Umhlanga Node Precinct Plan
Precinct Framework Concept

PRESENTATION
17 September 2007
Agenda

UMHLANGA NODE PRECINCT PLAN PREPARATION
PUBLIC MEETING NO. 2
PRECINCT FRAMEWORK (DEVELOPMENT VISIONING) STAGE
DATE: 17 SEPTEMBER 2007; TIME: 18H00 – 20H30; VENUE: SHARKS BOARD, UMHLANGA

1. WELCOME 2mins
2. ATTENDANCE REGISTER 2mins
3. AGENDA REVIEW AND GROUND RULES OF THE MEETING 2mins
4. PURPOSE OF THE MEETING 4mins
5. PRESENTATION & COMMENTS – SITUATION ANALYSIS
   5.1. Aspects Covered, Outcomes & Issues from 1st Public Meeting 20mins
   5.2. Public comments and inputs 20mins
6. PRESENTATION & COMMENTS – DRAFT DEVELOPMENT VISION AND PRINCIPLES
   6.1. Draft Development Vision 10mins
   6.2. Draft Development Objectives 10mins
   6.3. Draft Development Principles / Design Qualities 15mins
   6.4. Public Comments and Input Session 40mins
7. WAY FORWARD 10mins
4. Purpose of the Meeting

4.1 Discuss and Agree on:

- Key Outcomes of the Situational Analysis
- Inputs received from the 1st Public Meeting
- The Development Vision
- The Development Objectives
- The Design Principles / Qualities and Concept
- Way Forward
5. Situation Analysis

5.1 Aspects Covered & Outcomes

- **Contextual analysis**
  (Regional plan; regional role; demographic & urban growth)

- **Socio-economic study**
  (73% holiday / tourism: fluctuation in population; high property values; rates; niche businesses: lack of entertainment)

- **Town planning framework**
  (Scheme complex & interpretation; functioning of the scheme OK; public facilities & amenities; parking- visitors; floor area; development contributions)

- **Precinct environment**
  (Accessibility; connectivity; legibility; land use activities; permeability; precinct structure; architecture; public open space; sense of place; visual analysis; sustainability; urban management)

- **Transportation**
  (Regional connections- congestion; road network- direction signage; parking poorly structured; pedestrian circulation-breaks; public transport; beachfront links)

- **Services infrastructure**
  (Water; waste water- 800 units limit; stormwater- attenuation)

- **Environment**
  (Vegetation; promenade link, Durban View Park, Hawaan Forest; M4 road reserve; links / integration with MOSS)

- **Stakeholder Participation & Input**
  (1st Meeting- issues / inputs in writing)
5. Situation Analysis

5.1 Issues from 1\textsuperscript{st} Public Meeting

- Integration of UN into its wider context
- No Densification – keep the existing land use management controls. Some suggestions re capping height to 20 storeys; generally a height restriction.
- Required improvement in public management and intensification
- Increased emergency services
- Safety and security
- Traffic management
- Better located and comfortable public transport facilities
- Public parking facilities
5. Situation Analysis

5.1 Issues from 1st Public Meeting *continued* ...

- Public access / sea views / proximity / attraction of the beachfront or the promenade - protect unique character / amenities
- Coastal management
- Capacity of the existing infrastructure & services
- Public / community facilities

- Way finding / street signage
- What is an urban village? "*Perhaps see the node as a destination / ‘facility’; an effectively functioning and comfortable place that supports a diversity of activities: residents, tourism, recreation, business (local and wider in scope).*"
5. Situation Analysis

5.1 Issues - Categorised

- Intensification
- Diversification
- Connectivity & Accessibility
- Sense of place
- Competitiveness
- Environmental Sustainability
- Urban Management
5. Situation Analysis

5.2 Public Comment & Input

...
6. Draft Development Vision

6.1.a Proposed Vision- URAG (Mr D. Tobin submission)

This has to encompass an integrated, compact, unified, designated geographical area, viz. Umhlanga Rocks, which is primarily:

- a residential community, with all the rights, privileges, expectations and obligations of a living community
- a welcoming Tourist-friendly community
- a “destination resort” for many tourists / visitors
- a developed commercial zone.
A common vision that is shared between most coastal settlements in NSW is that “...all buildings should be sensitively designed within their existing context so as to contribute positively to the city or town’s character in terms of form, height, footprint, scale, massing, amenity, external appearance and materials.” They promote the approach of locating large buildings in city or town centres away from the beachfront to limit both visual impacts and overshadowing of public areas and in particular beaches.
6. Draft Development Vision

6.1.c Consolidated Draft Development Vision

- A seaside resort and tourism destination which is people-friendly, walkable and safe, with a cosmopolitan sense of place and urbanity.
- An ‘urban village’-like environment in which resident and holiday makers feel equally at home.
- A unique place that embraces the life, activities and events of holiday makers as well as accommodating and protecting the needs of the local community in a balanced and well-managed environment.
6. Draft Development Objectives

6.2 Regional Development Objectives

1. CONSOLIDATE AND ENHANCE THE BEACHFRONT AMENITY OF UMHLANGA ROCKS AS A REGIONAL FACILITY
6. Draft Development Objectives

6.2 Regional Development Objectives

2. REINFORCE AND ENHANCE UMHLANGA ROCKS’ ROLE AS A MAIN TOURISM, HOLIDAY AND RECREATION DESTINATION (DOMESTIC, INTERNATIONAL AND BUSINESS):
3. IMPROVE LINKAGES WITH THE GREATER UMHLANGA REGION:
6. Draft Development Objectives

6.2 Regional Development Objectives

4. REINFORCE THE HUMAN SCALE, URBAN VILLAGE CHARACTER OF UMHLANGA ROCKS AND EXTEND AND ENHANCE THE OUTDOOR PUBLIC REALM AMENITIES
6. Draft Development Objectives

6.2 Regional Development Objectives

5. CONTRIBUTE TO THE OVERALL SOCIO-ECONOMIC DEVELOPMENT OF THE REGION:
6. Draft Development Objectives

6.2 Regional Development Objectives

6. BUILD COMMUNITY

Umhlanga Node Precinct Plan: Urban Design Framework
Albonico, Sack, Mzumara · Swakoteka · StratPlan · Iliso
6. Draft Development Objectives

6.2 Local Development Objectives

1. Consolidate the node into a safe, welcoming and accessible tourism and residential environment.

2. Improve connectivity at the sub-regional level and in relation to other beaches and resorts.

3. Create a pedestrian-friendly, attractive, open and human scale seaside resort.

4. Enhance and protect natural attributes: the diversity of the beach front from rocky outcrops for exploration to swimming, walking relaxation and contemplation.

5. Achieve a balance between the natural and built environments.
6. Draft Development Objectives

6.2 Local Development Objectives

6. Develop a uniqueness of place – genius loci – by reinforcing the sense of place, improving legibility and defining character.

7. Enhance the entertainment niche market.

8. Maximise the coastal setting and elevated panoramic views and protect specific views and vistas.

9. Develop an interconnected and accessible public open system (hard and soft).

10. Improve back of beach facilities including parking for day visitors and space for special events.
6. Draft Development Objectives

Beach Facilities: Main / Central Beach

- **Blue Flag** – the main beach complies with the following criteria:
  - Excellence in water quality.
  - Environmental education and information.
  - Environmental management (cleanliness, waste disposal & recycling etc.).
  - International safety & services standards (professional lifeguards, emergency management, quality of support facilities, safe access etc.).

- **Shark nets, safe swimming, surfing (international), diving & fishing.**

- **Need:** Upgrading of Life-saving facilities & emergency management support / first aid facilities, as well as charters “Water-sports Centre / Multi-functional”.

Photo source: [www.umhlanga-rocks.com](http://www.umhlanga-rocks.com)

Photo: ASM
6. Draft Development Objectives

Beach Facilities: Bronze Beach

- **Secondary Beach** – Blue Flag pilot; swimming; does accommodate some surfing next to the facility;
- **Shark nets & safe swimming.**
- **Need:** Repairs from storm; otherwise facility only two years old.
6. Draft Development Objectives

- **Beach Facilities:**
  Intertidal Rocky Foreshore
  - Rock-formations: recreational snorkeling, netting of fish for children, educational aspect.
  - Exploration of miniature sea-life.
  - Granny’s pool: boat launches & deep-sea fishing & scuba diving / boat charters for whale & dolphin viewing
6. Draft Development Objectives

Promenade:

- **Beach-front Pathway** – strolling, walking, jogging (distance markers) & access; with viewing areas & rest places.
- **Environmental link** – indigenous plant identification, numbered on lamp poles & linked to handbook from Wildlife & Environmental Society.
- **Storm damaged (1/3 of walk way; R 40million)** – parts have been damaged by recent storms; repairs are currently under way.
- **Upgrade project:** Plans in place for physical upgrade (some impacts by this study); has gone through public process; awaiting ROD from DAEA.
6. Draft Development Objectives

- Stormwater Pier:
  - **New stormwater pier** - which has engineering & leisure functions, adding to the promenade experience.
  - **Under Construction** – pier is in the process of construction; estimated completion - end 2007.
6. Draft Development Objectives

- **Proposed Tidal Pool:**
  - **Added Facility** – to provide increased swimming opportunity that is safe, environmentally sensitive and cope with additional demand. Planned to be 3rd Blue Flag facility.
  - **EIA under way** – a number of issues raised from EIA; and alternative location proposed: **Black Rock**.
  - **Further Investigation** – Black Rock, current EIA terms of reference extended; for equal assessment.

Source of all graphics & diagrams: EIA Report

Umhlanga Node Precinct Plan: Urban Design Framework
Albonico, Sack, Mzumara • Swakoteka • StratPlan • Iliso
6. Draft Development Objectives

- Durban View Park:
  - Public Park – access point to promenade with vehicle parking facility. Also used for picnicking.
  - Future link with the Ridge
  - Part of the Promenade Upgrade.
6. Draft Development Objectives

- **Hawaan Forest:**
  - **Umhlanga Lagoon Nature Reserve** – located at the northern end of the node; preserving coastal forest and coastal dunes (security / very scenic).
  - **Existing Trail** – a nature trail winds its way through the forest to the river lagoon and sand dunes. Trail comprises boardwalk and path; access is restricted; guided tours offered.

Photo source: www.umhlanga-rocks.com
6. Draft Development Principles

6.3 Draft Design Principles / Qualities

Towards the formulation of an Urban Design Framework

- Vision Statement
- Development Objectives
- Development Principles
- Development Concept
6. Draft Development Principles

6.3 Draft Development Principles / Qualities

1. Accessibility
1.1 Promote the introduction of alternative modes of transport
1.2 Improve environmental conditions along mobility corridors
1.3 Define the east-west connection (with the Newtown Centre and Ridgeside, Westridge)
1.4 Define the pedestrian network within and beyond the node
1.5 Structure the development according to pedestrian ‘sheds’ - a ‘shed’ comprises a five-minute walk from the neighbourhood edge to the centre (200m/250m radius)

2. Connectivity
2.1 Define functional linkages with other nodes
2.3 Define structural linkages between precincts
2.4 Adjust the pedestrian sheds to the existing features - the pedestrian sheds must be adjusted according to the geography of the land and special features within it.
6. Draft Development Principles

6.3 Draft Development Principles / Qualities

3. Legibility
  3.1 Improve the urban experience
  3.2 Create a pedestrian-friendly environment
  3.3 Promote the integration of a public art programme

4. Sustainability
  4.1 Encourage diversity and choice in terms of mixed uses
  4.2 Introduce a wider range of managed economic activities and trading
  4.3 Connect the neighbourhood centres with each other
  4.4 Infill the areas between the main connections - the basis of the development of the node is the establishment of a secondary route system realising an efficient and flexible network based on a localised character.

5. Liveability
  5.1 Promote the development of a range of spaces for social interaction
  5.2 Link and extend the public open space system
  5.3 Preserve and enhance the eco-system and beachfront promenade, natural environment and corridors.
6. Draft Development Principles

6.3 Draft Development Principles / Qualities

6. Built Form
6.1 Link and extend the public open space system
6.2 Preserve and enhance eco-system and beachfront promenade, natural environment and corridors.

7. Landscaping
7.1 Improve the existing landscaping, consolidating and extending the vegetation.
7.2 Integration with DMOSS.
6. Draft Development Principles

6.3 Urban Structure - Accessibility & Circulation
6. Draft Development Principles

6.3 Urban Structure - Pedestrian Access
6. Draft Development Principles

6.3 Urban Structure- Place Connectivity
The concept is to create a legible urban environment centred on two unique experiences:

1. The beach promenade that affords views of the sea and access to the beach while leaving it as natural as possible.

2. The back of beach public spine ‘the Ramblas’, that provides a range of public spaces from a community-based, soft park at the northern end to a public event space centrally located close to commercial activities.

The public environment is structured along these two systems which are unique in their own right, complementary and mutually reinforcing.
6.3.a The Concept
6.3.a The Concept

- Movement and Public Realm
6.3.a The Concept

**PRELIMINARY DEVELOPMENT PRINCIPLES**

Linear space. Boulevard like environment
With the potential of articulating and structuring
a range of activities and public spaces.
6.3.a The Concept

DEVELOPMENT PRINCIPLES

Mixed-use and diversity
Mixed housing
Quality architecture and urban design
Traditional neighbourhood structure
Increased activity
Smart transportation
Sustainability
Quality of life
6.3.a The Concept – Public Space
6.3.a The Concept – Public Space
6.3.a The Concept – Public Space
6.3.a The Concept

Central Square
6.3.a The Concept
Central Square

1. Public Parking Pool
2. Integrated Public Facilities.
3. Information/Promotion office.
4. Public Art work
5. Lighting, landscaping, furniture.
THE CONCEPT
Community Recommended Projects

- Keep cars, buses etc out of the main pedestrian areas.
- Benches/ seats liberally scattered in pedestrian / shopping / promenade area
- Wider pedestrian footpaths along Lagoon Drive
- Make village shopping centre in Chartwell Drive a pedestrian mall
- Re-open pedestrian right of way from Lagoon Drive to Grannies Pool via previous servitude access through previous Umhlanga Hotel grounds
- Build a Parkade between Buxton Centre and M4
Community Recommended Projects

- Negotiate allocation of underground ‘public’ parking on whatever is developed on present Plaza site
- Municipality to purchase and demolish Sea Shore complex and turn into a public park/children’s playground
- Preserve existing green lungs and create new ones; create natural soft calming/restful/restorative areas, not more concrete barren harshness
- Beachfront Promenade made and kept pedestrian, plentiful benches, shady patches: Promenade must be conserved as a tranquil haven set apart from commercial activities, so no hawkers of any sort.
6. Draft Development Principles

6.4 Public Comment & Input

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6. Draft Development Principles

The Model
6. Draft Development Principles

The Model
6. Draft Development Principles

The Model
6. Draft Development Principles

The Model
7. Way Forward

- Consolidation of Development Vision & Principles
- Meetings with Key Stakeholders
- Detail Urban Design Framework and Precinct Plan for the Core Area
- Council Line Department Inputs
- Comment on Proposed Developments
- Catalytic Projects
- Implementation & Management Strategy

Next Public Meeting: *to be notified*
Contact Details

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www.durban.gov.za/eThekwini (news page)
Or search Umhlanga Node