

1 Enabling **SOCIAL JUSTICE** perspective
in the strategic decision making

2 **COCKTAIL POINT:** Emphasizing social dimension of the
inner-city urban regeneration - **DURBAN CBD**

3 Developing model for bottom-up planing of
the rural areas – **QADI, INANDA AREA**

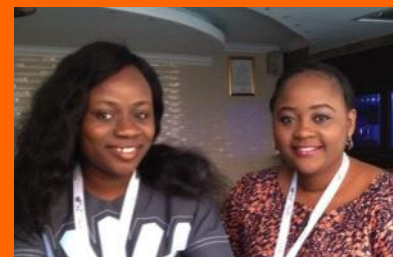
4 A study of **RURBANIZATION:**
FOLWENI VALLEY

5 Re-conceptualizing
the **URBAN DEVELOPMENT LINE**

6 Planning for the mixed-tenure, affordable housing in
the large-scale urban developments – **CORNUBIA**

7 “Smart city” in the context of an **AFRICAN** city
THE CASE UMHLANGA RIDGE

Aladekoyi Opeyemi Comfort & Kolawole Atinuke Justina



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7

STORIES OF
DURBAN BY

80 YPPs

Enabling **SOCIAL JUSTICE** perspective in the strategic decision making

DURBAN: Young Planning Professionals' Workshop

Supervised by: Dr. Hayangah Rosemary

Simba CHITAPI, Zhuqing LIU, Sarah MAHADEO, Mikhail MALASHENKO, Frank MOFFAT, Thandeka THIYANI, Thuli NDLOVU, Benjamin SCHEERBARTH, Phila SOSIBO, Londeka THANJEKWAYO, Nwabisa TYEKELA

Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP



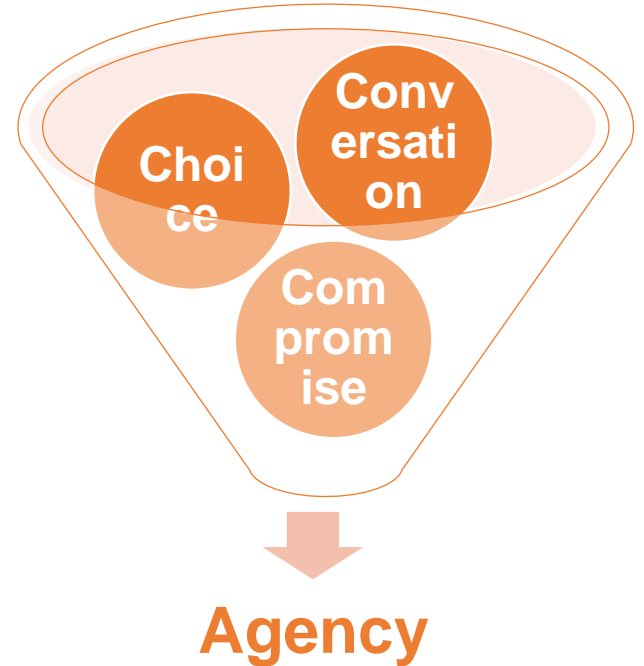
Clairwood's past



Contentious Clairwood today

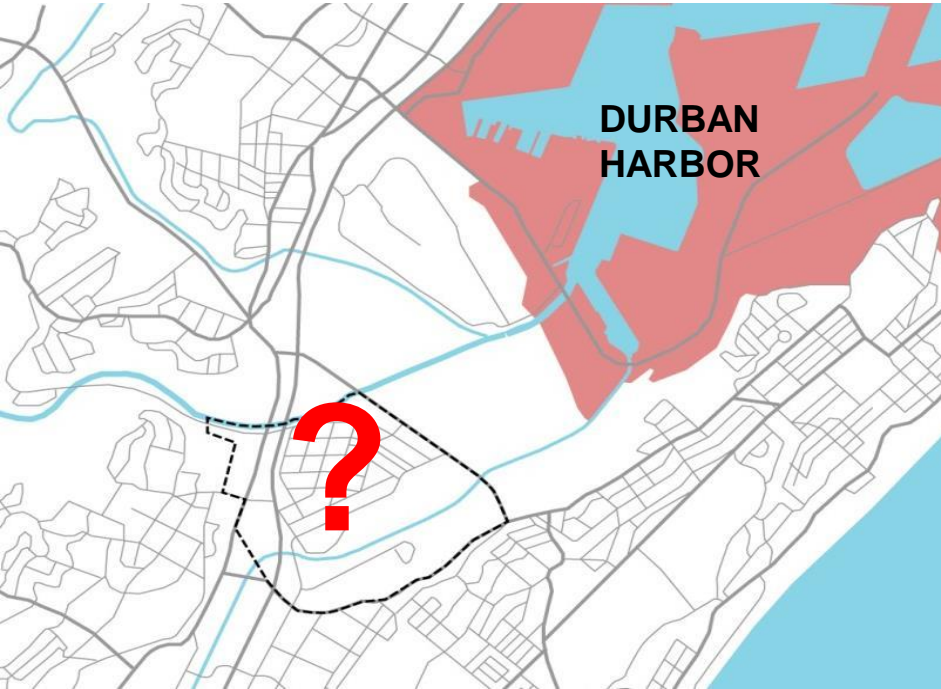


WHAT IS SOCIAL JUSTICE



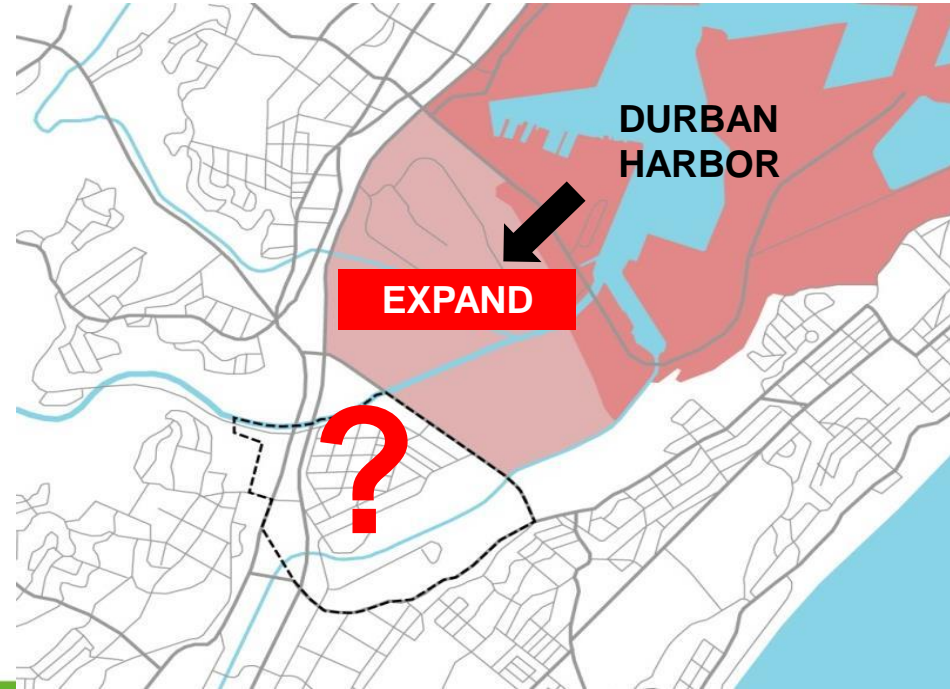
TO PROTECT

HARBOR: DOESN'T EXPAND
CLAIRWOOD: RE-GENERATE



TO CREATE

HARBOR: EXPAND
CLAIRWOOD: RE-ZONE



SCENARIO 1: TO PROTECT

Possible interventions

- Local community strengthening programme
- Socially responsible businesses programme
- Informal housing incrementally upgraded
- Dangerous businesses relocated and conflicting land use corrected

Expected outcomes

- Better quality of life
- Stronger community
- More participation
- Better access to facilities
- Better and more just policies
- More socially responsible business



SCENARIO 2: TO CREATE

Possible interventions

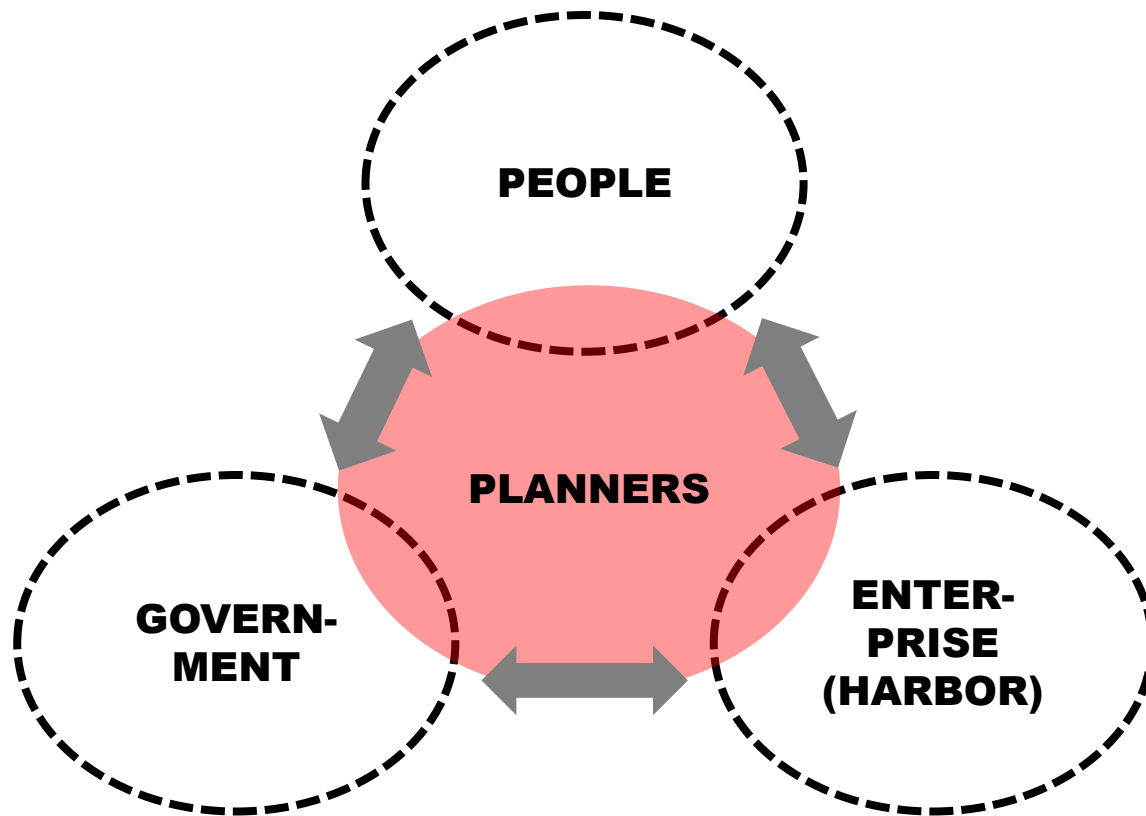
- Public participation, transparent inclusive process
- Meaningful compensation and adequate options for relocation
- Re-zoning of the area to mainly logistics
- Port expansion



Expected outcomes

- Creation of employment
- New business opportunities
- Improved living conditions
- Integrated and well functioning industrial zone
- Local business can find a place in a formalized industrial setting





Social justice for Clairwood is reflected in the community being a part of the conversation of place making

COCKTAIL POINT: Emphasizing social dimension of the inner-city urban regeneration - DURBAN CBD

DURBAN: Young Planning Professionals' Workshop

Supervised by: Prof Dayomi Mathew

Bartoszewicz Katarzyna, Gosh Solanki, Taheri Somayeh, Varughese Prasanth, Wisniewska Magdalena, Patueva Valeriya, Mnikathi Pamela, Mzamo Bulelani, Dlamini Lungile Fezekile, Odekunle Damilola Monsurat, Ndlebe Tulisa, Mabina Petunia

Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP





Social Inclusion in CBD space



NO RESTRICTIONS IN SOCIAL - SPATIAL ACTIVITIES BECAUSE OF:

- RACE,
- GEOGRAPHIC LOCATION,
- PERSONAL HABITS AND APPEARANCE,
- CLASS STRUCTURE,
- EDUCATION,
- RELIGION,
- ECONOMICS
- POLITICS



The VISION

Socially inclusive urban regeneration

AIM

To foster a socially inclusive neighbourhood, vibrant and liveable community in the Durban CBD Point.



SPATIAL RESILIENCE

SPATIAL SUSTAINABILITY

EMBRACE DIVERSITY

POLICY

**INFRASTRUCTURE
NETWORKS**

**SOCIAL TRUST
NETWORK**

(BUILDING TRUST BETWEEN ALL STAKEHOLDERS)

INTERACTIVE CONNECTED SPACES

SOCIAL INFRASTRUCTURE

VIBRANT ECONOMICAL NETWORK

INCLUSIVE SPATIAL PLANNING

INTEGRATED PUBLIC SPACE NETWORK

COMMUNITY PARTICIPATION

STAKEHOLDER RATHER THAN BENEFICIARIES

ENGAGEMENT AND EMPOWERMENT

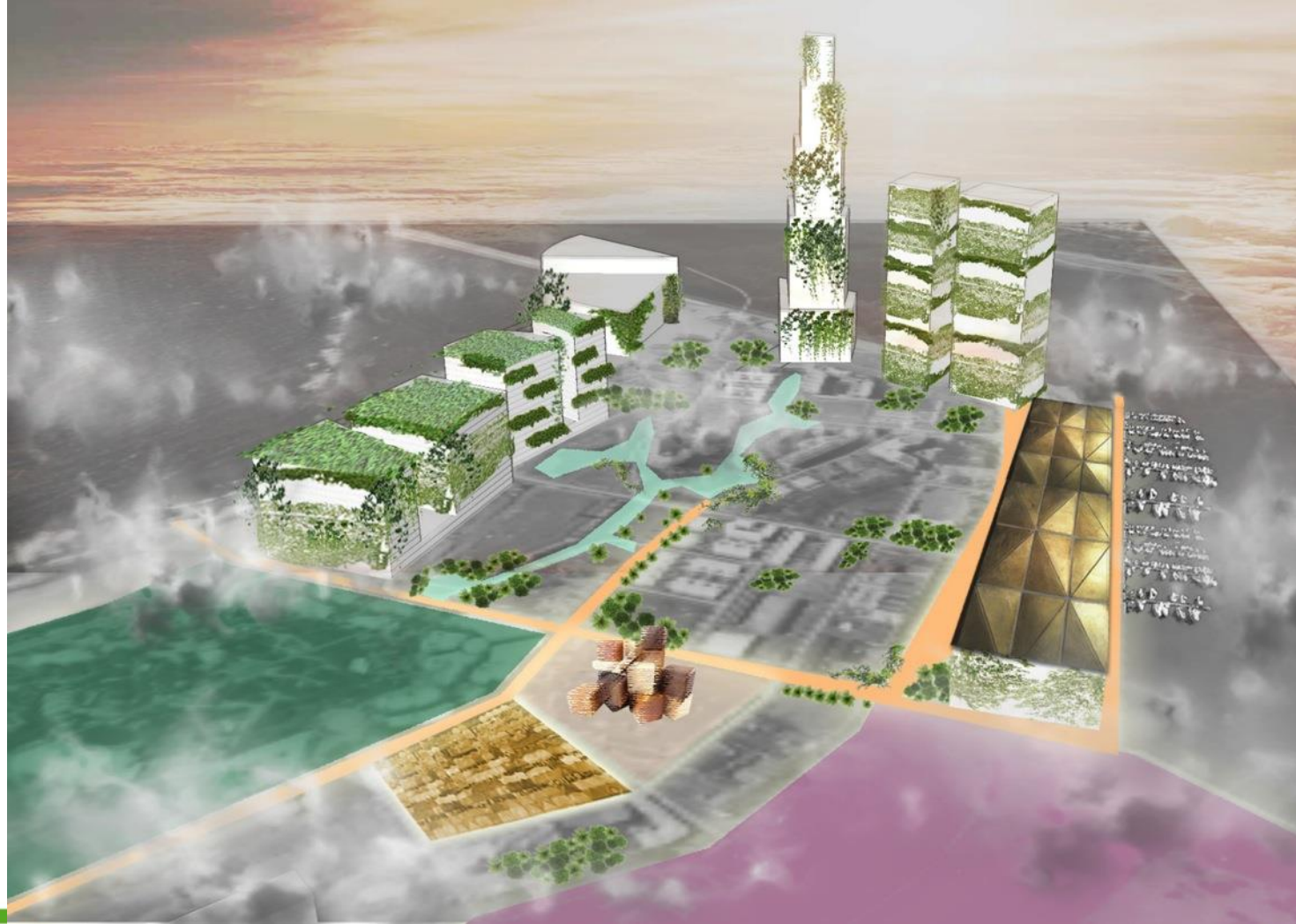
CAPACITY BUILDING

BUILDING IDENTITY

TRANSPARENCY



- PROMENADE PROPOSED
- HOSPITAL
- MIXED USE
- COMMERCIAL
- ENTERTAINMENT/USHAKA MARINE
- PORT
- SCHOOL
- HERITAGE BUILDINGS/PLOTS
- GREEN AREAS-SOCIAL INTERACTION
- INTERMODAL TRANSIT HUB/WATER-TAXI
- SPORTS FACILITIES
- FLEE MARKET & CULTURAL CENTRE
- PLAZA-PEDESTRIAN-INFORMAL TRADE
- PEDESTRIAN PRIORITY STREETS
- PEDESTRIAN PROMENADE
- FUTURE PRT ROUTE
- LANDMARK ROUTE
- ROADS
- LANDMARK TOWER
- ACTIVITY NODES/MULTI CULTURAL CENTRES/SPECIALISED CENTRES





@South African Tourism



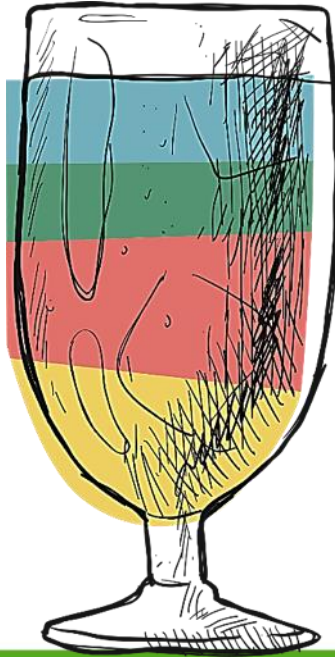
@Youtube, Pastimers



@Henry J Lyons Architects



> Hide imagery



DO NOT PUSH
DO NOT SHAKE
DO NOT STIR



Developing model for bottom-up planning of the rural areas – QADI, INANDA AREA

DURBAN: Young Planning Professionals' Workshop

Supervised by: Ms. Zungu Amanda

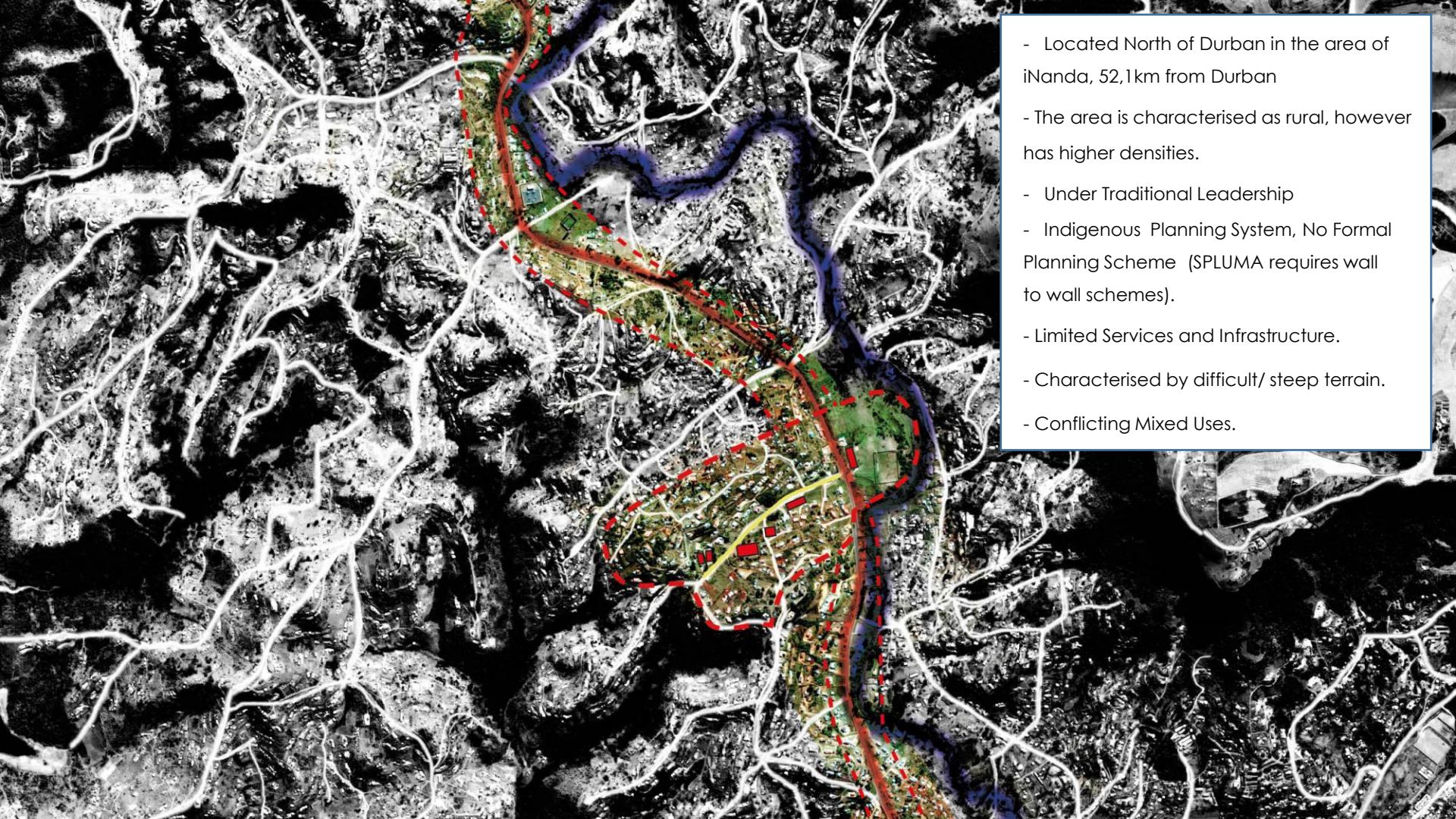
ASHAMU OLUWAKAYODE, BOYKO DMITRY, PRINS ERJEN, DLAMINI SINENKHOSI,
MATLOU NTSWAKI, MLONYENI INGA, MPUNGOSE CELIWE, NSELE THEMBEKA,
ZULU SANDILE

Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP







- Located North of Durban in the area of iNanda, 52,1km from Durban
- The area is characterised as rural, however has higher densities.
- Under Traditional Leadership
- Indigenous Planning System, No Formal Planning Scheme (SPLUMA requires wall to wall schemes).
- Limited Services and Infrastructure.
- Characterised by difficult/ steep terrain.
- Conflicting Mixed Uses.

Emerging Settlement Planning Issues

Infrastructure



water supply



power lines



access roads

Social



library



sport grounds



churches

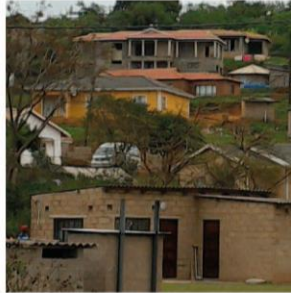


playgrounds

Landuse



compatability



housing typology



land use pockets

Environment



landscape forming



wetlands and floodplains



stormwater

Traditional

Undocumented

Indigenous knowledge

Permission To Occupy

No Rates/ Taxes

No Formal Layout

Community solves disputes through
Tribal Court

Vast Land Owner (The King)

Formal

Documented

Modern/ Scientific Knowledge

Land Owner (Security of Tenure)

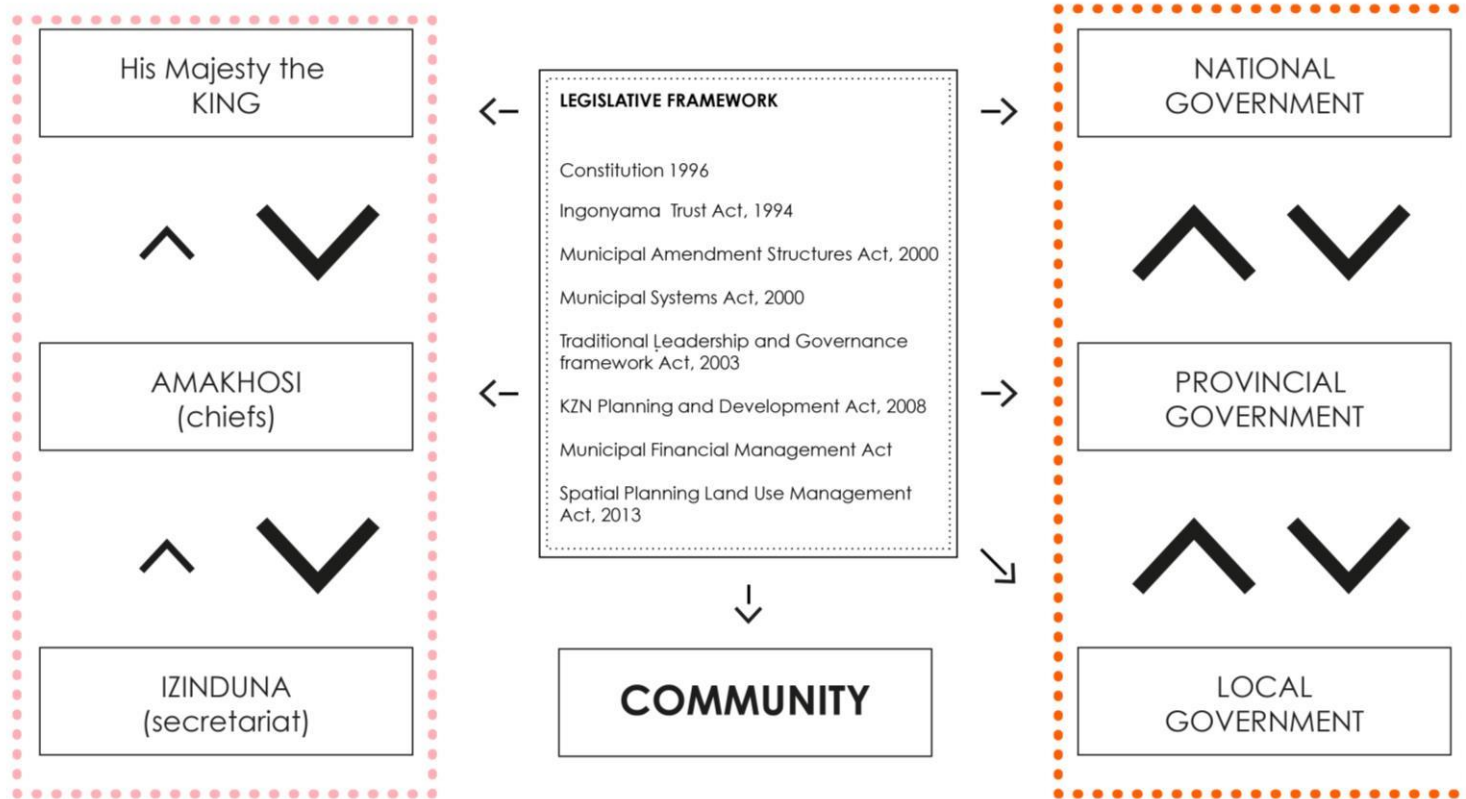
Rates/ Taxes

Layout and subdivision done

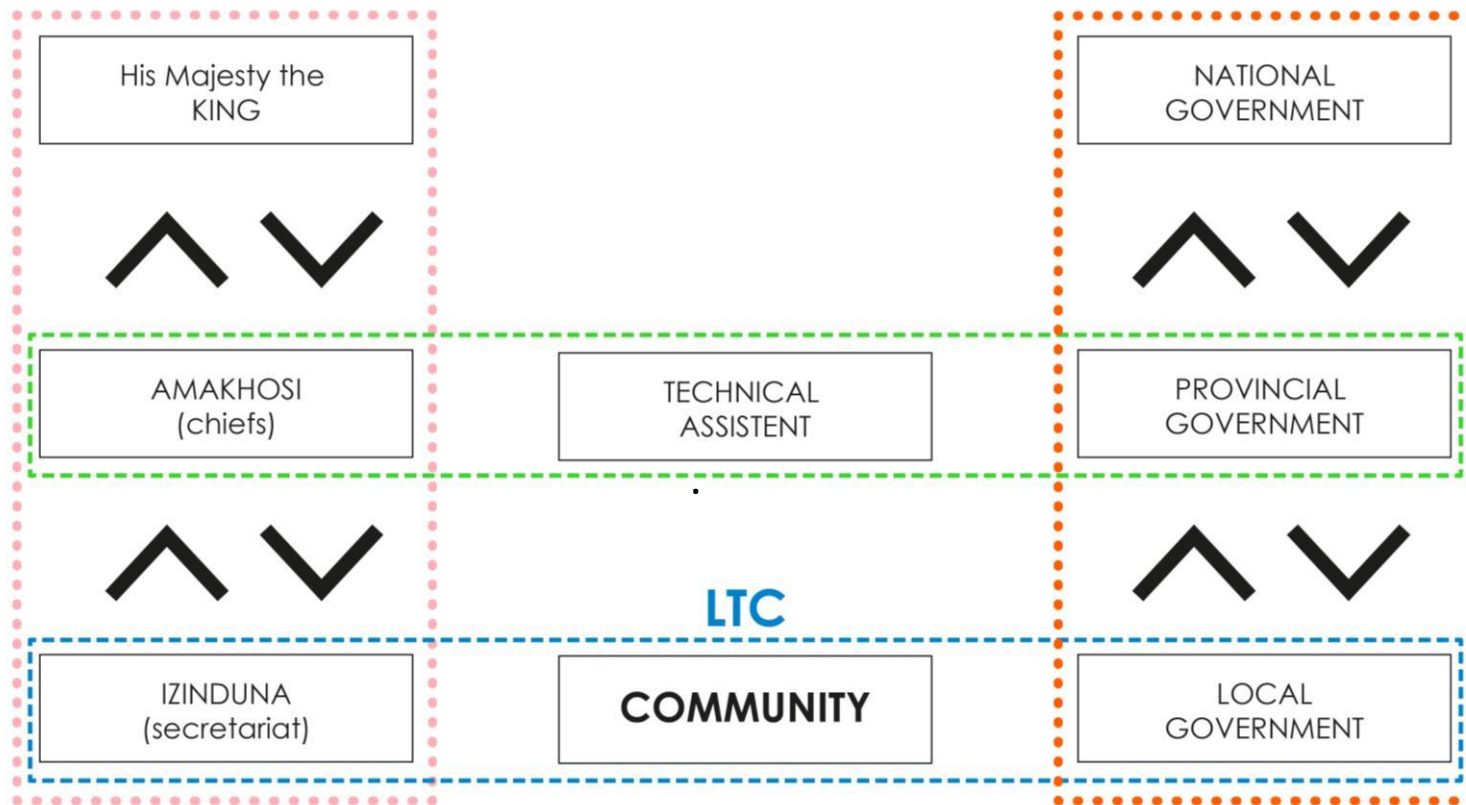
Disputes solved through State
Authority (SAPS, Judiciary)

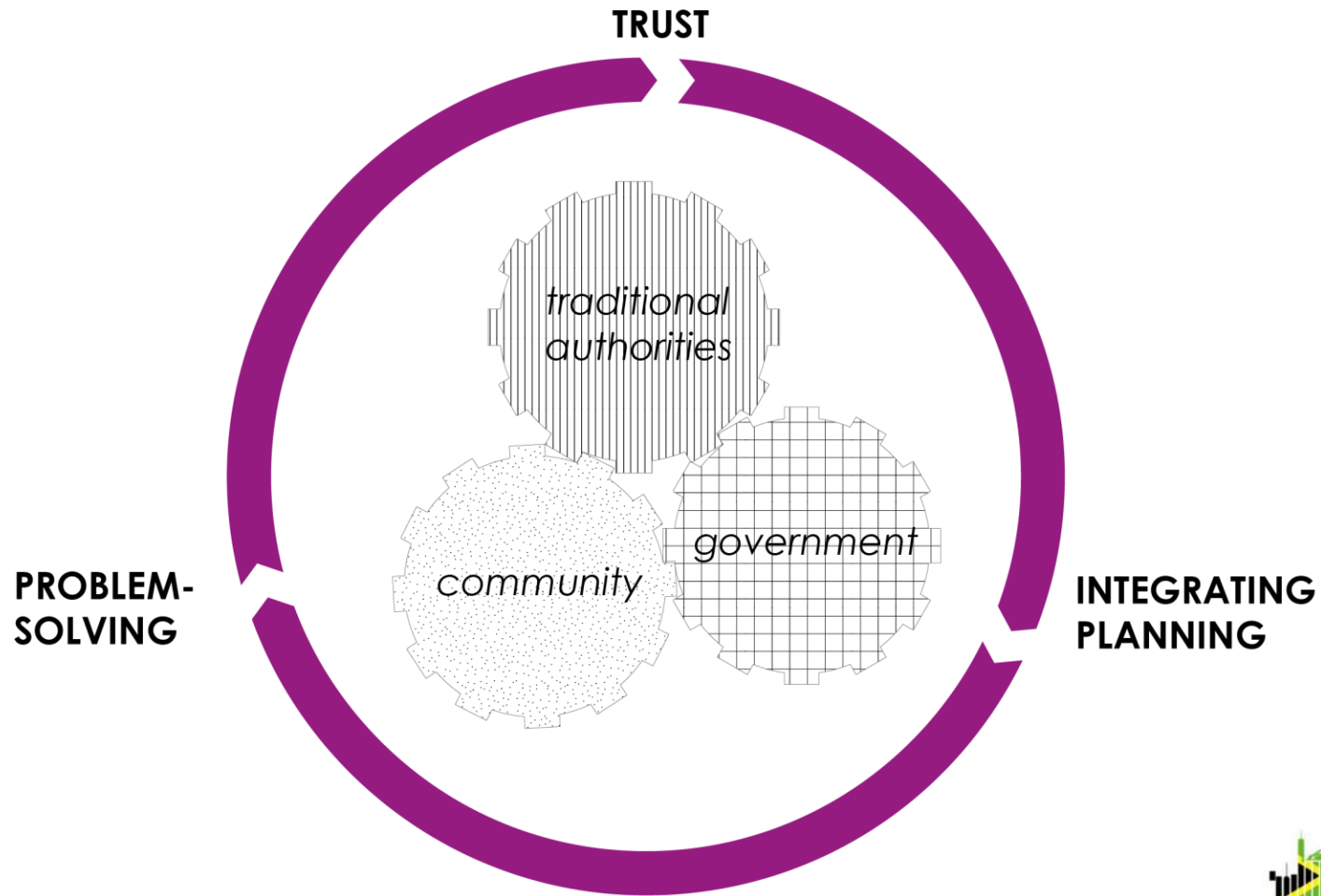
Regulators of Services (Bound
by Legislation)

Traditional vs Formal hierarchical system

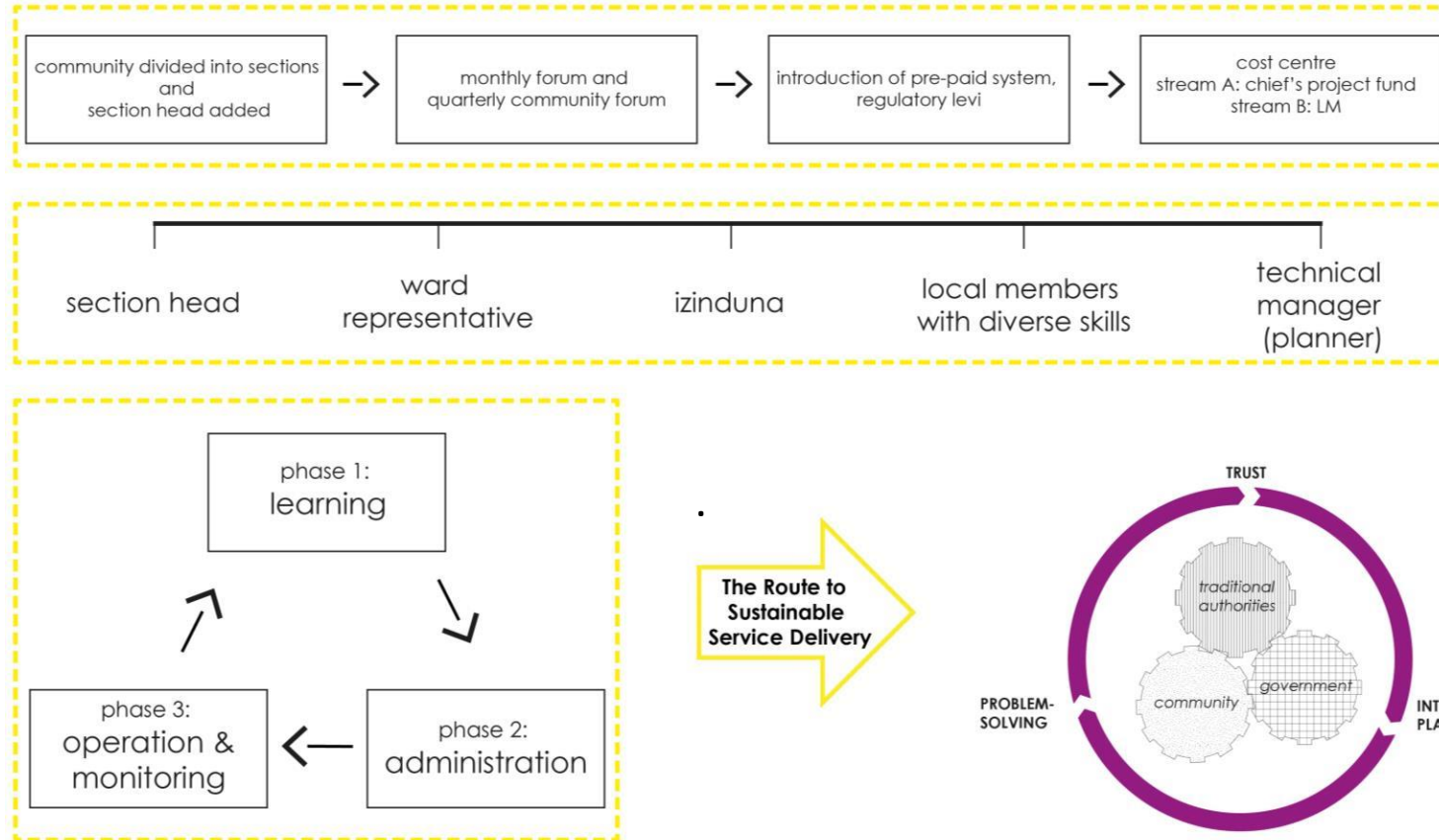


Proposed model





Local Trust Committee





A study of Rurbanization:

FOLWENI VALLEY

ALBERTO CENDOYA, ANTJE HEYER, BRILLIANT TIVAVONE, JACOB KALMAKOFF, JAKOB SCHACKMAR, LEBOHANG RADEBE, NICOLENE DE JONG, OLUWABUKOLA AYANGBILE, THEMBA MDUMELA, TRESOR MBAYAHE, VICTORIA OLIVIER

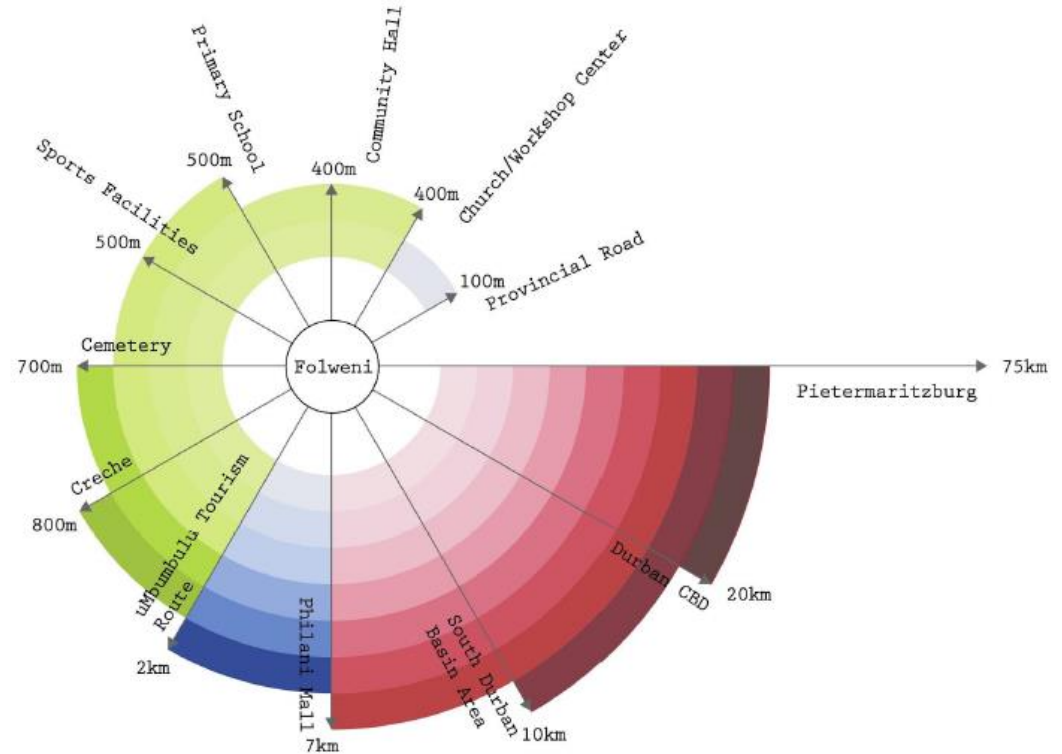
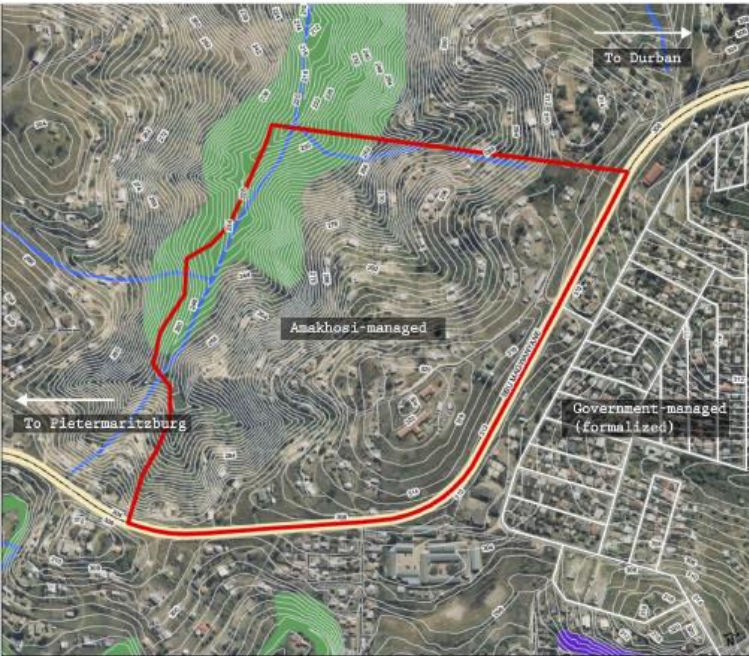
Supervised by: Ms. Norton Claire

Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP

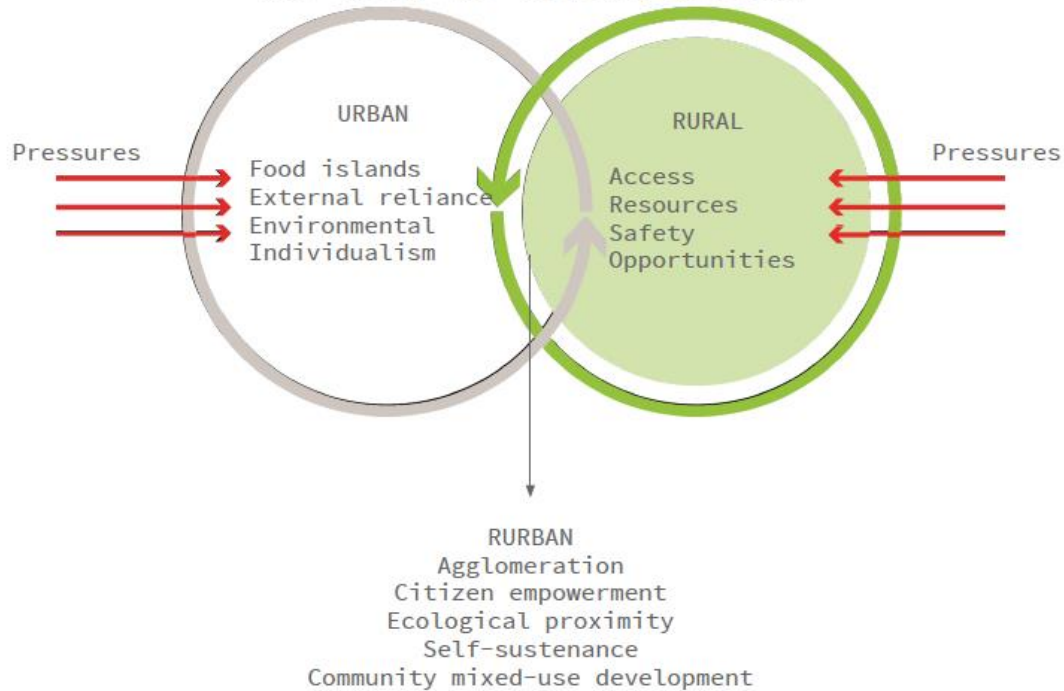


SITE ASSESSMENT

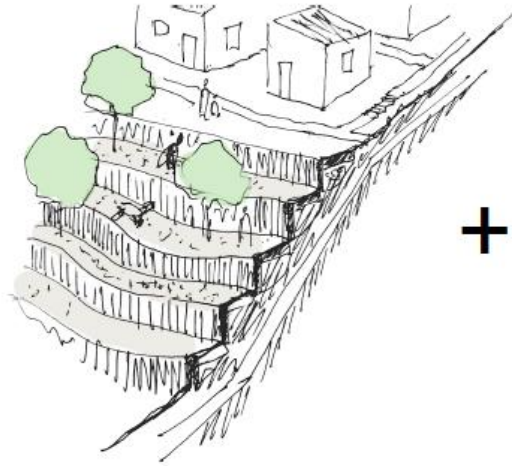


RURBANIZATION

The Road to RURBANization



CONSERVATION, AGRICULTURE LEAD TO BUSINESS



Hillside agriculture

+



Waste management

=



Tourist economy



Farmers cooperatives



Local food production

RESIDENTIAL AND COMMUNITY

Collective community management



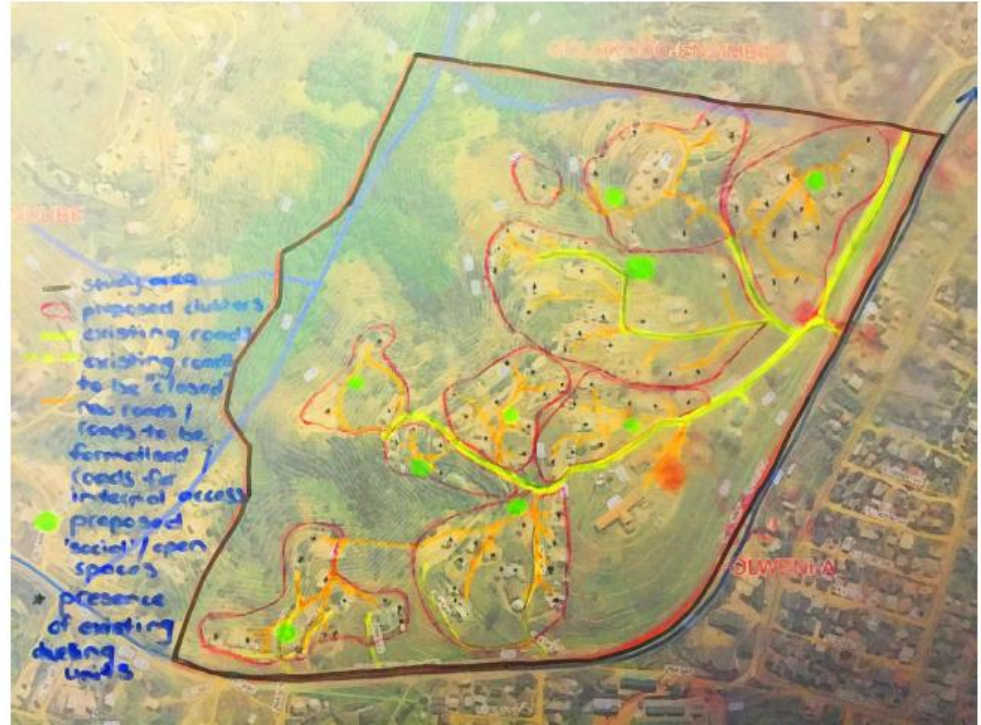
Amakhosi-participation

Multi-stakeholder sketching

Technological capacity
building

Cluster naming/
self-identification

Addressing with
cadastreless-systems



Young Planning Professionals' Programme

RE-CONCEPTUALIZING THE URBAN DEVELOPMENT LINE

Supervised by: Dr. Chipungu Lovemore

Li Wan, Ashleigh Manyara, Mbalenhle Ngidi, Hanna Obracht-Prondzyńska,
Oriyomi Akinyemi, Styabonga Njeke, Tjark Gall

Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP

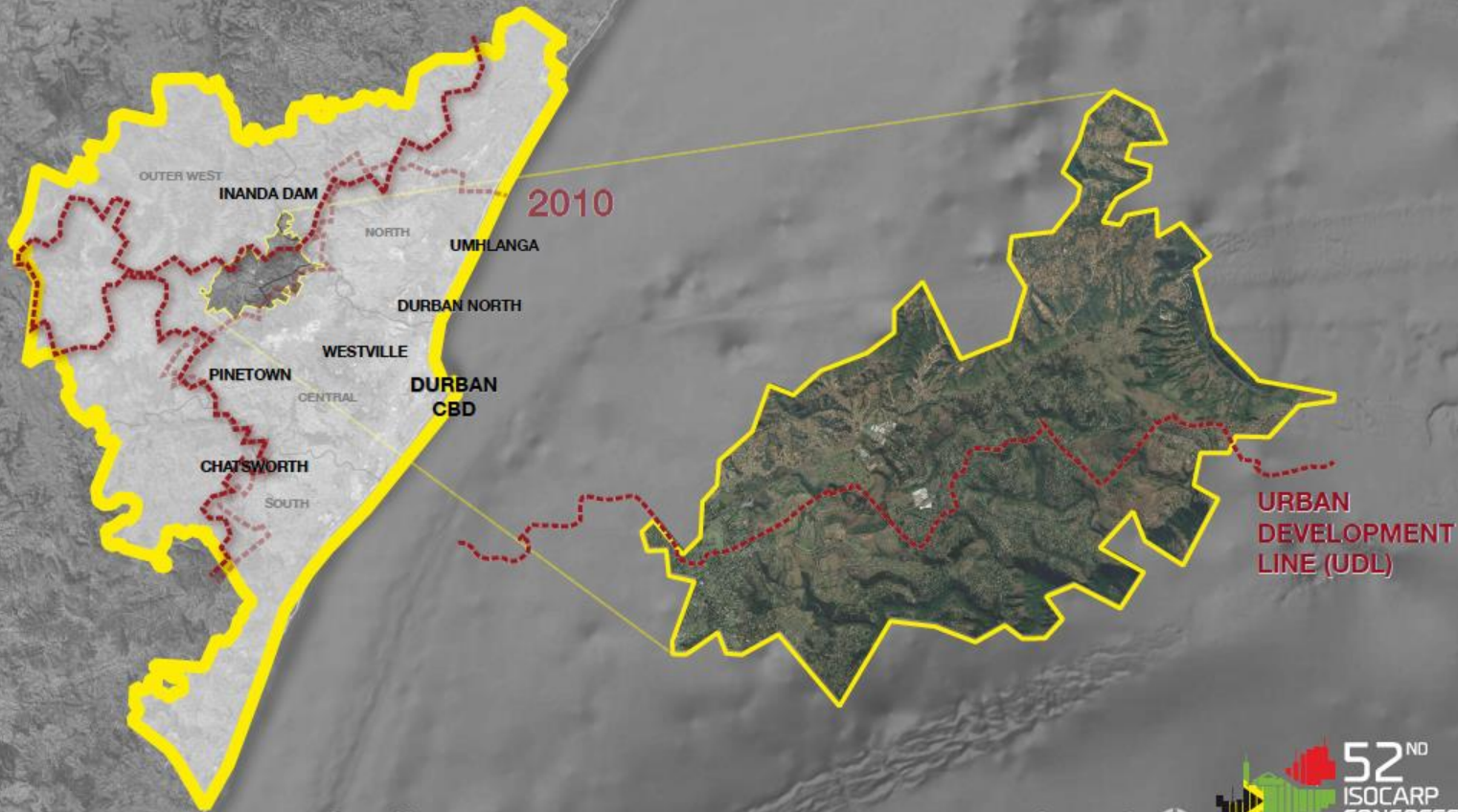


TRACE
DURBAN

RE-CONCEPTUALIZING THE URBAN DEVELOPMENT LINE

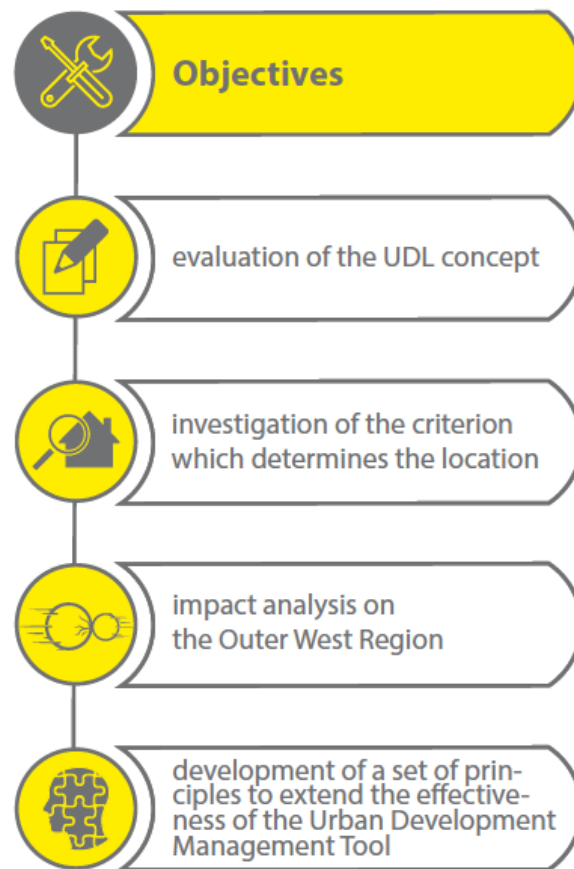
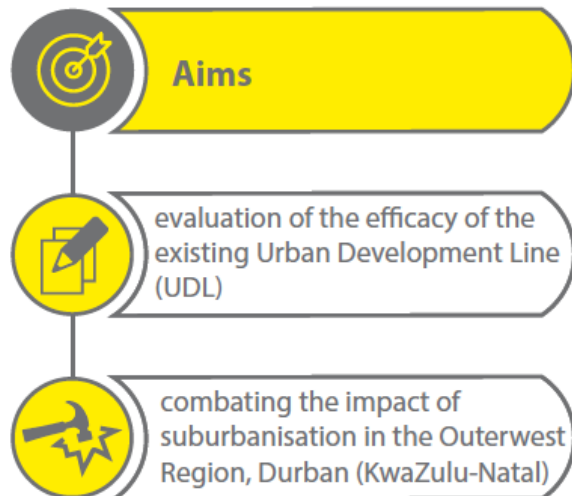
MIND THE GAP

CASE STUDY AREA



Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat

©Trace Durban 2010



Properties of UDL

- Manages natural assets
- Guides development
- Limits expansion
- Contains sprawl
- Enables compact city development
- Preservation of trad. settlements
- Planned infrastructure delivery

POSITIVE

NEGATIVE

- Disparities in pace of infrastructure service delivery
- Inequality
- Creation of a hard edge
- Encourages segregative models of development
- Lack of collaborative planning between municipality and tribal authorities
- Unequal private investment
- Historical spatial context

Bilateral Benefits

- ...
- provision of natural space / tourism / leisure facilities
- agricultural products
- workforce in primary / secondary sector
- virgin land



RURAL => URBAN



URBAN => RURAL



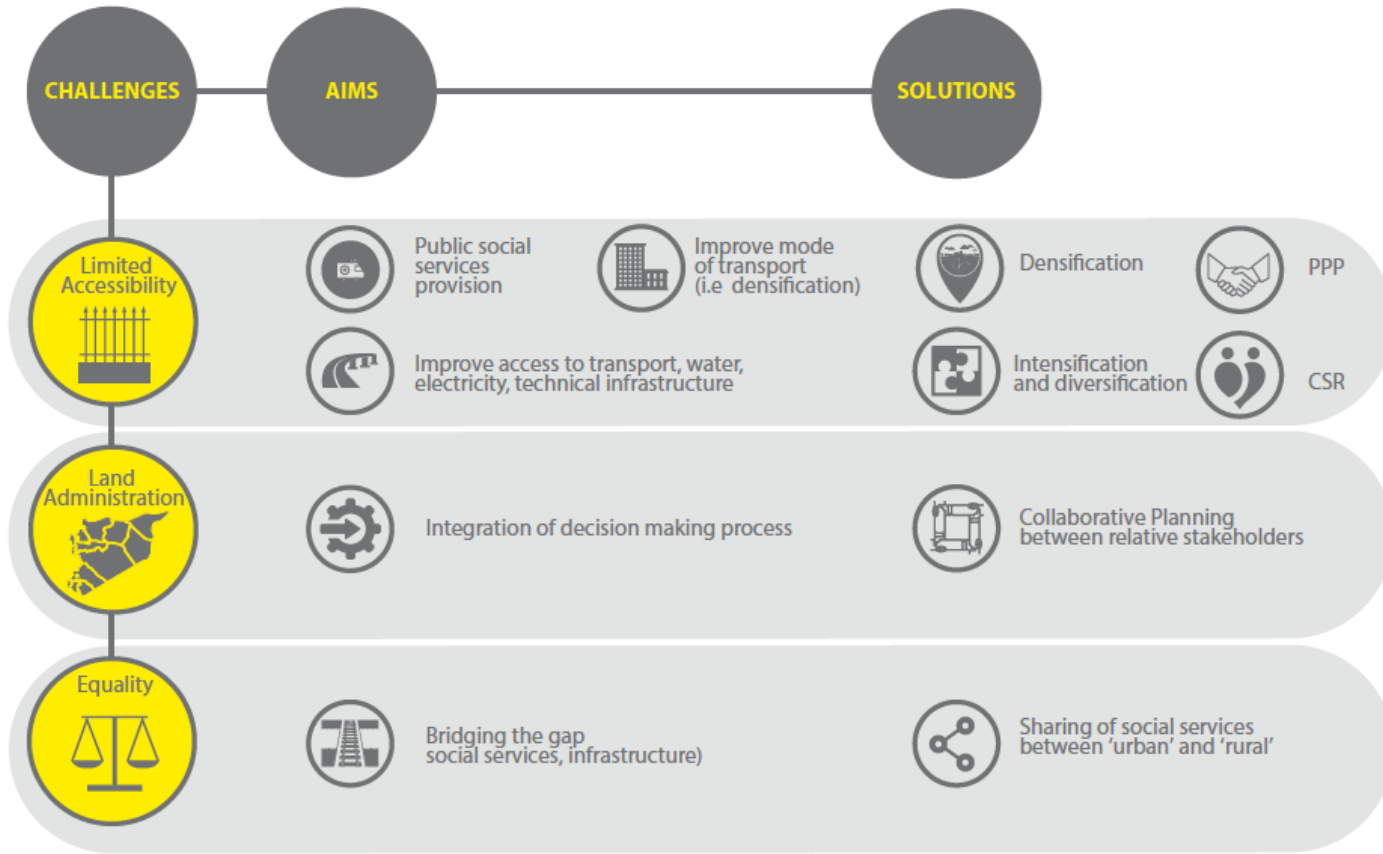
creates jobs (economic)



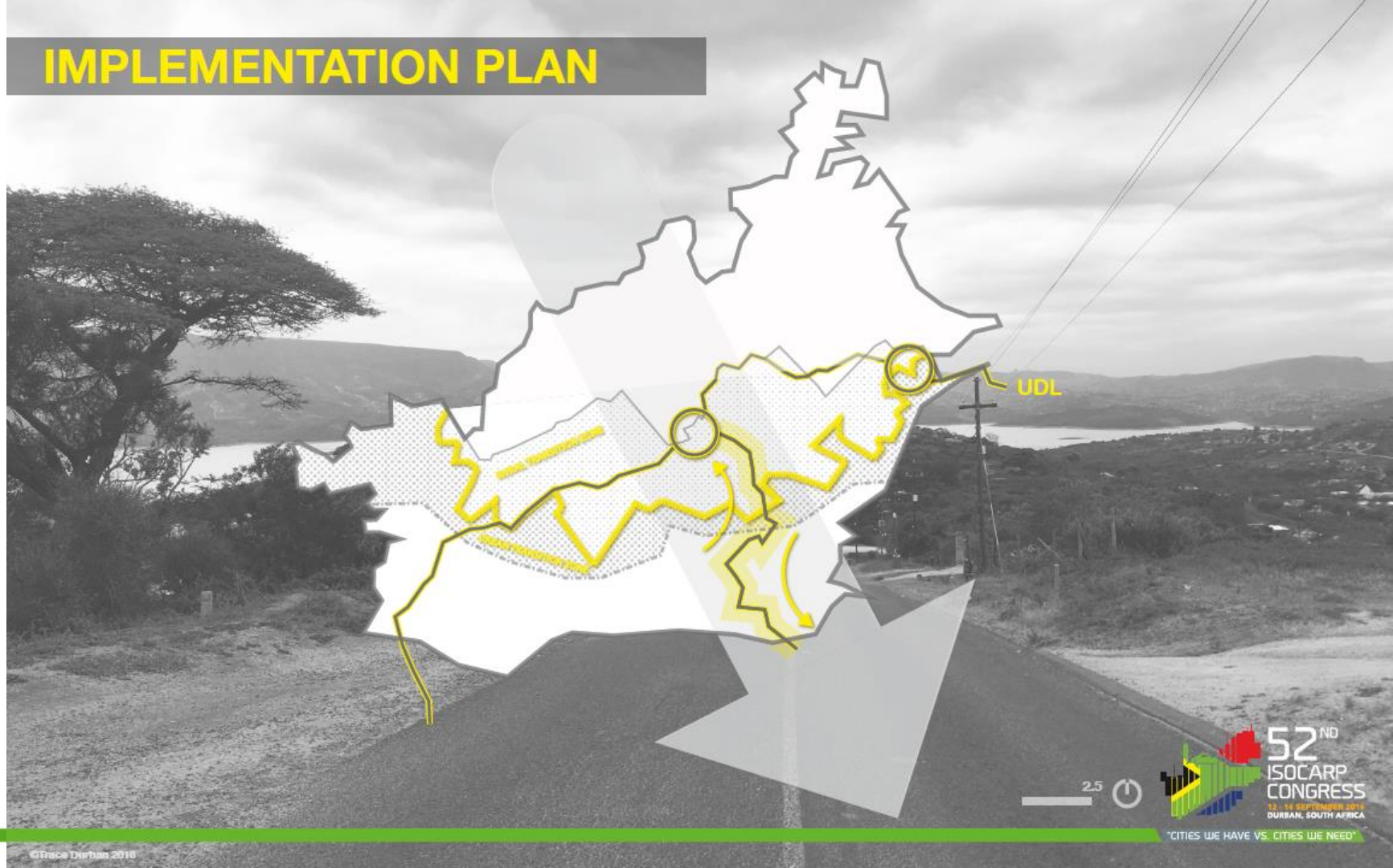
social facilities
built form toolkit



...



IMPLEMENTATION PLAN

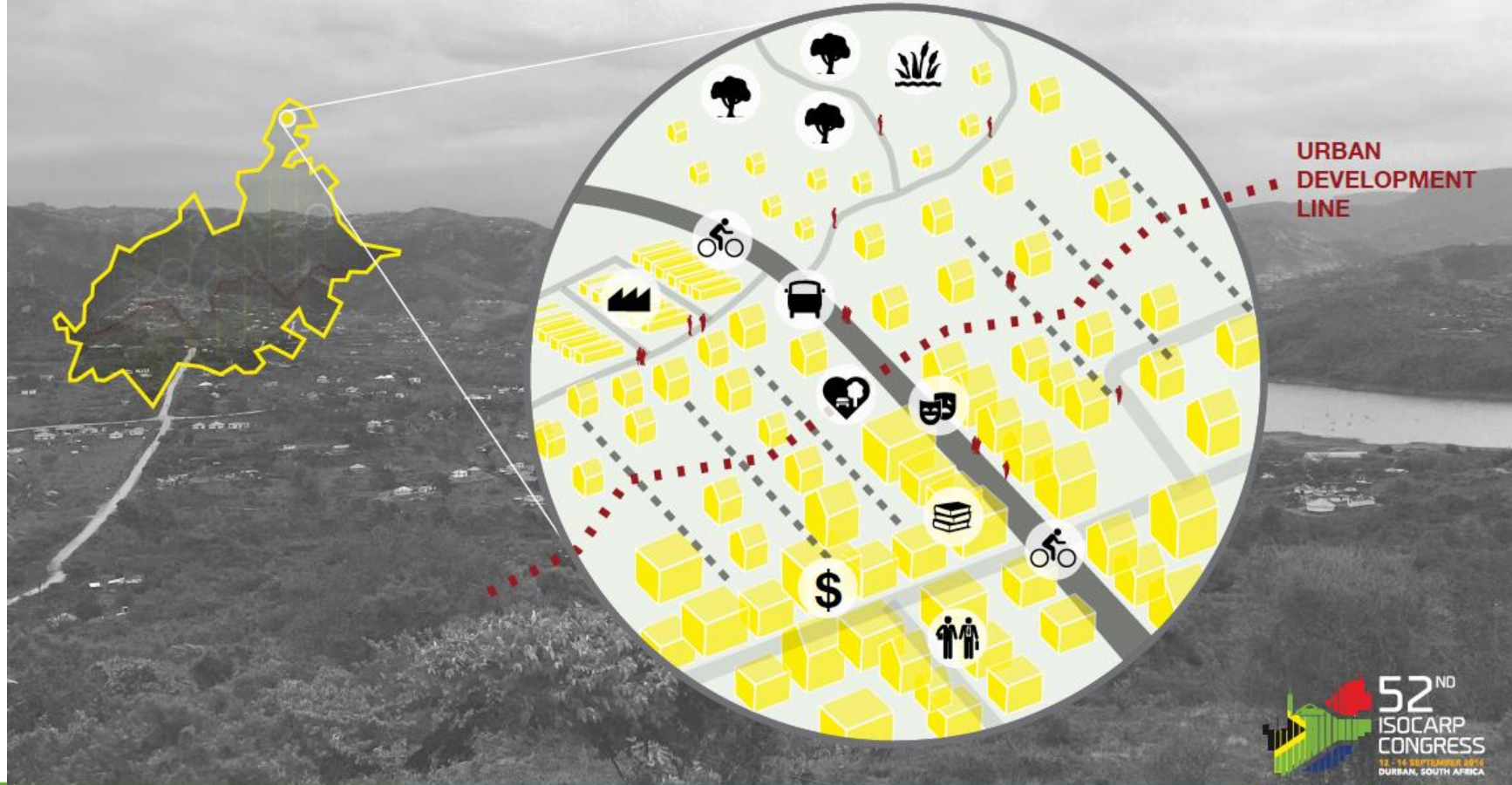


2.5



"CITIES WE HAVE VS. CITIES WE NEED"

SPATIAL IMPLEMENTATION





Planning for the mixed-tenure, affordable housing in the large-scale urban developments – **CORNUBIA**

DURBAN: Young Planning Professionals' Workshop

Supervised by: Onatu George & Luckin Patricia

Dmitry Surkov, Edmore Mutsaa, Elizabet Dimitrova, Hong You, Lucia Leboto, Miranda Schut, Princess Tshire, Thobekile Mkhize

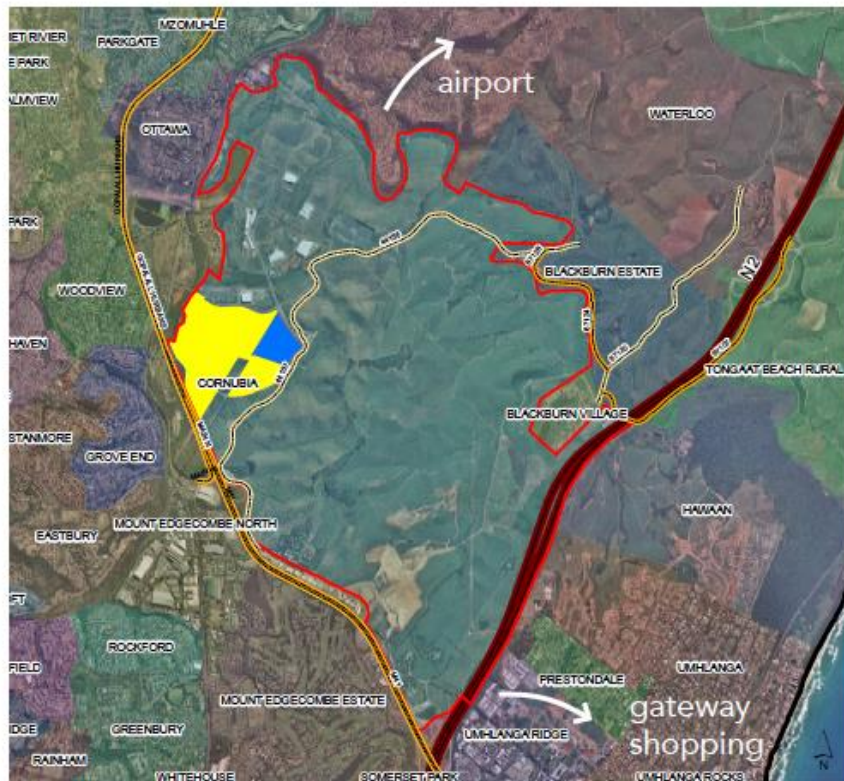
Coordinated by:

Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP



THE SA CONSTITUTIONAL HOUSING RIGHT

CORNUBIA: A NATIONAL PRIORITY PROJECT



source: eThekweni Municipality (2016) Prepared by Mngqobi Dlamini

- 1300 Hectares
- 25,000 Affordable houses
- 100,000 Residents

Source: G.Onatu, P. Luckin & N. Naido (2016) case study presentation

CORNUBIA WILL BE...

A BENCHMARK FOR SIMILAR INITIATIVES ACROSS THE COUNTRY

04 PHASE 11- 3D VISUALISATION



source visualisation and text: IYER urban design studio (2014) Cornubia phase II planning report

- Regional integration
- Integrated settlement
- Sustainability
- Building a
dynamic region
- Strengthening the
regional logic of space

CORNUBIA TODAY

DOES IT LIVE UP TO EXPECTATIONS?



POLICY IS COMPLIANT

THE DEVELOPMENT FOLLOWS THE PLANNING FRAMEWORKS AND
COMPLIES WITH THE NORMATIVE PRINCIPLES



The principles

- Integrated human settlements
- Infrastructure and service provision
- Mixed use, integration, high densities and compact urban form

CHALLENGES

ON THE GROUND, SEVERAL ISSUES EMERGE



TRANSPORT



SERVICE PROVISION



NATURAL ENVIRONMENT



PROJECT MANAGEMENT



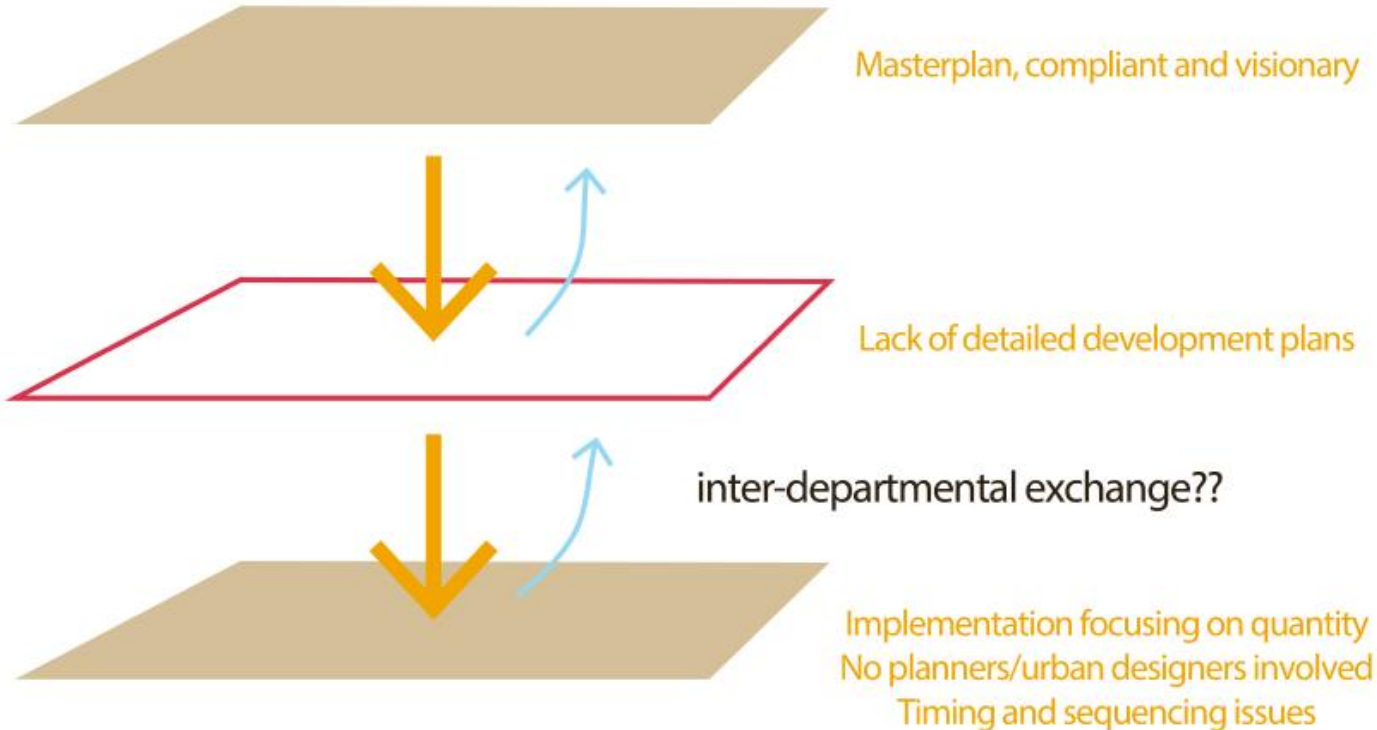
POLITICAL PRESSURE



SOCIO-ECONOMIC

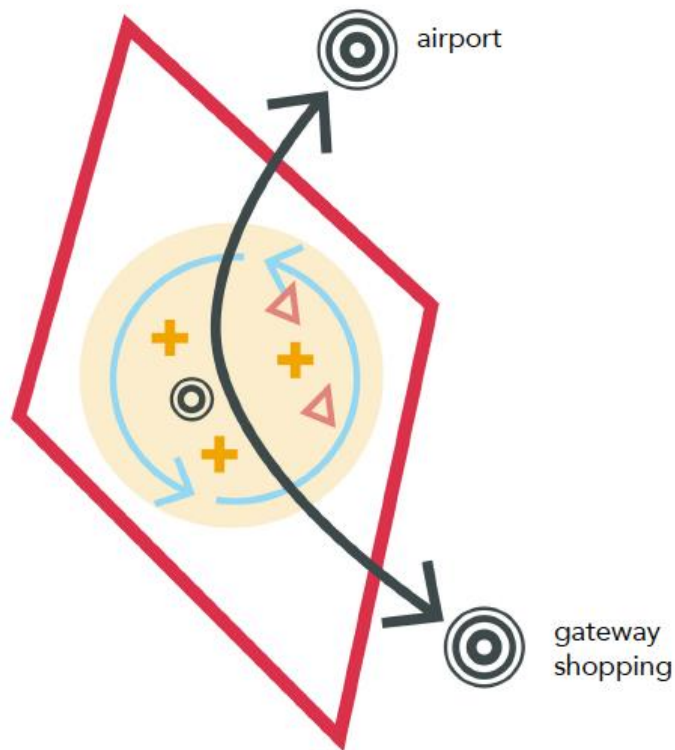
MISMATCH

THE DESIGN VISION DOES NOT MATCH THE REALITY TODAY



VISION FOR CORNUBIA

A PLAYGROUND FOR PEOPLE & INNOVATION



BRT & KNOWLEDGE

access & exchange
to improve learning

ENERGY & FOOD

on site production

WATER & WASTE

closing the cycle
rainwater use and recycling

ECONOMY

training for EPWP
match making services
transfer of skills



MASTERPLAN

A PLACE TO LINK
PEOPLE TO INNOVATION



rain water
harvesting



electric bicycle
renting system



solar panels



upcycling



recycling/
composting



urban
agriculture

COMMUNITY MAPPING

CREATING A SENSE OF IDENTITY & SOCIAL COHESION



Source: PPGIS (unknown) The power of maps. Adapted by M. Schut

- 1) participation
- 2) placemaking
- 3) appropriation
- 4) sense of ownership

COMMUNITY REACTOR

LINKING PEOPLE TO INNOVATION



- 1) training
- 2) platform for exchange
- 3) tech - hub
- 4) research & monitoring
- 5) gardening demonstration
- 6) processing & crafts
- 7) micro-credit facility
- 8) match-making for jobs
- 9) child care

“Smart city” in the context of an **AFRICAN** city

THE CASE UMHLANGA RIDGE

DURBAN: Young Planning Professionals' Workshop

Supervised by: Ms. Annette Von Riesen



Sean Cooke, Ntsieni Colin Khwatmisi, Joanna Prigara, Michele Melchiorri, Sabelo Mahlangu, Mngqobi Dlamini, Ndwandwe Duduzile, Francisco Achwoka, Chelsea Erwee, Aadil Engar, Shylet Nyamwanza, Gizem Erdogan, Anza Ligege, Garfield Wayne Hunter

Coordinated by:

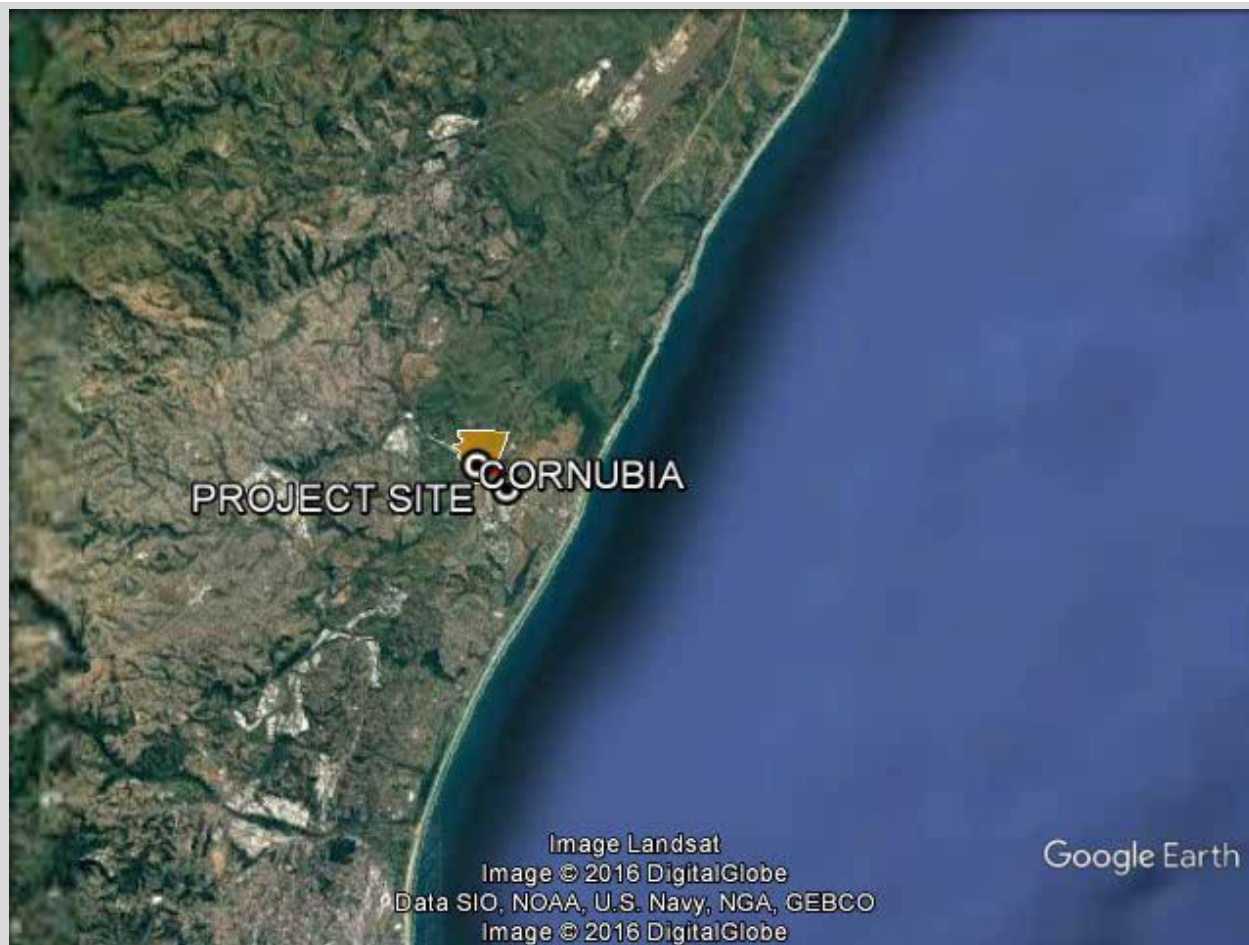
Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP



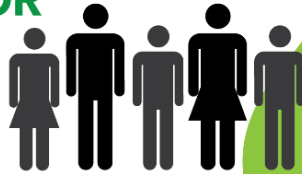


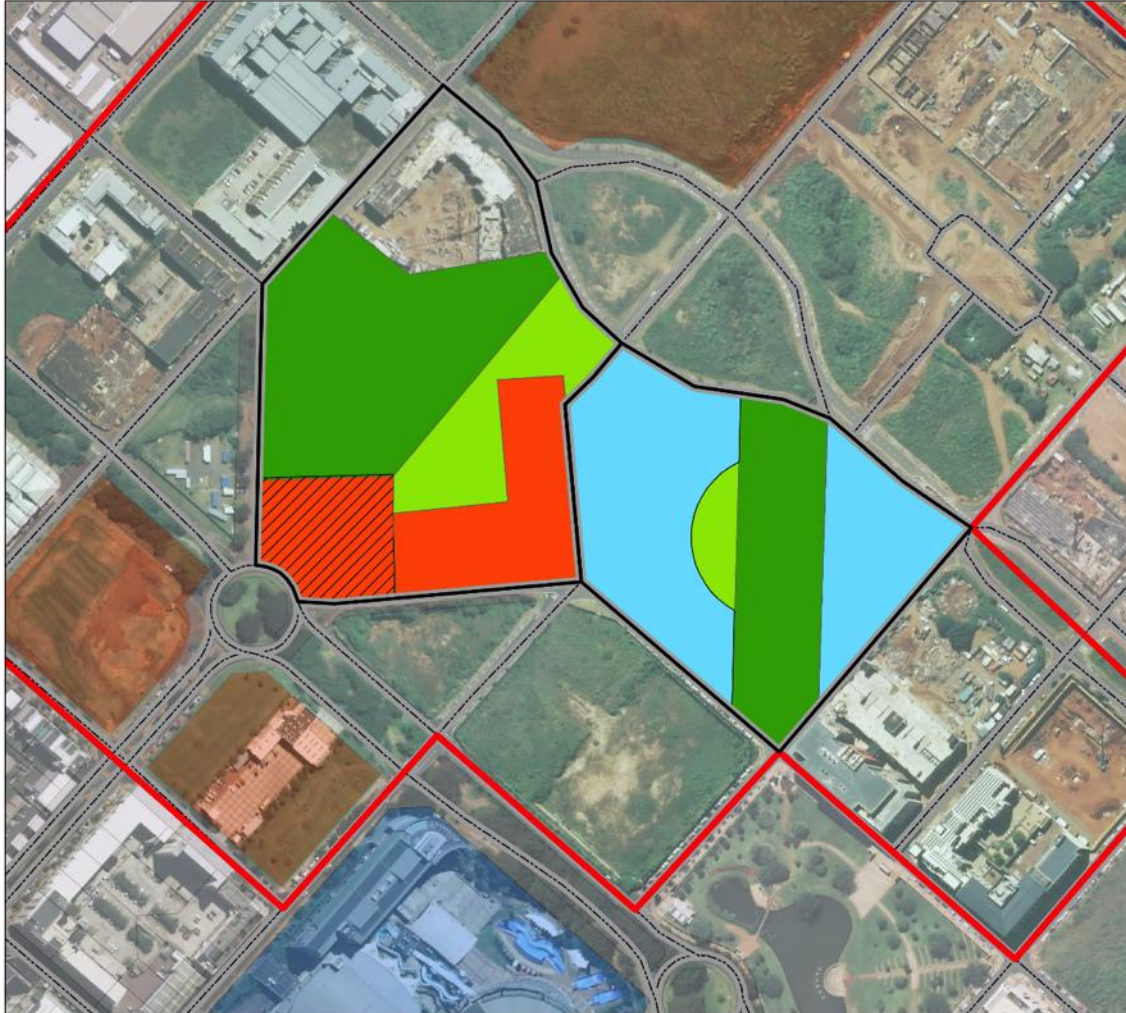
Vision

“The Umhlanga Ridge we need is an African City that is globally connected , eco-friendly, as well as economically and socially vibrant to all its citizens through technological innovation while serving as a model for the Cities of the future”

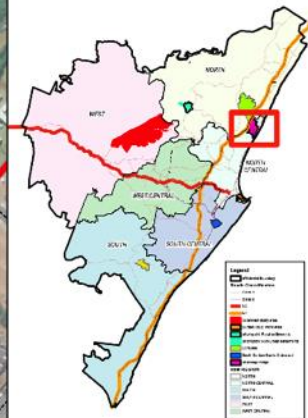


WHO ARE WE
PLANNING
FOR





UMHLANGA RIDGE PROPOSED SITE **CONCEPTUAL LAND-USE MAP**



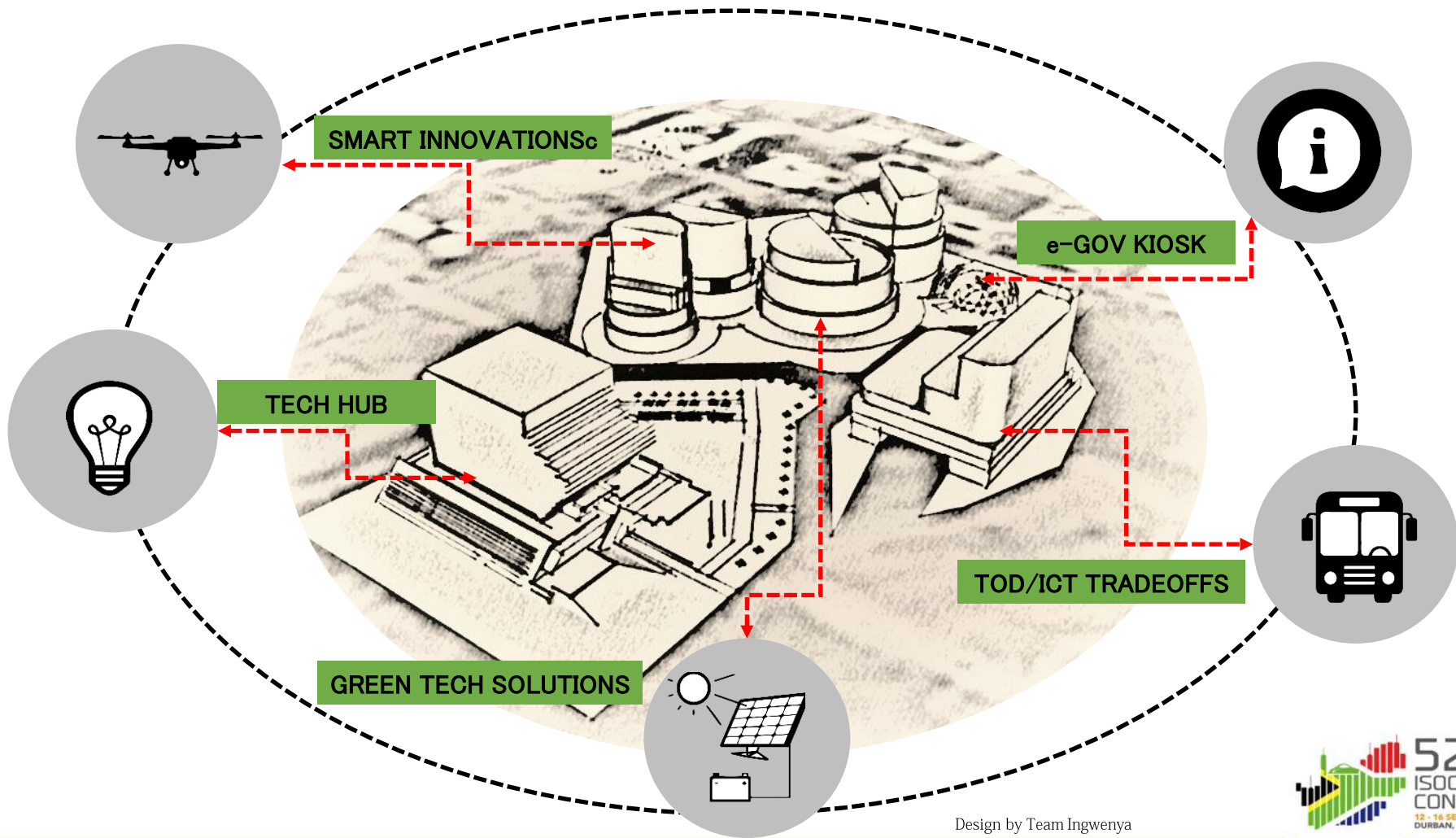
Legend

- Umhlanga Study area
- Umhlanga New Town
- roads
- Proposed Land Uses selection

Surrounding Zoning

- BUSINESS CENTRE 1
- EXISTING ROAD
- RETIREMENT CENTRE
- SPECIAL ZONE 11:UMHLANGA RIDGE





Design by Team Ingwenya

We propose a new African City where **smart technology** unifies communities once segregated through intelligent **connectivity**, **smart innovation** and inclusive urban design as encompassed under the diversity and culture of **African people**.

SPECIAL THANKS TO:

STUDENT ASSISTANTS

**Dlamini Mnqobi
Ngidi Mbalenhle
Njeke Siyabonga**



UNIVERSITY OF KWAZULU-NATAL

**Dean – Prof. Betty Mubangizi
Faculties and staff of the UKZN who helped us**

ISOCARP

**Piotr Lorens – Vice President YPP
Local Organisation Committee of the Congress**

Gaby Kurth - Administrator

TO BE CONTINUED...