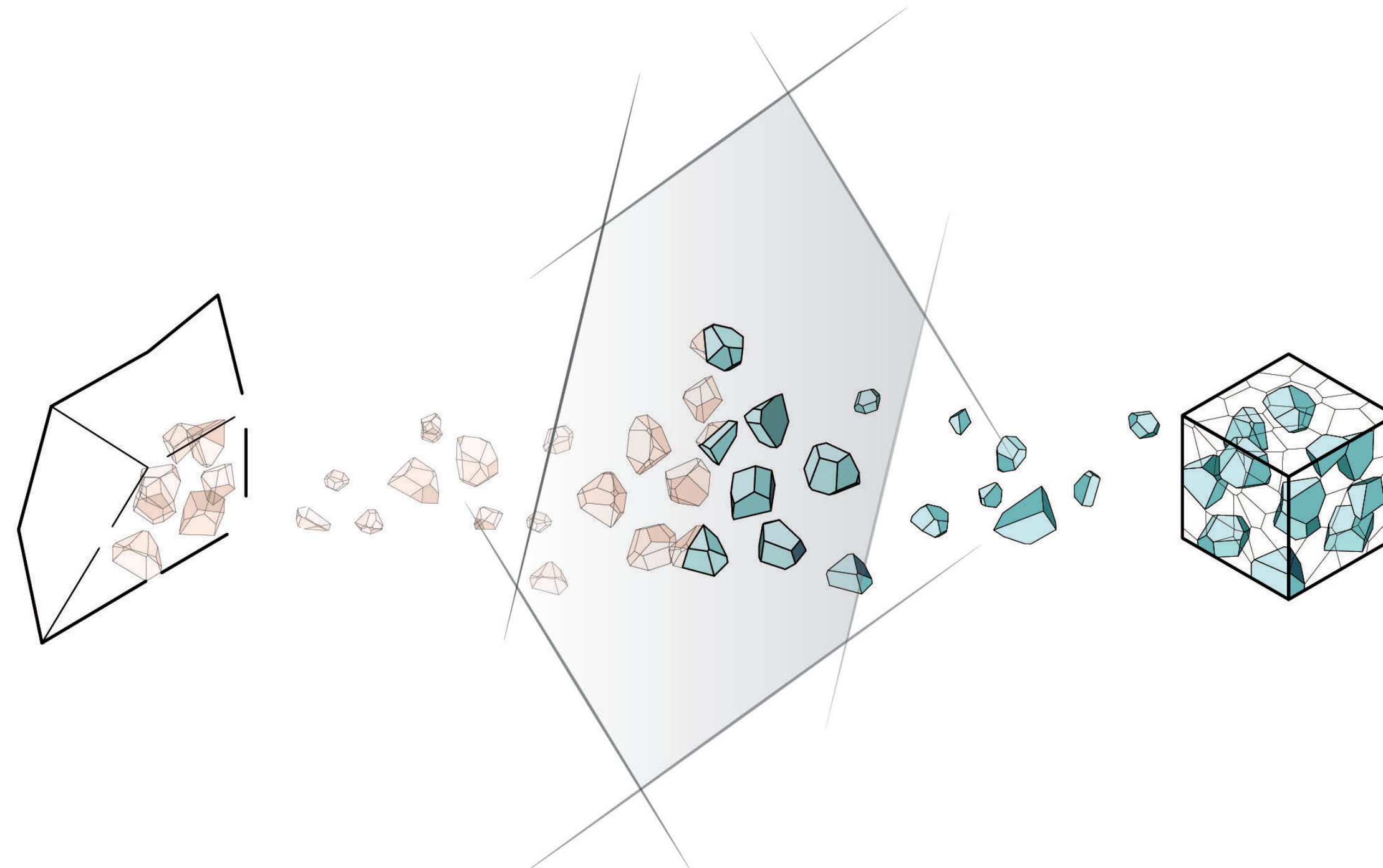


AN ALTERNATIVE NEW TOWN PARADIGM

Towards an Inclusive New Town in Kenya



Zuzanna Sekuła, 4745388

mentors: Rachel Keeton, Arie Romein



Boughezoul
Algeria



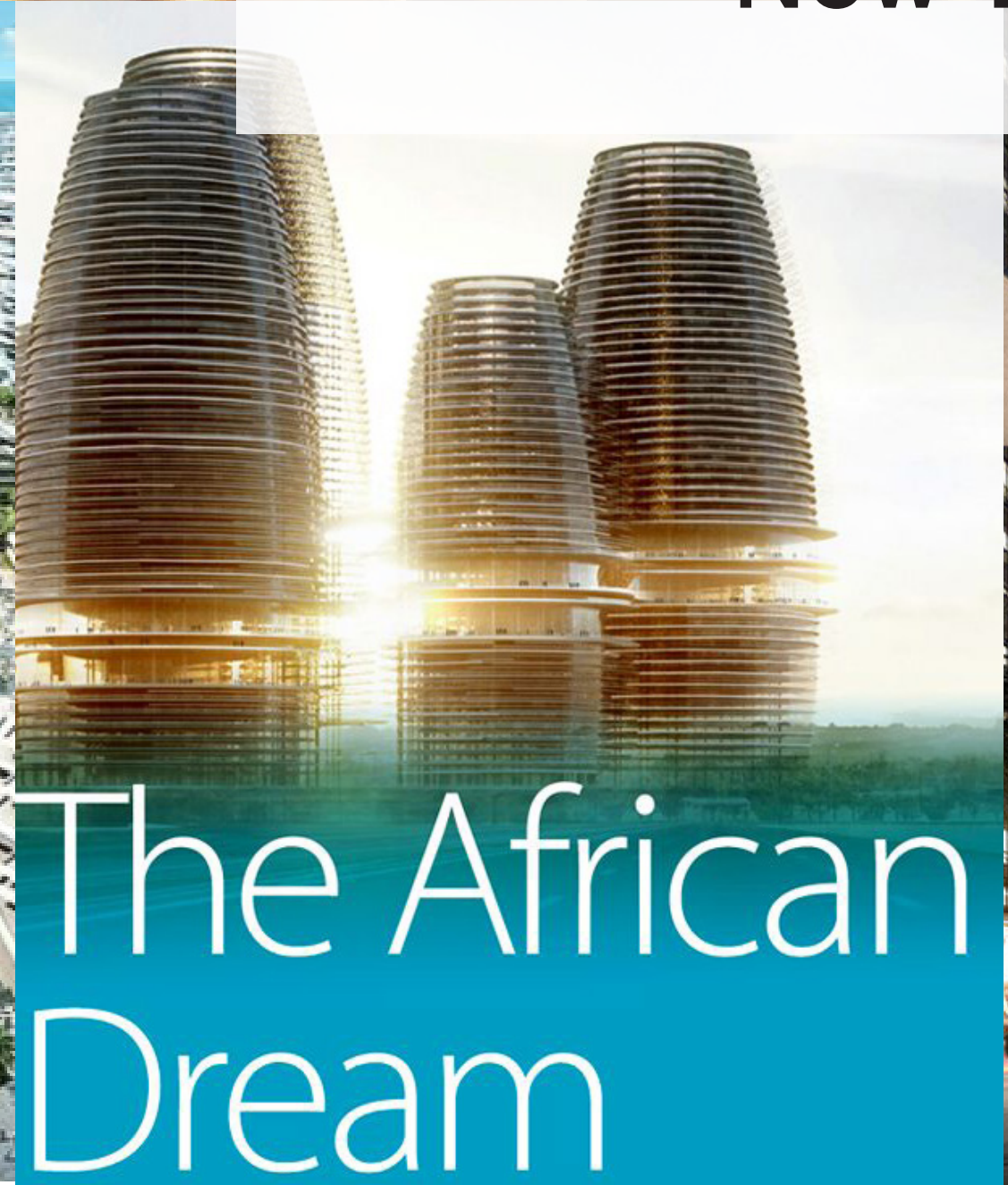
Boughezoul, Algeria, source: Marcinkowski & Arpa, 2018

New Capital for Cairo. source: <https://www.dezeen.com/2015/03/20/som-new-capital-city-cario-egypt-seven-million-people/>

New Towns



Eco Atlantic, Nigeria. source: <https://edition.cnn.com/2017/12/12/africa/africa-new-smart-cities/index.html>



The African Dream



New Capital of Cairo, Egypt. source: <https://edition.cnn.com/style/article/chinese-buildings-abroad/index.html>

New Towns in Africa since 1990



source: <http://www.newtowninstitute.org/spip.php?article1176> accessed on 20.10.2018



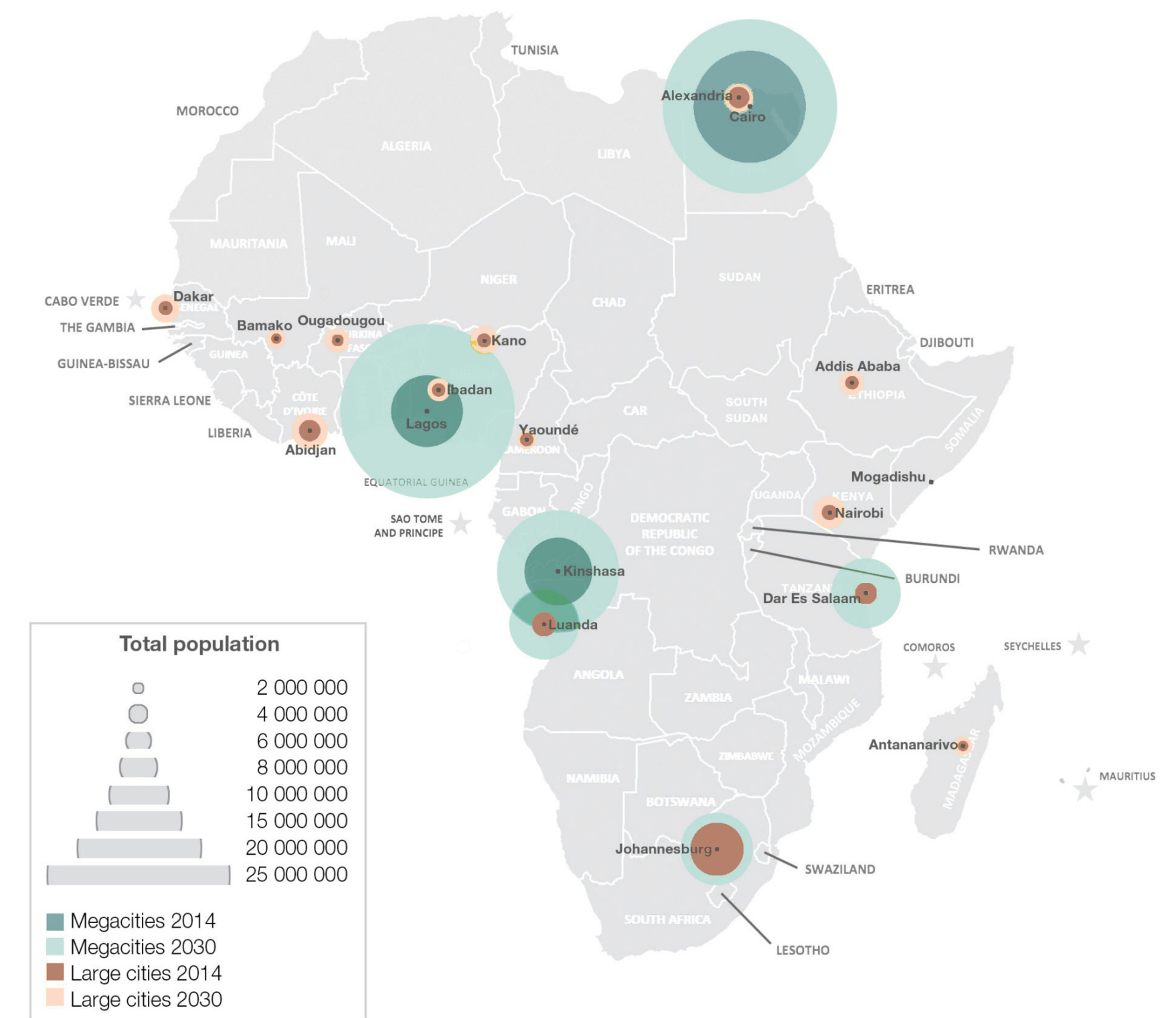
Johannesburg, South Africa. source: <https://www.uzakrota.com/guney-afrika-ekonomisinde-turizmin-rolu-kilit-durumda/>



Johannesburg, South Africa. source: http://za.geoview.info/view_from_top_of_carlton_centre.80788/

During the last two decades, **the urban growth** in Africa has stayed at **3.5%** per year and it's projected to hold till 2050.

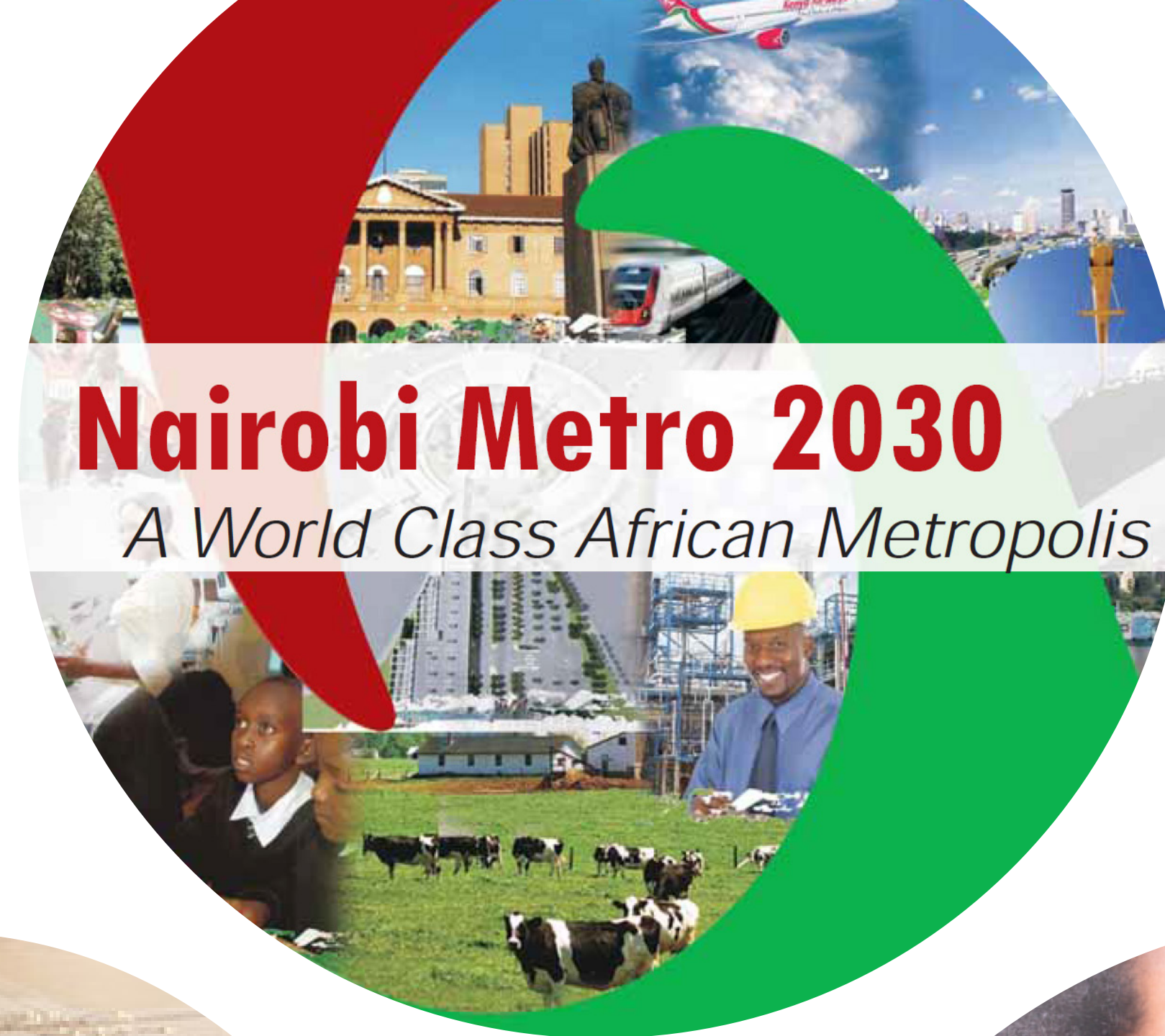
It means that in the coming **30 years** the continent's **urban population reach more than 1.3 billion Africans living in the cities.**



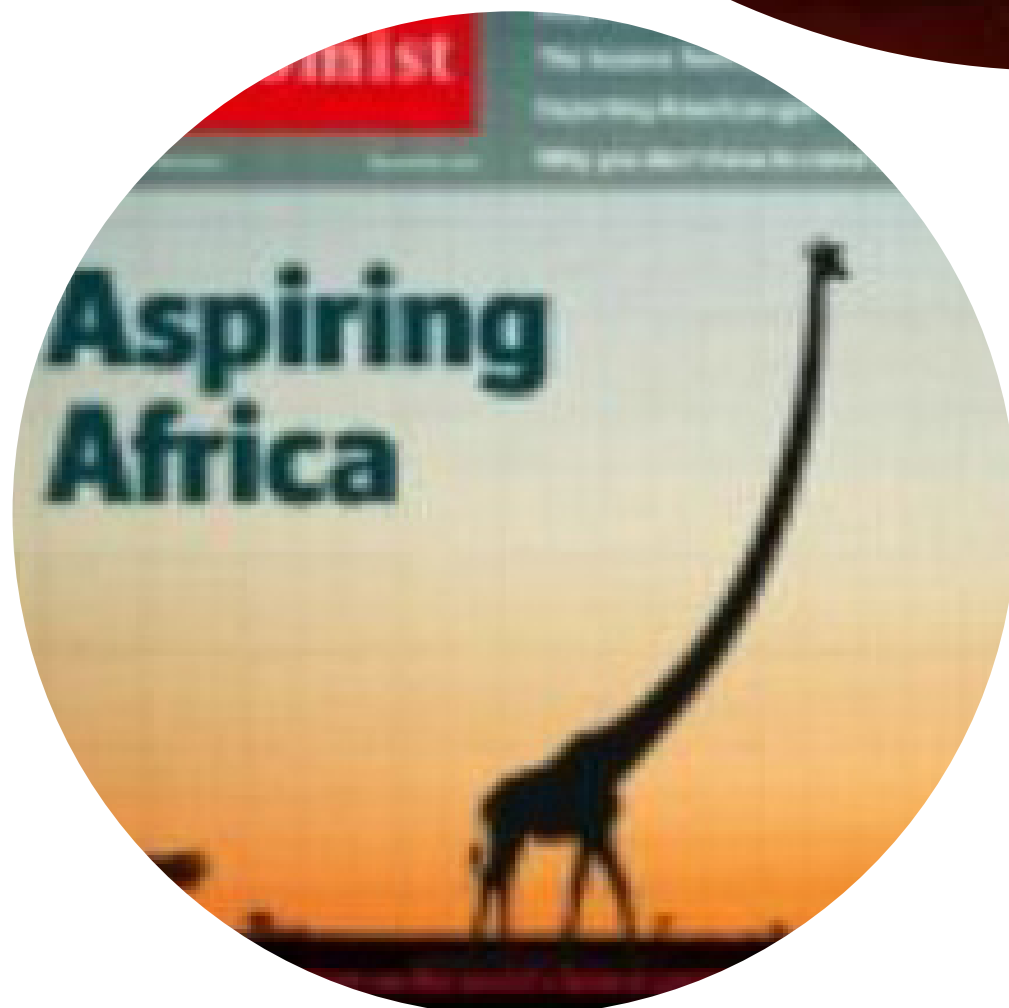
source: <https://www.howwemadeitinafrica.com/2030-six-worlds-41-megacities-will-africa/56956/>



1



3



2



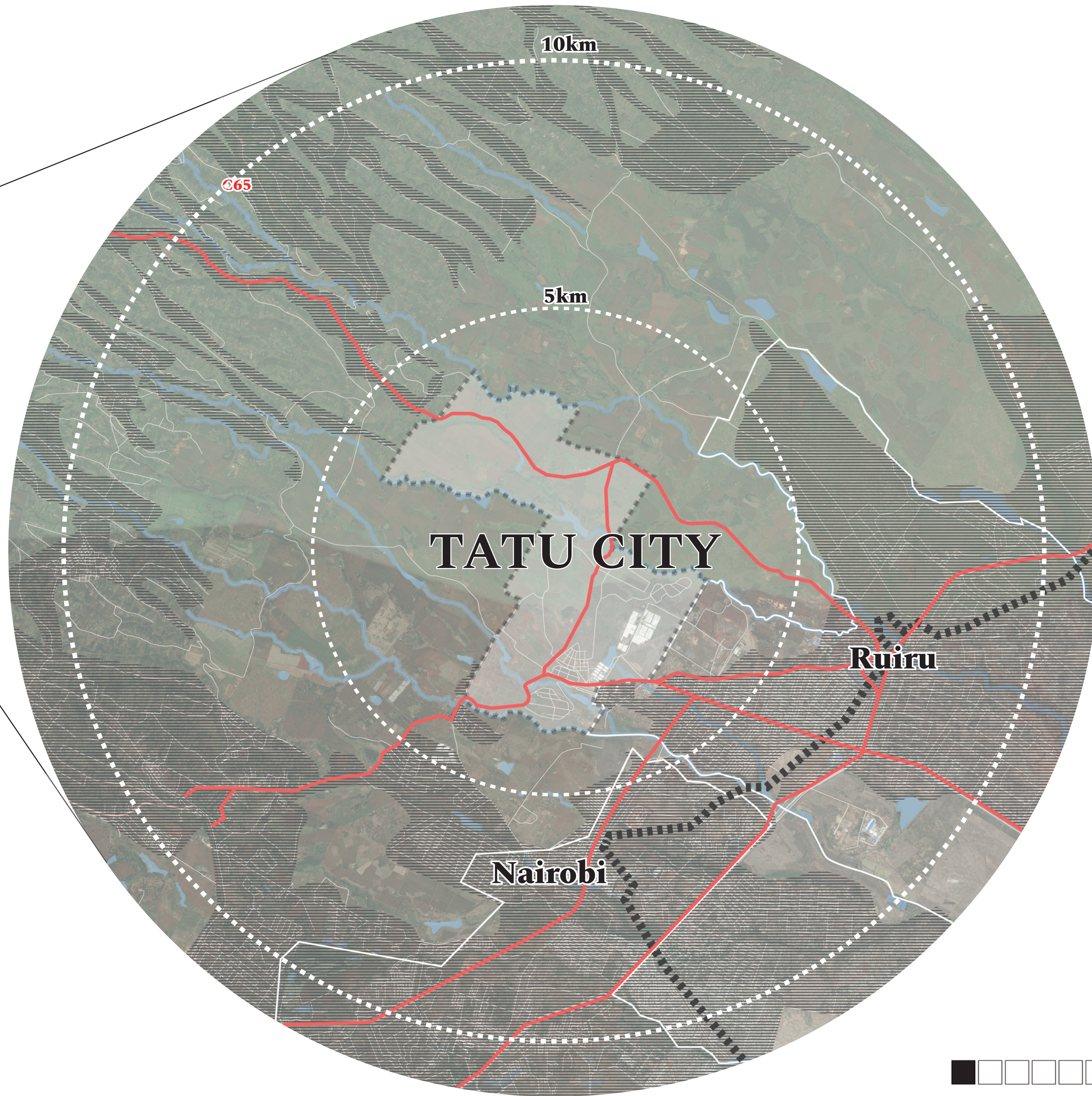
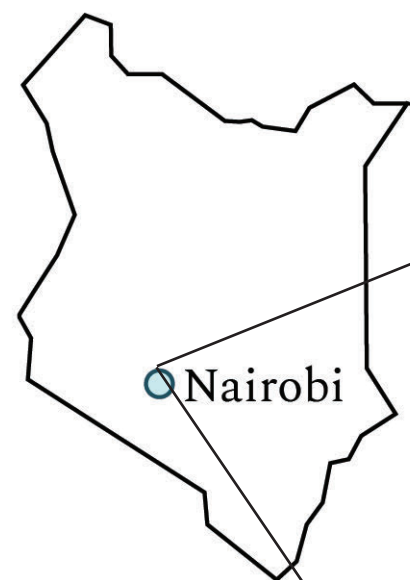
4



5



socio-spatial exclusion





View from the highest



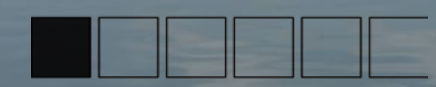
View from the dam



LIVE
EXCLUSIVELY

Kijani Ridge is a premier residential community with a touch of luxury and convenience.

Our all ensuite bedrooms and family rooms ensure you relax in luxury with top notch security.



View from the highest



RUIRU - CENTRE



LIVE
EXCLUSIVELY

Kijani Ridge is a premier residential community with a touch of luxury and convenience.

Our all ensuite bedrooms and family rooms ensure you relax in luxury with top notch security.

View from the dam



View from the highest



RUIRU - CENTRE

RUIRU



LIVE EXCLUSIVELY

Kijani Ridge is a premier residential community with a touch of luxury and convenience.

Our all ensuite bedrooms and family rooms ensure you relax in luxury with top notch security.



View from the highest



RUIRU - CENTRE



BTL



RUIRU



RUTURU



RUIRU - CENTRE



BTL



RUIRU



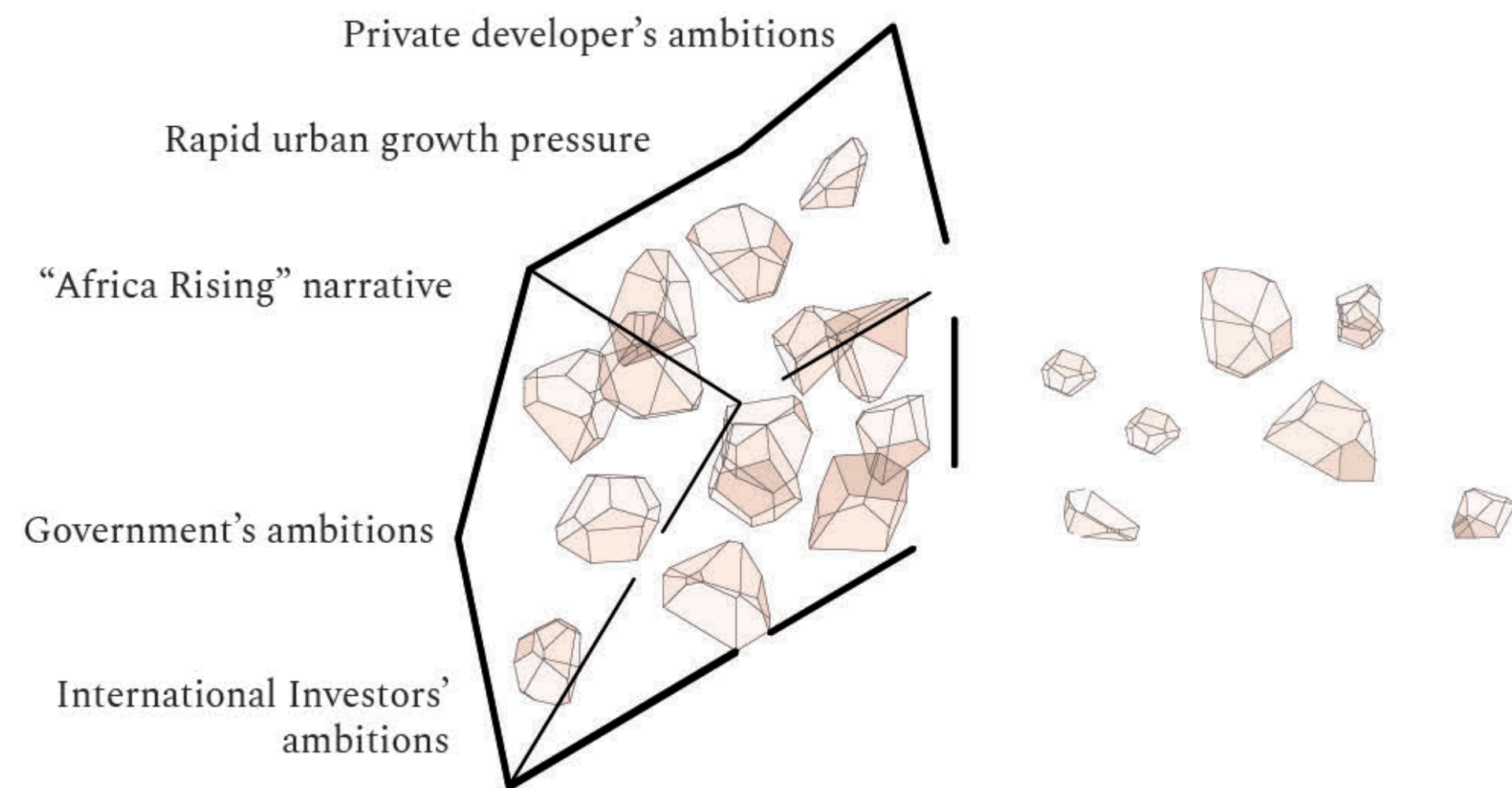


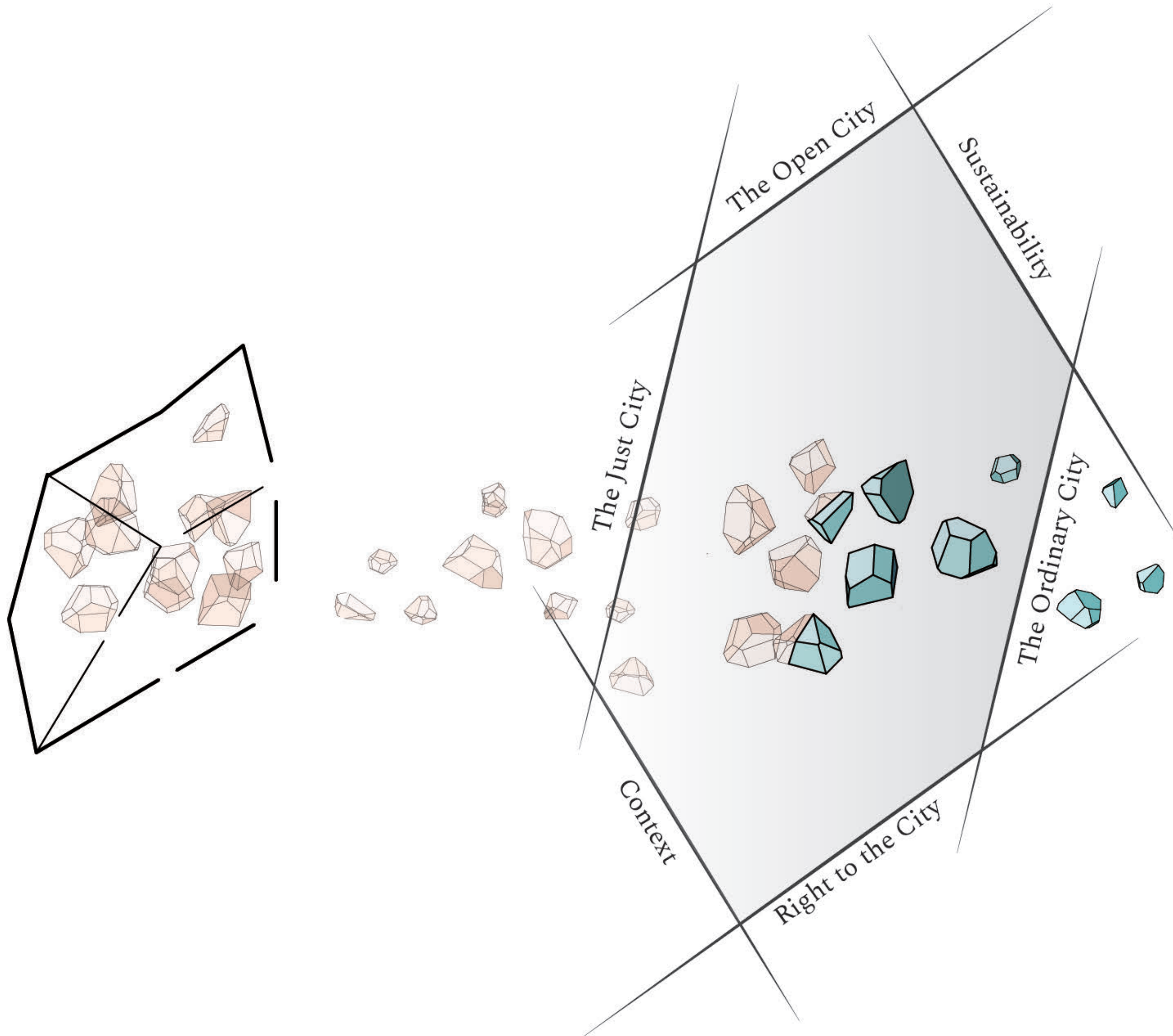
Research Question

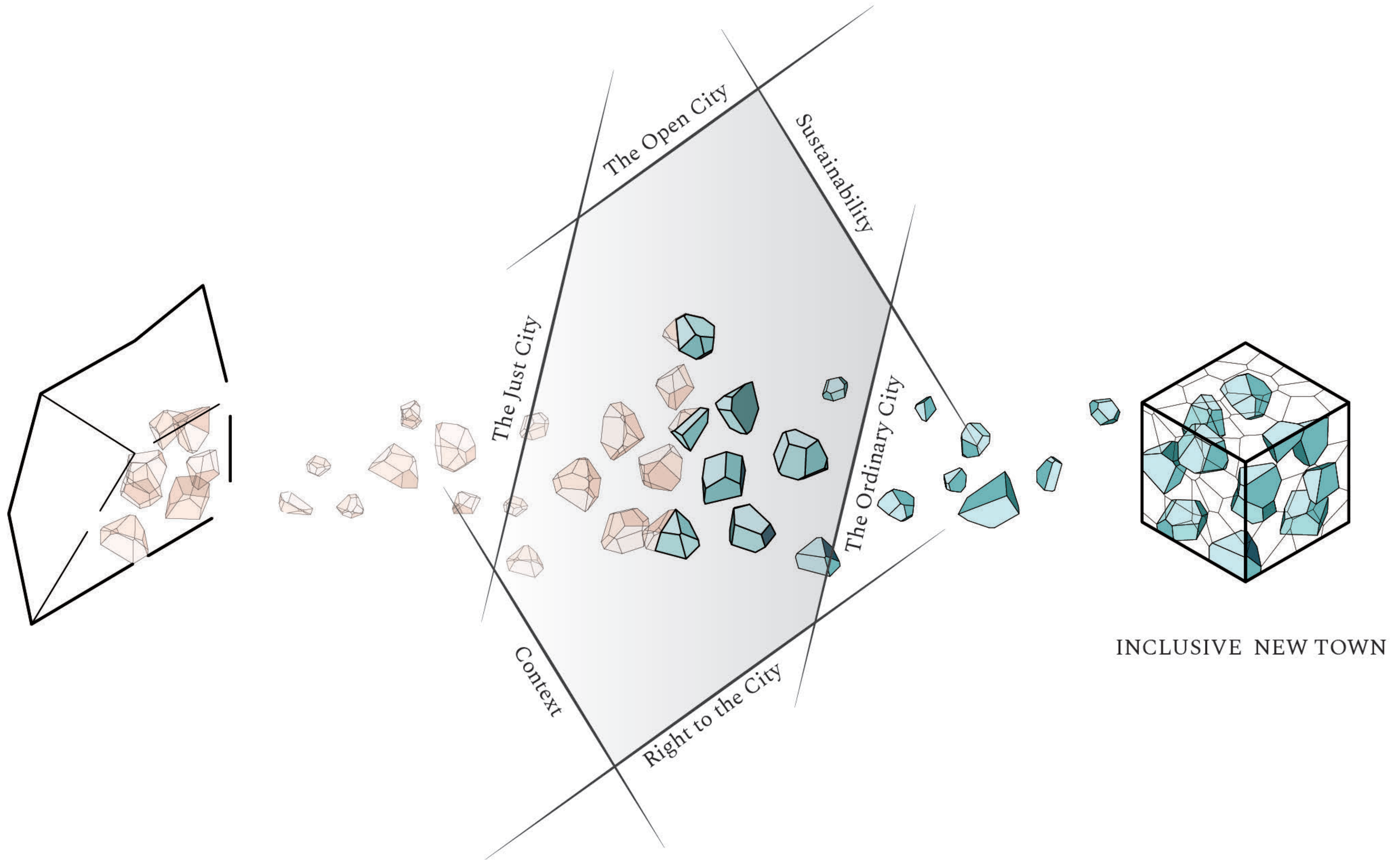
How the current regulatory framework reinforces
the socio-spatial exclusion of Tatu City

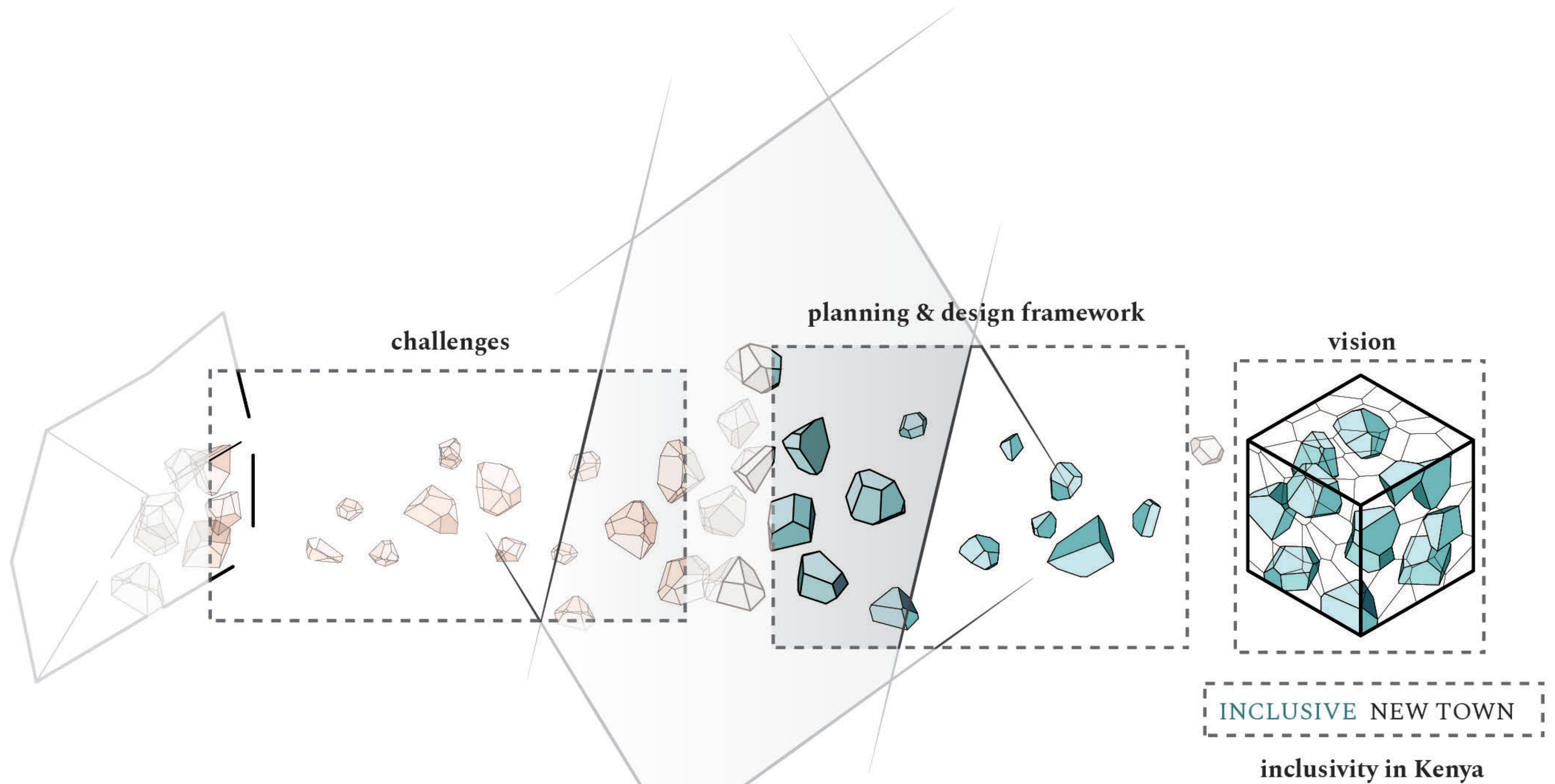
and

how planning and design framework can lead to creating
a vision for the inclusive private New Town in Kenya?

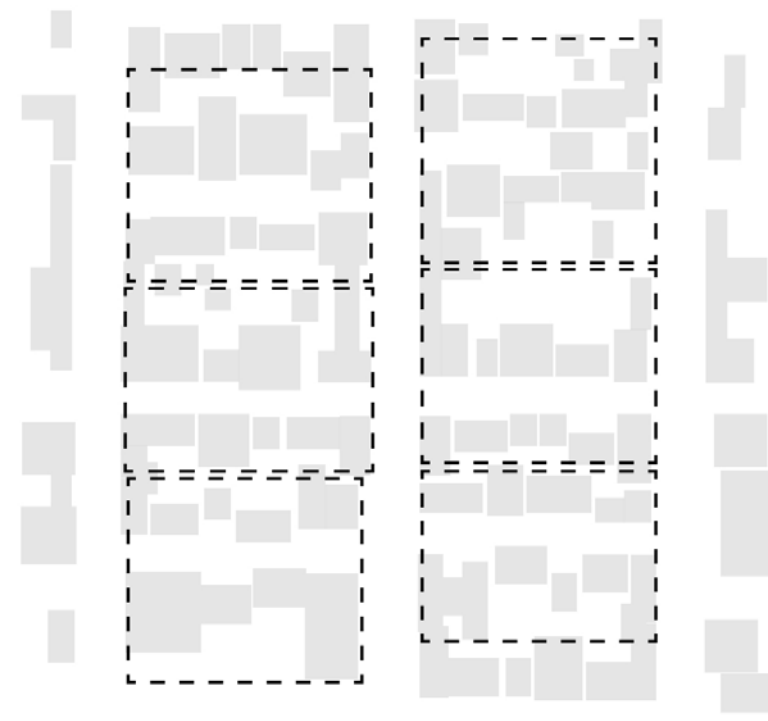




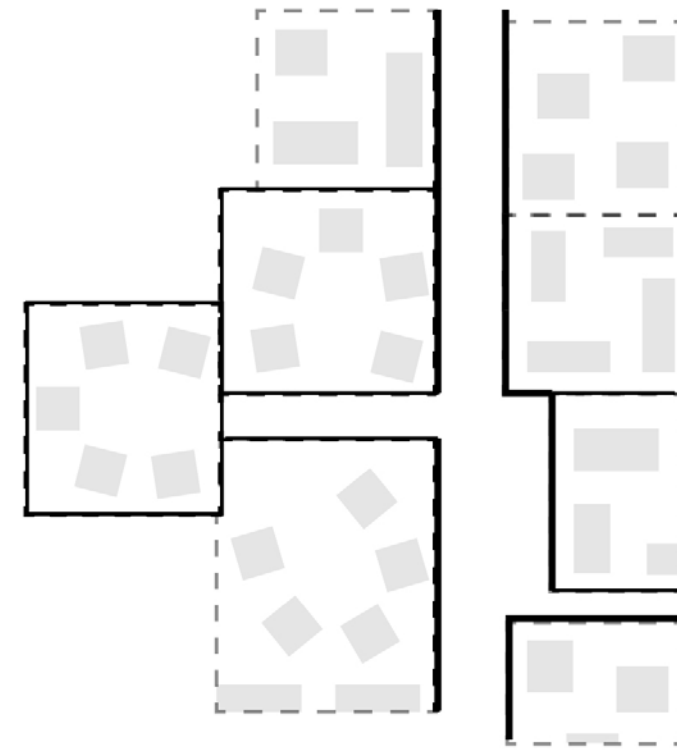




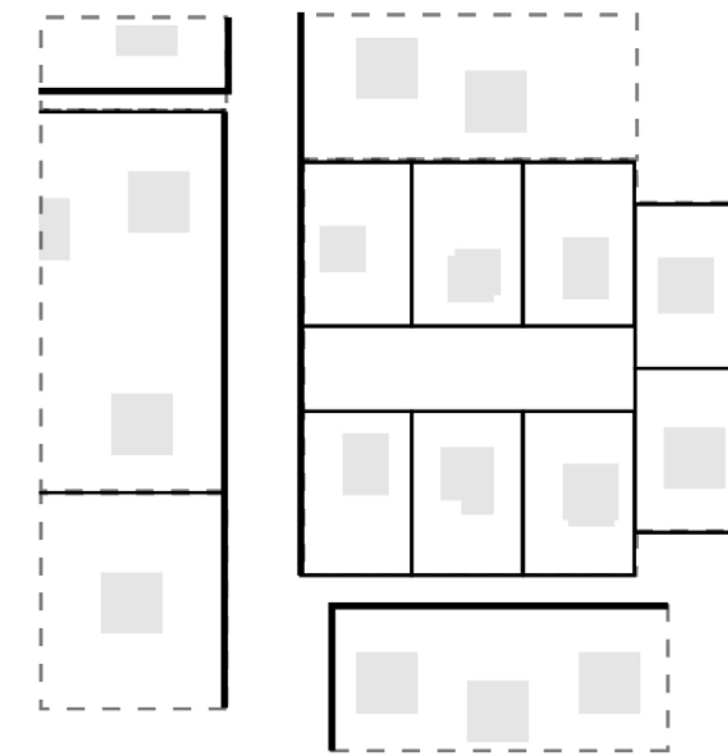
low-income

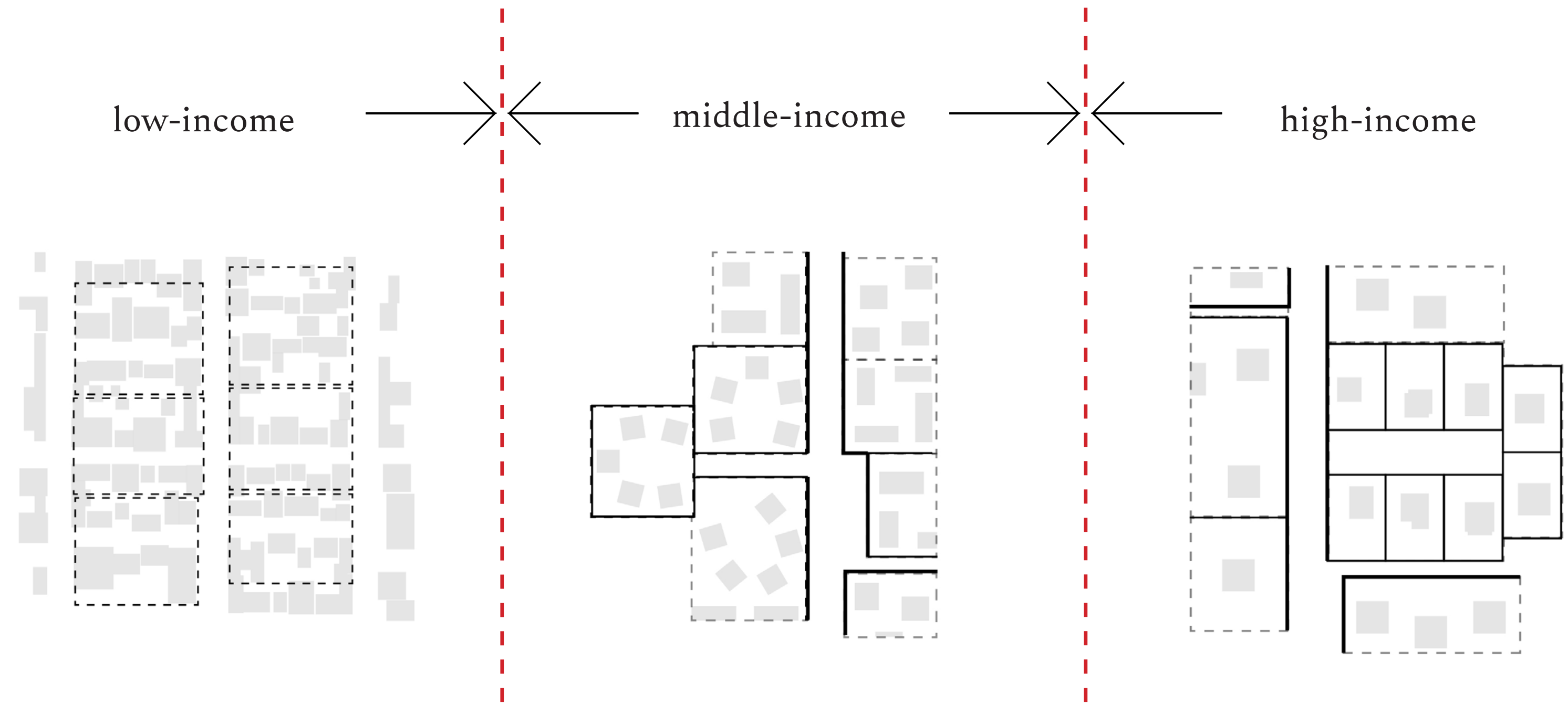


middle-income

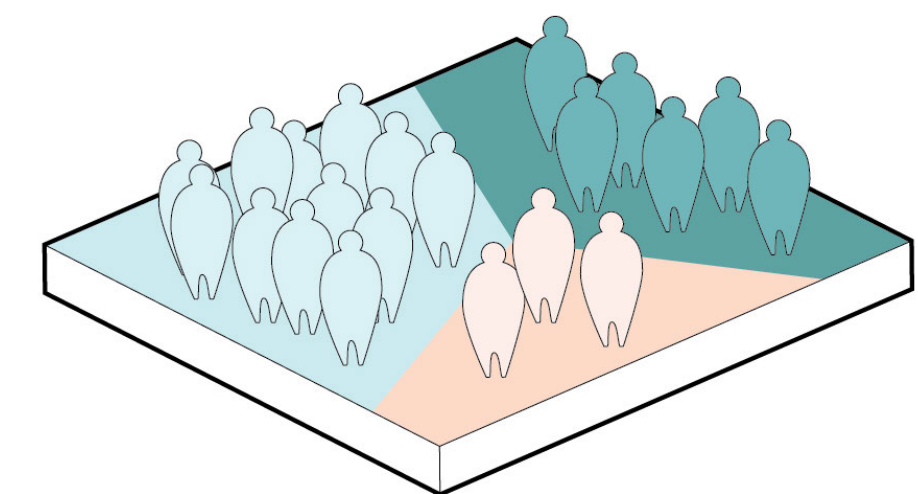
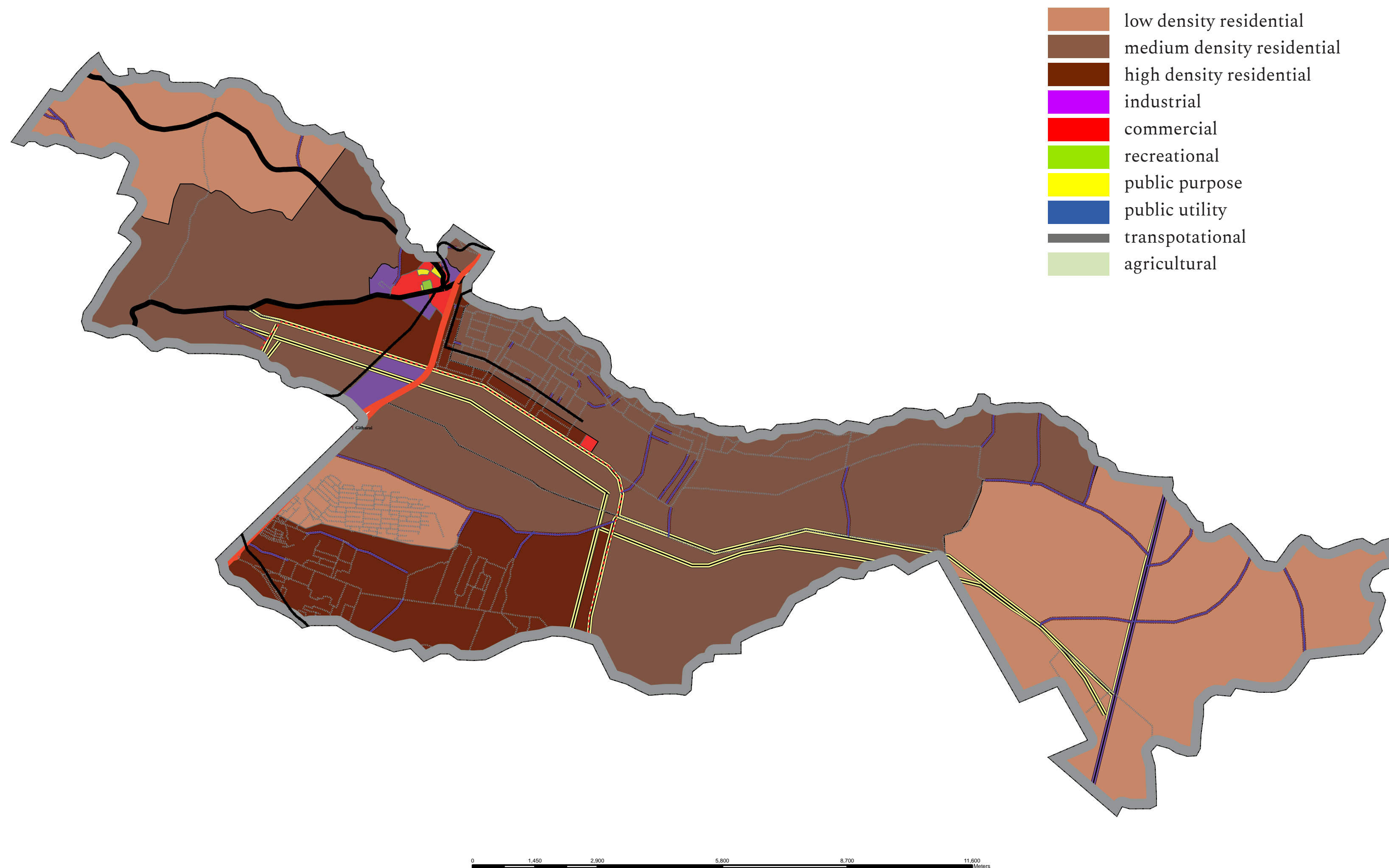


high-income

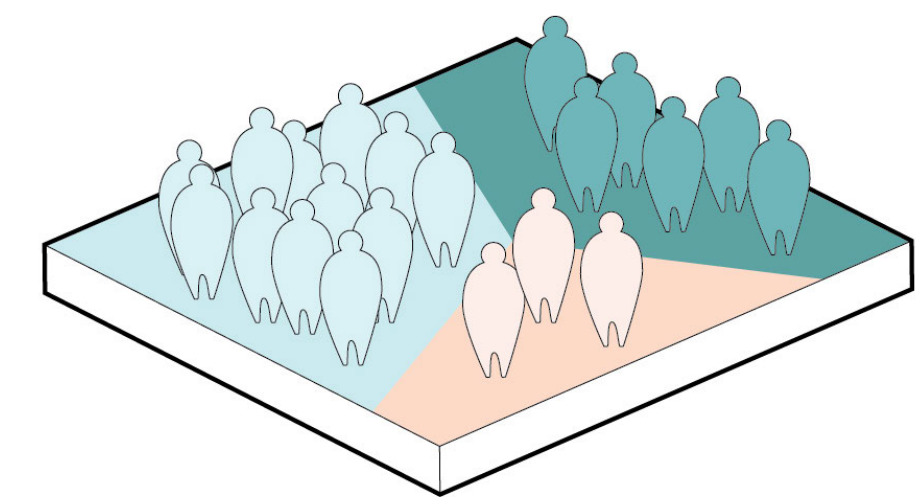




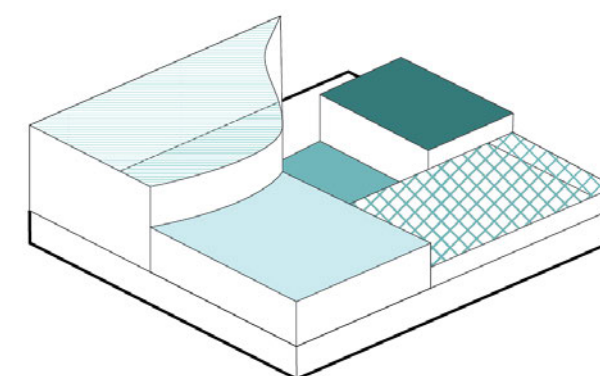
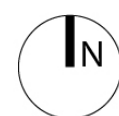
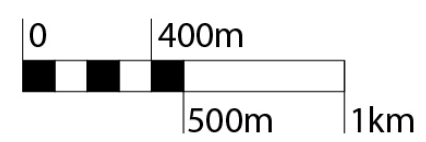




socio-spatial segregation

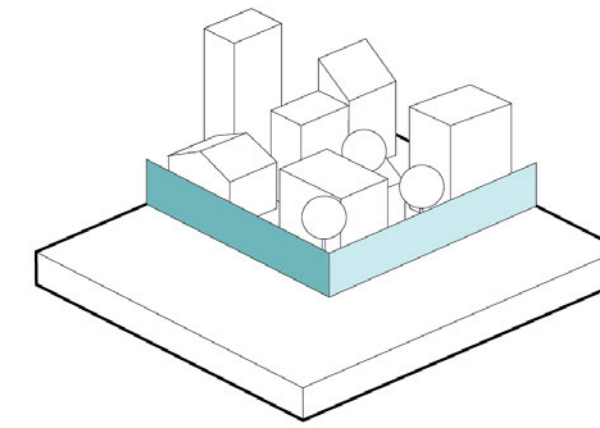


socio-spatial segregation

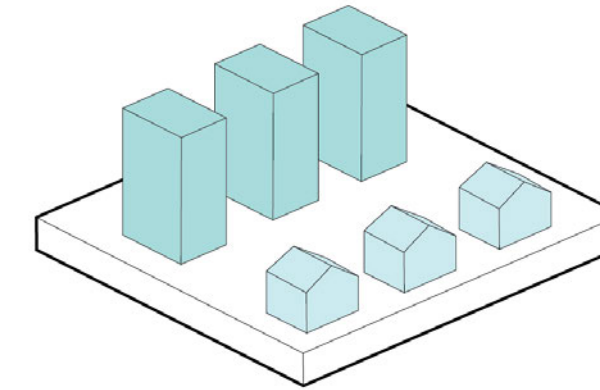


Zoning - plan design

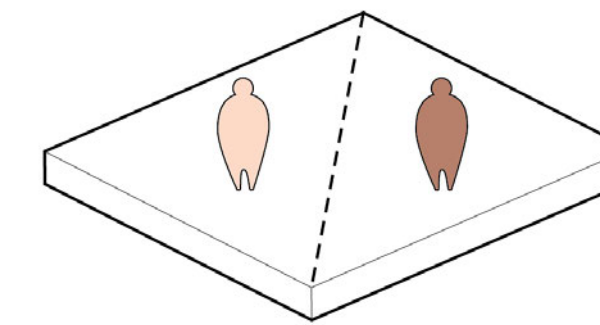




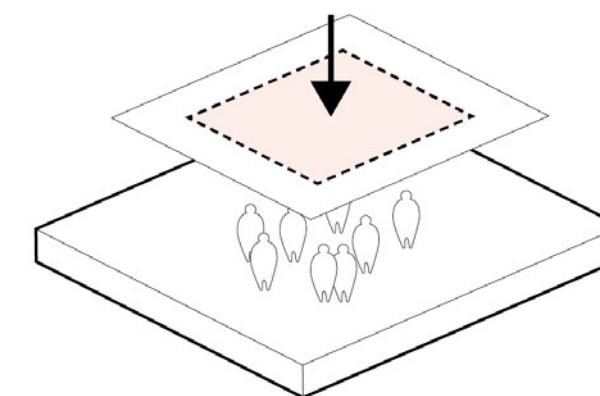
Space fragmentation by fences



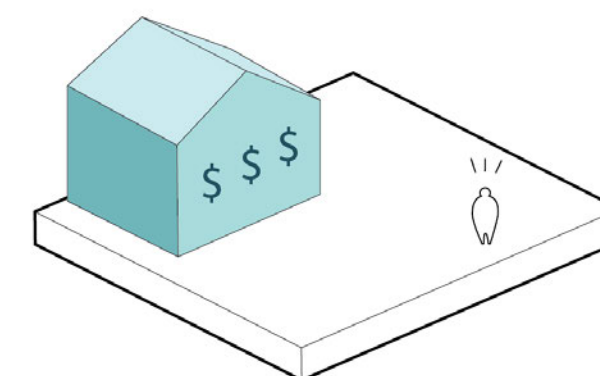
Limited housing stock diversity



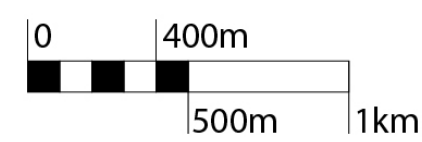
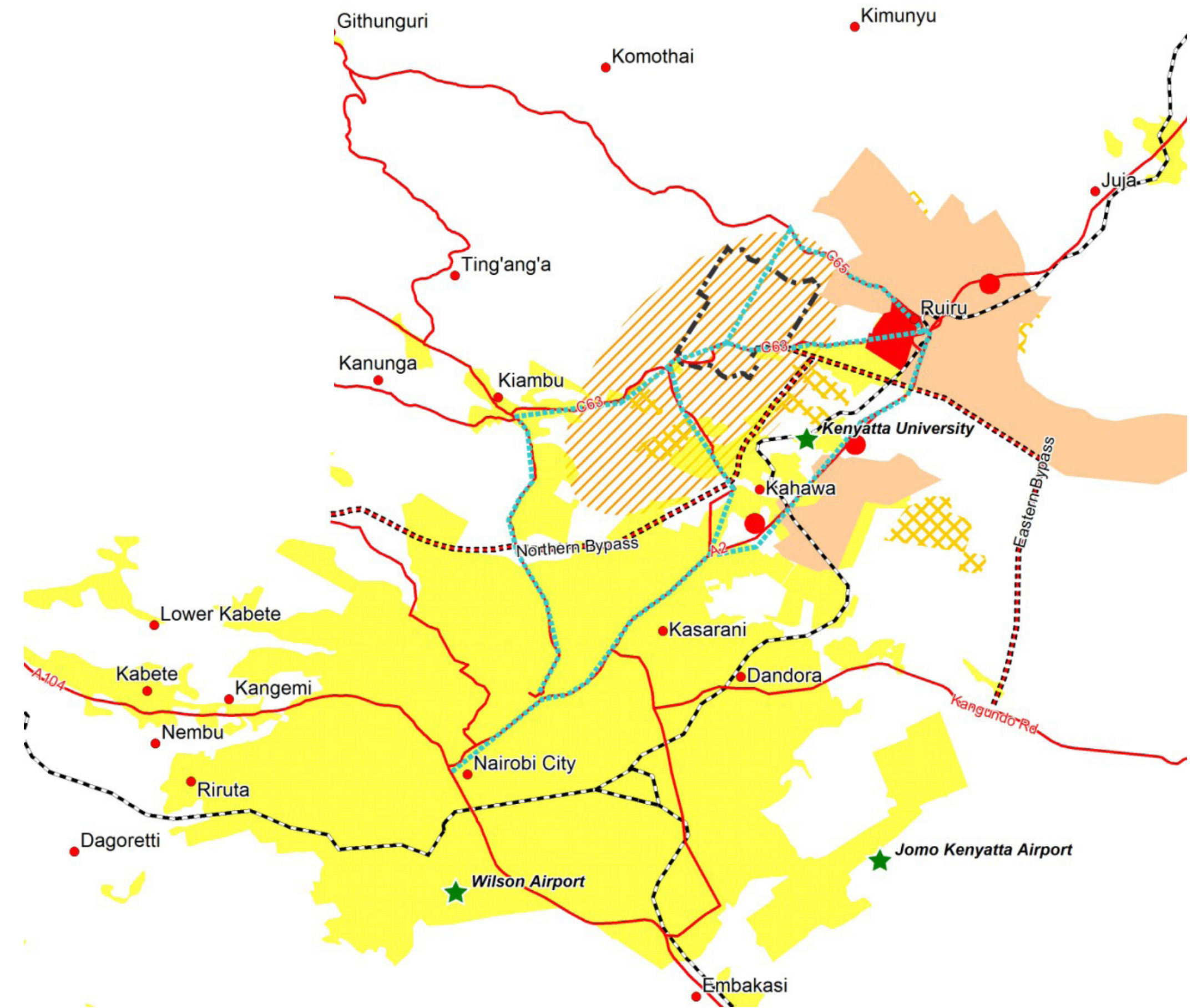
Lack of public-private cooperation

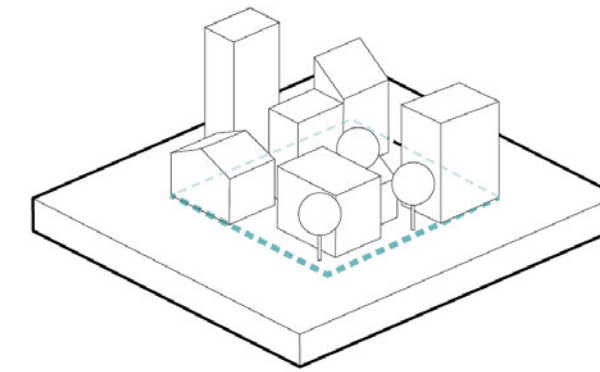


Top-down approach and lack of social participation

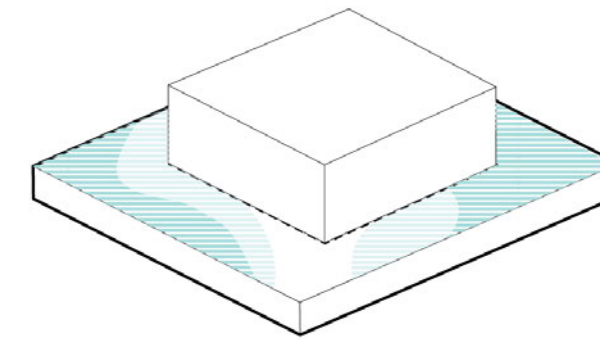


Housing prices not reflecting the economic realities of surrounding context

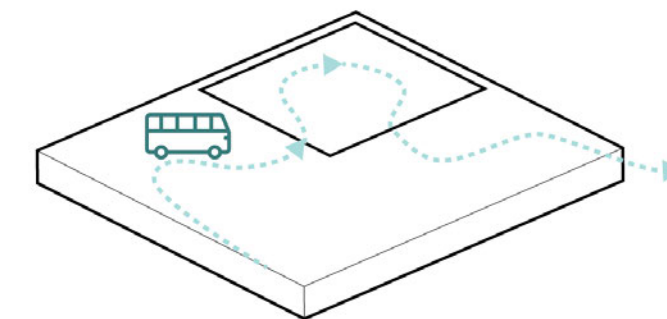




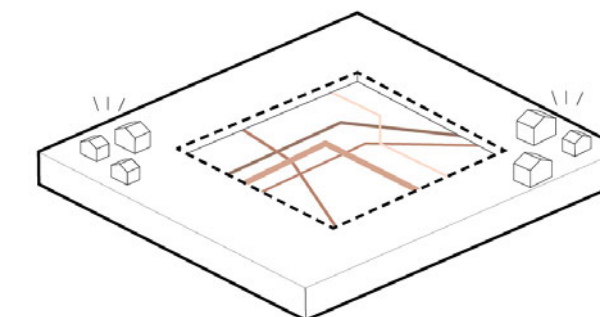
Design on the “blank page”



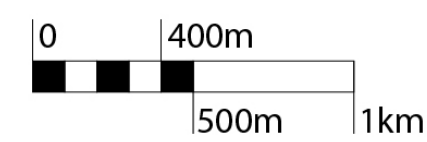
Final product design without future development scenarios

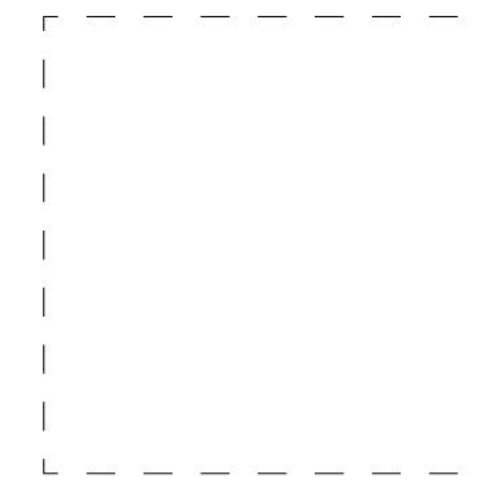


Lack of efficient and affordable public transport

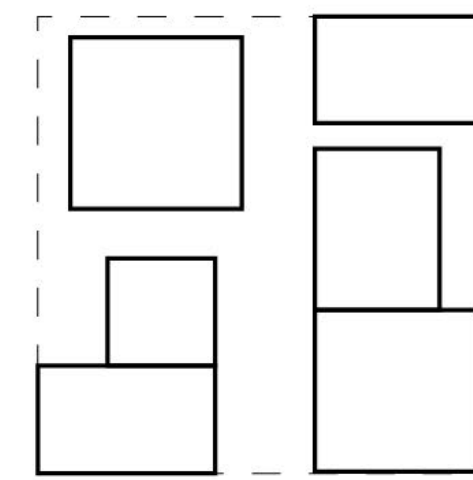


Injustice in providing services

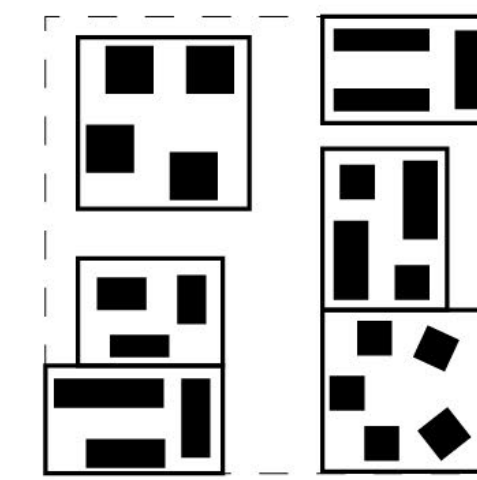




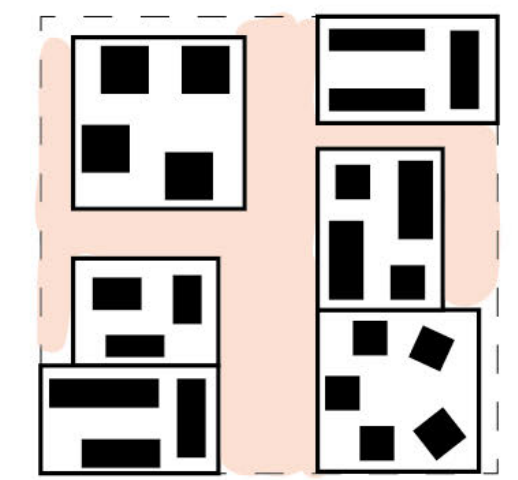
space



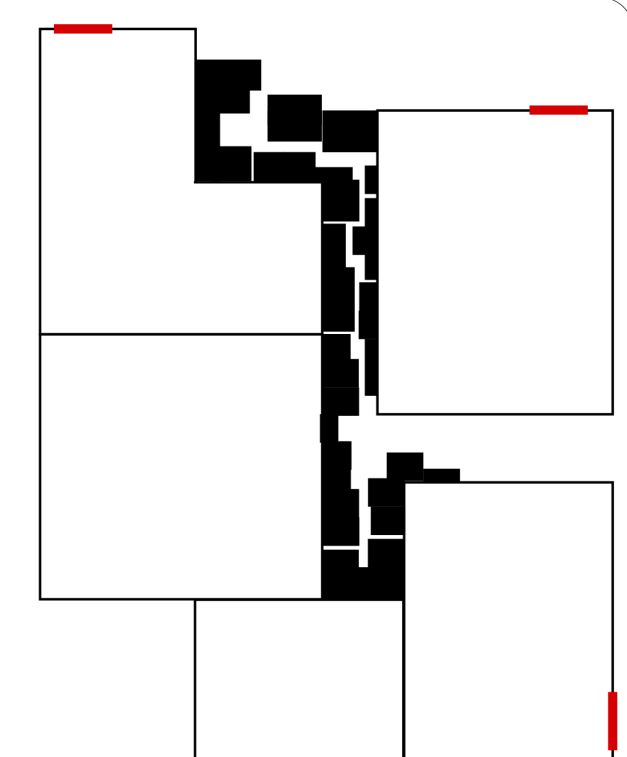
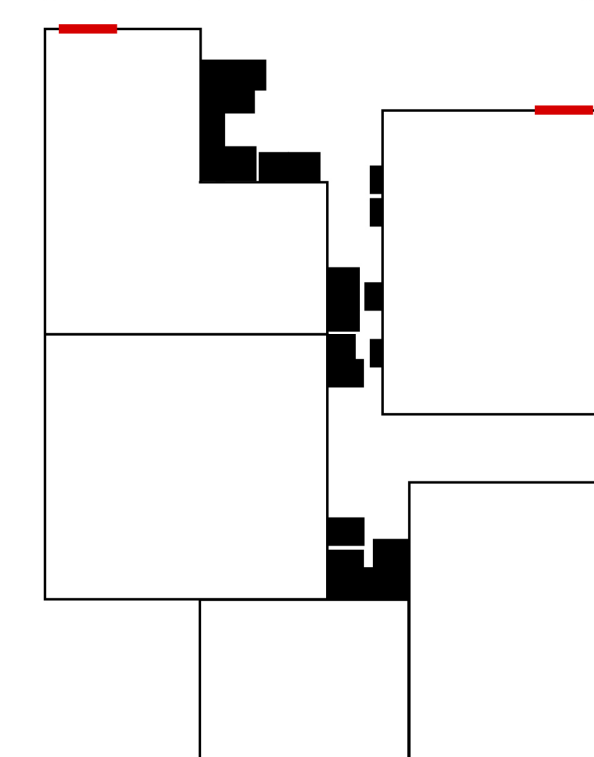
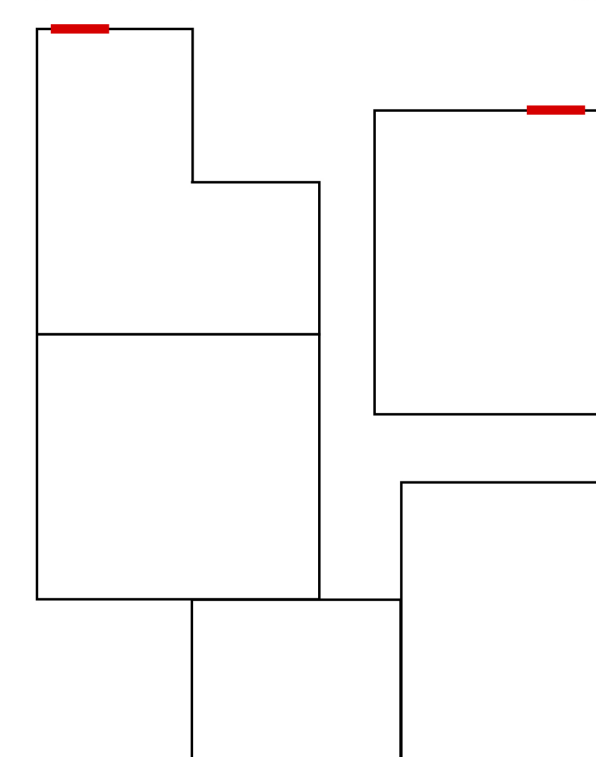
courts



buildings

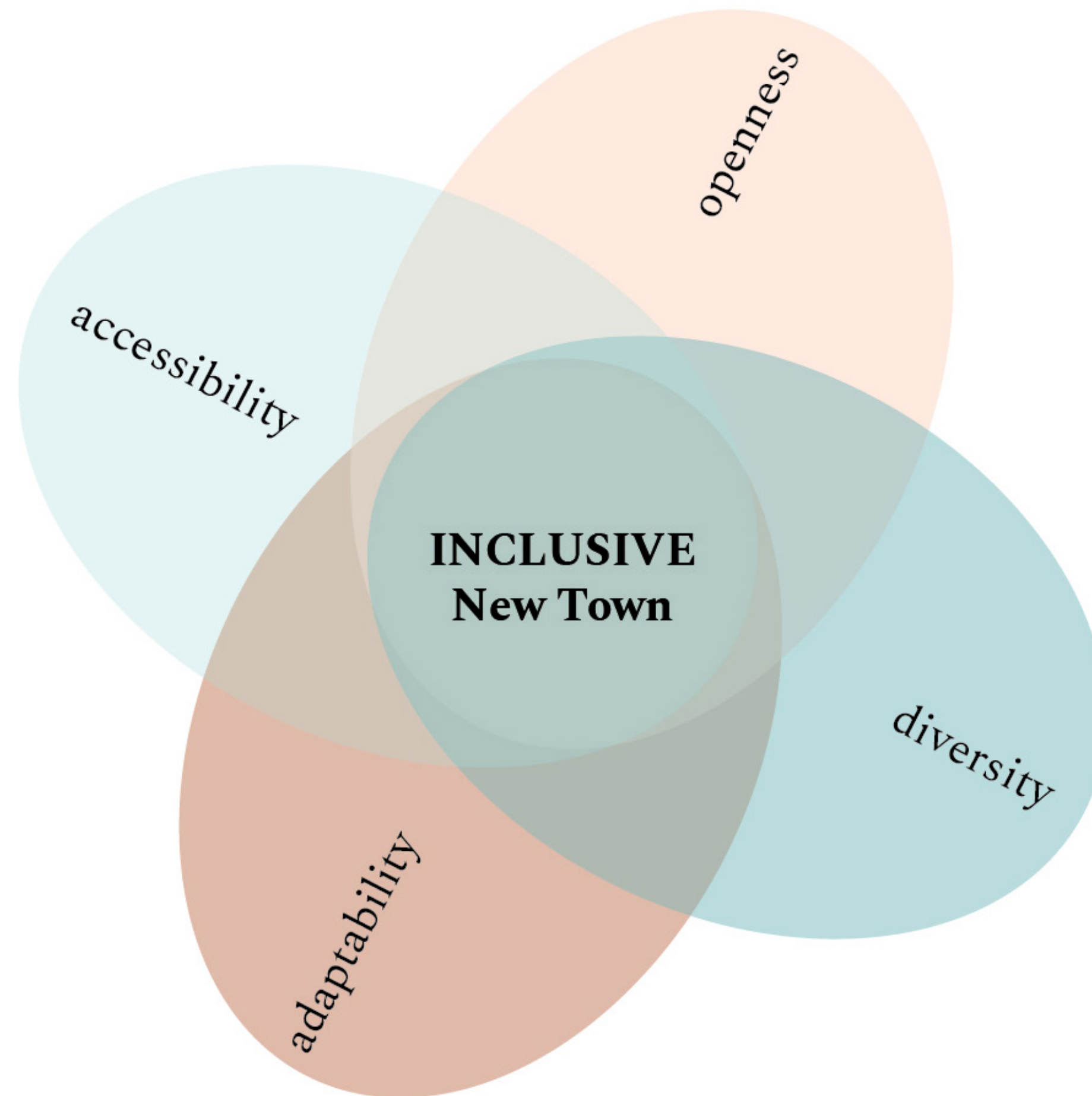


“leftover” public space





What does it mean **an inclusive New Town**
and what are its design principles?



accessibility

diversity

openness

adaptability

accessibility

diversity

openness

adaptability

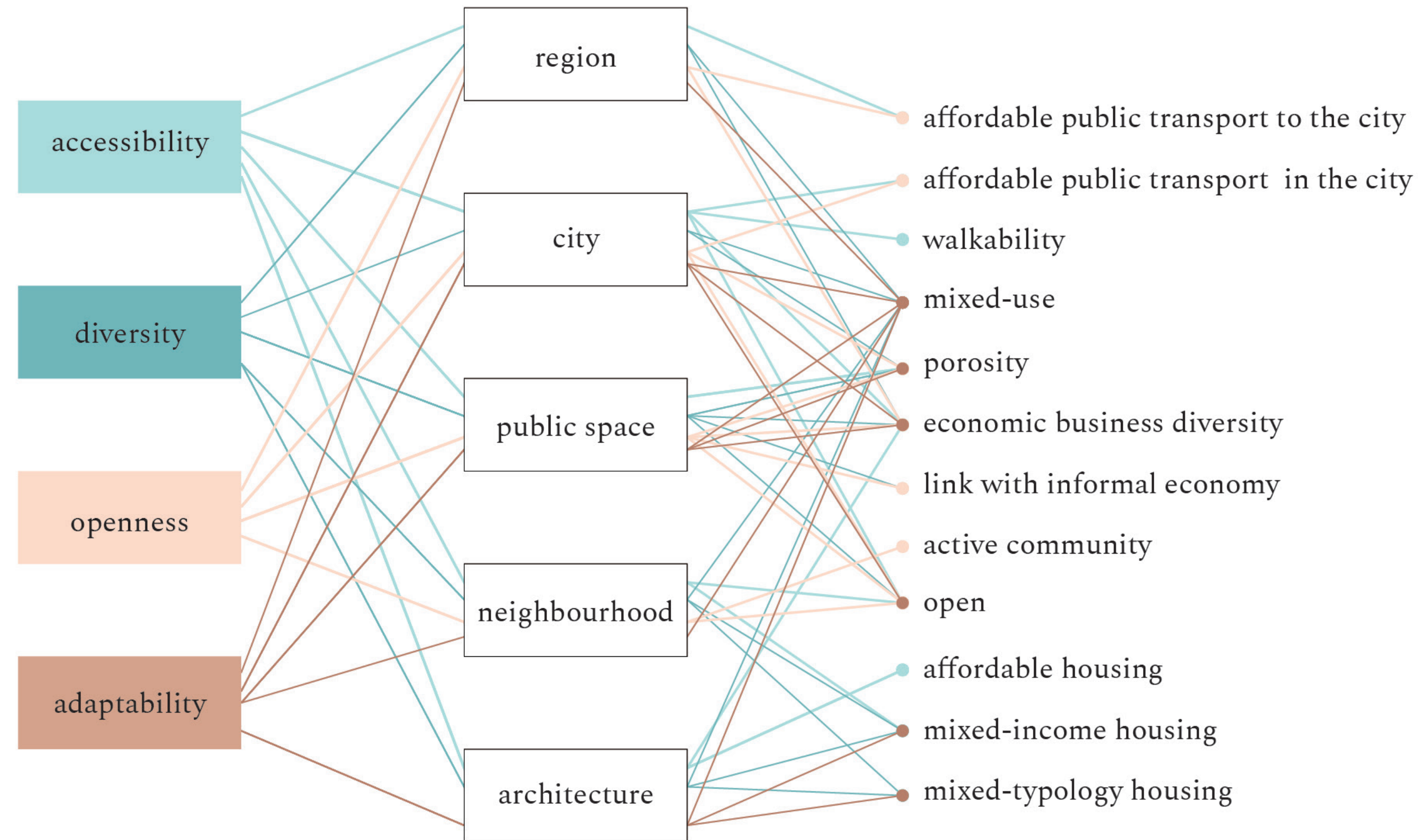
region

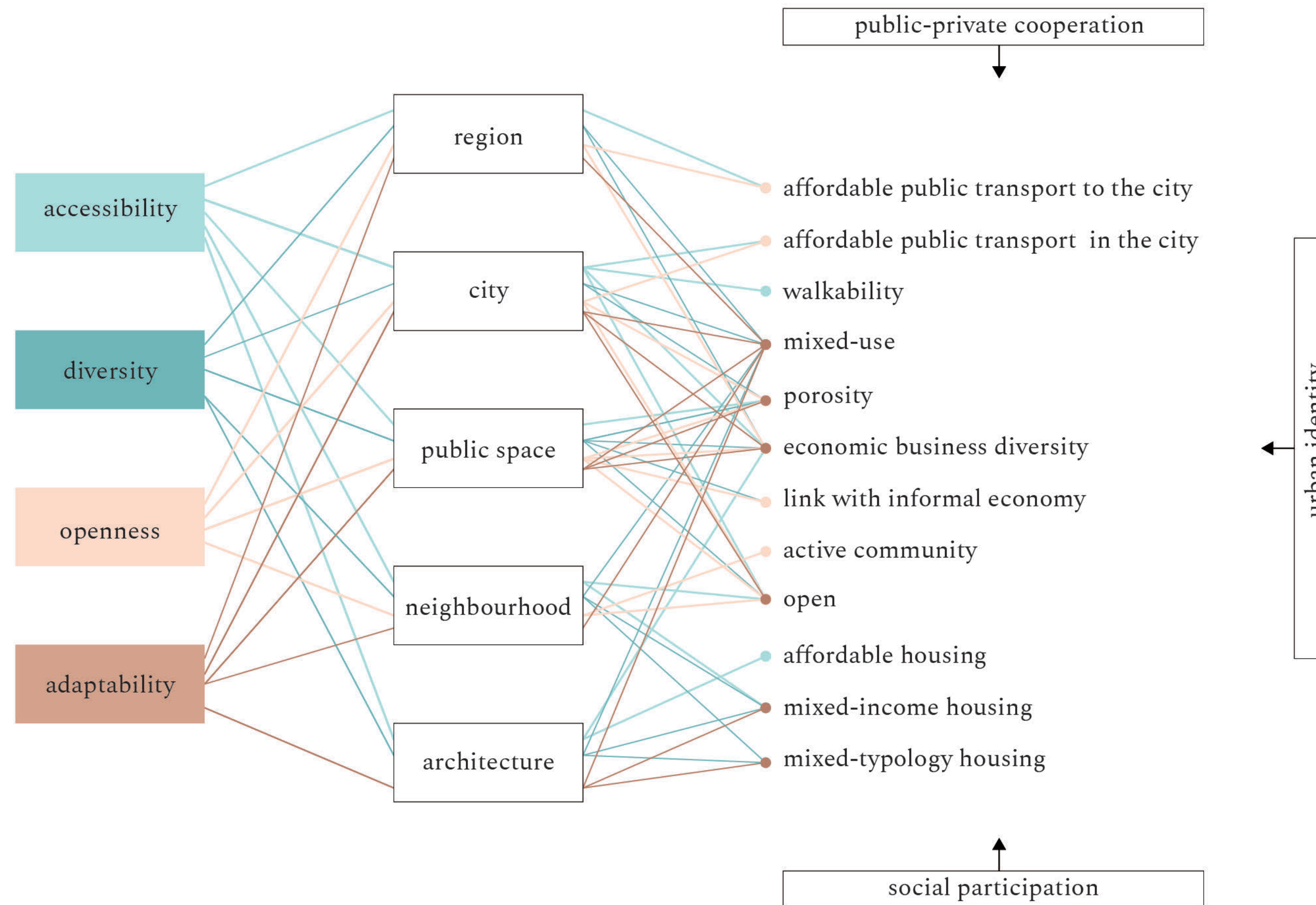
city

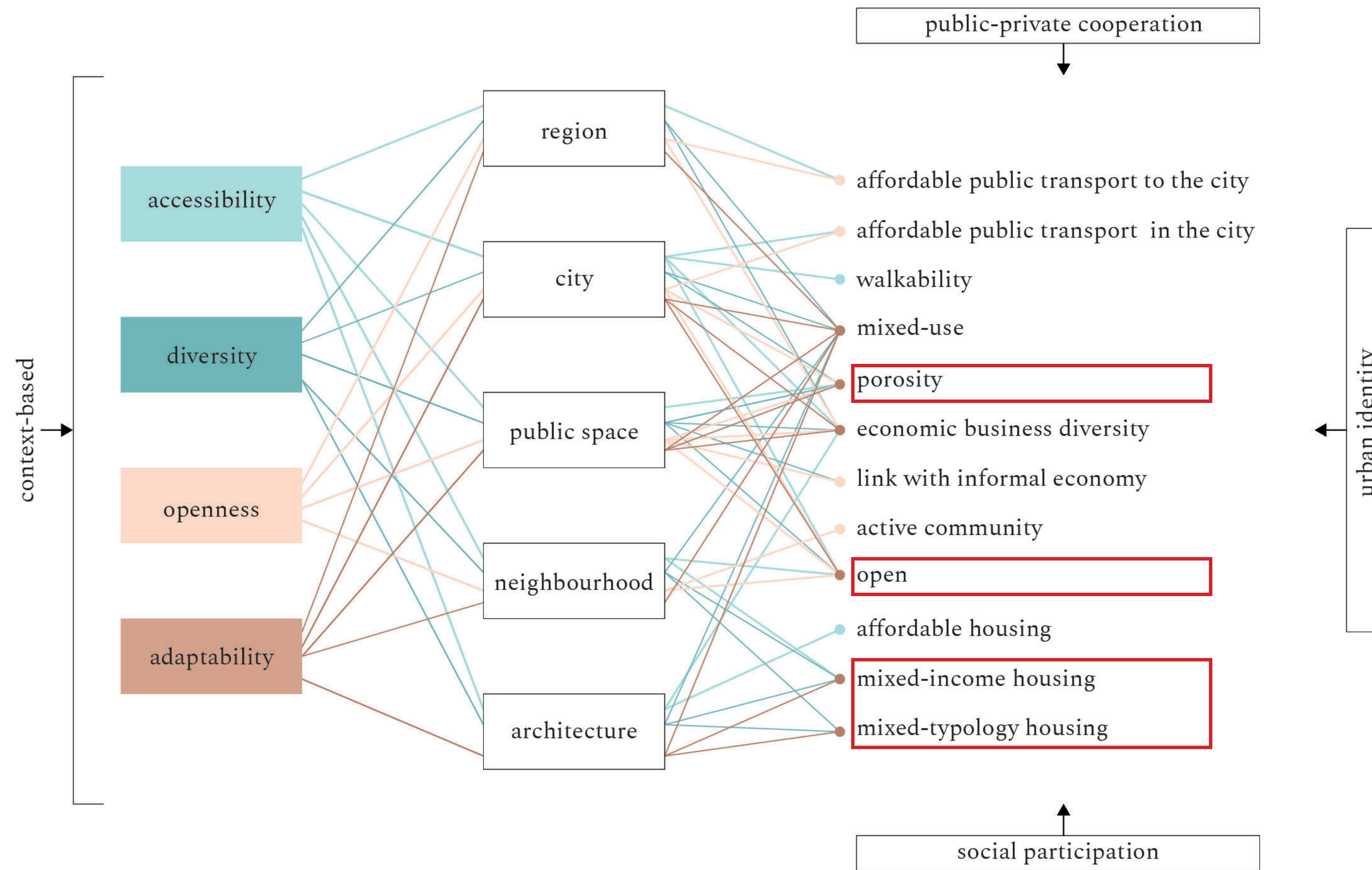
public space

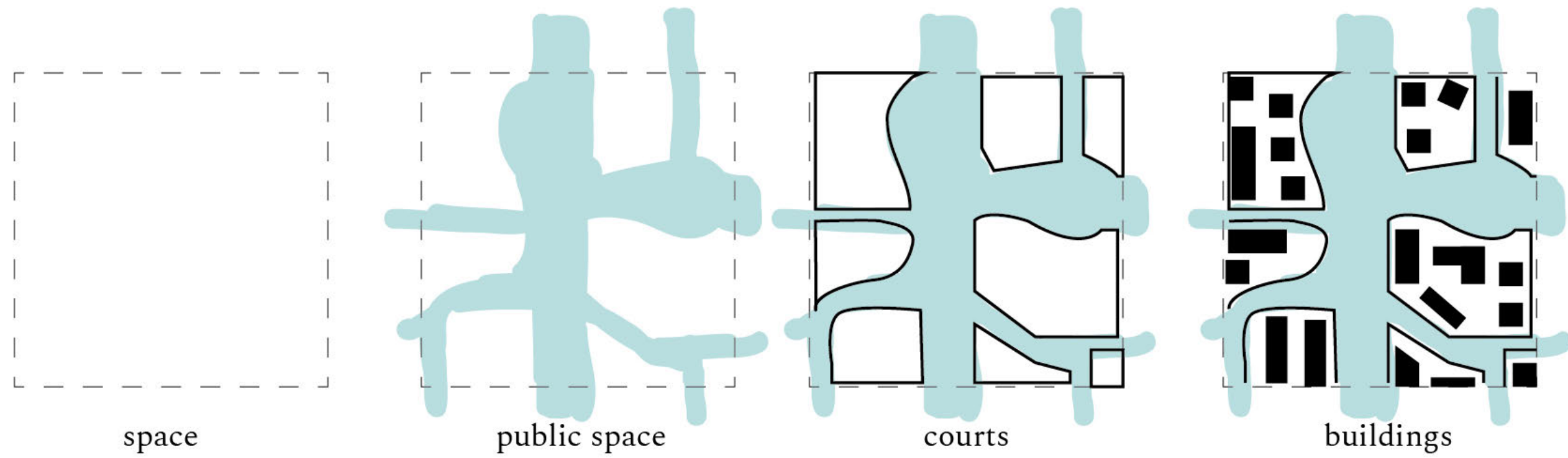
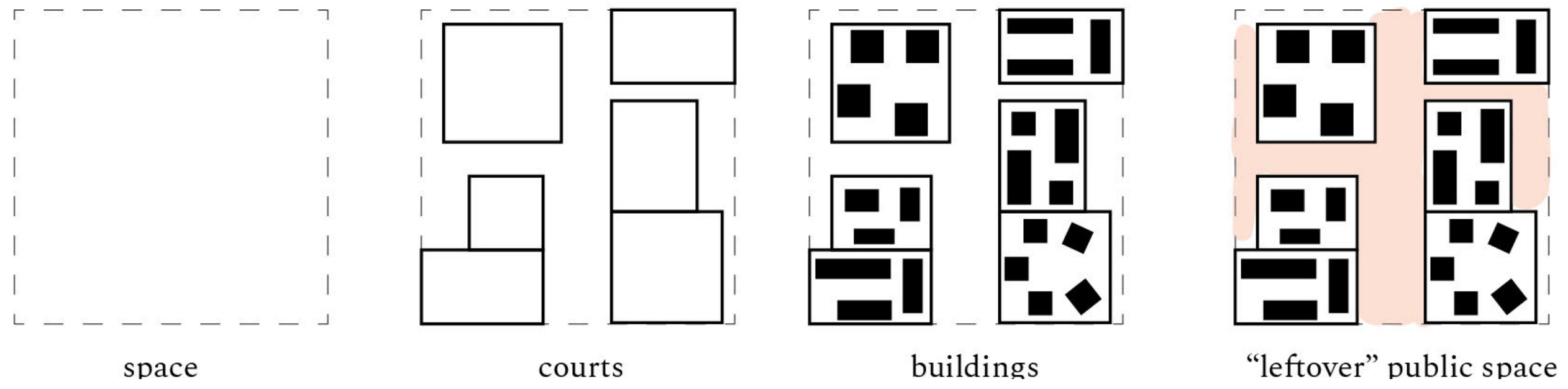
neighbourhood

architecture

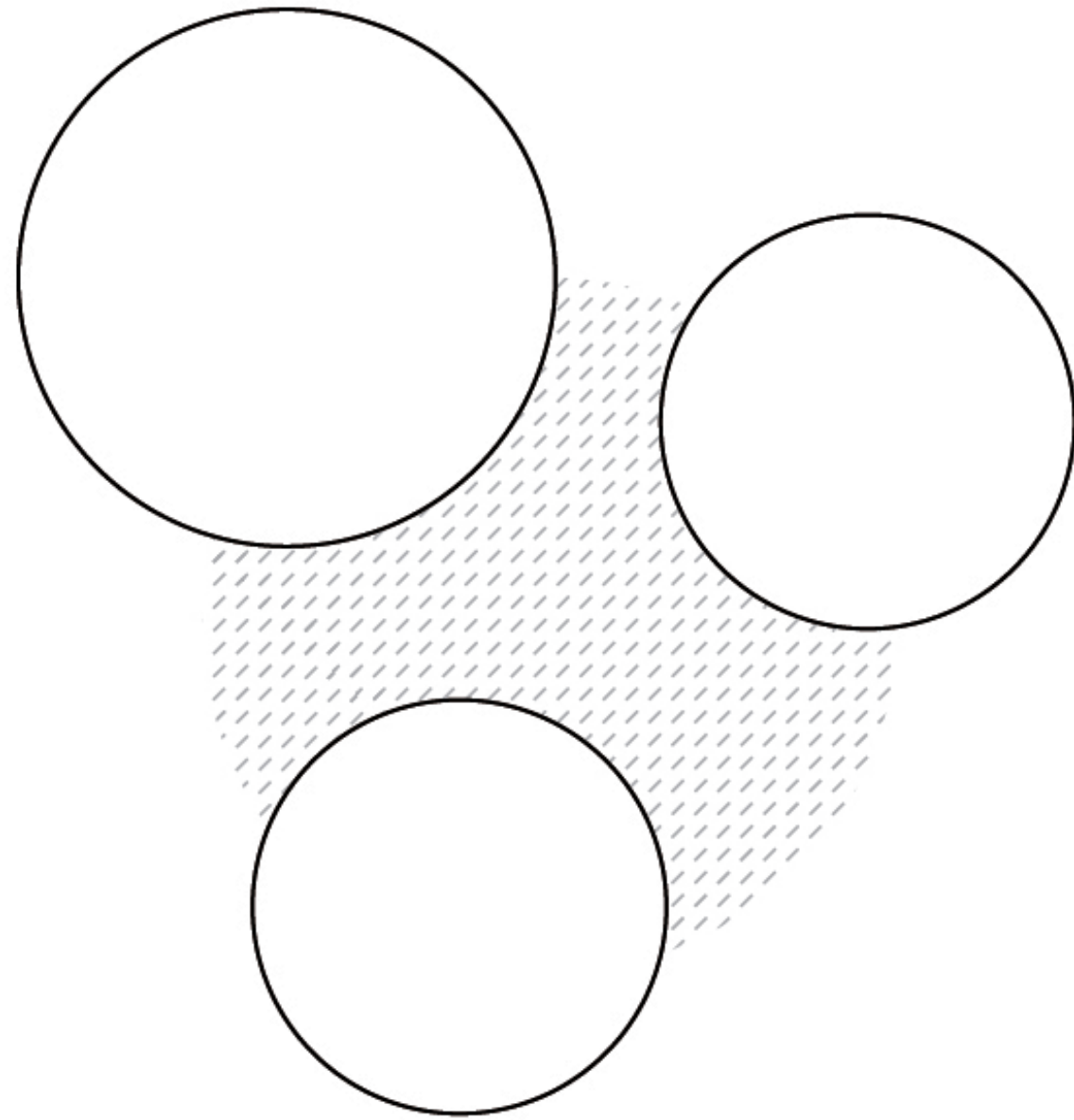






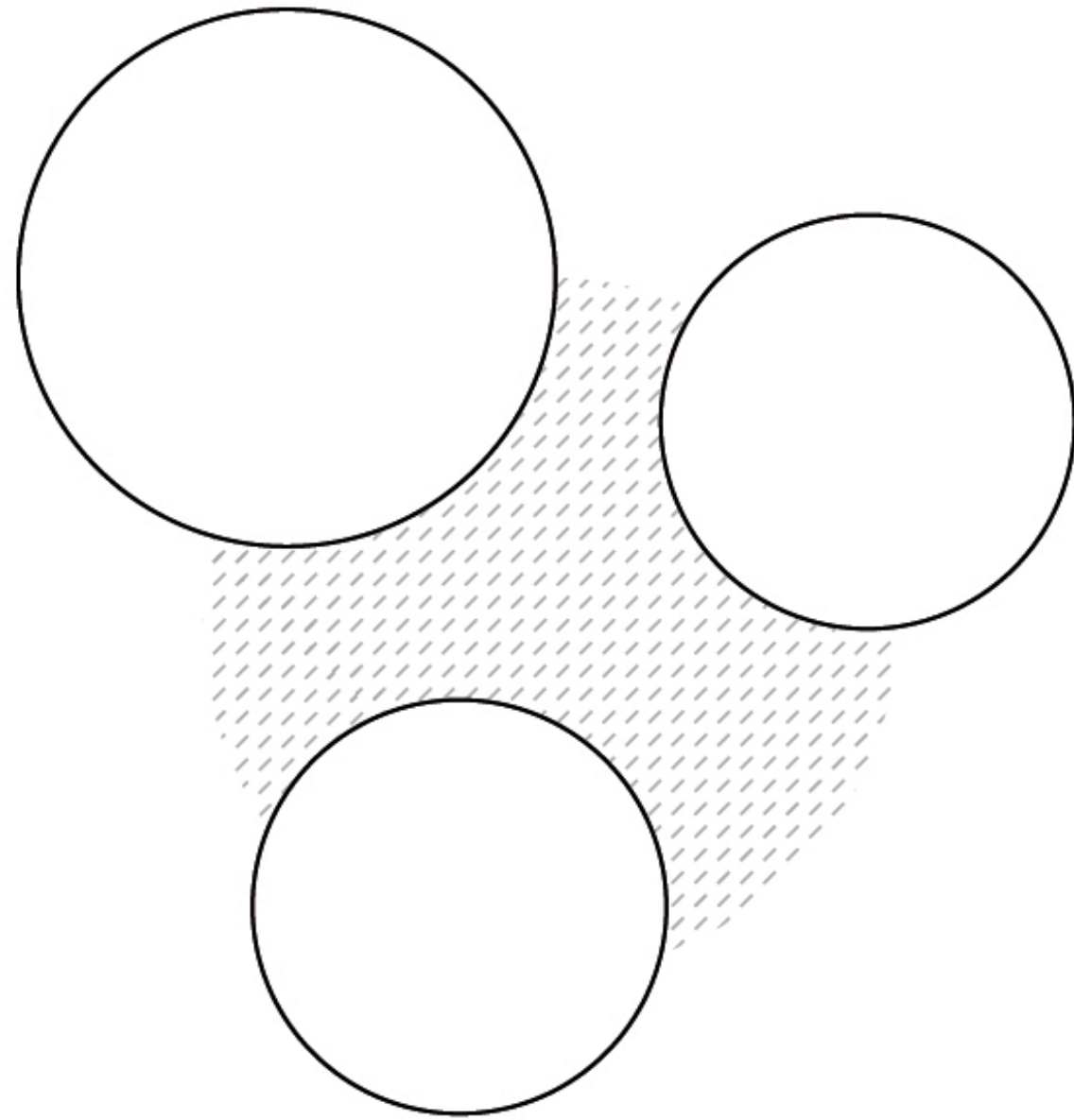


Inclusive Space-In-Between



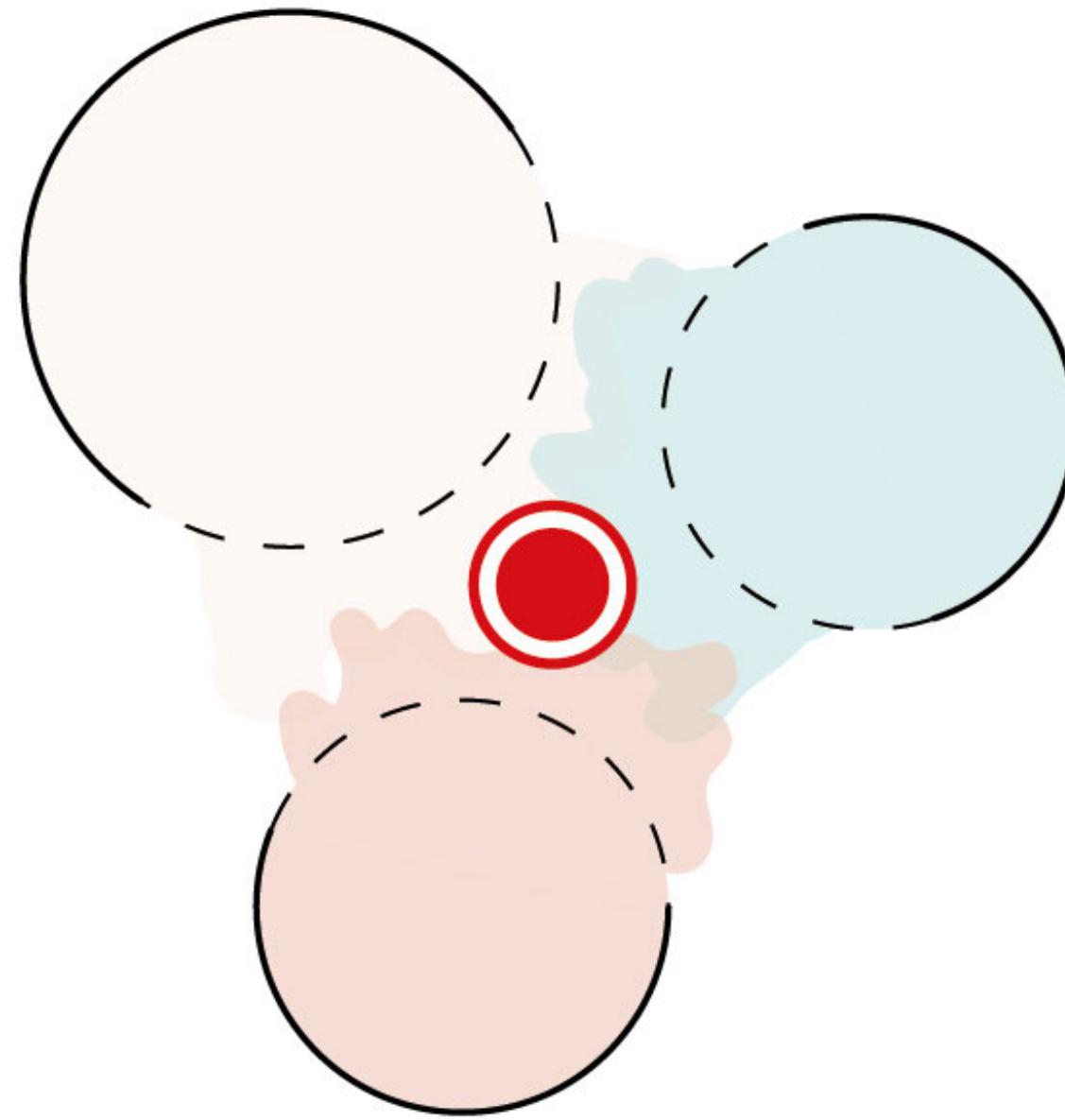
Agonism

Instead of mixing communities it is necessary to provide secure space for them and provide points where they can interact (Ploger 2004).



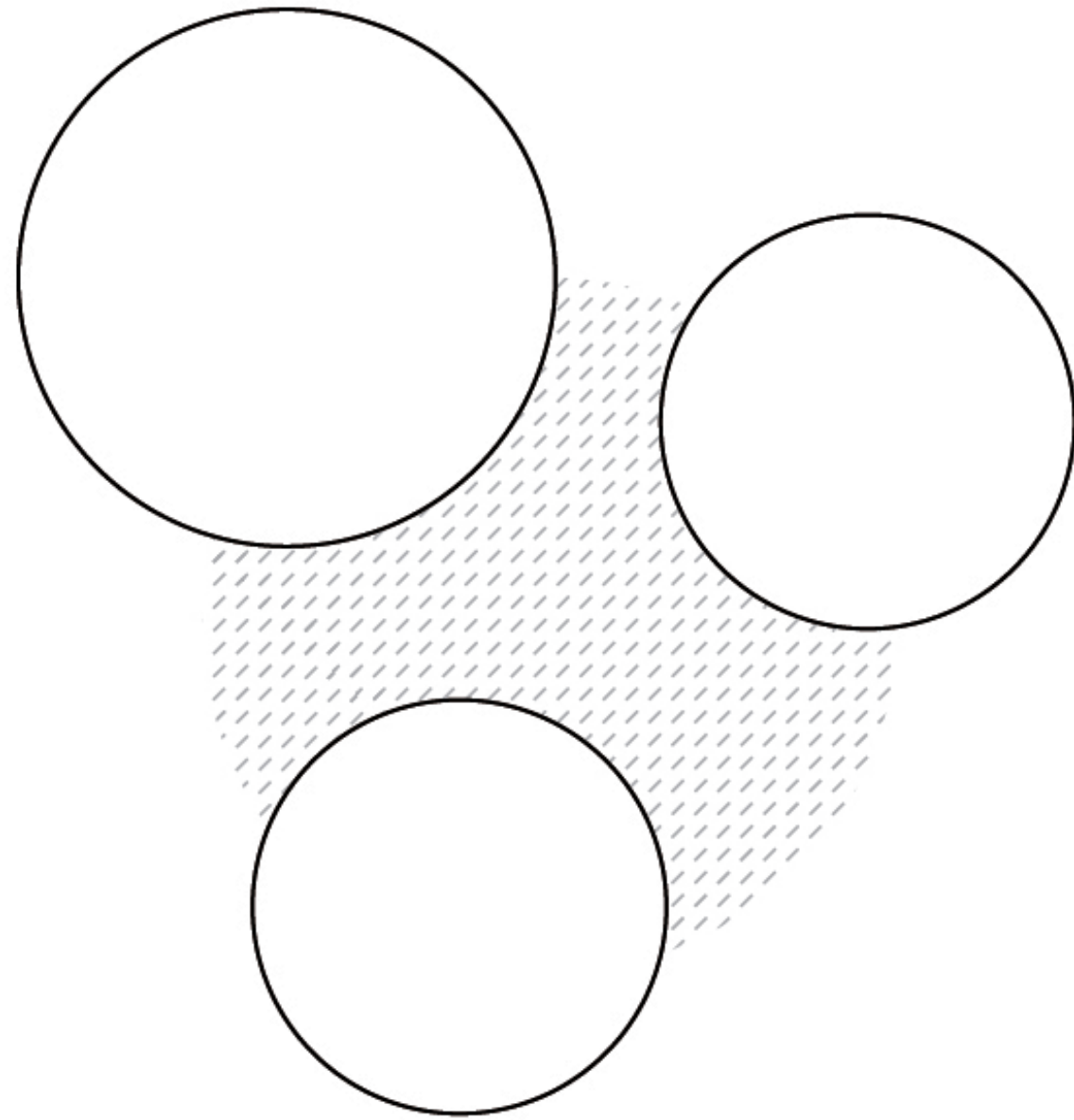
Agonism

Instead of mixing communities it is necessary to provide secure space for them and provide points where they can interact (Ploger 2004).



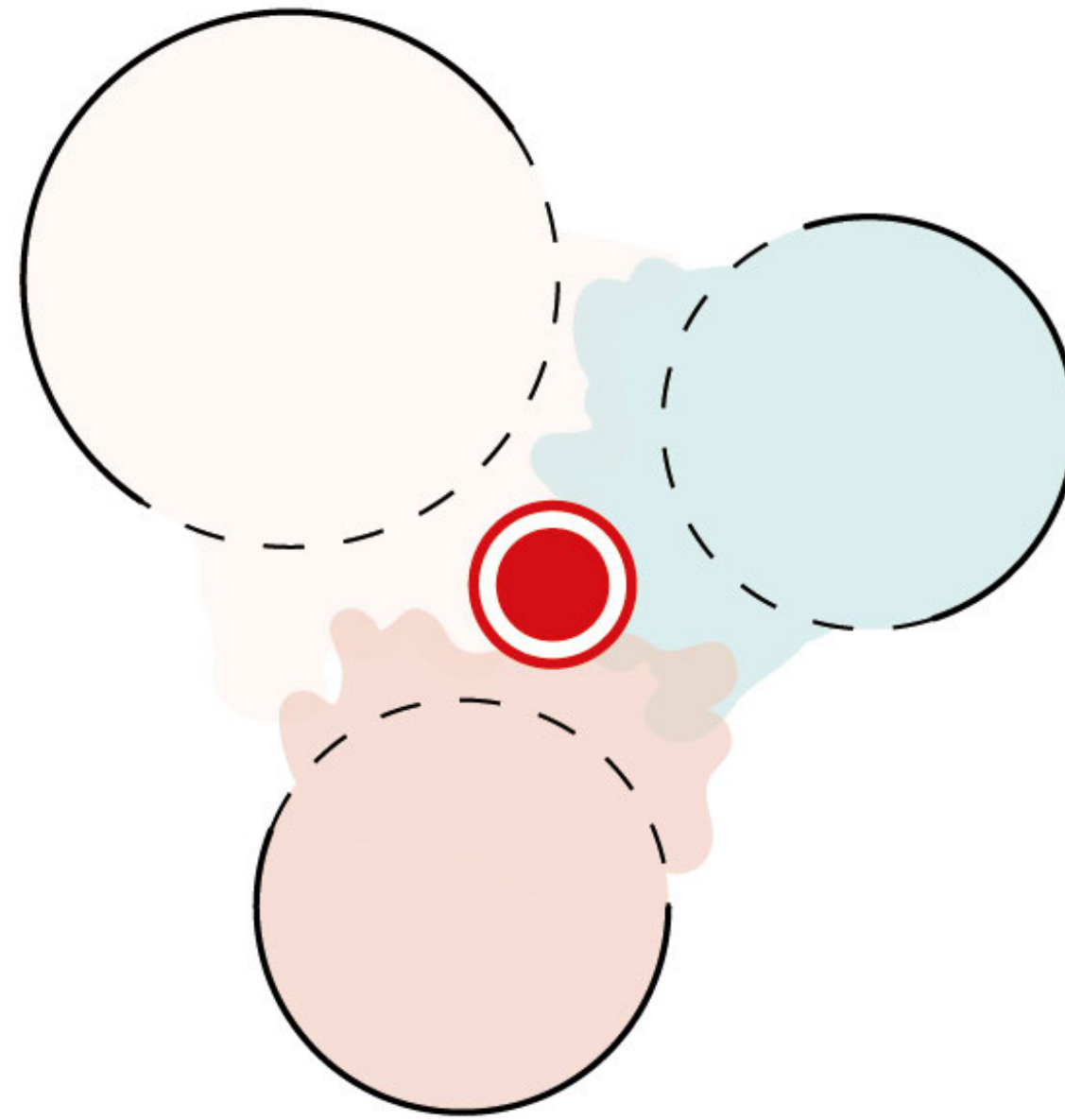
Porosity

Locating attractions at the edges between communities leads to creating porous edges - open for different racial and economic communities (Sennett 2018).



Agonism

Instead of mixing communities it is necessary to provide secure space for them and provide points where they can interact (Ploger 2004).



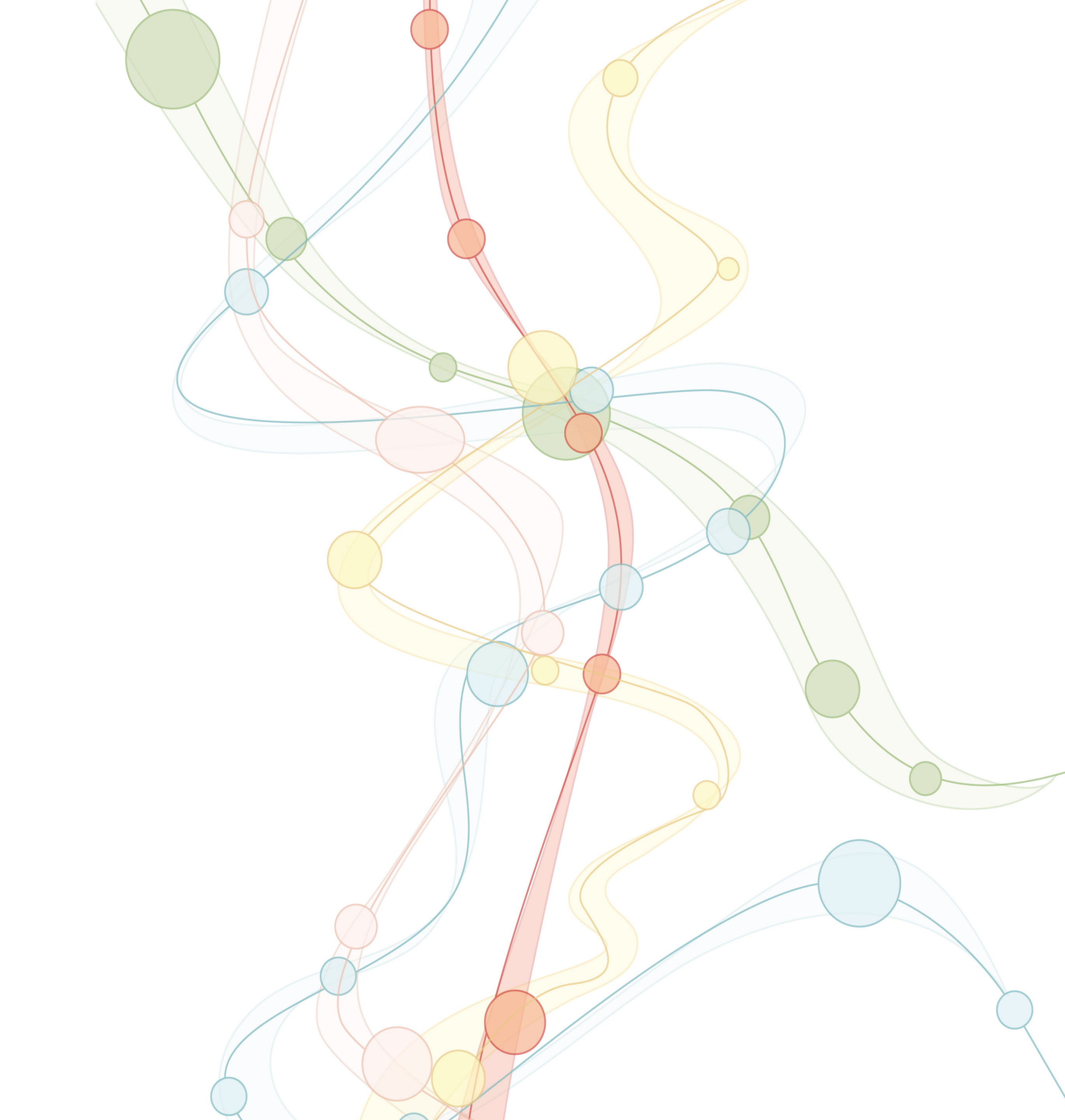
Porosity

Locating attractions at the edges between communities leads to creating porous edges - open for different racial and economic communities (Sennett 2018).



Synchronicity

Synchronic space is created by diversity of attractions and activities responding to different social and economic groups' interests.



Streams

Dynamic network that aims for creating a flow of people throughout the city – from pulling them out of their neighbourhood to move and interact with the surrounding.

Designed as a number of points related to one type of activity connected in a particular way that is recognisable in the urban fabric, structure or elements.



Urban Agriculture



Sport



Culture



Trade

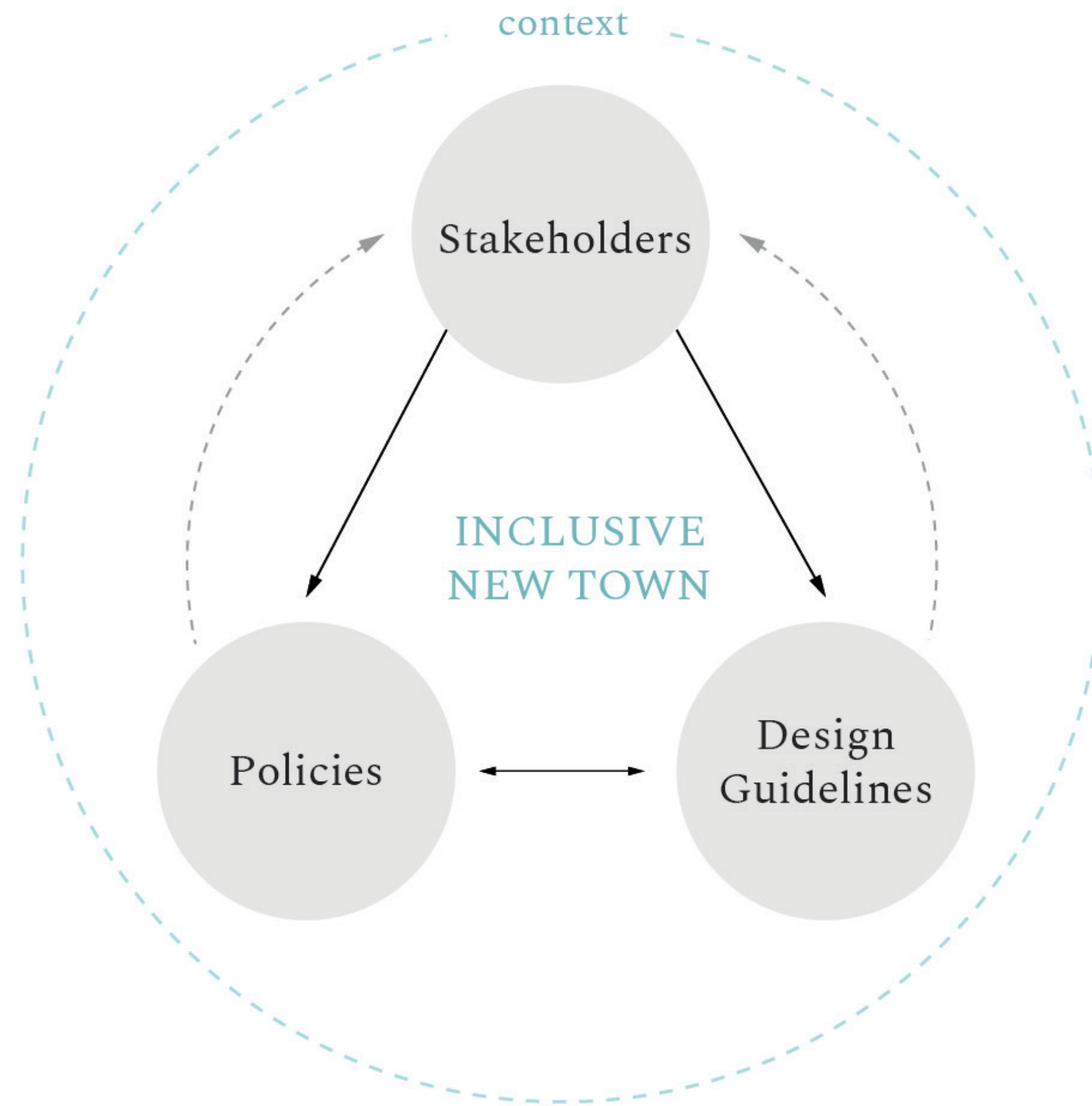


Playgrounds

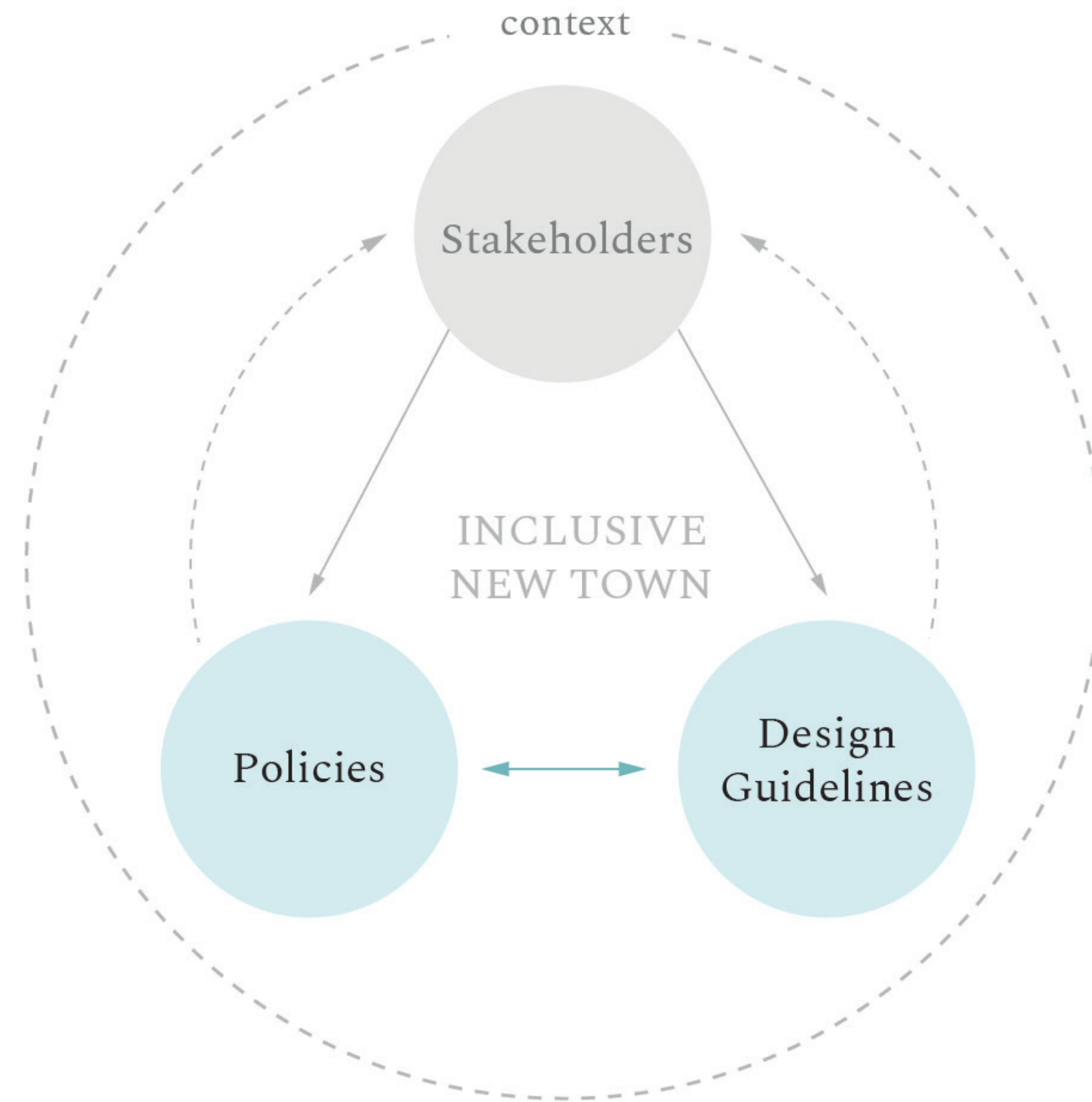


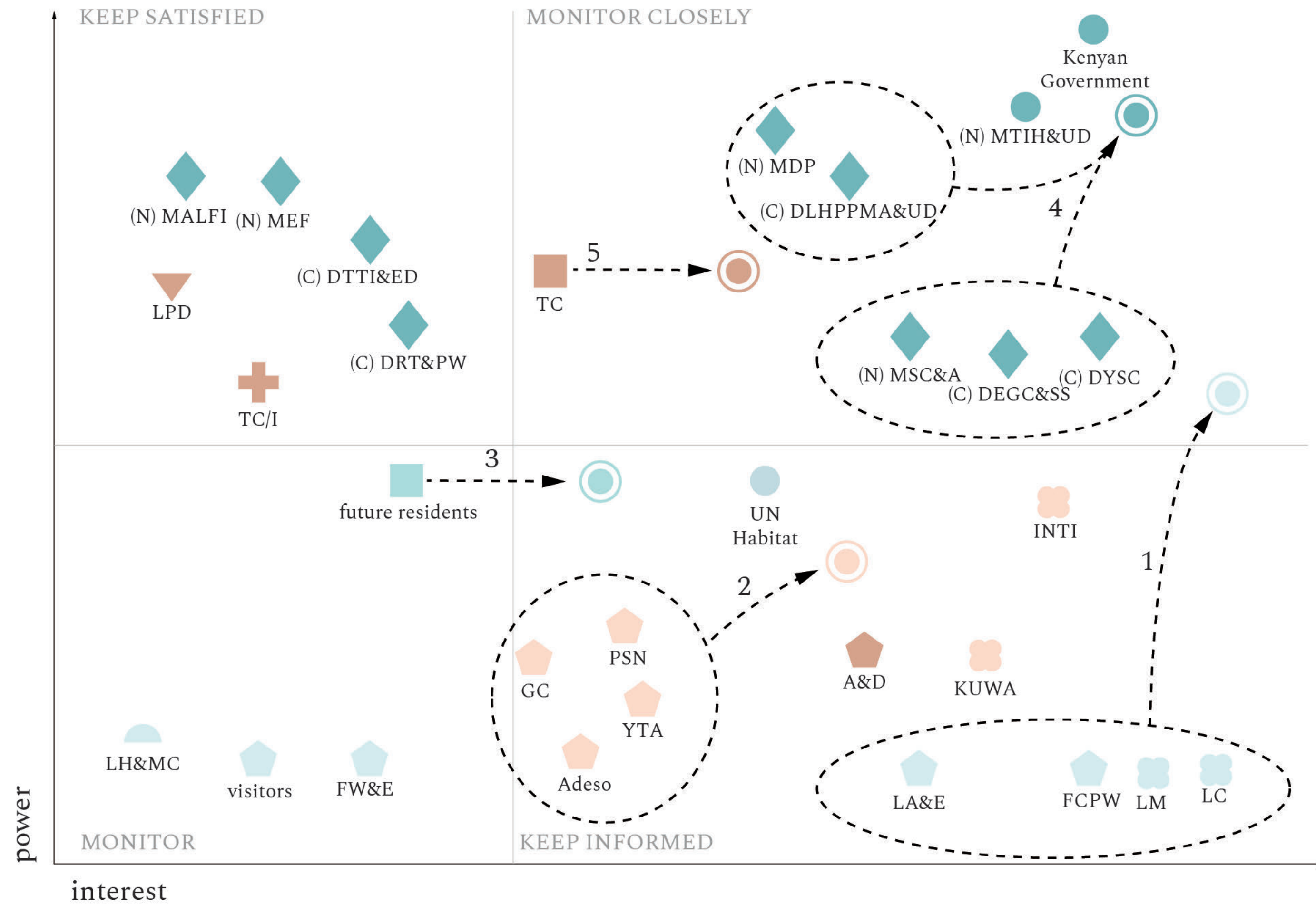
Faith

Planning & Design Framework



Planning & Design Toolkit





Stakeholders Analysis

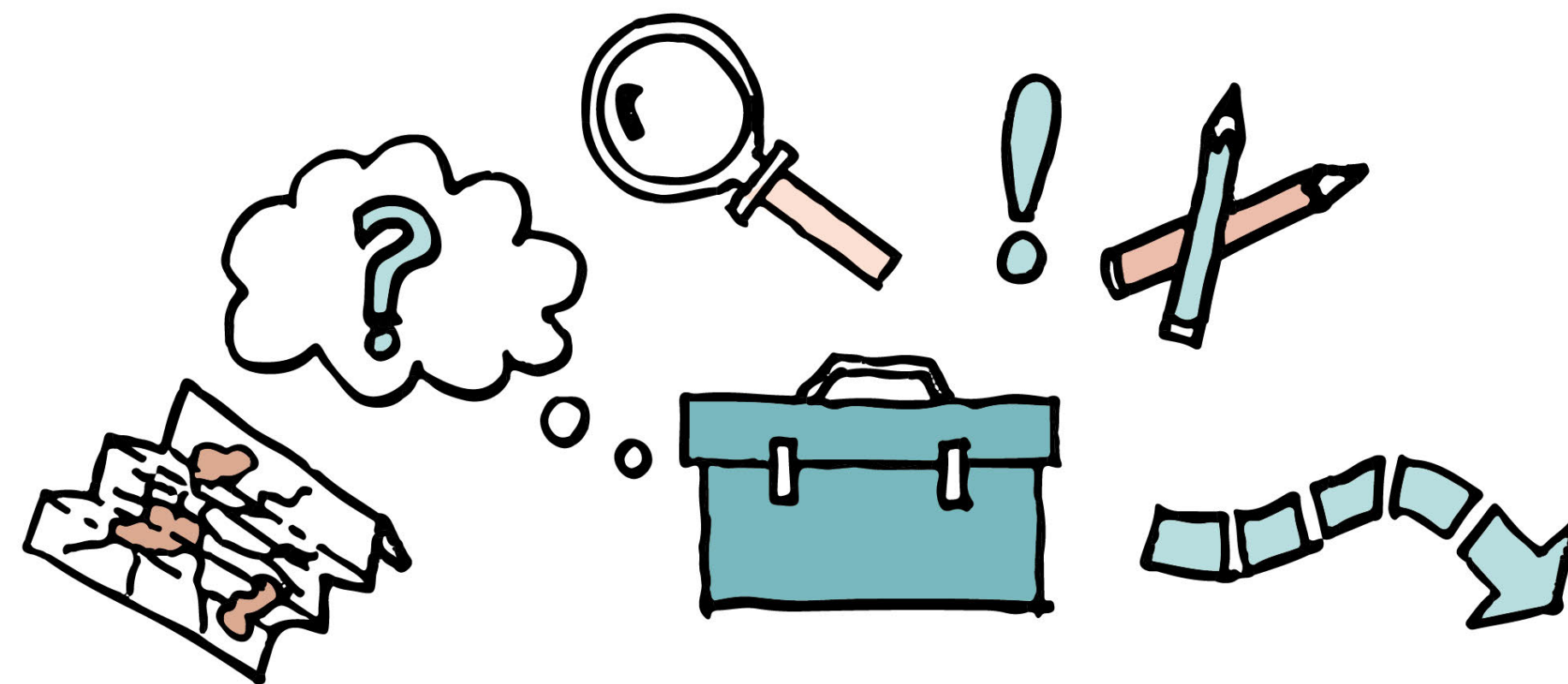
Bottom up:

1. empowering local communities, businesses, artists and entrepreneurs
2. increasing interest and empowering NGOs
3. increasing future residents' interest in inclusivity

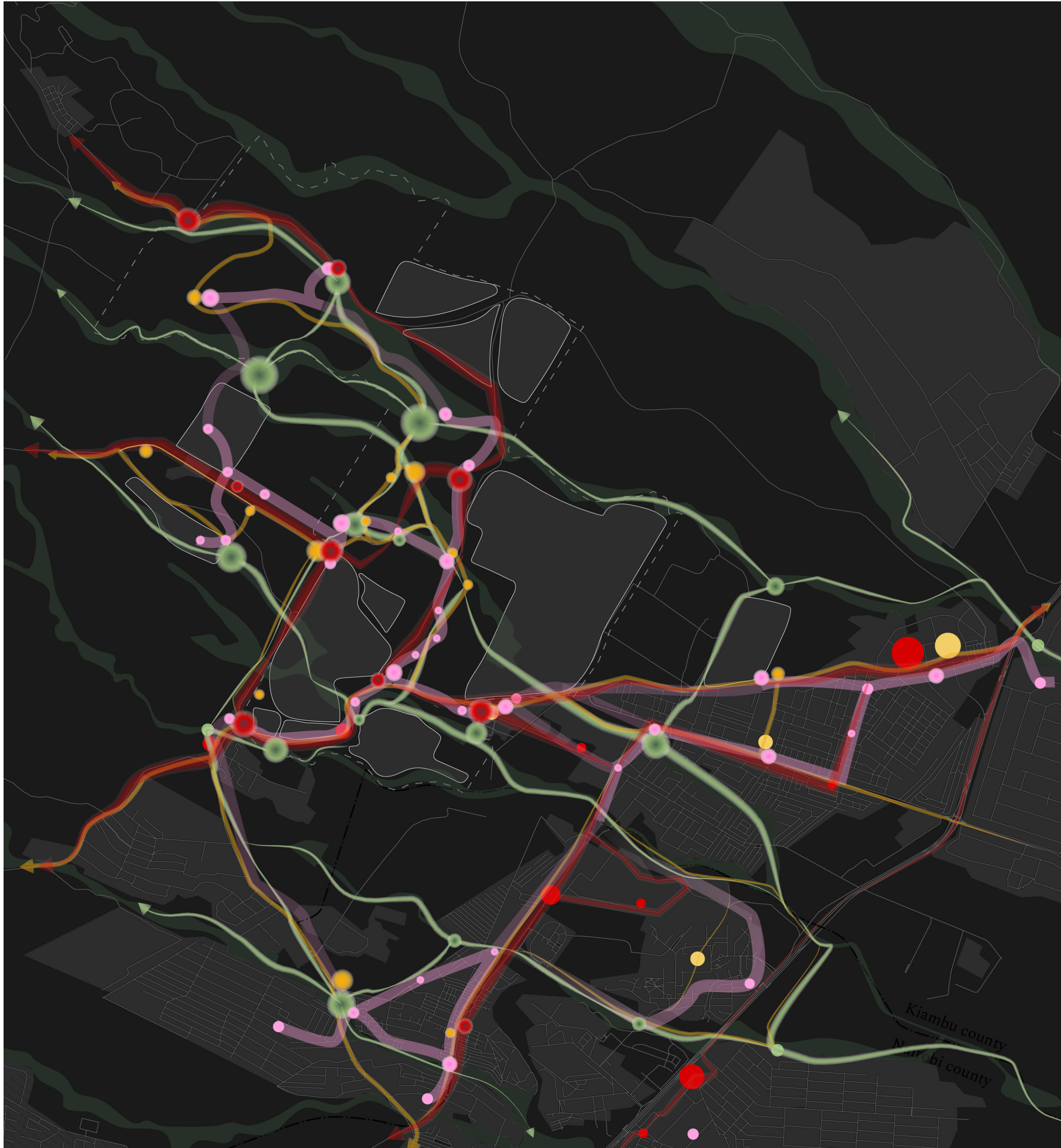
Top-down:

4. empowering and increasing engagement of the public sector
5. increasing Tatu City's interest in inclusivity





Planning & Design Toolkit

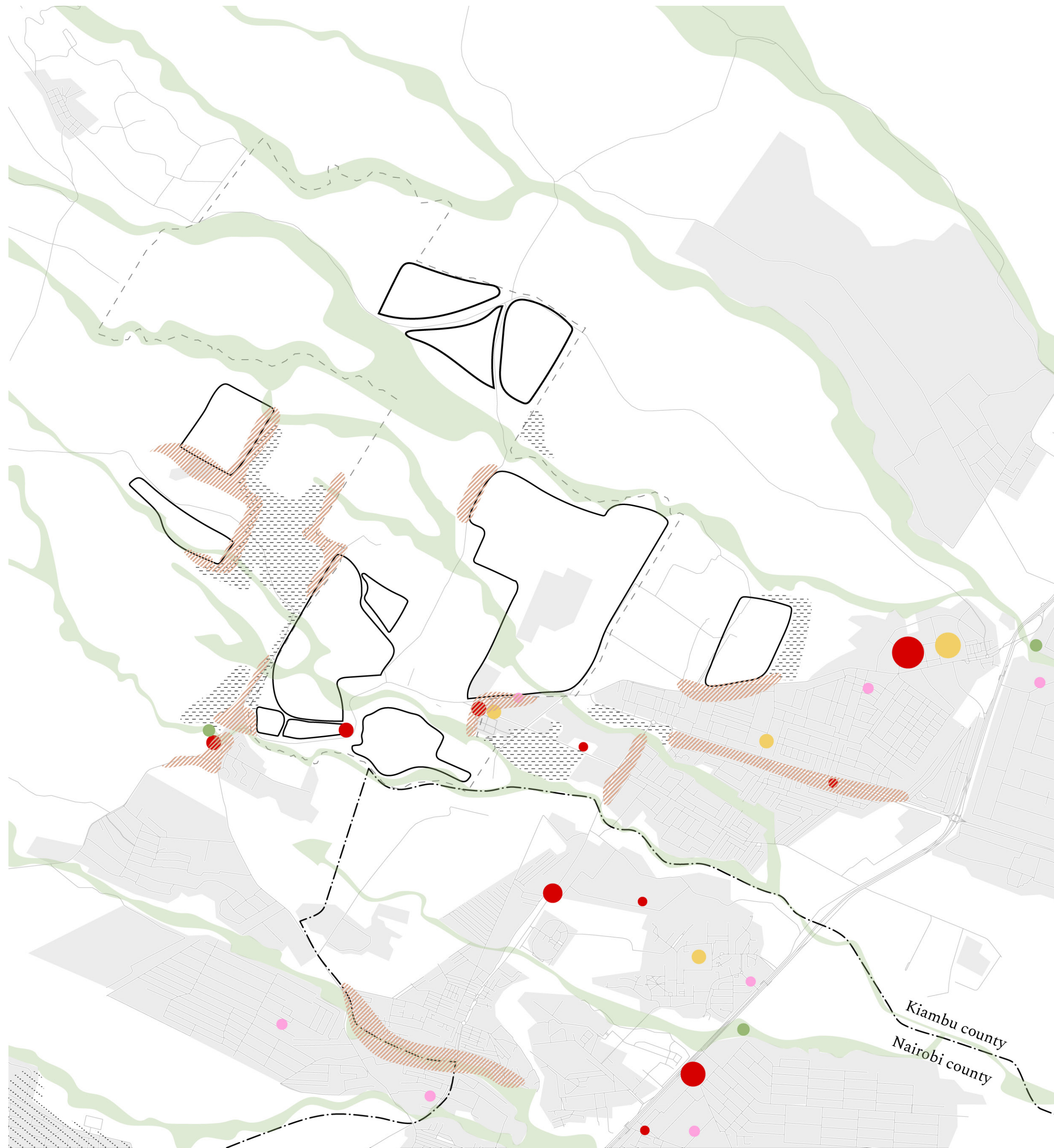


Tatu City in the Area

Planning Streams across County Borders to achieve system of inclusive public spaces beyond political borders.

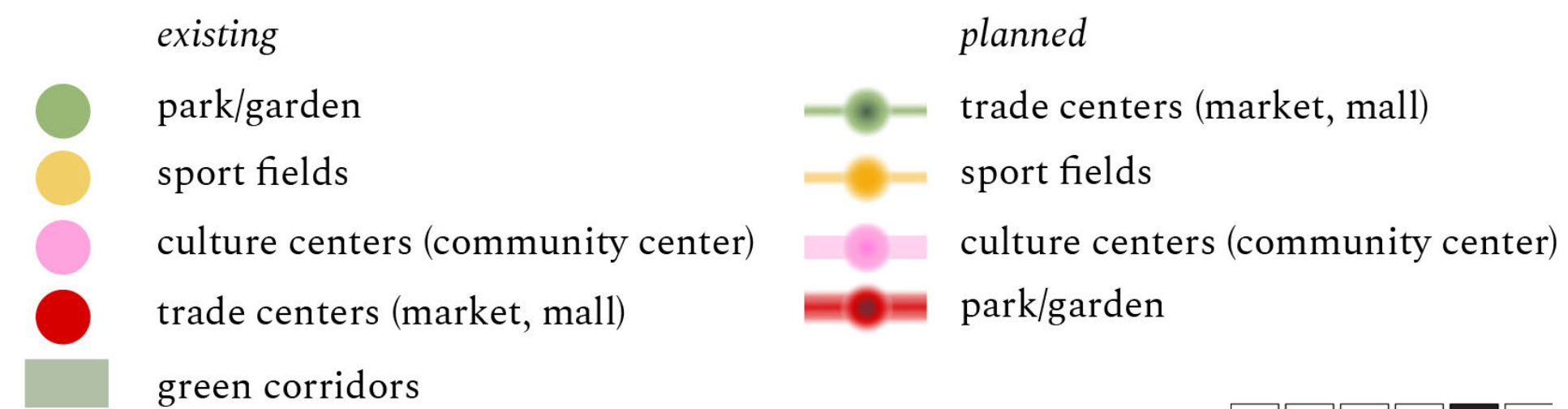
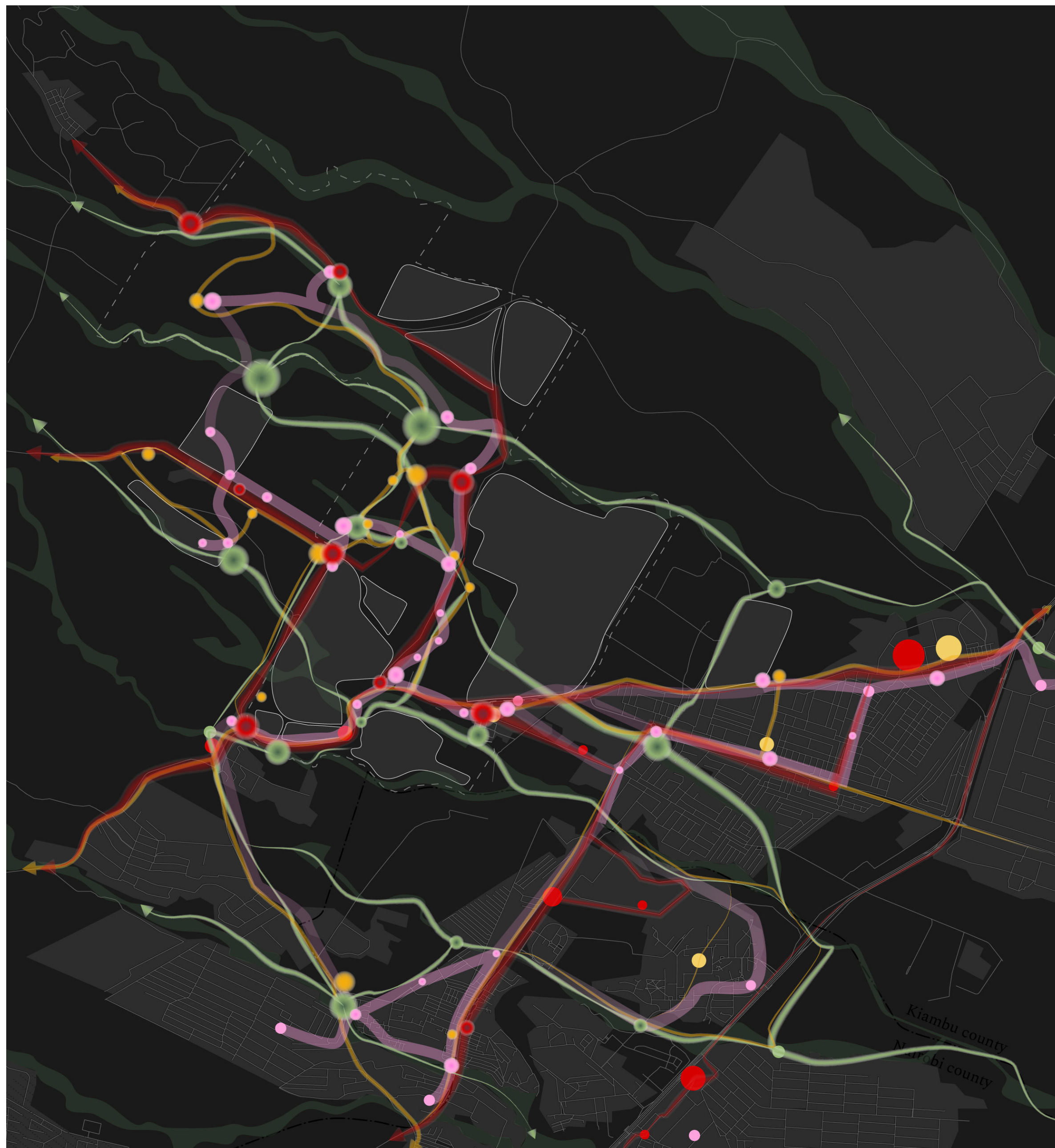
Integrating Tatu City with the surrounding by streams - system of inclusive public spaces

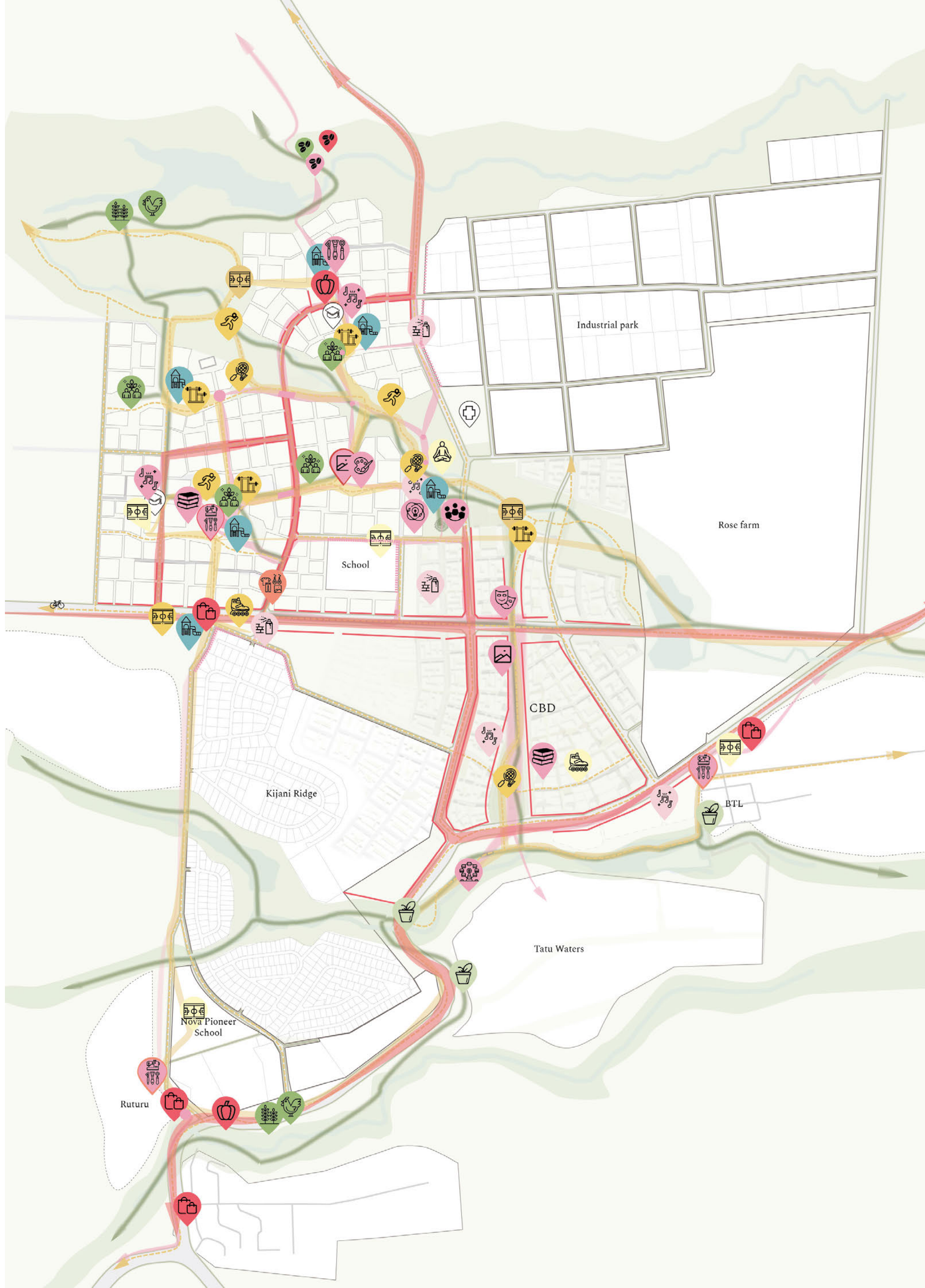
- | | |
|------------------------------------|------------------------------------|
| <i>existing</i> | <i>planned</i> |
| park/garden | trade centers (market, mall) |
| sport fields | sport fields |
| culture centers (community center) | culture centers (community center) |
| trade centers (market, mall) | park/garden |
| green corridors | |



threats for socio-spatial segregation and opportunities for integration





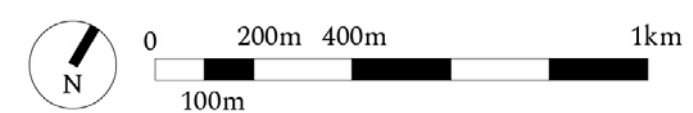


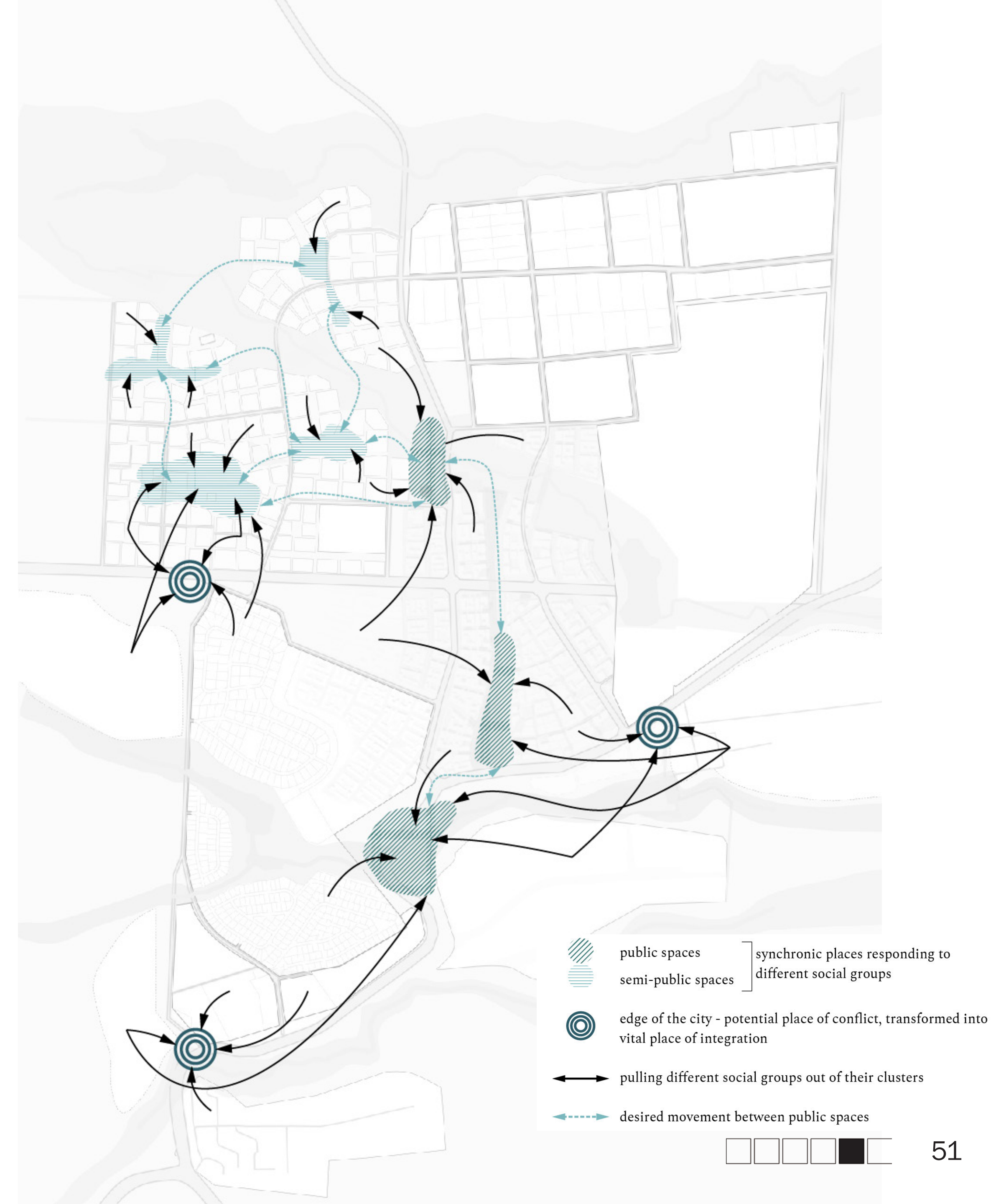
Tatu City

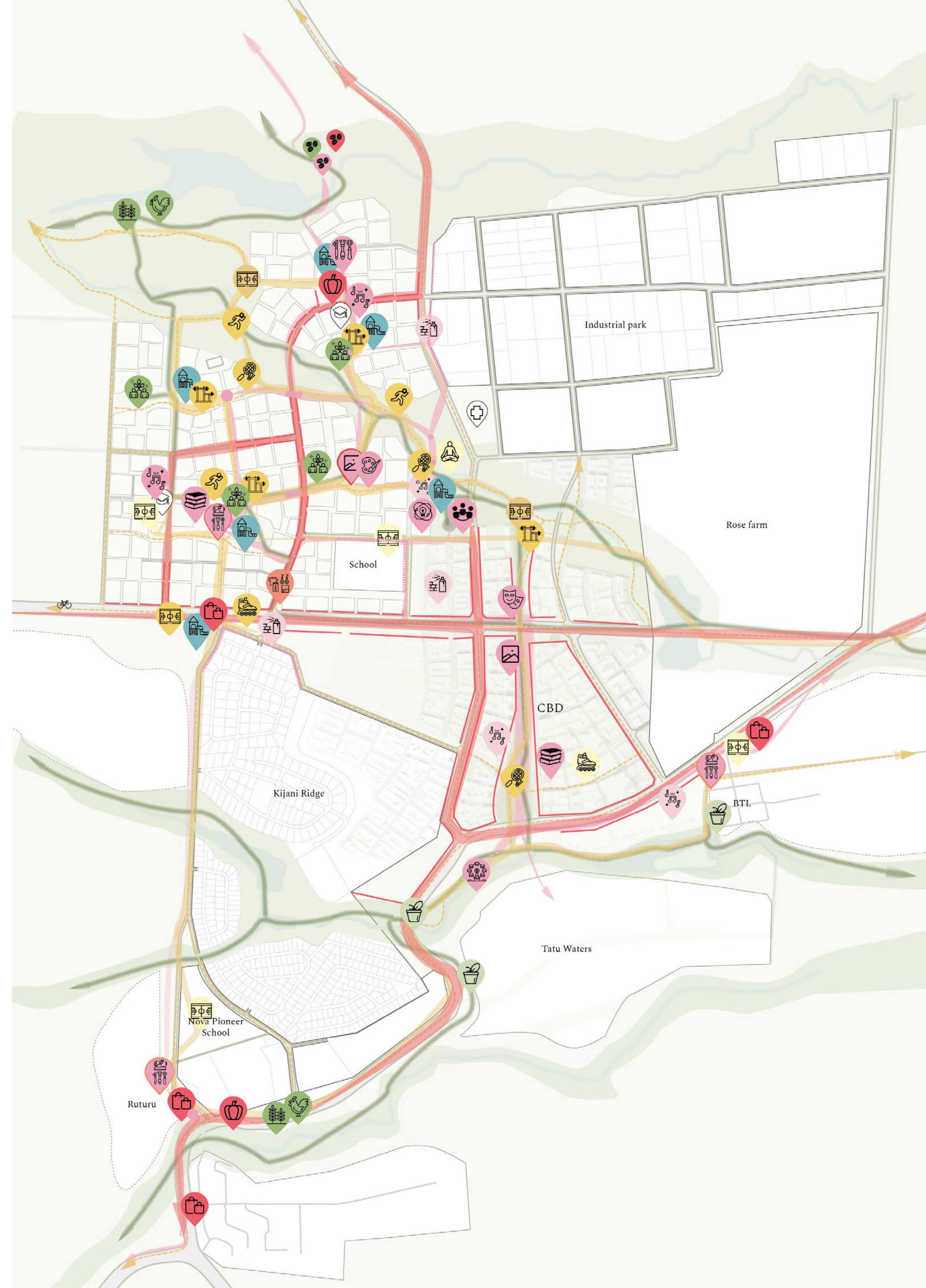
Planning city from the perspective of inclusive public space network.

- existing closed developemnts
- property lines in existing developments
- possible emerging low-income settlements
- courts - proposed neighbourhood development

- roads
- agrucultural land
- green corridor
- water ponds
- rivers









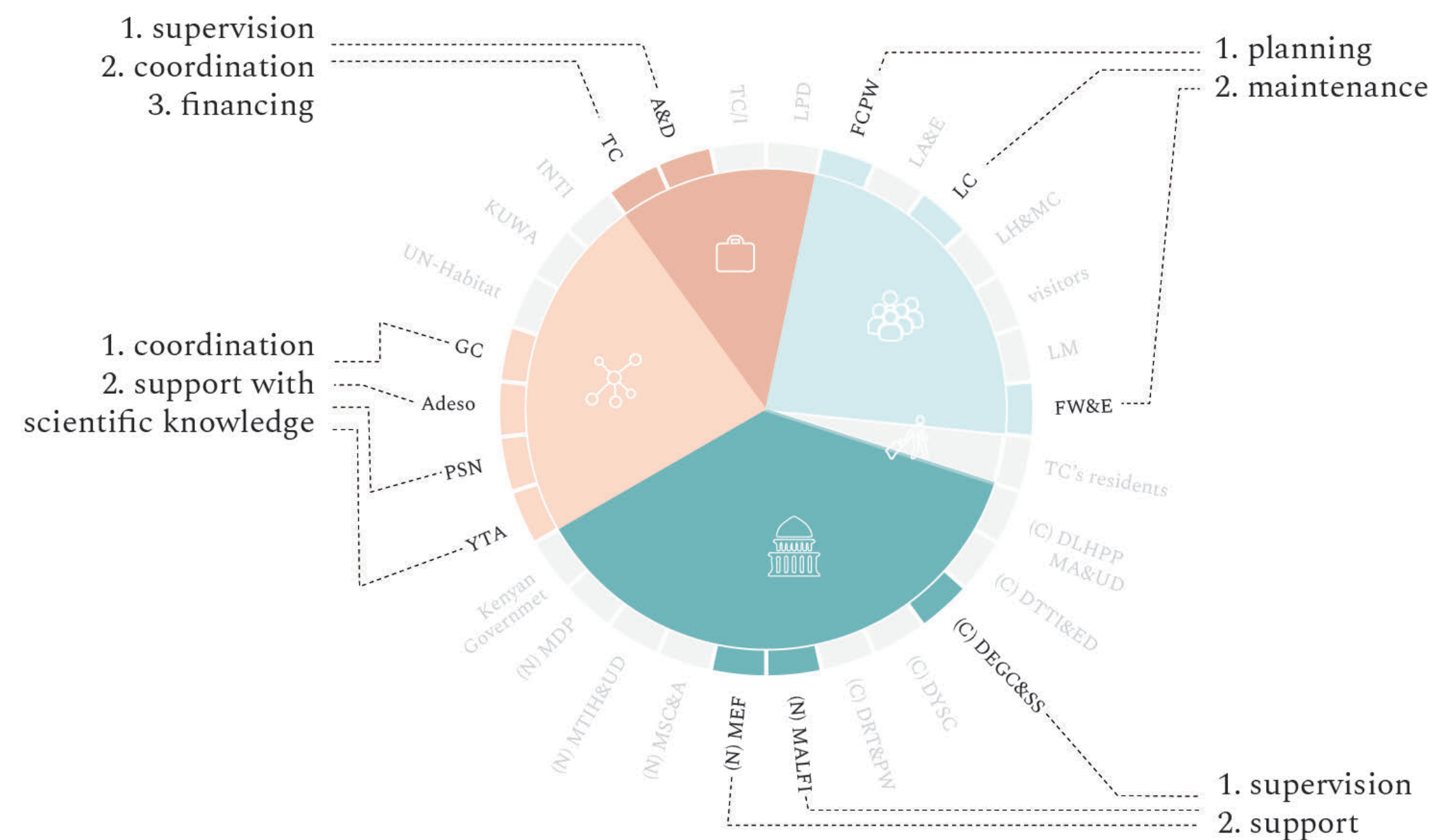
Urban Agriculture

- professional knowledge should be combined with local knowledge in urban agriculture activities;
- the priority for employment should be given to the local communities;
- activities should remain open for the public during the day;
- every resident should be given an opportunity for creating new activities in different scales;

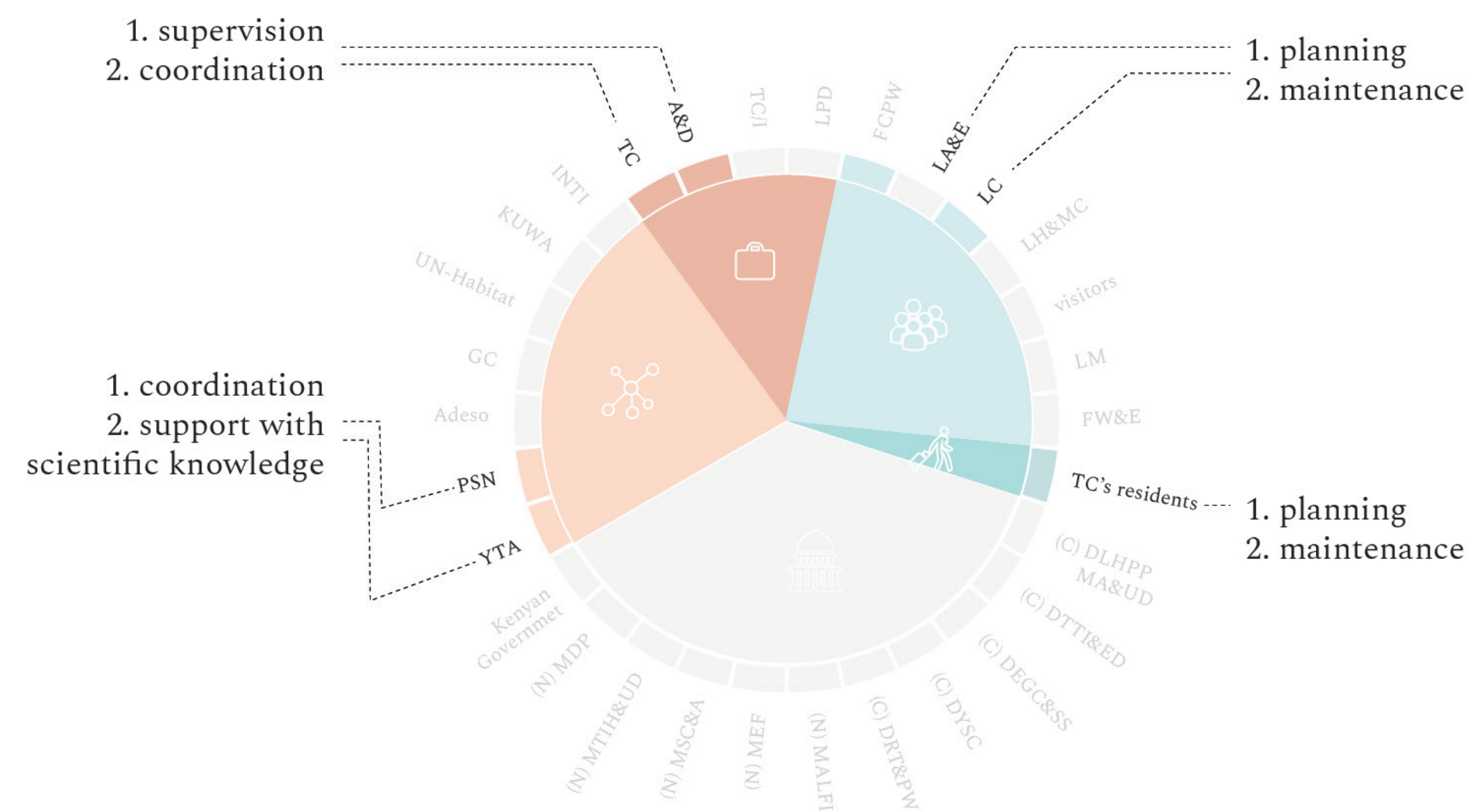
- stream
- permanent - related with the natural soil and land conditions
- permanent or temporary - men-organized
- urban garden (on marsh area)
- urban garden
- urban farm
- urban - animal farm
- coffee plantation

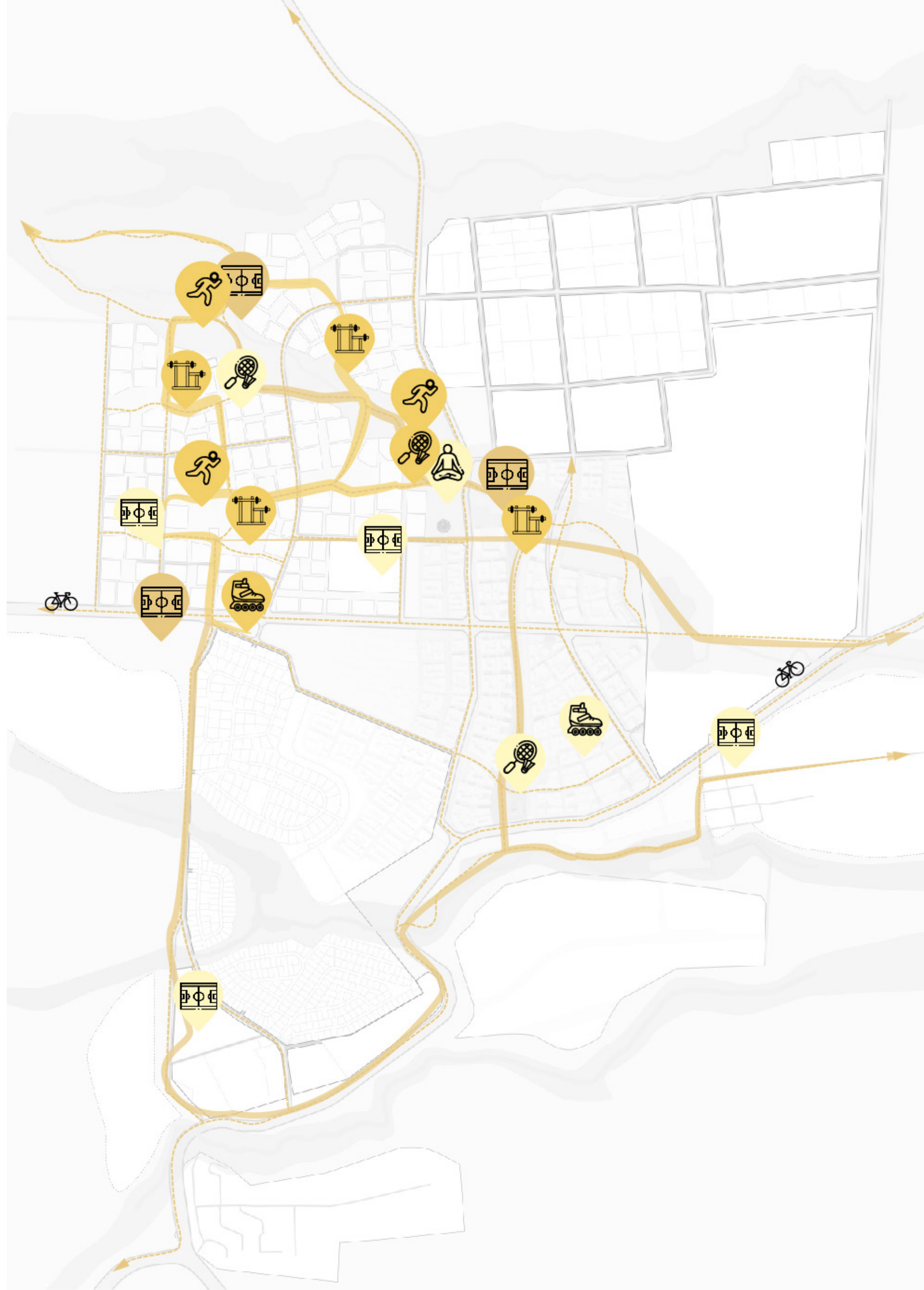


Permanent community gardens



Temporary urban garden





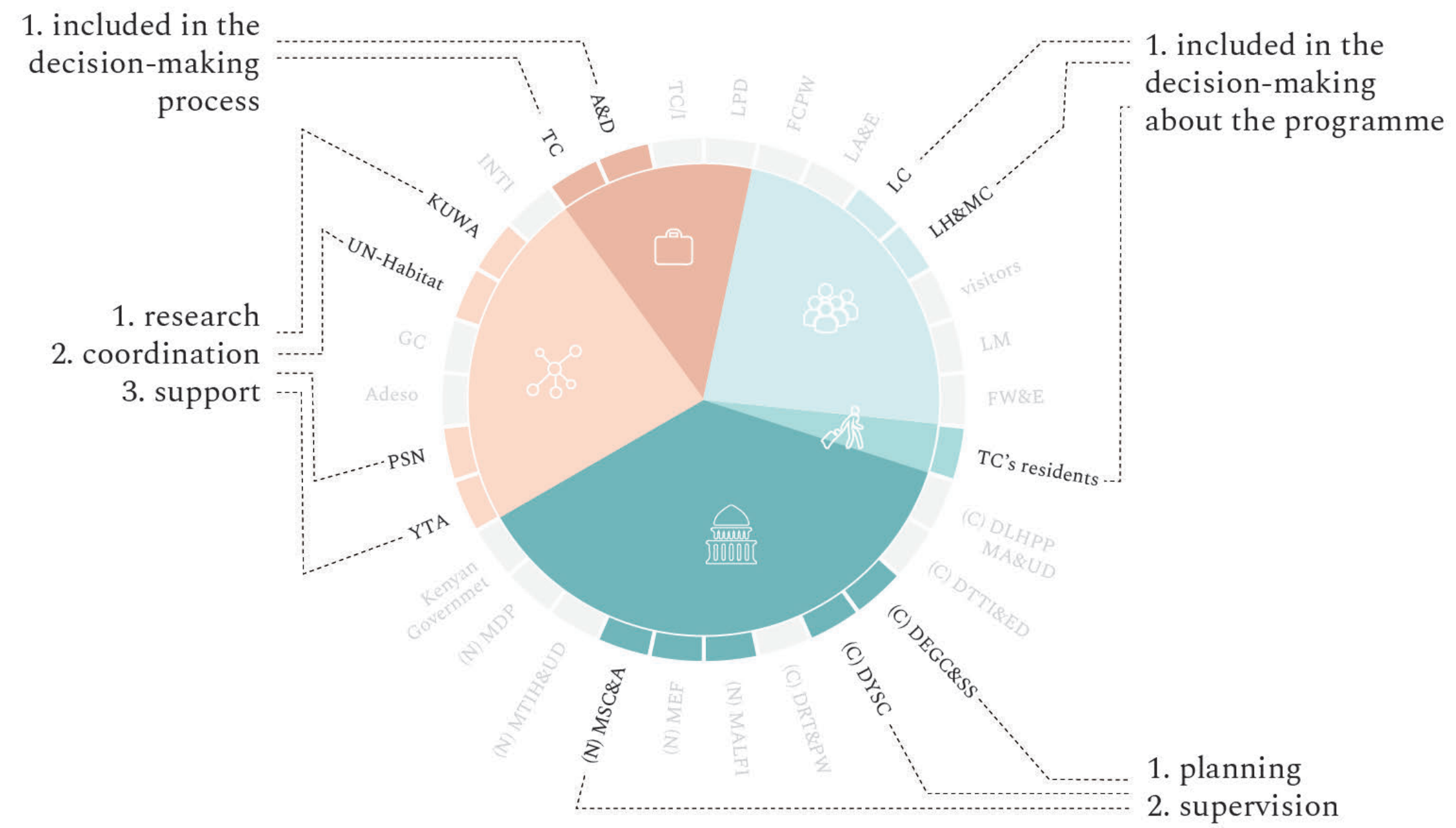
Sport

- safe and continuous bicycle and running paths should be planned in order to increase alternative mobility system and decrease the traffic jam;
- during day time all sports facilities should be accessible and open.
- temporary sports activities are important aspect of the stream as they increase mobility of the residents and create more opportunities for interactions;

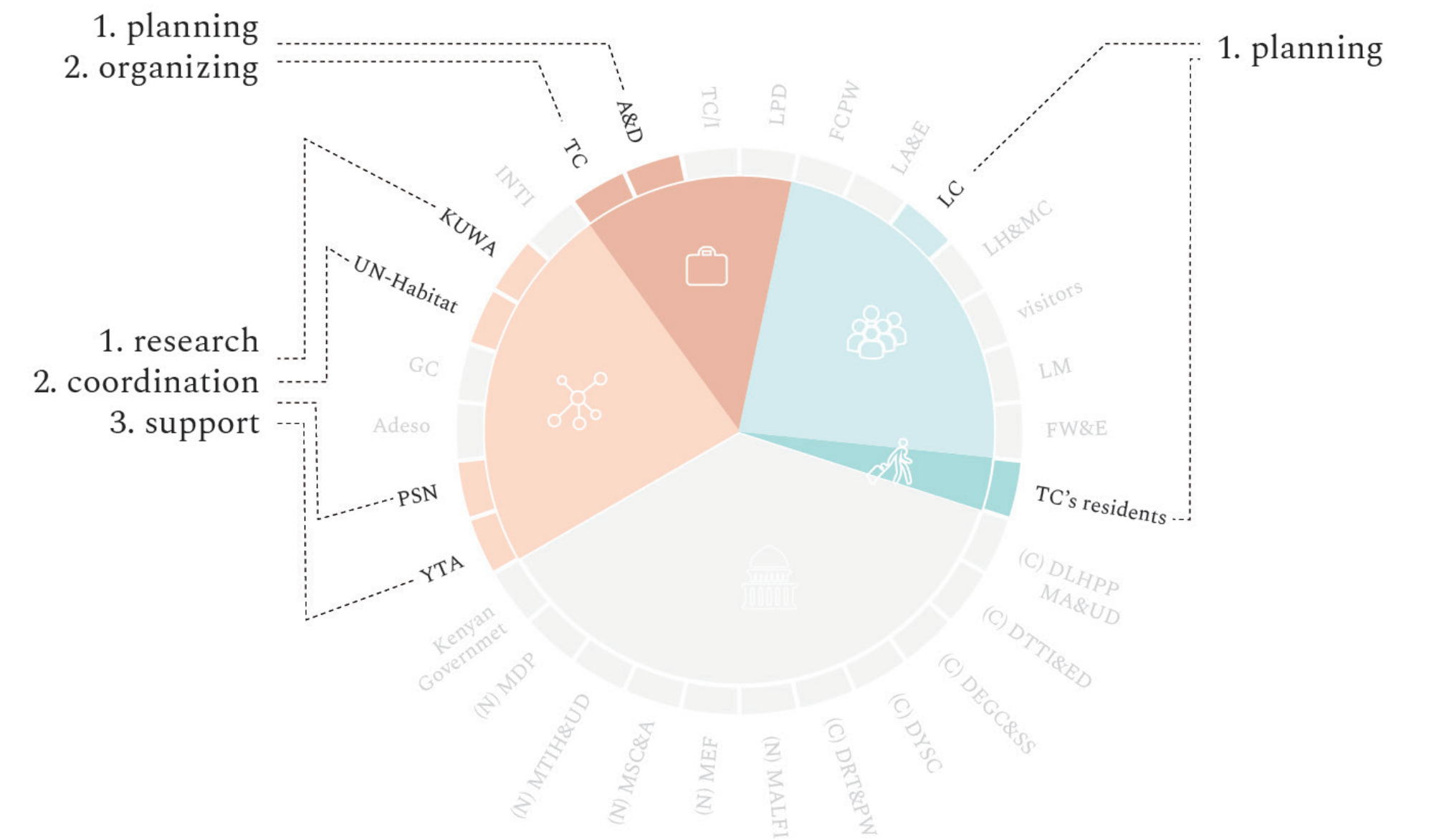


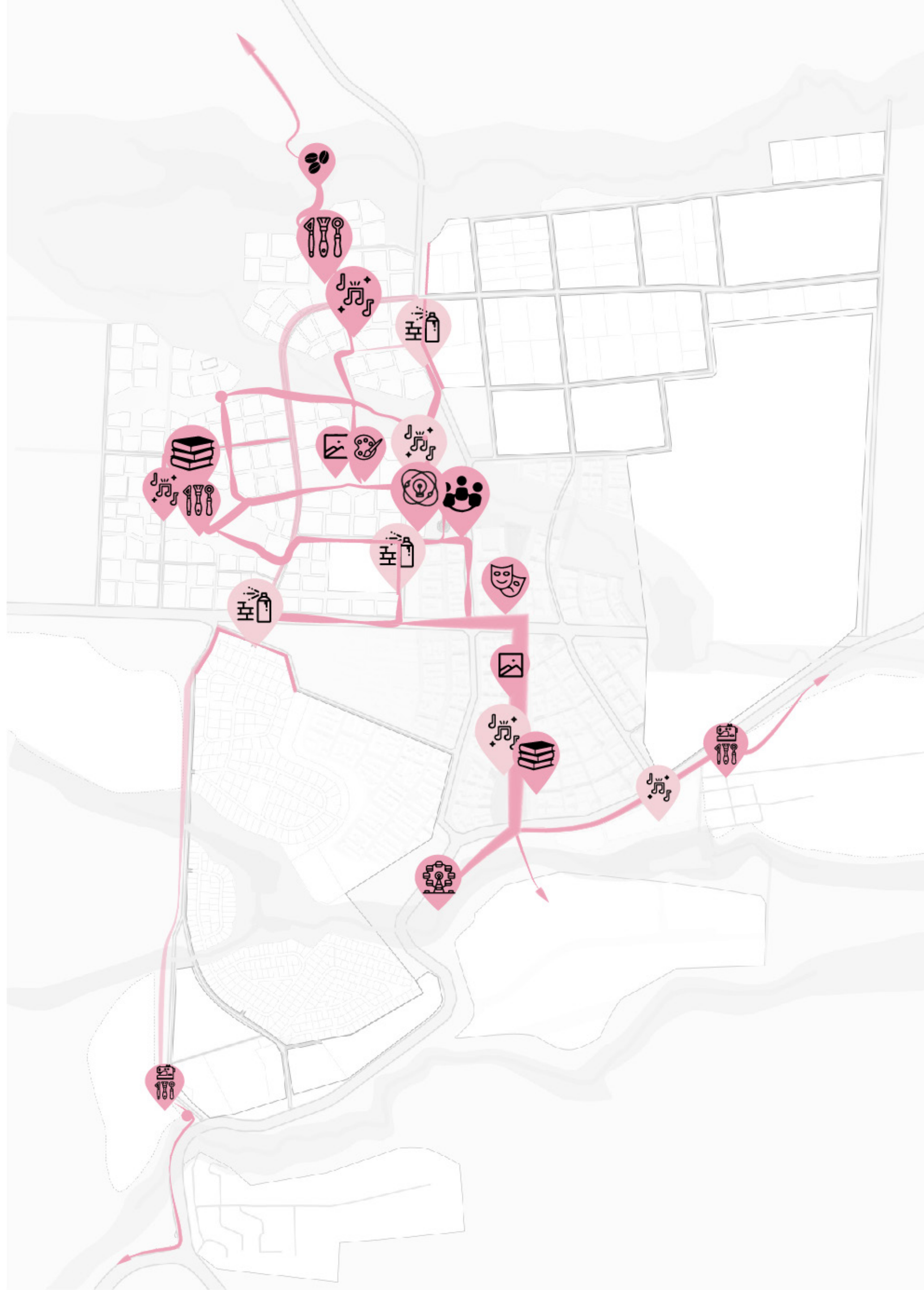


permanent sport fields outside Tatu City



temporary skate-park in Tatu City





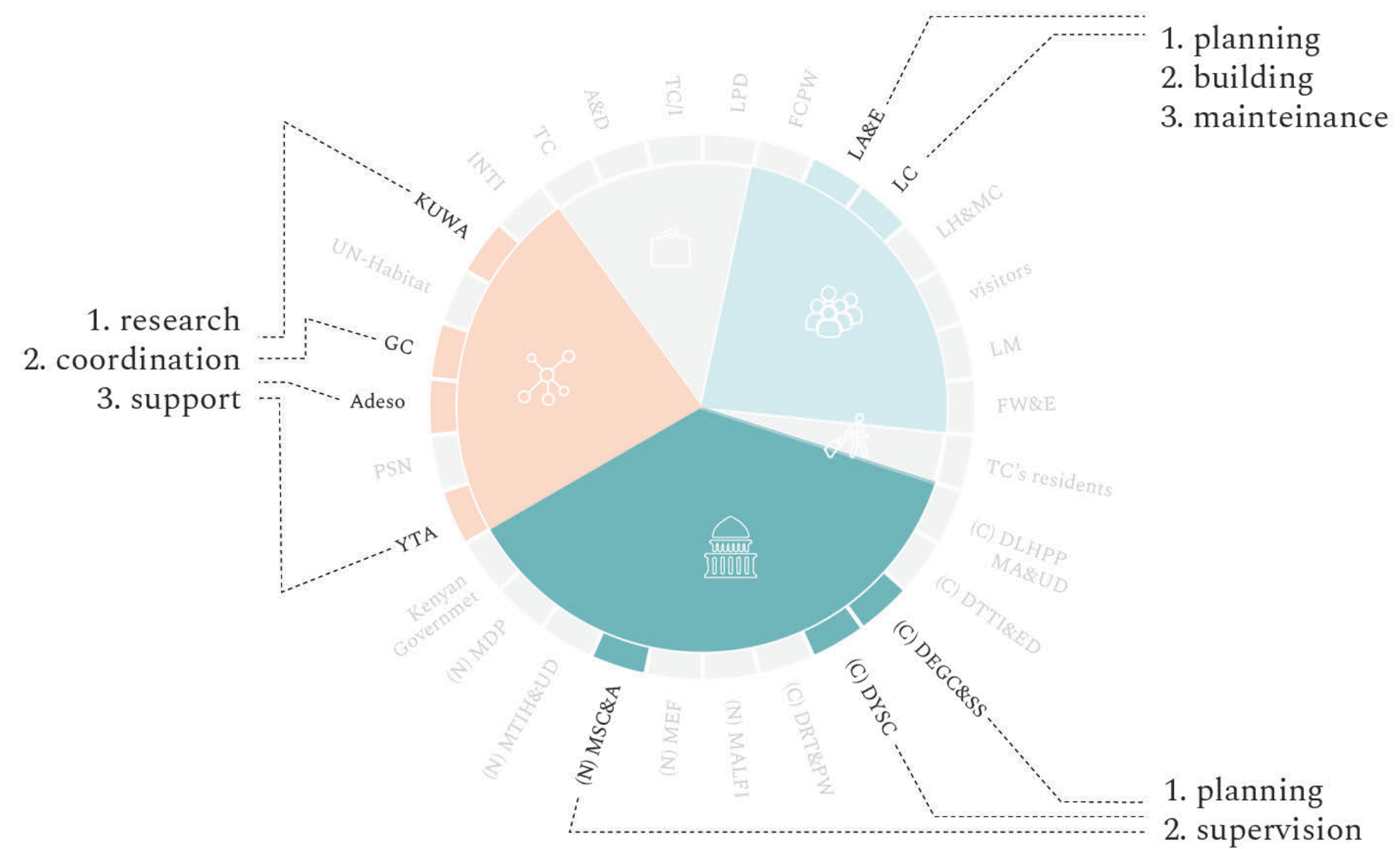
-  stream
-  permanent
-  temporary/happening
-  community centre
-  startup centre
-  library
-  sewing workshop
-  handcraft workshop
-  music centre/concerts
-  art workshop
-  gallery
-  theater
-  amusement park
-  graffiti space
-  coffee plantation museum
-  landmarks

Culture

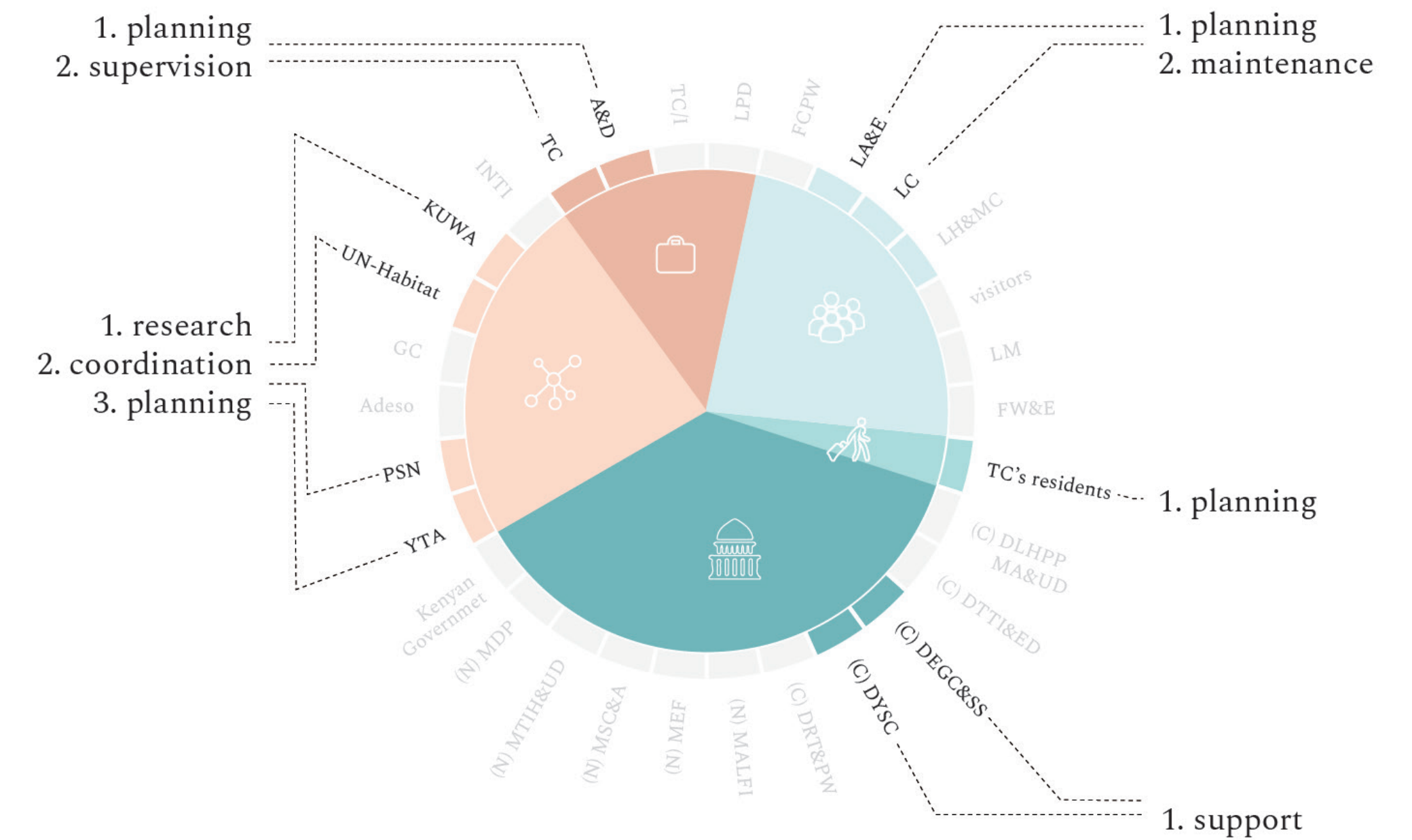
- designers should collaborate with local artists in setting the stream and planning the landmarks;
- the space for local artists and craftsman to develop their work and to exhibit it /performance should be provided;
- culture activities should be designed to enable active participation as well as observation and contemplation;
- temporary activities may also occur in private places like restaurants or bar to enrich night culture life. Local artists should be encourage to participae;

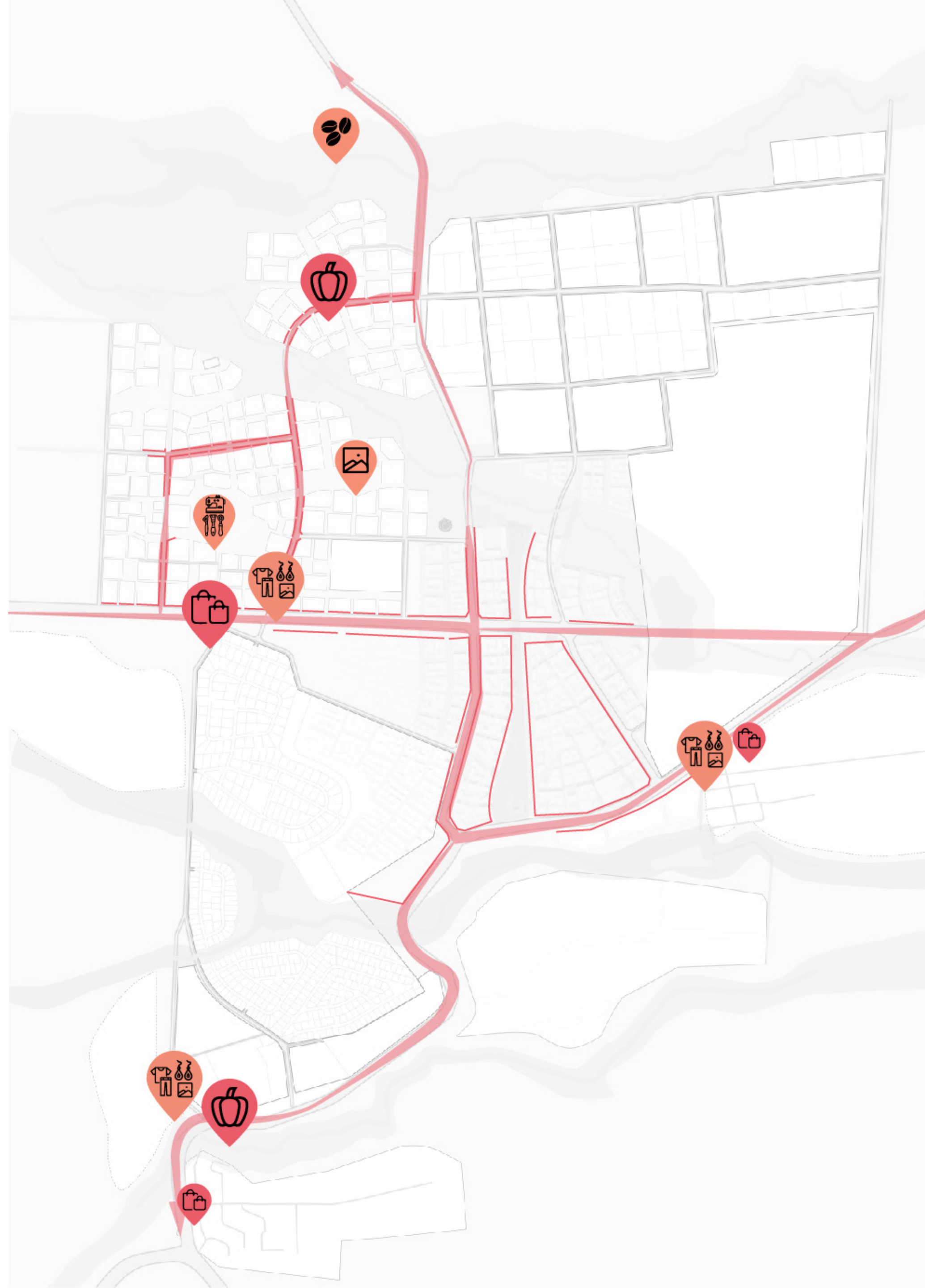


Arts & Crafts workshop outside of Tatu City



Music studio and concerts in Tatu City





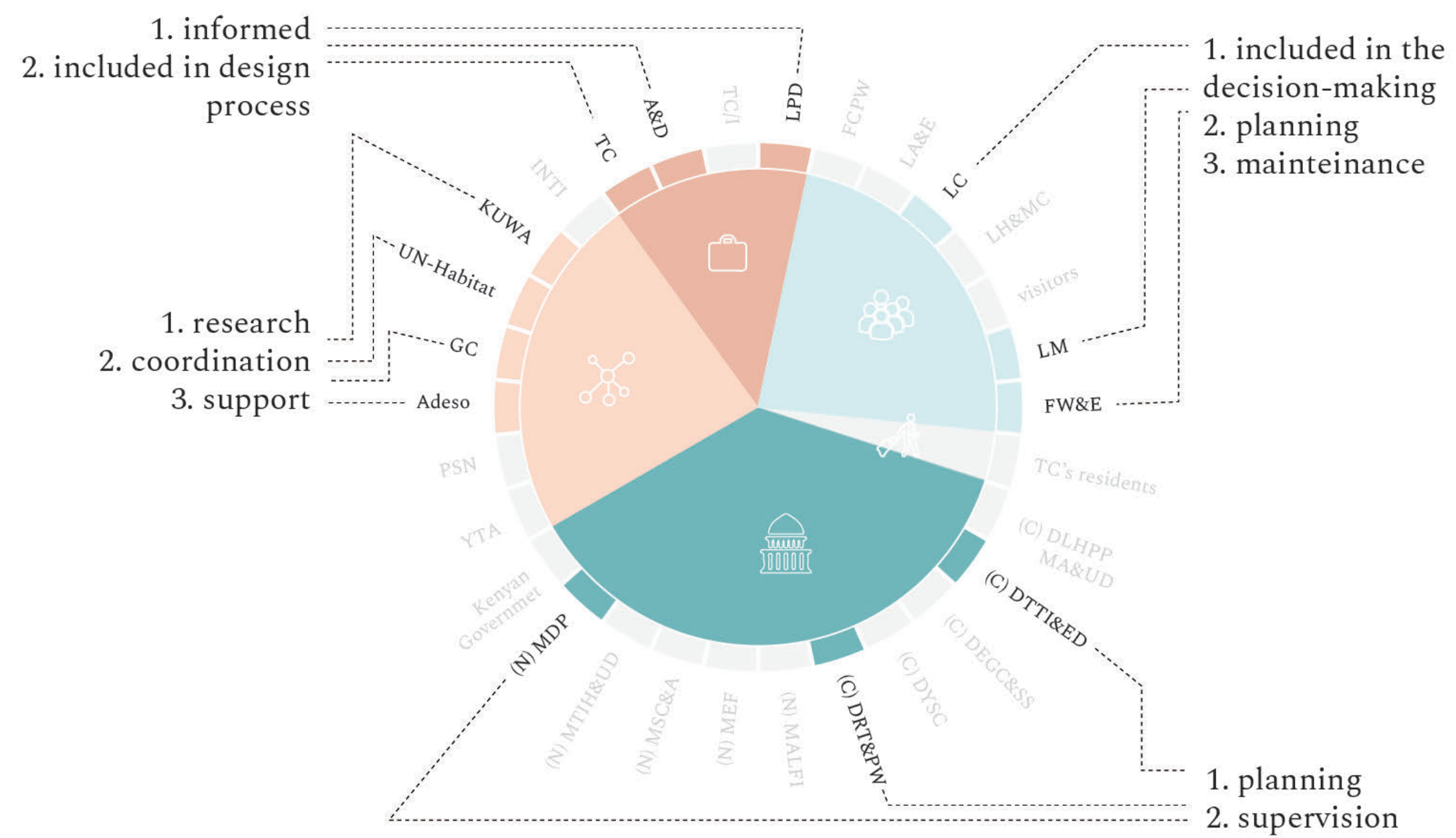
Trade

- it is necessary to create the structure for the formal and informal economy in and on the edges of the city to prevent chaotic informality development;
- it is necessary to engage local communities in designing markets - their knowledge about trade, prices and needed space will improve the quality of markets
- trading nodes should be located in good connection with the traffic nodes to increase accessibility and number of users;

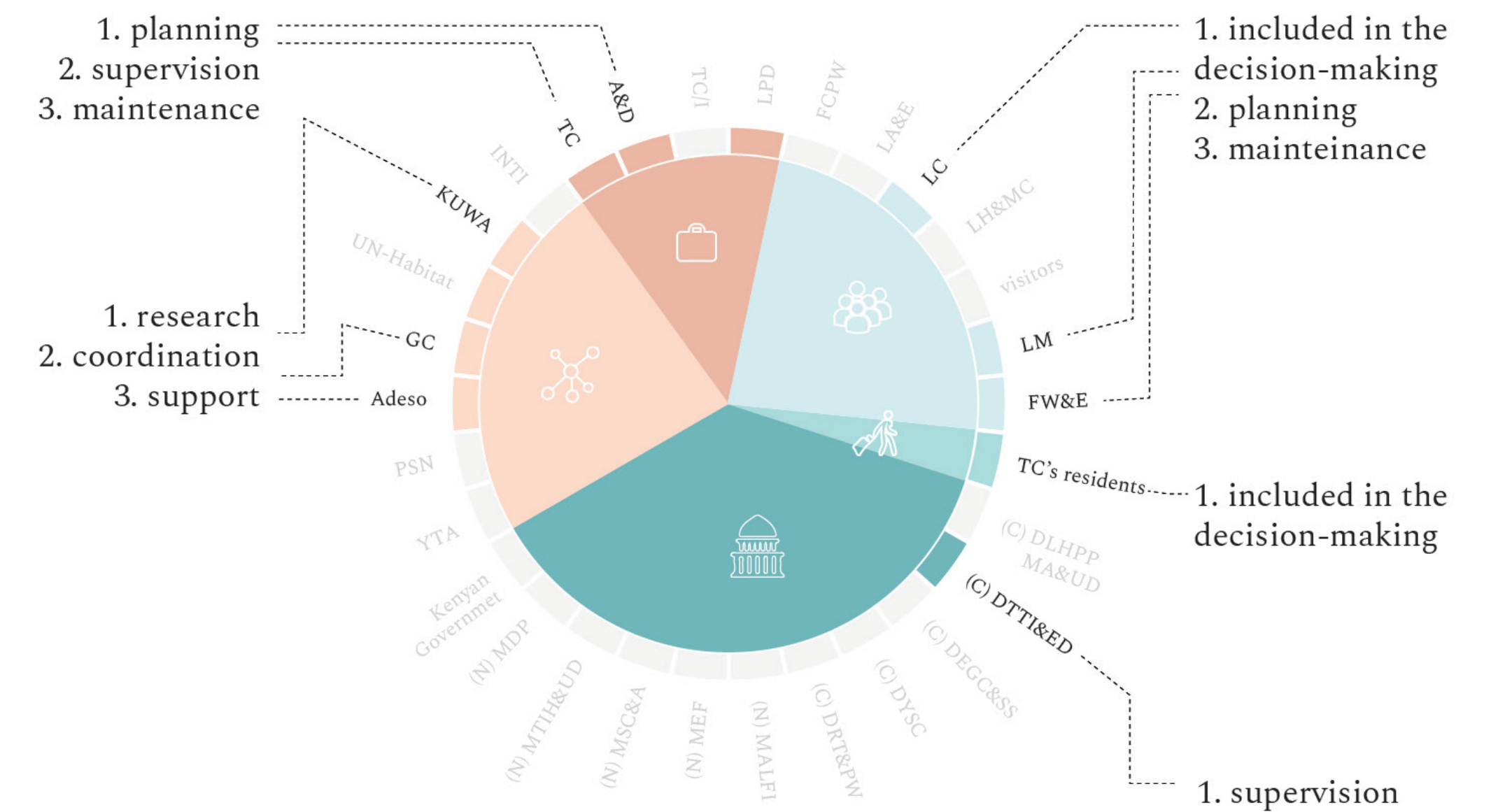
- stream
- permanent
- temporary/happening
- fresh market
- market
- art&crafts - market
- craft-shop
- gallery-shop
- coffee - centre
- active plinth



Market outside of Tatu City



Fresh market in the city



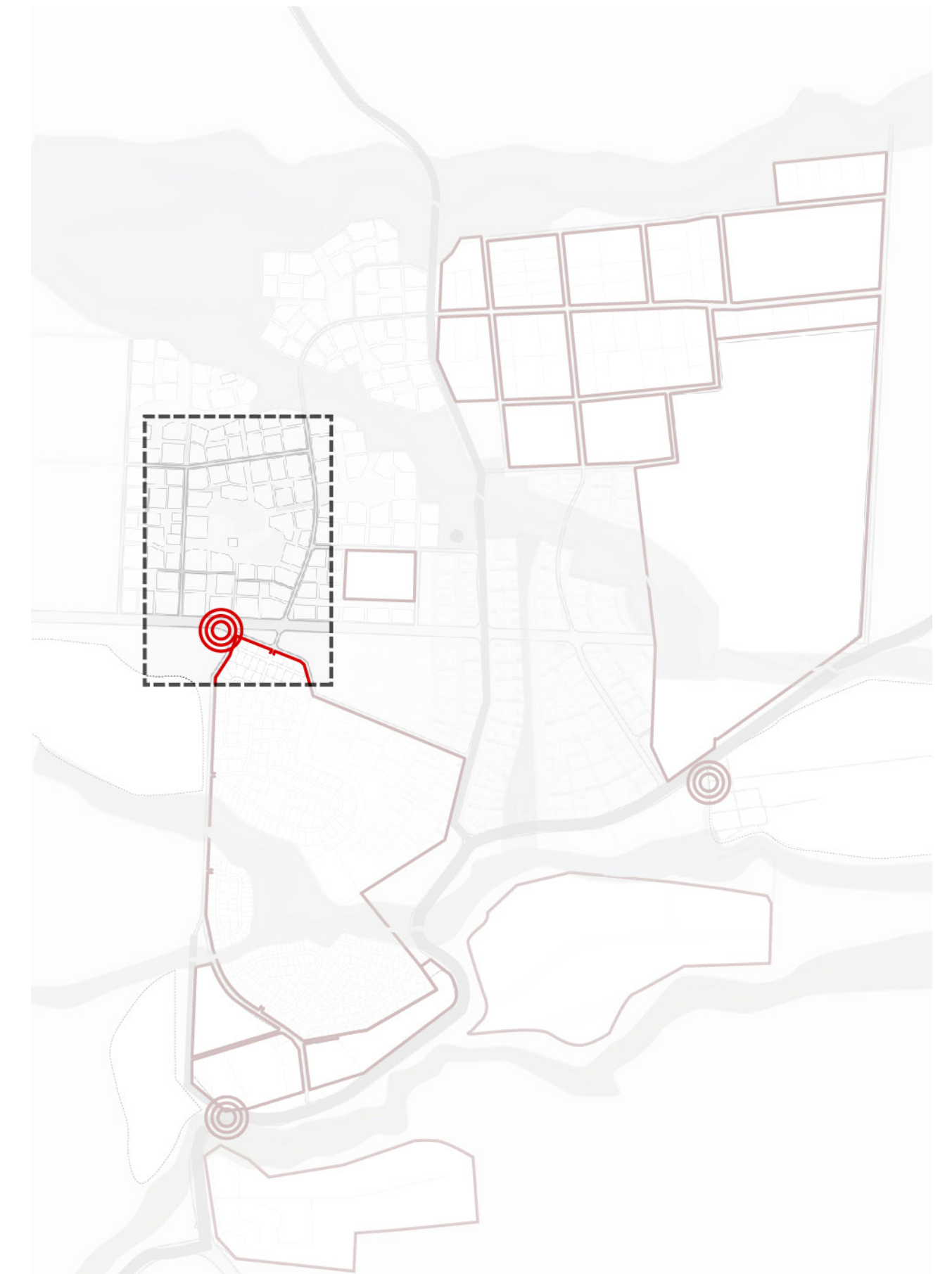
Neighbourhood scale



0 10m 40m 80m 100m

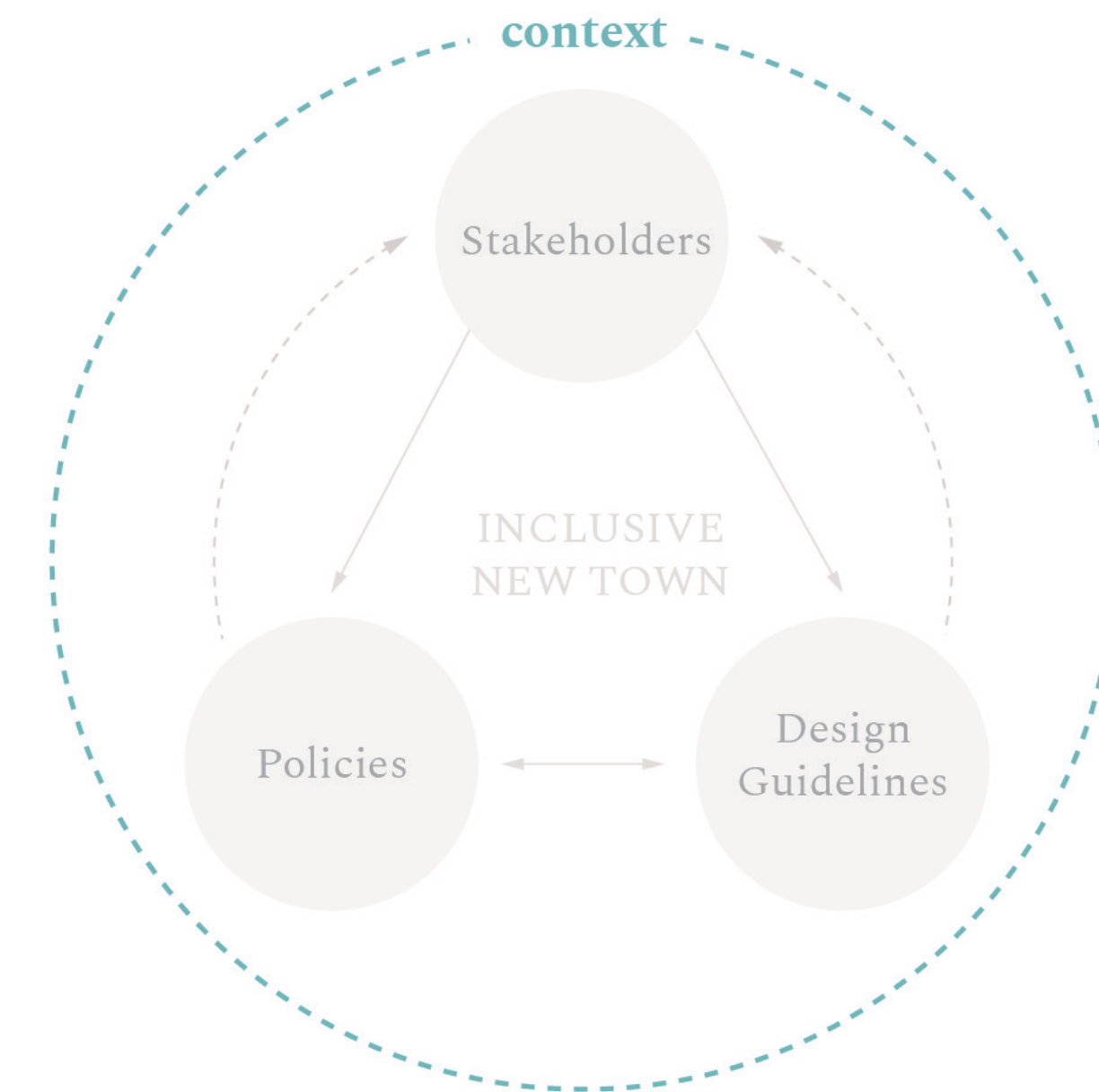


- street
- biking path
- pedestrian path
- "car is the guest" street
- park paths
- buildings in clusters
- buildings in public space
- park square
- city square
- grassy areas in the park
- grass in the clusters
- grassy in courts
- urban gardens
- playground
- outdoor gym
- parking
- market
- art landmarks
- benches
- existing trees
- planned trees
- trees along streets

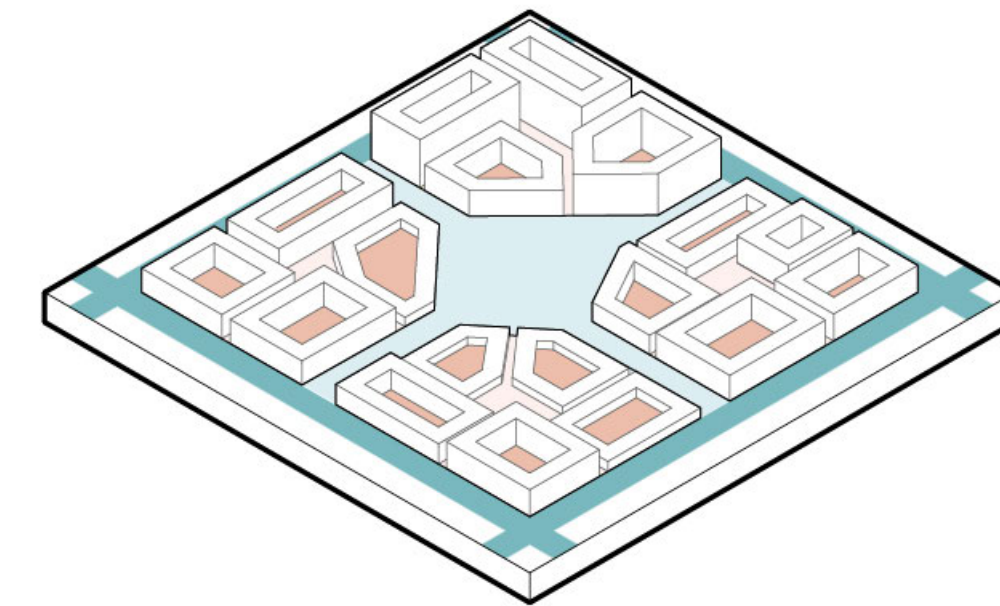
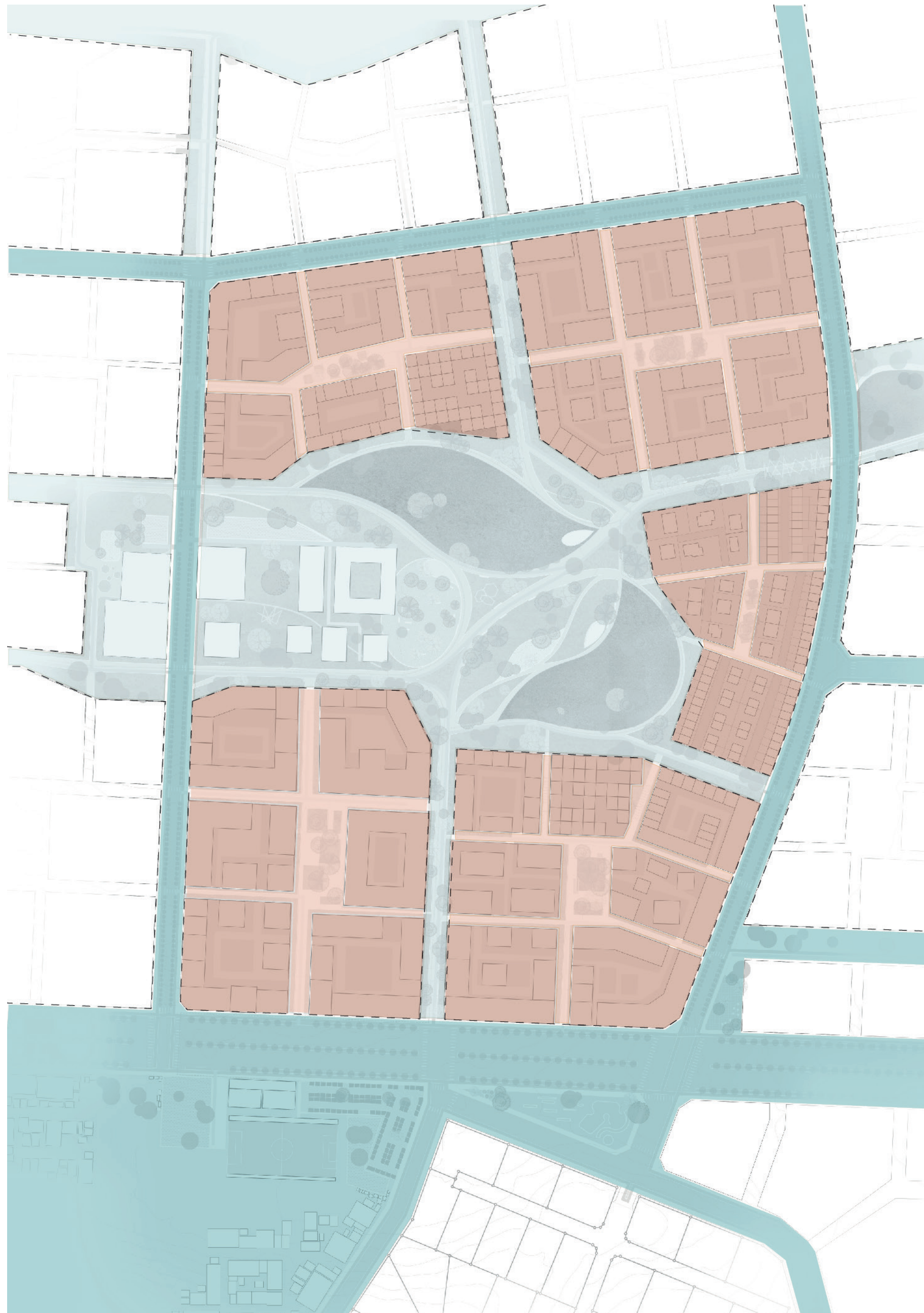




- topography lines
- planned roads
- new roads
- - - line of urban fabric
- ▨ marsh areas
- ▭ urban gardens



Shaping neighbourhood according to the context of the natural landscape

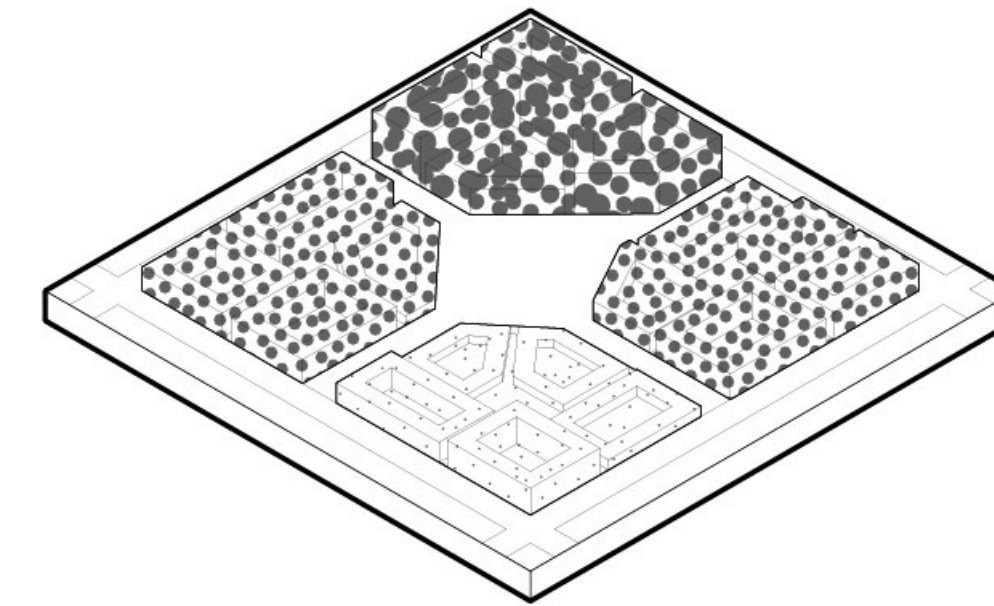


4 degrees of publicness

- private
- semi-private
- semi-public
- public
- cluster borders



- high-income
- middle-income
- low/middle-income
- low-income/poor



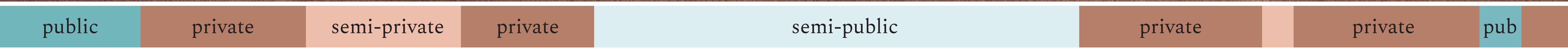
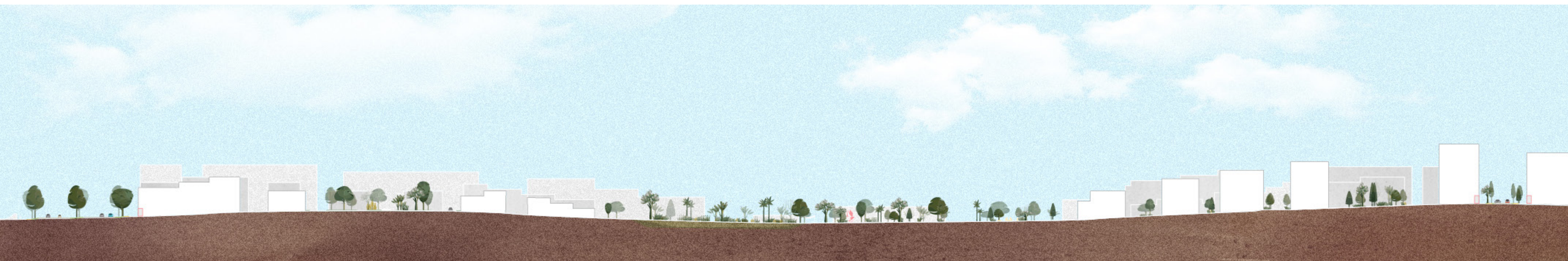
Socio-economic diversity in the neighbourhood



- high-income
- middle-income
- low/middle-income
- low-income/poor



- socially homogenous, closed neighbourhood
- socially diverse, open neighbourhood
- socially homogenous, semi-open cluster
- socially homogenous, closed court

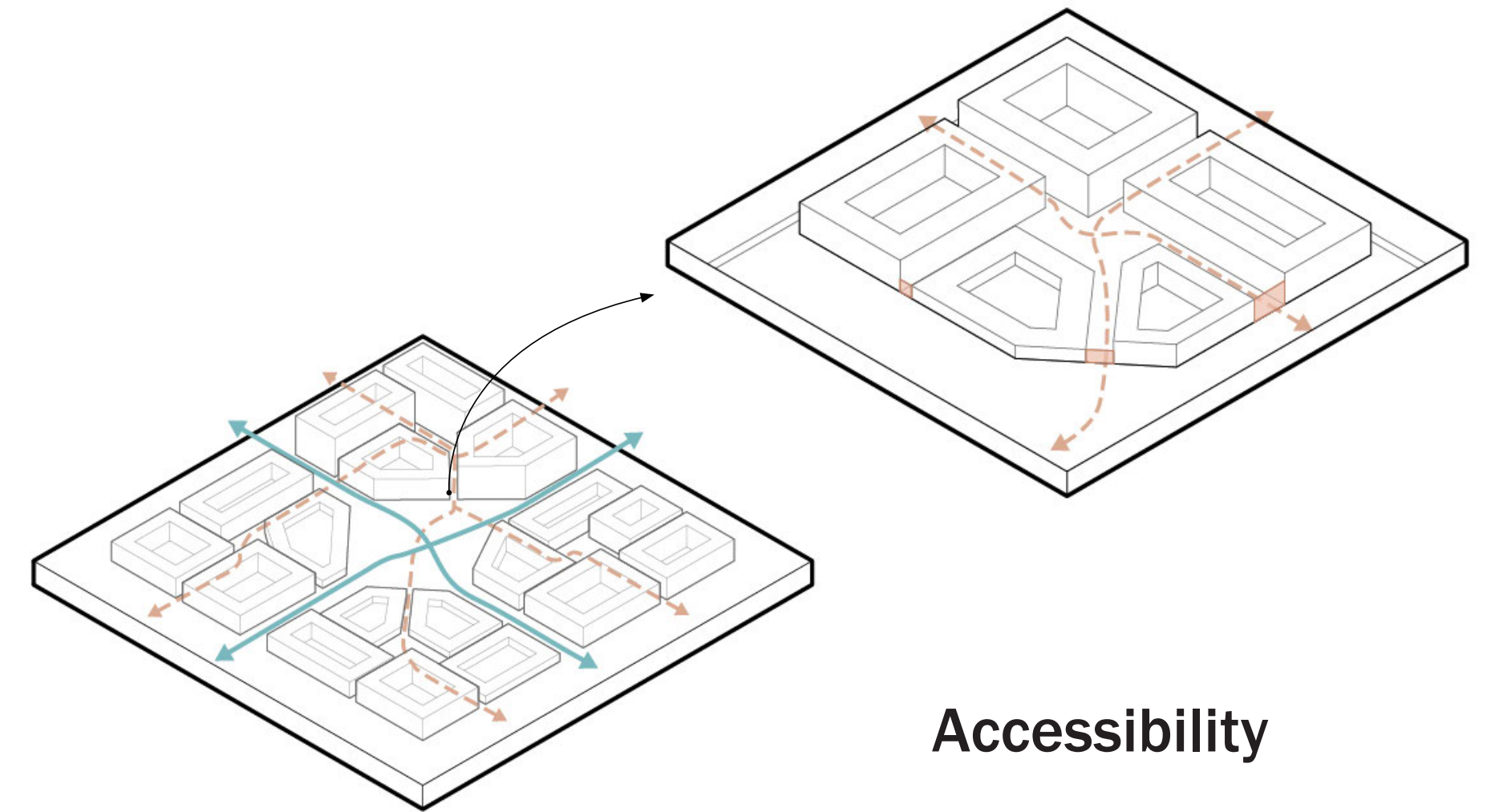
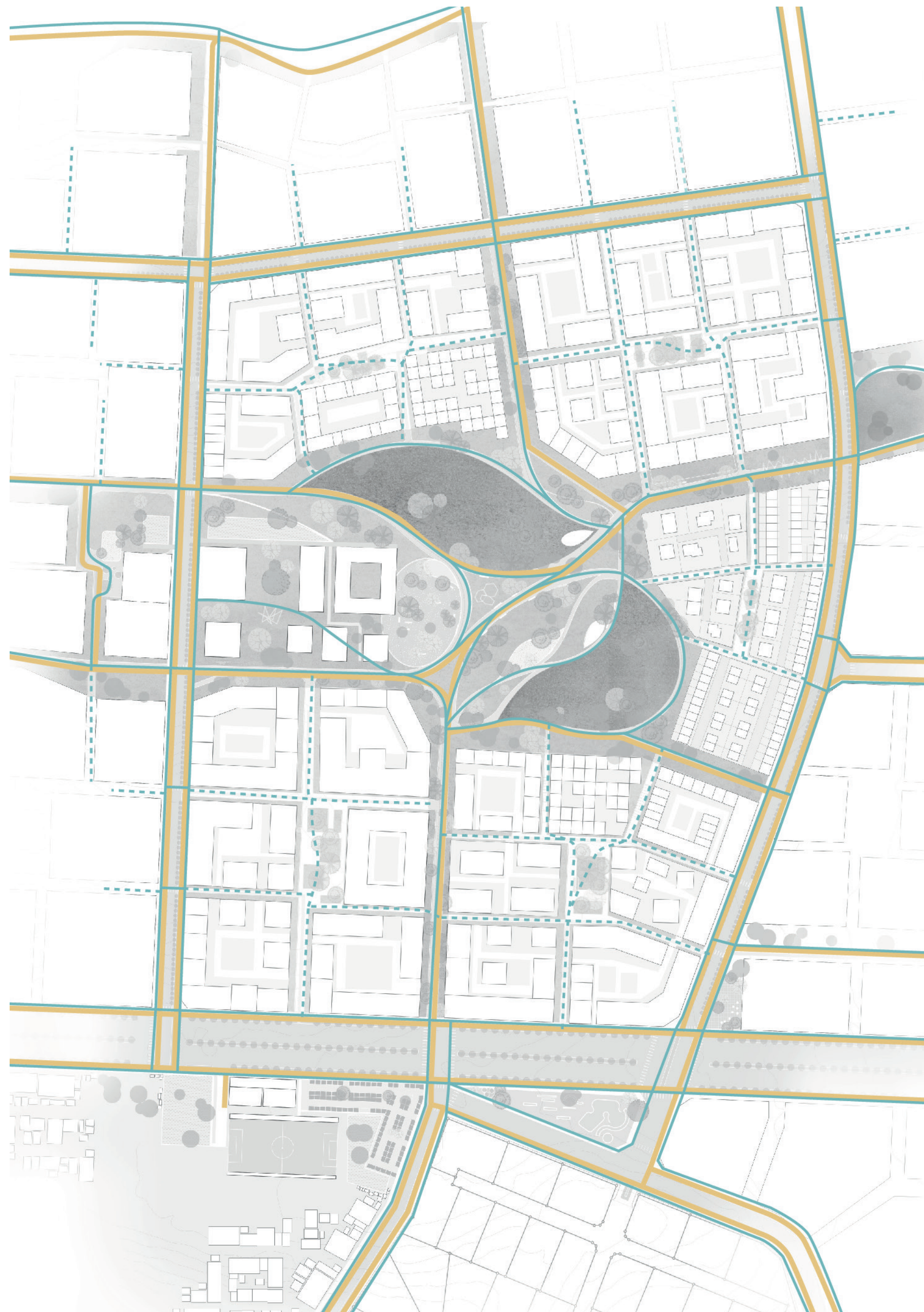


cluster

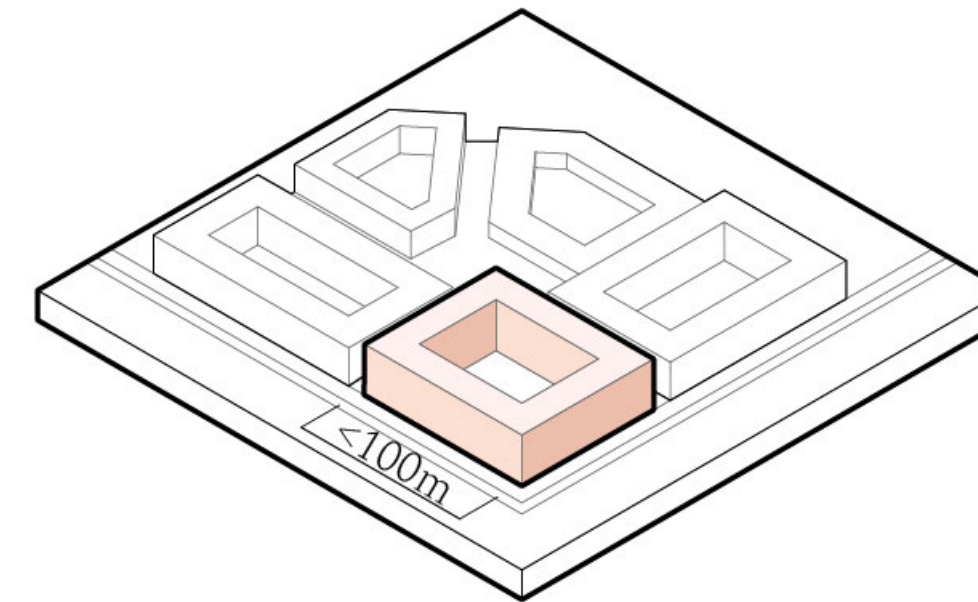


cluster



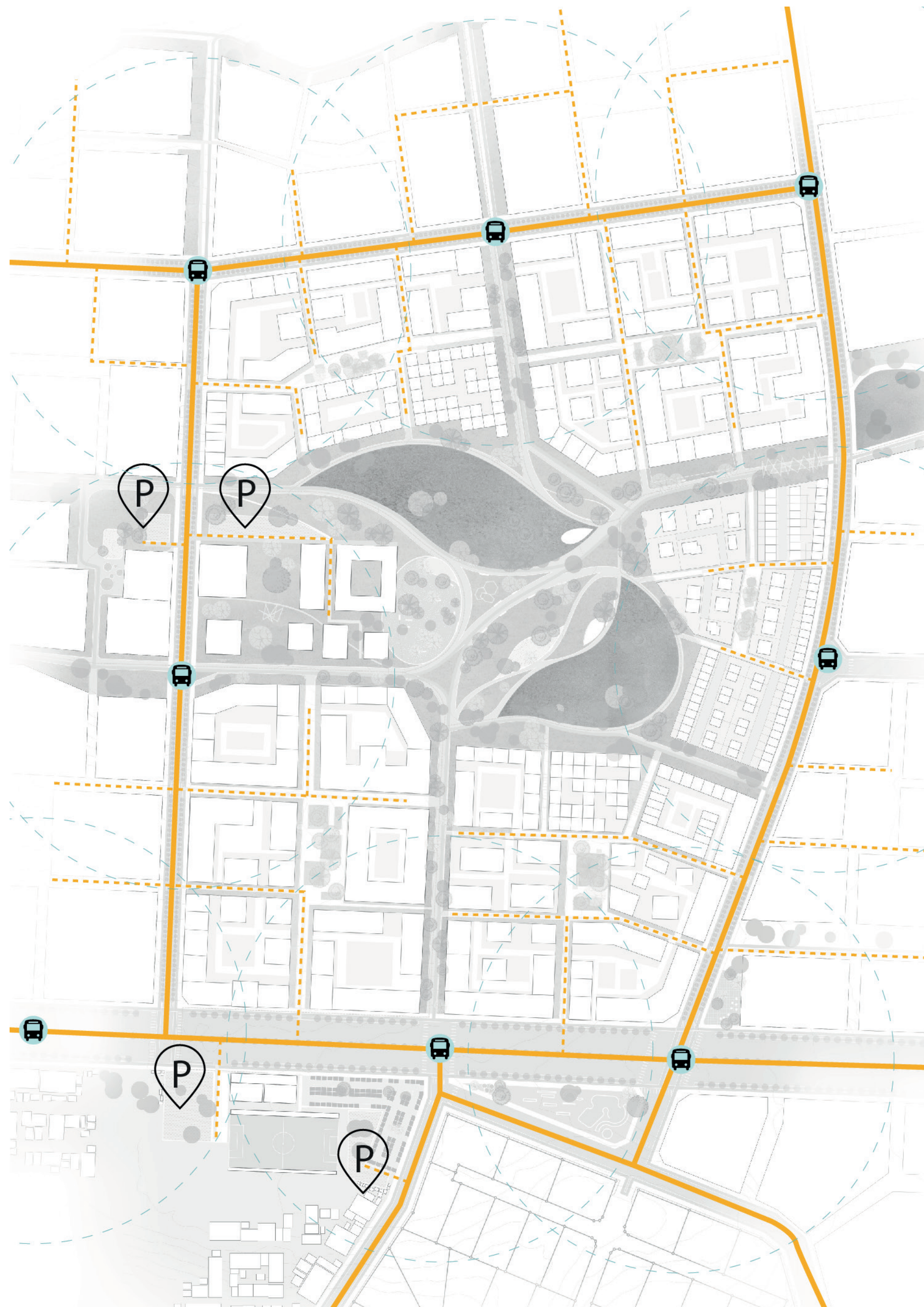


Accessibility

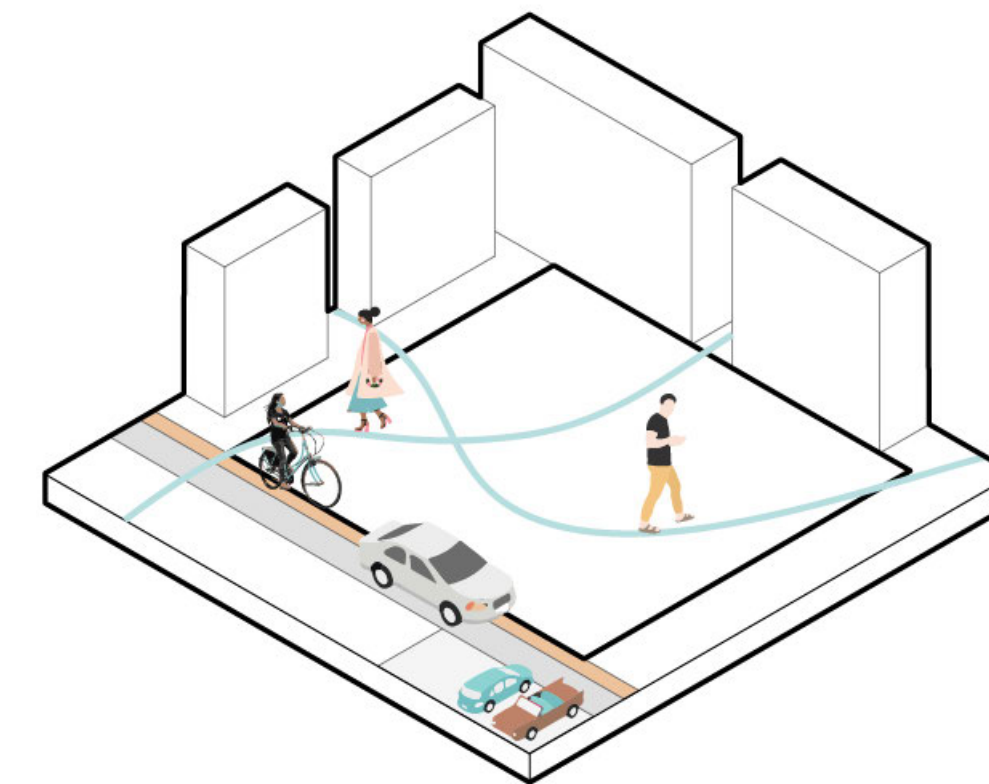


Short blocks

- biking paths
- pedestrian paths - always accessible
- - - pedestrian paths - accessible during the day



- accessible for cars
- - - car is the guest
- P parking
- bus stop
- d=500m



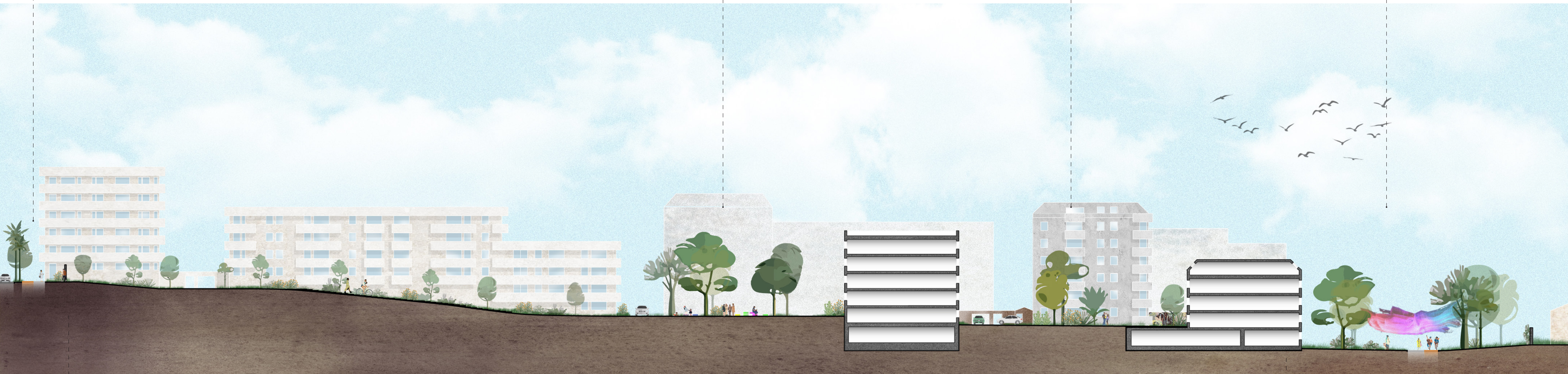
Accessibility

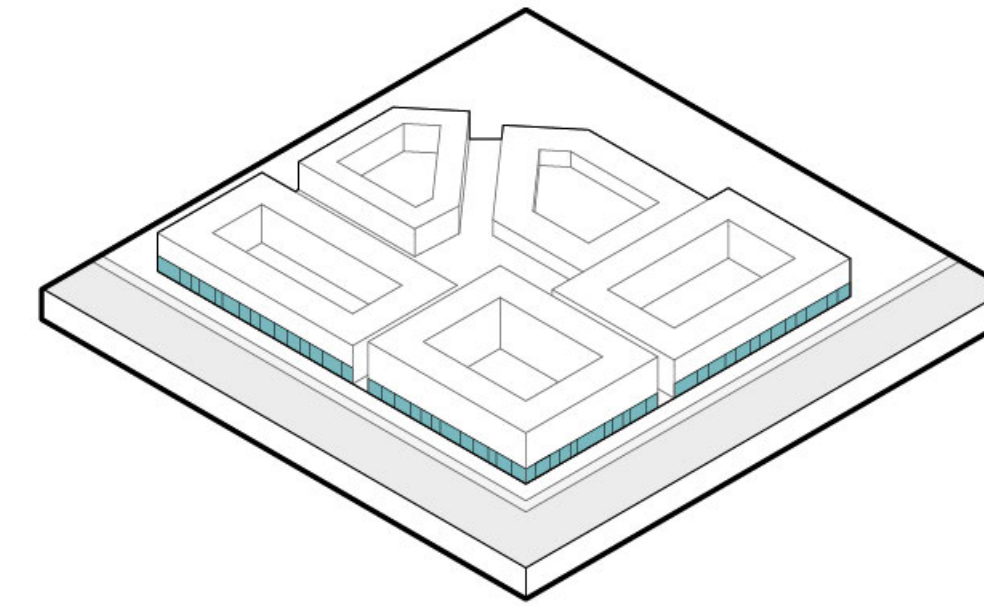
public

semi-private

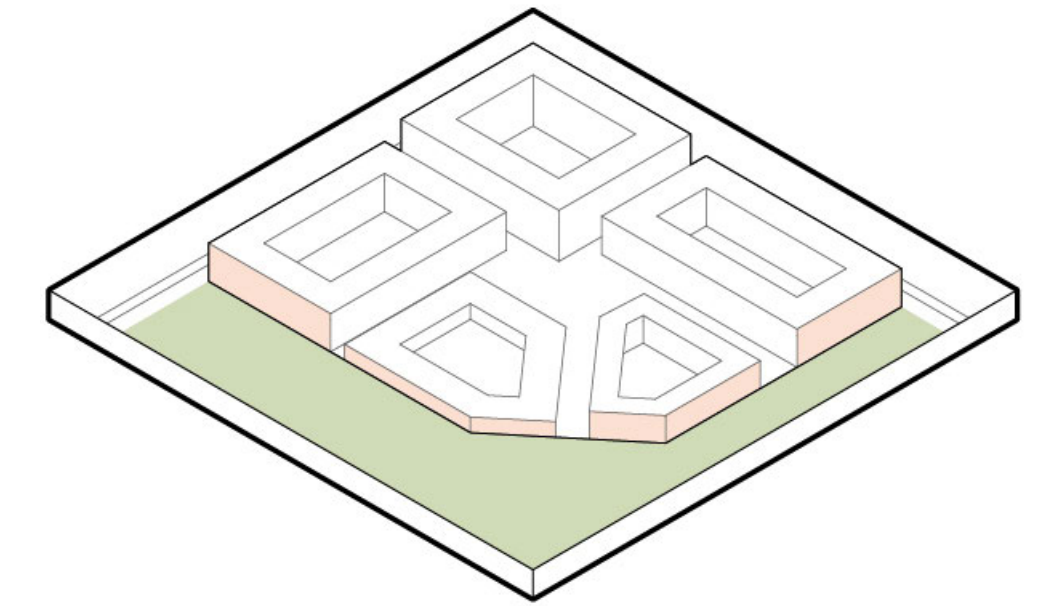
private

semi-public

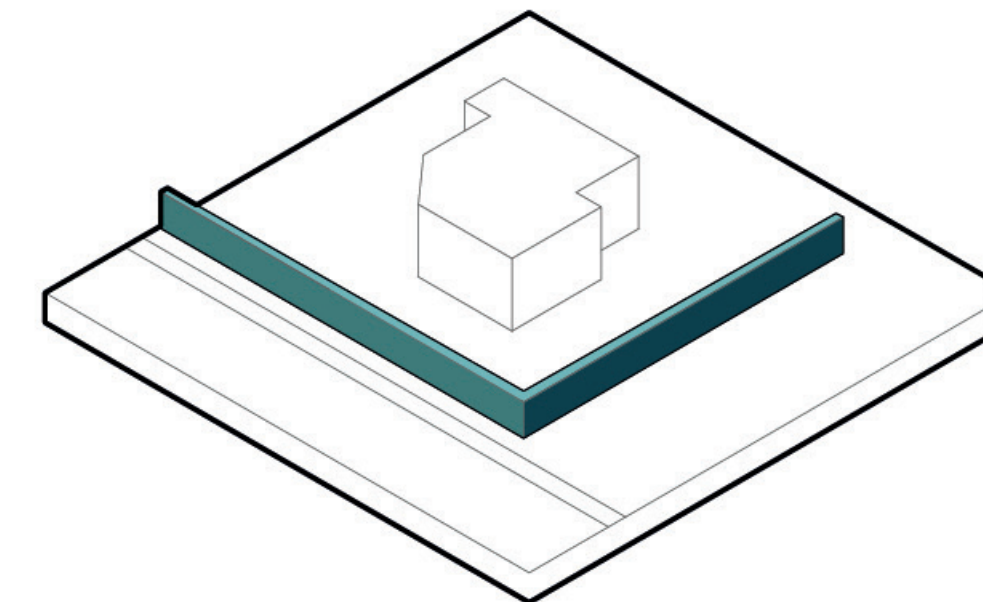




Active plinth



Eyes of the building



Active Fence

- active plinth
- eyes of the building
- active fence



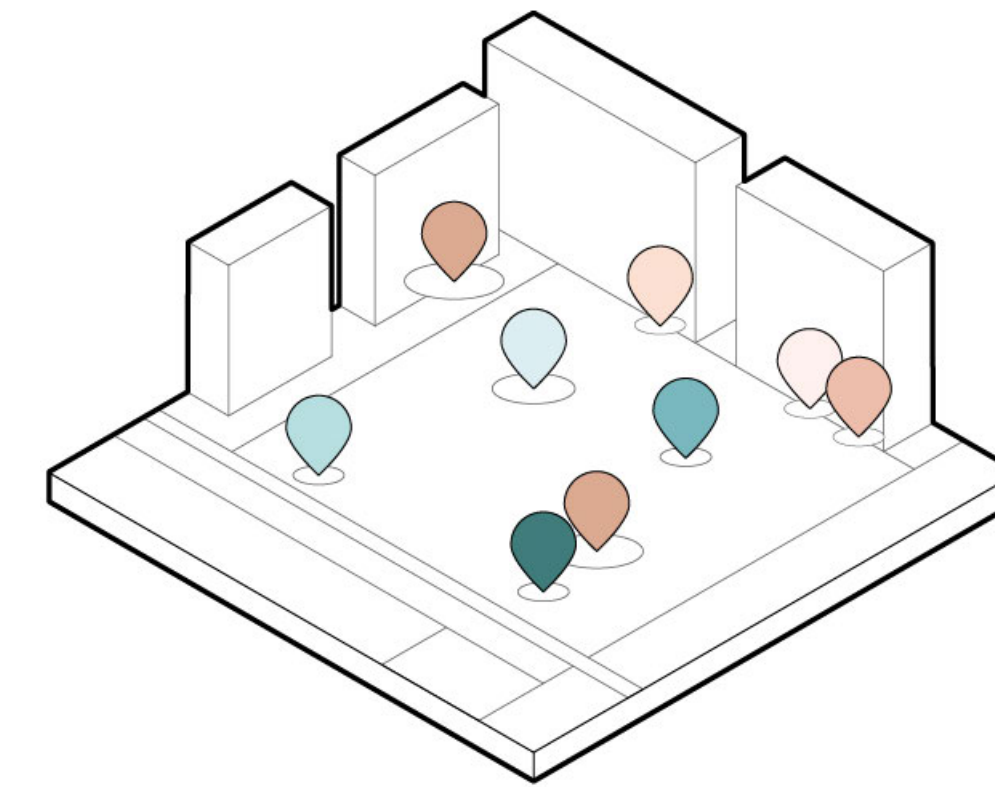


- urban agriculture stream
- sport stream
- culture stream
- trade stream

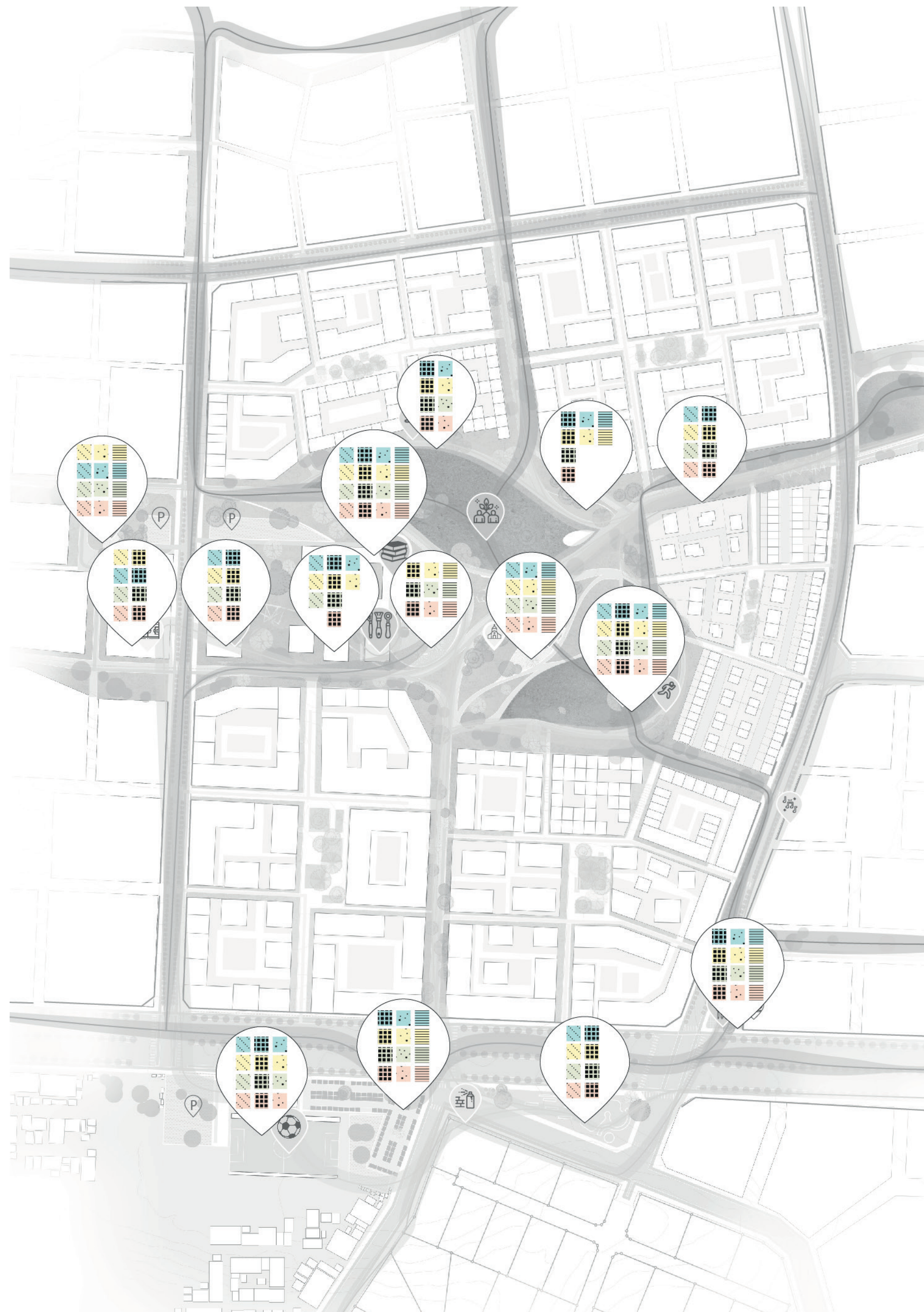
- urban garden
- outdoor gym
- running path
- bicycle path
- football field
- skate park
- sport fields
- sport fields - open after school hours

- playground
- faith meetings
- coffee place, restaurant
- public school

- art&crafts workshop
- sewing workshop
- public library
- music studio and workshop
- art events inside shops/restaurants/bars/etc.
- street-art space
- market
- temporary art market (related with workshops)



Synchronicity



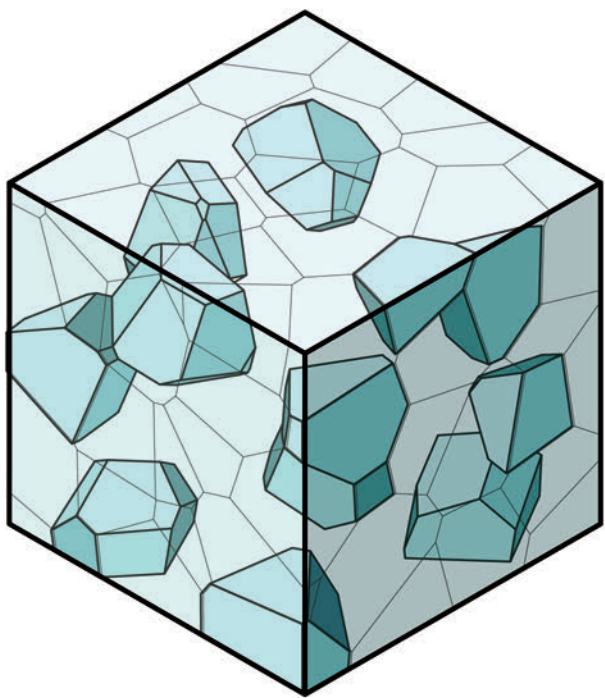
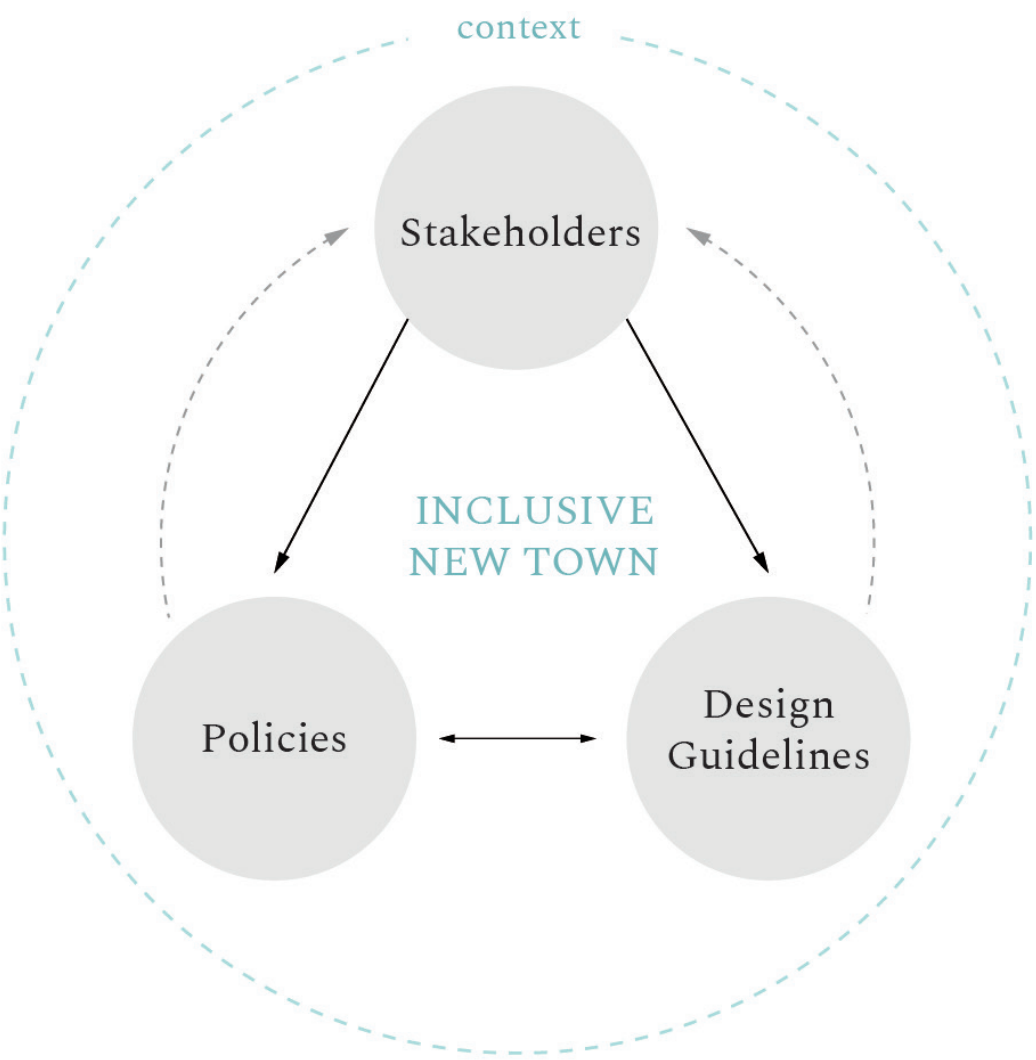
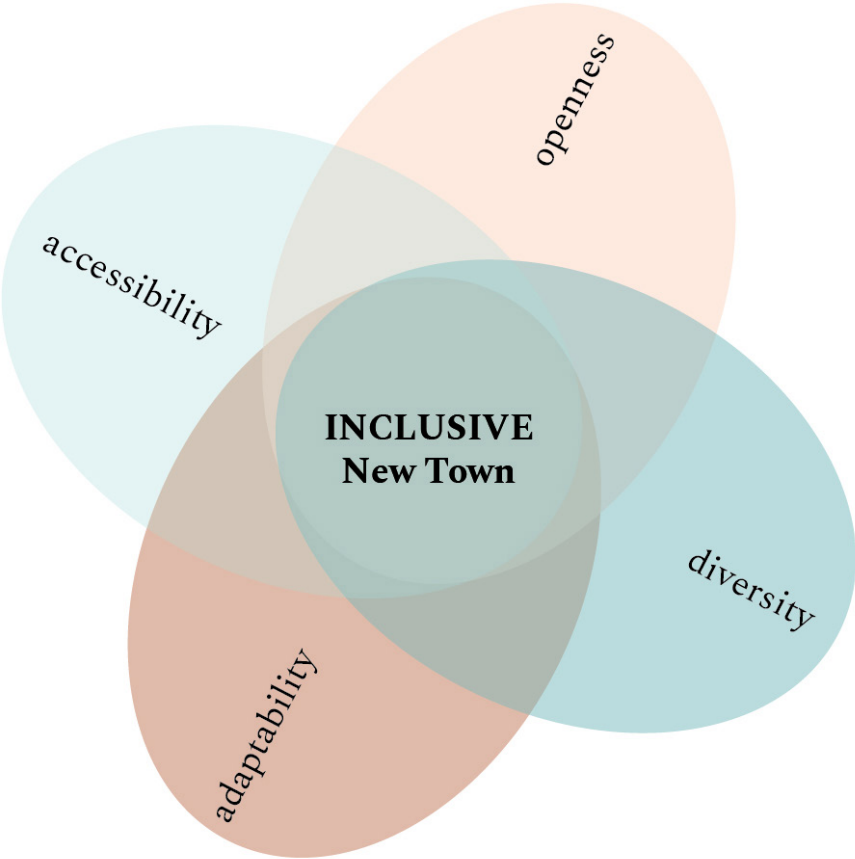
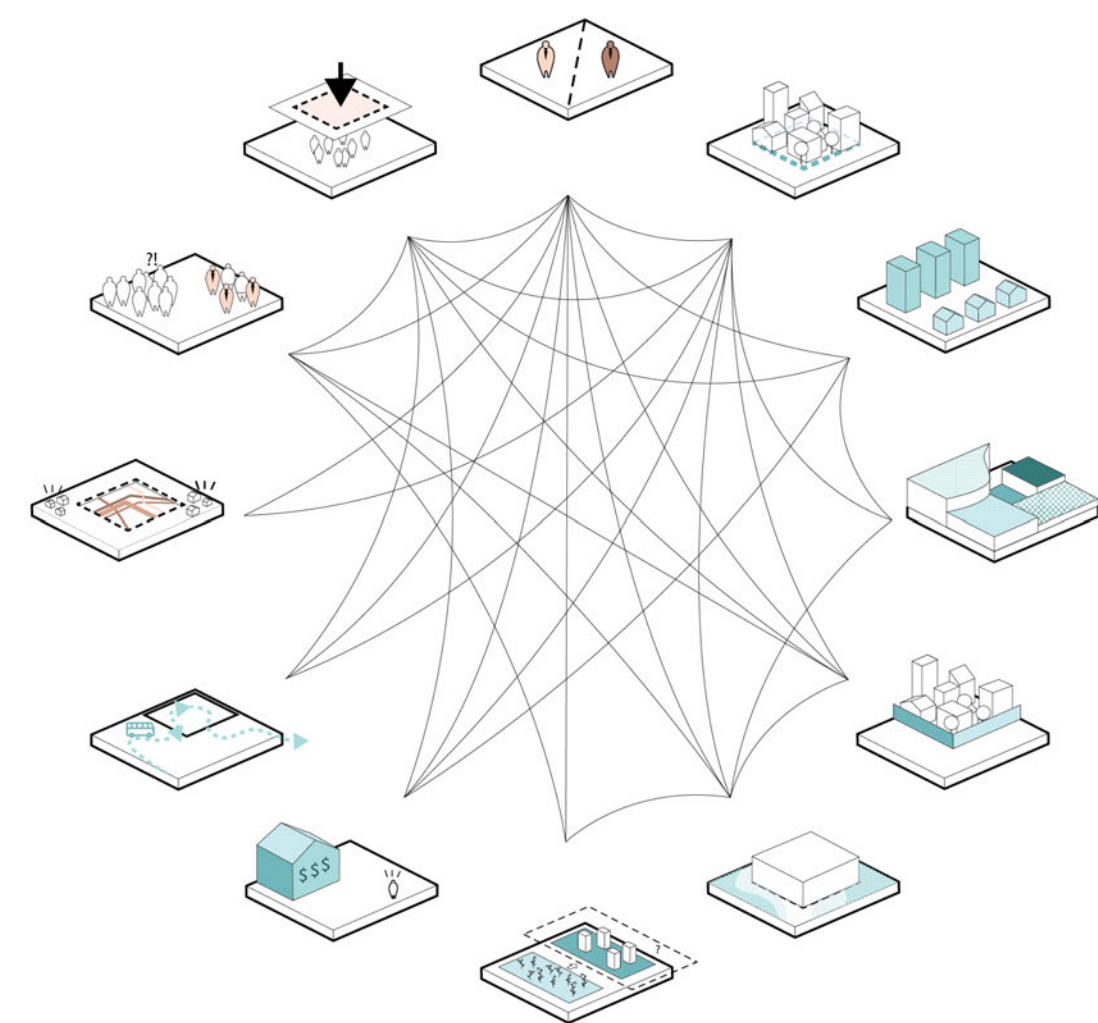
- high-income
- middle-income
- low/middle-income
- low-income/poor
- elderly
- middle-age
- youth
- children

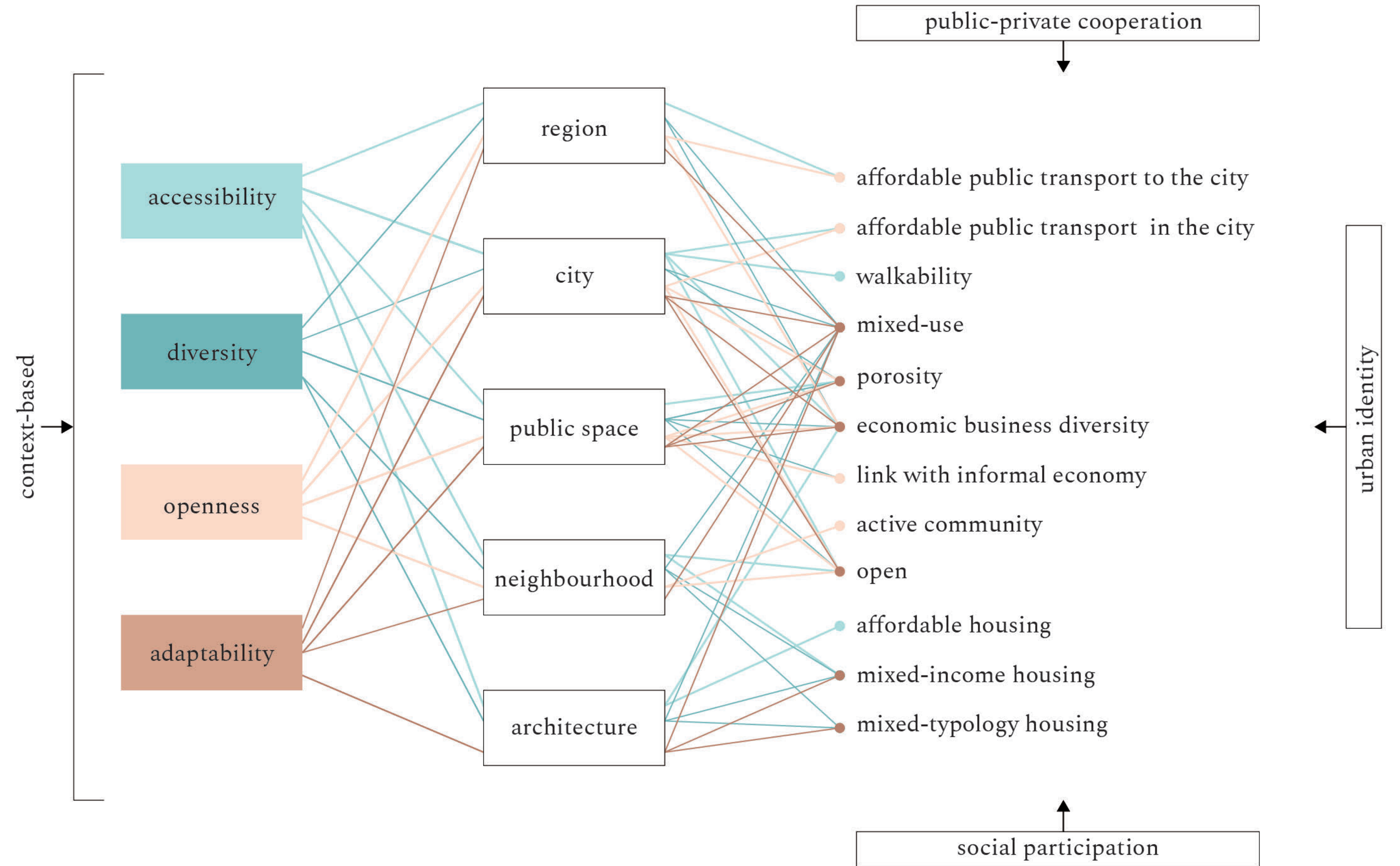
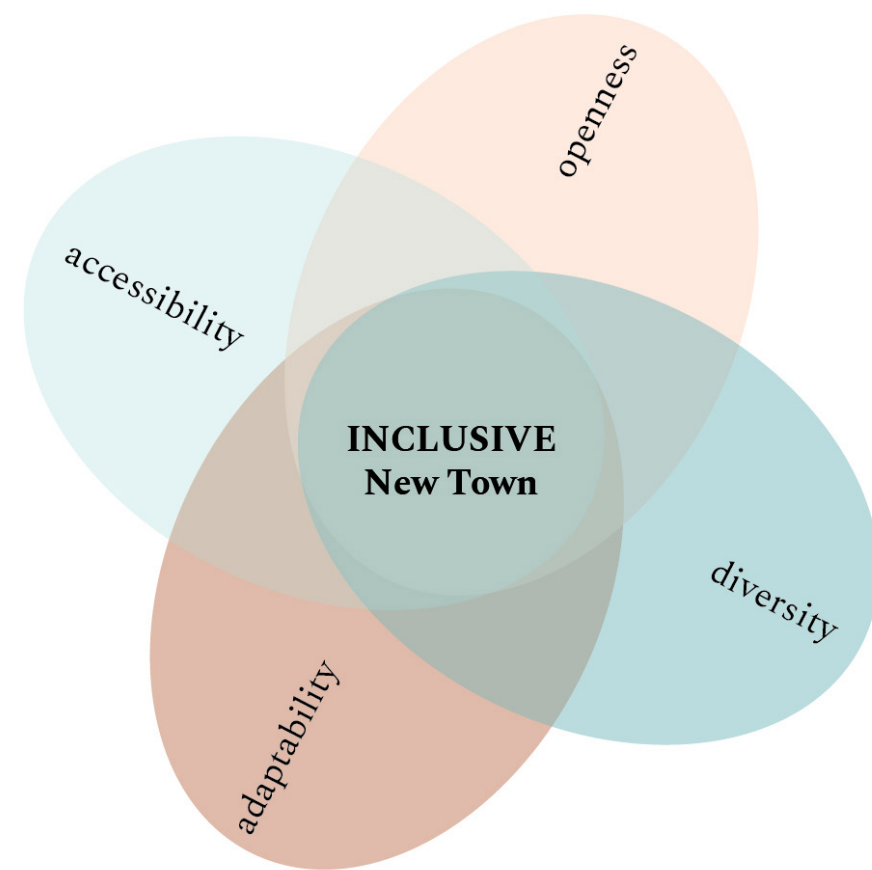


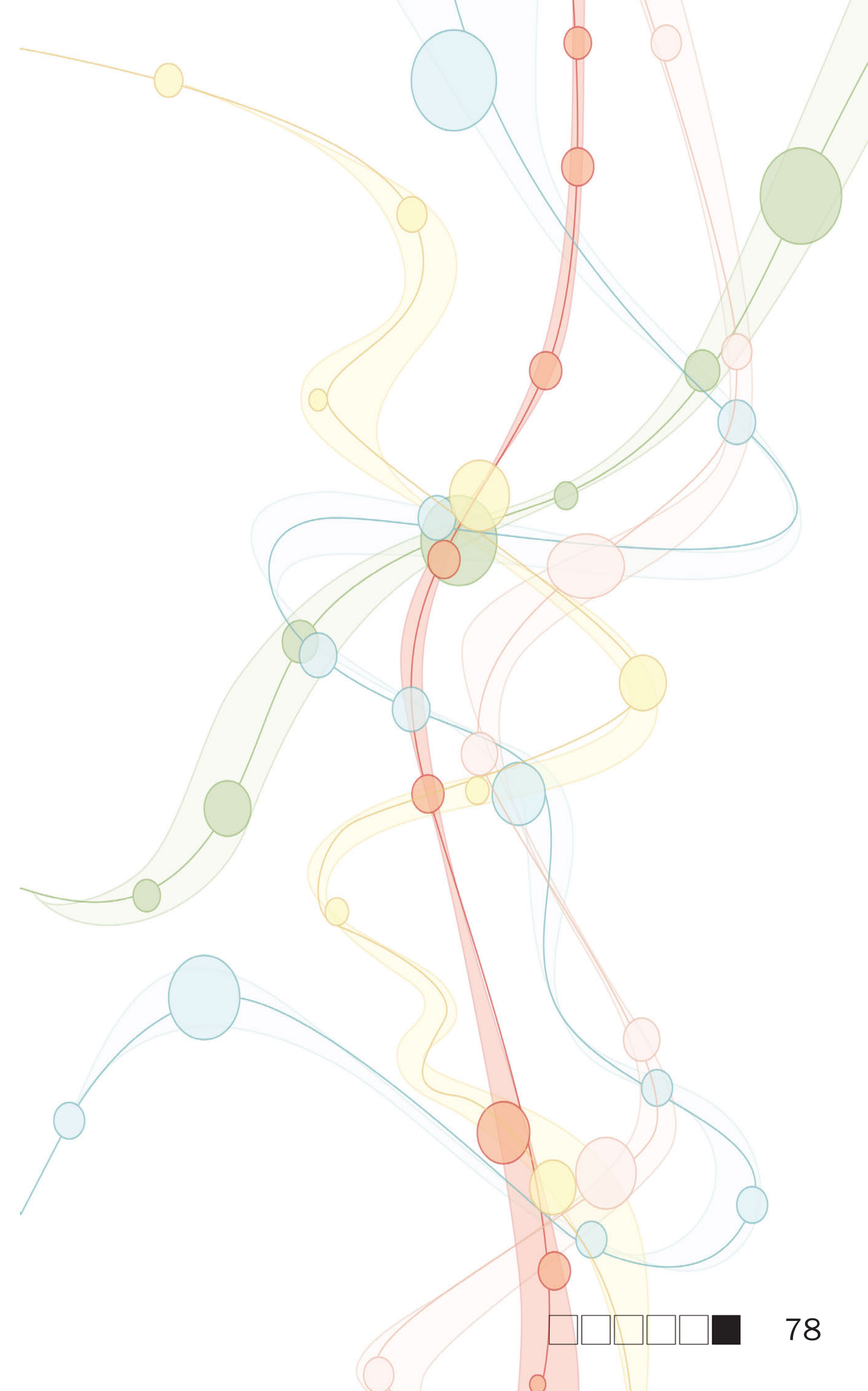
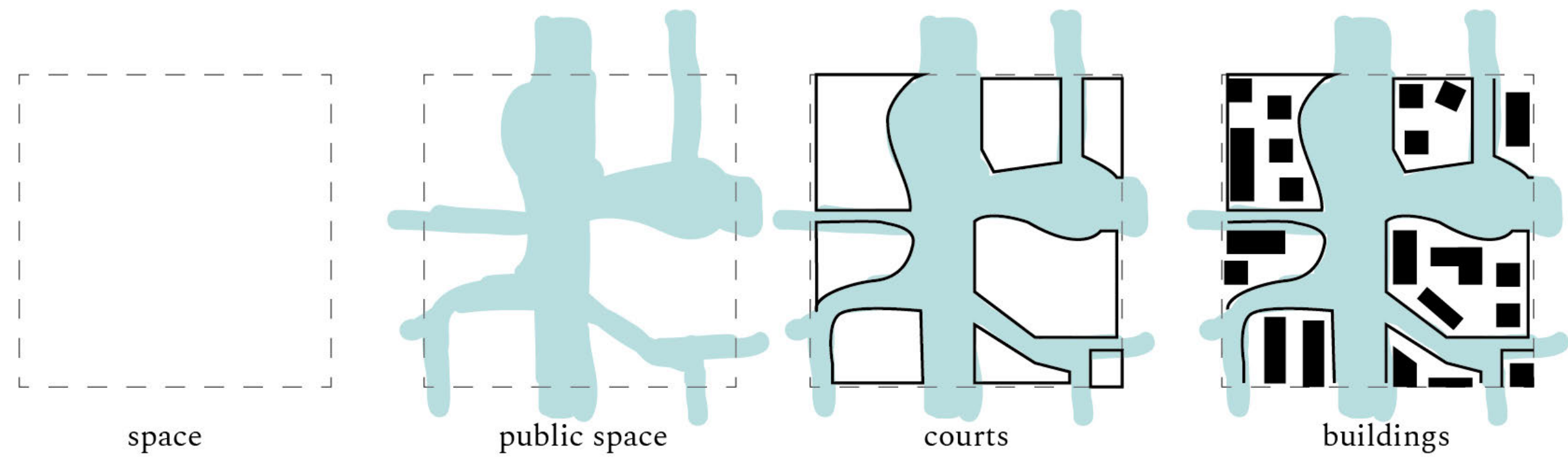


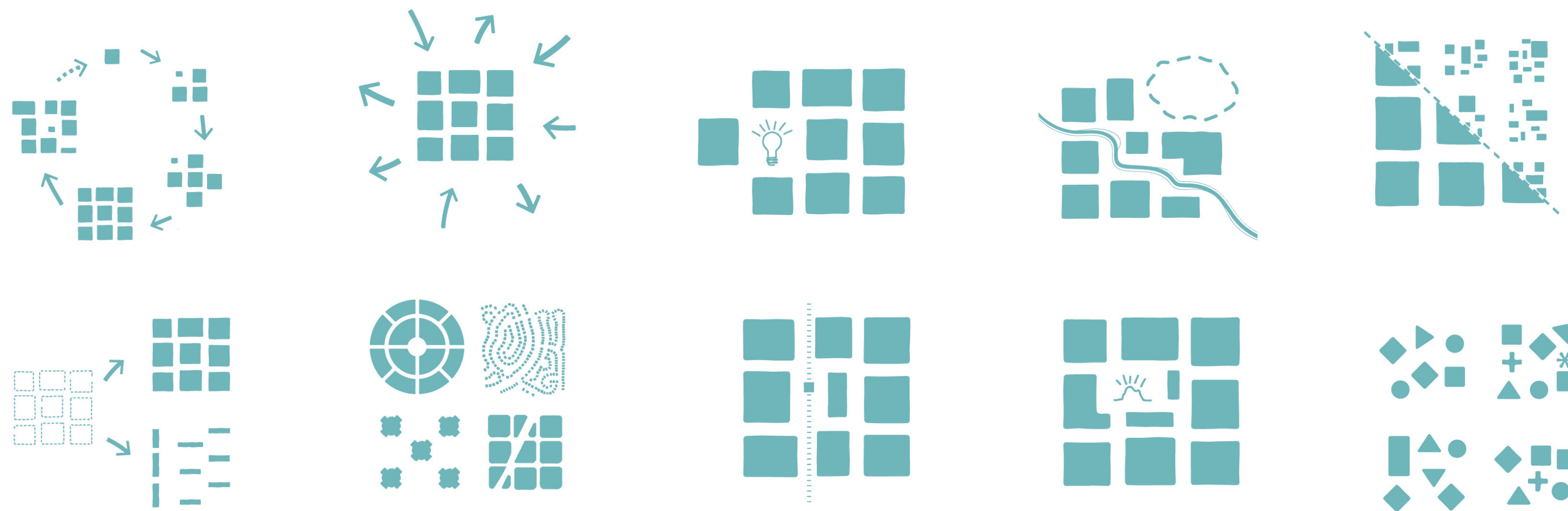


In conclution...









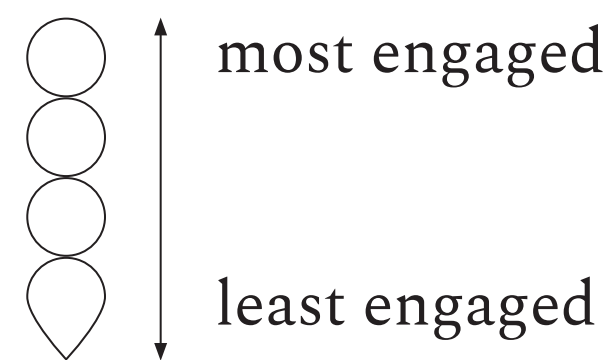
Relation with current research on New Towns



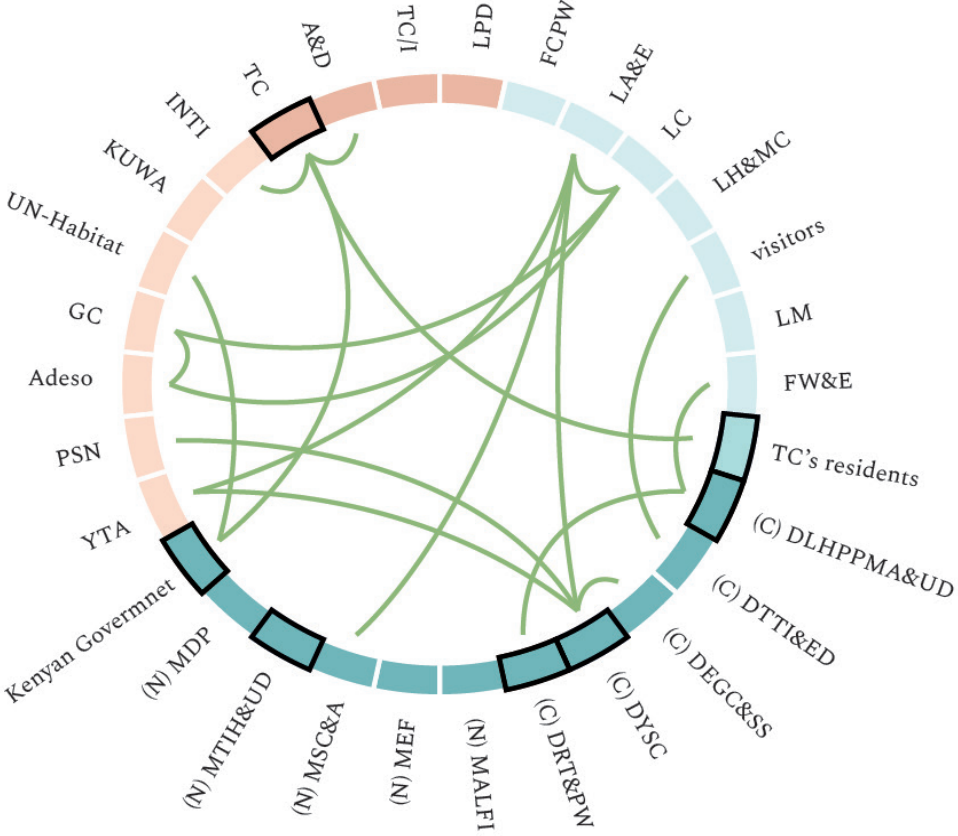
Thank you!

Appendix

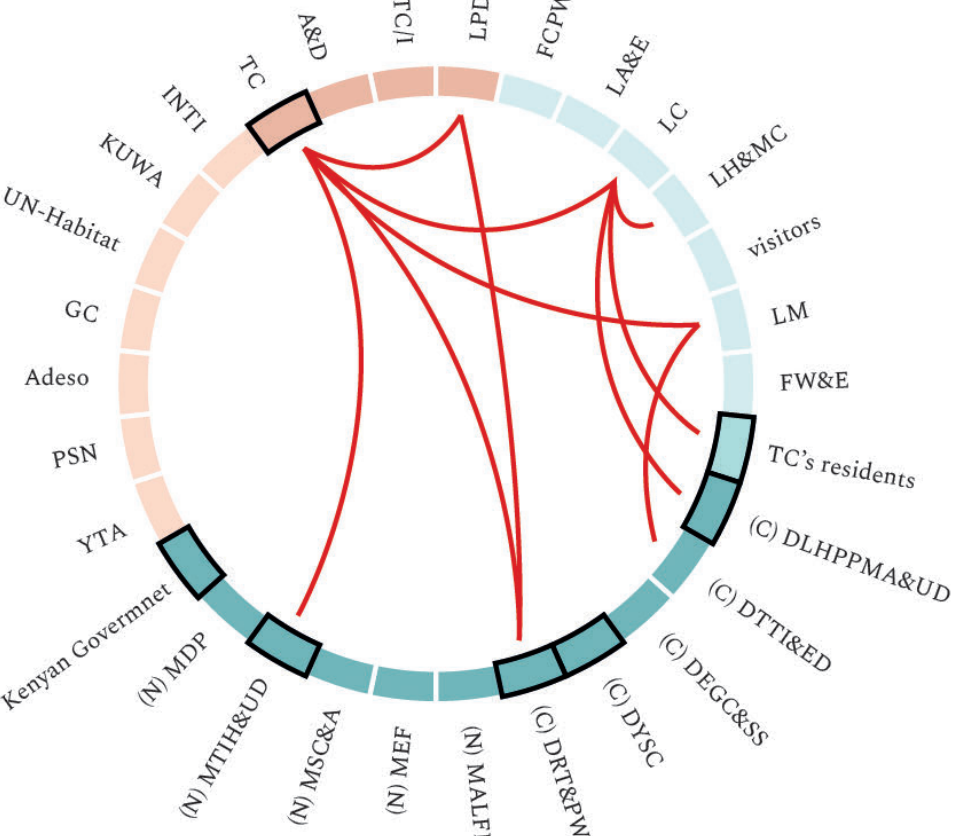
-  Public sector (N+C level)
-  Future residents
-  Civil society
-  Private sector (TC)
-  NGOs



Appendix



opportunities

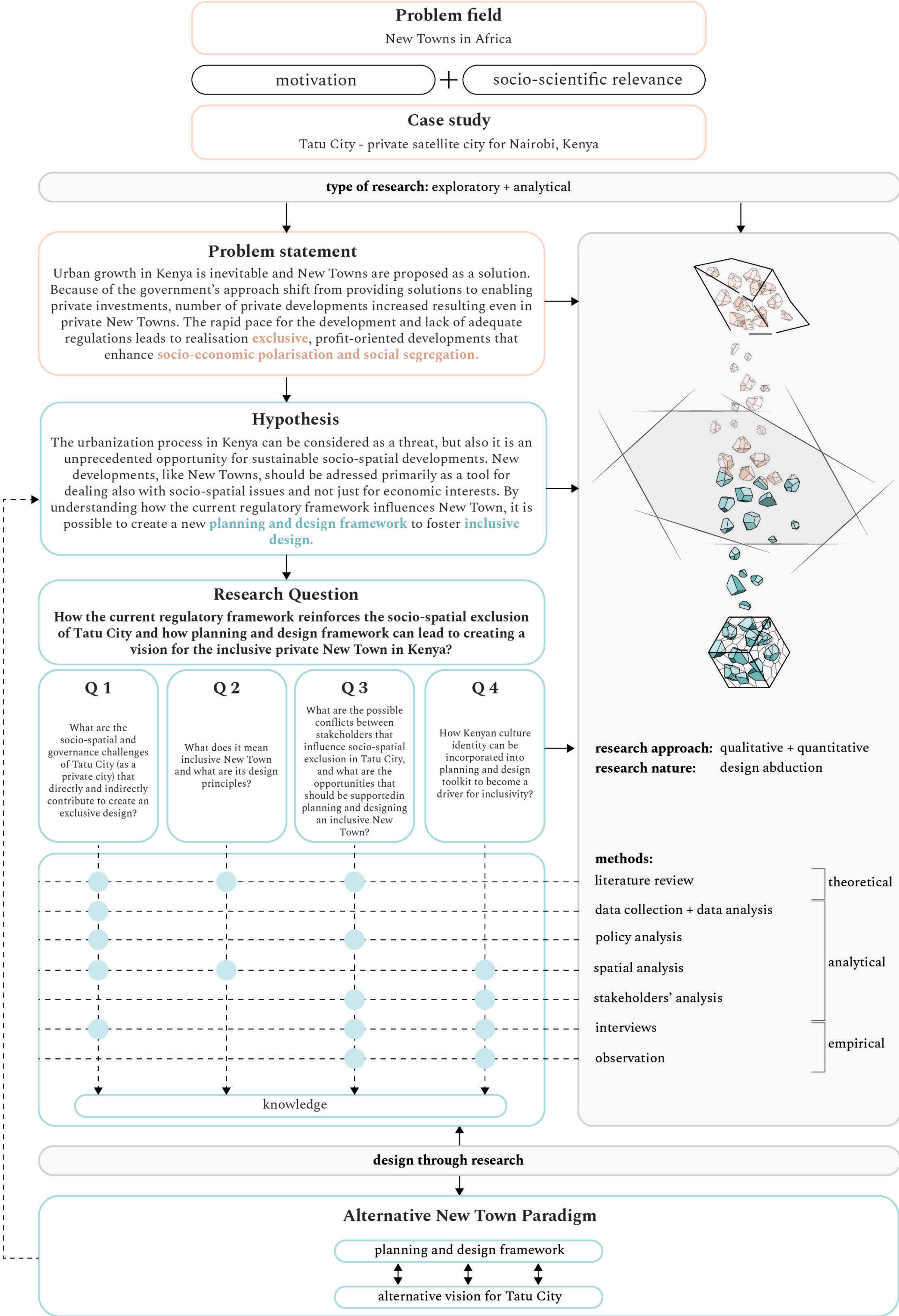


conflicts

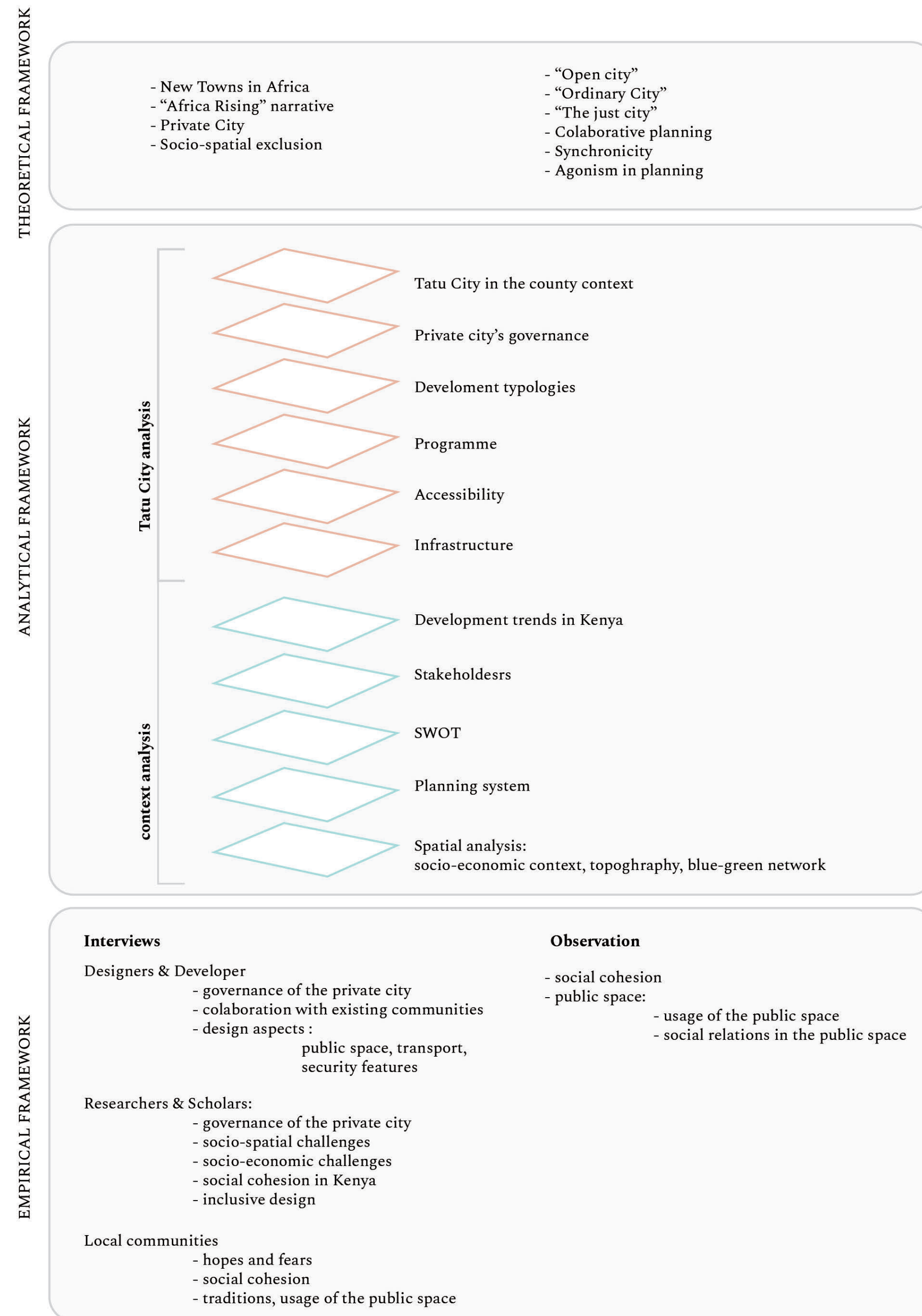
	public sector	private sector	civil society	future residents	NGOs
public sector		<ul style="list-style-type: none">- meeting SDGs- developing and sustaining world class transport infrastructure- strenghtening International Cooperation- becoming a strategic leader in transform-ing Kiambu County as the preferred county of choice for investments in Trade, Industry, Tourism and Co-operative Development.	<ul style="list-style-type: none">- developing, promoting and preserving Kenya's cultural and arts heritage- promoting and developing sports facilities- promoting Library Service- promotingresearch and conservation of Music- improving the livelihood of Kenyans and ensuring food security through creation of an enabling environment and ensuring sustainable natural resource management.- providing Public Participation and Inclusivity Principle- providing adequate housing	<ul style="list-style-type: none">-developing and sustaining world class transport infrastructure, and housing for sustainable socio-economic development	<ul style="list-style-type: none">- developing, promoting and preserving Kenya's cultural and arts heritage- improving the livelihood of Kenyans and ensuring food security through creation of an enabling environment and ensuring sustainable natural resource management.- providing Public Participation and Inclusivity Principle- promoting positive leisure and recreational facility within the county
private sector	<ul style="list-style-type: none">-provision of adequate housing-reducing crime, drug and substance abuse among youths by involving them in alternative and productive activities.-empowering the society through the provision of quality education and social services use of technology and promotion of cultural heritage-providing infrastructure and housing by private investor without support from the government, as Tatu City area is not its priority		<ul style="list-style-type: none">- providing job opportunities (especially for youth)	<ul style="list-style-type: none">-high level of security-international standard (hosing, services, education)-rich public space (biodiversity, amenities)-exclusiveness-lack of traffic congestion-possibility for working and living in the same place	<ul style="list-style-type: none">- meeting SDGs-working alongside African communities to co-create a new story for Africa-a future that is shaped by their values, powered by their own resourcefulness and built on their capabilities
civil society	<ul style="list-style-type: none">- strong presence of informal economy- no regulated "public transport"- possibility for forced resettlements due to lack of developent regulations in county	<ul style="list-style-type: none">- enabling easy entrance to Tatu City and usage of its amenities by everyone- conecting new transportation system with existing affordable public transport- providing access to affordable/social housing (fresh start)- providingaccess to education, helth care, amenities-providing access to public spaces-providing affordable renting prices- creating plans and strategies including surrounding and position of Tatu City in the area		<ul style="list-style-type: none">- providing job opportunities in the household- creating local markets and possibility for developing businesses- creating a possibility for colaboration in small businesses	<ul style="list-style-type: none">- supporting art's development in the region- working alongside African communities to co-create a new story for Africa-a future that is shaped by their values, powered by their own resourcefulness and built on their capabilities- achieving socio-spatial justice- achieving inclusive design
future residents			<ul style="list-style-type: none">- providing easy entrance to Tatu City and useage of its amenities by everyone- creating open and inclusive public spaces		
NGOs		<ul style="list-style-type: none">- creating inclusive design- working with communities to enable new start into the future			

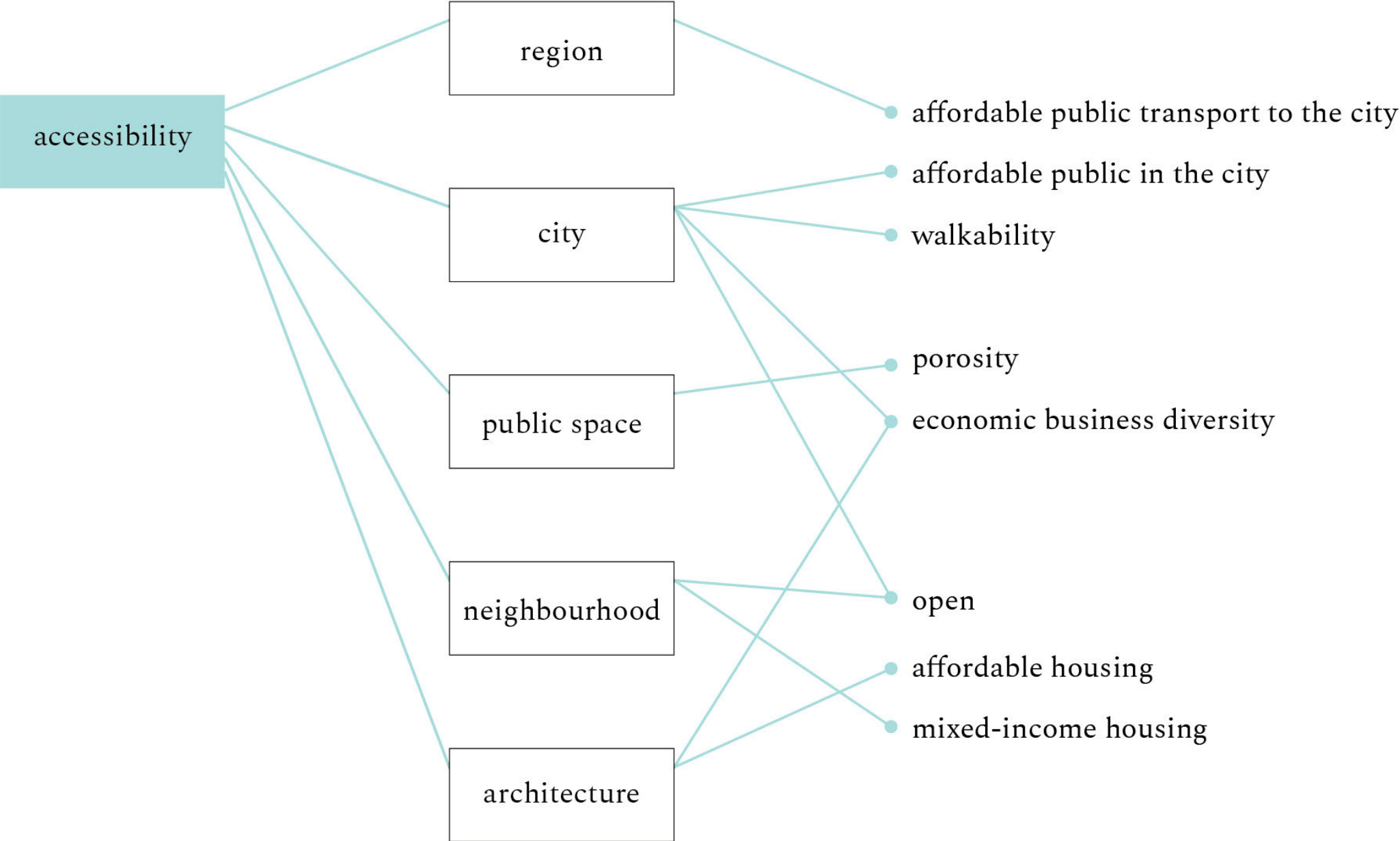
conflicts

Appendix



Appendix

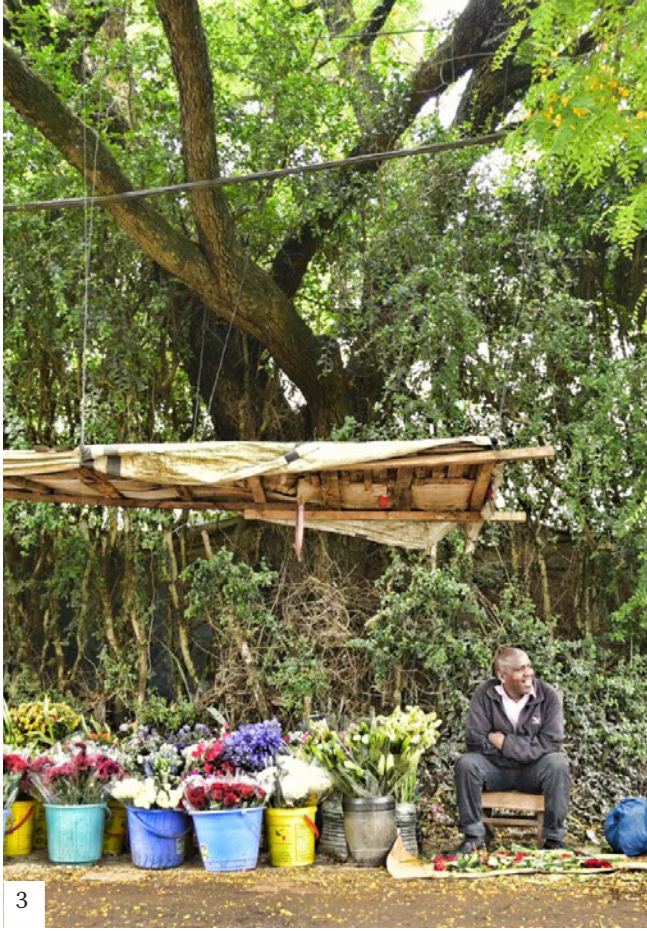




1



2



3

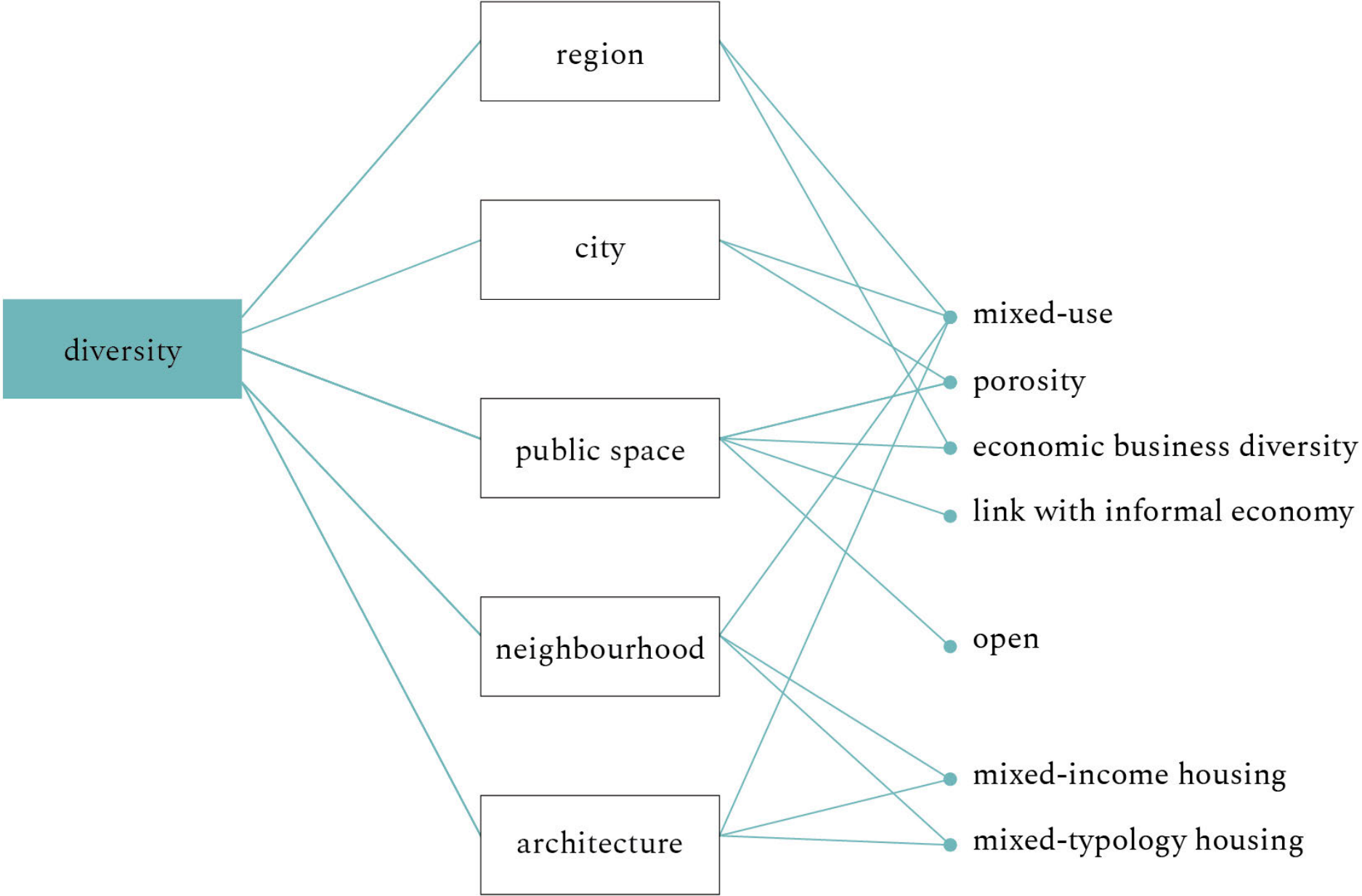


4

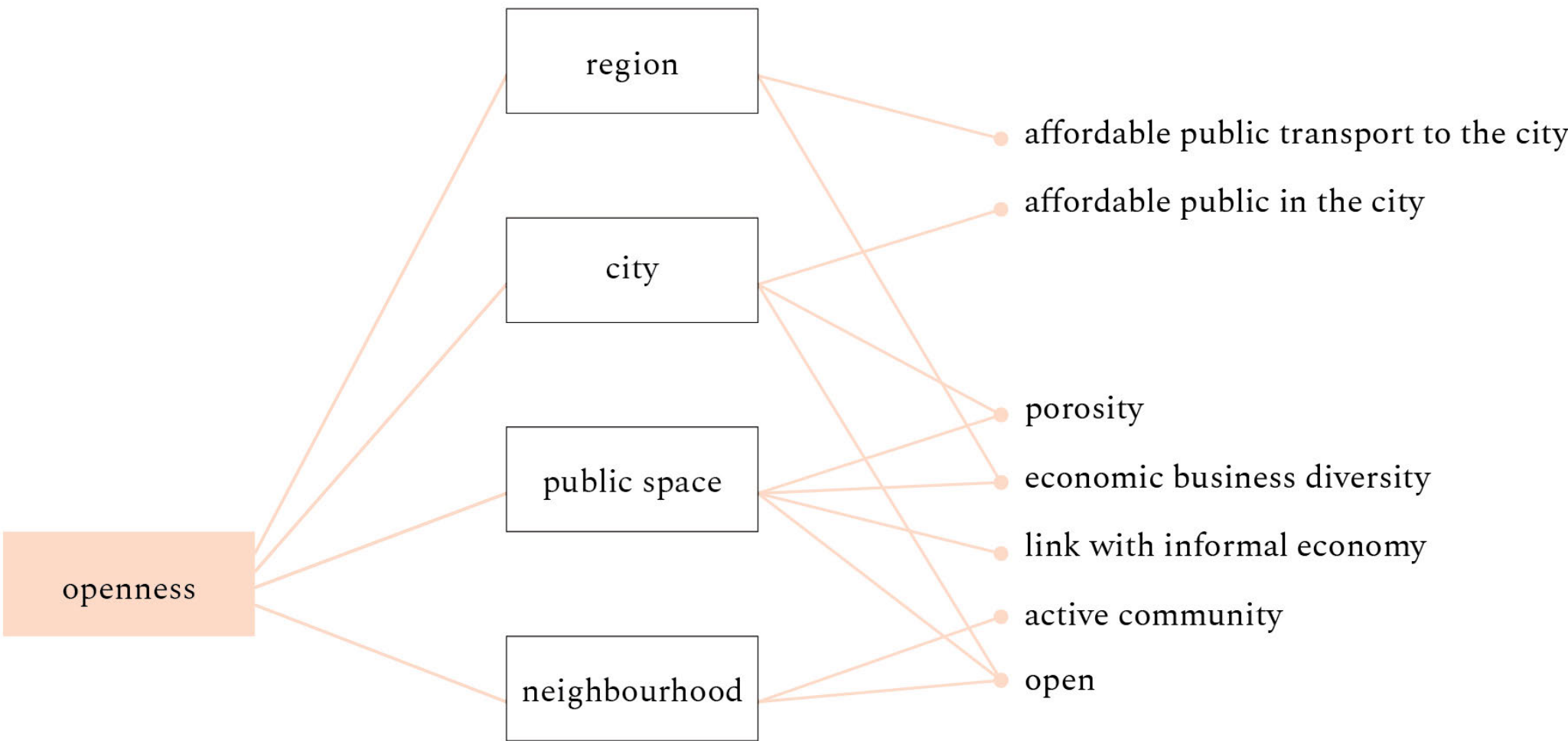


5

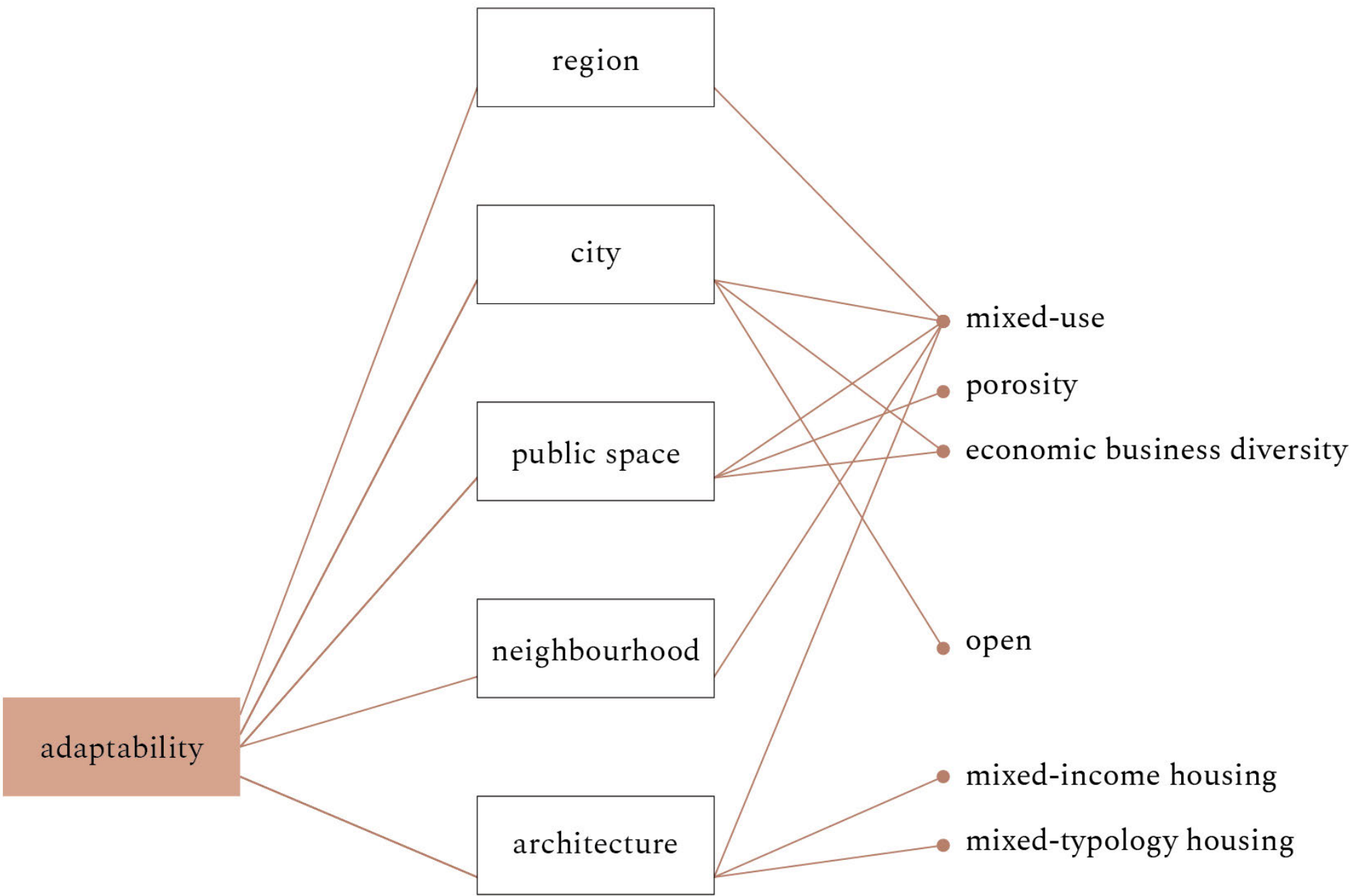
sources:
1. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019
2. <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/ten-steps-walkability/96836/> accessed on 7.01.2019
3. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019
4. <https://www.plataformaarquitectura.cl/cl/02-311844/elemental-y-su-tipologia-de-vivienda-a-medio-terminar-un-exito-en-toda-situacion> accessed on 7.01.2019
5. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019



sources:
1. <http://www.ghheadlines.com/agency/ghana-news-agency/20170813> accessed on 7.01.2019
2,3,4,5. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019



sources:
1. <https://500px.com/photo/196587471/dsc-by-gigi-hanna> accessed on 8.01.2019
2. <http://www.kuwa.co.ke/index.php/en/portofolio/> accessed on 7.01.2019
3,4,5. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019
6. <https://la.curbed.com/metro-la> accessed on 7.01.2019

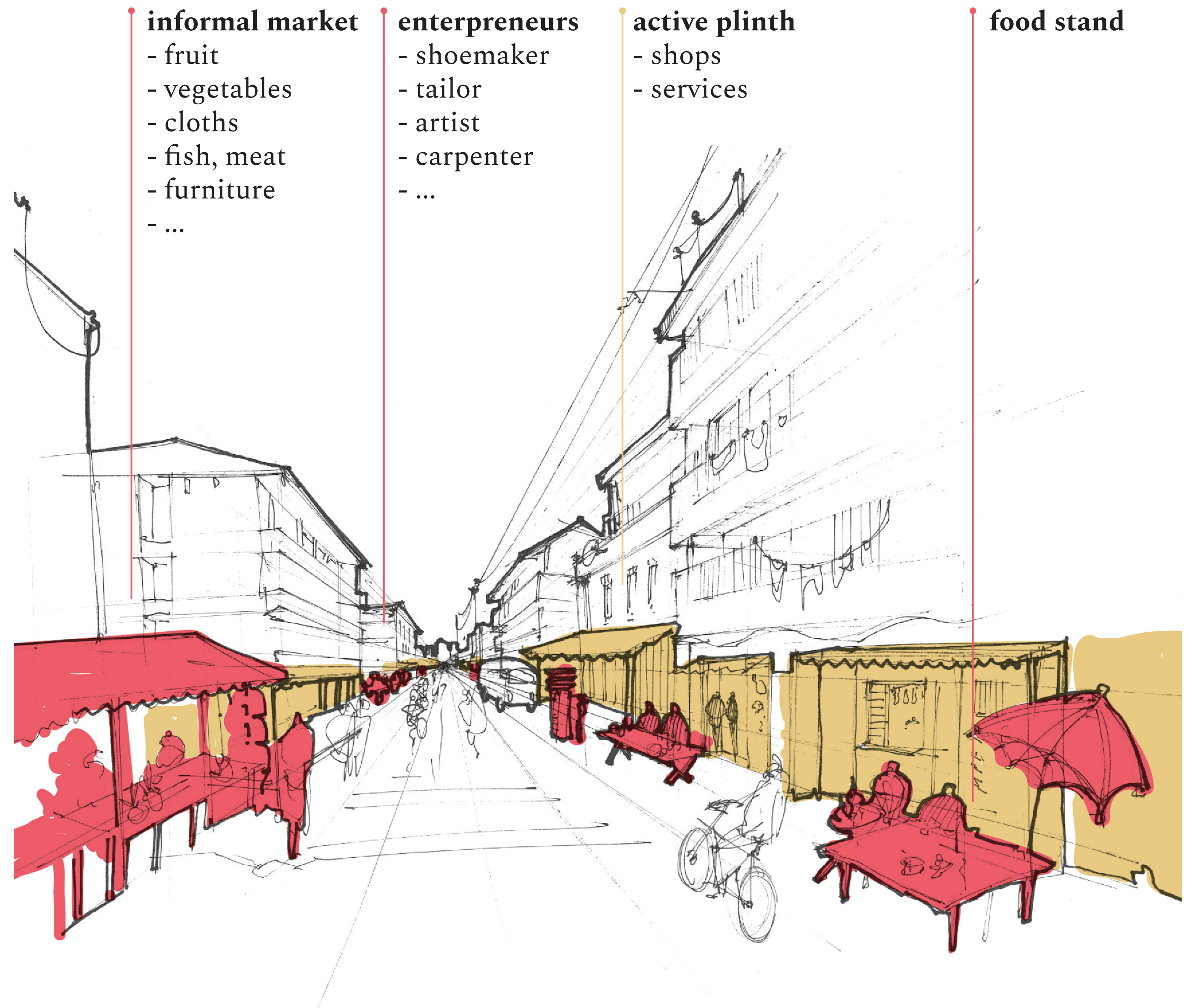
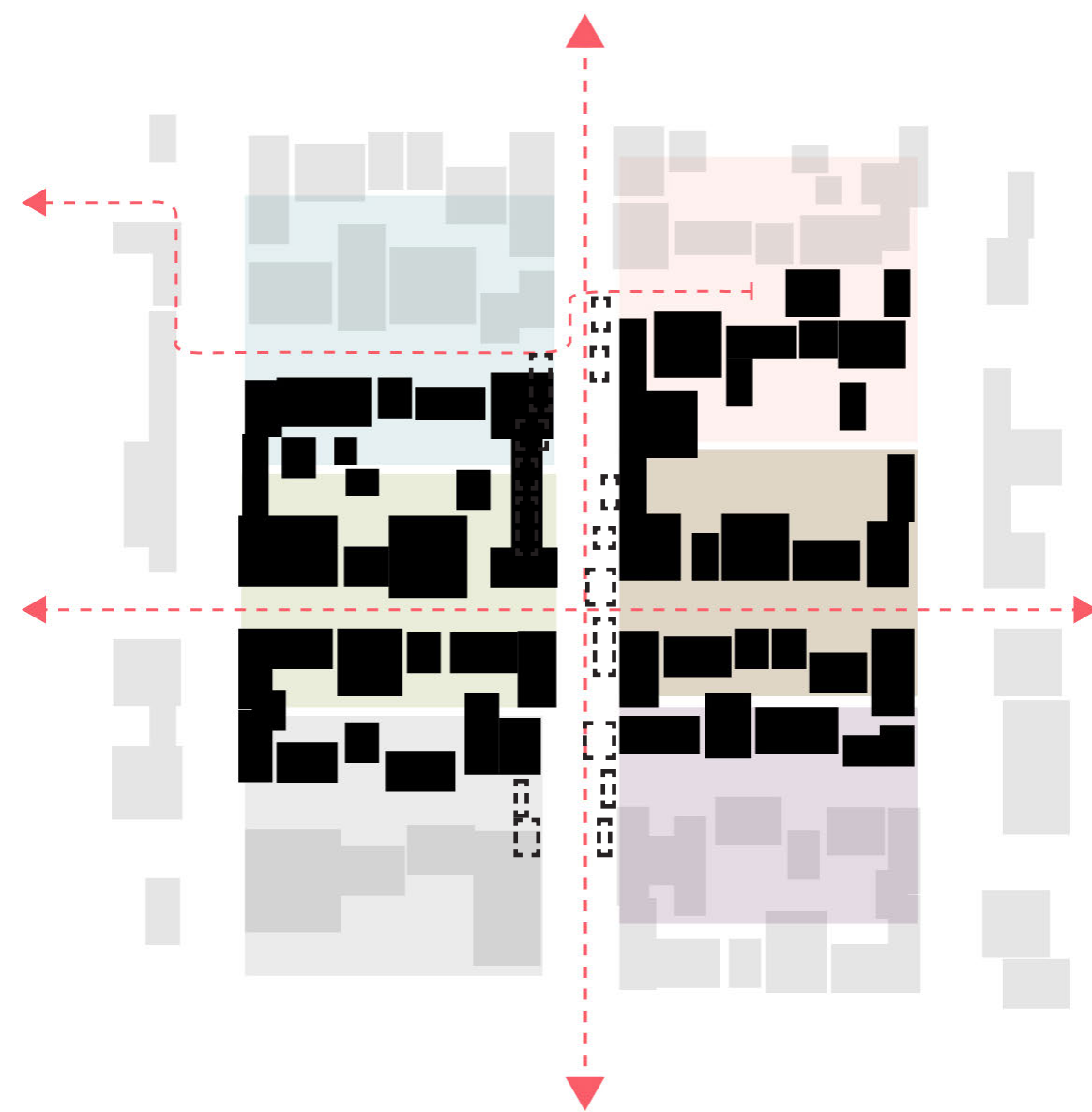


sources:
1. <https://coinstreet.org/west-8-win-bernie-spain-gardens-design-competition/> accessed on 7.01.2019
2,3. <https://500px.com/search?q=kenya+nairobi&type=photos&sort=pulse> accessed on 7.01.2019
4. <https://www.archdaily.com.br/br/773174/tema-da-bienal-de-veneza-por-arave-na-oferece-esperanca-para-o-futuro-da-profissao> accessed on 7.01.2019
5. <https://www.africaoye.com/category/news/page/5/> accessed on 7.01.2019

Appendix

Low-income neighbourhoods

- high density
- open courts
- streets with active plinth
- high presence of informal economy



informal market

- fruit
- vegetables
- cloths
- fish, meat
- furniture
- ...

entrepreneurs

- shoemaker
- tailor
- artist
- carpenter
- ...

active plinth

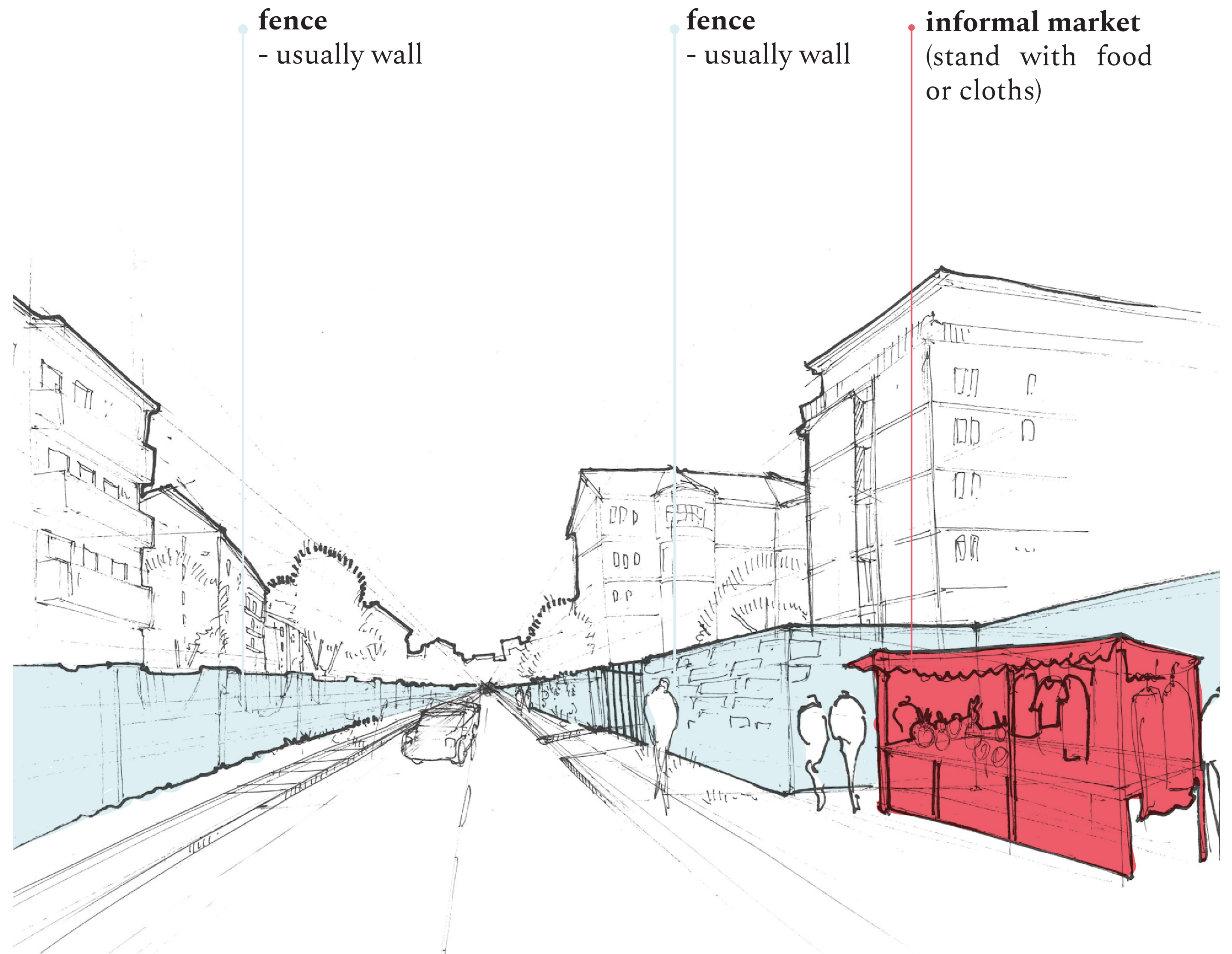
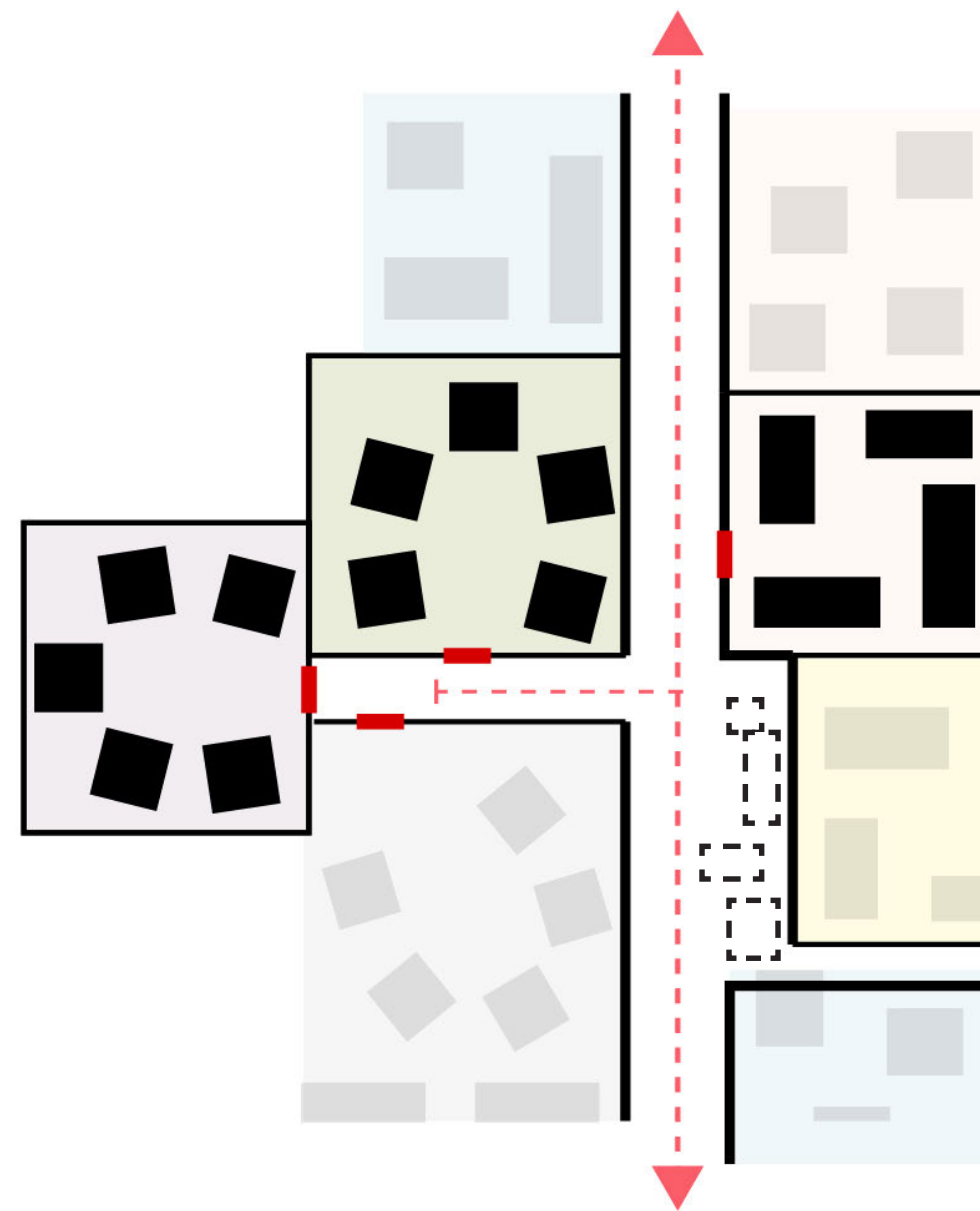
- shops
- services

food stand

Appendix

Middle-income neighbourhoods

- middle density
- close courts (fence+security)
- passive streets
- low presence of informal economy



Appendix

High-income neighbourhoods

- low density
- close courts (fence+security)
 - +every plot fenced
- passive streets
- lack of/very low presence of informal economy
- a lot of greenery

