

# RE-THINKING URBAN UPGRADING

The urban NEXUS approach to promote green and inclusive settlements



# **OUTLINE OF THE PRESENTATION:**

## **PROBLEM STATEMENT**

Chronology of the Habitat Agenda

Highlight urban challenges in African Cities

Participatory Processes

## **PRECEDENT STUDIES**

Perspectives for the Dialogue on URBAN UPGRADING

**One of the KEY CHALLENGES is  
that our cities are NOT AT ALL  
ENTIRELY URBAN in character**

**AFRICAN CITIES are characterised  
by what can be defined as  
'TEMPORARY DUALITY which often  
ends up as PERSISTENT TENSION' between the  
formal and informal city**

**THE CONDITION OF AFRICAN CITIES**

**URBANISATION is increasing exponentially**  
**The INFORMAL CITY is becoming over populated at**  
**the door step of the FORMAL CITY**

**A NEW PARADIGM is required to address the**  
**reality of informality encroaching into the formal**

**Some still believe this is a**  
**TEMPORARY CONDITION**

**THE CONDITION OF AFRICAN CITIES**

## **1976 HABITAT 1**

Reduce Urbansation and keep people in Rural Areas

## **1996 HABITAT 2**

Urbanisation Increased

Participatory Processes informed the Habitat AGENDA

## **2016 HABITAT 3**

What is the New Urban Agenda for HABITA 3?

Urban Agenda for Cities of Tomrrow

Declarations being prepared

What will be our contribution from such Forums as the  
CONNECTED CITIES INITIATIVE AND SIMLAR BODIES??

**CHRONOLOGY OF THE HABITAT AGENDA**

# URBAN CHALLENGES OF AFRICAN CITIES



**THE FORMAL CITY**  
Cape Town, South Africa

# URBAN CHALLENGES OF AFRICAN CITIES



**RAPID URBANISATION / FRAGILE ENVIRONMENTS EMERGE**  
Khayelitsha Cape Town

A high-angle, wide shot of a massive, crowded street in Lagos, Nigeria. The street is filled with hundreds of yellow taxis, many of which are packed closely together, creating a sea of yellow. Pedestrians are visible walking through the traffic. In the background, tall buildings and a hazy sky are visible. A tall, thin street lamp stands in the center of the frame. The overall scene conveys a sense of intense urban density and congestion.

## URBAN CHALLENGES OF AFRICAN CITIES

**RAPID URBANISATION**  
Lagos, Nigeria



## **URBAN INEQUALITY**

Sao Paulo, Brazil



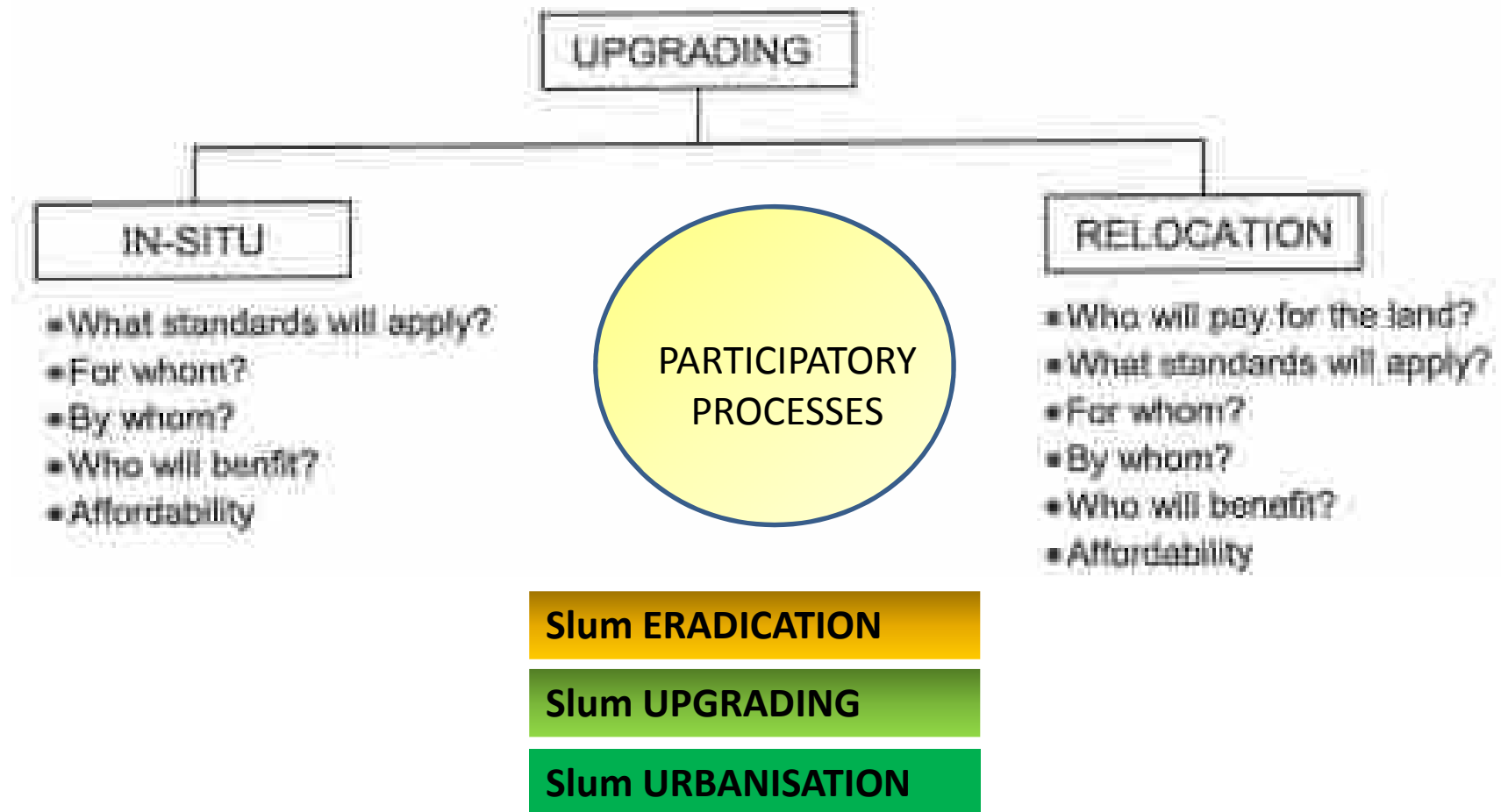
## **LIMITED ACCESS TO FINANCIAL MARKETS**

Auntie Matilda, the tomato trader of Accra, Ghana.



**POVERTY limited EDUCATION, POLLUTION**

Is the question: “Rethinking Urban Upgrading” OR “REDEFINING the Paradigm of Urban Upgrading



## South Africa: A few examples



**South Africa: FRAGMENTED CITIES - A few examples**  
**CAPE TOWN: 3.5 – 4.0M INHABITANTS**



# PRASA STATION MODERNISATION: CAPE TOWN

## ❑ The Informal City in Urban South Africa



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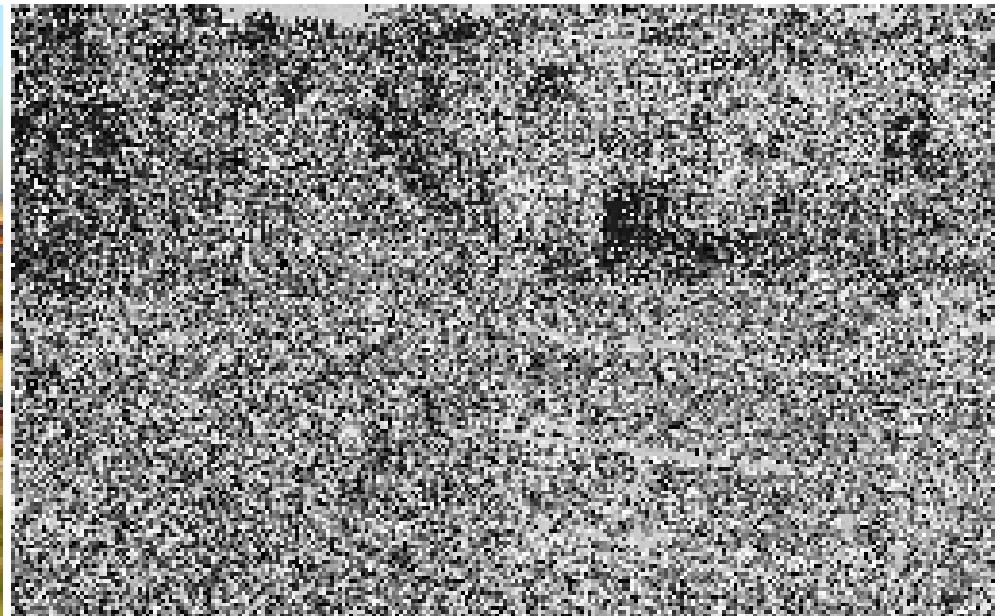
## ❑ The Informal City in Urban South Africa



## IN PERSPECTIVE: Post 1994 Housing Delivery



## IN PERSPECTIVE: Post 1994 Models of Housing Delivery



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The Other side  
**SELECTED URBAN UPGRADING PROJECTS**

‘Play Khayelitsha’

Violence Prevention through Urban Upgrading

Warwick Junction

Maboneng Project

**INTERNATIONAL PROJECTS**

The Kibera Public Space Project

KIBERA –SOWETO SLUM UPGRADE PROJECT

Sangli Inclusive Planning

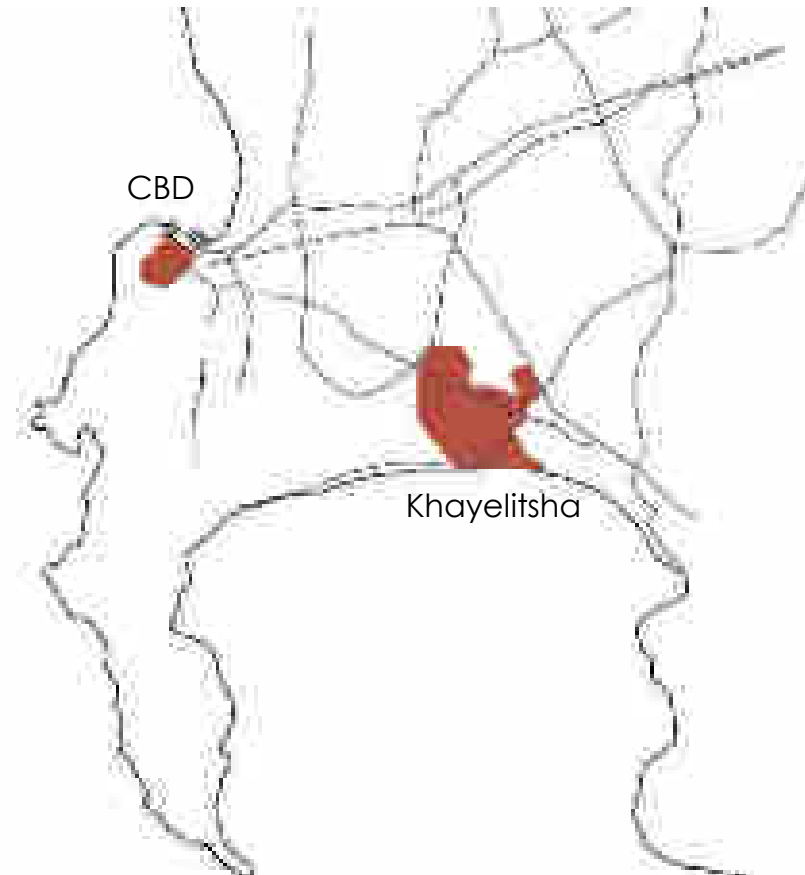
Medellin Metrocable and Northeast Integral Urban Project

# Design of the Khayelitsha Business District (KBD)

Khayelitsha, Cape Town

2014

Post 1994, there has been a massive influx of people to Cape Town. The city could not sustain this influx so many lower-income class had to settle far from the CBD in the cheaper lands of Khayelitsha.



## Design of the Khayelitsha Business District (KBD)

Khayelitsha, originally planned to accommodate **270 000** residents.  
Currently, accommodating **400 000**  
Informally, could be 1 million

*Source: Future Cape Town Article, Charlotte Scott*

Largest township in Cape Town with a lack of urban public space and adequate amenities.



# ‘PLAY KHAYELITSHA’

Part of *Play the City* game developed by City Gaming Company.

The purpose of Play Khayelitsha is:

- exploring shared visions with real stakeholders of KBD
- **unlocking conversations** with the current community to better understand problems and seek solutions
  - To make **better informed decisions**
- introducing a **new collaborative method** for Cape Town

**City encouraged residents to take their own steps towards ensuring their existence on their land and have the city play a role as connector and facilitator of the development.**



PLAY KHAYELITSHA

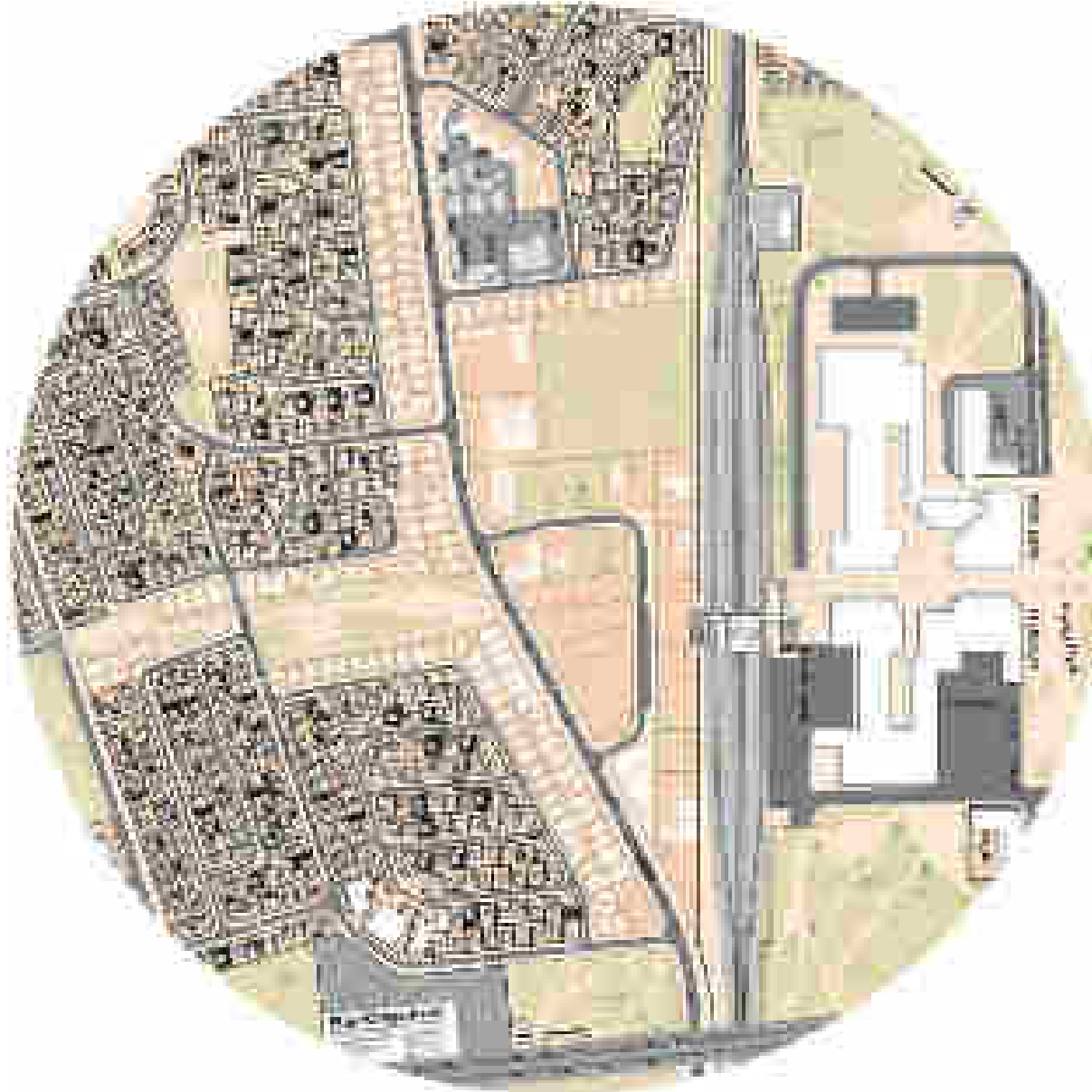
## ‘PLAY KHAYELITSHA’

- 3D representation of the Khayelitsha Business District (KBD)
- library of 600 game pieces which represent physical components of potential urban projects:
  - Housing**
  - Office blocks**
  - Social networks**
  - Public support**
- SOLUTION: mixed use container park integrated with mini taxi rank, gym, ATM, tourism agency, crèche, deconstructed shopping mall with a variety of small stalls selling different produce but all contributing to the same till.

**Khayelitsha Central Business District  
Western Forecourt, Collaborative Vision**



## 'PLAY KHAYELITSHA'



# **BUILDING WITH THE COMMUNITY:**

## **10 x10 Design Indaba Sandbag House**



# 10 X10 DESIGN INDABA SANDBAG HOUSE

10 Low Cost Houses for 10 Families in freedom Park



# CONSTRUCTION: 10X10 SANDBAG HOUSE



# CONSTRUCTION: 10X10 SANDBAG HOUSE



## CONSTRUCTION: 10X10 SANDBAG HOUSE



## **IN OUR VIEW: A PILOT PROJECT**

**Effort towards a diversified Housing delivery model**



# MABONENG URBAN RENEWAL

## Maboneng Precinct, Johannesburg

- Johannesburg CBD became a very unsafe crime ridden part of the suburb.
- People moved away from this part of the city to low density sprawling suburbs
- Maboneng is an intention to bring people back to the city (for habitat and business) by developing and promoting art and culture.

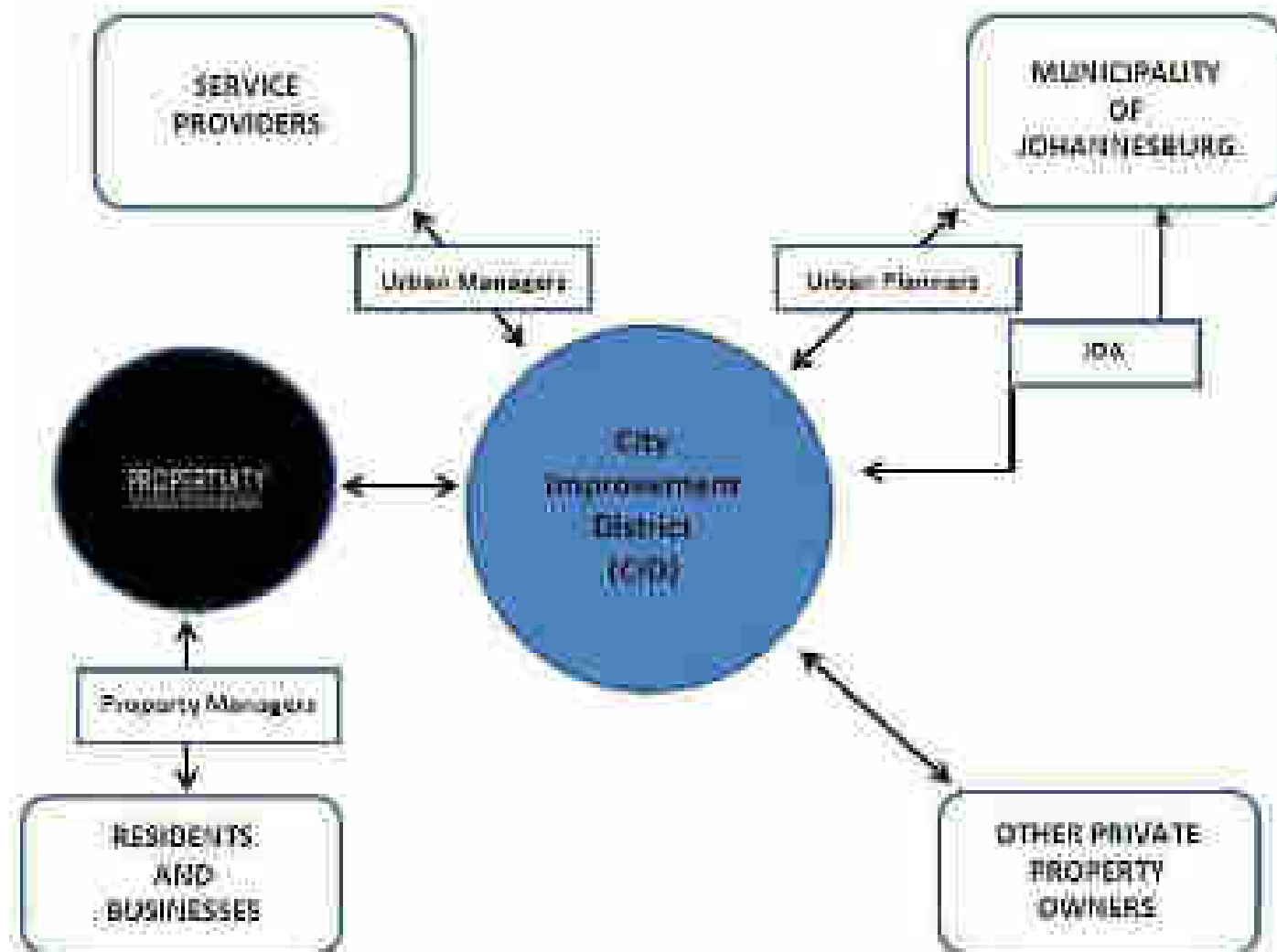


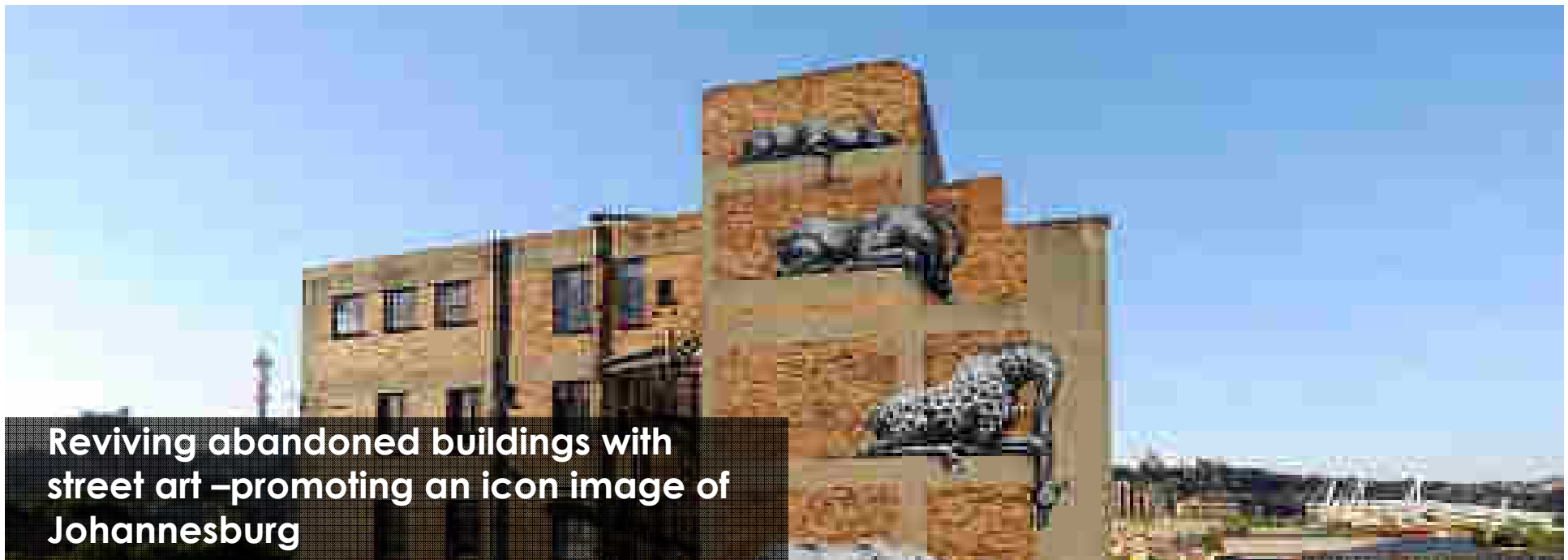
# MABONENG URBAN RENEWAL



# MABONENG URBAN RENEWAL

- Strategy





**Reviving abandoned buildings with street art –promoting an icon image of Johannesburg**



**Bringing back a street life where interaction can occur**

# VIOLENCE PROTECTION THROUGH URBAN UPGRADING

Khayelitsha, Cape Town

## INTENTIONS

- Increase the safety of residents by reducing crime and violence
- upgrade low-income neighbourhoods by provide social and commercial services
  - strengthen community structures

## AIMS OF THE PROJECT

- Improved access to facilities and better chances for people to develop themselves, e.g. through **improved access to education**.
- Increase **social cohesion and strengthen community ties**.
- Urban upgrading and **improved physical environments** in the areas where most of the crimes occur.

- Change the physical and spatial environment which contribute or generate violence and crime through improving urban planning design and infrastructure.
- conduct a Baseline Survey and draft a Crime Map, in order to get a sense of the frequency and spatial extent of crime in an area.
- To combat and prevent violence, the strategy was 3 fold:

**SOCIAL**  
Violence  
prevention

Community  
involvement

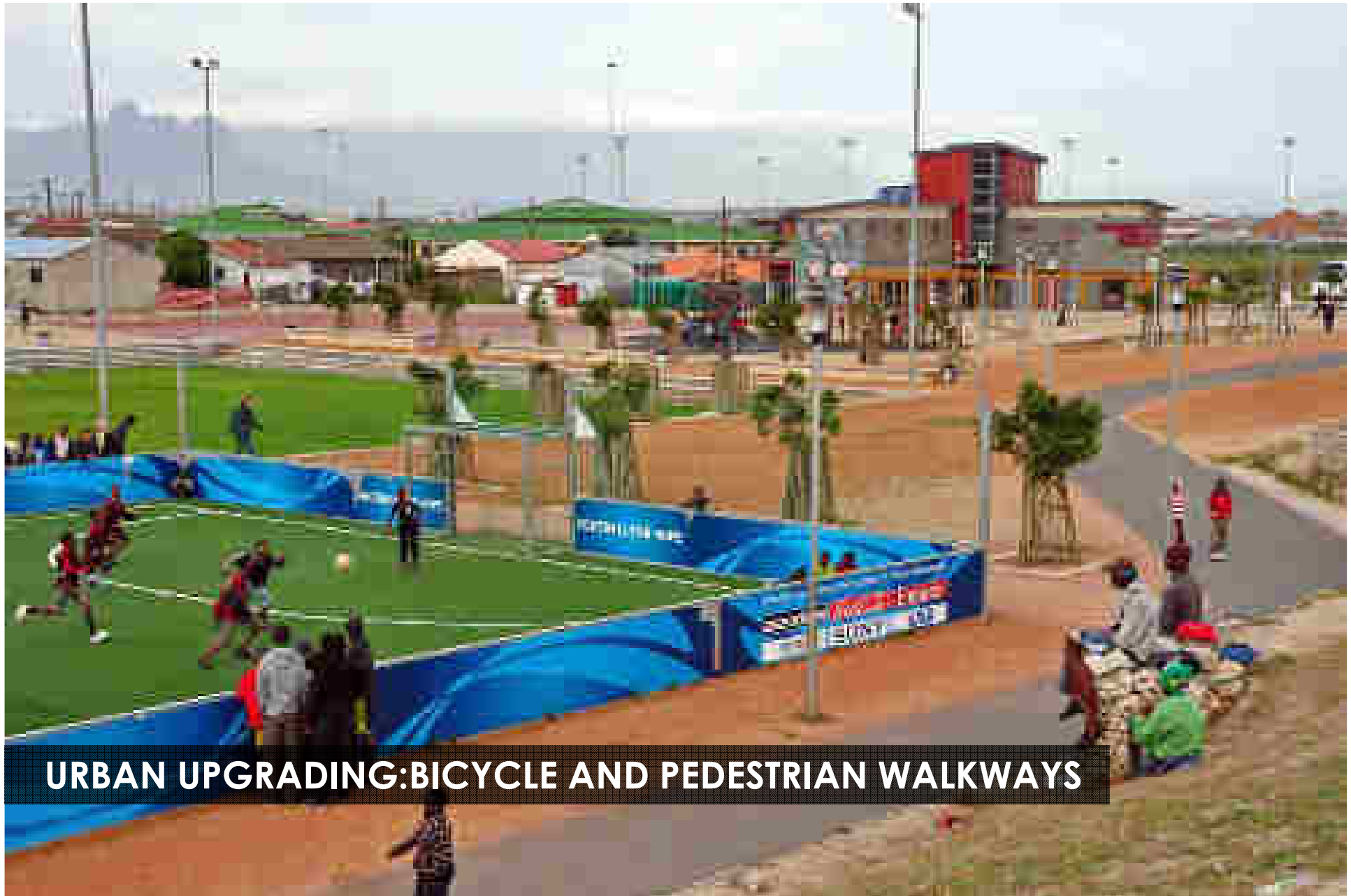
**SITUATIONAL**  
Violence  
prevention  
**Physical and spatial  
environment**

**LOCAL**  
Violence  
prevention  
Institutional and  
political environment

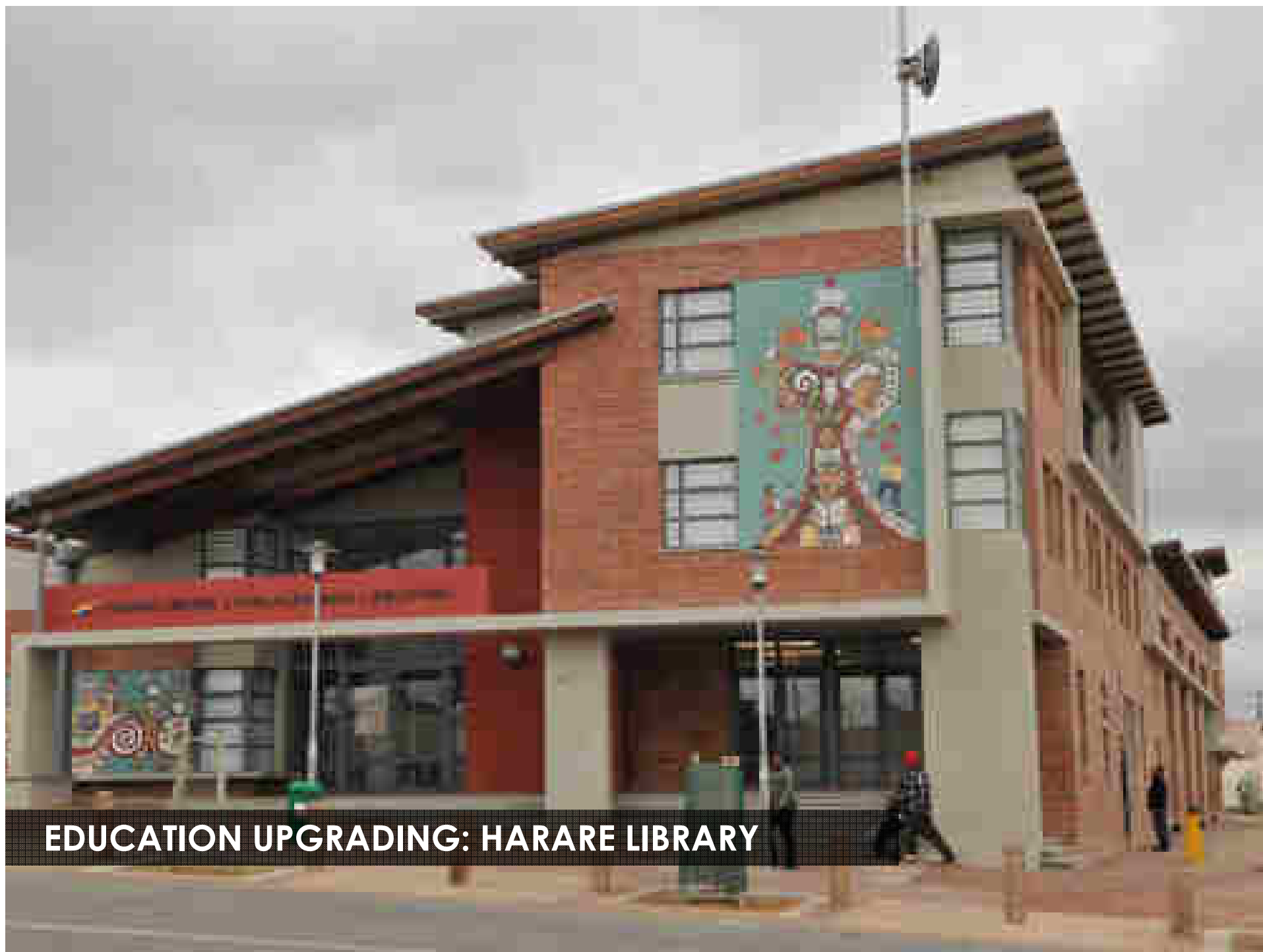


## CRIME MAP OF KHAYELITSHA

**four “safe nodes”** were identified and upgraded with physical, social, and institutional improvements, such as enhanced streetscapes and recreational facilities.



**URBAN UPGRADING: BICYCLE AND PEDESTRIAN WALKWAYS**



# WARWICK JUNCTION

Durban, South Africa



SOUTH AFRICA'S LARGEST TRANSPORTATION AND TRADING HUB  
LOCATED ON THE OUTSKIRTS OF DURBAN'S INNER CITY



# WARWICK JUNCTION

Plans to build a shopping mall in Warwick Junction threatened the market in 2009 but local campaigns managed to fight against such infringements

## **Enablers For Warwick Junctions Success**

- Post 1994 change in Trade Policy
- Bottom-up momentum- collaborative and “people-centered” governance
- Minor infrastructure improvements

## WARWICK JUNCTION





**460 000**  
PEDESTRIANS

**8000**  
TRADERS


**DAILY**

**38 000**  
VEHICLES



# KIBERA PUBLIC SPACE PROJECT

Kibera, Kenya

A group of smiling people, including children and adults, in a community setting. The background shows a colorful wall with yellow and red sections, and a blue and white patterned wall on the right. The people are dressed in casual clothing, and some are wearing headscarves. The overall atmosphere is positive and community-oriented.

**“When you approach a community you need to know the community. We believe that context appropriate social investment is the key to transforming Kibera and other impoverished communities. By using site specific engagement processes we ensure that solutions address the needs of the community they serve thereby creating higher chances for sustainability”,**

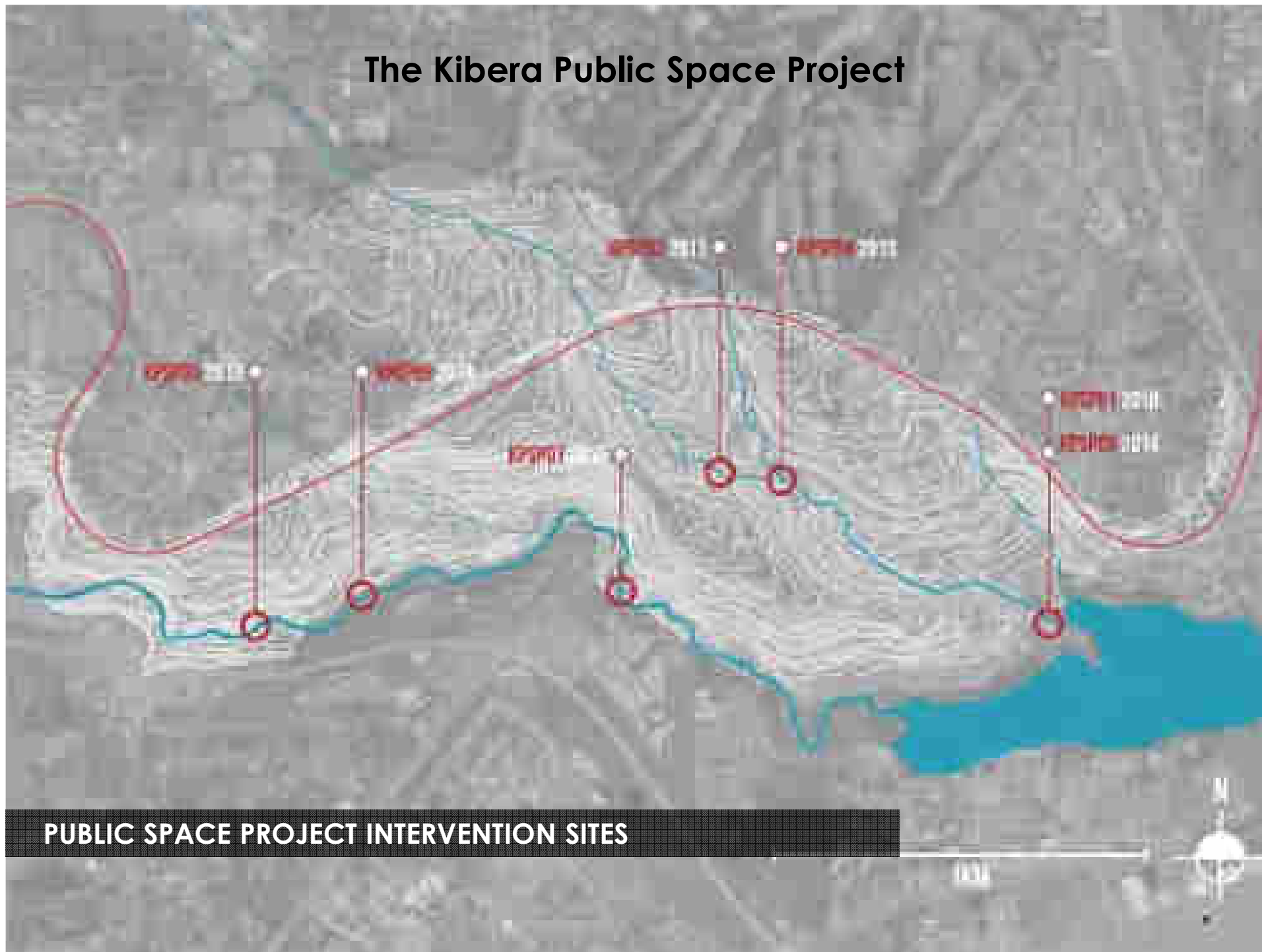
Tatu Gatere, Country Director of KDI.

# KIBERA PUBLIC SPACE PROJECT

- Low cost high impact environments called Productive Public Space (PPS)
  - PPS are initiatives derived from the contexts social, cultural and economic requirements such as:

**Creation public space**  
**Provide the required amenities**  
**Develop small business enterprise**  
**River remediation (environmental upgrades)**  
**Waste space reclamation**  
**Social cohesion**

## The Kibera Public Space Project



# KIBERA PUBLIC SPACE PROJECT



**SLUM CARE, NDOVU DEVELOPMENT GROUP AND  
USALAMA BRIDGE YOUTH REFORM, 2013**

# KIBERA PUBLIC SPACE PROJECT



**SANITATION BLOCK**



PLAYGROUND

# KIBERA –SOWETO SLUM UPGRADE PROJECT

Kibera, Kenya

2009

- Soweto East is 6,288 and there are 876 structures, it means that on average, each unit is occupied by seven people as opposed to the 4 people per household in Nairobi
- The goal of the pilot Kibera Soweto East project is to rehabilitate the area, where the project sponsors would like to provide new permanent housing, equipped with services.
- The first phase in the Soweto Kibera began on 16 September, 2009 with the temporary relocation of 5,000
- Since 5 March, 2010, 1,200 families have been occupying the 600 apartments in 17 buildings

## KIBERA –SOWETO SLUM UPGRADE PROJECT



# SANGLI INCLUSIVE PLANNING

Sangli, Mumbai

Indira Nagar Phase



Indira Nagar Phase



Indira Nagar Phase



## **DESIGN DISCUSSIONS**

3,800 men and women from informal settlements took part in Sangli's Slum Development and Housing Initiative



## GOOGLE MAP TO SHOW RELOCATION STRATEGIES

new and old residences and allowed further dialogue on the nature of the housing

# MEDELLIN METROCABLE AND NORTHEAST INTEGRAL URBAN PROJECT

**Medellin, Columbia**

2008

- Medellin one of the most violent and crime ridden cities in the world
- Strategy: to integrate the marginalised settlements to more established and safer parts of the city -make spaces more equitable and allow better surveillance
- Integral Urban Projects (IUP) transport system that connect the poorest parts of the city with



**2km LONG METROCALBE LINE REACHING 170 000 RESIDENTS**



**IMPROVED STREETSCAPES AND AMENITIES SUCH AS LIBRARIES UPGRADED**



**IMPROVED STREETSCAPES AND AMENITIES SUCH AS LIBRARIES UPGRADED**

# PERSPECTIVES ON THE DIALOGUE ON URBAN UPGRADING

## CONSTRAINTS

- Who Adopts the Habitat Agenda: Largely Governments
- Cities/Civil Society/Agency Groups have been adding their Voice
- Disconnect between cities and nations governments strategic imperatives
  - Power Relations between various spheres of Government
    - Top Down vs Bottom Up initiatives
- **Most of the highlighted URBAN UPGRADING INITIATIVES are not Government initiatives**
  - Finding Common Ground is the BIG CHALLENGE

# PERSPECTIVES ON THE DIALOGUE ON URBAN UPGRADING

## OPPORTUNITIES

- Cities have been identified as actors to achieve Sustainable Development Goals
- Cities Networks are taking the lead in pursuing a common Agenda
  - Connected Cities Network
  - C40 Cities Climate leadership Group
    - SA Cities Network
    - Cities Alliances etc
- Interface between these bodies/Civil Society bodies/National Governments will hopefully yield successful results
- Participation and Community involvement has to be taken to the next level
- Purpose: Finding Common Ground IN IMPLEMENTATION OF SUSTAINABLE URBAN UPGRADING INITIATIVES

# PERSPECTIVES ON THE DIALOGUE ON URBAN UPGRADING

## URBAN UPGRADING

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# CONCLUSIONS

## **RADICAL POLICY REALIGNMENT IS REQUIRED**

- The Shift from MDG's to SDG's represent a major shift in policy –
  - Adopted UN Sept 2015 – Goal 11
- Cities identified as CRITICAL PATHWAYS for sustainable development
- Adoption of SDG's to address “poverty, Inequality, Environmental Integrity”
  - A new context fro HABITAT 3 HAS BEEN SET
    - IN MY OPINION:
- There has to be a North-South Discourse on the Urban Upgrading Discourse
- South Africa needs to RETHINK ITS ENTIRE URBAN PLANNING PARADIGM
- HABITAT 3 – WILL BE SUCCESSFUL, if we target the GOAL OF INTEGRATED, INCLUSIVE & DIVERSE CITIES
- Rcognising the challenge of Navigating between the Formal and Informal as the CHALLENGE FOR THE CITIES OF THE FUTURE

