



Implenia

VOM MASTERPLAN ZUM KLIMAPLAN – AREALE ENKEL- FÄHIG GESTALTEN

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Global Sustainability
Zürich
12. Juni 2025

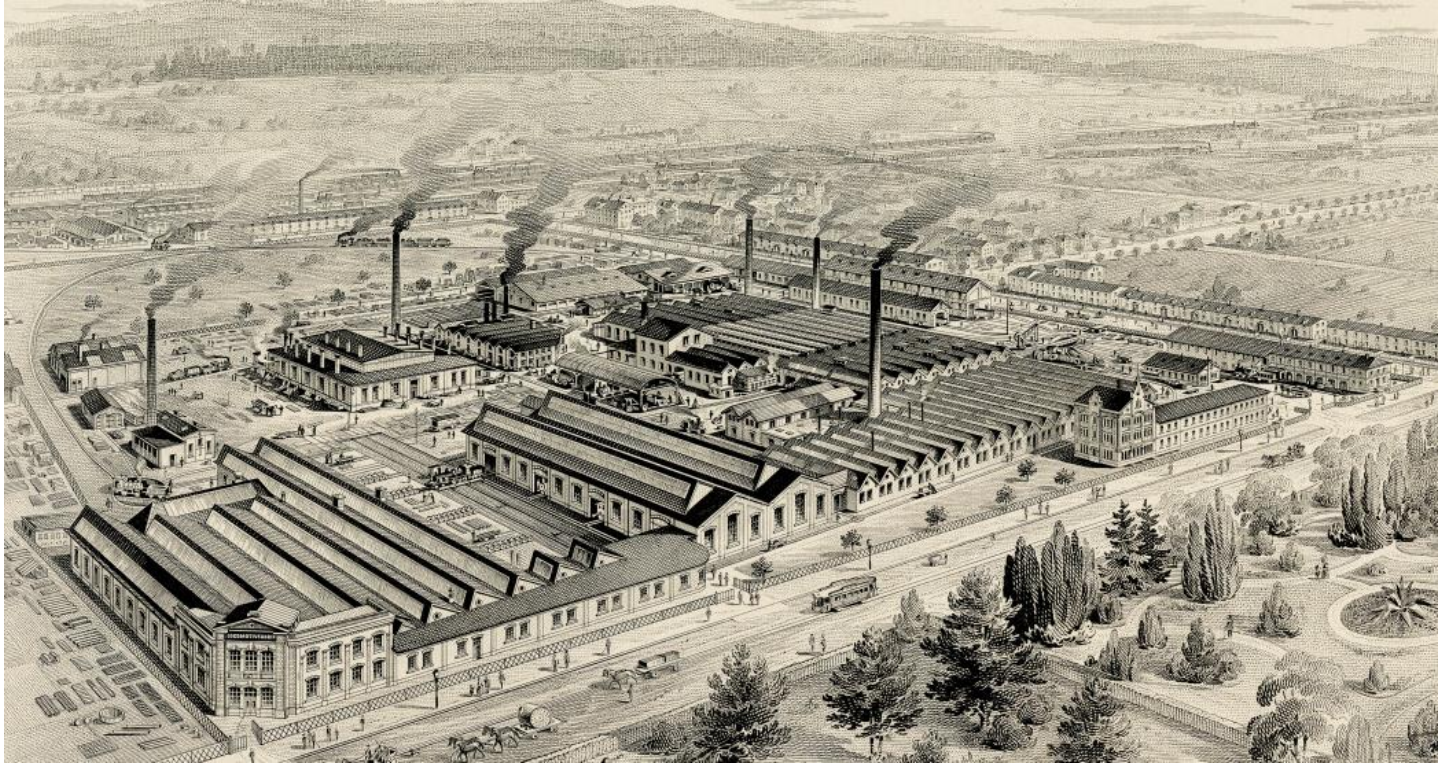
INHALTSVERZEICHNIS

1 Lokstadt Winterthur: Geschichte

2 Arealentwicklung: Kennzahlen

3 Vorgaben aus dem Gestaltungsplan und Umsetzung

AREAL UM 1900



131'000 m²

Bahnhof

Oberirdische Geschossfläche



750

Lokstadt-Wohnungen



1'200

Arbeitsplätze

31

**Shops, Gastronomie,
Gewerbe und Ateliers**





21'000 m²

Öffentlicher Aussenraum

**VORGABEN AUS
DEM
GESTALTUNGS-
PLAN**



VORGABEN RUND UM NACHHALTIGKEIT

- Vorgaben zum **Denkmalschutz** für:
 - Halle 1007 / **Draisine**: Dachform und Tragstruktur
 - Halle 1012 / **Habersack**: Dachform, Tragstruktur, Stirnfassade Süd
 - Halle 1013 / **Rapide**: Möglichst umfassende Erhaltung des Raumeindrucks, innere Tragkonstruktion muss sichtbar bleiben
- Autoarme Nutzungen haben Vorrang. **Fahrten des MIV** und Parkplatzzahl **werden begrenzt**.
- Min. 30% der Wohnflächen sind für **gemeinnütziges/preisgünstiges Wohnen** vorzusehen.
- Neubauten und neubauartige Umbauten müssen dem jeweils **aktuellen SIA-Effizienzpfad Energie** gerecht werden.
- Es besteht eine Anschlusspflicht an die **Fernwärme** der KVA.

HALLE DRAISINE: ERHALTUNG DACHFORM & TRAGSTRUKTUR



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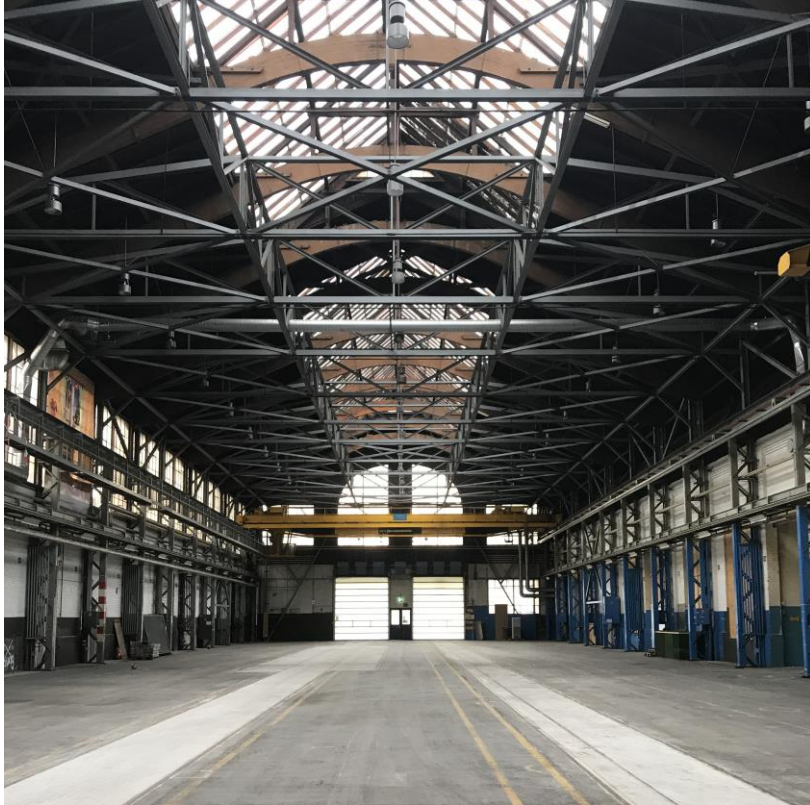
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HALLE RAPIDE: ERHALTUNG TRAGKONSTRUKTION

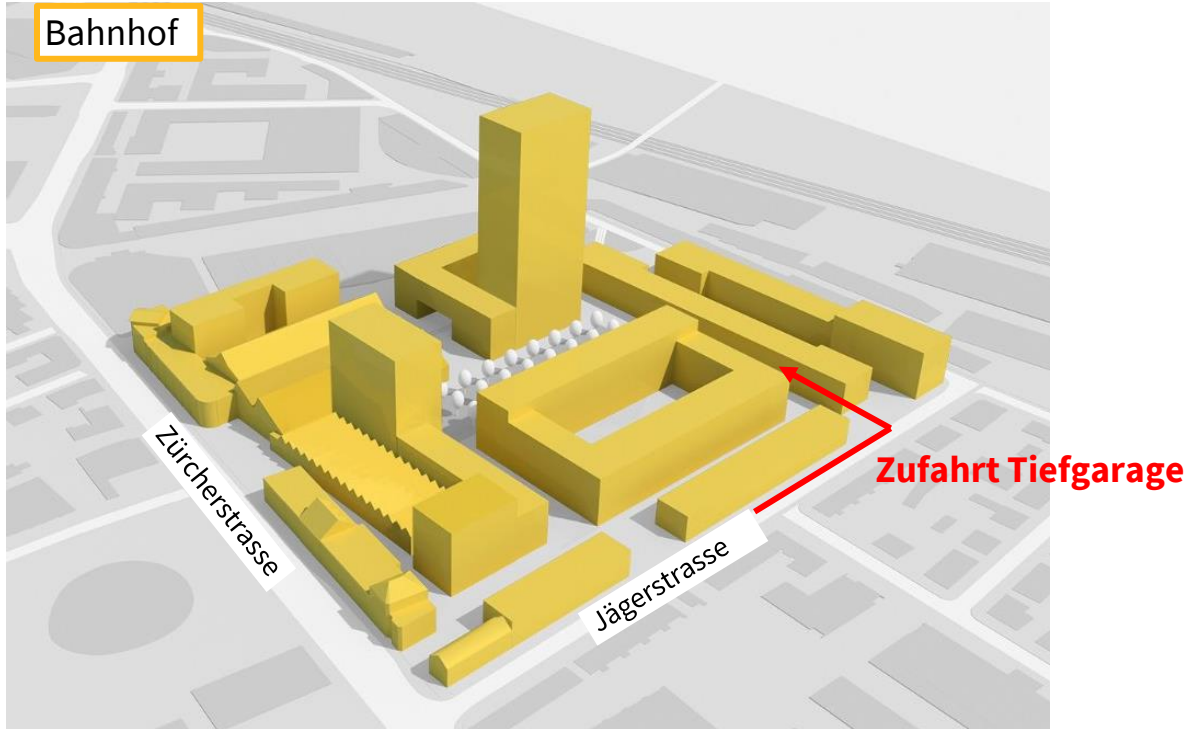


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HALLE RAPIDE: ERHALTUNG TRAGKONSTRUKTION



BEGRENZUNG DER FAHRTEN DES MIV



Hauptverkehrszeiten:

Montag bis Freitag, 16:00 - 19:00 Uhr

Samstag, 11:00 - 15:00 Uhr

Gebühr: CHF 0.50 pro Ein- u. Ausfahrt
(zusätzlich zur Monatsmiete von
CHF 150.- bis 200.- pro Monat)

GEMEINNÜTZIGES/PREISGÜNSTIGES WOHNEN



gesewo
selbstverwaltet wohnen

gaiwo 
Genossenschaft für
Alters- und Invalidenwohnungen

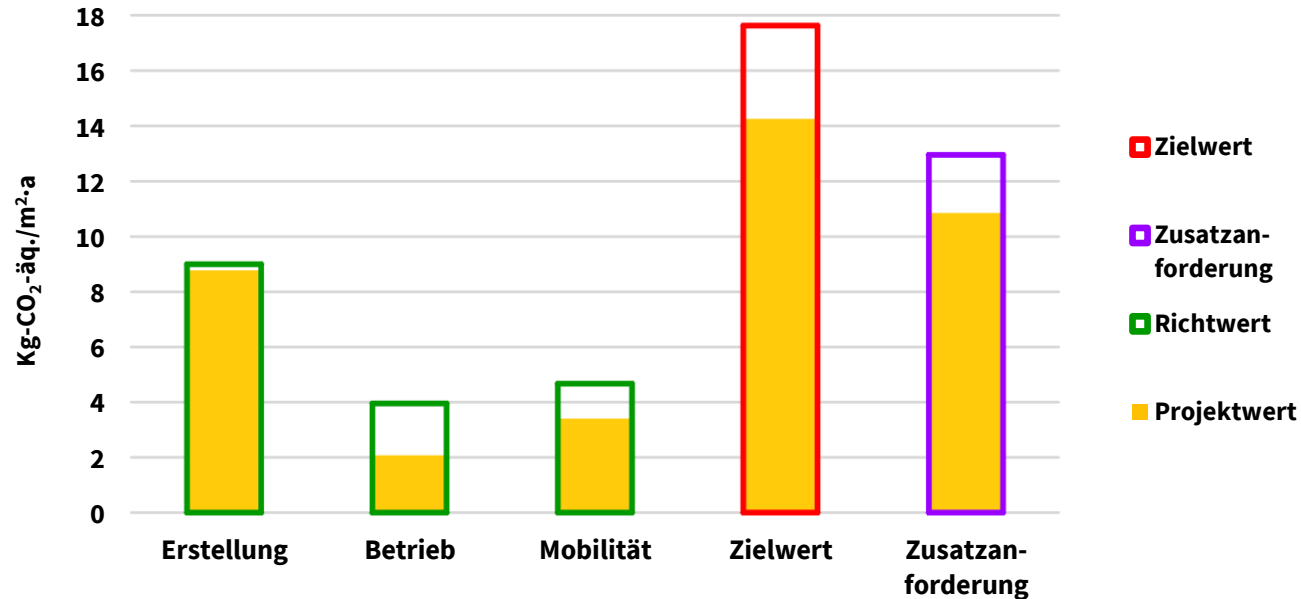
Anlagestiftung **Adimora**

HAUS KROKODIL: FAKTEN



- Erstes neu erstelltes Gebäude, Fertigstellung in 2020
- 248 Wohnungen
- ~41'000 m² GF
- Tragstruktur ab 1. Stock in Holz
- 7'700 m³ verbautes Holz
- Emissionen Erstellung: 7.8 kg/m²·a (ohne PV-Anlage)
- 450 kWp PV (deckt ~40% des Strombedarfs)

HAUS KROKODIL: EMISSIONEN NACH SIA 2040:2017





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**DANKE FÜR IHRE
AUFMERK-
SAMKEIT!**

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