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STORIES OF DURBAN BY

80 YPPs

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

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

Supervised by: Prof Dayomi Mathew

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

Coordinated by:
Dr. Hangwelani Hope Magimisha & 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.

Economic Opportunities
Mixed-Use Development
Public Space Network
Vibrant activities
Pedestrian Friendly Street

Conceptual Model
(Interventions)
SPATIAL RESILIENCE

SPATIAL SUSTAINABILITY

EMBRACE DIVERSITY

POLICY

INFRASTRUCTURE NETWORKS

SOCIAL TRUST NETWORK

INTERACTIVE CONNECTED SPACES
SOCIAL INFRASTRUCTURE
VIBRANT ECONOMICAL NETWORK
INCLUSIVE SPATIAL PLANNING
INTEGRATED PUBLIC SPACE NETWORK

(BUILDING TRUST BETWEEN ALL STAKEHOLDERS)

COMMUNITY PARTICIPATION
STAKEHOLDER RATHER THAN BENEFICIARIES
ENGAGEMENT AND EMPOWERMENT
CAPACITY BUILDING
BUILDING IDENTITY
TRANSPARENCY
DO NOT PUSH
DO NOT SHAKE
DO NOT STIR

FRAGILE
PLEASE HANDLE WITH CARE
Developing model for bottom-up planning of the rural areas – QADI, INANDA AREA

Supervised by: Ms. Zungu Amanda

Coordinator: 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

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Social</th>
<th>Landuse</th>
<th>Environment</th>
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<tr>
<td>water supply</td>
<td>library</td>
<td>compatability</td>
<td>landscape forming</td>
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<td>power lines</td>
<td>sport grounds</td>
<td>housing typology</td>
<td>wetlands and floodplains</td>
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<td>access roads</td>
<td>churches</td>
<td>land use pockets</td>
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<tr>
<td>Traditional</td>
<td>Formal</td>
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<td>Undocumented</td>
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<tr>
<td>Indigenous knowledge</td>
<td>Modern/ Scientific Knowledge</td>
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<tr>
<td>Permission To Occupy</td>
<td>Land Owner (Security of Tenure)</td>
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<tr>
<td>No Rates/ Taxes</td>
<td>Rates/ Taxes</td>
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<tr>
<td>No Formal Layout</td>
<td>Layout and subdivision done</td>
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<tr>
<td>Community solves disputes through Tribal Court</td>
<td>Disputes solved through State Authority (SAPS, Judiciary)</td>
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<tr>
<td>Vast Land Owner (The King)</td>
<td>Regulators of Services (Bound by Legislation)</td>
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</tbody>
</table>
Traditional vs Formal hierarchical system

His Majesty the KING

AMAKHOSI (chiefs)

IZINDUNA (secretariat)

COMMUNITY

LEGISLATIVE FRAMEWORK
- Constitution 1996
- Ingonyama Trust Act, 1994
- Municipal Amendment Structures Act, 2000
- Municipal Systems Act, 2000
- Traditional Leadership and Governance framework Act, 2003
- KZN Planning and Development Act, 2008
- Municipal Financial Management Act
- Spatial Planning Land Use Management Act, 2013

NATIONAL GOVERNMENT

PROVINCIAL GOVERNMENT

LOCAL GOVERNMENT
Proposed model
TRUST

PROBLEM-SOLVING

INTEGRATING PLANNING

traditional authorities

community
government
Local Trust Committee

- Community divided into sections and section head added
- Monthly forum and quarterly community forum
- Introduction of pre-paid system, regulatory levy
- Cost centre stream A: chief’s project fund
- Stream B: LM

- Section head
- Ward representative
- Izinduna
- Local members with diverse skills
- Technical manager (planner)

- Phase 1: Learning
- Phase 2: Administration
- Phase 3: Operation & Monitoring

The Route to Sustainable Service Delivery

Trust

- Problem-solving
- Integrating Planning

Traditional Authorities
Community
Government
A study of RURBANIZATION:

Supervised by: Ms. Norton Claire

Coordinated by:
Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP
Rurbanization

The Road to Rurbanization

Urban
- Food Islands
- External Reliance
- Environmental
- Individualism

Rural
- Access
- Resources
- Safety
- Opportunities

Rurban
- Agglomeration
- Citizen empowerment
- Ecological proximity
- Self-sustainability
- Community mixed-use development
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 cadastral-less systems
Young Planning Professionals’ Programme

Supervised by: Dr. Chipungu Lovemore

RE-CONCEPTUALIZING THE URBAN DEVELOPMENT LINE

Li Wan, Ashleigh Manyara, Mbalenhle Ngidi, Hanna Obracht Prondzyńska, Oryomi Akinyemi, Sityabonga Njeke, Tjark Gall

Coordinated by:
Dr. Hangwelani Hope Magidimisha & Dr. Nancy Odendaal
Madina Junussova & Lukasz Pancewicz - ISOCARP
RE-CONCEPTUALIZING THE URBAN DEVELOPMENT LINE
**Aims**

1. Evaluation of the efficacy of the existing Urban Development Line (UDL)
2. Combating the impact of suburbanisation in the Outerwest Region, Durban (KwaZulu-Natal)

**Objectives**

1. Evaluation of the UDL concept
2. Investigation of the criterion which determines the location
3. Impact analysis on the Outer West Region
4. Development of a set of principles to extend the effectiveness of the Urban Development Management Tool
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**

- Creates jobs (economic)
- Social facilities
  - Built form toolkit
- ...

**URBAN => RURAL**
CHALLENGES

Limited Accessibility
- Public social services provision
- Improve access to transport, water, electricity, technical infrastructure

Land Administration
- Integration of decision making process

Equality
- Bridging the gap in social services, infrastructure

AIMS

Improve mode of transport (i.e. densification)
Densification

SOLUTIONS

PPP
Intensification and diversification
CSR
Collaborative Planning between relative stakeholders
Sharing of social services between 'urban' and 'rural'
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 Tshiare, 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

- 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

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

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

DOES IT LIVE UP TO EXPECTATIONS?
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

- Masterplan, compliant and visionary
- Lack of detailed development plans
- Inter-departmental exchange??
- Implementation focusing on quantity
  - No planners/urban designers involved
  - Timing and sequencing issues
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

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

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

Supervised by: Ms. Annette Von Riesen

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Sean Cooke, Ntsieni Colin Khwatmisi, Joanna Prigara, Michele Melchiorri, Sabelo Mahlangu, Mqobi Dlamini, Ndawandwe Duduzile, Francisco Achwoaka, Chelsea Erwee, Aadil Engar, Shylet Nyamwanza, Gizem Erdogan, Anza Ligege, Garfield Wayn Hunter
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?
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…