



2017 ISOCARP AWARD FOR EXCELLENCE

TRANSFORMING THE SEGREGATED APARTHEID CITY: DURBAN INNER CITY SPATIAL VISION AND REGENERATION STRATEGY

<p>PUBLICSPACE An innovative urban design and urban management approach is needed for public spaces in the African City</p>	<p>SUSTAINABILITY Need for more energy efficient buildings and infrastructure in the Inner City</p>	<p>RESILIENCE Climate change and sea level rise will have major environmental consequences for the East African Coast</p>	<p>PLANNING PROCESS Needs to transform the segregated Inner City centre to develop a smart city that will be more inclusive for all its users</p>	<p>INNOVATION Need innovation in the regeneration of the segregated city to create more opportunities for all citizens and users</p>	<p>SOCIO ECONOMIC Opportunities for socio economic development are needed for a range of diverse stakeholders in the Inner City</p>	<p>REGENERATION Need for partnerships and innovative urban management strategies to achieve regeneration</p>
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By Zakhi Mkhize

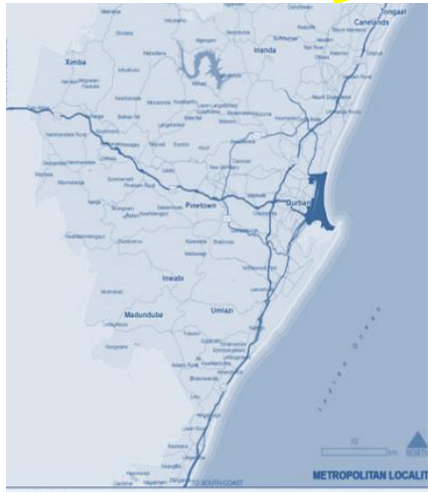


CONTENT AND CONTEXT OF THE PROJECT

1. Background information of the Durban inner city
2. Inner City Spatial vision and Spatial principles
3. Inner City Land Use strategy
4. Inclusive Regeneration strategy
5. CBD demonstration Project (Art precinct)
6. Reference



SOUTH AFRICAN CITIES ARE EMBRACING THE URBANIZATION DYNAMICS OF SUB-SAHARA AFRICA AND ARE TRANSFORMING APARTHEID SEGREGATED SPATIAL FORMS



The Durban Inner City, is within the eThekweni Metropolitan area in Kwazulu Natal - South Africa

- **Characterized by:**
- **Diversity of waterfronts** with limited access for its citizens- ocean; river estuary and working harbour
- **Extreme Low densities** and segregated land uses – (approximately 17km² and accommodates +- 70,000 people -2% of the eThekweni Metropolitan population)
- **Large tracks of strategically** located parcels of vacant land –potential for mixed use including higher residential densities
- **A growing informal economy** - plays an important role in sustaining the livelihoods of vulnerable groups and providing an entry point into emerging small businesses
- **Underutilized green open spaces** including coastal vegetation, local parks and verges, the estuaries, and various sports clubs



MAIN FEATURES OF THE PROJECT: 4 SPATIAL PRINCIPLES

by 2040 the Inner City of Durban will be Africa's leading, most vibrant, liveable, walkable City Centre providing economic, residential, sporting and leisure opportunities for all

Spatial Principle 1

A Connected City provide a variety of movement routes and integrated connections to meet local, regional and international expectations



Spatial Principle 2

A Walkable City

a core of higher density commercial, residential and social facilities within a 5-minute walking distance



Spatial Principle 3

Land Use Intensity

an Integrated and inclusive city to create a mix of land uses and activities and a more inclusive public realm



Spatial Principle 4

Unleash the Potential

approximately 200 hectares of new developable land for mixed use and housing opportunities



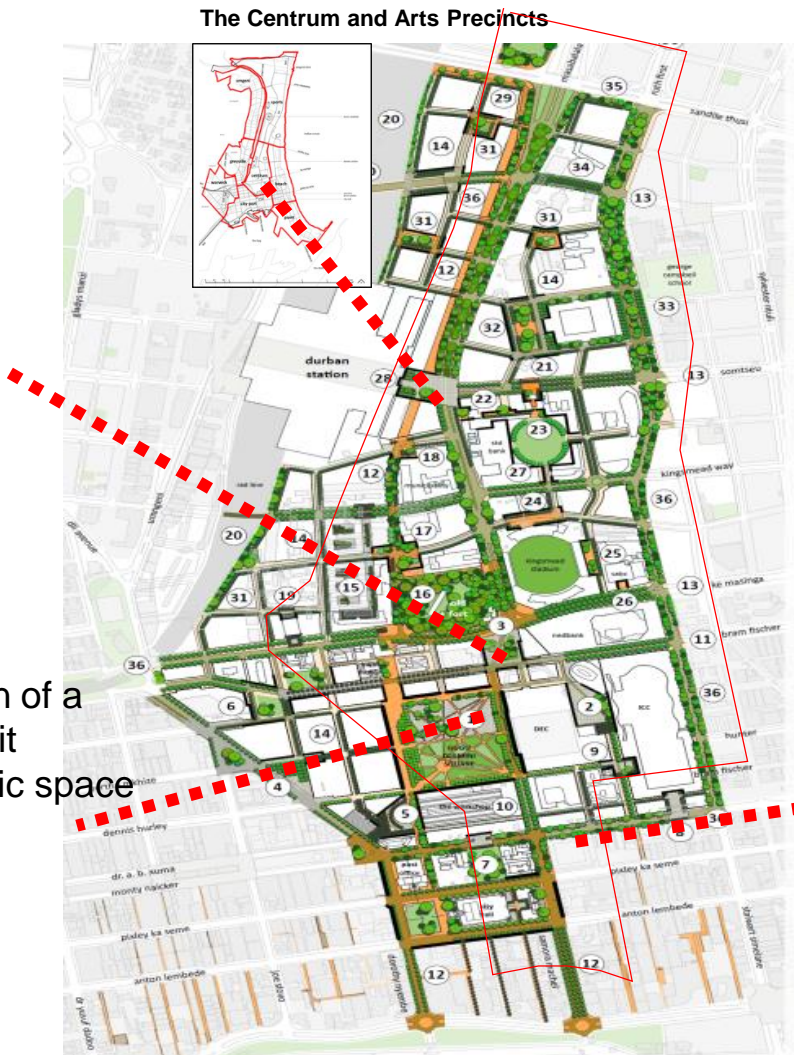


INNER SPATIAL VISION WITH LAND USE STRATEGY

A well-functioning Mixed use property market that provide **a range of accommodation and commercial** options for people **across the socio-economic spectrum, delivered by a wide range of developers and partnerships,** from the public, private, and not-for-profit sectors

- Expansion and Densification – range of typologies and income groups
- Reclaim dysfunctional buildings and minimise dysfunctional practices
- New development for high density Mixed use
- Additions and conversions existing building
- Economic investment: catalytic Projects
- Strategic Public Housing AND maintain long term affordability
- Public Realm upgrade strategy





The Spatial Vision and the Regeneration Strategy provide implementation programmes of various priority projects within the eight precincts that will jump start the transformation of the Inner City into a Smart City



The Centrum Precinct - Implementation of a multi modal public transport node; transit orientated development; and a major civic space

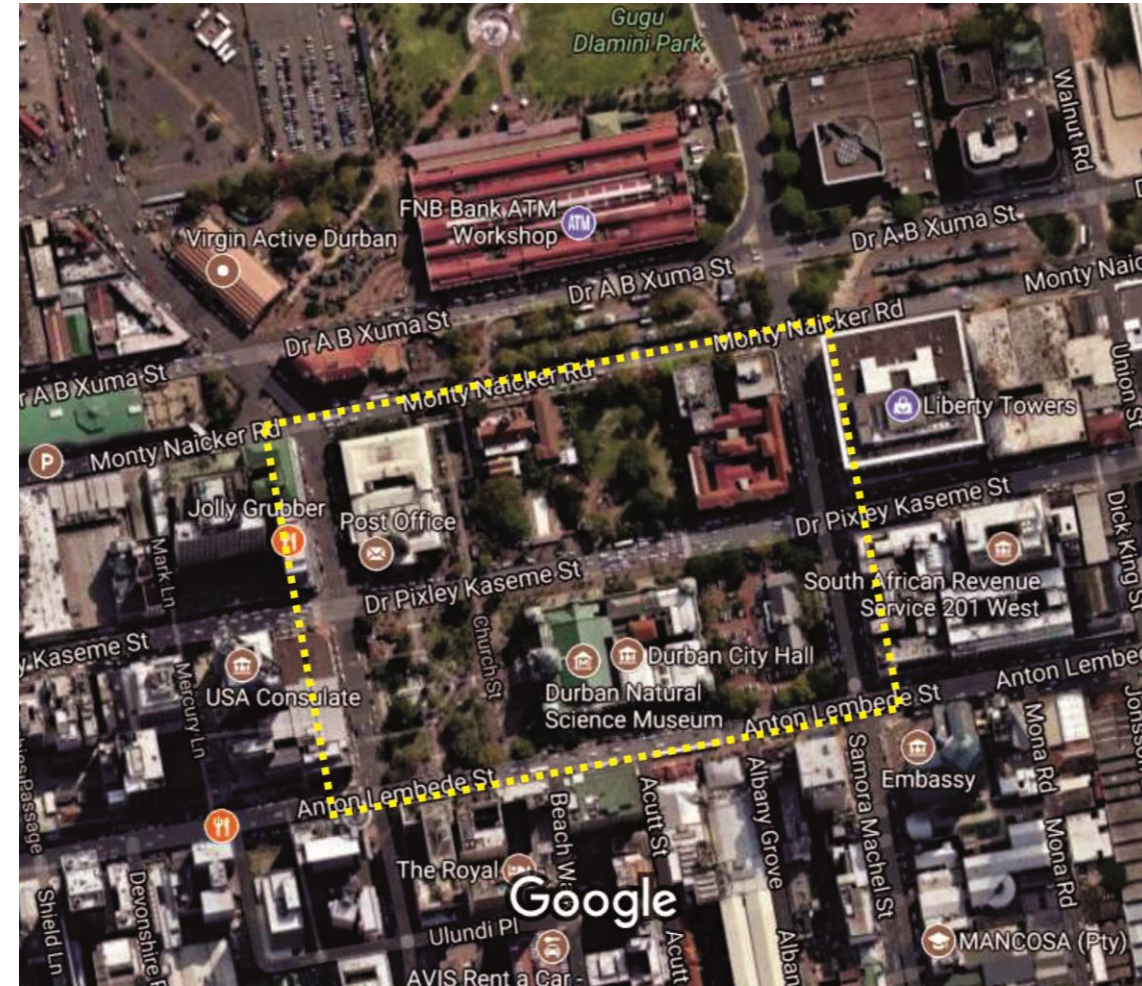
Regeneration Strategy – coordinated public realm activation through pop-up activities and public art in all the precincts to jump start the regeneration of the **Arts Precinct**



EXPECTATIONS AND FUTURE PROJECTS

- Provide security and Law Enforcement, 24/7
- To effect aggressive enforcement towards illegal land uses and derelict buildings
- Enforce bad building bylaws, nuisance bylaw, outdoor advertising bylaw, informal trade bylaw etc
- Mobilise and manage media for awareness and education
- Upgrade public realm and renovate city owned buildings
- Role out holistic approach towards open space activation and management (safe, Waste Management and activation)
- Establish partnerships with abahlali, private sector and NGO's key actions such as Waste Management: reduce, reuse, and recycle
- Adopt a Smart City approach in order to improve efficiency of service, (smart tech, surveillance and communication)

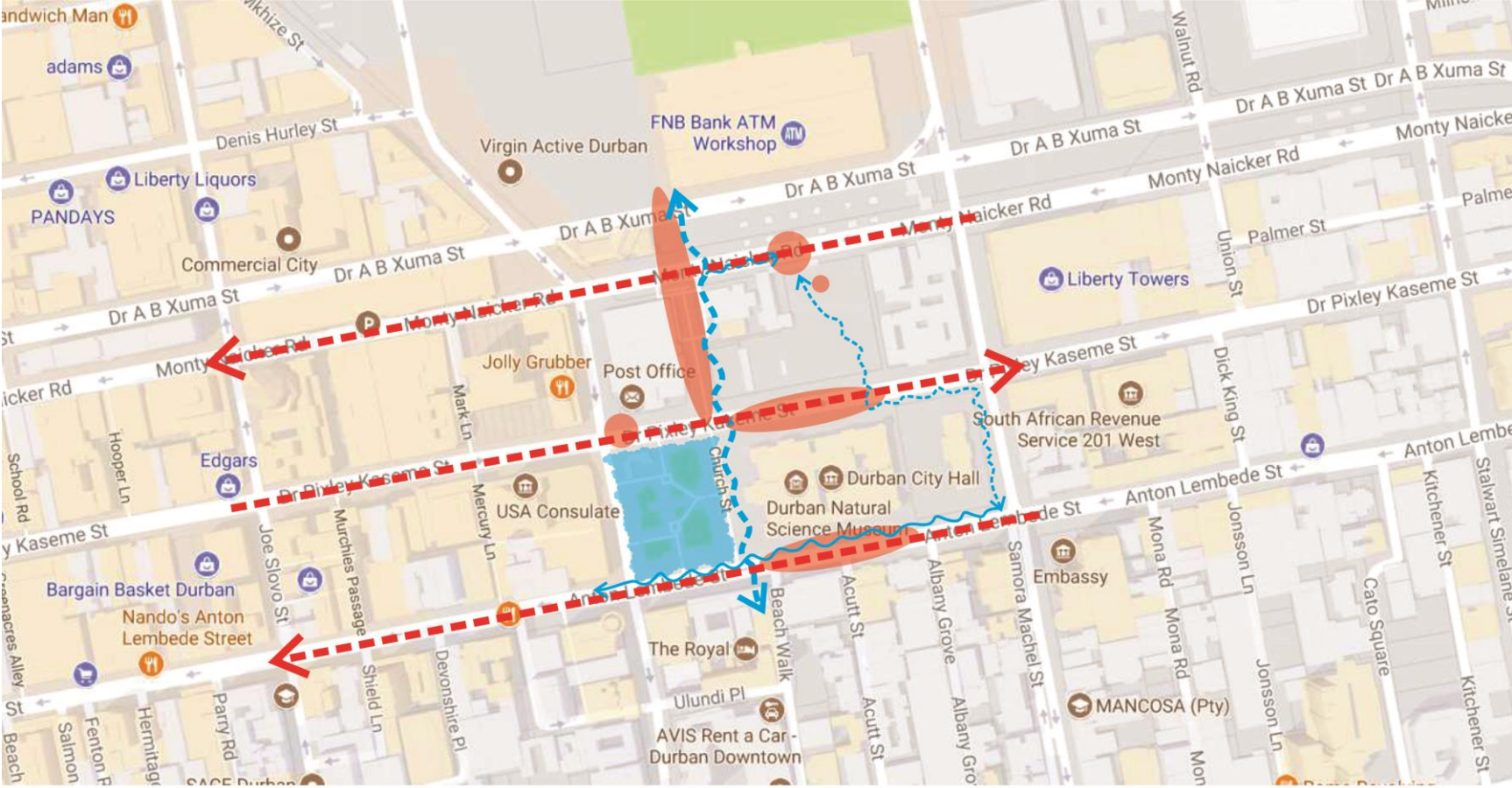
City Priority Projects short interventions



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***Focus Area**

EXPECTATIONS AND FUTURE PROJECTS



Map data ©2017 AfriGIS (Pty) Ltd, Google South Africa 100 m

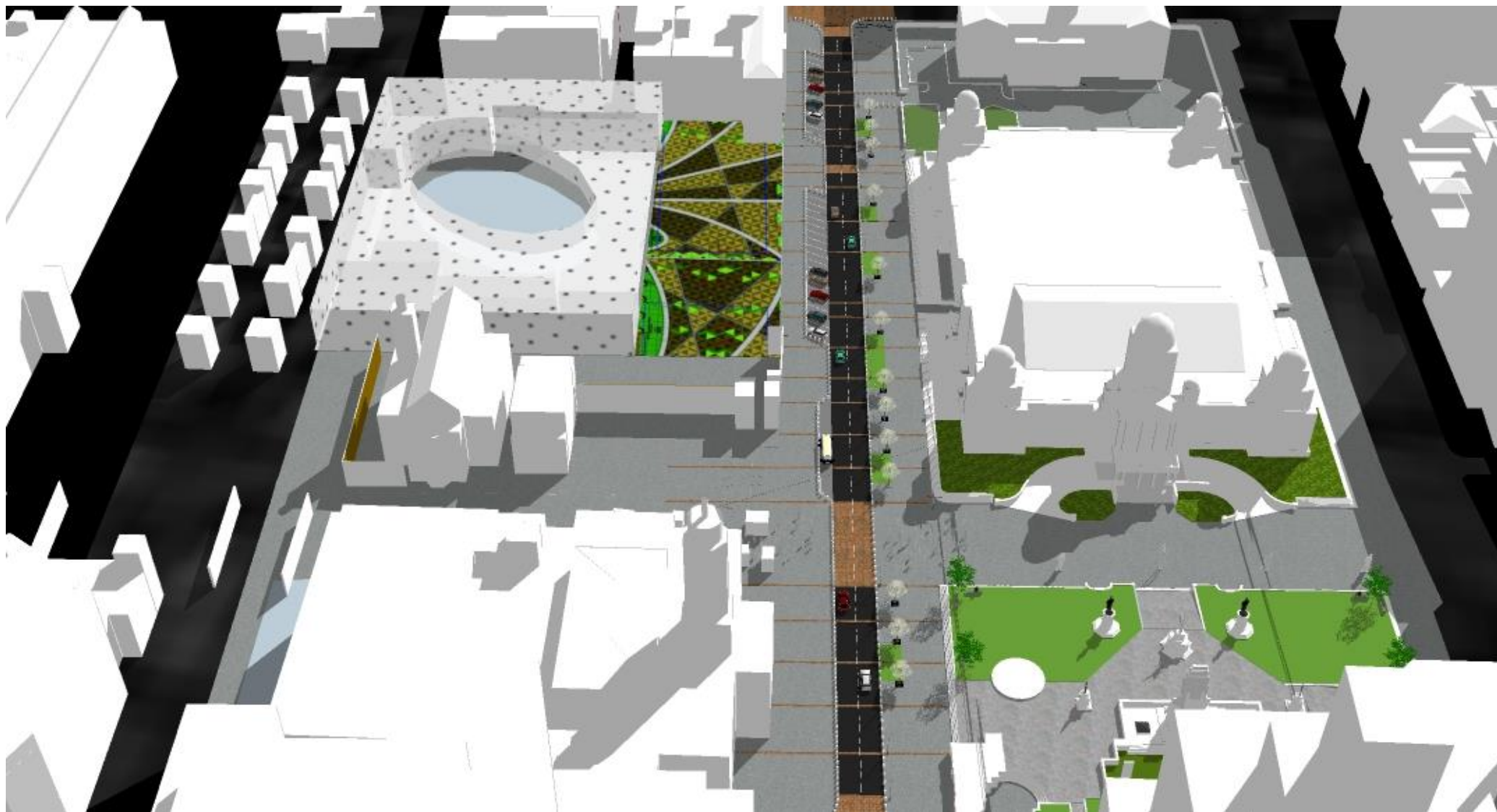


***Transport Edges & Zones of Action**

DESIGN RATIONALE OF A PILOT PROJECT

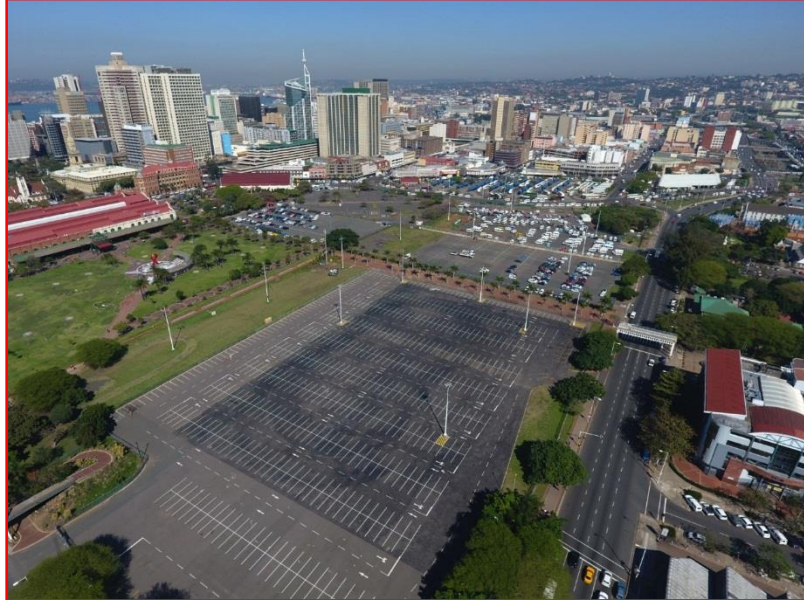
- Farewell square & narrowing of Pixely KaSeme, Church Walk needs to be addressed together – Rationalized & Redesigned.
- Improve public space in terms of signage, landscaping, street furniture, street lighting.
- Provide world class ablution facilities & access with ongoing maintenance plan.
- Prioritize defensible open space and visual surveillance within the design.
- Create a civic presence by choice of street elements, to create a sense of identity and theme.
- Explore possibility to activate heroes walk project: within the civic space
- Encourage more public art and political / civic interest in the public realm.
- Reduce vehicle speeds on PK and strike a balance between cars and people





***3D Aerial View of Arts Precinct**

CONCLUSIONS



REFERENCES

- Integrated Inner-city Local Area Plan and Regeneration Strategy (2016)
- EThekweni Spatial Framework (2016)
- EThekweni Integrated Development (2017)