PURPOSE OF THE PROJECT

• To prepare a Local Area Plan for the Inner City Area

• To prepare High Level Precinct Plans for sub-precincts prioritised by the client i.e. Sports, Warwick, and Centrum

• To develop an Inner-city regeneration strategy and implementation plan

Consultant team – Multidisciplinary Consortium

• Project Management, Planning, Urban Design, Economics, Residential, Traffic and Transport, Infrastructure, Sustainability, GIS
STAKEHOLDER ENGAGEMENT PROCESS

Over 70 meetings and workshops to date
POLICY ALIGNMENT

Municipal Package of Plans

- Long Term Plan
- Integrated Development Plan
- Spatial Development Framework
- Spatial Development Plan – North, South, Central, Outer West
- eThekwinI Inner City Local Area Plan
- Functional Area or Precinct Plan
- Scheme

Policy Guidelines

- UN Sustainable Development Goals
- National Development Plan
- 5 Principles Spatial Land Use Management Act
- IRPTN and Go Durban
- eThekwinI Densification Strategy
- ICDG and Built Environment Performance Plan
- Integrated Urban Development Framework

INTEGRATED INNER CITY LAP AND REGENERATION PLAN August 2016
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
GOALS OF THE INNER CITY LOCAL AREA PLAN

• To accommodate 450,000 people when fully developed
• To create 250,000 jobs when fully developed
• Additional accommodation will be provided with at least 40% of that being a mix of affordable, Gap and social housing
• To place Durban on the World Tourism Map and grow tourist spending in the Inner City
• To accommodate more legal street trading
• Every resident will be within a 5 minute walk of facilities to supply their daily needs
• The Integrated Rapid Public Transport Network will have been implemented with an inner city distribution system
• The city will be more energy efficient and 90% of buildings in the city will have grey water recycling
3 Cross Cutting Themes
- Learn from the past and the present
- Economic drivers of regeneration
- Resilient and Sustainable

4 Spatial Principles
- A Connected City
- A Walkable City
- Land Use Intensity - An Integrated and Inclusive City
- Realising the Potential
THEME 1: LEARNING FROM THE PRESENT
Urban form needs to address these needs
THEME 3
DEVELOPMENT MUST BE RESILIENT AND SUSTAINABLE

• Management of development adjacent to the beach
• Minimising flooding and flood impacts
• Managing the heat island effect
• Reduction of GHG emissions
• Improved waste management
• Enhanced biodiversity
PRINCIPLE 1
A CONNECTED CITY

- Reconfigure existing streets
- New Primary Linkages
- New secondary Linkages
- New Local Streets
- New pedestrian priority network
PRINCIPLE 2 A WALKABLE CITY

- Focus on pedestrians and cycling and streets designed for pleasant safe, pedestrian experience and Public transport in the right places
- Promote dense local neighbourhood centres in the areas of highest amenity and accessibility that support the daily needs of residents
- Promote a variety of residential density and types
- Encourage fine grained, mixed land uses to develop in all neighbourhood centres
- Regenerate existing neighbourhoods and plan new neighbourhoods as walkable
PRINCIPLE 3  
AN INTEGRATED AND INCLUSIVE CITY

A set of walkable connected neighbourhoods where land use intensity will vary depending on location within this framework

- Land Use Intensity will be greatest at the heart of the walkable neighbourhoods in the most connected locations with a varied mix of land uses and higher densities (retail, commercial and residential)

- Land Use Intensity will also be high along open space areas where the public amenity is high and contributes to property value e.g. residential and tourism development along the waterfront, parks and sporting areas

- Other land uses that need to be accessed by the general population will occur along the connecting roads e.g. social services

- Less dense residential development and allied uses will occur in the spaces between the connectors

INTEGRATED INNER CITY LAP AND REGENERATION PLAN

August 2016
EXAMPLE - POINT

Most intense land uses at the heart of the walkable centre where access and amenity is highest.

Intense, high value uses around public realm – water front.

Medium intensity of uses along transport routes.

Less intense land uses.

Port.
PRINCIPLE 4  REALISING THE POTENTIAL

Reconfigured Streets, New Streets and Pedestrian Priority Areas

New Development Blocks And Regeneration

Upgrade Public Realm
Africa's leading, most vibrant, liveable, walkable City Centre

Principles

1. Connected City
2. Walkable City
3. Land Use Intensity – Integrated and Inclusive
4. Realising the Potential

Themes

Learn from the Past / Celebrate Heritage

Economic Imperatives

All development must be resilient and Sustainable

Themes

Police
Safer Cities

Roads
Residential

Traffic and Transport
Economic development

Waste
Infrastructure

Beachfront and Parks
Planning

Sustainable development

INTEGRATED INNER CITY LAP AND REGENERATION PLAN
August 2016
ULTIMATE TOTAL DEVELOPMENT POTENTIAL WHEN FULLY DEVELOPED

The plan could result in the release of significant potential

- Residential 60% = 564 ha
- Retail 5% = 45 ha
- Commercial/Industrial 20% = 190 ha
- Other Amenities 15% = 145 ha
- Potential population when fully developed = approximately 450,000 people (including current 60,000 – 70,000)
- Potential Job Creation = 250,000 Jobs (including current 100,000)
TRANSPORT FRAMEWORK
CONNECTED/INTEGRATED

PUBLIC TRANSPORT PLAN

• Accessible Inner City – Rail & BRT

• Connected Inner City – Inner City Distribution Service caters for internal Inner City movements

• Other services – linking to Berea

• KSIA Link
Projects

- Complete Streets including Improving pedestrian facilities
- Greening the public realm
- New parks and squares
- Upgraded parks and squares
EXAMPLES

- Some 80 projects identified
- Magistrates Square: Hard and soft landscaping, defined by high density development, gives prominence to the entrance of the magistrates court building

- Julius Nyerere Street – pedestrian prioritization
Pedestrian Priority

Before 2010

After

Before 2009

After

http://www.urb-i.com/#/about/c1x96
PEDESTRIAN PRIORITY AND STREET TRADING

http://www.archdaily.com/325492/the-psychology-of-urban-planning

Chiang Mai Market
http://balitour.net/view/favorite-tourist-destinations-in-thailand/
THE PUBLIC REALM

http://theatlanticcities.com
Flickr – Madrid – Sunday Market – La Latina by kenpeace
http://www.lonelyplanet.com/mexico-city
https://encrypted-tbn0.gstatic.com/images?q=tbn:ANd9GcRAfISGwtNGQ6FkdHMJEFoYjSbZgl_pX48aRcc1nTTOjXS5uw7dqYw

INTEGRATED INNER CITY LAP AND REGENERATION PLAN

August 2016

25
RESIDENTIAL FRAMEWORK

• Expansion and Densification – range of typologies and income groups

• Walkable and Mixed Use: a network of diverse neighbourhoods with easy access to employment and all social facilities

• Land-use intensity based on walkable structure rather than zoning

• Reclaim dysfunctional stock and minimise dysfunctional practices

• Strategic Public Housing
## SOCIAL FACILITIES

### Current Provision

<table>
<thead>
<tr>
<th>Community Facilities</th>
<th>Current Provision</th>
<th>Projected Need (Approximate) based on population of 450,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Schools</td>
<td>3 Public, 1 Private, 1 Combined Private</td>
<td>64</td>
</tr>
<tr>
<td>Secondary Schools</td>
<td>2 Public, 5 Private, 1 Combined Private</td>
<td>36</td>
</tr>
<tr>
<td>University</td>
<td>3 campuses</td>
<td></td>
</tr>
<tr>
<td>Community hall</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Hospital</td>
<td>2 Public, 3 private</td>
<td></td>
</tr>
<tr>
<td>Clinic</td>
<td>10</td>
<td>Between 6 and 18</td>
</tr>
<tr>
<td>Youth Centre</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Multipurpose civic and performing arts uses</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>Police Station</td>
<td>8</td>
<td>4-7</td>
</tr>
<tr>
<td>Fire Station</td>
<td>1</td>
<td>4-7</td>
</tr>
<tr>
<td>Library</td>
<td>8</td>
<td>1-2</td>
</tr>
<tr>
<td>Cemetery</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>International Sports Complex</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Cricket Oval/ Athletics stadia etc.</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Home Affairs</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>
INFRASTRUCTURE

- **Water**
  - Limited bulk storage capacity at Montille and Rosetta
  - Bulk System Expansion potential
  - Ageing water network – water loss
  - Reticulation networks – at capacity
  - Opportunity to implement more sustainable solutions

- **Bulk Sanitation**
  - Capacity considerations:
    - Sewer Transfer Pumpstations
    - Treatment capacity at Central WWTW
    - Expansion potential

- **Sewers**
  - Ageing infrastructure – diluted sewage flows
  - Reticulation networks – at capacity

- **Stormwater**
  - Current network – 1:10 year storm attenuation capacity
  - Inability to deal with high surcharge storm events
  - Attenuation problems in the Inner City
  - Opportunity for better planning and stormwater management e.g. SUDS

- **Electricity**
  - Current grid – has limited capacity
  - Interim measures for increasing capacity - ongoing
  - Challenge of poor services integration and planning – shared servitudes result in damages
  - Opportunity to implement coherent systems upgrades and improvements for energy efficiency

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EMERGING INNER CITY REGENERATION STRATEGY

Vision
Africa’s leading, most vibrant, liveable, walkable City Centre

Coordinated Leadership
- Streamline all initiatives
- Agency to drive regeneration
- Capitalise on the opportunity of government land and resources
- Leverage private sector
- Marketing and branding

Intensive Urban Management
- Waste
- Public realm maintenance
- Crime
- Informal sector
- Better buildings
- Planning Scheme

Large and Small Projects
- Examples:
  - Pedestrian priority
  - 2 way streets
  - Public realm upgrades
  - Housing
  - Land release
  - IRPTN
  - New road links
  - Point Infrastructure and Promenade
  - Warwick Projects

Inner City Regeneration Plan
Goal: Attract and retain investment and people

Spatial Framework set by the LAP
The Walkable City
Mixed use, Densified, Pedestrian and Transit orientated
Resilient and Sustainable
OPPORTUNITIES AND CHALLENGES
INTEGRATED PROJECT IMPLEMENTATION

- What lessons can be learnt from the past and present
- Address economic drivers –
  - Tourism
  - New business
  - Services and education
- Address resilience and sustainability
  - Attenuate flood and storm damage - Sustainable urban drainage systems
  - Take account of sea level rise
  - Provide Shade and attenuate Heat Island effect
  - Reduce GHG emissions
  - Improved waste management
  - Increase bio-diversity
  - Beautify the city
- Contribute to or take advantage of increased connectivity
- Design and contribute to walkable neighbourhoods
- Take account of and design according to land use intensity proposals
- Contribute to releasing the potential of the Inner City
WHERE TO FROM HERE

• Continued engagement and information sharing
• Finalising the Local Area Plan
• Finalising the Precinct Plans
• Regeneration Plan – Making It Happen
HOW TO BE INVOLVED:

- Register as a stakeholder and submit your input
- Email Ideas to InnerCity@durban.gov.za

THANK YOU

Please note that plans in this presentation have been prepared by the IPPU consortium and may not be copied from this presentation unless prior permission of the consultant and municipal project managers has been sought.