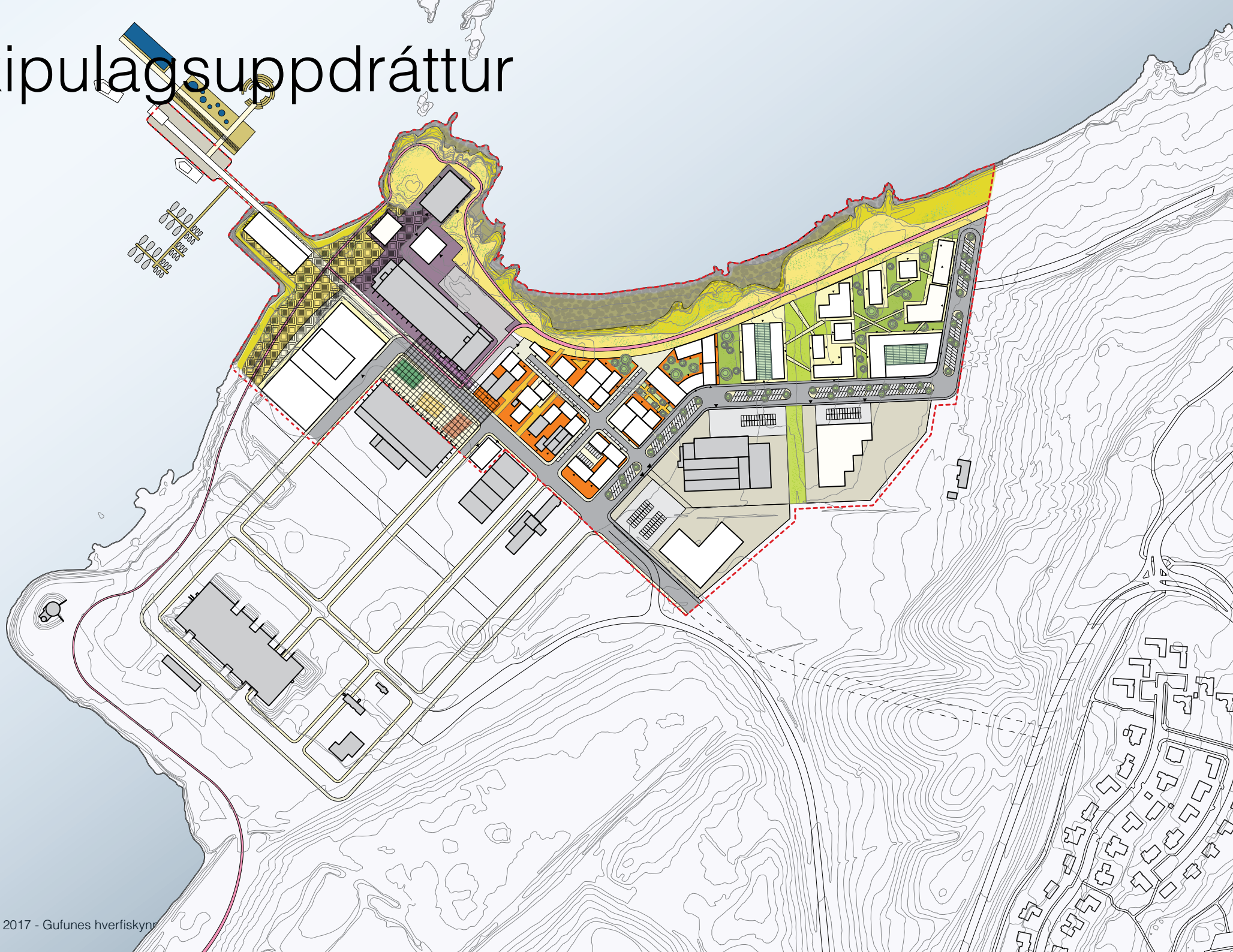
Sveigjanlegir þróunarreitir



fjölbreyttar þyrpingar mynda eina heild



Skipulagsuppdráttur

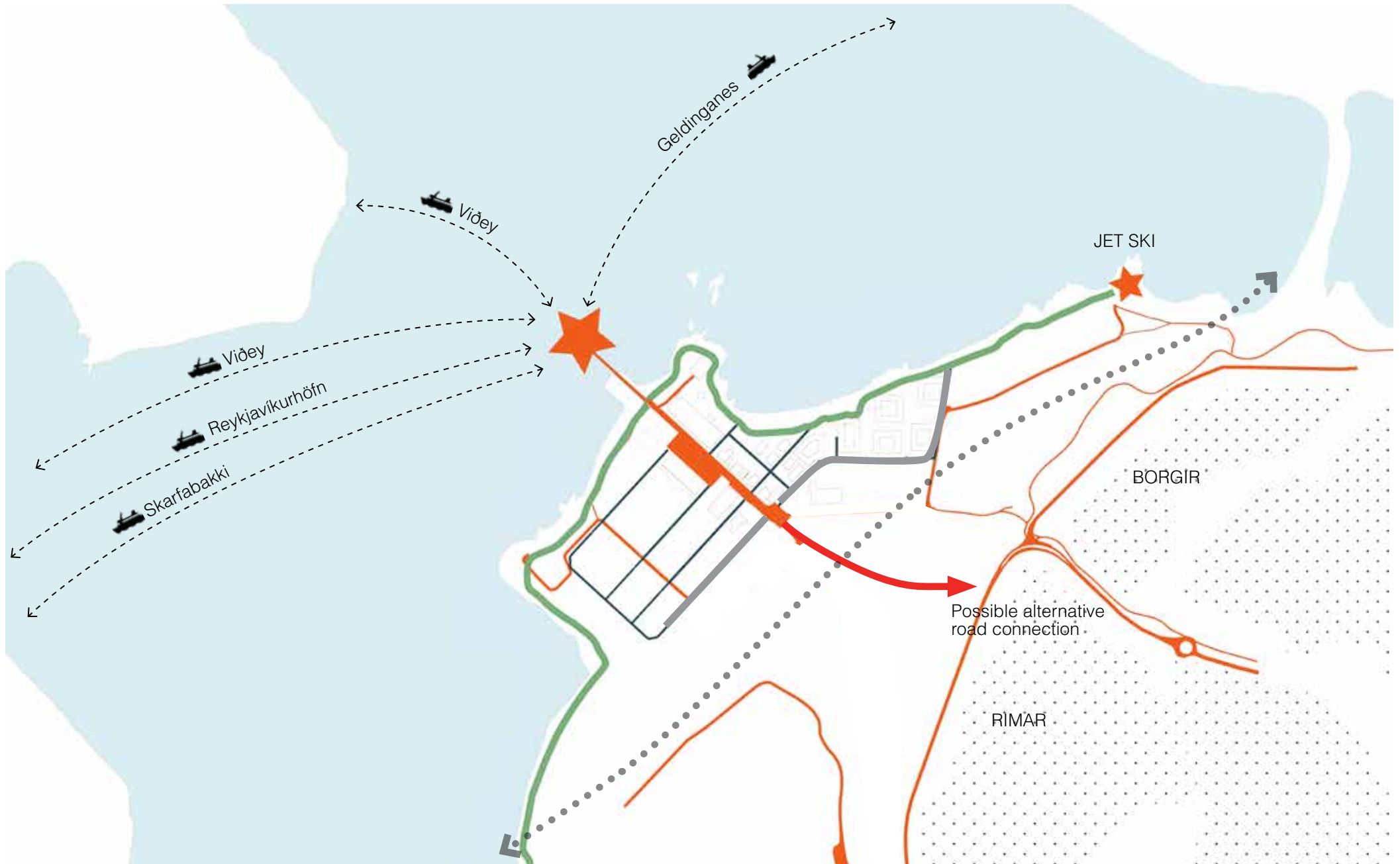


Byggingarmagn 1. áfanga

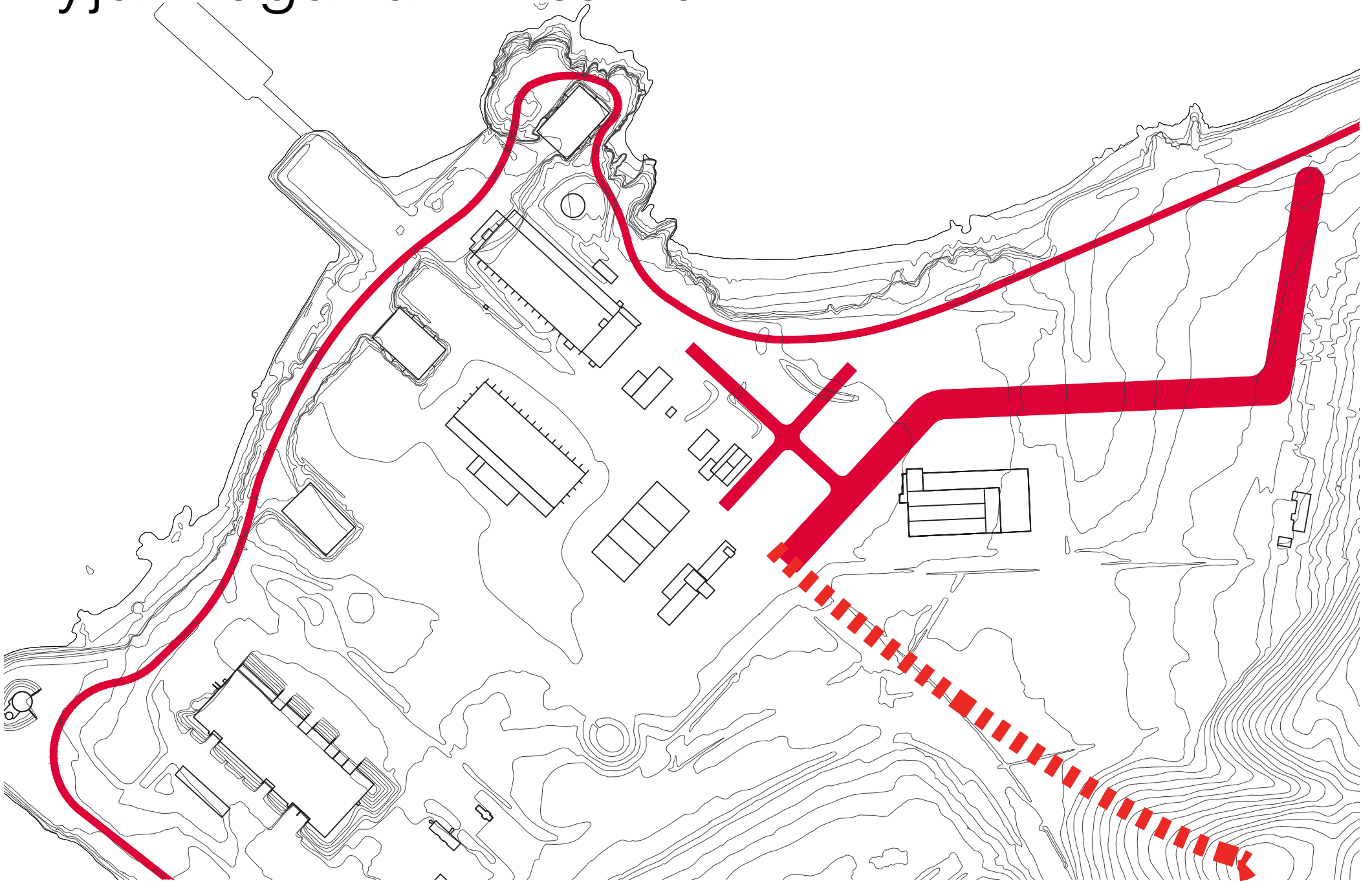
- núverandi starfsemi	12.000 m ²
- ný starfsemi	99.000 m ²
samtals	111.000 m²

> 450 íbúðir

Tengingar við umhverfi



Nýjar vegaframkvæmdir



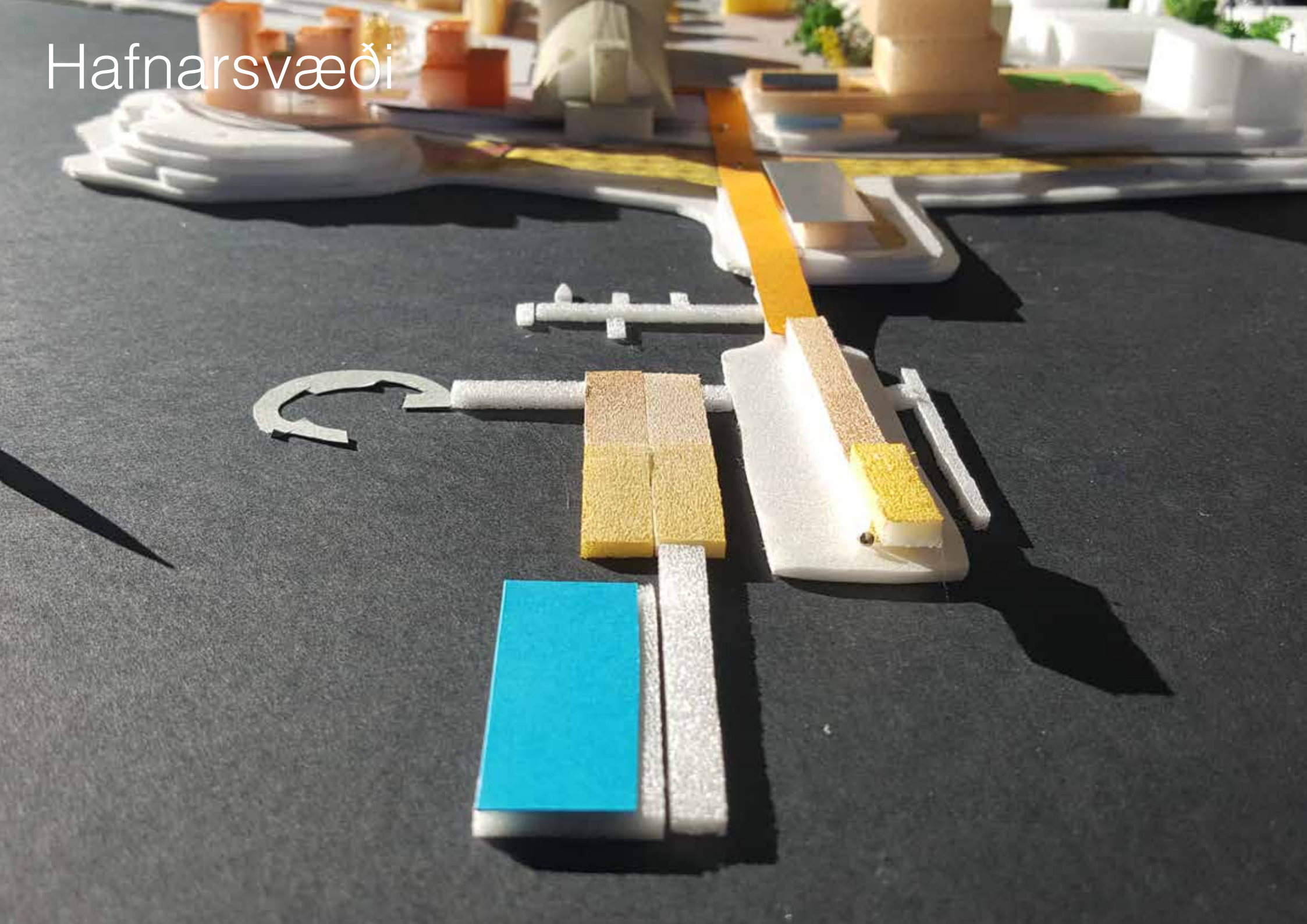
Aðlaðandi sjávarsíða



Skipulagsuppdráttur

This architectural site plan, titled 'Skipulagsuppdráttur', illustrates a proposed development on a sloping terrain. The plan features a central cluster of buildings, including a large, multi-story structure with a grid-like facade and several smaller, rectangular buildings. A prominent road or path runs diagonally through the site, connecting different areas. The surrounding landscape is depicted with contour lines and various colored zones, suggesting different land uses or topographical features. A red dashed line outlines the project boundary. The plan also shows existing infrastructure, such as roads and utility lines, and includes a small inset map in the top left corner showing the project's location within a larger context.

Hafnarsvæði



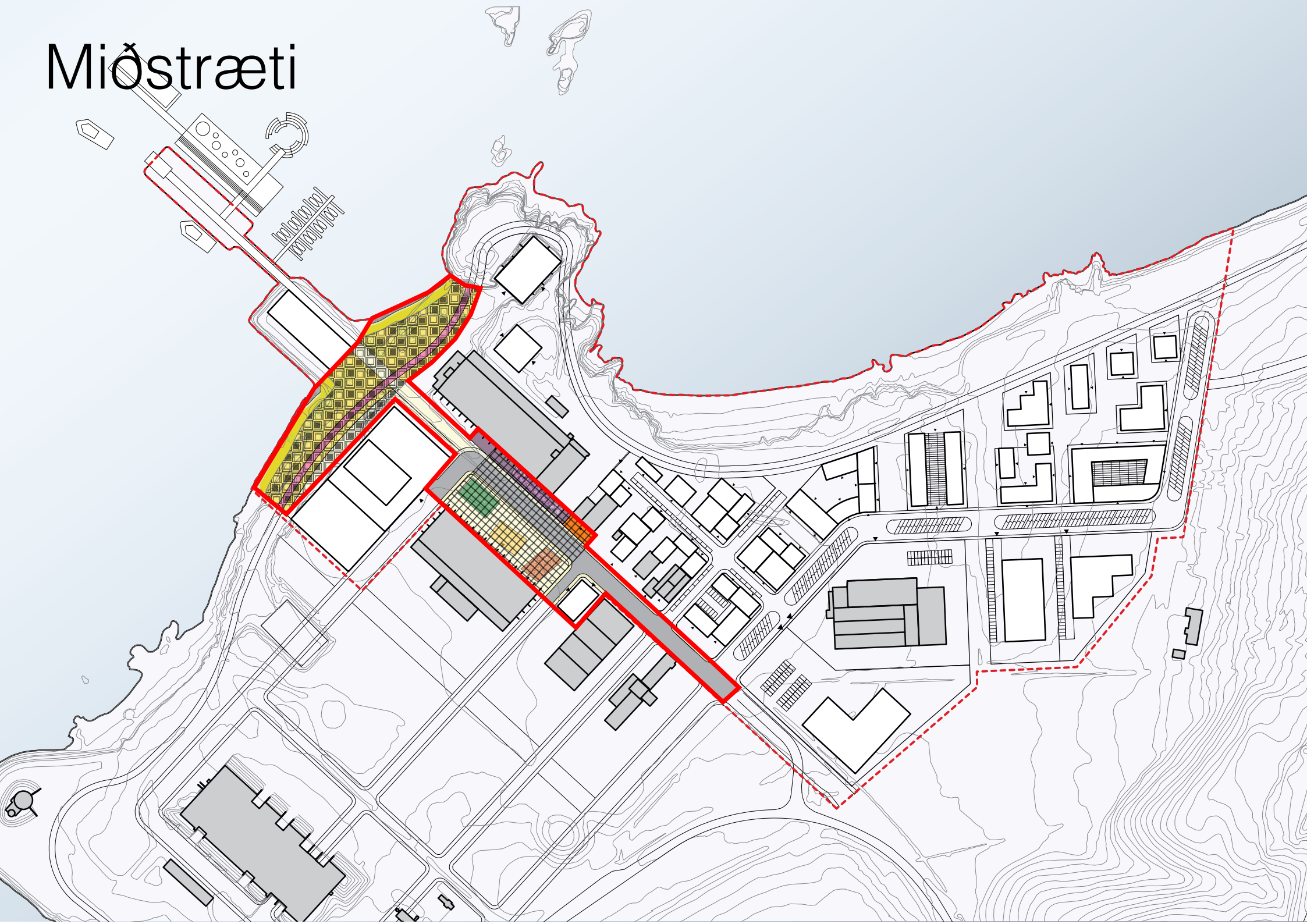
Sørenga, Noregur



Vatnastrætó, Rotterdam



Miðstræti



Sveigjanlelgt, margnota rými



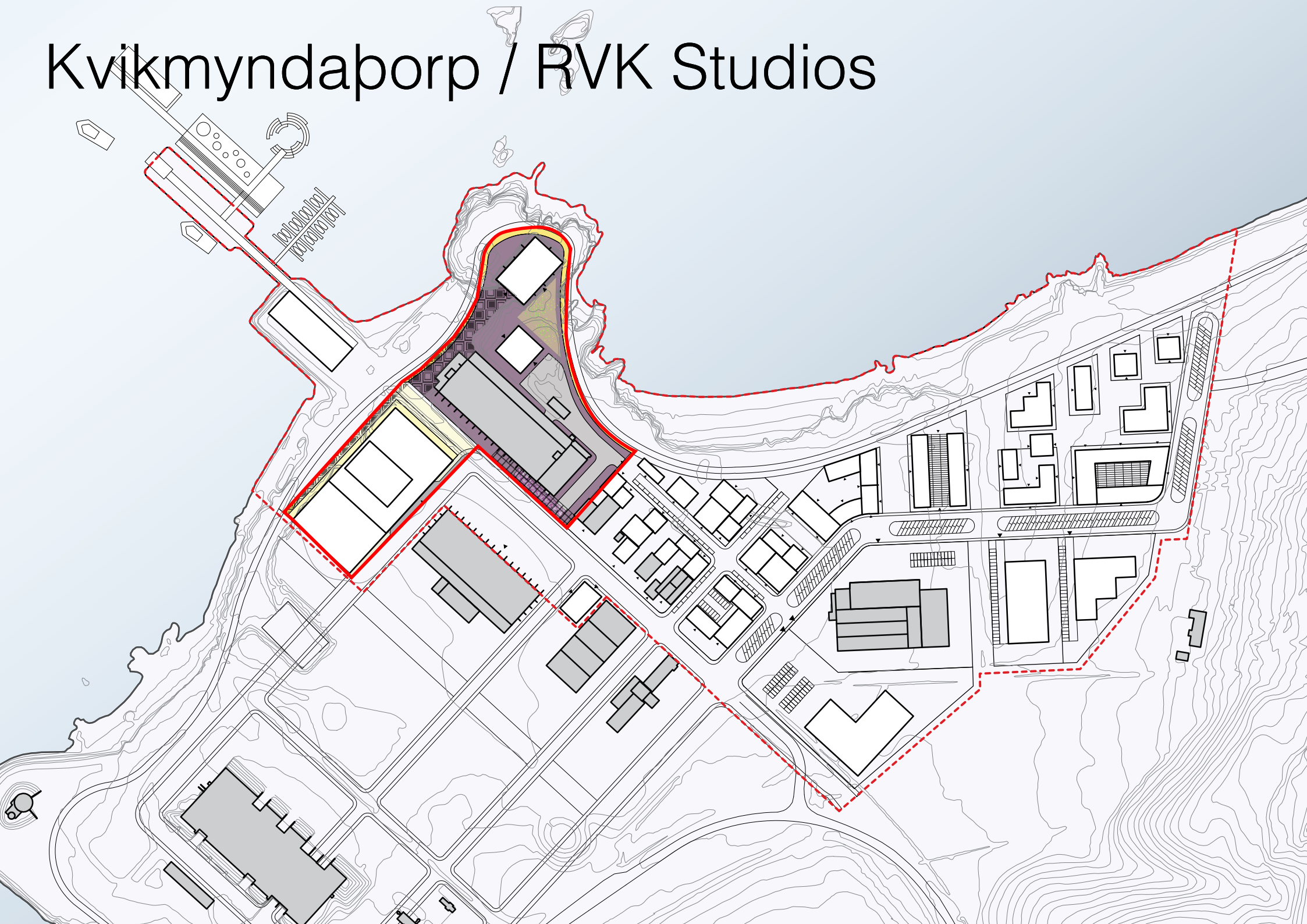


Royal de Luxe





Kvikmyndaborp / RVK Studios





Kvikmyndapörp / RVK Studios

Kvikmyndaporr / RVK Studios



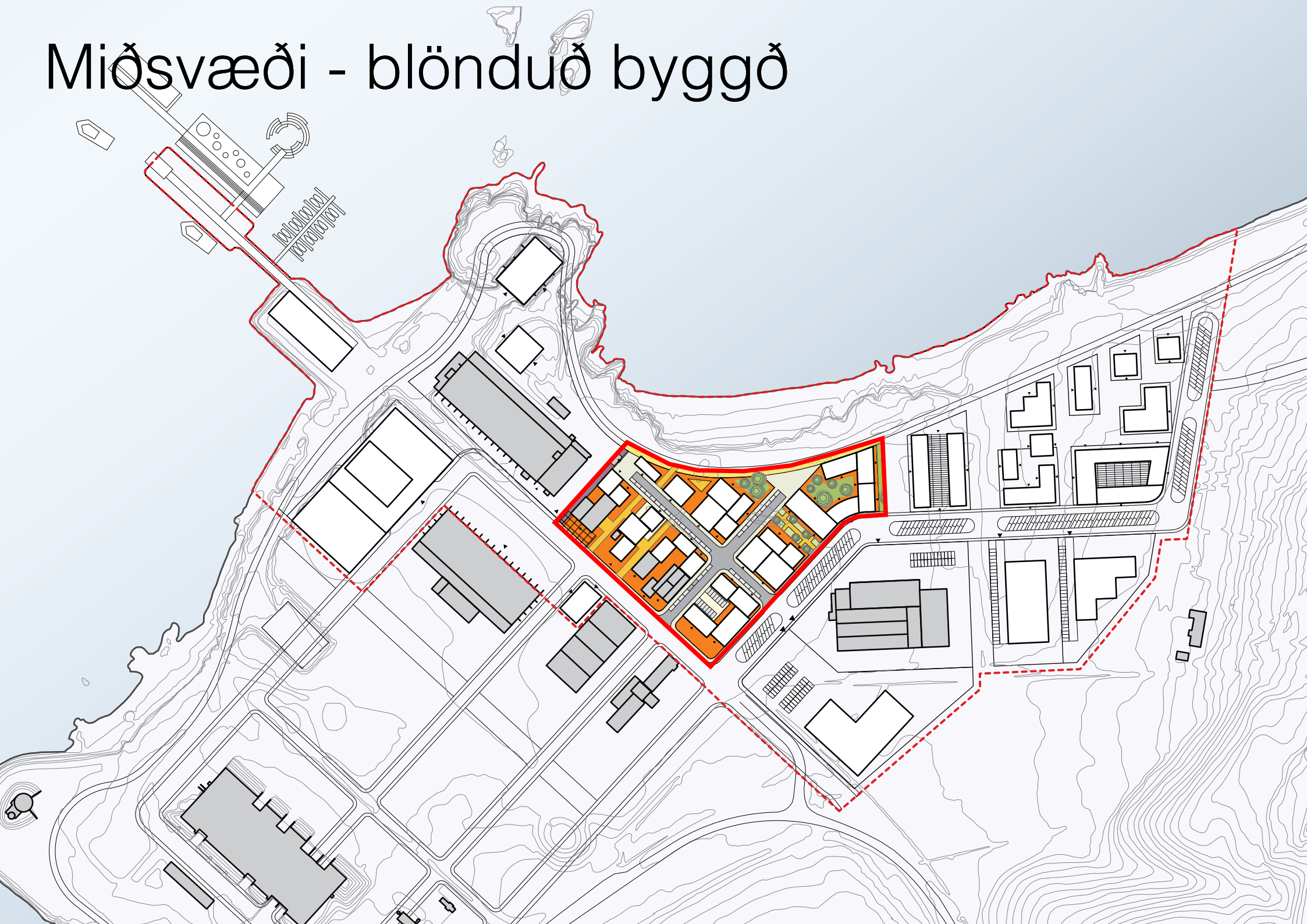
Kennileiti



Nætursýn



Miðsvæði - blönduð byggð



Miðsvæði - blönduð byggð

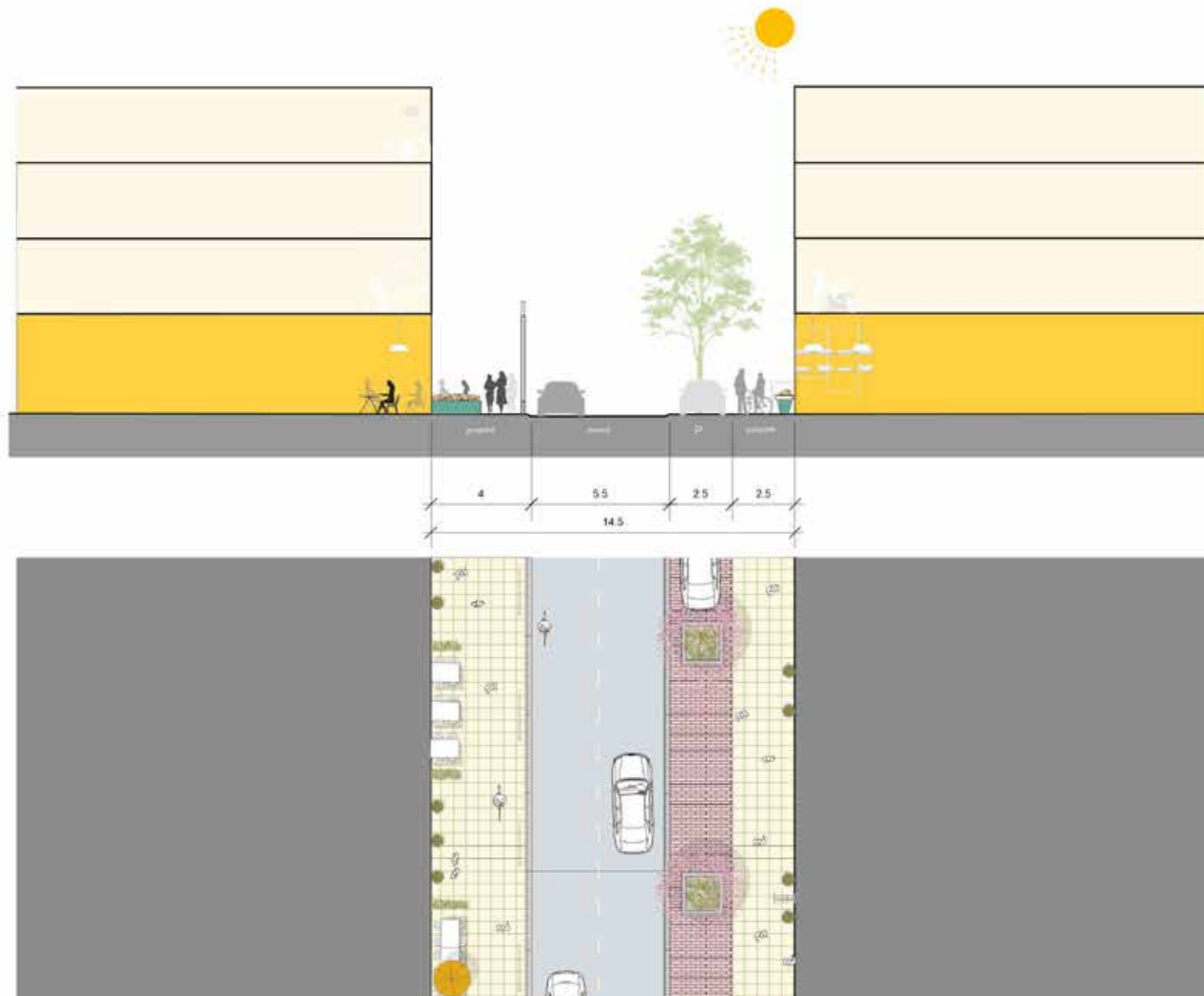




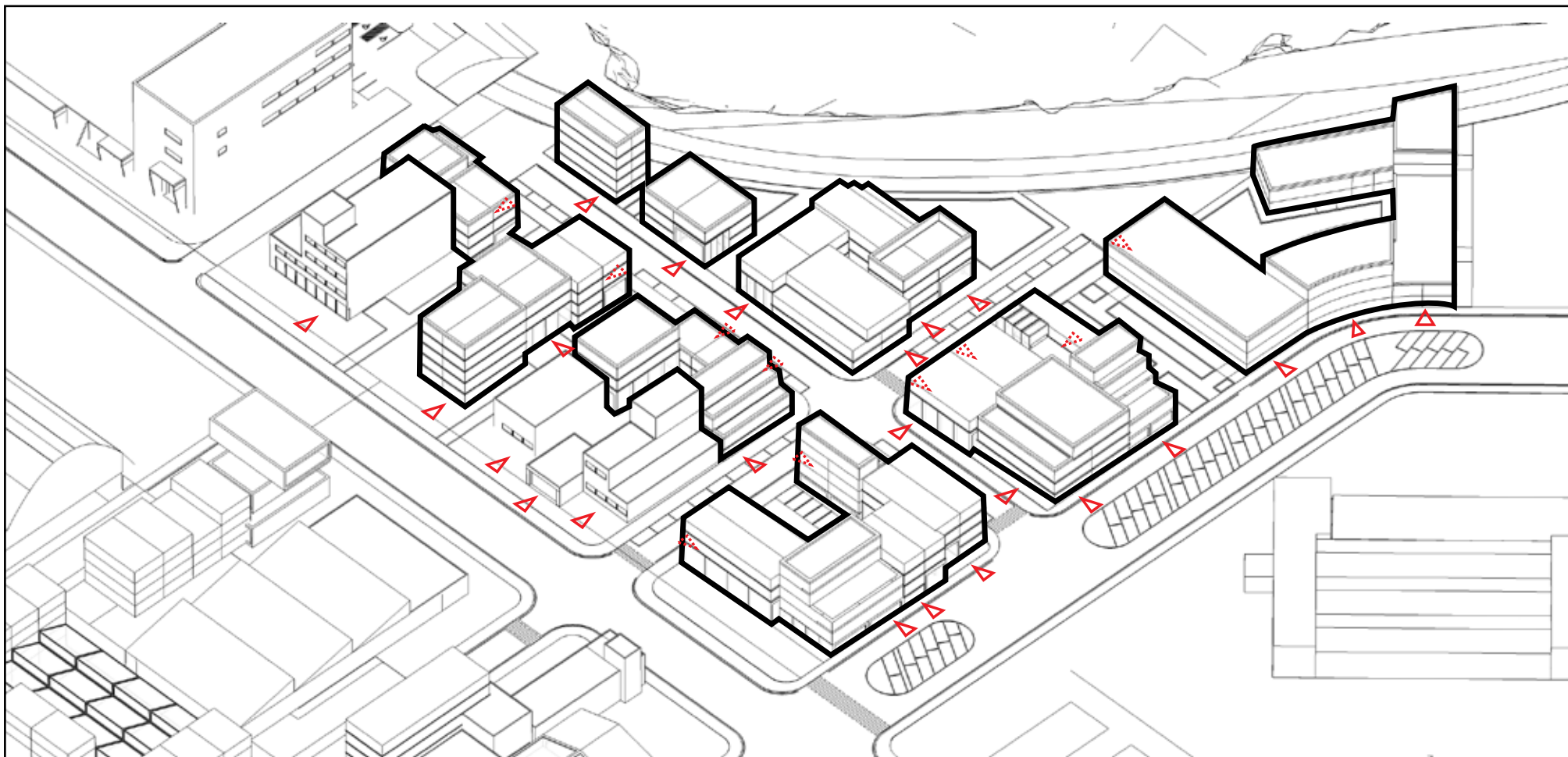
Miðsvæði - yfirbragð byggðar



Miðsvæði - götuprófíll



Skilmálar - virkar götuhliðar



Athafnasvæði



Athafnasvæði



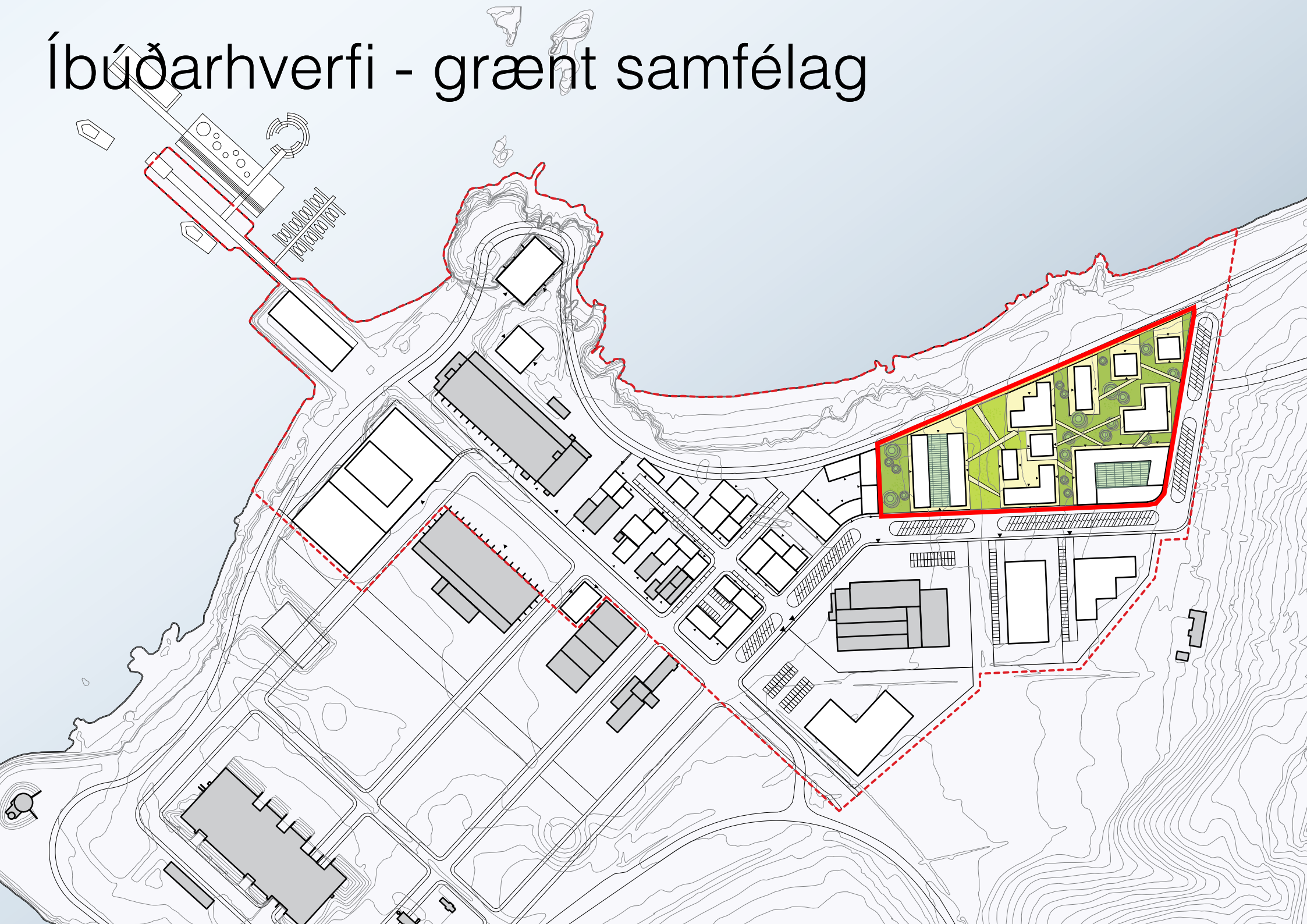
Athafnasvæði



The site plan illustrates the layout of the Kukl development, including the following details:

- Building Footprints and Areas:**
 - KUKL FOOTPRINT BUILDING 2.109 m²** (Grey area)
 - KUKL D1.1 FOOTPRINT FUTURE EXTENSION BUILDING 1.182 m²** (Orange area)
 - D2.1 FOOTPRINT BUILDING 2.390 m²** (Orange area)
 - D3.1 FOOTPRINT BUILDING 2.383 m²** (Orange area)
- Dimensions and Distances:**
 - Plot width: 105
 - Plot depth: 92
 - Distance from top boundary to building: 15
 - Distance from building to right boundary: 93
 - Distance from building to bottom boundary: 7
 - Distance from building to left boundary: 47
 - Distance from building to top boundary: 90
 - Distance from building to right boundary: 28
 - Distance from building to bottom boundary: 53
 - Distance from building to left boundary: 28
 - Distance from building to top boundary: 14
 - Distance from building to right boundary: 45
 - Distance from building to bottom boundary: 60
 - Distance from building to left boundary: 120
 - Distance from building to top boundary: 83
 - Distance from building to right boundary: 31
 - Distance from building to bottom boundary: 61
 - Distance from building to left boundary: 111
 - Distance from building to top boundary: 45
 - Distance from building to right boundary: 83
 - Distance from building to bottom boundary: 5
- Landscaping and Features:**
 - Green circles representing trees or landscaping are located along the top and left boundaries.
 - A north arrow is located in the bottom right corner.
 - A dashed line labeled 'B' is shown in the bottom right corner.
 - A dashed line labeled 'C' is shown in the bottom right corner.

Íbúðarhverfi - grænt samfélag



Íbúðarhverfi - grænt samfélag



Íbúðarhverfi - grænt samfélag



Halssmycket, Lerum



Wallisblok Rotterdam



Prinzesseningarten, Berlin



Zelterstraße 5 Berlin



Bordeaux





Tímarammi

nóvember 2017 - samráð/hverfisfundur

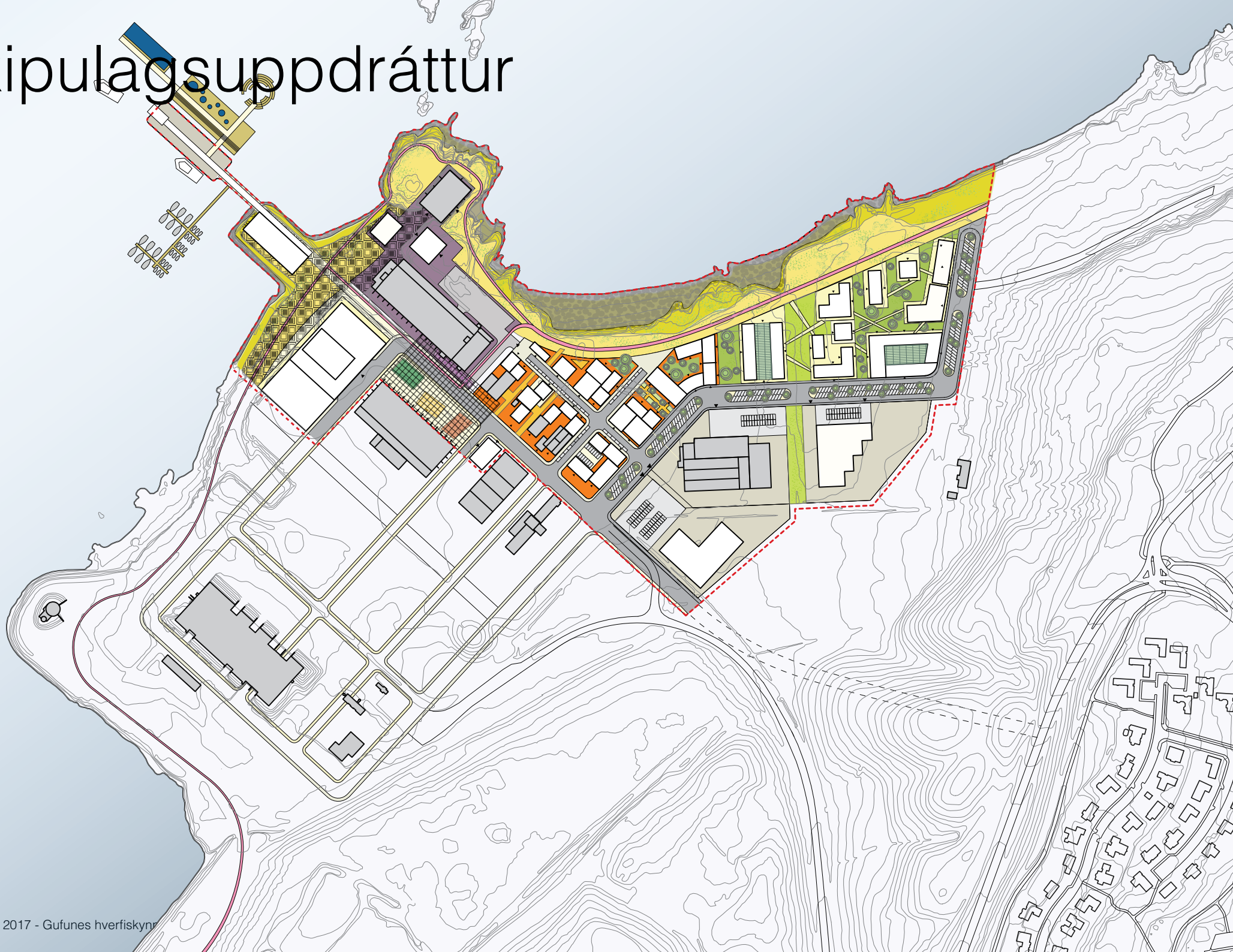
janúar 2018 - breyting dsk/AR2030 auglýst

mars/apríl 2018 - dsk 1. áfanga staðfest





Skipulagsuppdráttur



umræða