

A vibrant street scene in Cape Town, South Africa. In the foreground, a man sits on a bicycle with a white food cart attached to the front. He is wearing a light-colored shirt and dark pants. A large red and white striped umbrella is mounted on the cart. The street is crowded with pedestrians, including a woman in a blue and white plaid dress with a black backpack, and a man in a grey t-shirt and blue jeans. In the background, there are colorful umbrellas, a yellow metal barrier, and buildings with various architectural styles. The overall atmosphere is lively and diverse.

Integrating different land uses and varied building types to create, vibrant, pedestrian friendly and diverse communities

Tony LEE LUEN LEN

July 2016

2nd Annual Mixed Use Development Conference – Cape Town



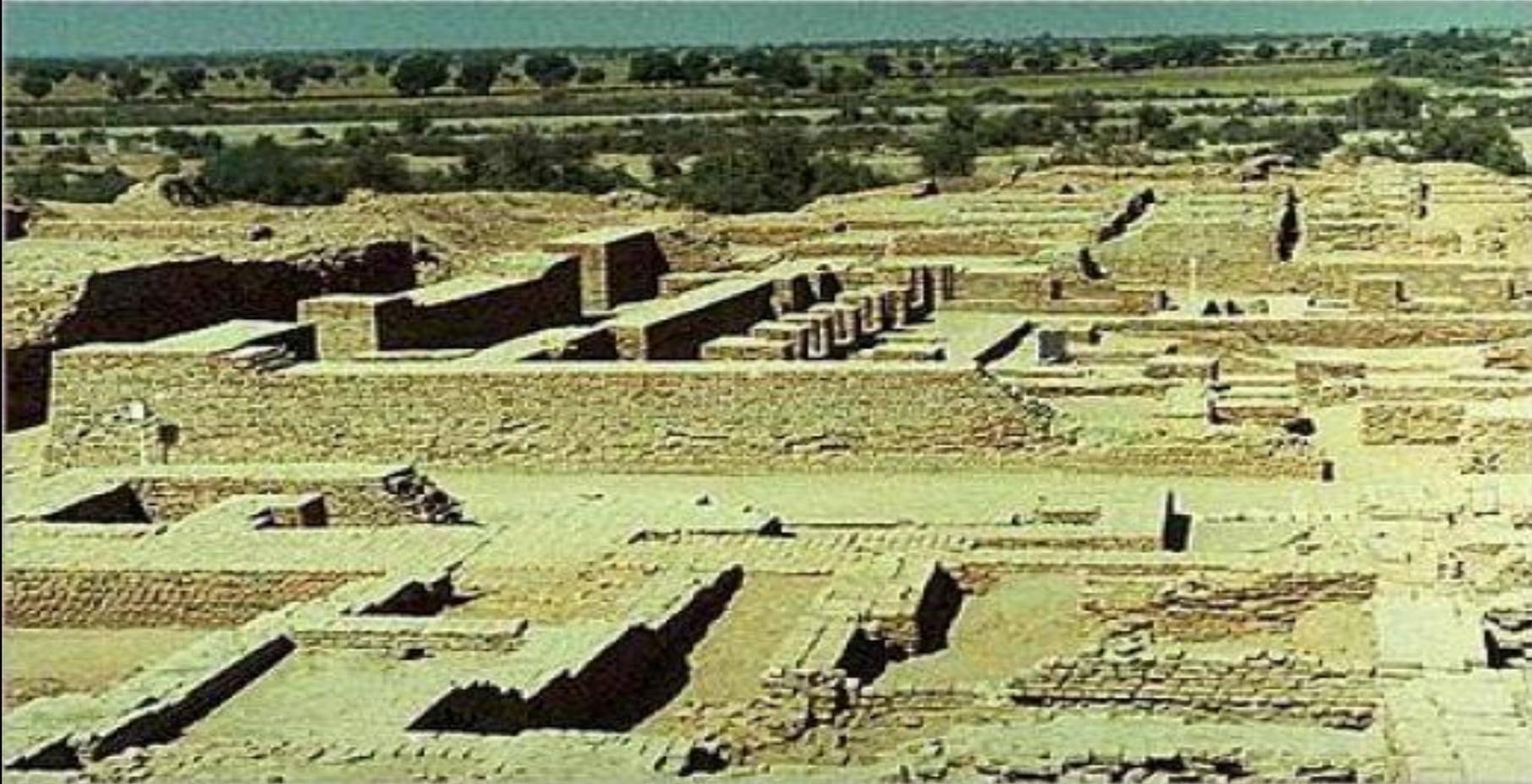
gbcm™



Integrating different land uses and varied building types to create, vibrant, pedestrian friendly and diverse communities

- A bit of history
- The current landscape
- Trends
 - Whole system approach
 - Sustainable/new urbanism/smart growth
 - Placemaking
 - Pedestrian friendly
- Tools available

A bit of history



Urban planning - Enlightenment period



Urban planning - 1850's



Urban planning - 1890's

July 23, 1892

CHINESE?

NO! NO! NO!

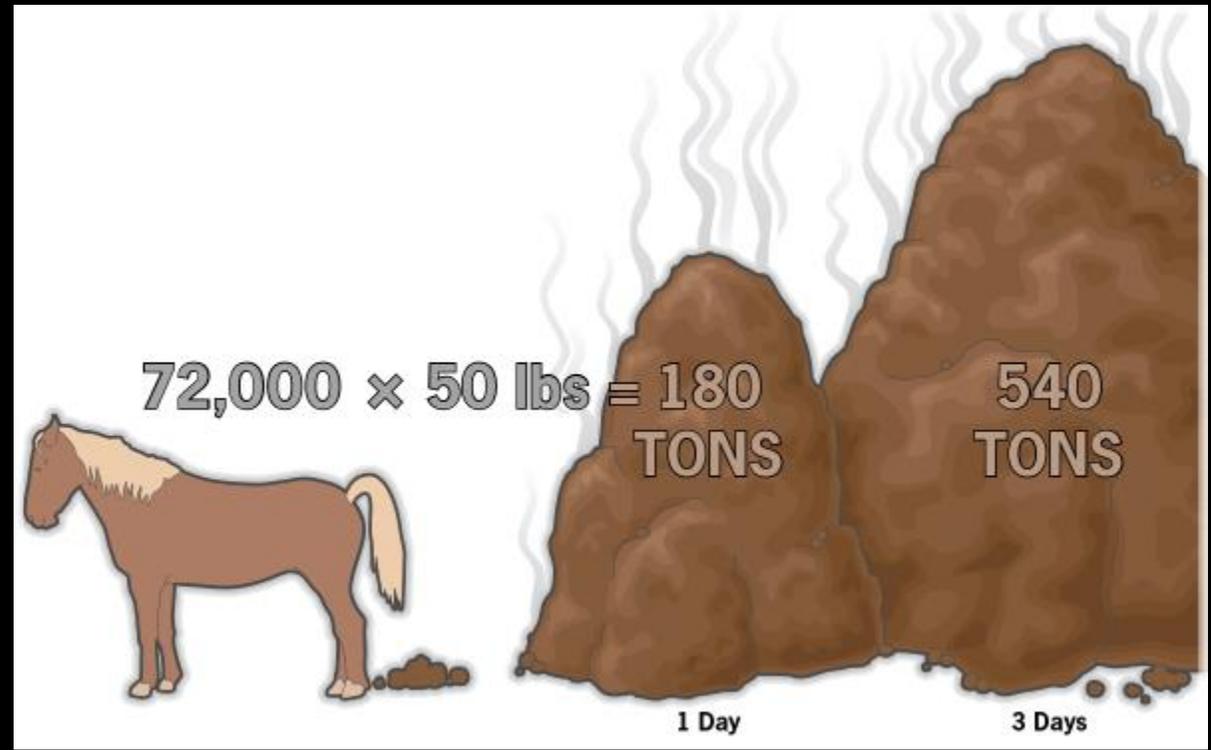
Come to 10th and A Streets at 7:30
Monday evening and express your
opinion on the Chinese question.

SHALL WE HAVE

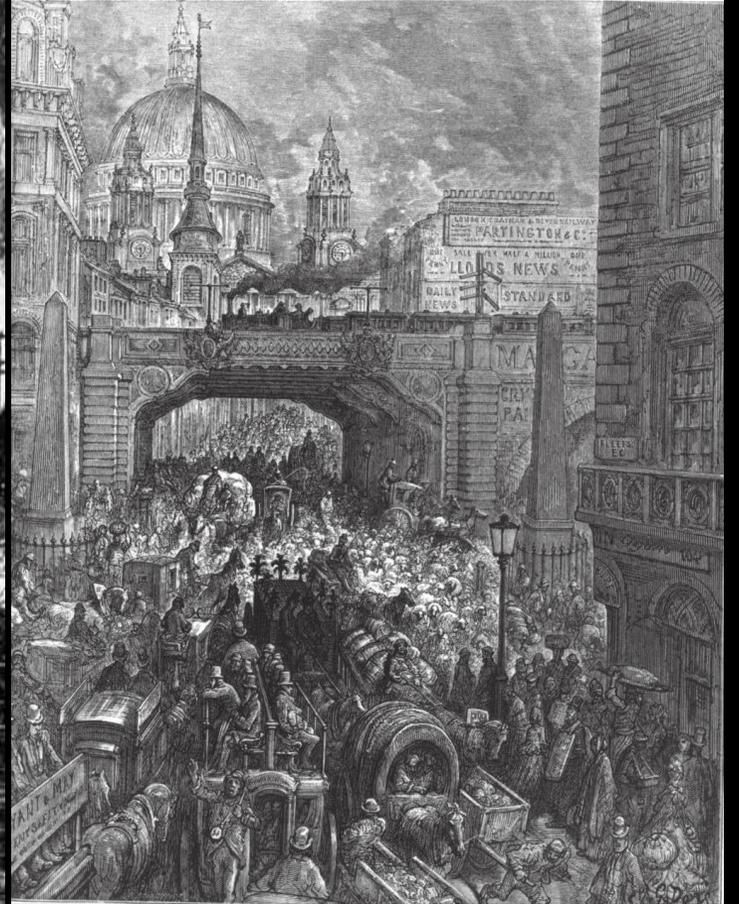
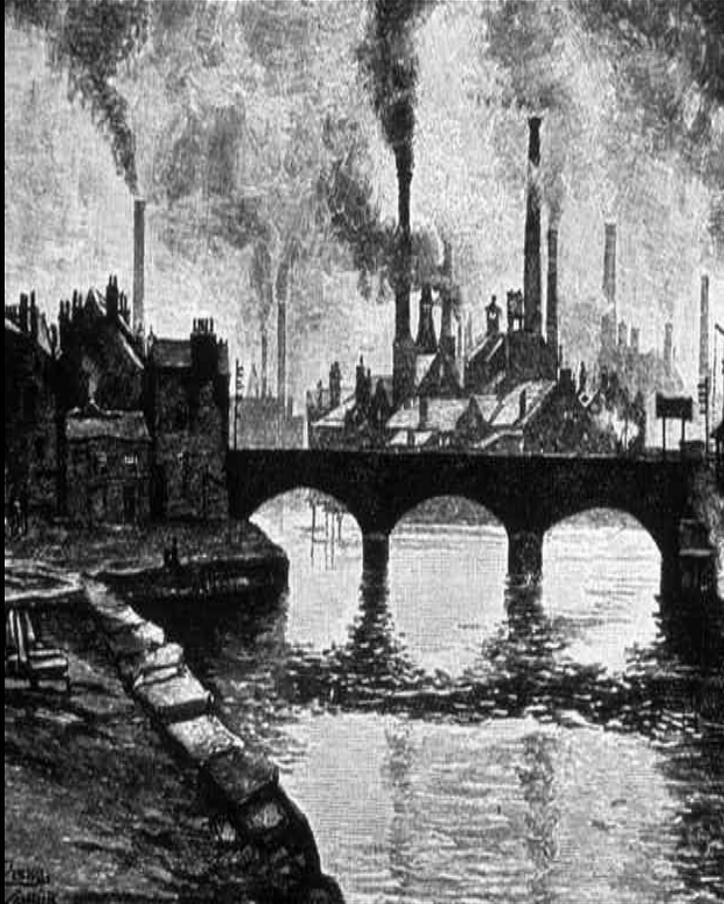
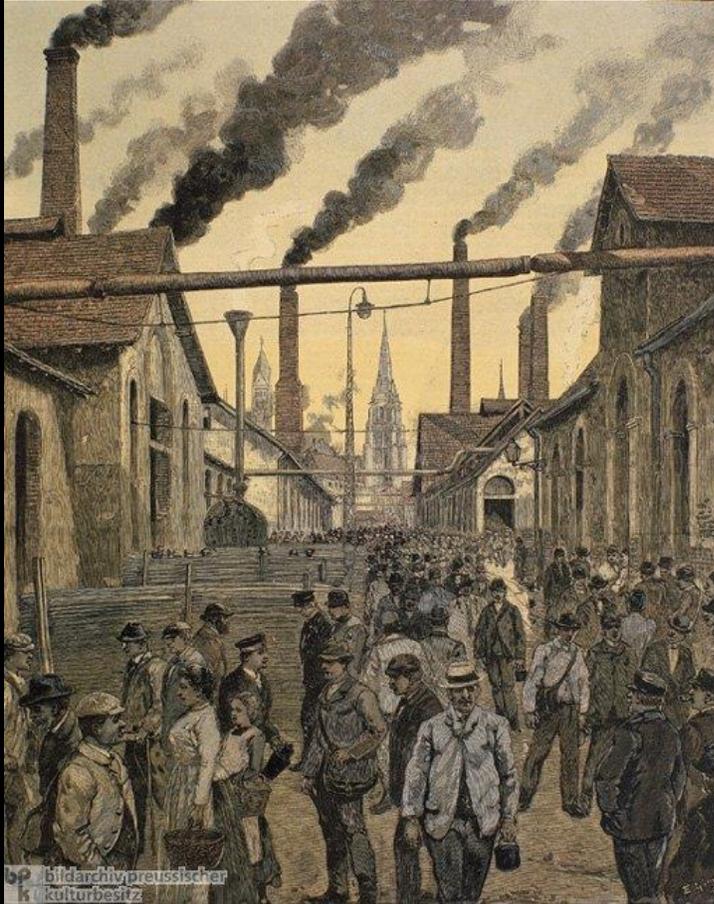
CHINESE

NO! NO! NO!

Image courtesy of the
Washington State Historical Society, Tacoma



Urban planning - 1890's



Urban planning - 1890's

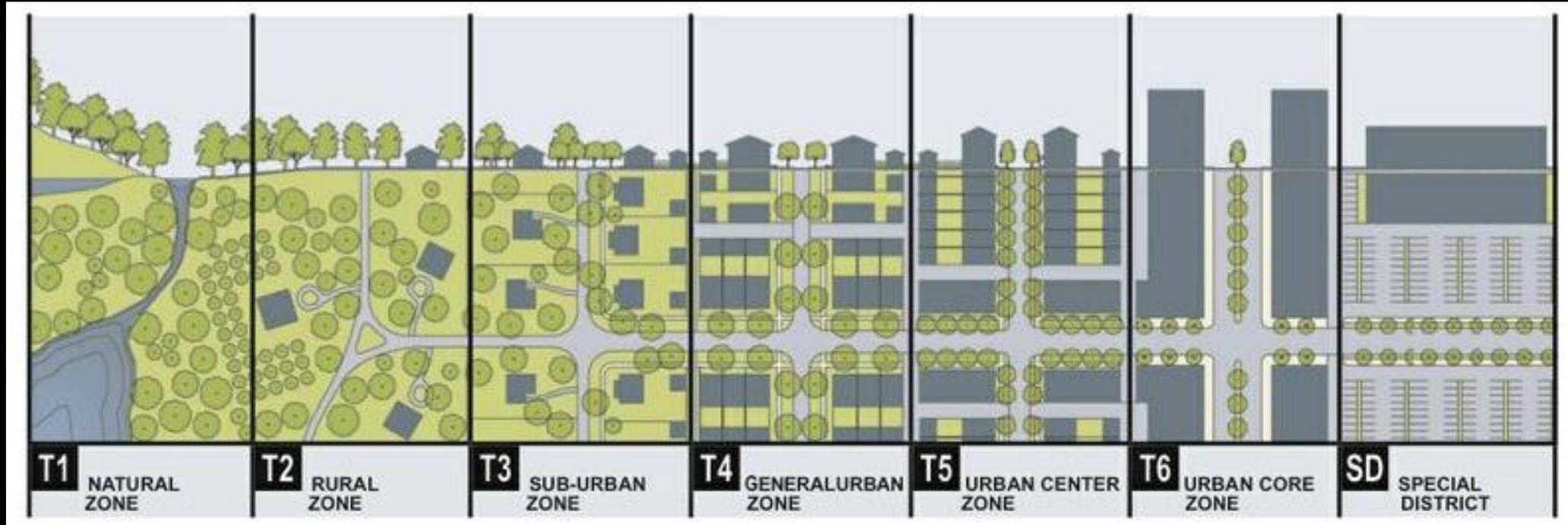


Charles Booth Poverty Map - London

BROADACRE CITY

Imagine spacious landscaped highways ...giant roads, themselves **great architecture** pass public service stations, no longer eyesores, expanded to **include all kinds of service and comfort** They unite and separate — separate and unite the series of diversified units, the farm units, the factory units, the roadside markets, the garden schools, the dwelling places each on its acre of individually adorned and cultivated ground), **the places for pleasure and leisure**. All of these units so arranged and so integrated that each citizen of the future will have all forms of production, distribution, self improvement, enjoyment, within a radius of a hundred and fifty miles of his home now easily and speedily available by means of his car or plane. **This integral whole** composes the great city that I see embracing all of this country—the Broadacre City of tomorrow —
Frank Lloyd Wright

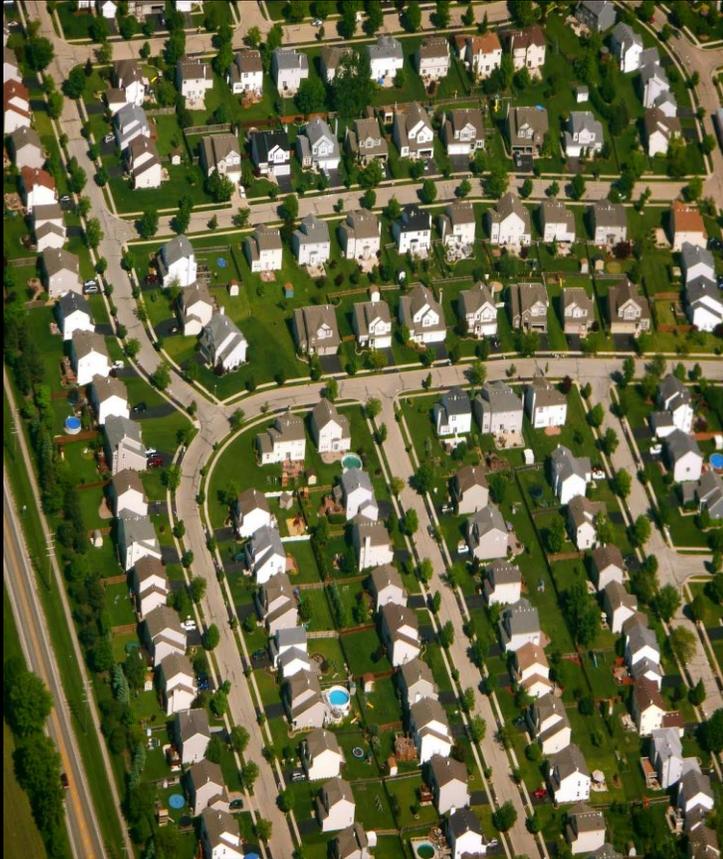
THE TRANSECT



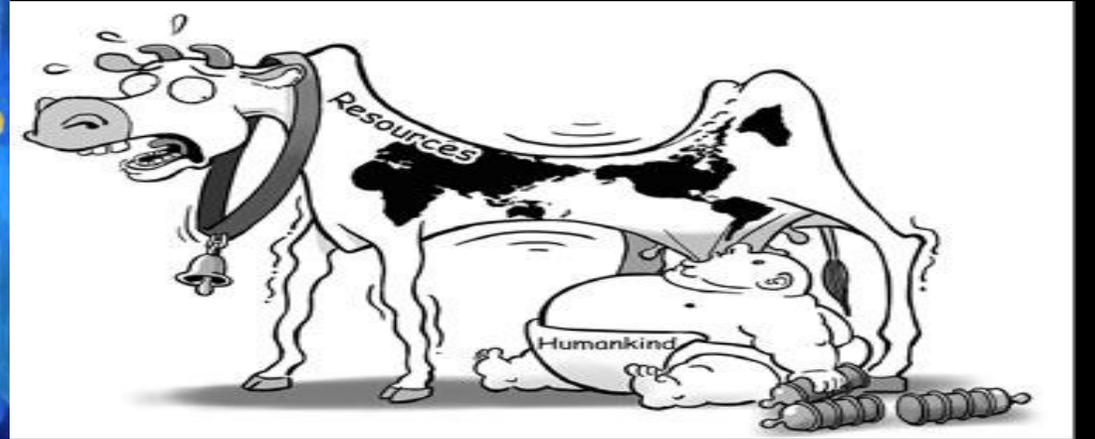
Urban planning - 1950's



Current landscape



Current landscape



Current landscape



Challenges

- Loss of agricultural land, wildlife habitat and natural resources as low-density development spreads into formerly undeveloped areas.
- Air-quality and climate-change issues associated with vehicle emissions and energy use in buildings.
- Inefficient water use and water-intensive plant selections in traditional landscaping.
- Investments in infrastructure and services that can't keep pace with growth and the need for maintenance and replacement.
- Changes in the nature and location of work, along with a declining economic base in older urban neighbourhoods and aging suburbs as jobs and businesses shift to newer areas or leave the region altogether.

Source : <http://www.ca-ilg.org/hn-online-guide/evolving-field-land-use-planning>

TRENDS - WHOLE SYSTEM APPROACH



Our world:

- Complex
- Dynamic
- Everything is connected

TRENDS - WHOLE SYSTEM APPROACH



SDG 11: Targets

Housing and basic services; upgrade slums

Sustainable transport systems for all

Enhance inclusive and sustainable urbanization

Protect and safeguard the world's cultural and natural heritage

Significantly reduce the deaths and losses caused by disasters

Reduce the adverse per capita environmental impact of cities

Safe, inclusive and accessible, green and public spaces

SUSTAINABLE/NEW URBANISM



Henriques Partners

“Urban design movement which promotes walkable neighborhoods containing a range of housing and job types”

SUSTAINABLE/NEW URBANISM

- Walkability – 10mins. Pedestrian friendly
- Continuous web with paths linking one place to another
- High quality public realm
- Shared street spaces / larger number of narrow streets
- Mixed use and diversity. Mixed housing
- Quality urban architecture and urban design
- Increased density
- Green transportation
- Sustainability
- Quality of life

SUSTAINABLE/SMART GROWTH



“Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers”

SUSTAINABLE/SMART GROWTH

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighbourhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas

SUSTAINABLE/SMART GROWTH

- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

PLACEMAKING

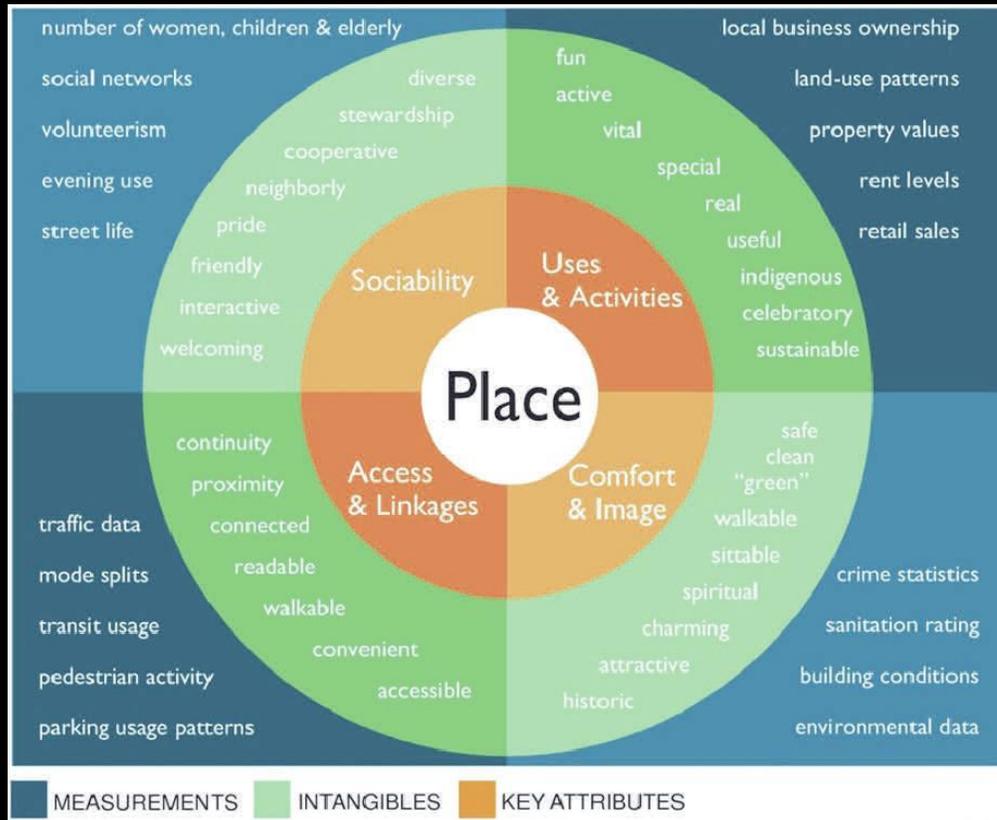


PLACEMAKING



- Planning, design and management of public spaces
- Context - local community's assets, inspiration, and potential, with the intention
- Promote people's health, happiness, and well being.
- Promote vibrancy

PLACEMAKING



- Consultation and engagement
- Place not a design - vibrancy
- Function before form
- Collaboration/partnership
- Transdisciplinary
- Multiple uses for diverse people - Inclusive
- Close location of different elements

Pedestrian friendly



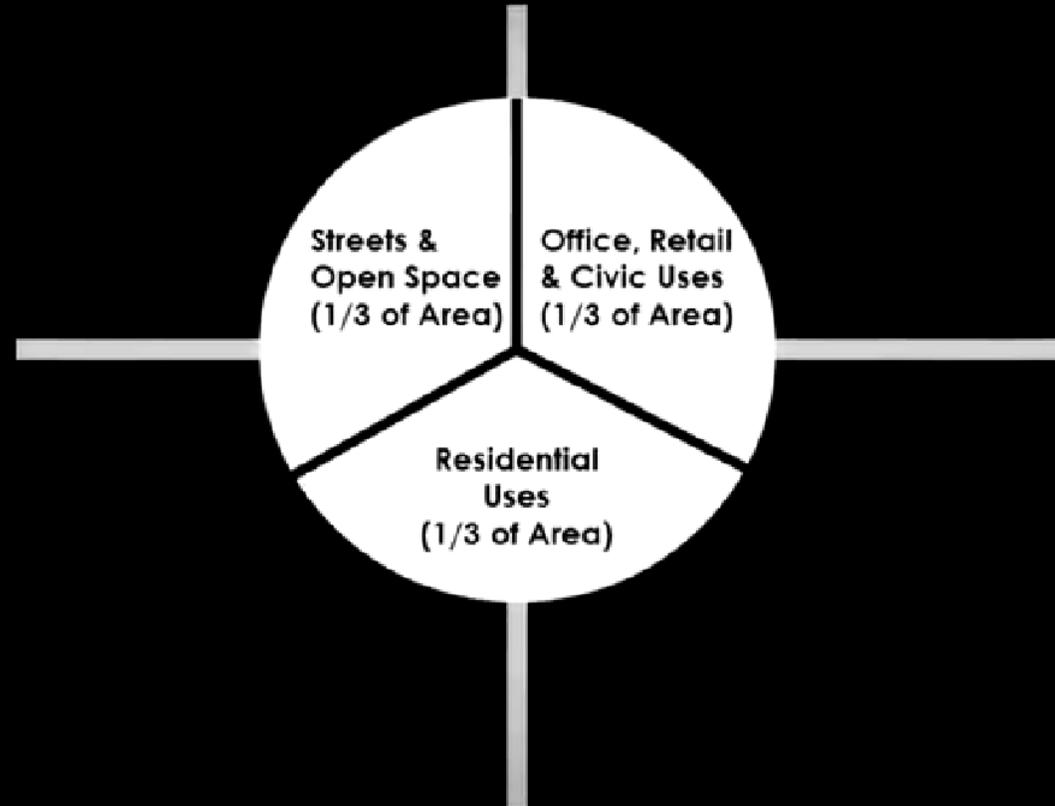
Pedestrian friendly



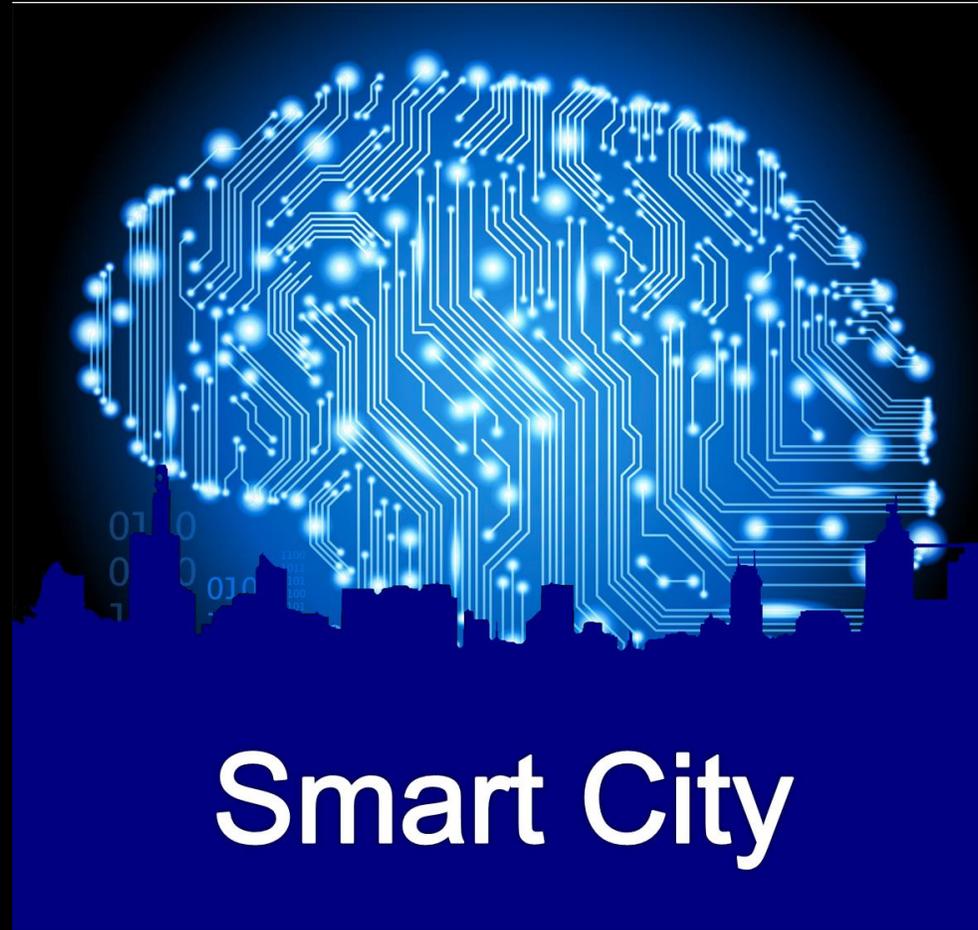
- Short distances - live, work, commerce, leisure
- Spurs revitalisation
- Encourages high quality design
- Traditional neighbourhood
- Increases footfall - economic development
- Increases revenue
- Enhances placemaking
- Encourages triangulation
- Reduces car dependency, traffic, pollution, energy
- Increased density
- Enhances vitality
- Encourages commerce - convenience/time
- Safety
- Sociable
- Sense of place/sense of community

Mixed use

NODE LAND USE DIVISION



Smart City



A word of caution

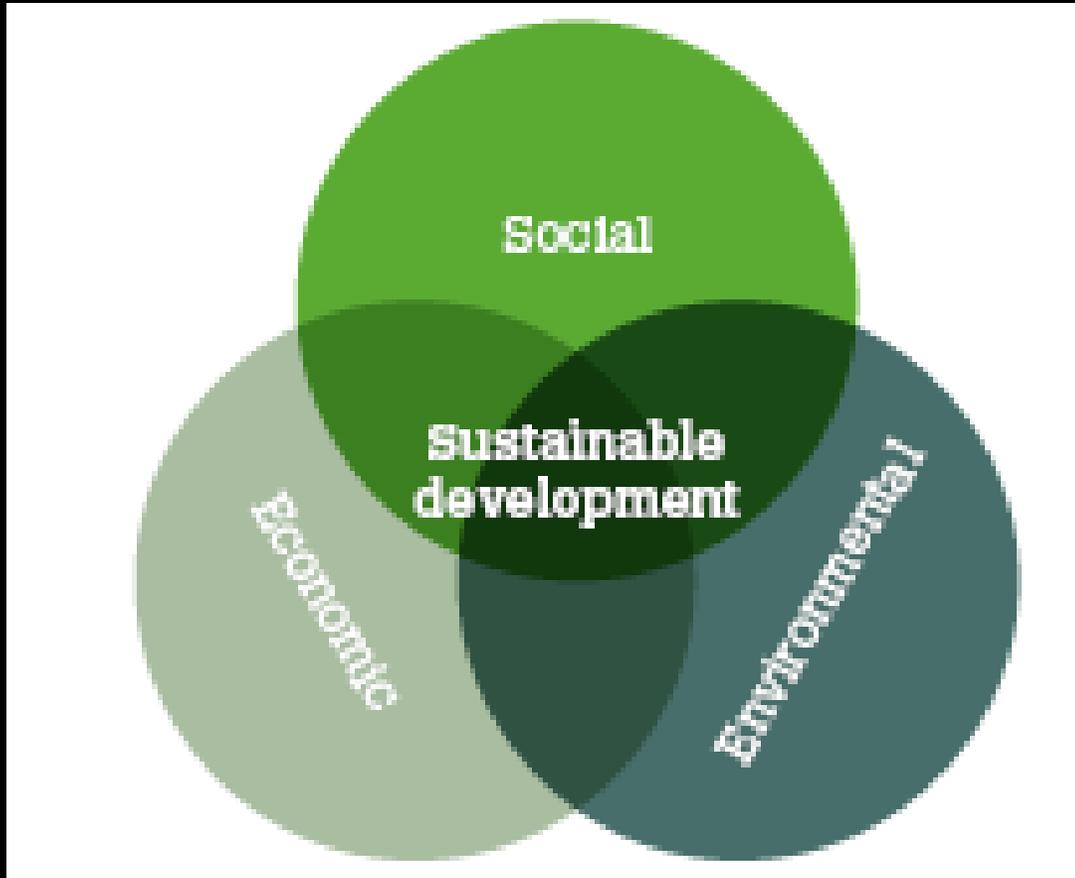


- Context specific
- Culture
- Mindset
- Habits
- Needs and aspiration
- Economics
- Regulatory framework
- Financial complexity
- Partnership potentials

TOOLS FOR MIXED USE DEVELOPMENT



RATING TOOLS/SD SCHEME



- LEED for Neighbourhood Development
- Green Star Australia Communities
- HQE for Sustainable and Urban Planning and Development
- Climate positive
- Ecodistricts

RATING TOOLS CATEGORIES



- Governance
- Social and Economic Wellbeing
- Resources and Energy
- Land use and Ecology
- Transport and Movement

LEED® for Neighborhood Development

Total Possible Points 110***

 Smart Location & Linkage	27
 Neighborhood Pattern & Design	44
 Green Infrastructure & Buildings	29

* Out of a possible 100 points + 10 bonus points

** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

 Innovation & Design Process	6
 Regional Priority Credit	4

PROCESS - INTERIM CERTIFICATION



- Consultation plan
- Socio/Economic study
- Demographic needs and priorities profile
- Flood risk assessment
- Noise impact assessment
- Energy Strategy
- Existing buildings and infrastructure assessment
- Water Strategy
- Ecological Impact Assessment
- Land Contamination assessment
- Transport assessment



THANK YOU

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