

TITLE	Production of a Toolkit on a Neighbourhood Precinct Design Methodology for the Neighbourhood Development Partnership Grant
CLIENT	National Treasury: Neighbourhood Development Programme (NDP) Unit
DATE	2012 - 2013
AREA/EXTENT	-
LOCALITY	-

The Project

NM & Associates were appointed to prepare a toolkit to guide municipal officials and private consultants in the planning and design of new Urban Hubs in township areas in line with the NDP's Urban Networks Strategy (UNS), which seeks to address the spatial inequalities of the larger metro areas. The NDP provides grant funding and technical assistance to municipalities for capital projects that will leverage further public and private sector investment in key locations around the country.

Given the spatial intention of the Hubs to contribute to restructuring it was necessary for the toolkit to address concerns at a multitude of scales. Both urban design and urban planning skills were therefore employed to undertake the task at hand ensuring a broad range of structural and spatial issues could be addressed, starting with the access network planning and ending with high level design guidelines.

The toolkit talked readers through a process of analysis, local area planning, precinct planning and guideline development with the intention of providing sufficient explanation and tools to equip professionals and officials to develop cogent and realistic project plans for funding applications.

Principles and Approach

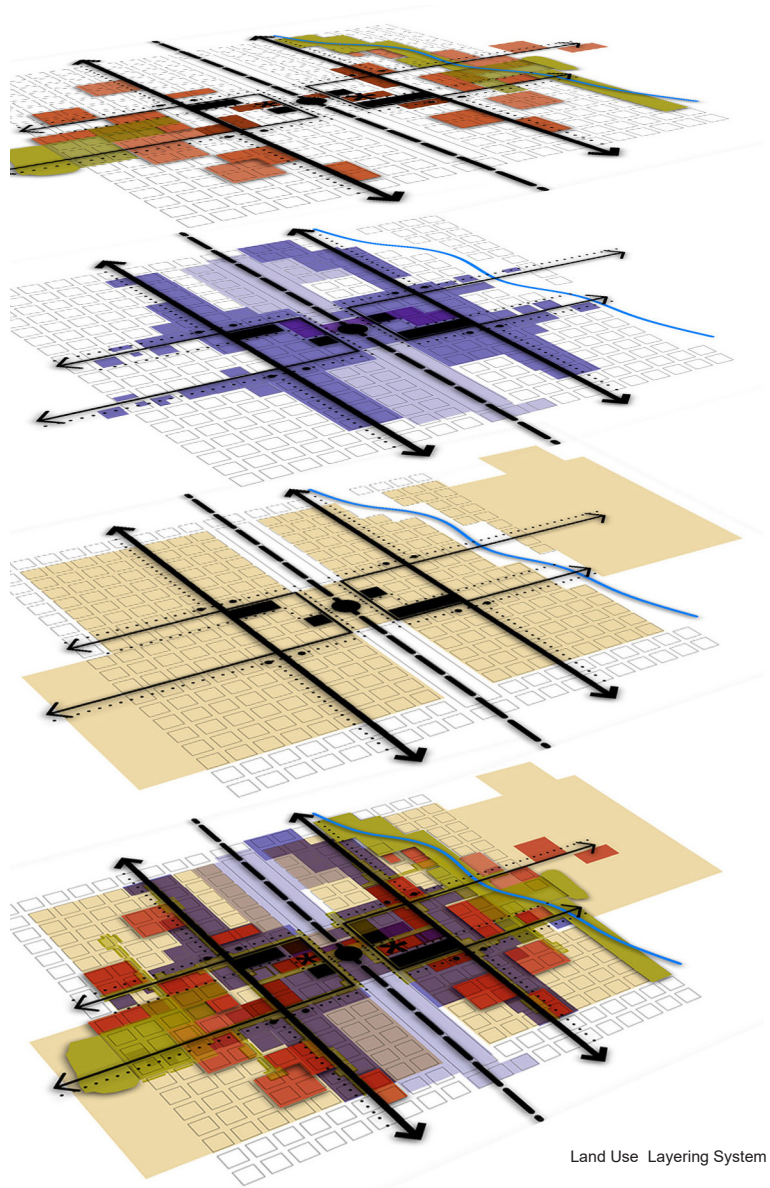
The Urban Hubs are understood to be points of maximum accessibility where rail and road based PT services intersect and where TOD principles can be employed to create vibrant, liveable and commercially viable precincts. The key design objectives for the Hubs are defined as follows:

- To create a sense of place
- To cater for those on foot before those in vehicles
- To create a safe, convenient, secure, comfortable public space network.

The focus of the toolkit was on how to integrate land use and transport through the creation of interchange zones which could function as vibrant mixed use '24-7' precincts around a higher order rail / transit station. It also reiterated the importance of considering new more compact and creative forms of development.

The biggest challenge in compiling a toolkit of this sort is to ensure that the guidelines contained within it are able to be applied across a range of local contexts. The metro areas and their respective township contexts differ greatly from each other. The guidelines are therefore sufficiently generic to be applied across the major metropolitan areas but require the user to engage with the specific requirements of the context in order to meet, amongst other things, developmental agendas.

The generic guidelines are based loosely on global best practises to give comfort to the private sector but also talk to the need to acknowledge that a full range of operators including the informal sector will need to be accommodated within the new Urban Hubs.



Land Use Layering System



Vision