

Enabling inhabitants to act sustainably
From dispersion to concentration in Kaunas region

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P5 presentation

LITHUANIA KAUNAS

Brief introduction

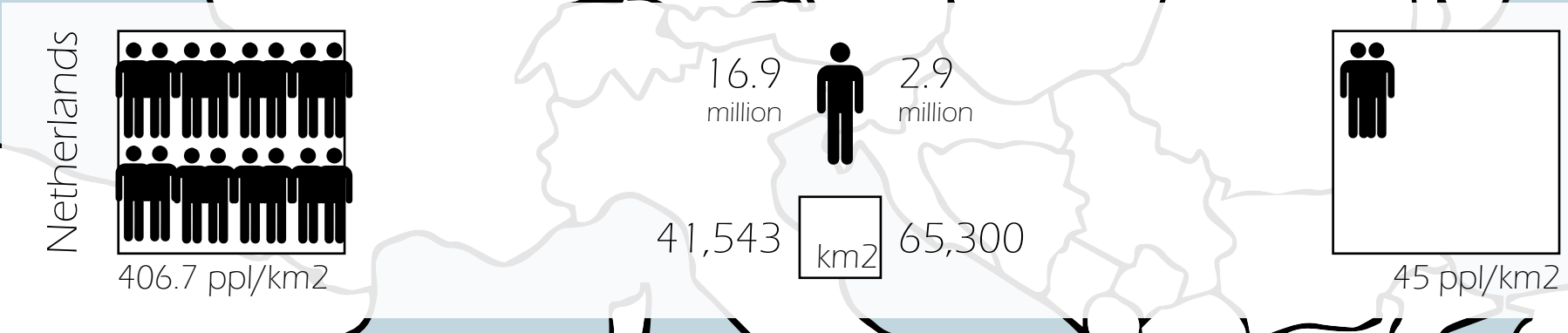
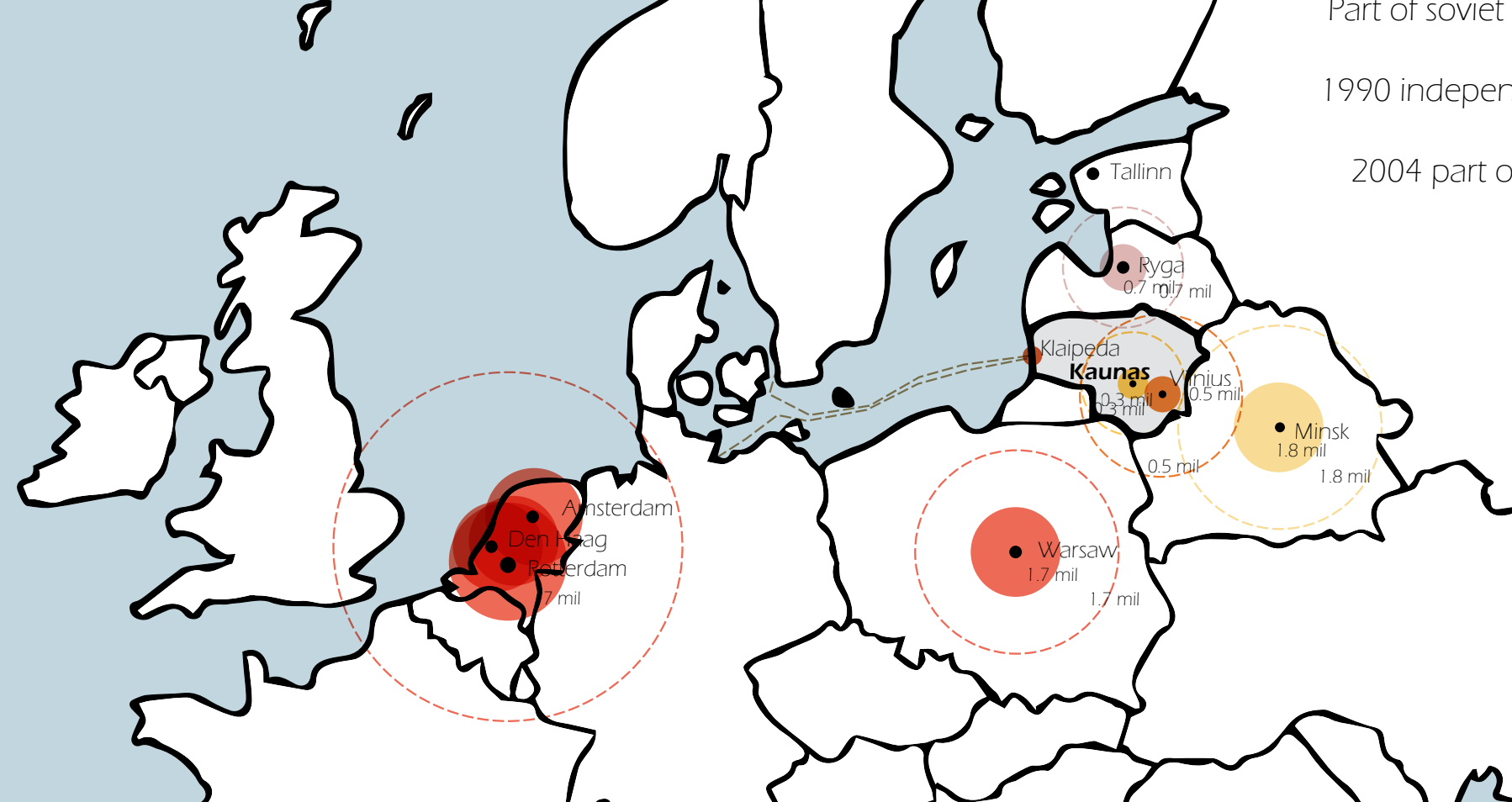
Research question

Analysis

Toolbox

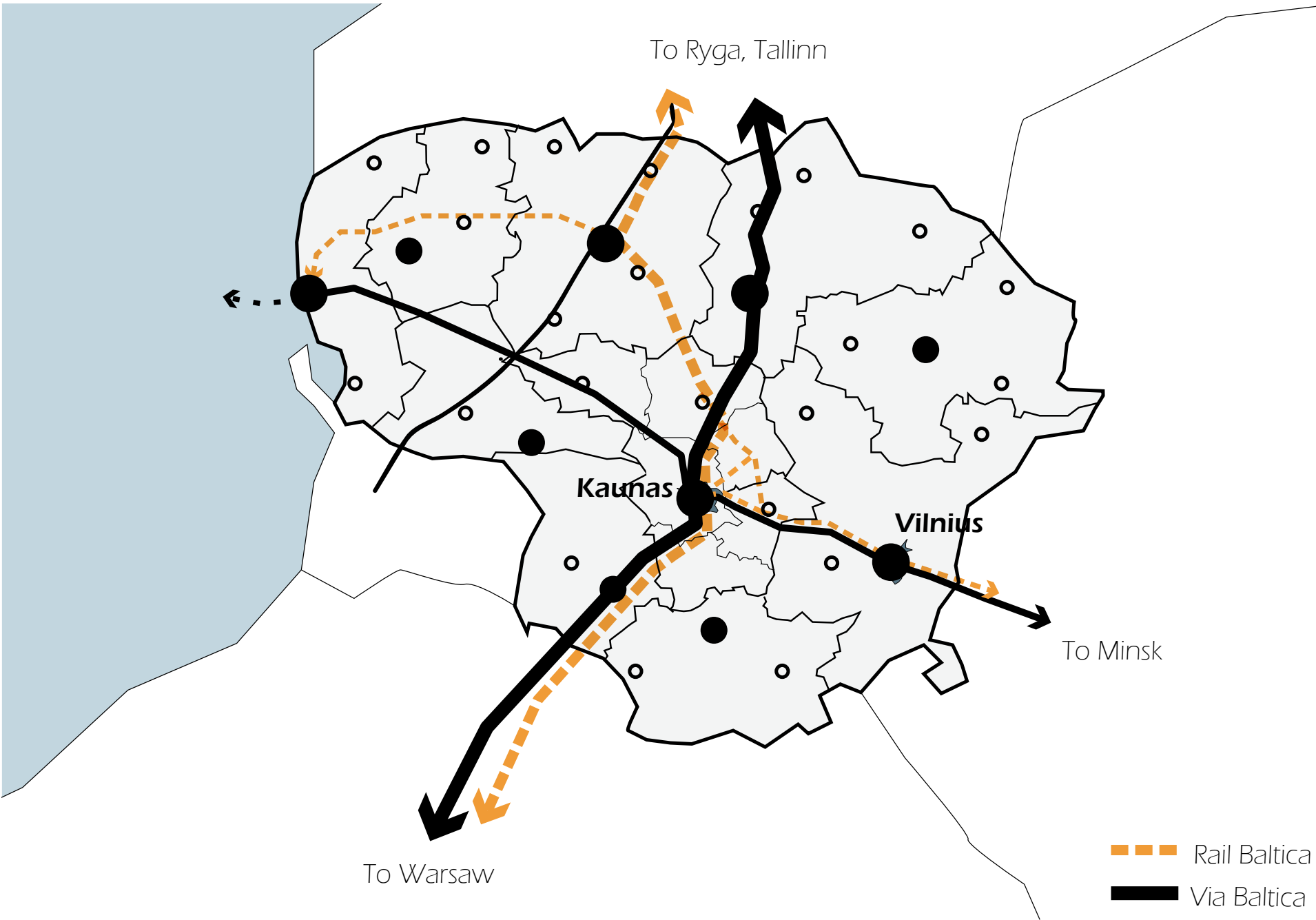
Implementation

Part of soviet union
1990 independence
2004 part of EU



Lithuania

LITHUANIA KAUNAS



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Brief
introduction

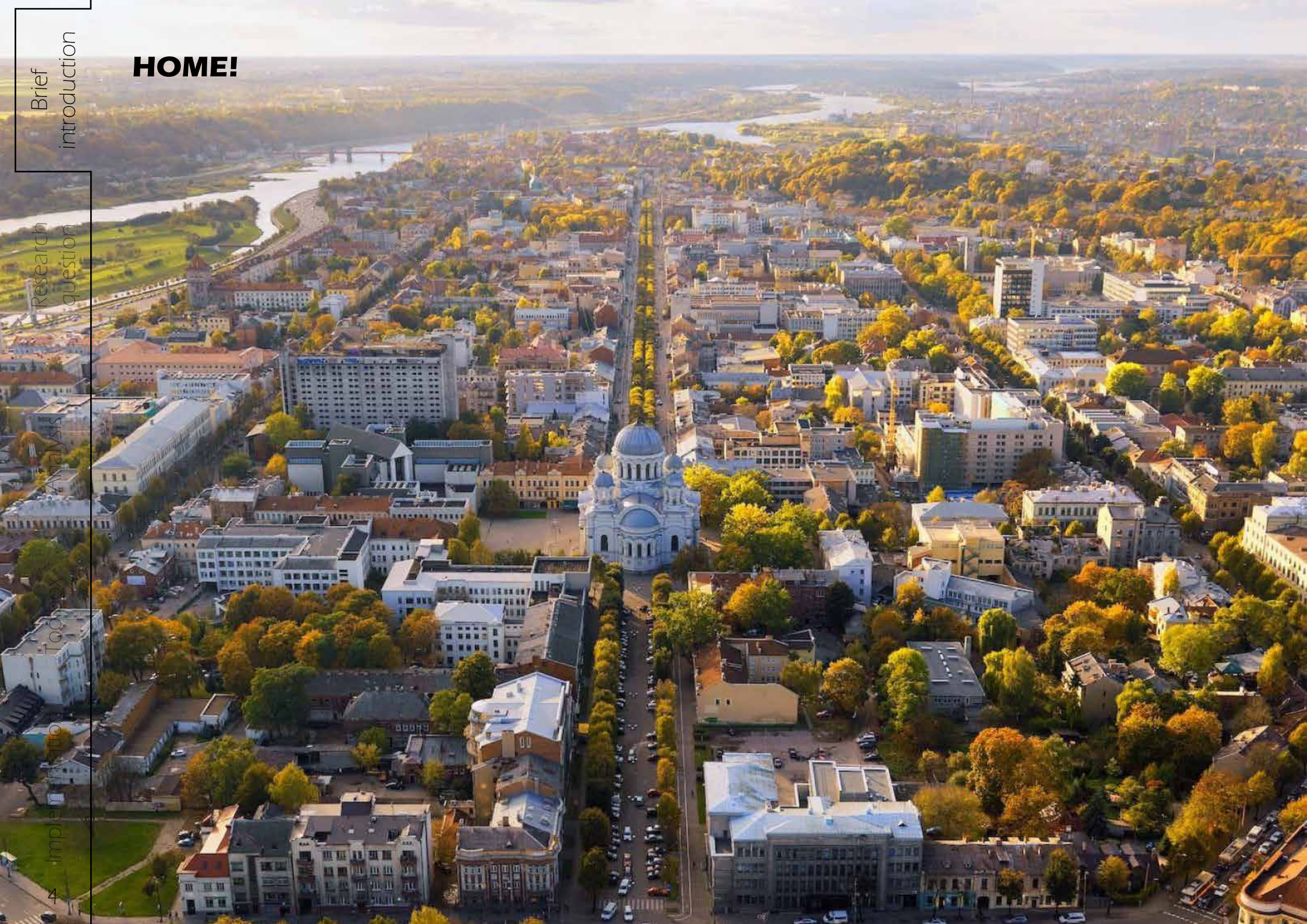
HOME!

Research
question

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Implementation



URBAN DISPERSION

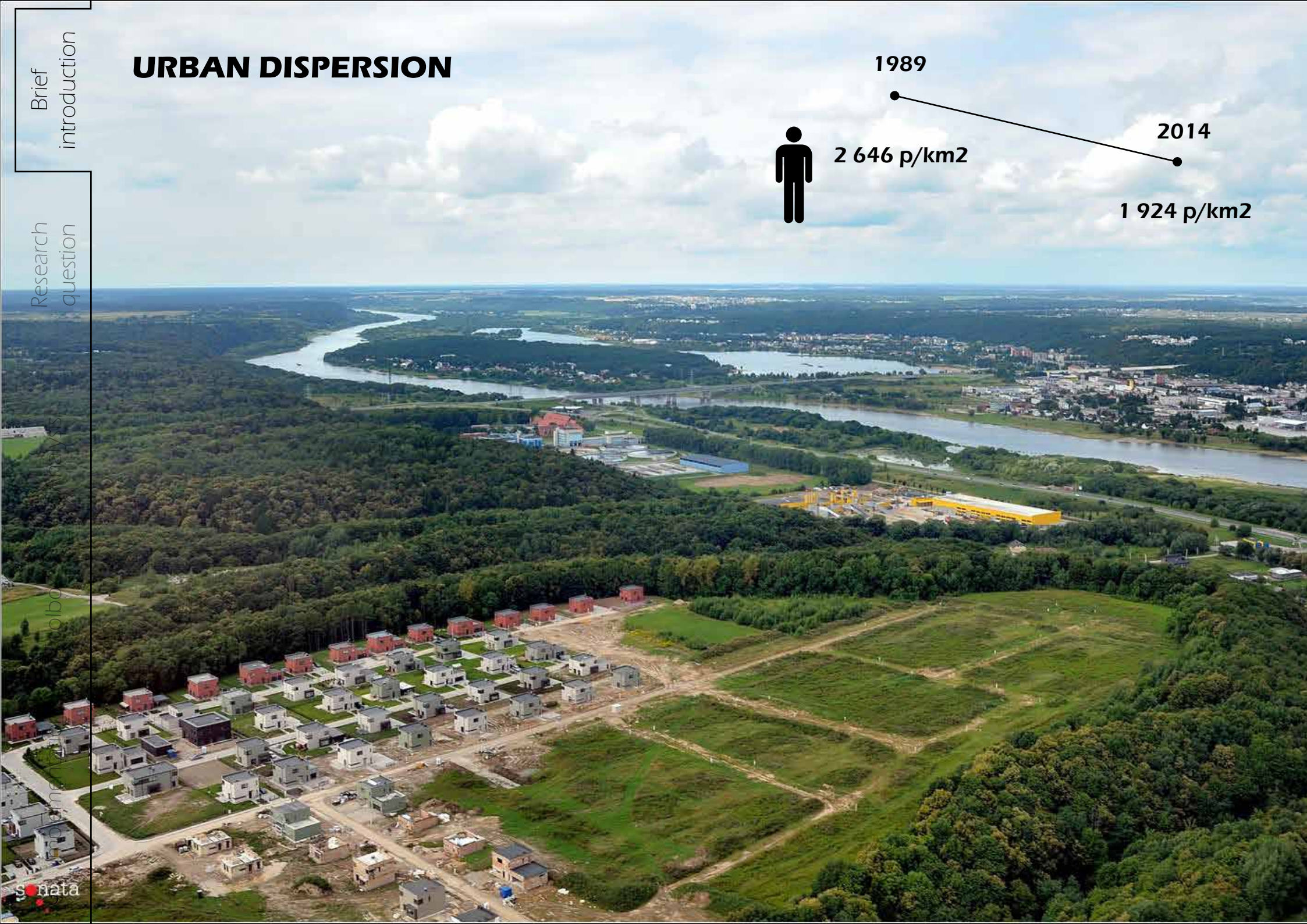


1989

2 646 p/km²

2014

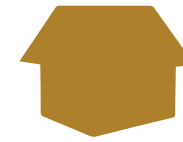
1 924 p/km²



URBAN DISPERSION



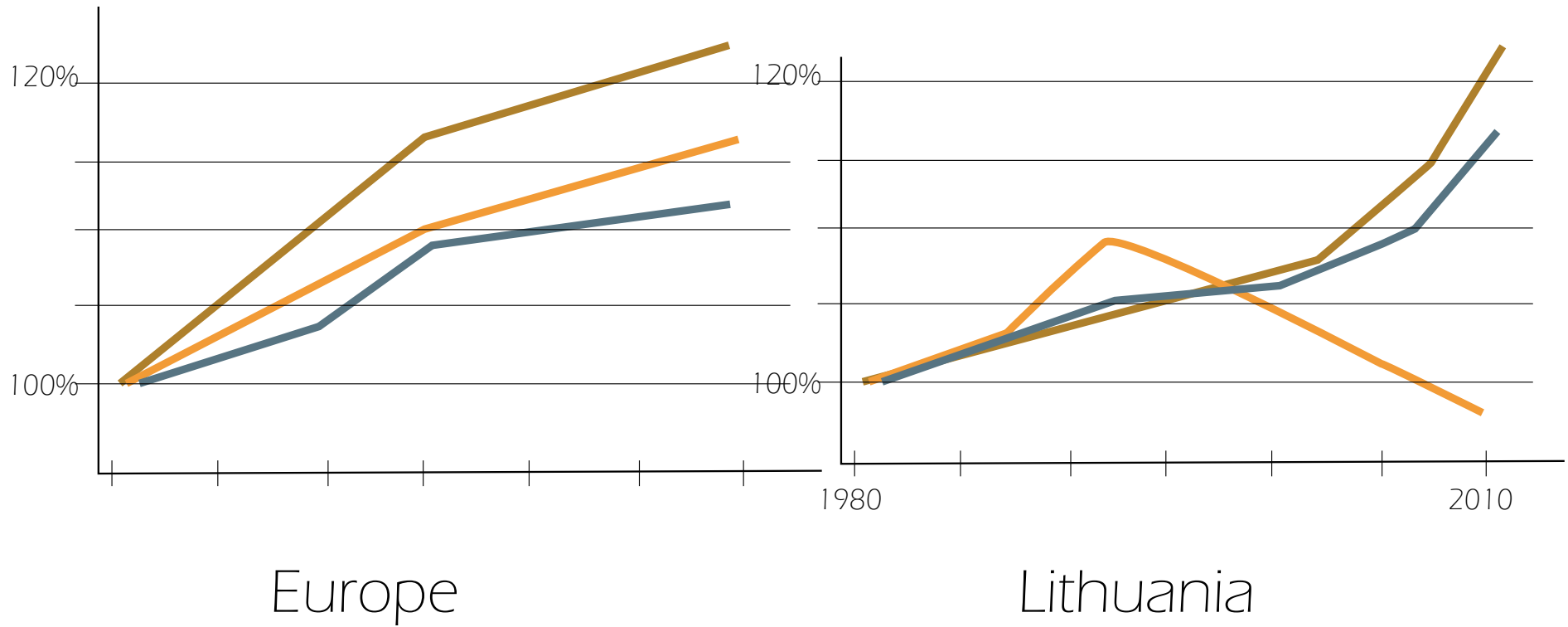
Inhabitants



Build up areas



Transport infrastructure



Trends in Europe and in Lithuania. Schemes by author. Source: www.osp.stat.gov.lt

PROBLEM



social segregation
maintenance of facilities
vast infrastructure
not possible public transport
ruined landscapes

RESEARCH QUESTIONS

HOW TO GUIDE URBAN DISPERSION IN CHAOTICALLY GROWING KAUNAS RE- GION TO A SUSTAINABLE DIRECTION?

Let's review it from beginning

1918 - 1940 INTERWAR PERIOD

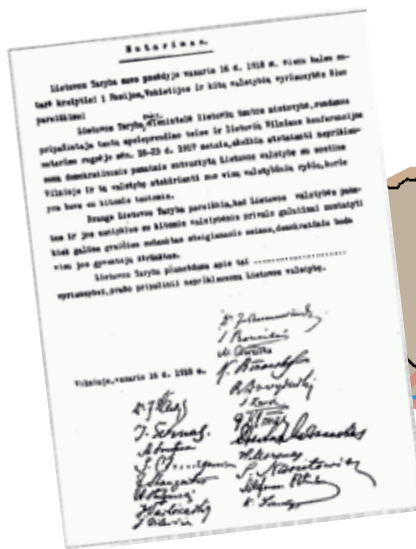
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completed railway lines

trolleybus lines

new industry

garden-city neighbourhoods

capital and all government institutions moved to Kaunas

SOVIET TIMES 1940-1990



government was the
only planning body

SOVIET TIMES 1940-1990

Brief introduction

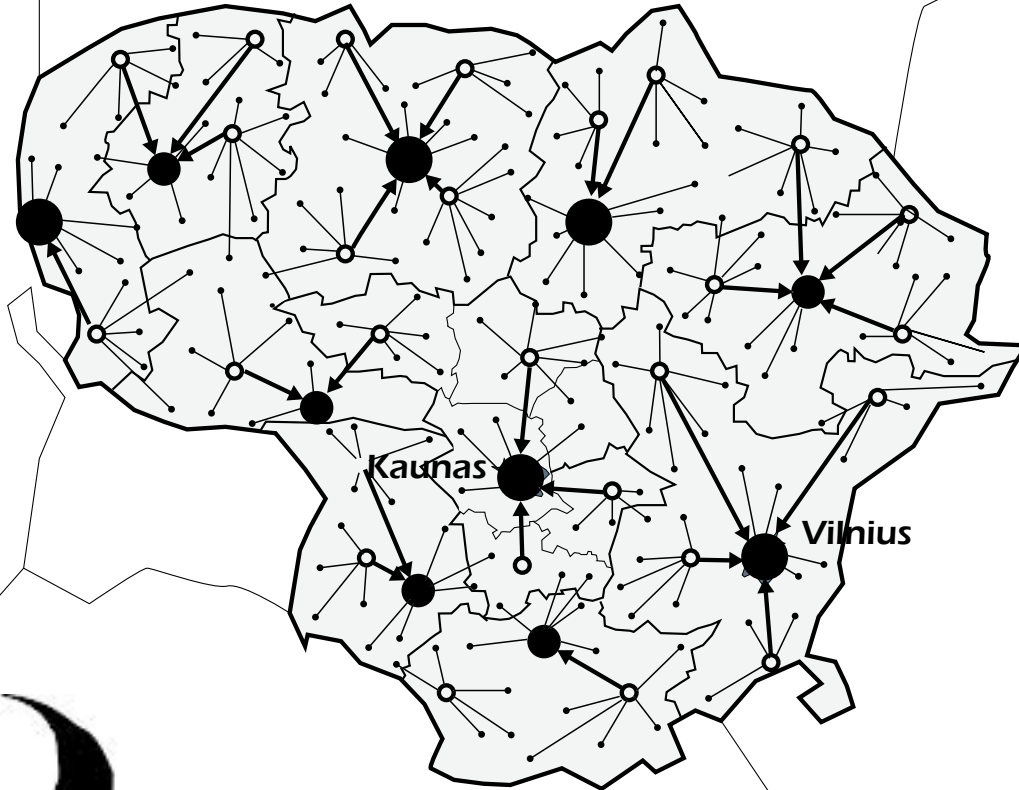
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12



-  National centres
-  Regional centres
-  Local centres
-  Connection between centres



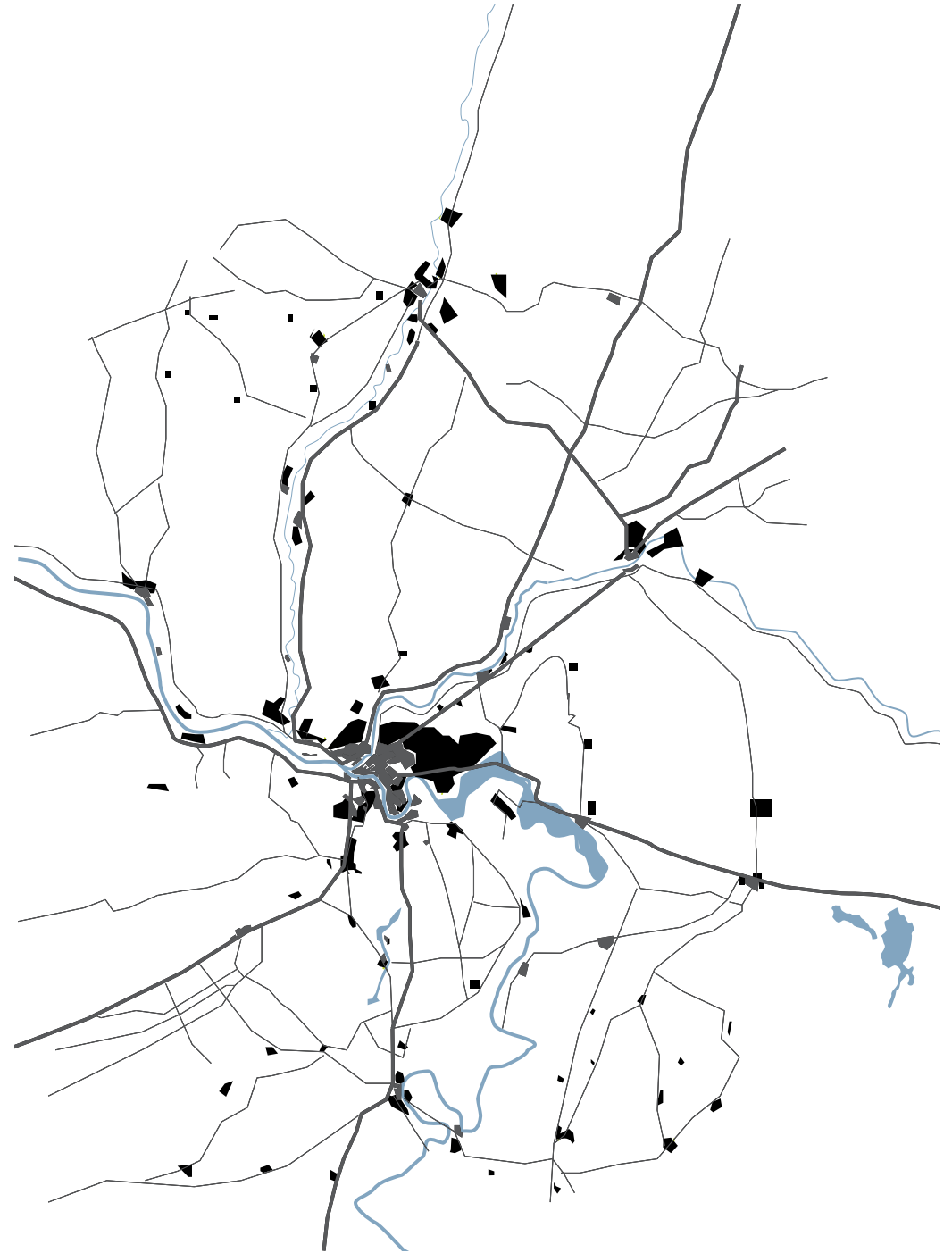
polycentric country model

SOVIET TIMES 1940-1990

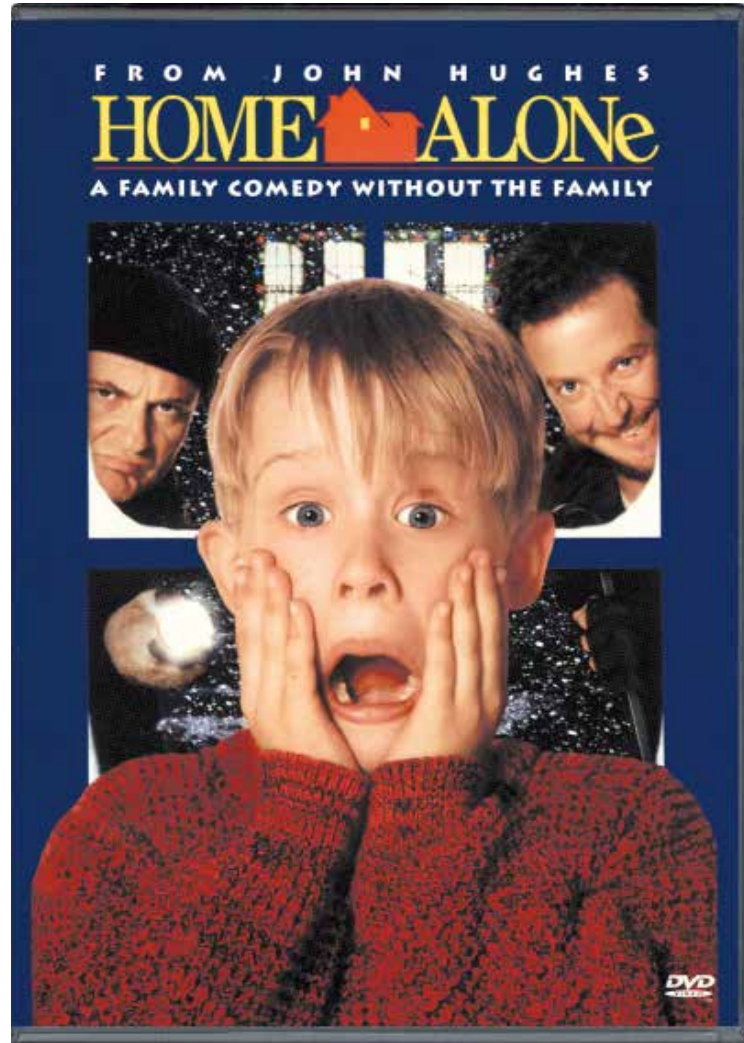


_dense cities - 10 m² per person in a household

_good public transport system



TRANSITION TIMES FROM 1990

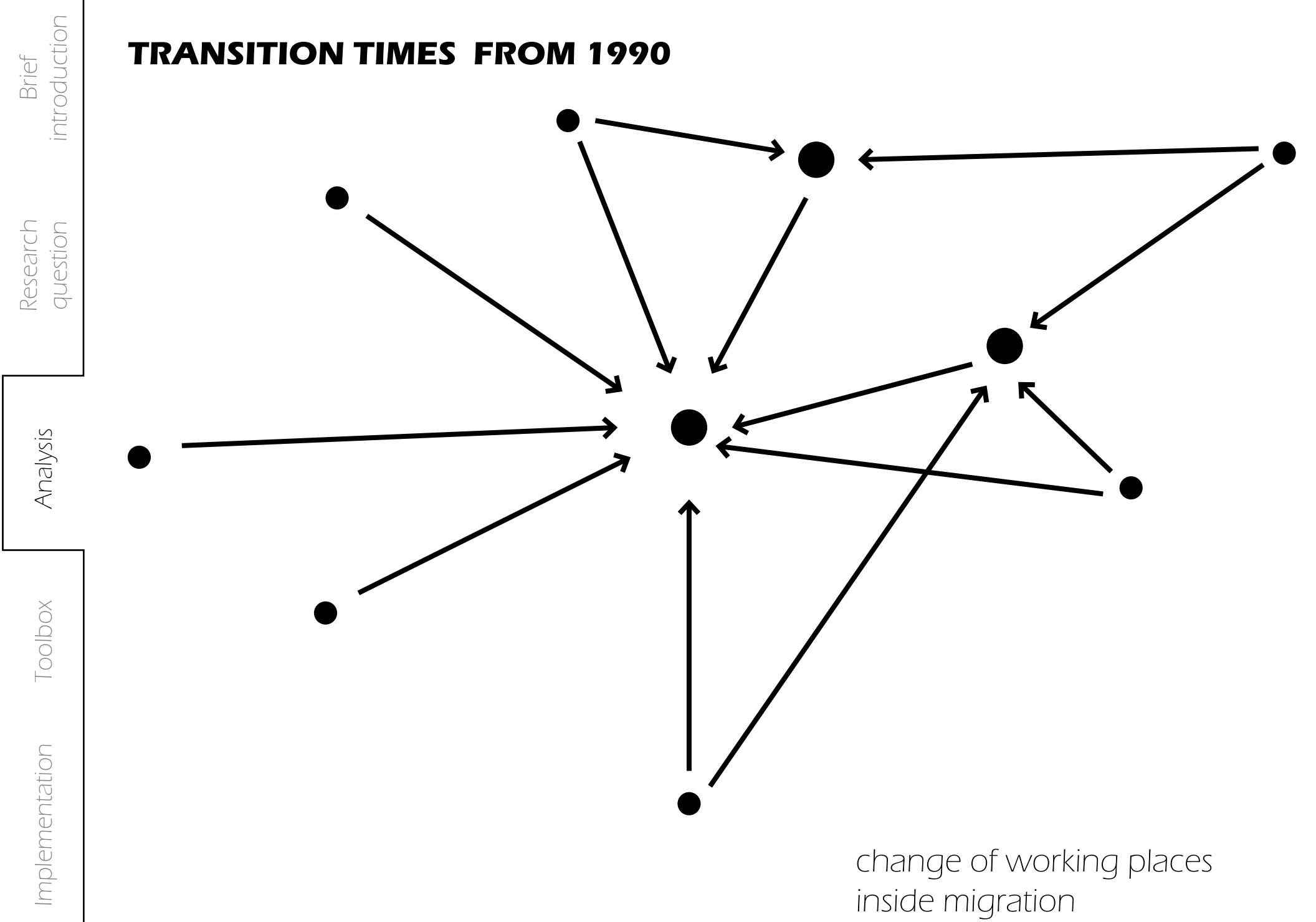


influence from western cultures

fast economical growth

slow planning system formation

TRANSITION TIMES FROM 1990



change of working places
inside migration

TRANSITION TIMES FROM 1990

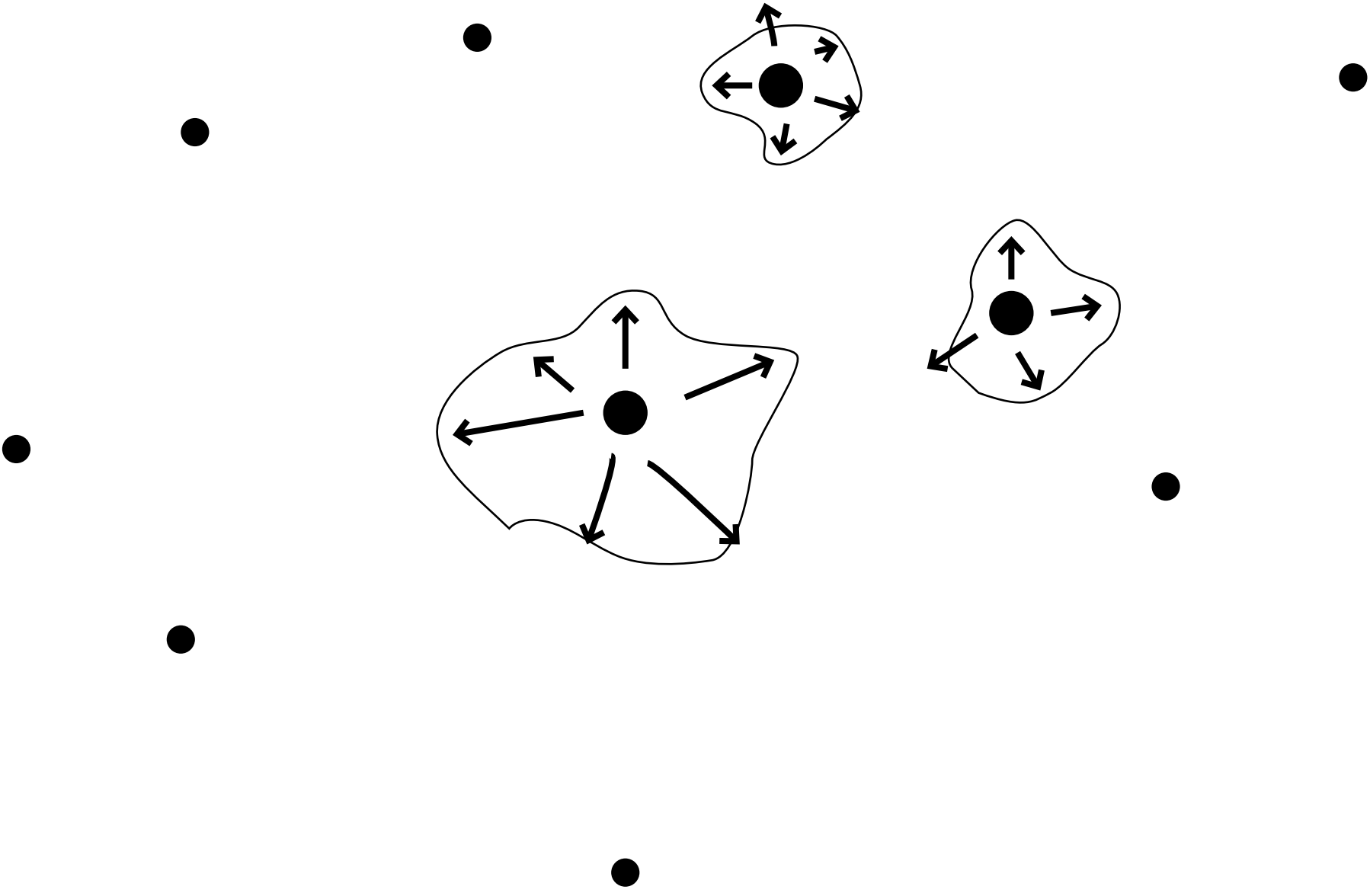
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Inertial spread of cities

TRANSITION TIMES FROM 1990

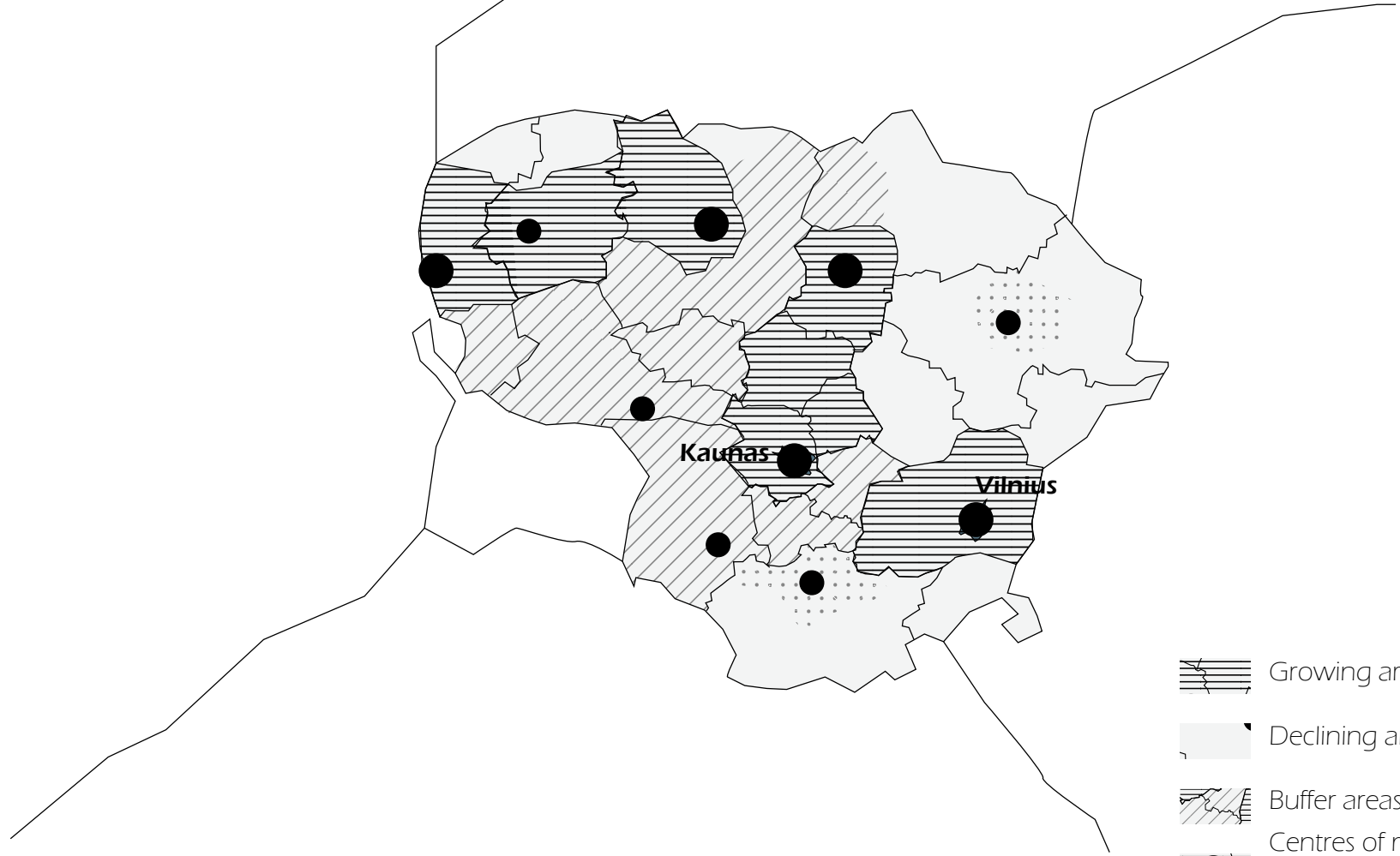
Brief introduction






Research question

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-  Growing areas
-  Declining areas
-  Buffer areas
-  Centres of municipalities
-  Boarder of municipality

TRANSITION TIMES FROM 1990

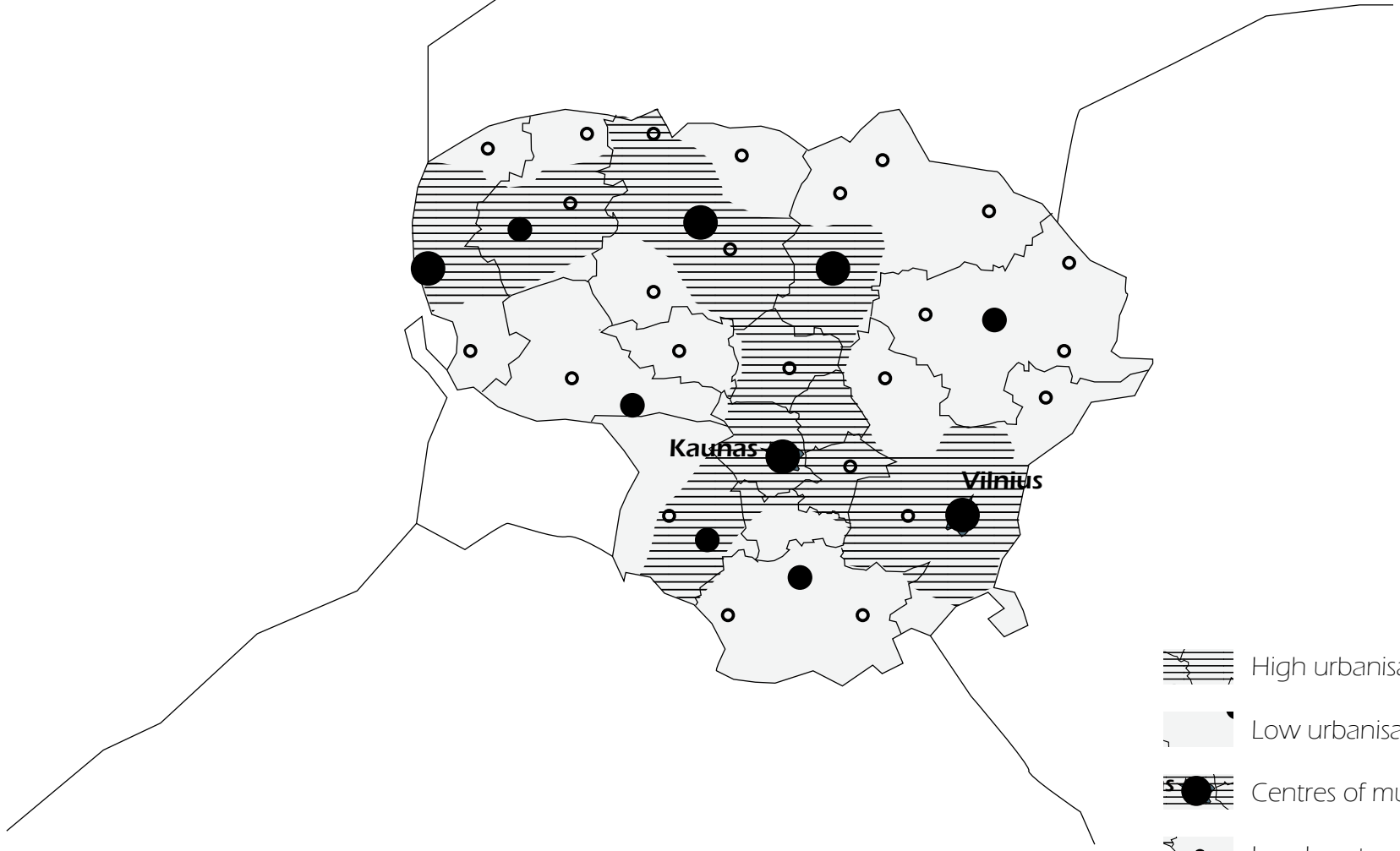
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introduction






Research
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-  High urbanisation areas
-  Low urbanisation areas
-  Centres of municipalities
-  Local centres
-  Boarder of municipality

First planning law 1995

National plan 2002

CURRENT SITUATION

Brief
introduction

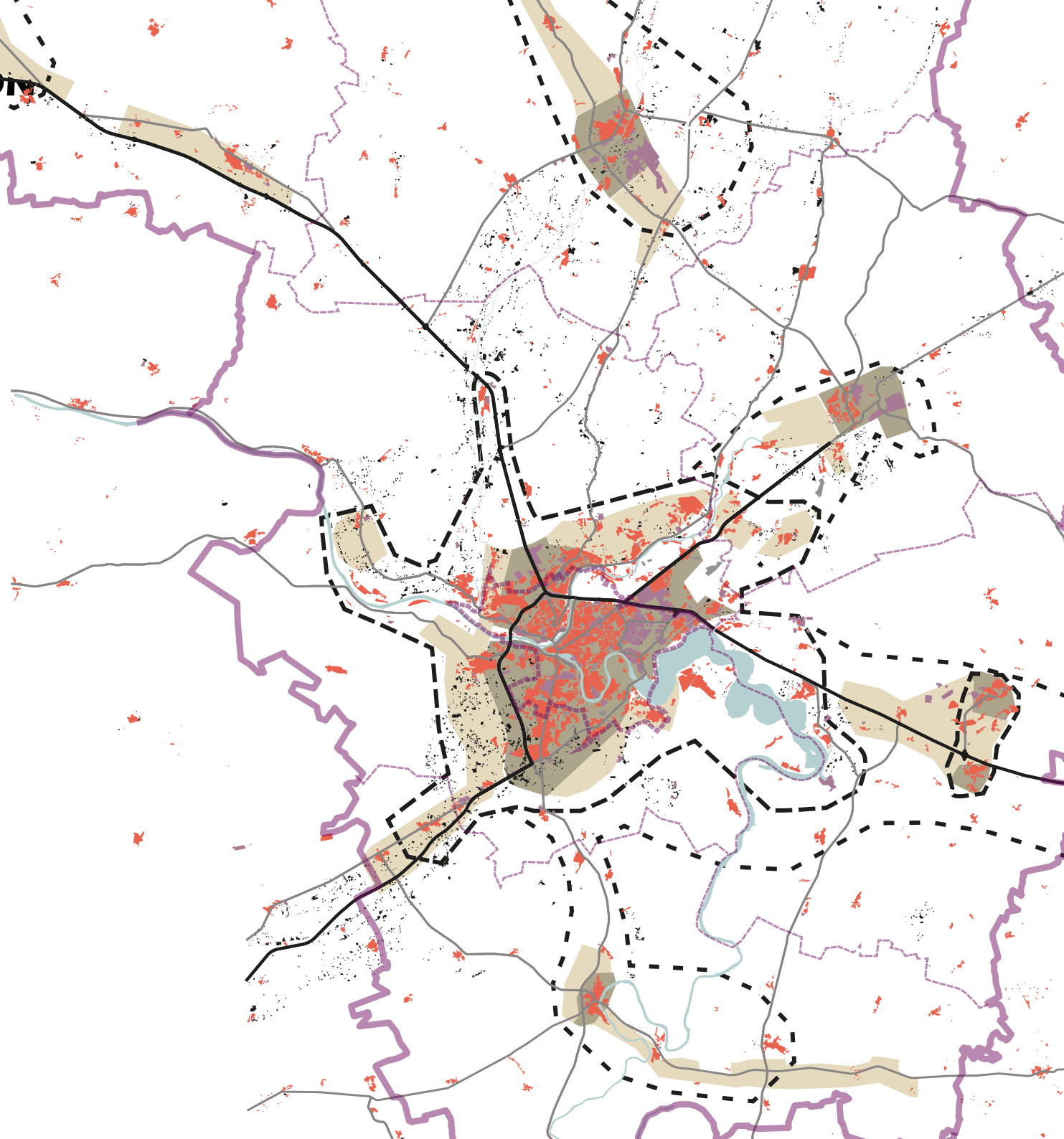
Research
question

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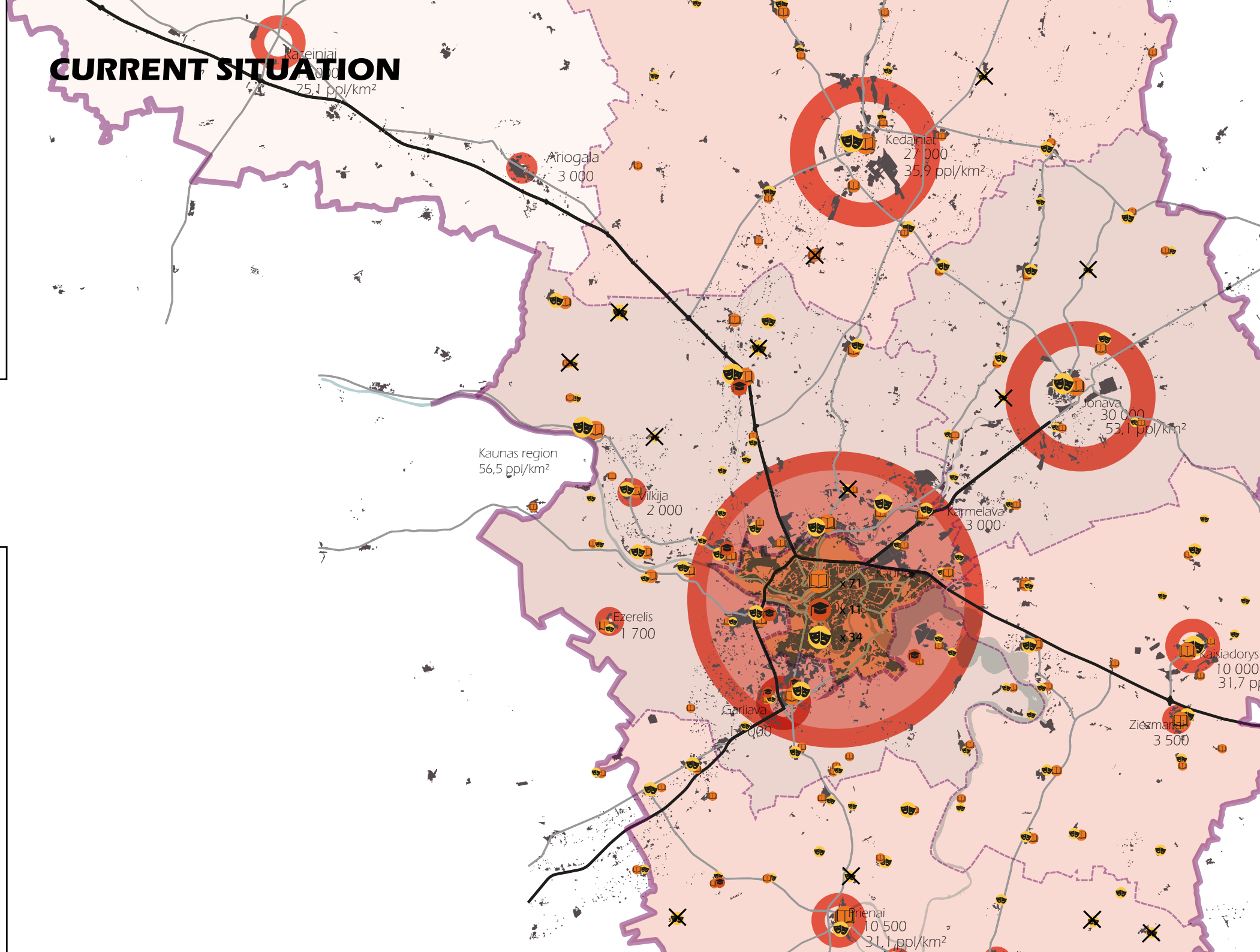
Toolbox

Implementation

- Land use/cover classes
- Continuous urban fabric
 - Discontinuous urban fabric
 - Industrial and commercial areas
- Areas from Kaunas region plan 2005
- Aglomerated urbanisation areas
 - Dispersed urbanisation areas
- Existing agglomeration interest areas
- New agglomeration interest areas
- Kaunas region border
- Municipality border
- Roads



CURRENT SITUATION



CURRENT SITUATION

HOW DOES IT HAPPEN?

CURRENT SITUATION

“PSEUDO PLANNING IS BECOMING ACCEPTABLE” (COMMIN REPORT 2007:23)



'Urban sprawl is totally normal phenomenon, just like everywhere else.'

'Plans are being made so it would be easy to change them. Nobody knows how everything will change in 10 years.'

M. Ivaskevicius
Architect from planning office

CURRENT SITUATION

Brief
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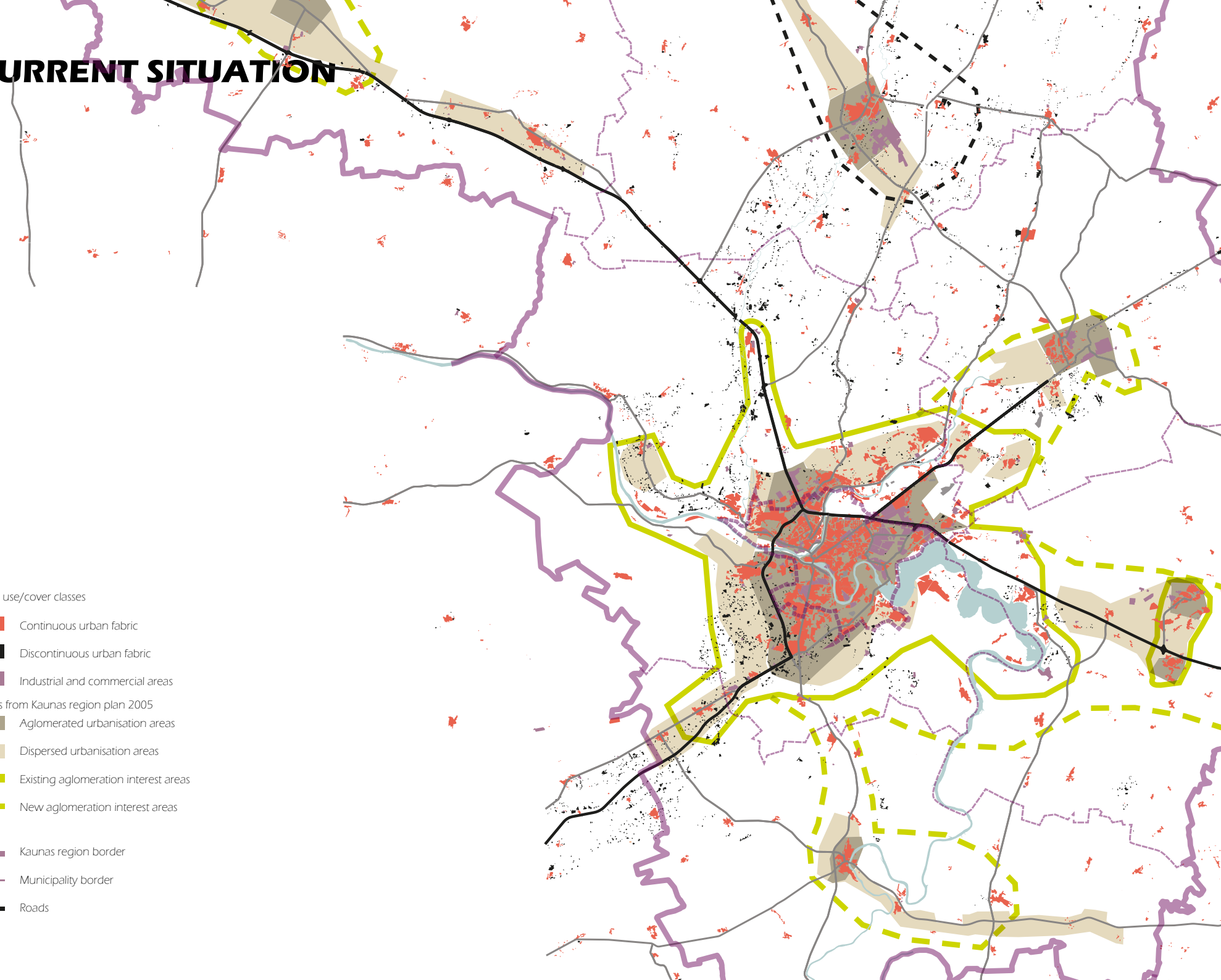
Research
question

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Implementation

- Land use/cover classes
- Continuous urban fabric
 - Discontinuous urban fabric
 - Industrial and commercial areas
- Areas from Kaunas region plan 2005
- Aglomerated urbanisation areas
 - Dispersed urbanisation areas
 - Existing agglomeration interest areas
 - New agglomeration interest areas
- Other features
- Kaunas region border
 - Municipality border
 - Roads



CURRENT SITUATION

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'How can I benefit from my land the most?'

'What does the market want?'

T. Dziugyte
Architect from office involved in suburban development

CURRENT SITUATION

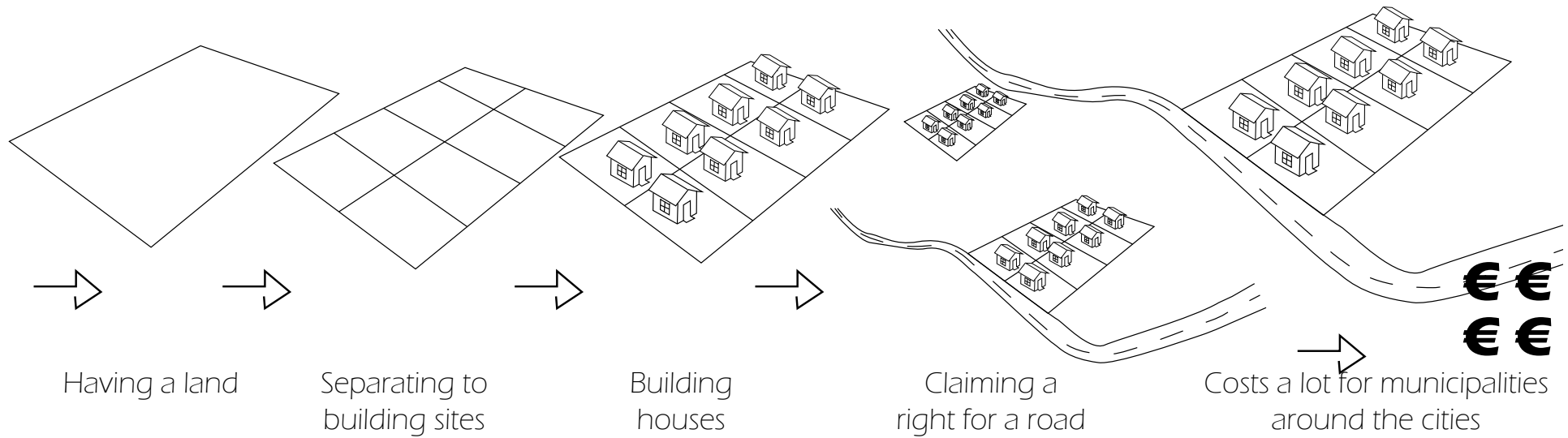
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Scheme showing how new neighbourhoods are being created. Made by author.

CURRENT SITUATION

PARDUODAMA

LIŽMIESČIO NAMAI
"AUŠRINĖ"

Plot No.	Plot Area (m²)
1 sklypas	1.61 a
2 sklypas	1.92 a
3 sklypas	1.94 a
4 sklypas	2.06 a
5 sklypas	2.16 a
6 sklypas	2.27 a
7 sklypas	2.38 a
8 sklypas	2.49 a
9 sklypas	2.60 a
10 sklypas	2.71 a
11 sklypas	2.82 a
12 sklypas	2.93 a
13 sklypas	3.04 a
14 sklypas	3.15 a
15 sklypas	3.26 a
16 sklypas	3.37 a
17 sklypas	3.48 a
18 sklypas	3.59 a
19 sklypas	3.70 a
20 sklypas	3.81 a
21 sklypas	3.92 a
22 sklypas	4.03 a
23 sklypas	4.14 a
24 sklypas	4.25 a
25 sklypas	4.36 a
26 sklypas	4.47 a
27 sklypas	4.58 a
28 sklypas	4.69 a
29 sklypas	4.80 a
30 sklypas	4.91 a

TEL.: 8 644 14433



CURRENT SITUATION

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CURRENT SITUATION

PLANS ARE ONLY
CONCENTRATING ON NEW
DEVELOPMENTS

CURRENT SITUATION



PLANS ARE ONLY
CONCENTRATING ON NEW
DEVELOPMENTS

TYPICAL NEIGHBOURHOODS

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Suburbia



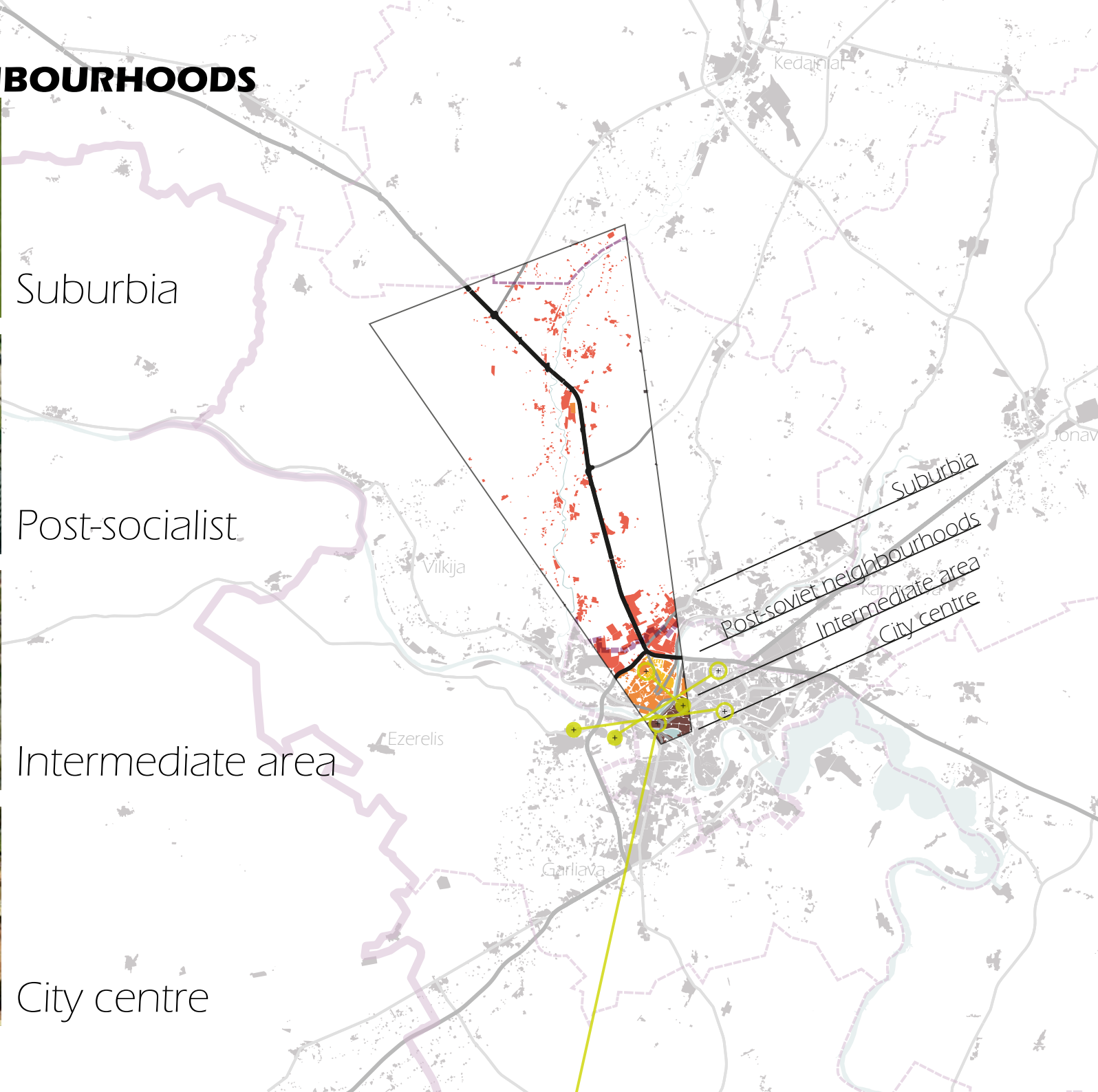
Post-socialist



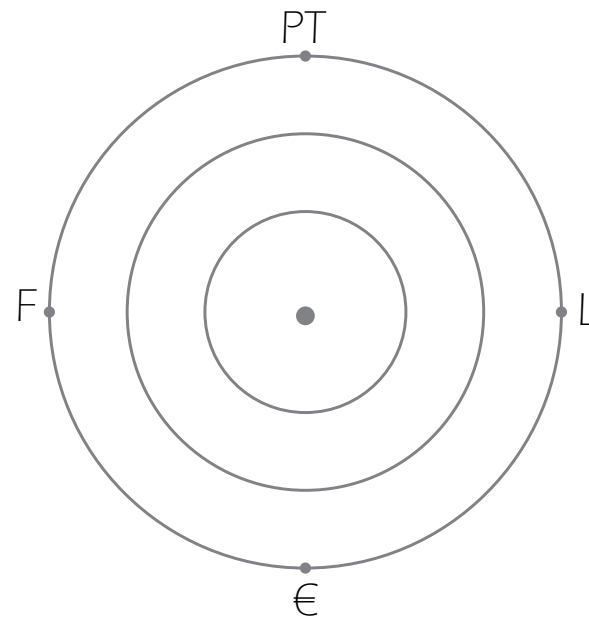
Intermediate area



City centre



TYPICAL NEIGHBOURHOODS



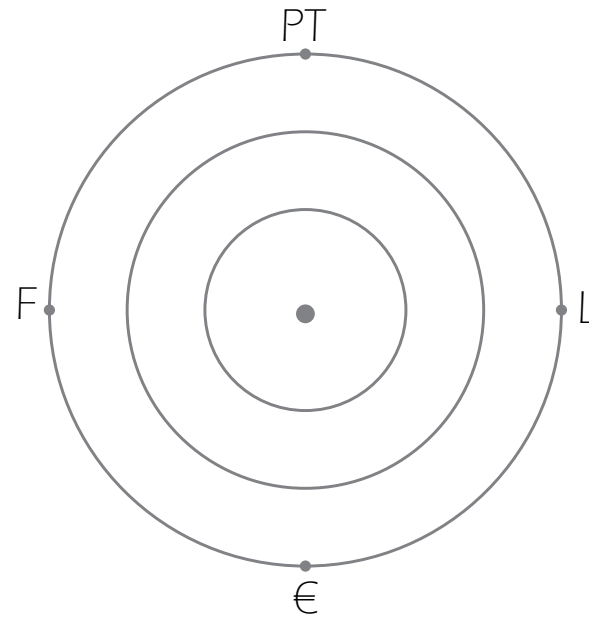
Public transport

Facilities

Living conditions

Price (of renting/buying property)

TYPICAL NEIGHBOURHOODS



Public transport
 Facilities
 Living conditions
 Price (of renting/buying property)

Students and singles



Low-income families



Medium/high income families



Older people



POST-SOCIALIST NEIGHBOURHOOD

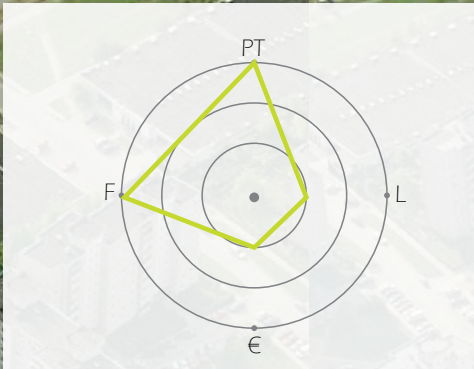
Brief Introduction

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???

a lot of left-over space

close to facilities

no inner street structure, its only courtyard rounds, no system there at all.

???

belongs to house

belongs to government - not taken care off

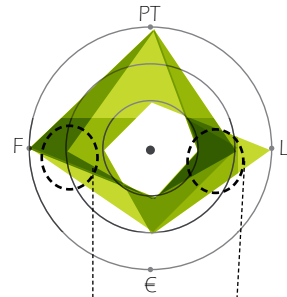
not enough parking

Supposably pedestrian friendly environment

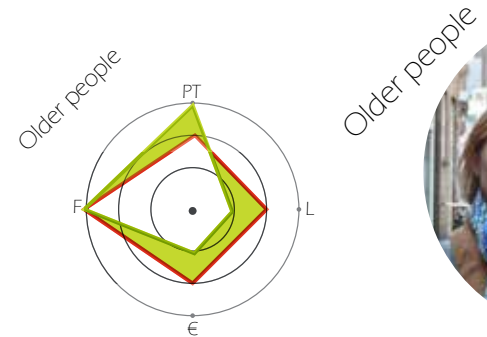
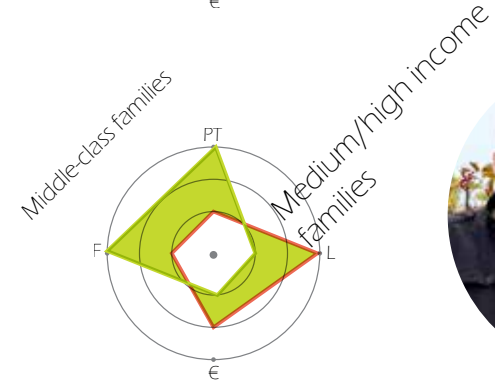
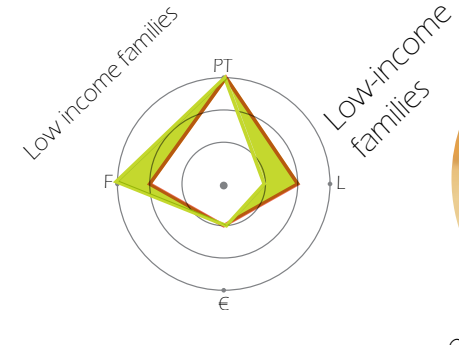
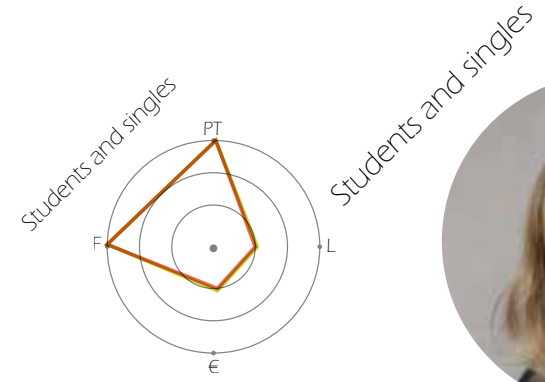
car oriented shop developments, hardly reachable by pedestrians

highway type street profiles surrounding neighbourhoods

TYPICAL NEIGHBOURHOODS



- 1. Living conditions
- 2. Facilities



Conclusion
concept

Developers

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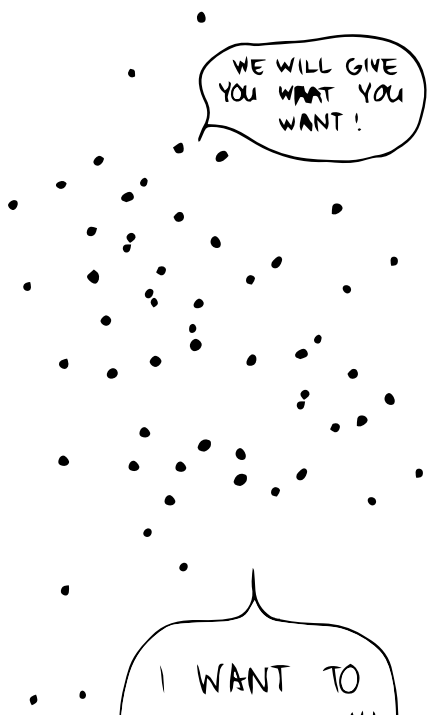
I WANT
A HOUSE!

WE WILL GIVE
YOU WHAT YOU
WANT!

I WANT
MONEY!

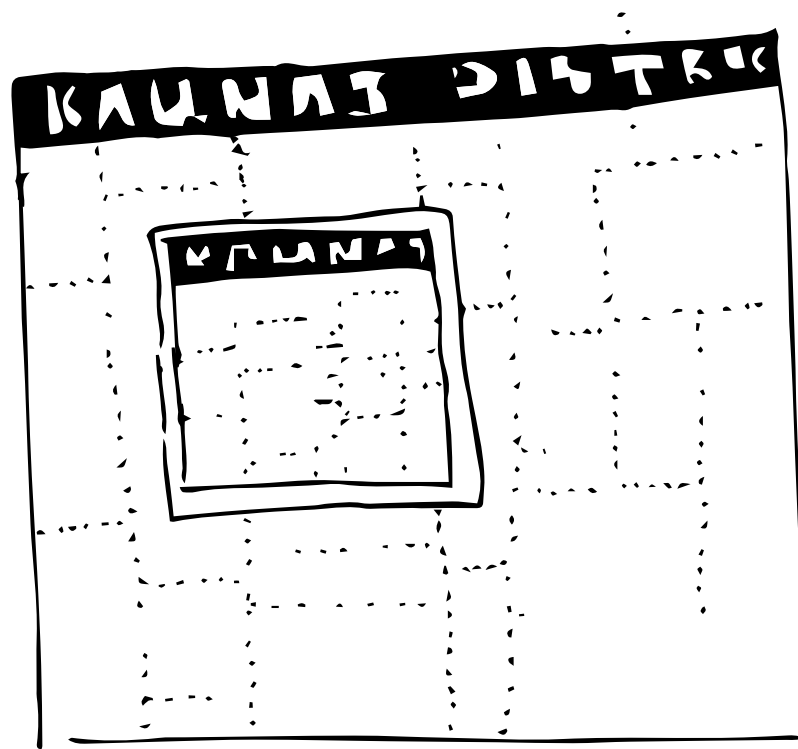
HOW CAN I
BENEFIT?

I WANT TO
DO WITH MY
LAND WHAT-
EVER I
WANT !!!



Government

WE HAVE A
PLAN, WHICH
IS EASILY
ADAPTABLE!



Developers

I WANT A HOUSE!

WE WILL GIVE YOU WHAT YOU WANT!

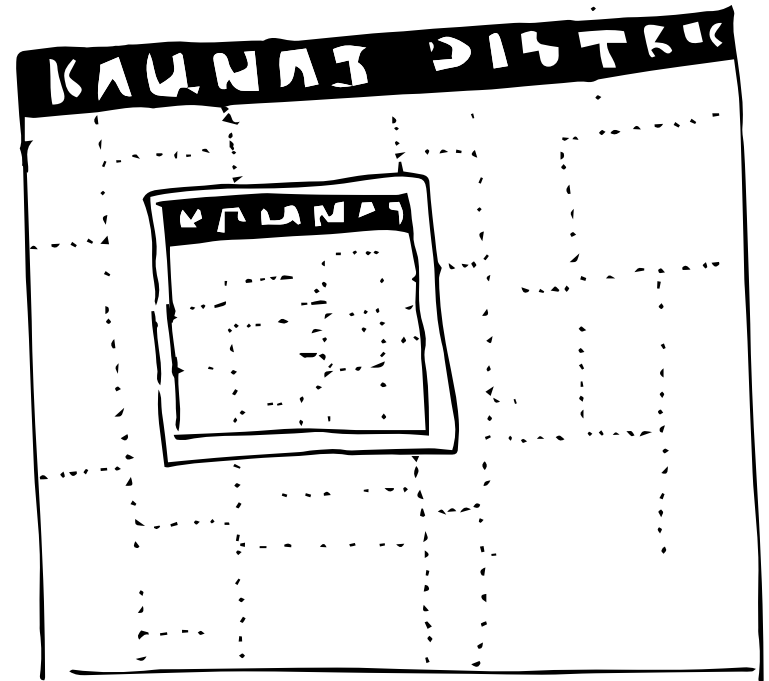
I WANT MONEY!

HOW CAN I BENEFIT?

I WANT TO DO WITH MY LAND WHATEVER I WANT !!!

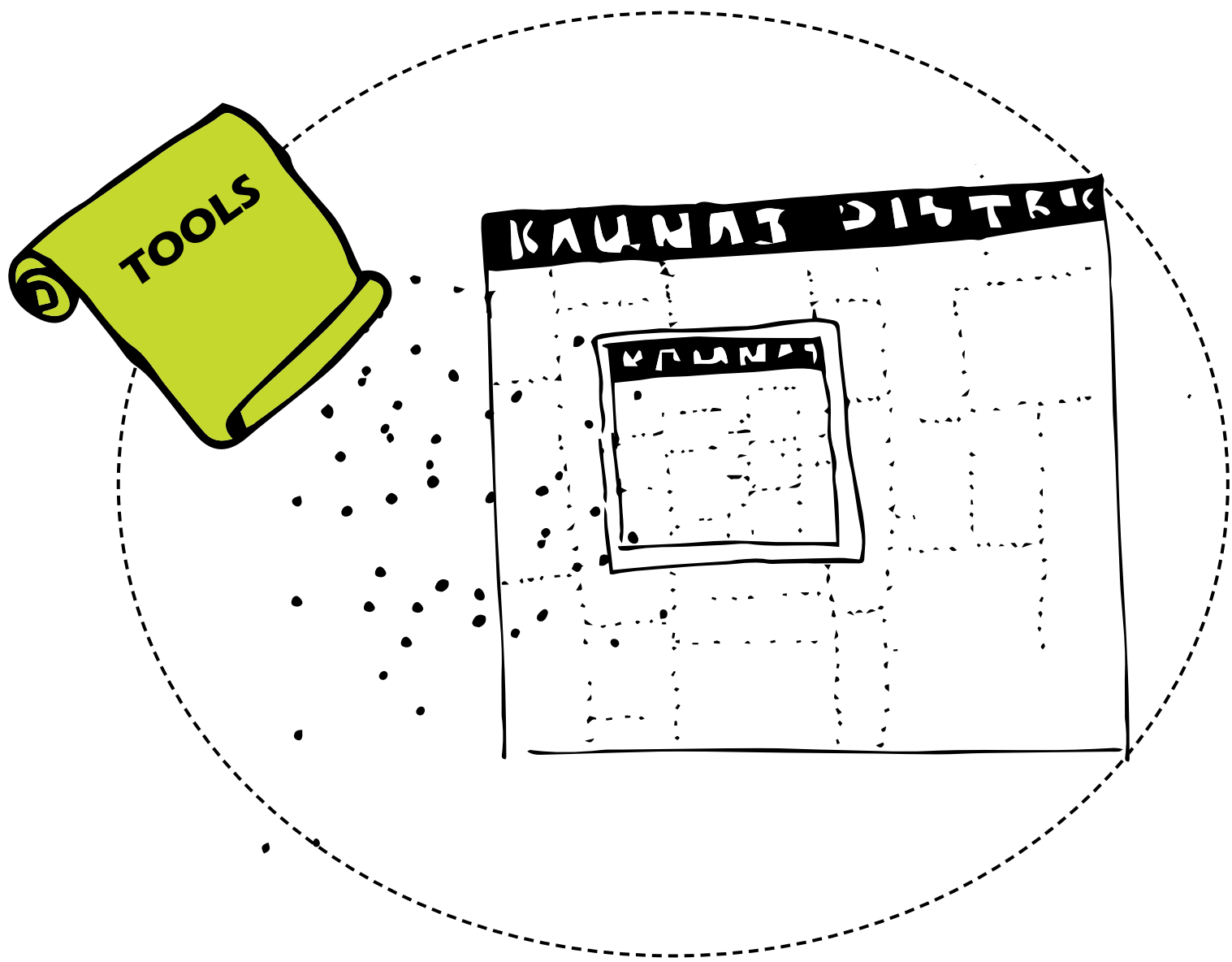
Government

WE HAVE A PLAN, WHICH IS EASILY ADAPTABLE!



Developers

Government



How does it work

POST-SOCIALIST NEIGHBOURHOOD

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Things to change:

Living conditions

- _not maintained semi-public space
- _a lot of left over space
- _not maintained buildings
- _not enough parking

Facilities

- _car oriented facilities around neighbourhood

...

STEP 1

P1. HC uses left-over space for new housing. In this way, government earns money to maintain the public space around.

_People from nearby houses can buy new apartments with discounts. Their old apartments could be used to increase the quality of building (for example, the top floor corner apartments can be demolished and terraces for neighbouring apartments can be created and bought).



STEP 1

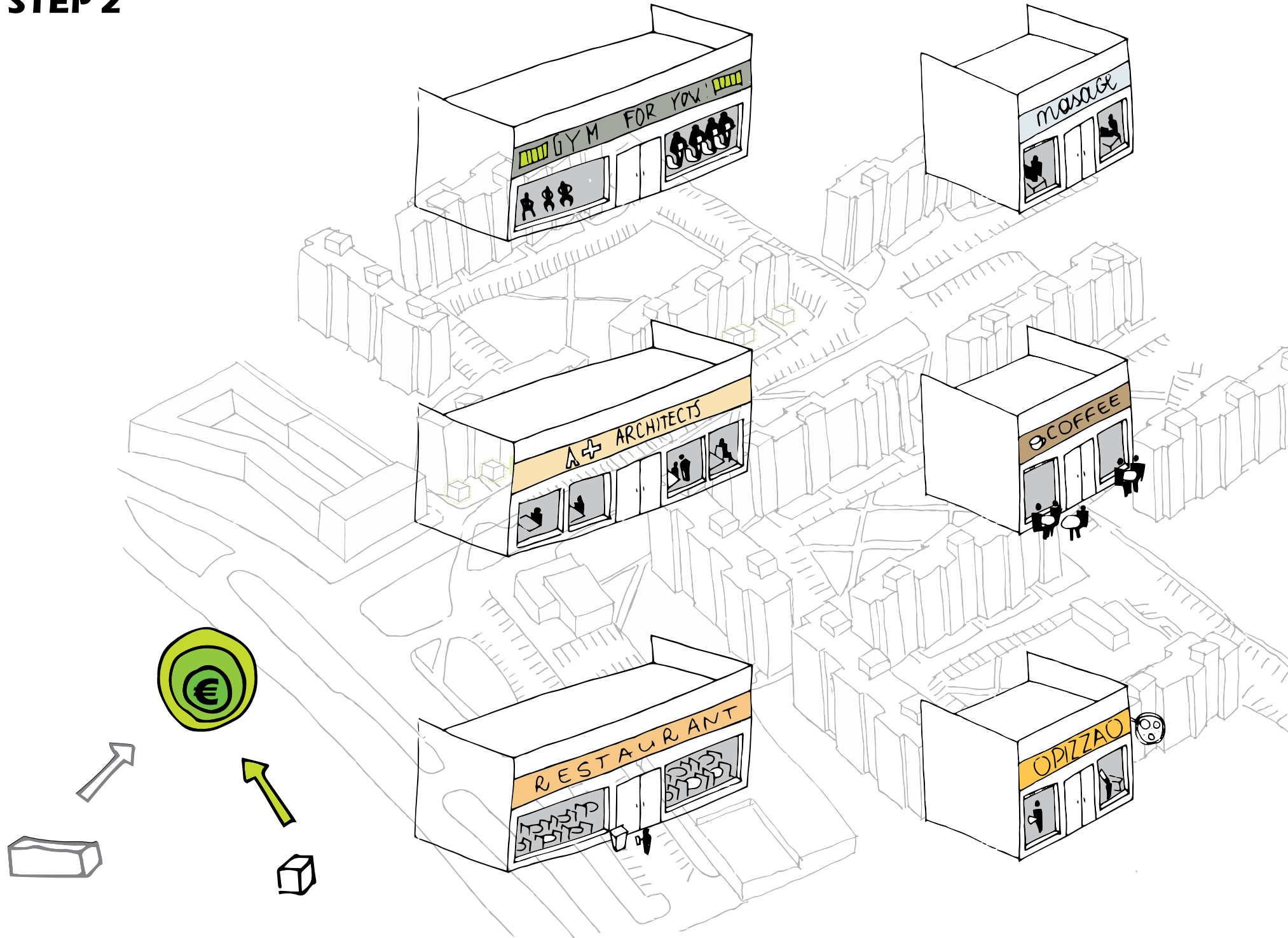


STEP 2

P9. In active streets, first floors can be extended for commercial use. Investors would pay a certain fee to government, which would cover a cost of a street renovation. Street renovation would be done, when certain number of developments would happen. In this way, active streets would be created.



STEP 2

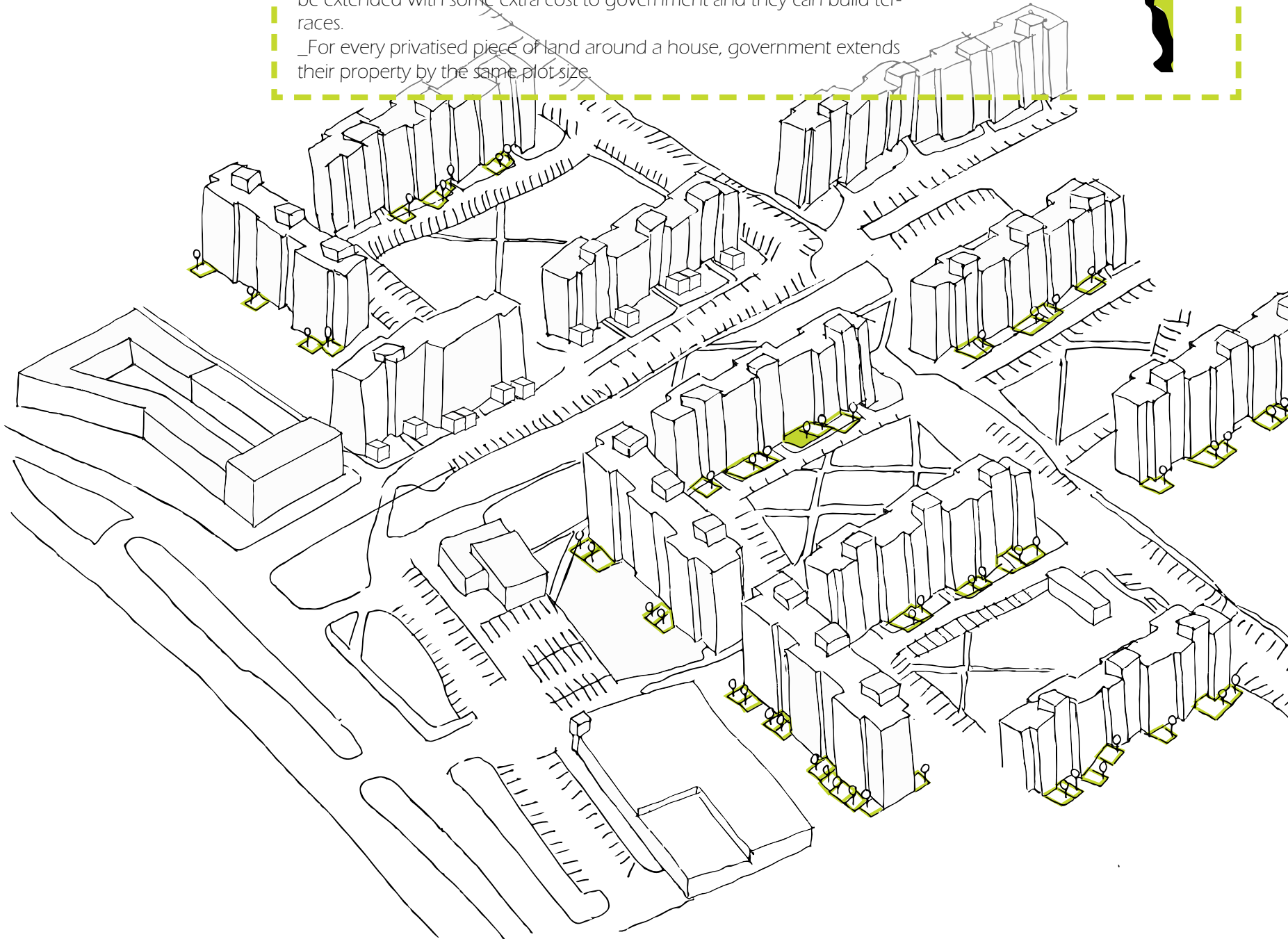


STEP 3

P2. First floor inhabitants can buy-out land in front of their apartments, privatise it and make their gardens there.

_In this case with agreement with upstairs inhabitants, their balconies can be extended with some extra cost to government and they can build terraces.

_For every privatised piece of land around a house, government extends their property by the same plot size.



STEP 3

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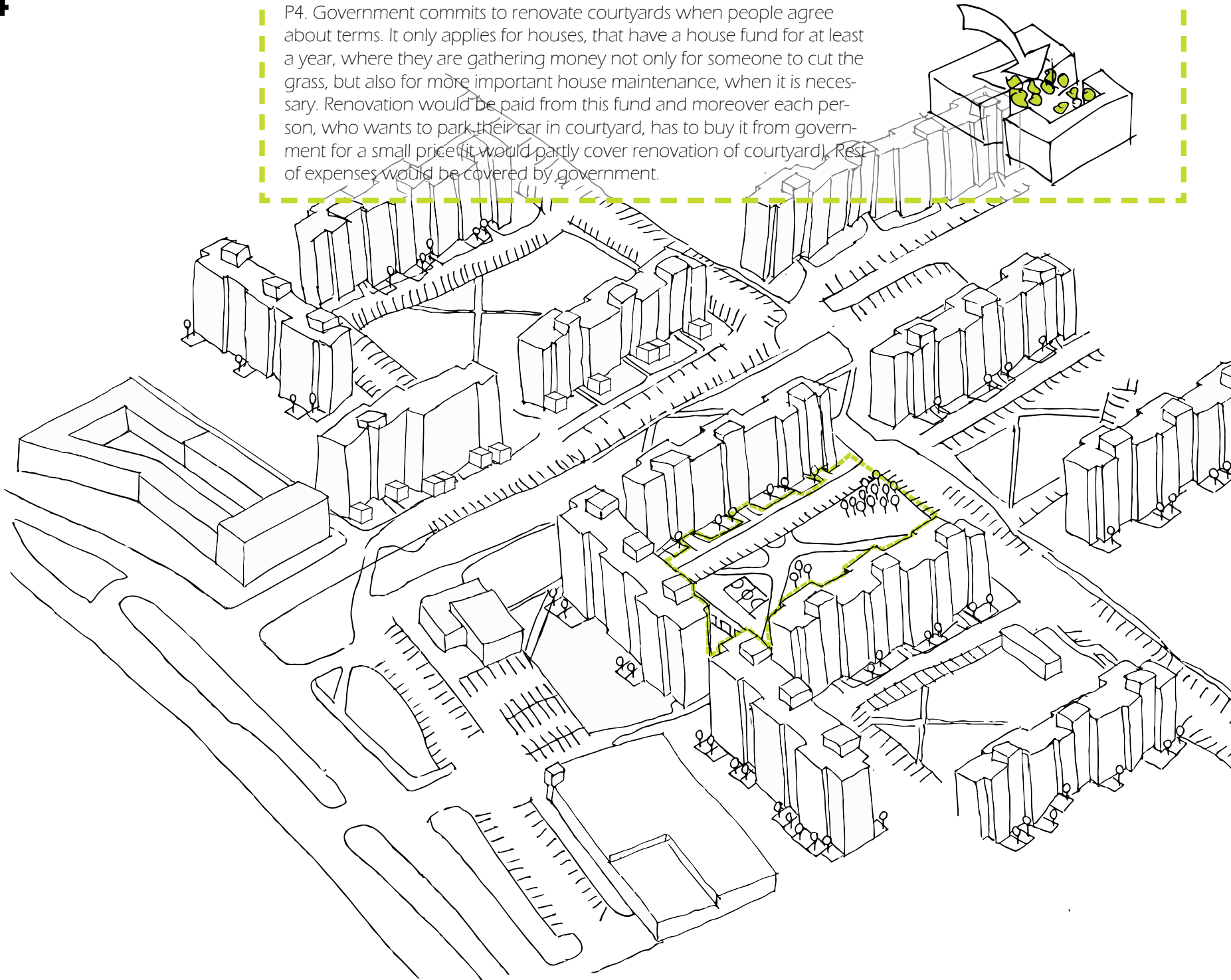
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STEP 4

P4. Government commits to renovate courtyards when people agree about terms. It only applies for houses, that have a house fund for at least a year, where they are gathering money not only for someone to cut the grass, but also for more important house maintenance, when it is necessary. Renovation would be paid from this fund and moreover each person, who wants to park their car in courtyard, has to buy it from government for a small price (it would partly cover renovation of courtyard). Rest of expenses would be covered by government.



STEP 4

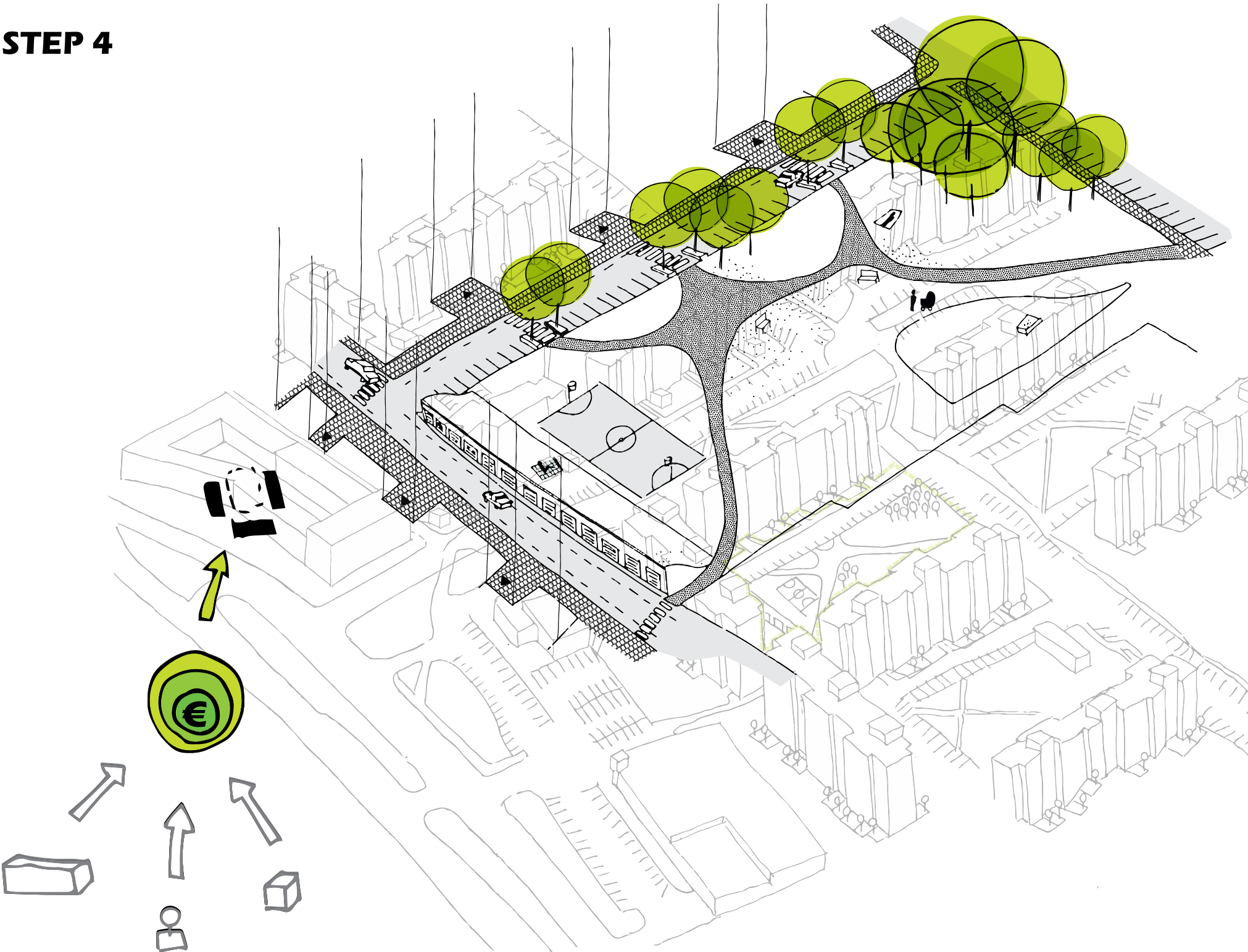
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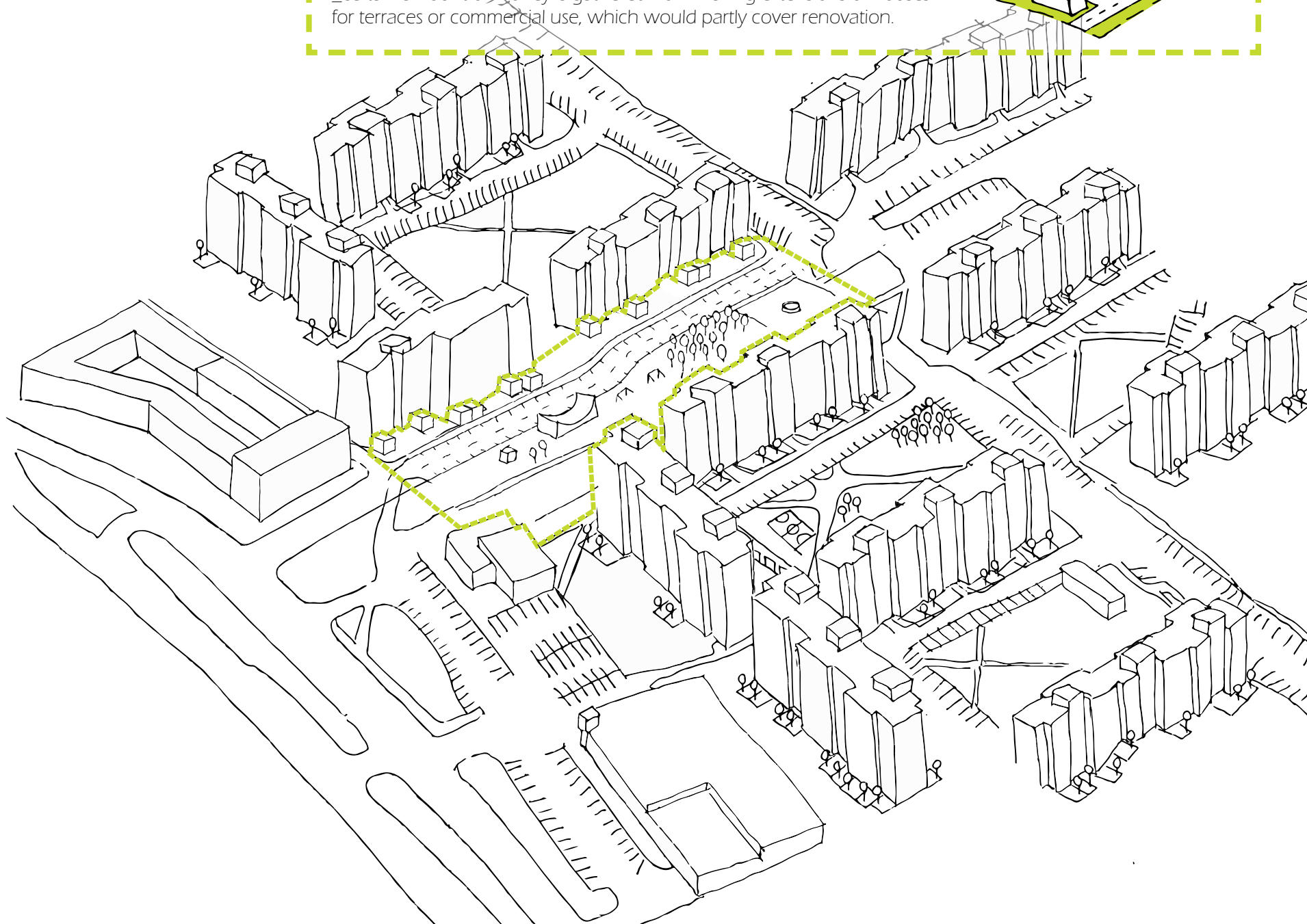
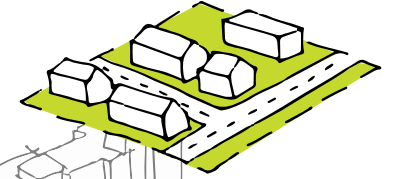
Implementation



STEP 5

P8. Neighbourhood can only get their roads done by government, only if the street of 25 m completes these points:

- _all houses have their house funds;
- _certain amount of money is gathered from making extensions of houses for terraces or commercial use, which would partly cover renovation.



STEP 5

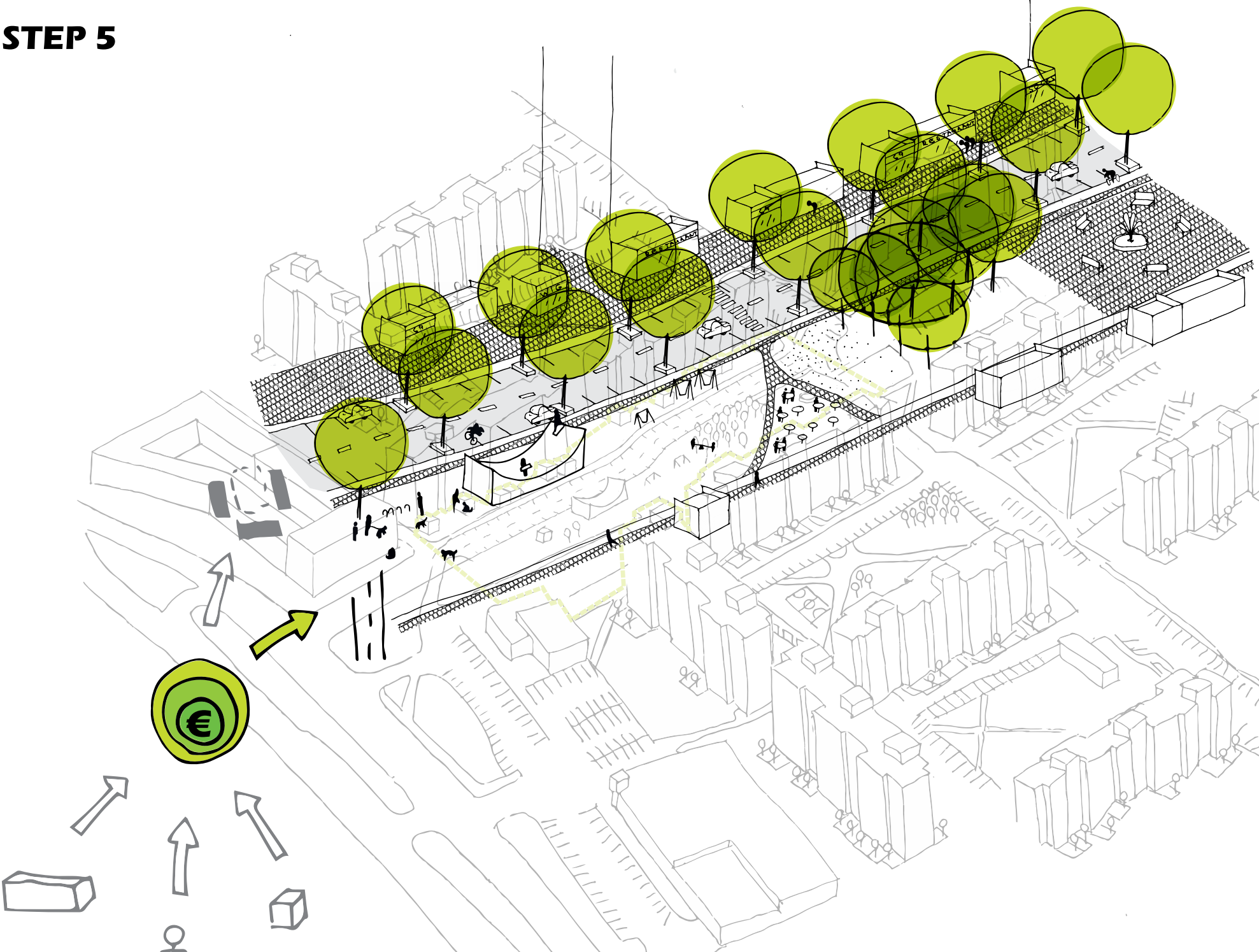
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CITY CENTRE



CITY CENTRE

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INTERMEDIATE AREA

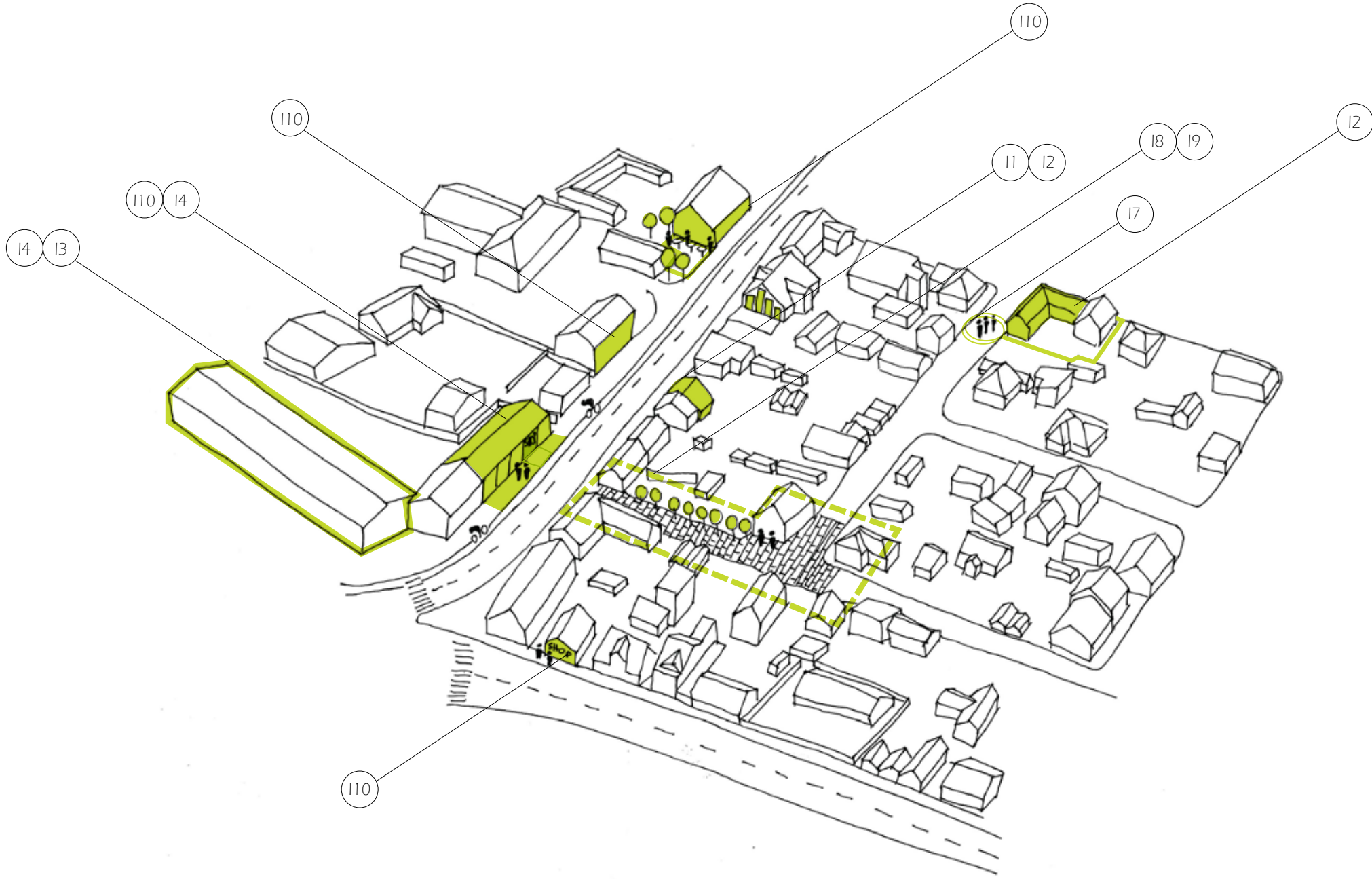
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INTERMEDIATE AREA



SUBURBIA

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SUBURBIA

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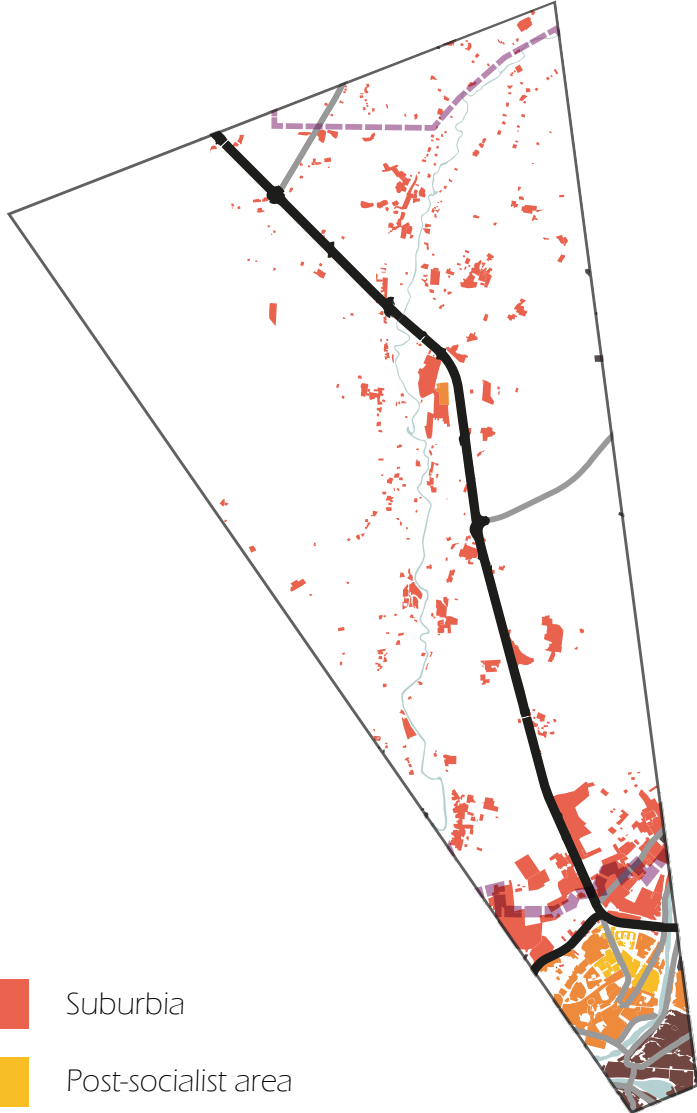
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IMPLEMENTATION IN ENTIRE REGION







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-  Suburbia
-  Post-socialist area
-  Intermediate area
-  City centre

IMPLEMENTATION IN ENTIRE REGION





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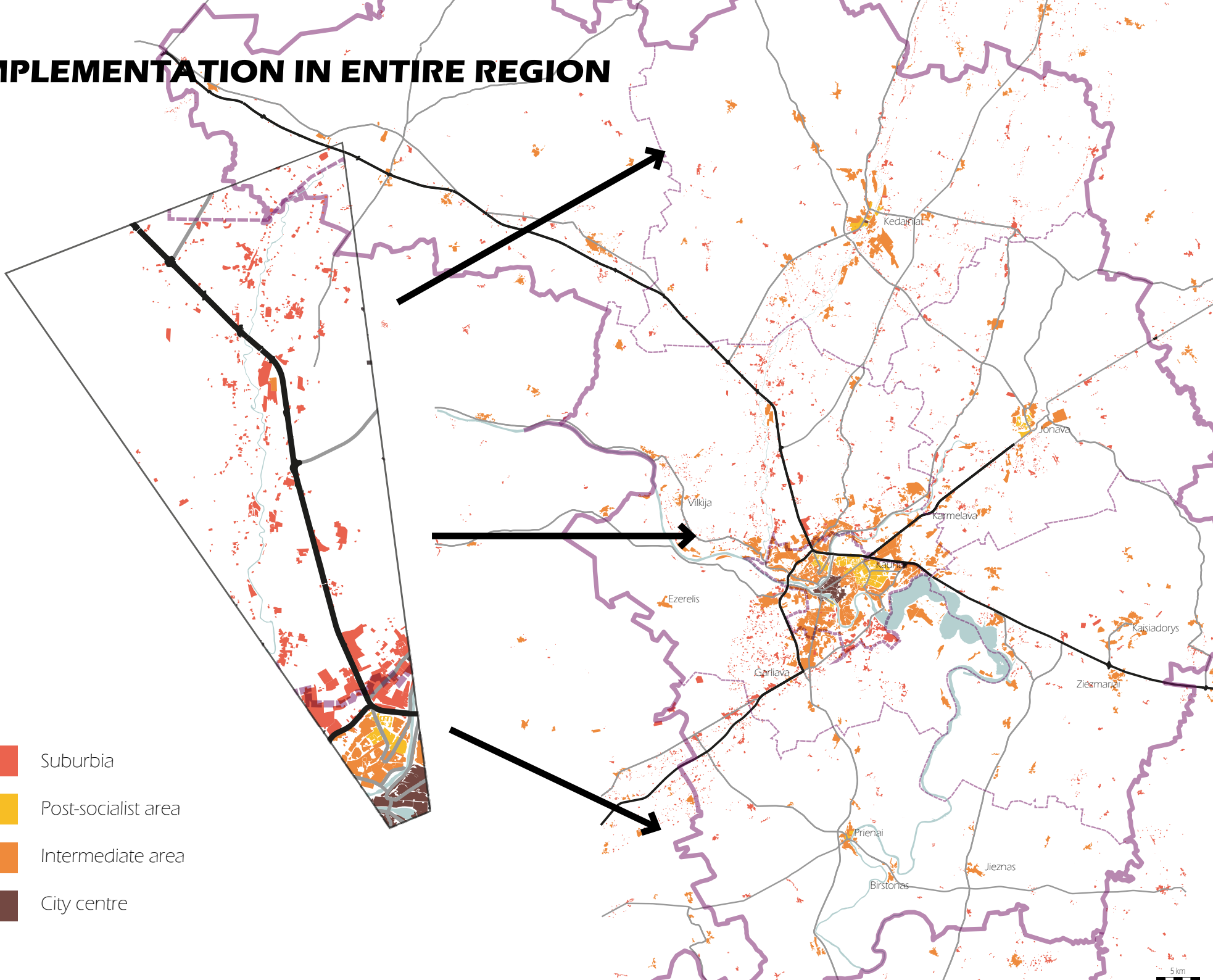
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THANK YOU!

