

# Durban Inner City Spatial Vision and Regeneration Strategy



# Inner City Regeneration: International Case Studies



# Inner City Regeneration: Local Case Studies

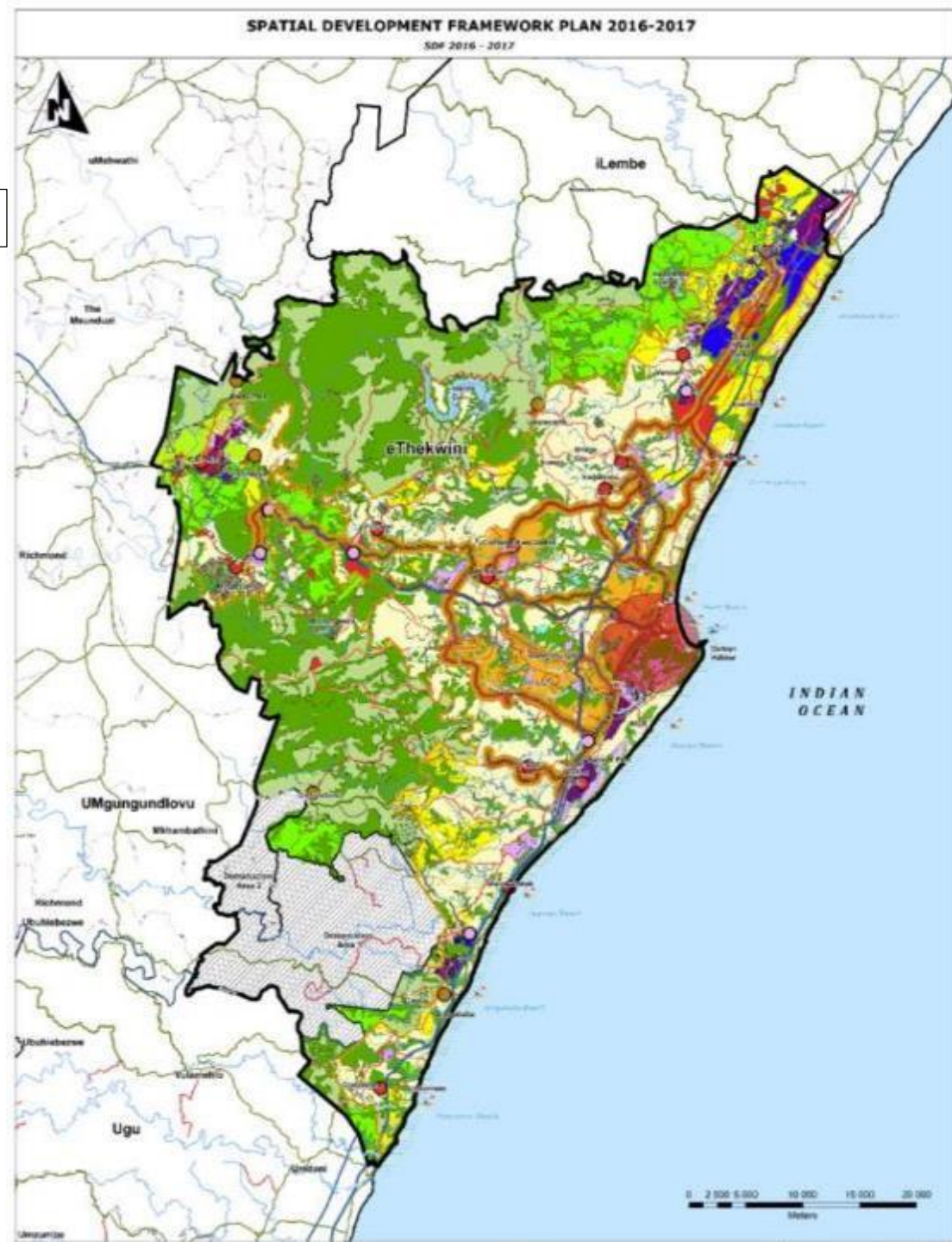


# INNER CITY LAP: STRATEGIC; POLICY ALIGNMENT; AND LEGAL STATUS

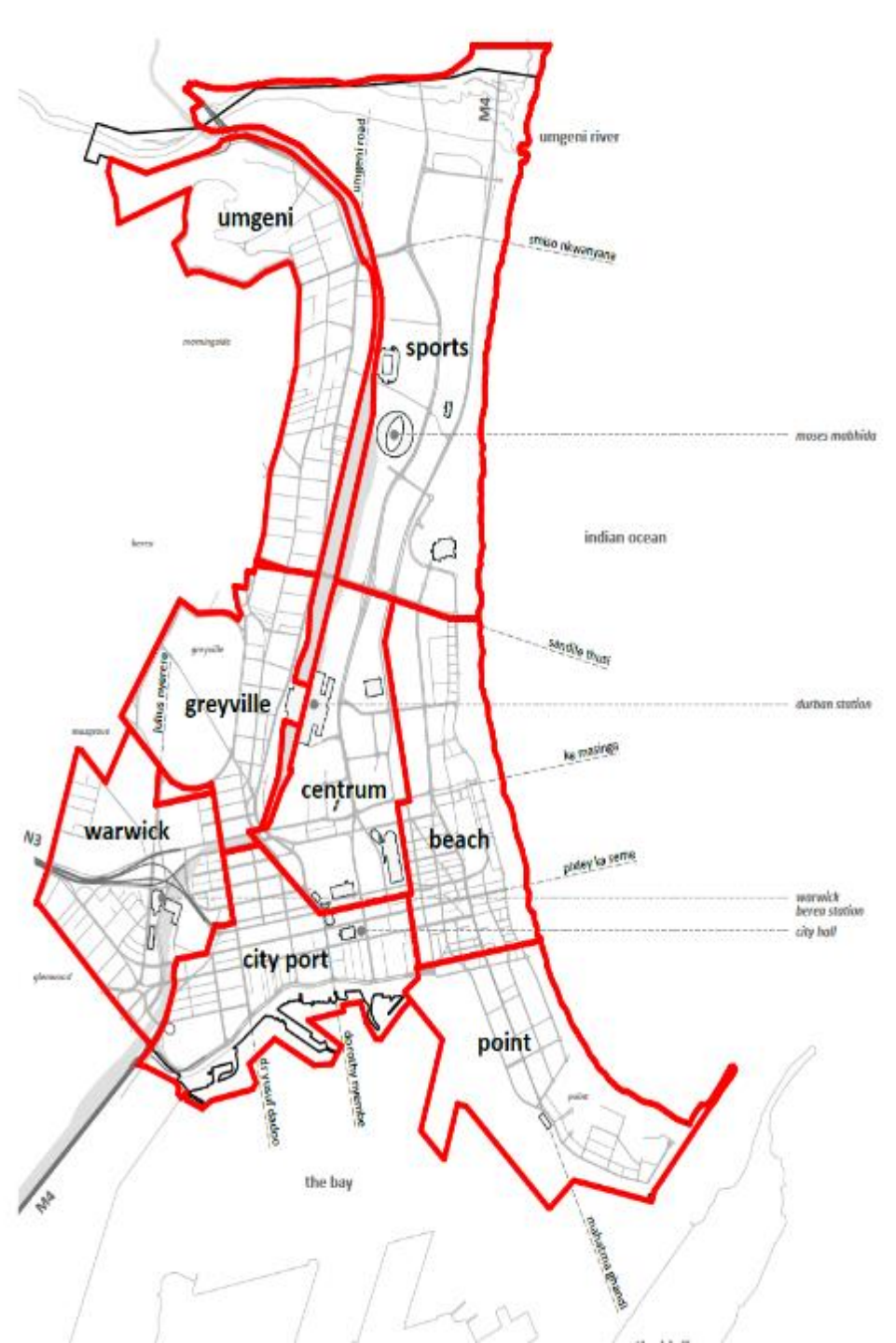
## Municipal Package of Plans



UN Goals  
National Development Plan  
5 Principles Spatial Land Use  
Management Act  
ICDG and Built Environment  
Performance Plan  
eThekweni Densification Strategy  
IRPTN and Go Durban



# CONTEXT



# VARIOUS COMPONENTS THE INNER CITY LAP

Inner City Local Area Plan  
Public realm Upgrade Plan

## **Regeneration and Implementation Strategies**

Inner City Planning Scheme  
Review

Sports; Centrum and Warwick  
Precinct Plans

Transportation Study and Plan  
Accessibility Study– Space  
Syntax

## **Infrastructure: Durban Inner City**

Water Supply  
Electrical

Storm Water Infrastructure  
Assessment

Social Facilities

## **Marketing Material**

Physical Model  
3D Animation



# Why is inner City regeneration Important?

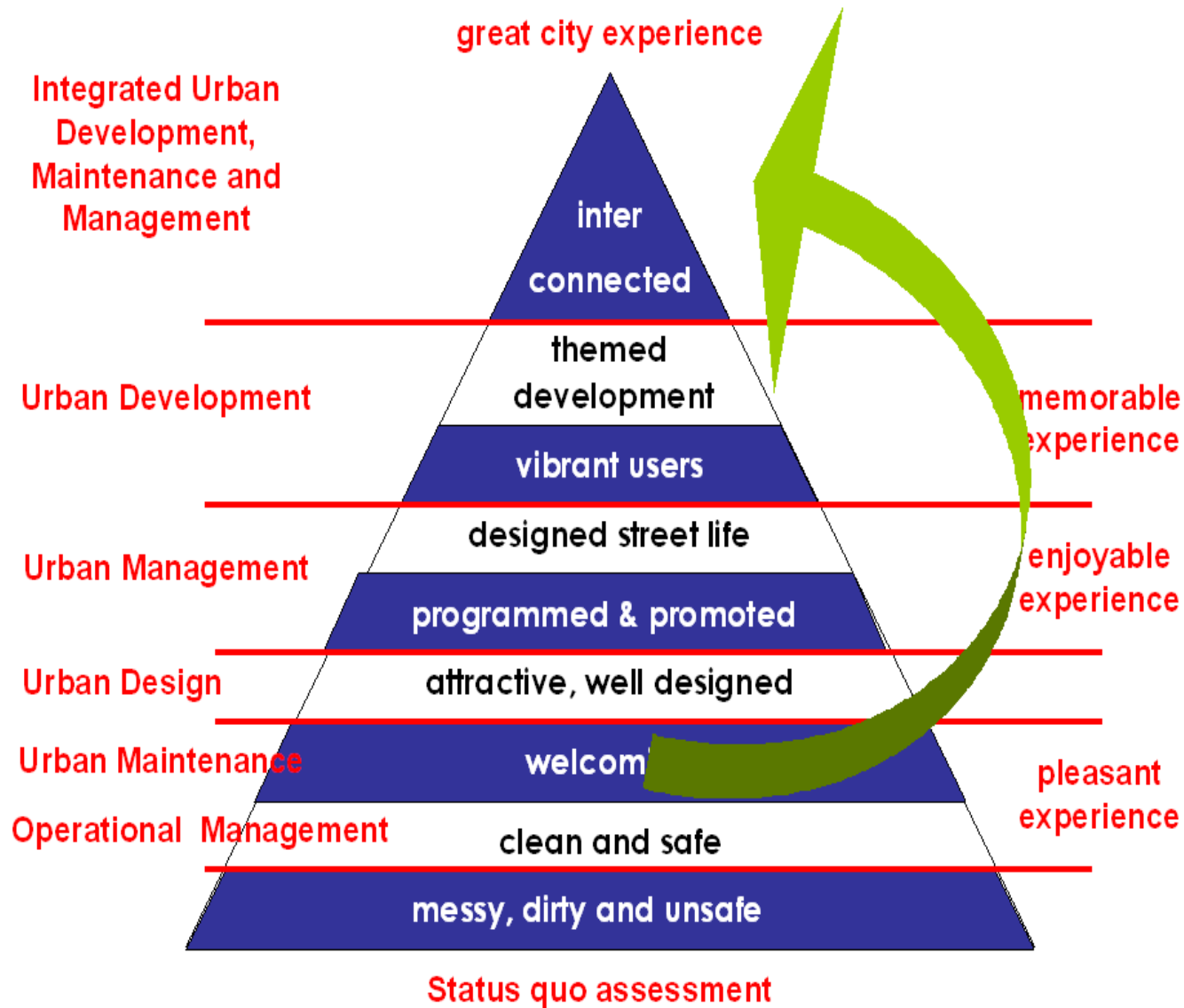
- Ranks No.1 in terms of **market value of property**
- Generates a significant **proportion of rates**
- Replacement **value of assets** is high
- Opportunity for restructuring the City in the context of
  - **Rapid Urbanization**
  - **Economic crisis –Climate change** – more sustainable and resilient cities
- The **diverse areas** and functions that comprise the Inner City Study Area need to be linked together
- **Primary spatial vision for the area**
- **Co-ordinating and integrating tool** that directs municipal department activities and expenditure
- Provides the **private sector** direction
- Guide the regeneration of Durban Inner City Centre



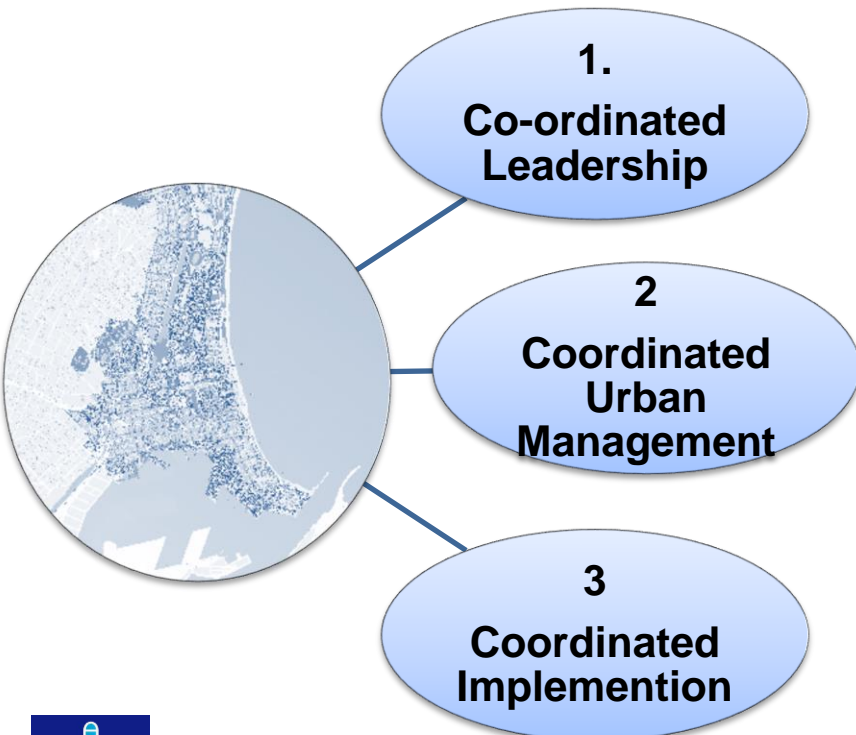


# Loose the Grime

## Getting the basics right: Policing and Law Enforcement



# Durban Inner City Regeneration Strategy

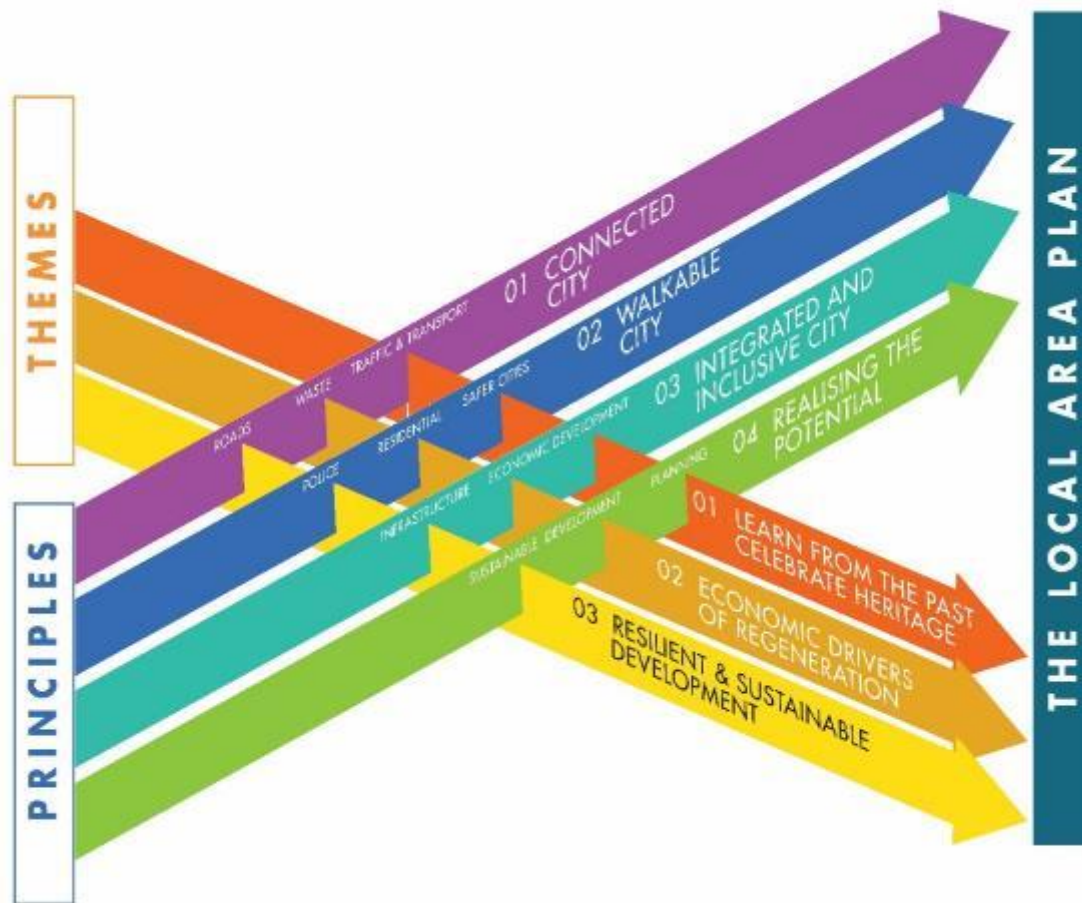


Partnership developed in a collaborative process between the stakeholders

**INNER CITY PARTNERSHIP**  
Civil Society Reps: SAPOA, UIP Forum Rep, DCCI, NGO's, Trader Rep, Residence Rep, and Government: Inner City Councillors, City Manager Rep, Strategic Programme Manager, Precinct Management Head, Heads of Departments – DSW and Metro Police critical



Through stakeholder consultation and the Enquiry by Design Process **three Cross Cutting Themes**; four **Spatial Principles**; and the **Vision** were developed - 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



# Principle 1 A Connected City







# Principle 2: A Walkable City



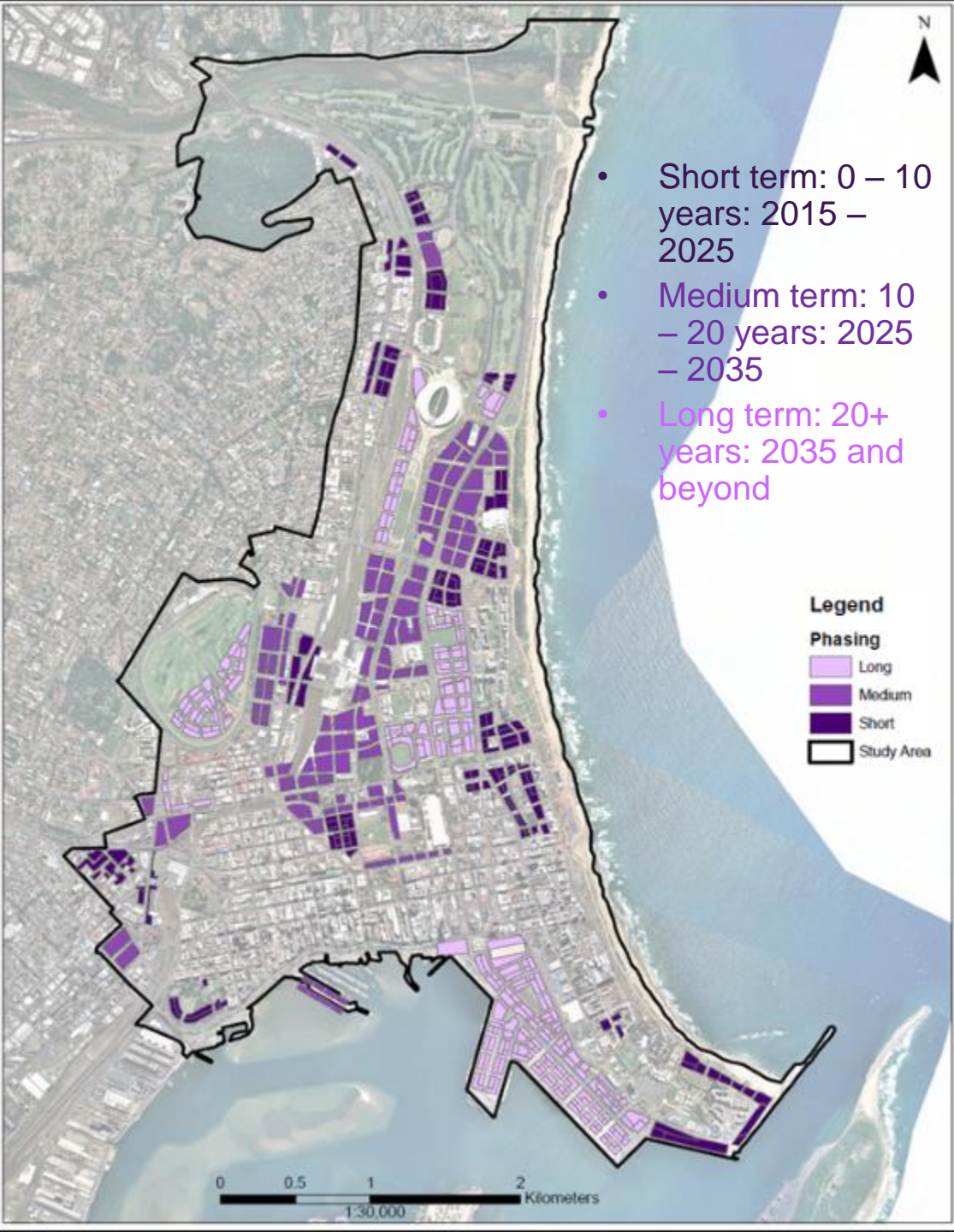
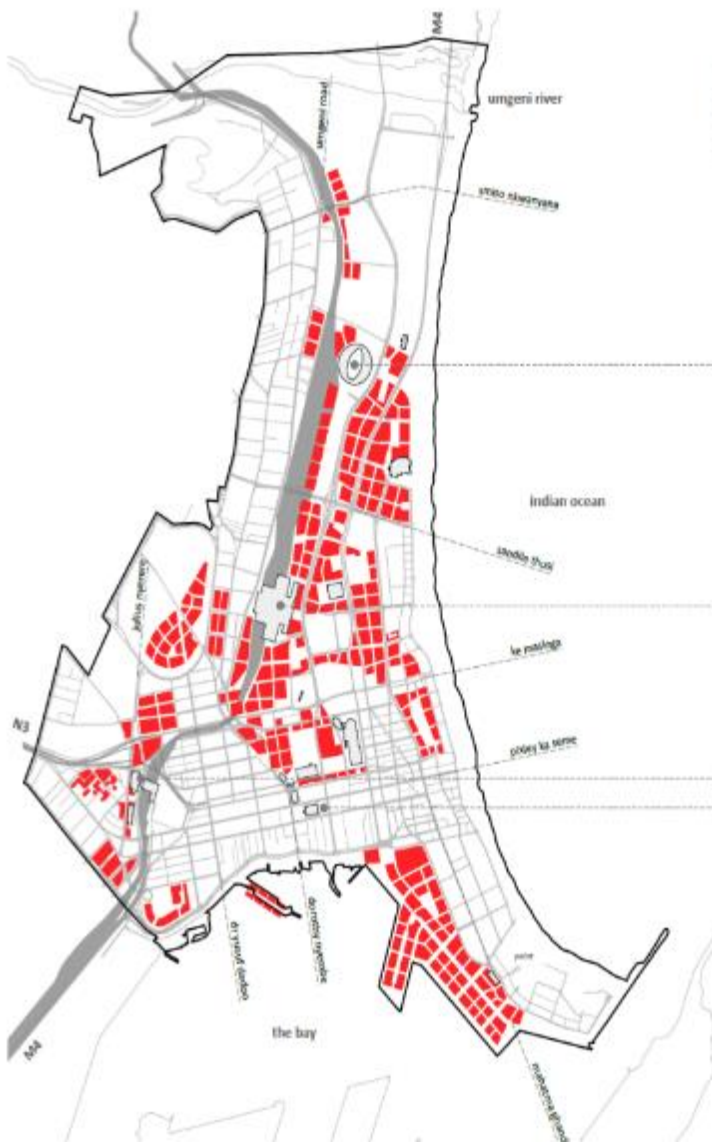
# Principle 3: An integrated and Inclusive City



- Reconfigure existing streets
- New Primary Linkages
- New secondary Linkages
- New Local Streets
- New pedestrian priority network

	Neighbourhood Centres of Highest Intensity		Corridors linking higher intensity nodes along regional and local connectors
	Infill development		Higher intensity around the public realm

# Principle 4 - Realising the Potential



# 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 street trading

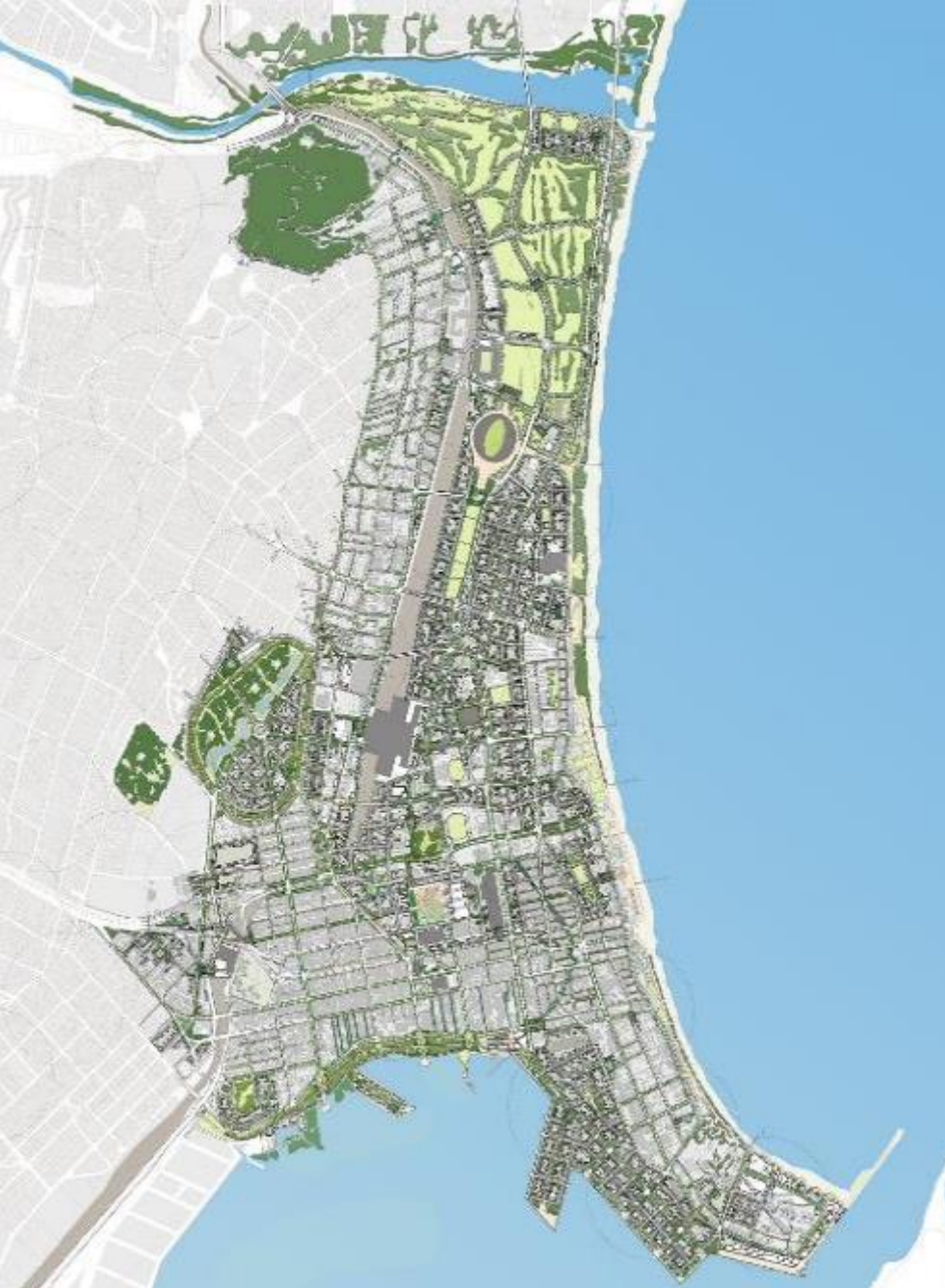
Every resident will be within a **5 minute walk of facilities to supply their daily needs**

**The IRPTN** will have been implemented with an inner city distribution system

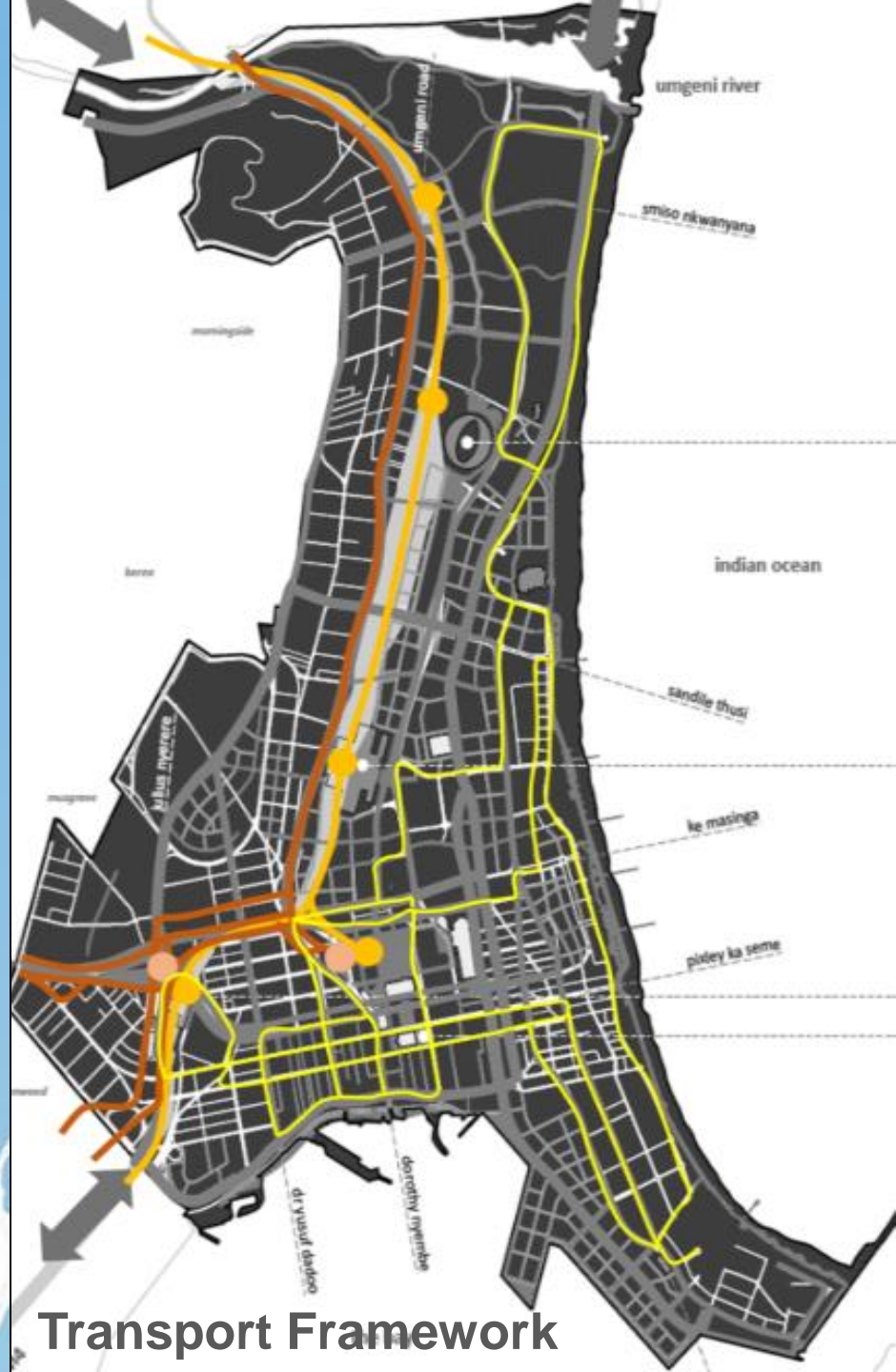
The city will be more energy efficient and **90%** of buildings in the city will have grey water recycling



Inner City Local Area Plan

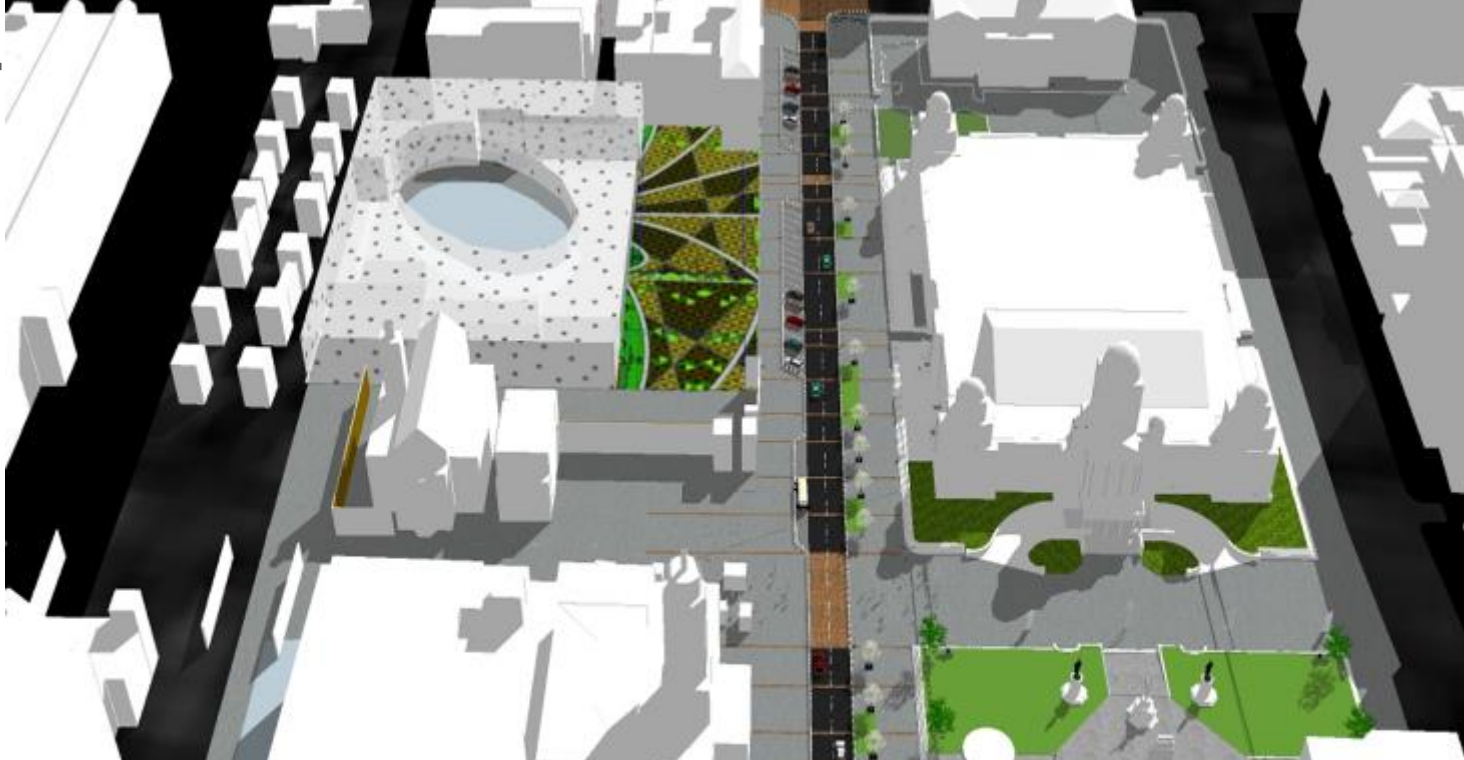


Inner City Spatial Vision Plan



Transport Framework

# The Road Diet



# Mixed Use Development Projects



# Warwick Precinct Plan

- Efficient and **vibrant trade and transport hub**
- **Public transport nodes** integrated with public space N, S & centre
- Space and infrastructure for informal trade
- Julius Nyerere as **a pedestrian priority linear market street**
- **Mixed use** – average 60% residential including public housing
- **Local amenities** & 24 hour activity
- Market Street as vehicle priority
- **Deck over Market Street** – connect market and station and make safe connection to Bertha Mkhize (Victoria) St, and the city centre
- **Use of air-rights** over transport infrastructure
- Reclaim bad buildings



# Centrum Precinct Plan

Increased FAR and development bulk provides alternatives for building configuration





# The Centrum Precinct



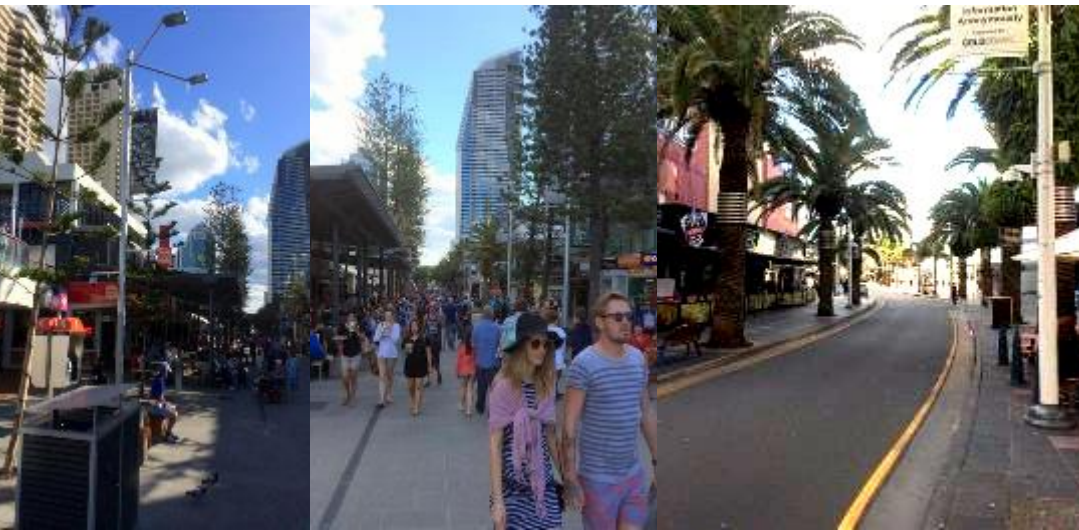


# Beach Precinct

Provide **landscaping shade and protection** to encourage outdoor use

The **implementation of land-scape** to provide a softening to the urban environment

Promote **a mix of interesting, vibrant and exciting leisure activities day and in the evening** beyond the provision of restaurant site opportunities



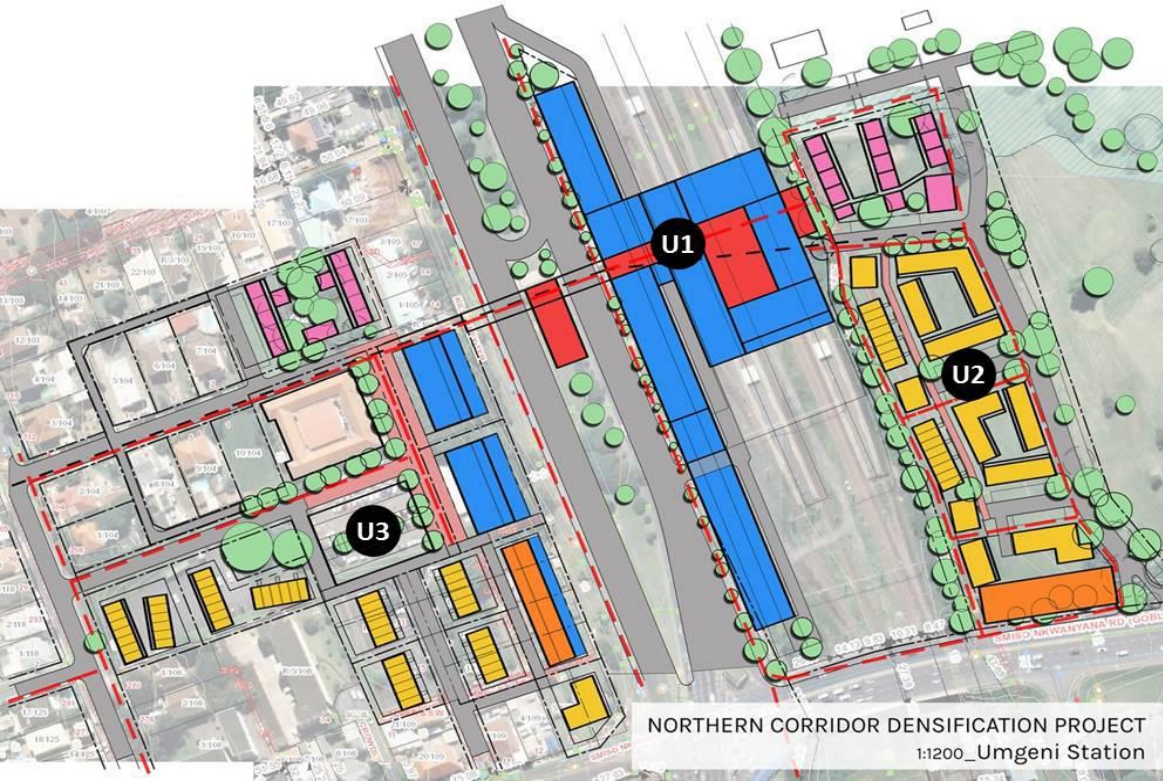
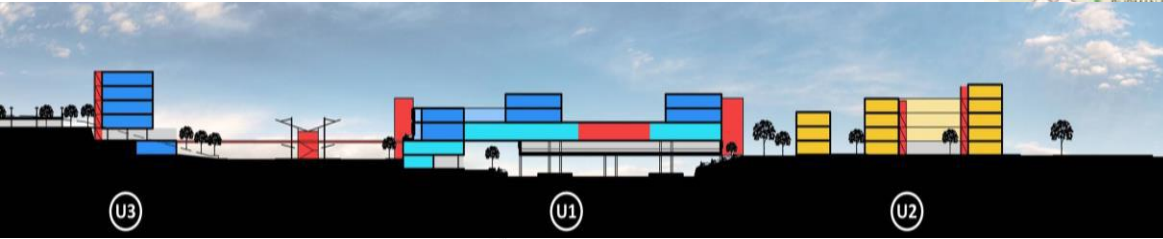




# Point Promenade Development



# Sports and Umgeni Precincts Plans



NORTHERN CORRIDOR DENSIFICATION PROJECT  
1:1200\_Umgeni Station

**Siyabonga**

**Thank you**

**Baie dankie**

[http://www.durban.gov.za/Resource\\_Centre/Current%20Projects%20and%20Programmes/Inner%20City%20LAP/Pages/default.aspx](http://www.durban.gov.za/Resource_Centre/Current%20Projects%20and%20Programmes/Inner%20City%20LAP/Pages/default.aspx)

