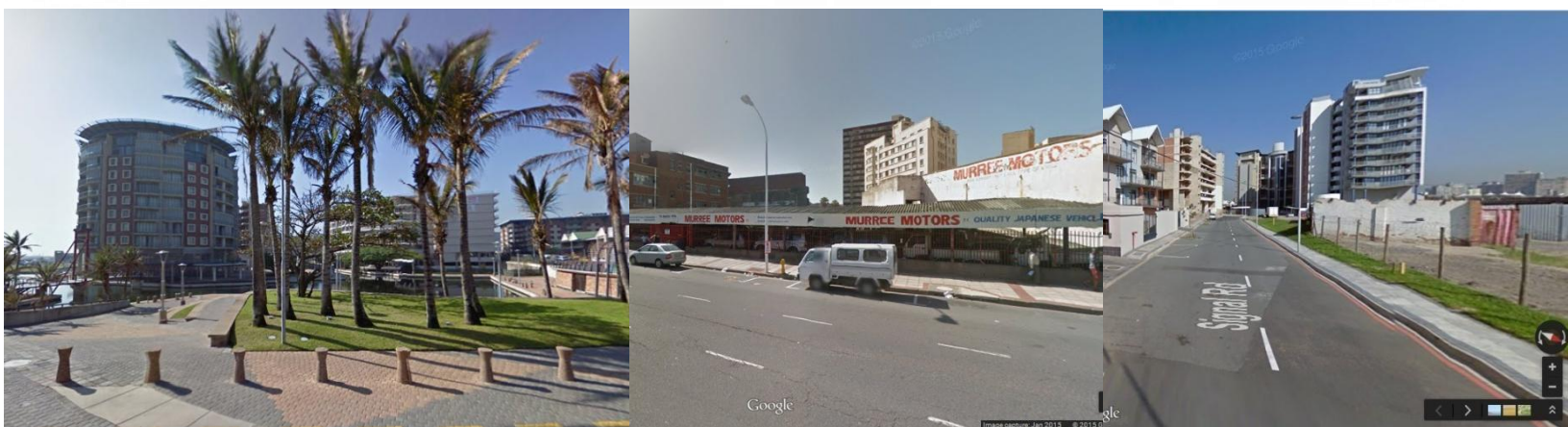




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The Role of urban regeneration initiatives in the creation of sustainable inner cities: a case study of the Durban Point regeneration initiative.

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Dissertation submitted to the School of Built Environment and Development Studies,
University of KwaZulu-Natal, in partial-fulfilment of the requirements for the degree
of Master in Town and Regional Planning Durban

ABSTRACT

Inner-cities are perceived as the driving force for socio-economic development of municipalities and the core commercial hub for creative opportunities. Nonetheless, they still face significant urban management challenges and a myriad of complex issues, which threaten their sustainability. This requires urban regeneration, revitalization, and renewal programmes to invigorate them. Through the application of both qualitative and quantitative methods and underpinning theories as Just city, Equity, Collaborative, and New urbanism, the study examined the role of urban regeneration in the creation of sustainable inner city using Durban Point area as a case study. The study revealed that regeneration approaches employed as a turnaround strategy by city managers, have become a spectacle of property-driven and “banal” flagships projects. This is legitimised to boost inner-city sustainability and to mobilise support for entrepreneurial urbanism activities that rebrand the inner-city for ‘massification’ of private, and public, investment that has resulted unto *ad-hoc*, disjointed and uncoordinated implementation, which have no correlation with practical challenges manifested in the inner city realm. The findings shows that this approach does not guarantee long-term sustainability of the inner city, but only purport to raise the image of the city to attract investment without tackling socio spatial challenges deeply entrenched in this urban organism. It is proposed that if the inner city areas are to be sustained, and then it will demand a reconstruction of current policy narratives behind inner city regeneration, which presently tends to side-line the plight of the unheard voices within the inner-city areas. Municipalities are therefore encouraged to embrace integrated and multifaceted approach to regeneration implementation, which guarantees long-term sustainability of the inner-city areas.

DECLARATION - PLAGIARISM

I, Robert Akowuah Dwamena declare that search report in this thesis except where otherwise indicated is my original research. This thesis has not been submitted for any degree or examination at any other university. This thesis does not contain other persons' writing unless specifically acknowledged as being sourced from other researchers, where other written sources have been quoted, then: Their words have been rewritten but the general information attributed to them has been referenced. Where their exact words have been used then their writings have been placed in italics and inside quotation marks and referenced. This thesis does not contain text, graphs or tables copied and pasted from the internet, unless specifically acknowledged, and the source detailed in the thesis and in the references sections.

ROBERT AKOWUAH DWAMENA

Student Name

19 June 2015

.....

Signed

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ABBREVIATIONS AND MEANING

ABA	Area-based approach
CBD	Central Business District
COGTA	Department of Cooperative Governance and Traditional Affairs
CNU	Congress for the New Urbanism
DETR	Department of the Environment, Transport, and the Regions
DPDP	Durban Point Development Project
EPSD	European Panel of Sustainable Development
EU	European Union
JDA	Johannesburg Development Agency
ICIC	Initiative for Competitive Inner City
IDP	Integrated Development Plan
ITRUMP	Inner-city eThekweni Regeneration and Urban Management Programme
ISRDP	Integrated Sustainable Rural Development Programme
NUDF	National Urban Development Framework
SCP	Sustainable City Programme
SMMEs	Small, Medium and Micro Enterprises
SPLUMA	Spatial Planning And Land Use Management And Act
OECD.	Organization for Economic Cooperation and Development
RDP	Rural Development Programme
UN	United Nations
UK	United Kingdom
URP	Urban Renewal Programme
UK NEA	UK National Ecosystem Assessment
USI	Urban Sustainability Index

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CHAPTER ONE

INTRODUCTION

1.1 Background Statement

Inner cities and cities are the engines of growth and incubators of development. They promote the advancement of business, culture, knowledge, and tradition. Inner cities are the driving force of social and economic development. They harbour tremendous energies and have the potential to generate enormous creativity, experience, and severe socioeconomic challenges, which can have an unbalanced impact on the urban environment and economy. Consequently, these identified potentials having impacted demography dynamics have resulted in the concentration of the urban poor in most inner-cities thus causing physical decay to structures, decline in inner city economy and deprivation of households in the worst urban neighbourhoods and the inner cities realm (McDonald *et al*, 2009; South African City Networks, 2010). The antecedent of inner-city decline could be associated with factors that include the rise of the post-fordist industry and the knowledge economy, which has affected the city economics of most countries. Moreover, contextual challenges and competition among cities have facilitated the mobility of capital investment and human capital from one place to the other thus further creating disparities among various cities thus rendering uncompetitive cities dormant (South African City Networks, 2010; Lang, 2005). These have often resulted in urban decline, market failure due to the collapse of the private sector confidence, environmental degradation, economic inequality, and poverty, social exclusion and increasing population of the urban poor as already mentioned above.

A report by UN Habitat estimates that 40% of African urban households live below the locally defined poverty line of \$1.25 a day (UN Habitat, 2000). On the local front, out of 71% of South Africa's population living in urban settlements, 61% of this population live under the minimum living level of R1 871 and further confronted with the legacy of apartheid segregation policies, private sector investment decisions, government capacity, and financial constraints (COGTA, 2009;South African City Networks, 2010).

Premised on these, a clear picture emerges on the unprecedented challenges confronting inner cities in developing countries, in their effort to cope with socio-economic and environmental

challenges within the built environment realm. The popular responses by those who have authority to impose vision on in space have been the implementation of urban regeneration projects and initiatives. The policy assumption supporting these initiatives is based on the notion that urban regeneration projects have the potential to rekindle the soul of depressed inner cities experiencing decline due to market failure and collapse of public confidence. Steenkamp (2004) reckons that, this policy preposition regarding the implementation of urban regeneration is not new, however evidence from literatures and practices suggest that the techniques to achieving the end have evolved immensely. This raises the question regarding the most suitable regeneration approach, which aligns with the principles of sustainability and promote inner-city sustainability.

Academics and policy makers alike consensually advocates that urban regeneration needs to have significant impact on all the pillars of sustainability. Urban regeneration policies have evolved tremendously from comprehensive redemption, public welfare, economic development, property-led regeneration, local area-based partnerships, and Local strategic partnerships to sustainable place (McDonald *et al*, 2009). Currently, the concept of sustainability permeates urban policies' and has become a keyword determining the approach to urban regeneration in most developed countries. For instance, the European Union regeneration projects have shifted towards an integrated and sustainable approach, to support these policy directions. Besides several policy documents and agreements have been initiated which among others include the 1998 document called Urban Sustainable Development in the EU and the 2007 Leipzig Charter on Sustainable European Cities. The United Kingdom (UK) Government has also responded in this direction through the introduction of the Sustainable Community Plan in 2003, which explains how communities are to be developed economically, socially and environmentally over the next 20 years (Colantonio & Dixon, 2009).

1.2 Motivation/Justification for the Study

South African inner cities have been identified as major economic generators, employment and service centers, significant incubators, and locations for SMMEs and major retail and trade centers among others. The inner cities have experiences increase in population of the urban poor since the demise of apartheid. This has resulted in negative consequences

including lack of investment, dilapidation and decay of residential buildings and infrastructures, overcrowding, unlawful habitation of buildings moreover, social problems such as crime poverty and breakdown of law and order all of which adversely impact on the inner-city economy (JDA, 2010; JDA. 2007). This research therefore, seeks to contribute to knowledge regarding the appropriate approach in regeneration initiatives that facilitates the creation of sustainable inner cities; furthermore, it seeks to contribute to on-going debate on urban regeneration initiatives and the creation of sustainable inner cities.

1.3 Problem Statement

The discourse on urban regeneration initiatives in South African cities and inner cities stands at the trajectory on how the city could be planned and managed in order to align with the global trends vis-à-vis the challenge to meet the basic needs of their inhabitants. Ironically, cities in South Africa serve as hubs for the nation's wealth but also epitomize abject poverty as pointed out by Parnell (2004). They are confronted with challenges linked to the legacy of apartheid, political transformation due to globalization, dysfunctional urban environment, and skewed settlement patterns. This has affected the inner city structures, thus resulting in decline and decay. Other local factors, which accelerated urban decline and decay in South African inner cities, were economic decline and neo-conservatism in the 1980s resulting in policies reducing state control over informal sector activities. Moreover, lack of well-located housing for low-income households created fertile new markets for the owners of declining inner city housing stock. Other challenges confronting South Africa inner cities include overcrowded, degraded residential environments, urban lawlessness crime, and perceptions of crime. All these have contributed to inner city decline (South African City Networks, 2010). In 2001, informed by six years of developmental interventions the Urban Renewal Programme (URP) and Integrated Sustainable Rural Development Programme (ISRDP) were launched during the state of the nation address by former President Mbeki (State of the Nation Address, 2001). Thus urban regeneration initiatives in South Africa was captured and deployed as a tool for reactivating the cities to stimulate the private sector confidence, promote local economic development, and to address the socio-disparities and spatial inequalities of the past.

1.3.1 Challenges facing South African regeneration implementations

Invariably, somewhat narrow policy objectives, which mimic sustainable approaches, resulted in “property-focused renewal interventions in which the dominant participants and beneficiaries tended to be private sector interests, particularly landowners, property developers, and investors” (South African City Networks, 2010: 17). In other words, there was less emphasis on integrated action to intervene in the combined social, economic, and environmental concerns in urban regeneration initiatives, despite the fact that the National Urban Development Framework (2009) addresses these crucial issues.

There is no clear-cut policy framework for sustainable inner city or city creation in South Africa. South African City Networks (2010) asserts that there is no national policy framework to guide and support the upgrading of inner-cities or urban regeneration projects, except few ideals supporting urban renewal, which are mentioned in the Urban Development Framework and the Development Facilitation Act of 1995 which is currently repealed. However the Spatial Planning and Land Use Management Act (SPLUMA) which was accented in 2013, mentioned urban regeneration in relation to sustainable development in brief. (SPLUMA, 2013:19)

Moreover, most urban regeneration initiatives and projects in the inner cities aimed at boosting the revenue base of the local government. Hence, they are often strategized to strengthen the municipal rates base with prestige and flagship projects, which do not address issues related to social equity, inequalities, and disparities in the inner city. Barnekov *et al* (1989) indicated that projects of such nature are accepted by policy and decision makers without scrutiny of the claimed successes and more importantly, of who benefits and who loses. Hence "Informality" is given little or no regard in regenerating policies to take their place in the spatial economy, yet statistics show that in South Africa, the informal economy contributes about 30% of the gross national income (African Cities, 2009). On the local level, Durban for instance is estimated to have over 20000 informally traders and the employment growth in the informal sector was somewhere between 11 and 19.5% between 1996 and 1999, as opposed to 1.4% in the formal sector (Skinner, C. 2005: Durban Informal Economic Policy. October 2000).

Additionally, the pro-growth coalition between local government and developers, which are created for capital provision and mobilization for urban regeneration projects, gives the private

sector the manipulative urge over local government, to reinforce their dominance over the inner city economy. South Africa is not an exception from this reality, consequently raising essential questions, as to whether this coalition elevates the interest of local governments and developers above the socio- economic needs of inner-city dwellers who are often exempted from collaborative procedures during the inception stages of most projects.

Furthermore, inner city urban regeneration projects, have mostly targeted the up market, and further perpetrated spatial segregation and socio- economic exclusion of the urban poor in South Africa (Du Plessis, 2007). Gentrification of most of the properties from residential to commercial use, often results in the displacement and exclusion from the inner city economy (Katz & Van Der Merwe, 2000). Regardless of the wide usage of the concept of sustainability in the South African policy, it has not been able to question the status quo of urban regeneration and creation of sustainable inner city. Although attention is given to urban regeneration in South Africa, yet, there seems to be a lack of set policies and legislation aimed at ensuring that regeneration implementations focuses on sustainable inner city creation. This leaves urban regeneration practitioners to grapple with the economic and social duality as indicated by South African City Networks (2010).

Finally, two major concerns need further examination this being the correlation between causes of decline and regeneration initiatives and the second being the appropriate financing method in regeneration implementation, which ensure sustainable inner city creation. For instance, the development framework plan of the Durban Point Development Project (DPDP) was adopted by EThekweni Municipality, to regenerate the inner city of Durban through the reestablishment of the Point area as one of Durban's most historic urban quarters (Gounden, 2010). By far, there should have been evidence of the spill over and multiplier effects of this initiative on the local economy (Gounden, 2010; Sher, 2009). Nonetheless, The Point zone Precinct remains an enclave for social vices, illegal activities, and core for illegal migrants. Gounden (2010) alluded that DPDP is criticized for being driven by developers without regard for social and environmental concerns. This creates doubt as to whether the objectives of the inner city regeneration initiatives actually have any correlation with the causes of decline and whether the initiative was strategized to tackle the prevalent problems.

Inner city areas continue to experience an increase in the population of the urban poor; urbanization of poverty is apparent, poor groups remain ostracized from opportunities as reflected on the level of inclusivity or exclusivity of the urban system, urban decline, and its negative impact on inner city economy are eminent. Moreover, problems of joblessness continue to escalate as inner cities becomes hubs for illegal foreign (Wills, 2009; City Network, 2011; Philip, 2010; Kimemia, 2007).

In conclusion, the traditional urban regeneration approach which focused on arresting decline has hardly succeeded in delivering its intended purpose; Policy makers thus have to raise their game, to embrace an approach that facilitate urban sustainability if they are to tackle complex inner city challenges. The research problem is that the current approaches in urban regeneration initiatives in the inner-city areas falls short of the vitalities and strategies essential for the creation of sustainable inner city.

1.4 Aim and objectives

1.4.1 Primary Objective

- To examine the ways in which urban regeneration initiatives can lead to the creation of sustainable inner city neighbourhoods

1.4.2 Secondary Objectives

- To identify the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives,
- To examine if gentrification and flagships projects promote sustainable inner-city creation
- To examine the appropriate criteria for benchmarking and monitoring sustainable inner cities through regeneration initiatives
- To investigate suitable approach urban regeneration and best practices in the creation of sustainable inner cities
- To identify the correlation between inner city decline and regeneration initiatives designed to curtail it

1.5 Research Question

1.5.1 Main Research Question

- What is the role of urban regeneration initiatives in sustainable inner cities?

1.5.2 Secondary Research Questions

- What are the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives?
- Will gentrification and flagships projects promote sustainable inner city creation?
- What are the appropriate criteria for benchmarking and monitoring sustainable inner city creation through regeneration initiatives?
- What are the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities
- What is the correlation between inner-city decline and regeneration initiatives designed to curtail it?

Table 1: Synoptic Table on Research Questions and Objectives

<i>Theme</i>	<i>Objective</i>	<i>Research Questions</i>
<i>Social, economic physical and cultural environment</i>	<i>To examine the ways in which urban regeneration initiatives can lead to the creation of sustainable inner city neighbourhoods</i>	<i>What is the role of urban regeneration initiatives in sustainable inner cities?</i>
<i>Approaches, methods and practices</i>	<i>To investigate suitable urban regeneration approaches and best practices in the creation of sustainable inner cities</i>	<i>What are the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities</i>
<i>Hindrances to sustainable inner city creation</i>	<i>To identify the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives,</i>	<i>What are the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives?</i>
<i>Gentrification and flagship projects</i>	<i>To examine if gentrification and flagships projects promote sustainable inner-city creation</i>	<i>Will gentrification and flagships projects promote sustainable inner city creation?</i>
<i>Criteria for benchmarking and monitoring inner city sustainability</i>	<i>To examine the appropriate criteria for benchmarking and monitoring sustainable inner cities through regeneration initiatives</i>	<i>What are the appropriate criteria for benchmarking and monitoring sustainable inner city creation through regeneration initiatives?</i>
<i>correlation between inner-city decline and regeneration implementations</i>	<i>To identify the correlation between inner-city decline and regeneration initiatives designed to curtail it</i>	<i>What is the correlation between inner-city decline and regeneration initiatives designed to curtail it?</i>

Source: Researcher (2015)

1.6 Working Hypothesis

Urban transformation, a phenomenon triggered by globalization, urbanization, migration trends and poverty has often resulted in negative changes in the inner cities realm, creating urban decline, due to lack of investors' confidence and consequently leading to depressed inner-city micro economy (City network, 2010). In response to these occurrences, urban regeneration has often been deployed to address inner city anomalies. As sustainability gains root in urban policy, the concept of urban regeneration is now being theorized to envisage how it could be redeployed beyond addressing inner city decline to facilitate the creation of sustainable inner city. The adoption of the concept of sustainability possess a new challenge to city manager and policy makers to ensure that urban regeneration initiatives emphasize a balance in economic social and

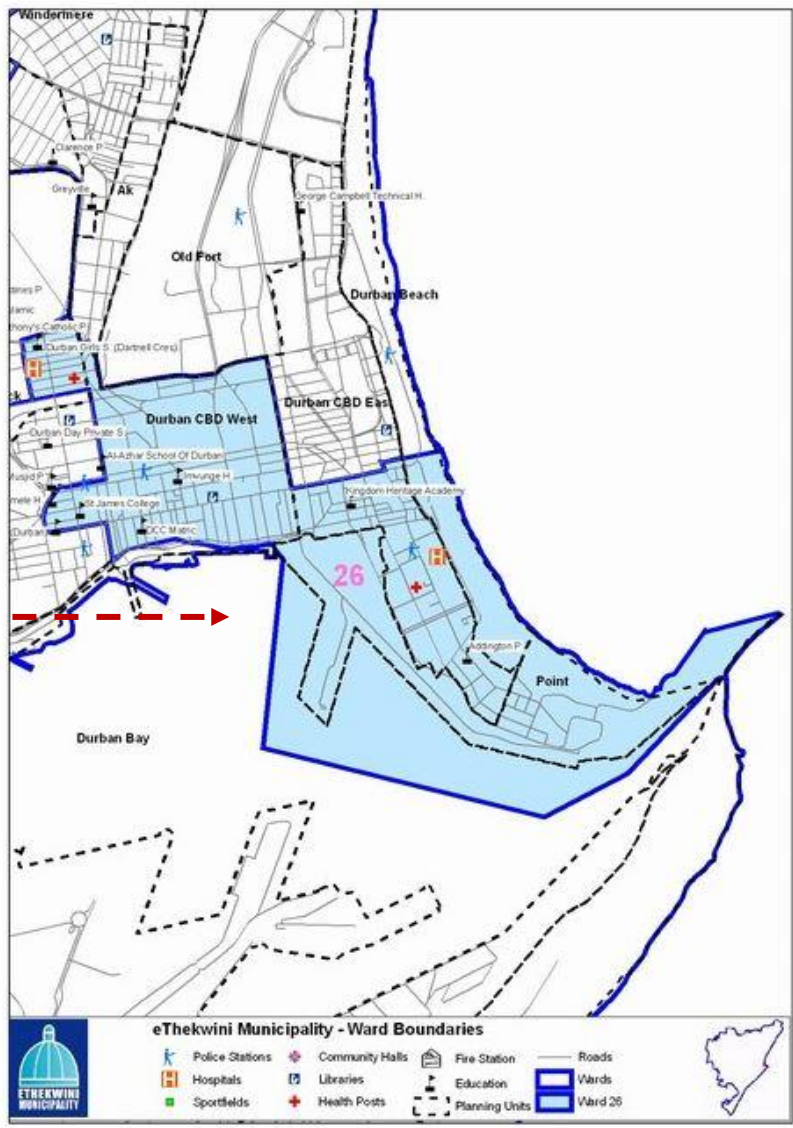
environmental concerns. The research hypothesis is thus urban regeneration can be deployed beyond arresting urban decline to promote sustainable inner city areas.

1.7 Research Scope and Limitations

One primary concern about this research was the limited time and resource constrains, consequently the research was limited to the research questions posed in the work. Moreover, only a few stockholders were selected for interviews and consultation due to resource constrains.

1.8 Study Area:

For the purpose of this research, the study area was the Durban Point precinct, which is located on the east coast of South Africa, in the Province of KwaZulu-Natal in eThekweni municipality, precisely in ward 26. The inner city is located at the entrance of Durban harbor, which is the busiest harbor in Africa. The study area cover an area of approximately 55 ha, comprising Durban marine theme park (uShaka marine world) Point waterfront development area, part of the beachfront stretching along Mahatma Gandhi Road down to Shepstone Street (*see figure 1 and 2*). A projected 450 000 people resides in the immediate areas, which includes a large zone of the Durban CBD, with a demographic blend of an increasing number of younger couples, families as well as mature parents. The study area accommodates a variety of shopping, business, commercial, community, residential recreational, entertainment, service industrial and related activities (DPWMA, 2009; eThekweni Municipality, 2010;Gounde,2010). Figure 1 is a context Map, shows Durban Point Inner City which is the delineated Study Area



Map of eThekweni Municipal Area

Map Of ward 26 Showing Study Area

Figure 1. Context Map of Study -Durban Point Inner City - STUDY AREA
 Source: South African Mapping 2009; RoomsForAfrica.com 2015:6

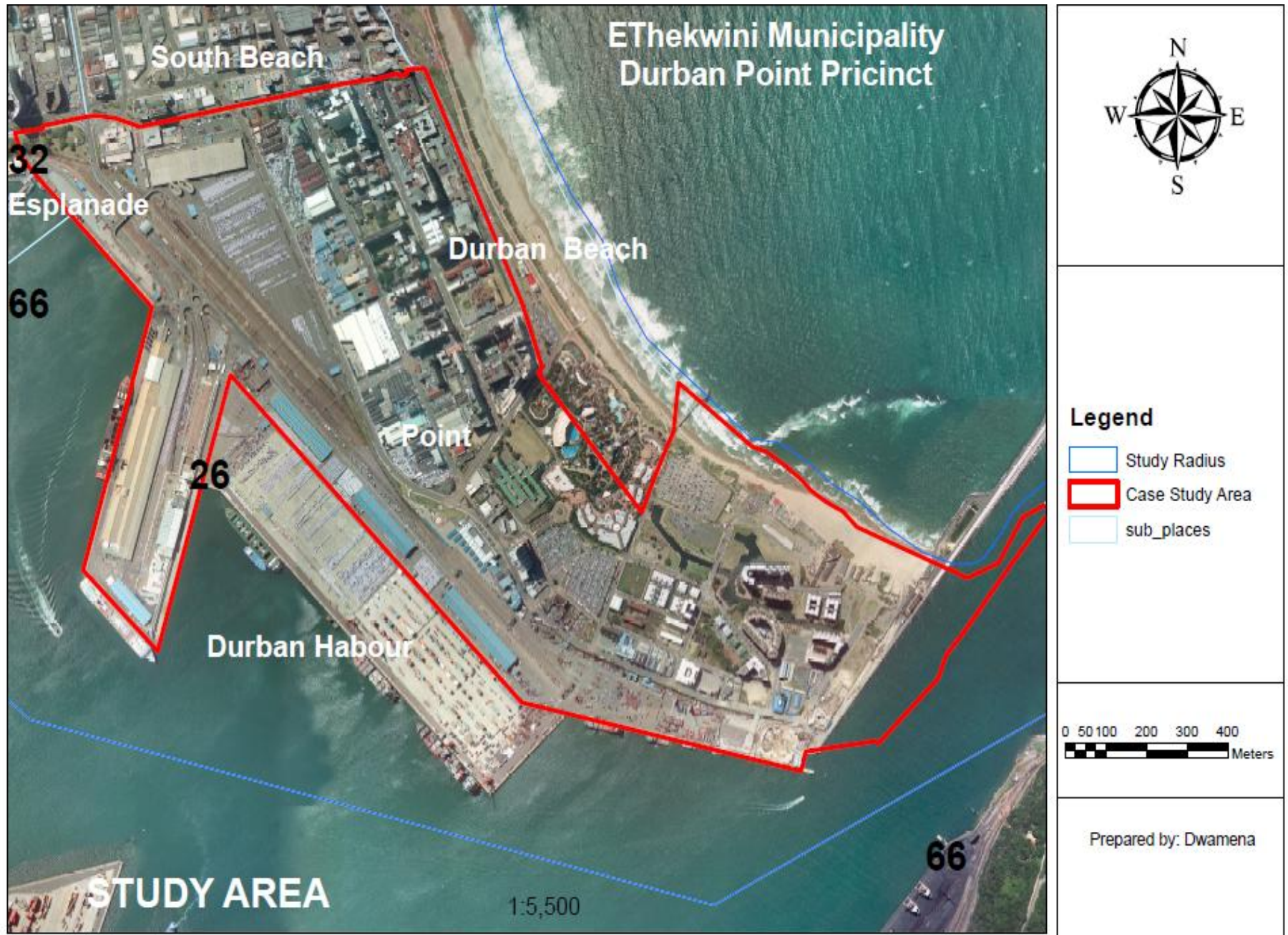


Figure 2 Durban Point Water Precinct – study area,
Source: Author 2016

1.9 Structure of Dissertation

This study is structure into seven chapters; the first chapter is an introductory chapter describing the research problem, objectives and aims, motivation for the research, and a brief introduction to the study area. Chapter two discusses the conceptual and theoretical framework underpinnings the entire study. Chapter three provides a comprehensive review of various local and international literatures informing the research questions posed in work. The methodology used in the research is discussed in chapter four. It also discussed the data sources, data collection processes, including the sampling, tools techniques and instruments and limitation of the study. Furthermore, chapter five -reviewed urban regeneration in developed, and developing countries including selected European, Asian and African countries,

Chapter six reviewed the precedent studies on three selected regeneration projects; Porta palazzo urban regeneration, Xintiandire development, and Docklands regeneration it concluded with lesson learnt from the review. The final chapter dealt with the findings and discussion, which covered analysis and interpretation of the questionnaire survey and the elite interviews, summary of findings, conclusion, and recommendation.

CHAPTER TWO

CONCEPTUAL AND THEORETICAL FRAMEWORKS

2.1 Introduction

This chapter discusses the conceptual and theoretical frameworks that provide the foundation upon which the research is underpinned. It provides a systematic and organized definition of various concepts and theories, and their relevance to the research topic. A conceptual framework is a depiction of the key components of a system or issues of interest, showing their interrelationships or connections. It provides a mutual ground on which issues should be involved in an assessment. It offers a basis for diverse groups to give their analyses of specific issues and relationships, and for these analyses to combine in a logical way in an overall assessment (UK NEA, 2011). On this premise, this chapter reviews emerging concepts in the research topic. Key concepts emerging from the research topic are Sustainable inner cities, Urban Regeneration, and Sustainability.

2.2 Inner Cities

The definition of sustainable inner city occupies extensive space in literatures. Logicians have put forward various definitions; however, some academics and scholars have deeply expressed their objection against a precise definition for inner city. This has resulted in diverse definitions premised on specific references and often times within a specific social and political setting. Bourne (1978:1) for instance argues that, “inner cities could represent both geographical areas, albeit vague and clusters of social problems,” while Bitesize (2013) postulate that inner cities could also be referred to as twilight zone, mostly located next to the central business district. This definition portrays inner city as a precinct in the city often associated with unemployment, and other social economic problems. Doucet (2010:1) concurs with this assertion by stating “the term ‘inner city’ has become a byword for the wider problems of cities including crime, unemployment, poverty, decay, and drugs.” In addition, Porter (2005:1) defines inner cities as “core urban areas that are economically distressed” he further indicated that, the poverty and unemployment rate, in these areas of the city is often 1.5 times or more than that of the surrounding metropolitan areas, with over 75% of the residence in the inner-city working in or closer to the inner-city. Perhaps the alarming figures explain the growing arguments by countless

authors for a kind of socioeconomic biased initiative in the inner-city realm that will galvanize the local economic to empower inner city residence. Finally, Initiative for Competitive Inner-City (ICIC) empirically classifies inner cities as core urban census tracts that exhibit 20% or higher poverty rates or that meets the following criteria. Firstly, a poverty rate of 1.5 times or more than that of their metropolitan statistical areas and unemployment rate of 1.5 or more than that of their Metropolitan Statistical Areas (Lynch & Kamins, August 2012).

Considering the preceding definitions it is obvious from a geographical perspective that inner city may either denote older district surrounding the central business district or “the area of transitional land uses between the CBD and the ring of mature neighborhood beyond” (Bourne, 1978:2). It may be associated with slum or resonate with areas of abject poverty and crime within the urban area. Common challenges prevalent in inner-city areas include inequalities, high levels of crime, lack of enforcement of municipal by laws, decay of buildings due to overcrowding poor service delivery, unemployment, and abject poverty (JDA, 2001; Bourne, 1978).

2.3 Sustainable Inner City

This section defines sustainable inner city. Theoretically, inner cities form sections of the cities and demonstrate similar characteristics. Ironically, some school of thought believes that by definition and common sense, cities, or inner cities cannot be sustainable. This thinking is premise on the idea that sustainability in question, implies that a unit uses not more than it can replace, however, since cities and inner cities do use more resources than it can replace, it could be concluded that they are not sustainable (Blassingame, 1998). Ecologists such as Berg (1988) also maintain the same view that cities cannot be sustainable because of the negative impact cities have on the physical environment, which makes an entire region less able to sustain life. In addition, environmentalists caution against the unsustainable urban sprawl, which they criticize and consider as exceptional, "litmus test" for the basic per requisite requirement for creating sustainable cities and inner-cities (Blassingame, 1998:1).

Another unjustifiable claim leveled against cities is that by their nature they cannot attain sustainability due to the growing disparity between the affluent and the deprived inner city areas occupied by high percentage of minorities (Berg, 1990; Blassingame, 1998). Berg cited

American cities as perfect examples of this phenomenon, which militates against sustainable principles of mutual dependency. In retrospect the author holds the view that cities, including inner cities by definition is unsustainable, a thinking based on the evidence that current trajectory of cities evolution, epitomizes destruction trends of resource depletion, environmental degradation and decay, socio-economic inequalities, disparities and division among social groups (Downs, 2005). Perhaps this is what influenced Portney (2002:364) to highlight that there is little that a single city can do to make or even contribute to sustainability. This line of thoughts may appear negative taking into account the role inner cities and cities played “as engines of growth and incubators of development” (UN Habitat, 2000:2). Nevertheless we cannot deny the fact that it highlights some critical issues prevalent in the inner city realm militate against the creation of sustainable inner cities,

Other skeptics have commented on the conceptual formation of sustainable cities by raising concern on the “long-term process involved in the formation of sustainable inner cities, perhaps taking decades to achieve sustainable results.” (Fortney, 2002:364). Dominski (1992:16-17) point out that there are three typical stages of transition to a sustainable city, he mentioned these as “reduce, reuse and recycle,” however he was quick to point out that the process takes over a century to complete the cycle for a city to attain sustainability. He further indicated that continuous change from existing urban conditions to sustainability city would take several generations to complete. British Columbia (1990) also asserted that British Columbia’s sustainable city timetable was design to be achieved over 50 years.

2.4 Models of a Sustainable Inner City

Various definitions put forward regarding sustainable inner city, attest to the array of models. Indeed, there is not a single model that we can adopt to define sustainable city. Moreover, it will be illogical to adopt a single definition for a sustainable inner city since different cities have different physical and climatic parameters, and different people living in various cities have dissimilar economic and social needs and desires. North American cities for instance “identify 136 possible indicators of urban (city) sustainability” Scruggs (1993:37), whereas Kelbaugh (1993: 8) cited that this awaken awareness that seeks to create a sustainable city and inner cities take the forms of various descriptions and names which include “traditional neighborhood, development, pedestrian pockets, transit oriented developments, urban villages, and new

urbanization.” He further mentioned eight tenets of each concept and alluded that pursuant of this concepts was the appropriate direction in achieving sustainable cities. The definition of sustainable inner city by these authors reflects their personal views and discretion, meaning that each of them selected a criterion that strengthened his argument

Other authors have used tenets of various urban development concepts, and “place making” principles to define sustainable cities. For instance, Eugene (2012:7) identified various rudimental elements of sustainable city among which included urban development principle and “place making” tenets like potential for renewable cheap energy, safe, reliable energy, walkable neighborhoods that segregates pedestrian, bike, and “vehicular traffic with efficient connectivity and mass transit choices.” He Further mentioned that sustainable inner cities, requires a steadily integrated mixed income neighborhoods, social equity, efficient water management practices and containment of urban sprawl. Interestingly some of these principles, captured by Eugene resonate, the tenets of urban development concepts like Smart growth, new urbanism, Eco-Village, and smart city.

Blassingame (1998:10) also cited Los Angeles Eco-Village as an epitome of a sustainable city for having “a human-scale, sustainable neighborhood in which economic, social, and physical systems is integrated for high quality and low-impact living.” In British Columbia, cities, which have reduced the need for energy intensive transport, integrate spaces and promote sense of place, are recognized as sustainable cities (Columbia British, 1990).

Lew (2012) and Stoneman *et al.*, (2012) seems to agree with the British Columbia’s assertion, Lew (2012:1) postulate that elements like compact cities and multiple transportation modes are prerequisite requirements for achieving sustainable cities. He further indicated that “lesser resources consumption, effective delivery of goods and services, affordable transportation expenses and better public transit” are essential for promoting sustainable inner city.” Stoneman *et al.* (2012:1) on the other hand viewed “the exceptional stride of urbanization in cities” which demands the adoption of newer transport enabling smarter mobility and energy shaping, as key approach in achieving sustainable cities. Portney (2002) also adopted various performances criterion among which includes land-use planning, policies and zoning, pollution prevention and reduction efforts, energy and resource conservation, and good governance as appropriate standards for benchmarking sustainable inner city. There are other evolving definitions of

sustainable inner city, which conceives the idea of a city, which is in harmony with nature and the built environment (Spirn, 1984: Coutts *et al.*, 2010: Abi, 2013). Other definitions resonates moral and social beliefs that a sustainable city is a just society that promotes equity (Rene & Aaron, 2010; Narayanan & Yamini, 2013).

As Blassingam (1998:1) humorously asserted that “there seems to be thousands of definitions of sustainable cities just like those who attempt to define it.’ In spite of the arguments raised by few literatures that cities cannot be sustainable, a closer look and appraisal of literatures reviewed so far shows a commonality among majority of the authors who have tried to define or describe what sustainability city ought to look like. For instance most of them applauded the principles of smart growth new urbanism, urban village, social equity, inclusiveness, good governance, and environmentally soundness a mandatory demand for the creation of sustainable inner city (Beatriz *et al.*, 2012: Un-Habitat, 2010: Girard, 2011 ; Zetter *et al.*, 2012: Flint *et al.*, 2012: Anise *et al.*, 2011: CIBE, 2009).

In achieving a sustainable inner city areas, these elements and principles mentioned above should not be pursued in isolation by city managers, instead they should complement one another amidst sound policies to get required targets. UN-Habitat (2010) supported the assertion by emphasized that, urban planning concepts are necessary tool to make cities sustainable, however more inputs are required, since they translate their impacts through “good governance, resource allocation and budgeting exercises, political visions, equity, and values into the physical reality of sustainable cities.’ Habitat (2010:6).

The review further indicates that most of the authors gave descriptive definition to sustainable inner city instead of a direct definition. Most of these descriptions were informed by strategies that address fundamental challenges prevalent in inner cities, which included urbanization poverty, unprecedented slums, unsustainable energy, environmental degradation, exclusion, and insecurity (Wills, 2009; City Network, 2011; Philip, 2007; UN-Habitat, 2010).

2.4.1 Contextual Model of Sustainable City

There are those who believe that sustainable inner city is utopian, and this group gives a contextual definition to the subject, according to Newman (1999:93) Australian State of the Environment Report, defines sustainable city as a “development that reduces resource inputs and waste outputs whilst simultaneously improving livability.” This group further argues that environmental issues are inseparable from economic and social issues. Hence, Australians choice of a contextual approach in defining sustainable cities is that which recognises an intersection of energy, environmental, economic, and social matters in the city and inner city realm. In response to this, Melbourne City Council sponsored the formulation of Melbourne principle for sustainable city in 2002 as a guiding framework to aid the city to attain sustainability. The city adopted ten sustainable city principles based on sustainability intergenerational, social, economic, and political equity; and their individuality’ (Division of Technology, Industry, and Economics, 2002).

According to ARUP (2012) Copenhagen’s solution to sustainable cities, is part of its comprehensive carbon neutral plan by 2025. Copenhagen has adopted a contextual definition for its cities sustainability framework. Among the key performance areas adopted by the city to accomplish sustainability included turning the harbour blue, meeting the rising demand for water, pedestrianization, cycling, and integrated transport, recycling and keeping the city warm. Indeed the city was optimistic that these approaches were the smartest and effective solutions to attain city sustainability.

Finally, Curitiba’s long-term strategic plan for the city’s sustainability, which was approved through the initiative of the renowned architect planner and mayor, has circumstantially focused on the immediate challenges of the city. The city’s definition of sustainability focused on initiatives and programmes such as ‘highly operative bus rapid transit system, increase in green space per person, recycling of two thirds of all waste and empowerment of the urban poor’ (Westhorpe, 2013:6).

These cities in the spotlight have given their own contextual definition to sustainable city by shifting their focus on galvanizing specific challenges in the inner city realm, which is perceived to militate against sustainable inner city creation.

2.4.2 Precise Model Definition of Sustainable Cities

Some authors have attempted to give a precise definition of a sustainable inner city. Westhorpe (2013:2) states that sustainable cities is “one that is economically, environmentally and socially healthy and resilient, meeting challenges through integrated solutions rather than through fragmented approaches” this portrays a sustainable inner-city as cities which focuses on both the present and future, thus beyond the next budget or election cycle. Other precise definitions put forward define it as ‘a city which functions in a sustainable and intelligent way, by integrating all its infrastructures and services into a cohesive whole and using intelligent devices for monitoring and control, to ensure sustainability and efficiency.’ (Giffinger *et al.* 2007; Hancke et al. 2013:394) These two definitions reinforces the essence for integrated approach to city management and planning, and underscores the impetus of infusing the concept of suitability into urban policies.

The most comprehensive definition which ties all the knots together is submitted by the UN Habitat as part of its Sustainable City Programme (SCP), designed as direct response to the needs of today’s cities. UN Habitat (2000:11a) defined a sustainable city as ‘a city where achievements in social, economic, and physical development are made to last.’ This definition mentions the imperatives of environmental sustainability by indicating that such a city ought to ‘have a lasting supply of the environmental resources on which its development depends, using them only at a level of sustainable yield’ UN Habitat (2000:11a). This definition also acknowledges the notion that protection of the earth’s life support system (environment) and any other initiatives meant to sustain cities, have to be addressed as priorities (Griggs, 2013). Hence a sustainable inner-city maintains a lasting security from environmental, social, and economic environment threats that have the potential to creep up development achievements, allowing only for acceptable risk.

2.4.3 Conclusion

In conclusion, the debate regarding the definition of sustainable inner-city cities and the argument regarding its ambiguity in definition, its achievability in approach, and even more the argument raised by some authors depict different meanings will continue for years to come.

Although this dissertation does not focus on the definition of sustainable inner city nonetheless it argues that the debate regarding the definition depend on how one defines it and how city managers and policy makers perceive sustainable inner city cities. Notwithstanding two factors are likely to shaping the debate, these are common challenges confronting cities and contextual challenges in each city or simply put cities individuality. Cities and inner cities all over the world have their related challenges this is likely to inform the way sustainable inner city are perceived

Some of the emerging definitions and descriptions identified from the review resonates some commonalities among the authors. Most of them advocated for a comprehensive approach in addressing mutual city challenges, which should be informed by the pillars of sustainability namely political equity, economic vibrancy, social fairness, and environmental friendliness. Inner cities formerly conceived as a bazaar and seat of chaos; now viewed as a dynamic and complex ecosystem, with social, cultural, economic, and environmental dimensions, which should not be excluded from the rule of its symbiotic essence (Newman, 1999: Dagmar *et al.*, 1991).

These dimensions complement each other to ensure a balanced development. They do not trade-off among themselves; instead, they create a synergy among each other to promote its sustainability. Cities formerly perceived as ‘problem creating nuclei, are now seen as ‘problem solving nuclei’. They are not considered only as economic stimulators, but cultural social and ecological motors for sustainable development (Rotmans & Van Asselt, 2000). The next section reviews the concept of urban regeneration by various local and international authors.

2.5 Evolving Definitions of Urban Regeneration

Many initiatives associated with the revamp and the reinvigorating of the urban fabric has evolved over the years however, what makes urban regeneration outstanding, is that it has mostly been related with “development within the towns and cities” (Tallon, 2013:4). It forms an important element of urban policy, and a part of urban restructuring initiatives. The word urban regeneration is use interchangeably with urban renewal, revitalization, and urban redevelopment. Roberts & Hugh (2000) & Lees & Melhuish (2013) identified vital differences and intricacies among these key themes. The word regeneration depicts the reemergence, renaissance, rebirth,

revival, renaissance, or renewal. A buzzword which emerged from religious, social theory and medicine (Strauss, 2004; Maison & Dunill, 2008), which has found its expression in the spatial planning to implies the rejuvenation of the entire urban nuclei (including the physical, economic social and cultural environment) from the doldrums of decay.

The definition put forward by Liao *et al.* (2013:1) depicts it as a ‘multifaceted process and effective way to reconcile and revitalize the deterioration of urban function, enhance land values and improve environmental quality.’ Tallon (2013:4) following Jones & Evans (2008), indicated that the comprehensive method of ‘adapting the existing built environment with varying degrees of direction from the state is what is now referred to in the United Kingdom as urban regeneration.’ The United Kingdom (UK) government defines regeneration as “a set of activities that reverses economic social and physical decline in an area where the market alone” will not resolve the problem without government support.” (Colantonio & Dixon, 2011:23). The definition assumed by the UK government, reaffirms the policy assumption held by policy makers that, urban regeneration is the most effective tools to resolve city and inner city decline and deprivation (Foley, 1991; Hambleton, 1990). The term “declined” in the context of urban development describes the negative changes such as ‘job loses often resulting from massive unemployment, social exclusion, physical decay of structures and poor living conditions Lang (2005:2). Loftman & Nevin, (1995:303) indicated that urban regeneration make ‘the urban realm more attractive to private investment, impacts property value and development activities in adjoining areas’.

McCarthy, (2007:28) argues that urban regeneration policies are ‘strategies related to physical environmental and social regeneration of areas suffering from concentrations of deprivation.’ authors like Couch & Charles (2003:2) confirm this notion by stressing that “urban regeneration is the field in public policy, deals with all issues including socio-economic, environmental, and fiscal challenges in the cities. Seemingly, this notion projects urban regeneration as being captured and deployed under the narrative of being the savior of array of problem in the inner cities.

The fact still remains that planning for urban space or the inner city is a comprehensive activity that includes setting goals, polices and implementation however, whether the implementations conveyed through urban regeneration considers the interest of the poor groups living in the city,

needs further investigation. Akito (2009) and Macarthy (2007) recommend the formulation of systems and rules that subscribe to collaborative planning and management of the urban space. Friesecke (2007:5) cautioned the need to ‘ensure consensus through participation and cooperation of all stakeholders with a legitimate interest in the regeneration of an area. He gave the simplest definition to urban regeneration as ‘improving the physical, economic, and social well-being of today’s towns and cities’ (Friesecke, 2007:1).

Perhaps the only definition of urban regeneration widely adopted by most authors including Friesecke (2007) and Tsenkova (2002) is the one put forward by Robert (2000:17). His definition seems to resonate a better understanding of urban regeneration as purported by scholars in the 21st century. He defined urban regeneration as “a comprehensive vision and action meant to intervene in urban problems and seeks to bring about a lasting improvement in the economic, physical, social, and environmental condition of an area that has been subject to change.” This research upholds Roberts’ definition of urban regeneration since it put the concept on a level, which transcends the “process of essentially physical change (also termed urban renewal), urban development (general mission with no specific focus), and urban revitalization (an approach with no precise method)” (Lang, 2005:8). Put differently, Roberts’ definition advocates for the adoption of strategic policies for confronting and addressing the social, economic, environmental, and physical challenges in the urban realm.

,Roberts ‘construction of the concept bears resemblance to the description of the concept as put forward by Department of the Environment, Transport, and the Regions in Britain DETER (2000) Their report on National strategy for neighborhood renewal elucidated the complex urban problems that urban regeneration initiative seeks to address. In their view, urban regeneration is about jobs creation and their accessibility to different groups, this in itself is an initiative that seeks to address conflict on social economic exclusion. It is about investment in business, to boost business confidence in depressed inner city areas ‘It is about wealth creation and their fair distribution among rich and poor groups. It is about redistribution policies that ensure that resources, political power, and participation benefits the low-income groups and reduces the widening gap in socio-economic and spatial disparities in the urban environment (Tsenkova, 2002; Krumholz, 1997). In retrospect, urban regeneration thus becomes a tool that simultaneously facilitates the implementation of the above-mentioned processes; it assists in

delivering the intended goal of the ‘interplay between this processes’ (Tallon, 2013:4). Besides its ability to rekindle the soul and tainted image associated with depressed inner city neighborhoods, urban regeneration can concurrently be deploy to promote inner city sustainability.

There are other authors who condemn the concept as a horrific beast, tamed by policymakers to execute their egocentric agendas, Liao (2013:1) identified some of the negative impacts of urban regeneration as destruction of existing ‘social networks, destruction of the landscape, through exclusion of local lower-income groups and the vulnerable groups’. Many more scholars have argued that property -led regeneration approach hardly considers social equity (Hambleton, 1990; Barnekov & Rich, 1989; Brownill, 1990). The general criticism leveled against prestige model of regeneration, is the claimed success endorsed by policy and decision makers as the best approach without a critical appraisal of who benefit or lose from these initiatives (Patrick Loftman *et al.* (1995).

2.6 The Concept of Sustainable Urban Regeneration

The question regarding how cities can be made more sustainable, has become a common interest on the political agenda, and has ‘subtly evolved towards the creation of livable environment for people and has found its expression in urban regeneration’ (Jones et al, 2008:5). Lang (2005: 8) attempted to explain the link between urban regeneration and sustainability. In his view, “Urban regeneration ought to mimic the principles of the concept of sustainability by building on the pillars of sustainability.” This means that urban regeneration policies and strategies should be tailored to inform social economic and environmental problems and developments, meaning that urban regeneration ought to be employed as a strategy of substantial importance in achieving a sustainable communities and cities as postulated by Lombardi *et al.* (2011). Couch *et al.* (2003) further developed the concept of sustainable urban regeneration by illustrating it with four pillars namely physical, environmental, social, and economic regeneration, which is illustrated below in *figure 3 below*.

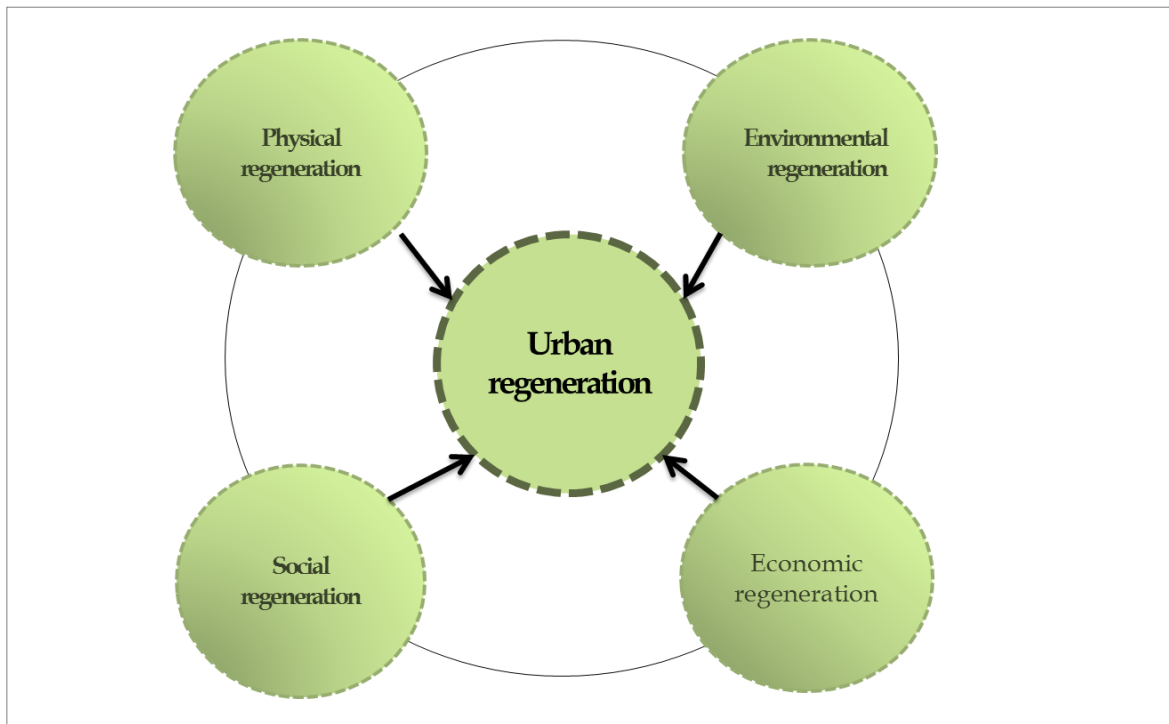


Figure 3: The Concept of Sustainable Urban Regeneration
 Source: (Lang, 2005:8) Modified By Researcher

2.6.1 Economic Regeneration

Couch & Fraser (2003:9) define economic regeneration as ‘the reactivating of economic activity in a city where it has been lost.’ It is often pursued with the policy assumption supporting the idea that decline of the inner-cities is caused by market failure due to the collapse of public confidence, and lack of investment. Accordingly, economic regeneration is used as a tool to restore the confidence of the private sector (South African City Networks, 2010). Interestingly, this definition resonates with the UK government’s definition of urban regeneration, which emphasizes the supportive role of government in reversing decline in urban areas where the market alone is incapable to boost the local economy without government intervention (Colantonio *et al.*, 2011). Lang (2005:11a) put forward a definition which describes economic regeneration as ‘a bundle of measures to support the economic sector. Unlike other authors he argues that the primary aim of

economic regeneration is to create jobs and invest in people with proper knowledge and support base for the poor but not limited to ‘investments in physical infrastructure and supply of land’ (Lang 2005:11b).

Economic regeneration thus transcends the creation of livable urban environment; it is an opportunity for the city economy to boost the ‘improved economic competitiveness and business performance, more job creation’ and investment attraction (Tallon, 2013:5). Loftman *et al.* (1995) argue that economic approach to urban regeneration stems from the ideology of privatism, which promoted the principal role of the private sector in reviving declined city with the public sector sticking to the responsibility of creating conducive conditions for wealth creation in the city. It is essential to indicate that property led regeneration as mentioned by Turko (1992) is underpinned by similar principles aimed at economic regeneration, since its approach involves the assembling of finances and land to facelift the city in order to attract investment and create jobs.

This research also draws from the comprehensive definition put forward by the Cardiff County Council (2006:18a) that economic regeneration initiatives are aimed at ‘strengthening the local economy and to create wealth by tackling ‘worklessness’. The council gave a comprehensive definition of the term worklessness to include ‘the unemployed, economically inactive or actively out of work and promoting job creation Cardiff County Council (2006:18b). The approach to economic regeneration ought not to be tailored to strengthen the dominance of the few bourgeois over the city economy; instead, it should support local economic development and development of entrepreneurial skills to benefit the urban poor. The question remains as to whether the economic benefits accrued from economic regeneration are evenly distributed among disadvantaged urban dwellers and private sector interest. Loftman *et al* (1995:309) criticize the approach for promoting social exclusion by ‘exacerbating existing social divisions within urban areas.’

2.6.2 Physical Regeneration

This approach utilises vacant land and buildings to new use. Goodall's (1988:490) define physical regeneration as 'the rebuilding of the city, i.e. clearing away dysfunctional buildings, finding appropriate uses for vacant sites and producing new building,' best explains the idea of physical regeneration. Physical regeneration is meant to intervene in the decay of the urban fabric; it is an initiative that reinvigorates dilapidated urban areas such as the inner cities and urban slum clearance. It is a process of enhancing the value of physical infrastructure in the city for which Robert (2000:18) and Couch(1990:2) termed as urban renewal, this essentially being 'a process of physical change'. This approach also refers to as 'prestige model' evolved in the 1980s and early 1990s, as a tool for promoting economic development, and to secure the physical regeneration of declined urban areas (Loftman *et al*, 1995:299).

The notion was held among policy makers that 'cities without flagships did not have a regeneration strategy', which resulted in urban generation becoming identical with physical and economic regeneration of cities, to transforming urban fabric and attract investment and property developers (O' Toole *et al*, 1992:221). Physical regeneration is criticized for promoting segmentation of spatial economy, focusing mega projects on prime areas to the advantage of few bourgeois and not addressing issues related to social equity (Barnekov *et al*, 1989).

2.6.3 Environmental Regeneration

Couch *et al*. (2003:8) define environmental regeneration as 'the restoration of environmental or ecological balance where it has been lost.' Put differently, it concentrates on addressing environmental problems and developments, which requires policy and decision makers to adopt policy direction that addresses environmental practices harmful to the urban environment, and stimulates resource replenishment (Sty, 1998). The concept of environmental regeneration negates the cosmic perception which holds the general assertion that the natural, environment, economic and social systems are independent systems, and may be treated autonomously, 'except their interactive zone' of the systems where integrated solution could be sustainable (Migrate, 1998:513).

However, the concept of urban regeneration encapsulates its major principle in the symbiotic relationship between the components of the human universe, which includes the physical environmental, economic social and cultural. Migrate (1998:514) contends that the economic and social cosmos ‘never have been, and never will be a separate system independent from the natural universe’ (environmental). Various authors and commentators are univocal on the integrated approach to urban regeneration policies (Peter & Hugh, 2000; Roberts, 2000; Colantonio *et al*, 2009; Lang, 2005). Environmental regeneration thus ensures an effective functioning of earth systems; consist of the atmosphere, oceans, forests, waterways, biodiversity, and biogeochemical cycles, which is a precondition for a thriving global society (Griggs, 2013). In other words, a sound environment is the first wealth to a social, economic, and cultural health. A symbiotic essence which creates the base on which human activities thrives.

2.6.4 Social Regeneration

Couch & Fraser (2003: 3) asserts, “Social regeneration is the restoration of social functions where there has been dysfunction or social inclusion where there has been exclusion.” Social regeneration seeks to stimulate the social structure of the urban areas and intervention measures to reduce all social exclusions and intensify the reintegration of urban poor into the mainstream economic activities, and reduce every kind of segregation as much as possible. Library & Research Service (2011:2) argued that “developing strong community is a core concern of soft regeneration policies’ which suggest that social regeneration ought to be people centered and have to work in tandem with the other pillars of the concept as part of the overall initiative.

Interestingly regeneration projects in recent times have embraced a more comprehensive approach that considers the importance of social and cultural environment of the city, unlike the renewals in the 1980s, which focused mainly on the physical and economic dimensions of urban development (Colantonio *et al.*, 2009). Colantonio itemized potential areas of intervention that promote social dimensions and policy areas in social regeneration which included education and skills, employment, safety, housing and environmental health, identity, sense of place, empowerment, social capital, social mixing, cohesion, and quality of life (Colantonio *et al.* 2009:78). There may not be any physical delivery of buildings in terms of social regeneration but introduction of programmes and policies to promote skills and educational development,

employment policy to create jobs and to eradicate social exclusion and disparities. (EPSD, 2004). Social regeneration is now considered by policy and decision makers as an integral part urban regeneration Initiative. See figure 4 below which explains some of the focus areas that promotes social regeneration.

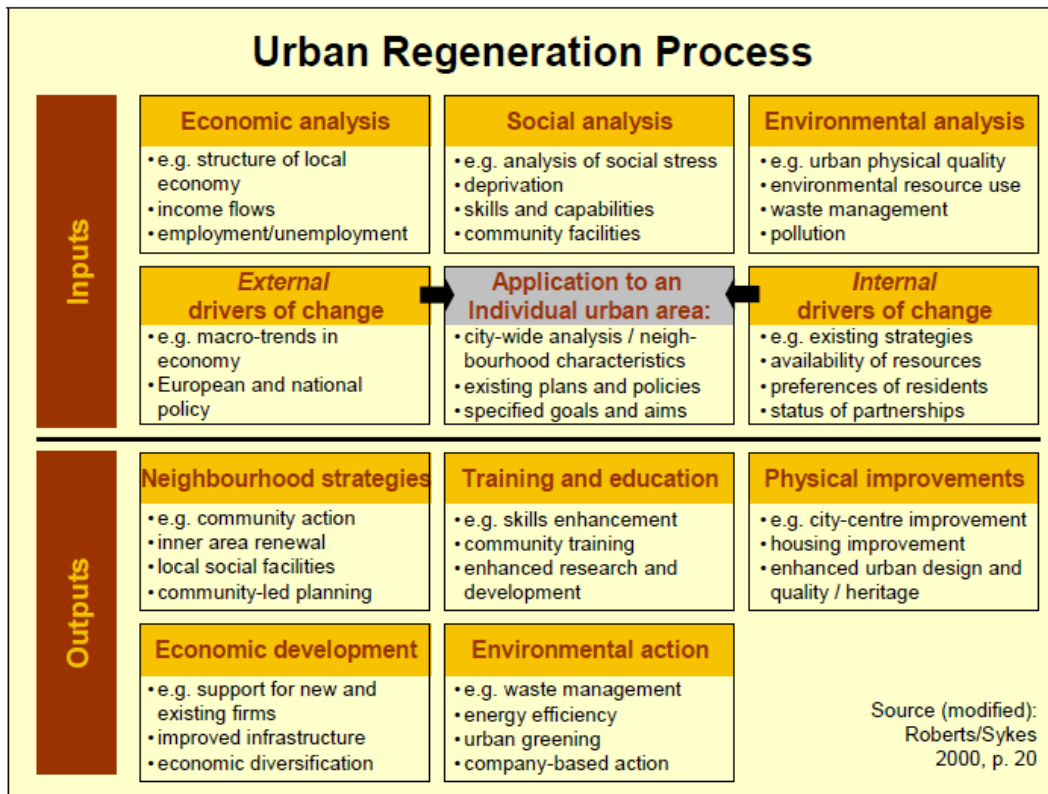


Figure 4: a chart showing Regeneration Process
Source: Robert & Sykes, (2000:20) Modified by Friesecke, (2007:7)

Research findings in Europe demonstrate that ‘purely growth oriented development’ has fuelled and deepened social and environmental problems Lang (2005:11). Bennet *et al.* (2000) also retort that regeneration ought to factor in reduction in social exclusion and promote economic reintegration of the poor. Social regeneration encompasses policies and methods designed to support and enhance the livelihood of people. It is about people and not things, it is about implementing strategic policies in existing urban precinct, that ensure social justice, and economic fairness and ‘not the development of new urbanism as Lang (2005:8) humorously alluded.

2.7 Urban regeneration and sustainable inner-city

The root of societal development and its sustainability dates back many centuries with evidence found in economics, environmentalism, philosophy, and forestry (Mebratu, 1998). However, the awareness of this concept began in the 1950s and 1960s as a reaction towards the environmental degradation following poor resource management (Smits *et al.*, 2011; McKenzie, 2004).

Sustainability is one of the concepts that have been over flogged by academics and scholars. Having evolved from science to philosophy to lifestyle, it has now found its expression in the way we define and shape our cities. It has been theorized sufficiently and adopted in urban policies to address environmental, social, economic, and institutional problems confronting inner cities and cities alike. Today, many more academics believes that sustainability is no longer choice for societies, but a must, especially with regards to the way cities are managed and planned, to strike a balance on social, environmental and economic issues (ARUP, 2012; Eugene, 2012). This also implies that urban regeneration initiatives used by policy makers as a turnaround strategic tool ought to be informed by the concept of sustainability while sustainability as a concept of reality serves as an apparatus for policy formulation to address the environmental and socio economic challenges and inequalities prevalent in the inner-cities.

These two concepts (urban regeneration and sustainability) can be deployed simultaneously to address problems in depressed inner-city precinct. While sustainability advocates for the bonding of cavity between environmental issues, urban regeneration on the other hand serves as a tool for policy maker and practitioners alike to ensure socio-spatial arrangement, which creates a balance approach to environmental economic and social challenges within the city and inner city realm. McKenzie(2004) argued in favour of this contention that the adoption of the overlapping circles model as opposed to the three concentric spheres which represent sustainability, creates the urgency that communities and cities ought to give equal concern to environmental economic and social challenges they are confronted with. Andrea *et al* (2009:5) on the other hand defines social sustainability as “how individuals, communities, and societies live with each other and set out to achieve the objectives of development models which they have chosen for themselves.’

In retrospect, the concept of sustainability has become relevant in the creation, planning, and management of e inner-cities areas and its implementation in the inner city realm needs urban

restructuring programme like urban regeneration, which endorses an integrated approach in creating liveable areas. Sustainability as a concept has blossomed, it is universally accepted as a therapeutic cure for major challenges confronting cities; it has permeated urban development agendas and has shaped urban policies and programmes. It has influenced existing concepts and promoted the evolution of newer concepts in urban studies and polices. Common themes as sustainable cites, sustainable urban regeneration and urban sustainability by no doubt, had their underpinned ideology informed by the concept of sustainability development (McKenzie, 2004). There is no doubt that sustainability as a concept has not only come to stay, but to harmonize with other existing concept like urban regeneration to influence the development and management and planning of our cities for years to come.

On the contrary, some authors argue that sustainability is a concept associated with “constructive ambiguity” which gives different meaning to so many different things to so many different stakeholders and organizations (Robinson 2004: 374). Other authors hold the view that the concept has become a prey to all kinds of explanations especially those desirous in achieving their egocentric agendas (McKenzie, 2004; Micheal, 1999). Banerjee (2003) was unapologetic in his assertion that, despite the so-called plurality claim of the concept, it has the potential to undermine indigenous knowledge to handicap the survival of communities that solely depend on the land. Regardless of these assertions, Sustainable inner city is a reality. They are enclaves of enormous creativity and economic dynamism. They are a beacon of hope for the poor, an abode of comfort to the affluent so its management and planning should consider the plight of the poor (UN Habitat 2000:3).

2.8 Theories Underpinning Urban Regeneration

2.8.1 Introduction

This part of the dissertation discusses the theoretical framework that underpins the study. It provides the philosophical foundation on which the research is underpinned and creates the linkages that exist between theoretical aspects and practical components of the investigation. A theoretical framework demonstrates an understanding of the various concepts and theories that inform the research topic, and in so doing, connects the researcher to existing knowledge,

and logical basis for hypothesis and choice of method (California, University of Southern, 2013).

Roberts (2000) retorted urban regeneration as a concept is not informed by a single theory that explains the phenomenon of urban change. In his view, most attempts by various authors to explain the process of urban change have not succeeded in identifying the underlying cause. Another problem that Roberts (2000:21) identified about theories that informs urban regeneration is the ‘desirability of distinguishing between the theory of urban regeneration and the role of theory (or theories).’ Notwithstanding, this research draws a lot from the work of (Leigh, 2000) on the appropriate theories related to the research. According to Leigh, (2000: 368) ‘specific planning approaches to the problem of inner-city regeneration’ affects decisions in two major ways. Firstly the role of the government or the community as a vehicle for change, and lastly on policy direction in regeneration initiatives that concentrate on local economy of the inner city or addresses issues of equity vis-à-vis the social and economic needs of its residents. The theoretical frameworks thus review dominant planning theories as applied in solving the problems of decline in the cities.

2.9 Communicative and Collaborative Theory

Habermas a German sociologist developed the communicative theory in 1981; he drew extensively from the work of Mead and Durheims. This communicative rationality demonstrated the imperatives of language and ‘the search for undistorted communication as a basis for consensus and action’ (Tewdwr 1998:1976). Habermas described the communicative action as an interaction between people seeking an understanding about a situation with a plan of action that coordinate their plans by way of agreement or consensus (Tewdwr *et al.* 1998). Embedded in the theory of communication planning is the idea of pluralism: that the collaborative discourse processes ought to be guided by multiple perspectives and stakeholders, as against bureaucratic mode of decision-making that is common among policy makers in shaping the cityscape.

The theory also accentuates democratization of the planning process (Ross *et al.* 2000). Davidoff (1965) argues that democracy in this sense transcends adherence to the voice of the

citizen to the availability of resources and professional representation to assist in elucidation technical information to the poor and disadvantaged. Healey (1997) used the term collaborative theory in defining it as a procedure where all interest groups engage to arrive at a consensus on a process that manifests their mutual interest. She expressed her resentment against the political economy tactics and argued that, place making involves all stakeholders ‘with a stake in a place’ (Healey, 1998:3). Forester (1989) and Forester (1993) described the communicative rationality as ‘argumentative planning’ and ‘planning through debate (Feinstein, 2000: 457), while Healey (1992) captured it as ‘inclusionary discourse.’ All these terms have evolved through the theorizing of communicative planning and have transformed Habermas’ original concept. Tewdwr *et al.* (1998:1976), following Healey (1992) outlines the key components and approaches to communicative planning under the following conditions

- An interactive and interpretative procedure
- A process embarked on among diverse and fluid discourse communities
- A process, which requires mutual interpersonal and intercultural discussion
- That there are diverse claims for different forms and types of policy development
- Thoughtful capacity are developed that provokes participants to evaluate and reevaluate
- Strategic discourse involving all interest groups, which in turns generate new planning discourse
- Interest groups involved in the discourse transmit and gain knowledge from each other which in turn, becomes a breeding ground for a gain in new relations , values and understandings
- Participants are able to collaborate to change the existing condition,
- Participant are inspires to navigate and find ways to practically achieving their planning desire and not simply to agree and list their objective.

These key tenets of communicative planning re-emphasize the assertion made by various commentators that communicative planning emerged due to critique against comprehensive and rational planning for its exclusionary tendencies. Communicative planning thus redefines and reinterprets rationality in a collaborative and participatory approach (Richardson, 1996; Mier, 1994). It transcends a theory to a planning process which is underpinned by ideals of “participatory perspective of democracy and eschews free market economics one-sided

decision making in management of our cities' as argued by Tewdwr *et al.* (1998:1974). It is adopted at all levels of society to promote 'social and spatial justice and environmental sustainability' and economic fairness, (Healey 1993:233). It acknowledges the plight of subjected 'voices of the borderland', these voices are what Sandercock, (1998:110) termed as the 'multicultural city of those who have been marginalized, displaced, oppressed or dominated'. Additionally, the horizontal linkages and interactive qualities has been praise including its exclusion of hierarchical form of articulating public policies. The collaborative initiatives in this process creates horizontal linkages that draw all stake holders into 'new activities in new ways' (Healey 1998:3).

Akito (2009: 15) acknowledged the significance of these horizontal linkages among actors in urban regeneration initiatives and pleaded for the development and implementation of an approach that 'make possible the collaborative and continuous management of the urban space by various actors.' The primary responsibility of the planner in the communicative theory is to observe the grievances and differences of all interest groups within the discourse and forge agreements, which create convergences at the point of divergences and egocentric interest. In so doing, care is taken to ensure that no specific group interest dominates. Put differently it negates the tendency of imbalance dominance in planning decision (Fainstein, 2000).

However, communicative theory runs into some few weaknesses and has received its share of criticisms, though highly commended for its consensus reaching, openness, collaboration, and diversity, Healey (1998); Healey (2003); Huxley (2000); Feinstein (2000:455), contended that 'it loses its edge' when the process annuls criticisms and becomes guided by a manual. A communicative theorist runs into problem on the next line of action when consensus is not reached in an open discourse processes. In practice, it is impossible to have all participants within a communicative discourse agreeing to similar values and interest. Tewdwr *et al.* (1998:1979) states that this assumption is a 'valued judgment which does not hold water.' Furthermore, the notion that democratic processes foster inclusion and transparency is open to further discussion, which further strengthens postmodern argument against communicative theory as to whether it truly nurtures consensus or it is figment of imagination which is unattainable in this 'www.com generation' of increasing conflicting differences. The

assumption held by communicative theorists is that all stakeholders could be brought to the collaborative process, still stands to be proven on how this could be accomplished. It is also criticized for the prolonged procedure involved in its participatory and open processes. Collaborative discourse procedure is criticized for placing more emphases on the process than the objectives (Tewdwr *et al.* 1998).

2.10 Equity and Just-City Theory

The last theory that underpins the research is the equity theory. Lately planning theory has developed into the concept of equity planning. This theory shares commonalities with communicative theory regarding the role of the planner nonetheless. It goes a step further in redefining the responsibility of the planner as the voice of the marginalized and disadvantaged in the society, and their social responsibility of advocating for the reallocation of benefits to eliminate imbalances of power in social injustice and resources even in the city and inner-city realm (Leigh, 2000). Implicit in the theory is the initiative to formulate redistribution policies that ensure that resources, political power, and participation move toward the subjected ‘voices of the borderland’ (Krumholz, 1997). Commitment to this theory as Fainstein (2005:126) indicated sometimes requires strategies that ‘circumvent inclusionary processes’ to address the plight of the low-income groups. After all most initiatives towards welfare was achieved through autocratic or bureaucratic decision by the state (Peter & Heidenheimer, 1981).

In three of his work Feinsein has theorized the just city theory as the suitable approach to planning (Fainstein 1997, 1999, 2000). He argued on the biases that social justice is a value that society will hardly trade-off, a view, which is highly influenced by the Rawlsian tradition (Rawls,1971). The notion that participatory discourse is essential to eschew class dominance or the privileging of a particular group ‘is an imperative normative argument, however as Fainstein (2005: 125) indicated, “it does not deal adequately with the classic conundrums of democracy.” Just city theory questions who benefits and who dominates and subscribes to radical participatory discourse in decision making to privilege the marginalized groups.

Therefore, participation in public decision-making is one of the tenets of just city theory because of its usefulness to curtail authoritarianism and bureaucratic decision from the state. The theory of the just city seems to be gaining momentum in the corridors of power. The UN Habitat (2000)

for instance, condemned the lack of equity and neglect of the urban poor by policy makers in their regeneration initiatives. It has a strong conviction that achieving a ‘sustainable development cities depend on closer work with the majorities of urban poor who are the true city builders’ to utilize their skills, energies, and resources (UN Habitat 2000:3). For economic, social and environmental quality to prevail in an inner-city it would demand a collaborative initiatives which eschews class dominance and find a practical ways of achieving its goals in the spirit and equity, fairness and justice (Beauregard,2003;Renne & Aron, 2010;Akito 2009).

Some argue that the just city theory has to` incorporate entrepreneurial state which goes beyond welfare provision to wealth generation and creation. This is a strategy, which focuses on the “restructuring social relations to the means of production rather than on distributional issues” (Karen, 2013:327). Furthermore, it is argued that it ought to focus on building majority of well off middle class citizens instead of focusing primarily on provision of welfare to the marginalize and the poor in the city (Fainstein, 2000).

2.11 New Urbanism

New urbanism ‘is perhaps more ideology than theory,’ this urban development concept is more design oriented in its approach to urban development Fainstein (2000:1). Its advocates stress that the concept allows for a built environment that can create a sense of community, social cohesion, and interaction of various elements in the build environment it thus espouses integration of diverse housing topologies for different income groups, thereby eliminating social exclusion (Talen, 1999; Ellis, 2000). Invariably, the concept now informs urban development policies and urban regeneration initiatives, aimed at addressing inner -city challenges, create livable environment and a good “place making. To quote Jones *et al* (2008:5) ‘urban regeneration has been caught up in the wider new urbanism movement that emphasizes high quality design and well designs space.’ This assertion made by Jones *et al* (2008), indicates the speed at which the creation of a livable environment has become paramount in urban policies, and the extent to which the idea is gaining momentum among policy makers. Bohl, (2000: 762) defined new urbanism as:

‘movement in architecture and planning that advocates design-based strategies based on traditional urban forms to help arrest suburban sprawl and inner-city decline and to build and rebuild neighborhoods, towns, and cities.’

The new urbanist’s principles have similar tenets to urban development concepts like smart growth, garden city, smart city, urban village, green development, and compact city. These are all urban development concepts that advocates for city sustainability. Kelbaugh (1993: 8) identified these commonalities by highlighting that ‘this new movement (being new urbanism) has taken various forms and names, as traditional neighborhood development, pedestrian pockets, transit oriented development, urban villages, and smart growth. The social doctrine of new urbanism advocates that interdependent, cohesive, and sustainable communities and cities can be created through the adoption of the urbanism ideology,

It condemns uncontrollable sprawling, which perpetuate social incongruities in the city. Authors such as Katz, 1994; Duany & Plater-Zyberk, 1992 argue that a built environment that is designed along social doctrine, can creates a sense of community and mimic the core principles of sustainability. Therefore, the new urbanism design theory puts an emphasis on the ‘creation of a sense of community’ as alluded by Buhl (2010:1363). The principles of new urbanism can be adopted on various scales, from the neighborhood to district level and ultimately on the community to inner city and city level down to the regional dimension. The concept advocates for a share of principles, which according to (Platter – Zyberk & Company, 1999; Krieger & William, 1991; Pinelands Preservation Alliance, 2013; Ellis, 200; Bohl, 2010; Talen, 1999) include walkability, pedestrianization, sustainability, mixed-use and diversity, densification to mention a few.

In retrospect, this design oriented model of urban development concept, resonates little theoretical consistency but emphasizes on substance of plan as against the procedure of their implementation. If urban regeneration, as defined implies an integrated resolution of urban problems including social challenges then the social doctrine of the new urbanists could be imbibed into regeneration initiatives to facilitate sustainable inner city creation (Lang, 2005). The socio-spatial arrangement that new urbanism advocates, coupled with the holistic approach associated with urban regeneration polices, presents these two concepts as effective

vehicles to mitigate social, exclusion, spatial disparities, and to stimulate a sense of community and social cohesion (Katz, 1994; Bohl, 2010; Fainstein,2000). Perhaps to give credence to this assertion let me quote Fainstein, (2000:465a) ‘the most interesting aspect of new urbanism is its assurance of a better quality of life has inspired a social movement.’ Unlike the communicative theory which emphasizes lengthy engagement and processes of empty rhetoric. The congress for the new urbanism (CNU) as Feinstein (2000:465b) amusingly put it, ‘believes in cause and eschew neutrality’. Meaning that the new urbanists have augmented the taken over passive responsibilities of the communicative theorist.

The concept has received commendation from many quarters. Rodríguez et al. (2006:50) commended “its health benefits on compact neighborhood designs” while Ellis (2000:264-265) applauded its environmental benefits. Finally, Bohl (2010) and Talen (1999) alluded that the new urbanist concept have found its expression and application in inner city renewal programmes including initiatives as urban refill projects brown field revitalization and transit oriented developments.

However, this concept has a few weaknesses. The new urbanist seeks to appropriate its concept through dependence on private sector development, which according to critics, have siphons, its impact sufficiently on massive scale and favors up market development. Fainstein, (2000:464) identified this as ‘a real problem replicate’ that confronted Ebenezer Howard in his effort to practically achieve his garden city concept for all-inclusive society. Moreover, it has been criticized for promoting social disintegration and elitism. As Du Plessis (2007:73) sarcastically put it “new urbanism development are either gated or have monumental entrance,” that sent are clear message of class, race and statues division. Other scholars hold the view that the new urbanist might have ‘bitten more than it can swallow’ by promising so much from the physical environment, after all a sense of community can be achieved where shared emotional connection exist, without applying the new urbanist design concepts (Talen, 1999; Brooks, 1974). Harvey (1997) indicated the possibility of new urbanist social theory replicating the blunder committed by the modernist ideology like corbusain concepts, which advocated for physical solutions to urban decay in their bid to create a place making that promotes sense of community. The new urbanist movement seems to have over

prescribed a solution to “social problems [that delivered] the false hope of design (Harvey 1997:1)

2.12 Summary of Chapter

In conclusion, this chapter has demonstrated an in-depth comprehension on concepts and theories that informs the research. It has explained the philosophical footing on which the research is underpinned. It has established the connections that exist between the theories reviewed and the practical components of the investigation being conducted on the topic. The theories reviewed, advocate for a social reformist viewpoint, which signifies a break away from the old order to a new system that guarantees a better way of life.

The communicative theorist focuses on a collaborative discourse approach that ensures consensus, which benefits mutual interest within the inner city. The social doctrine of the new urbanisms promises, “A place making mechanism that ensures a sense of place and social cohesion” as oppose to the autocratic laws imposed on people. On the other hand, the Just city theory stresses on the commitment to equity and radical collaborative discourse that produce results, (Fainstein, 2000; Talen, 1999; Healey, 1992). All these theories resonates a similar goal by providing city citizens with the opportunity to be part of city and vision that involves all stakeholders and also allowing people to be part of the decision processes that shape the destiny of the city they live. The proceeding chapter discusses the methodology adopted in the study

CHAPTER THREE

METHODOLOGY

3.1 Introduction

This chapter discusses the methodology adopted in the study, in order to give credence to the study; the methodology was selected with the intent to acquire the greatest validity of information. Resources and access to information and data were collected within certain periods. Leedy *et al.*, (1997) alluded that research methodology involves the procedure by which the answers to primary and secondary question posed in a study, are attained analytically with the support of data. Accordingly, this chapter explains the methodology used to investigate the role of urban regeneration initiatives in the creation of sustainable inner city, using the Durban point water front regeneration initiative as a case study. The researcher combined both qualitative and quantitative research methods, which yielded insightful results. Quantitative research methods are distinguished by the collection of data, which are evaluated numerically, the results of which are typically presented using statistics, tables, and graphs. Conversely, a qualitative research method explores information from the perspective of both groups and individuals and generates case studies and summaries rather than lists of numeric data. (Acaps, 2012:4-7)

3.2 Case Study Methodology

The researcher employed a case study methodology, using the Durban point waterfront urban regeneration project under the aegis of the eThekweni municipality to examine methods and approaches in urban regeneration that promotes the creation of sustainable inner city areas. A case study methodology is “unparalleled for its ability to consider a single or complex research question within an environment rich with contextual variables” (Schell, 1992:2). The adoption of a case study methodology enabled the researcher to capture the multifaceted study of that single unit (the Durban Point regeneration) with the intention to generalize it across a larger set of units. The processes involved in-depth, holistic analysis and a range of different measurement techniques, in brief; this approach was not restricted to any one methodology. The essence of case study methodology is triangulation, which is the combination of different levels of techniques, methods and theories to achieve the research objectives (Melbourne, 2010).

The uniqueness and exceptional characteristics of the Point Water Front regeneration initiative made it one of the inner-city urban regeneration projects with a “case” which is the objective of this study. The study area offered the most suitable situation to answer the “why and how” questions posed in the research. The study area covers a contextual condition, which is relevant to the phenomenon under study, which was used to generalize across a larger set of units. In the case study of the Point water front initiative, the researcher collected a wide-range of data on the initiative, which was relevant for the research. The researcher also recorded detailed context surrounding the Point waterfront development initiative including the environment, historical, economic, and social factors that have influenced the development of the area.

3.3 Data Collection

3.3.1 Primary Data Source

Primary data source was vital for the study; it gives the researcher the lead to first-hand information based on experiences within the study area. The research combined both interviews and questionnaire surveys as part of the primary data collection process. This was necessary to the research since both methods complement each other to reduce the margin of errors. The researcher used different primary data sources including reconnaissance survey, elite interviews, and questionnaire surveys.

A. Reconnaissance Survey:

Becker & Meyers (1975:23) cited that “observation is an essential method in all qualitative inquiry and it minimizes response bias.” Consequently, the researcher took frequent visits, to the study area for observation, with checklist to capture current development of the area, predominant economic and social activities, and environmental condition and to ascertain a more detailed observation regarding the point development. It was the first hand opinion of the researcher’s observation in the study area.

B. Sampling and Interviewing Method

In-depth interviews were employed as another instrument for primary data collection. Purposive sampling was used to select the key informants who demonstrated key knowledge on the subject

matter. Purposive sampling is the procedure of selecting a sample from a larger group to form a basis for approximation or predicting a fact, situation, or outcome regarding the bigger group (Tongco, 2007). Elite interviewing was then conducted with selected knowledge holders who possess knowledge on the research problem and the study area. Having the opportunity to accessing information from informants in position of influences that possesses knowledge on the research problem is vital in primary data collection as eluded by Becker & Meyers, (1975). Accordingly, three key informants were selected included the municipal planners at eThekwini municipality, planners in iTRUMP and urban regeneration practitioners with town planning backgrounds and various logicians well informed on the research topic.

C. Tools, Techniques and Instruments

The interviews were semi-structured, which allowed respondents the time and scope to discuss their opinions on the research questions without prejudice. Margaret & Bradley (2009:58) alluded that semi-structured interviews “allows the focus of the interview to be decided by the researcher to explore issues of relevance in the interview.” Moreover, the semi structure interview gave respondents ample time and scope to express their opinion on the subject matter instead of generalizing the subject. The respondents were contacted through face-to-face interview. In all cases, the elite interview conducted started with a brief background on the research topic as captured on the informed consent forms. Descriptive inferential as well as evaluative techniques were employed for gathering of data during the elicit interview. Detailed objectives behind the interviews with key informants are indicated below.

I. EThekwini Municipality Planners

The interviews were conducted to ascertain the opinions of eThekwini municipal officers regarding key research questions raised in chapter one. Three planners from various units within the planning department were engaged. These were the Strategic spatial planning unit, Land use management units, and a special unit created under spatial planning, which is tasked with the planning of inner-city precinct plans and urban regeneration strategy in Durban inner city areas. This interviews was conducted having in mind that the Inner-City Framework Plan 2005, and eThekwini municipality IDP among others planning informants, both position the point

waterfront as a key spatial driver to promote economic development and a sustainable catalytic project for the entire city. See appendix (1) for questionnaire interviews with eThekweni municipal officials.

II. (ITRUMP) Planning Officials

The iTRUMP is mandated to respond to the needs and to prioritize urban regeneration of the Durban inner city. They prioritize inner cities as core to business activities and seek to maximize its multiple opportunities. The idea of this interview was to ascertain the opinion of iTRUMP regarding the role of urban regeneration in the creation of sustainable inner city areas. The spatial and land use manager of iTRUMP was selected as a respondent in this study.

III. Durban Point Waterfront Management Association

The DPWMA is a registered Section 21 company. The “Articles of Association” lay down all definitions, procedures, and regulations regarding the Point Precinct and as such as issued to all purchasers of property within the Point Waterfront. The Association offices are currently located at Rocpoint House, at Durban Point Waterfront front. The association manages and maintains common assets in the precinct; it ensures security control, monitors activities within the area via stringent rules and protocols and provided services for the residents while protecting their future through sustainable practices. The association was interviewed on issues related to their functions that informs the study.

IV. Khulanikahle planning & development consultant

A town planning consultant with profound knowledge on the point waterfront development was selected as participants for this study. The aim of the elite interview was to elicit data regarding the impact of gentrification, flagships, and prestige projects on sustainable inner-city creation, and on the Durban point waterfront development.

Table 2: Synopsis of Key Interviewees

<i>Quantity</i>	<i>Respondent</i>	<i>Method</i>	<i>Department</i>
4	EThekweni Municipal Planners	In-depth-interview	-Strategic spatial planning unit -Inner City LAP and regeneration strategy unit -Information system branch -Land use management central
1	Professional Property developers and evaluators	In-depth-interview	Durban Point Waterfront management association
1	Town Planning & development consultants	In-depth-interview	Khulanikahle Planning & development consultant
1	iTRUMP Town Planners	In-depth-interview	iTRUMP safety and security cluster
30	Point Community Members	questionnaire survey	Secondary zone- Primary zone entire study area)

Source: Researcher 2015

3.3.2 Questionnaire Survey and Sampling Method

Primary data collection method adopted included questionnaire surveys. The researcher adopted stratified sampling for the questionnaire survey. This method of sampling involves the division of a population into different homogeneous subgroups with every stratum having its own sample size. The principal objective of the stratified sampling was to improve the representativeness of the sample to reduce errors. Ahmed (2009:4) indicated that “it is appropriate were population groups may have different values for the responses of interest or if researcher want to improve his estimates for each group separately and ensures adequate sample size for each group.”

The study area for the research covers an area of 7.05 square kilometres with a population of 25560 (EThekweni Municipality, 2011). It was sampled using two stratum these being primary zone also forming the lower point precinct marked (P) *in figure 22*. This comprises of Ushaka Theme Park, portion of the beachfront and the Point development waterfront. The second stratum is the secondary zone also forming the upper point precinct marked (S) which comprises

the mixed-use zone along Mahatma Gandhi Road and Shepstone road. Each stratum had a sample size of fifteen. Meaning that, 30 questionnaires were administered with an open-ended and close - ended questionnaire to respondents within each subgroup. The questionnaire was self-administered to ensure that it was cost effective for large areas, minimizes investigator bias, promotes accurate answers and unlimited response varieties. In the research, the primary objective was to investigate the role of urban regeneration in the creation of sustainable inner cities using the point waterfront as a case study. Accordingly, the questionnaires were designed meticulously by the researcher to investigate the impact of the Point regeneration implementation on the inner city precinct, it was meant to investigate the impact of the Point initiative on the community by focusing on significant thematic areas as social Inclusiveness, economic opportunities, service provision, environmental sound and social inclusiveness.

3.4 Empirical Analysis

3.4.1 Secondary Data Sources

Secondary sources of information primarily are those that already exist; it is relevant information or data that is subject to adjustment based on the current research (Badenhorst, 2008).The researcher also employed quantitative research method to collect these data

Literature review- it explored current literature on the research topic and questions in order to understand the concepts of urban regeneration and sustainable inner cities. The review offered understanding into global discourse on these two concepts, and how they interplay with current urban development policies. The bodies of literature reviewed included

Published Printed Sources: Books, Journals, periodicals, Magazines, Newspapers and Reports on the research topic and the study area. This printed source were outsourced from various libraries

Published Electronic Sources: e-journals general websites and Weblogs the researcher used volumes of information from this source through desktop review

Unpublished Records: Minutes, letters, and drawing on the case study area

Documents from the public sector, these data was a Government Records and other private companies on the case study would be accessed and reviewed in the process

3.4.2 Data Analysis:

Primary data collected from the various sources including interviews and questionnaire surveys were analysed. (Mays & Pope, 1995:110) state alluded that “the basic strategy to ensure rigour in qualitative research is systematic and self-conscious research design, data collection, interpretation, and communication.” Quantitative data collected by the researcher was quantified and converted into numeric database, (Numerical codes), while the qualitative data in the form of audio, typed, and described, were processed into text. Powell & Marcus (2003:2) cited that “to make meaning to qualitative data two stages are essential; firstly to identify themes or patterns, and secondly to organized them into coherent categories. Quantitative data was processed in counts, and frequencies while the qualitative data was coded sorting them into themes. Thematic analysis was applied in identifying analyzing and reporting patterns (themes) within qualitative data collected on the study area.

Thematic analyses move beyond counting explicit words or phrases and focuses on identifying and describing both implicit and explicit ideas within the data; it organizes and describes data set in rich detail. Frequently it goes further than this, and interprets various aspects of the research topic (Braun & Clarke, 2006). Quantitative data collected was evaluated numerically, with the results typically presented using statistics, tables, graphs and pie charts.

The researcher acknowledges that the interpretation of data is subjected to the perspective of the researcher. Nonetheless, the researcher was mindful of the fact that research is a public trust that demands ethically conducted with trustworthy, and socially responsible if the results are to be valuable. To give credibility to this research, all ethical conduct was highly esteemed. Accordingly, the researcher adopted a technique for data interpretation that

- Widens the analysis by raising questions
- Contextualized findings in the research
- Connected findings to personal experiences
- Turn to theory

3.4.3 Limitation of the Study

- The study area did not incorporate the whole of the Point district in the investigate on the impact of the Durban point regeneration on the whole neighbourhood
- The study was faced with time and financial constraints.
- The study was faced with challenges regarding participation of respondents. Some respondents were not willing to participate in the questionnaire survey
- Any future study could remedy these deficiencies.

3.4.4 Summary of Chapter

This chapter has discussed the research methods employed by the researcher to investigate the role of urban regeneration initiative in sustainable inner city creation. The research methodology adopted was a mixed method research, the primary research method utilized, site observation, elite interview with key informants with requisite knowledge on the research topic and the study area, Besides, a questionnaire survey was conducted using stratified sampling to determine the sample size. The data collected was then analyzed using thematic analysis in identifying, analyzing, and reporting patterns. Quantitative data was evaluated numerically, with the results presented using statistics, tables and graphs and pie charts. Table 3 provides summary of the structure of methodology and approach employed to investigate the research questions.

Table.3 Summary of Methodology

<i>Objective</i>	<i>Research Questions</i>	<i>Primary Source Of Data</i>	<i>Secondary Source</i>	<i>Method Of Data Analysis</i>
Examine the ways in which urban regeneration initiatives can lead to the creation of sustainable inner city areas	•What is the role of urban regeneration initiatives in the creation of sustainable inner cities?	- interviews - observation - questionnaire survey - case study	Published Printed Sources Published Electronic Sources Unpublished Records Documents from the public sector	-Thematic analysis -Quantitative data is evaluated numerically, with the results presented using statistics, tables and graphs.
To examine the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities.	What are the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities	- Elite interview	Published Printed Sources and Published Electronic sources on the research topic	
Identify some of the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives,	What are the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives	-Elite interview	Published Printed Sources and Published Electronic sources on the research topic	
to examine if gentrification and flagships projects promote sustainable inner-city creation	Will gentrification and flagships projects promote sustainable inner city creation?	Elite interview questionnaire survey	Published Printed Sources and Published Electronic sources on the subject matter	
To examine the appropriate criteria for benchmarking and monitoring sustainable inner cities through regeneration initiatives	What are the appropriate criteria for benchmarking and monitoring sustainable inner cities through regeneration initiatives			Thematic analysis
identify the correlation between inner-city decline and regeneration initiatives designed to curtail it in the point district	What is the correlation between inner-city decline and regeneration initiatives designed to curtail it in the point district	Elite interview Questionnaire survey	-Published Printed and published Electronic Sources Unpublished Records and Documents from the public sector on the study area	

Source: Researcher 2015

CHAPTER FOUR REVIEW OF GENERAL LITERATURES

4.1 Introduction

This chapter gives an account of what has been published vis-à-vis the research topic by scholars and authors. It reviews, evaluates, and summarizes several literature appraisals on the research topic. To achieve this objective, the literature review was guided by key questions raised in the research question.

4.2 Timeline on Urban Regeneration

Urban regeneration is a current terminology rooted in the ‘evolution of urban policy since 1945’ Lang (2005:9a). The origin of the term urban regeneration evolved to reconstruct areas affected by wars, after the Second World War in Europe and Britain due to post war decline of industries. Since then, urban regeneration policies have had various foci. Over the last 50 years, urban regeneration has evolved in methods modes and approaches, with common intention of addressing urban problems (Robert 2000).

Since the 1950s to the 21st century, policies have evolved from comprehensive redemption, where policy makers presume that urban poverty could be addressed through changes in physical landscape, to public welfare in the 1950s to 1960s, through to public warfare; this being a policy direction which gave a brief compensation to mostly the urban poor (Sally et al. 2009). Urban renewal was identified in the 1960s as ‘an approach driven by the public sector for ‘large-scale redevelopment of overcrowded inner city areas’ (Tallon, 2013:4). The mid-1970s to the 1980s saw policy shift on urban regeneration from economic development, to private sector property-led regeneration. This was characterized with economic growth and property development mostly with public funding (Brownhill, 1990; Tallon, 2013). Moreover, the mid-1990s saw the emergence of local area-based partnerships policy, which quickly shifted again to local strategic partnerships around the late 1990s. This was when policy maker began to gain better appreciation of policy issues, which demanded a more comprehensive ‘institutional change. It led to the growing role of multi sector partnership’ in regeneration initiatives (Lang, 2005:9). With sustainability gaining ground in the 21st century, urban regeneration policies have

now adopted an integrated and holistic approach to physical, economic, social, and environmental management challenges in the urban realm. It is deployed as an engine, to fuel the creation of sustainable cities and communities and has provided ‘an explicit place-making dimension’ (Sally *et al.* 2009:52). As it stands today the term ‘sustainable urban regeneration’ emerged from various authors such as Lesley *et al.* ,(2004); Patsy, (1995); Mee, *et al.*,2001) who advocate for a multi-dimensional approach to urban regeneration initiative that addresses the joint challenges of social, economic, institutional and physical environment within the urban space.



Figure 5: Evolution of urban regeneration policy
Source: (Sally , 2009:52) Modified By Researcher

4.3 Approaches and Principles of Urban Regeneration

This section explicates various literature options regarding the best approaches and principles of urban regeneration. However, before examining these, it is expedient to indicate that there are many approaches to urban regeneration. Literatures have hailed some of these approaches for their positive outcomes of reducing social exclusions, boosting private investment confidence,

and addressing social challenges in declined inner city areas (Raco, 2003; Hemphill *et al.*, 2006; Tavsanoglu & Healey, 1992). others approaches have been criticised for destroying social capital through gentrification and displacement of urban poor, polarization of existing social and economic inequalities (Scarpaci, 2000; Gosling, 2008; Hubbard, 1996).

To cite a few instances, Las Vegas, Nevada in the 1980s, the City embarked on a regeneration initiative, with the acquisition and clearing of acres of strategic site on the corner of Las Vegas Boulevard and Bridger Avenue, which was full of successful small businesses. Instead of adopting an approach that facilitates “community based and collaborative spirit in decision making advocated by Roberts, (2000), the city resorted to a strategy of eminent dominance through threats and demolishing which displeased interest groups. Inevitably, the investors involved with the project being mindful of the public resentments backed out leaving the project. The project became a fiasco until 1996 when the land parcel of was donated to the federal government (Kalil, 2004).

Similarly, the popular block 37 in Chicago Illinois in 1973, a regeneration initiative in downtown Chicago which commenced with kicking people out of their homes and businesses with the intension of eliminating poverty in the inner city failed terribly, few years after pulling down structures and displacing many families and workers. Concisely, the city officials reversed the progress of once a lively and enthusiastic city, with their approach to create higher tax revenue, (Castle Coalition, 2006; Cheryl, 1996).

These two, exemplifies the result of adopting the wrong approach in urban regeneration initiatives. Demolishing ramshackle inner-city neighbourhoods as an approach of eradicating poverty have hardly succeeded in delivering their intended purpose, neither has property-led regeneration approach often associated with flagship projects and gentrification succeeded in fully in addressing real needs of inner city dwellers and users (Lees *et al.* 2008). They have repeatedly succeeded in promoting “investment in expensive projects that appeal to young professionals with high disposable income, and to compete with other cities for the same footloose capital” (Granger, 2010:10).

Urban regeneration encompasses the creation of sustainable places, with specific “identity, protection and promotion of cultural values, social cohesion and economic prosperity” (Mrđenović, 2011:305). It is not about entrepreneurial approaches which often results in fragmented, and uneven redevelopments in the micro urban spatial economy within the inner city area, indeed this approach compromises the long term sustainability of the inner-city for momentary worth gain from such projects Granger, (2010) . Colantonio *et al.* (2009: 19-20) postulates six main approaches to urban regeneration including

- Business-driven approach, often used as a tool to target particularly inner city areas as important foci to revamp inner city economy,
- urban form and design perspective, which highlights the importance of the relationship between sustainable development and also, as ‘place making machine,’
- cultural industries approach, which uses creative and cultural media industries as a tool for regeneration,
- health and well-being perspective, which emphasizes the role that well-designed spaces and can enhance city health and liveability,
- Community-based, social economy approach which emphasize the significance on collaborative approach in communities or city in decision-making and developing social capital networks,
- Property-led approach executed through private and public partnership in expected for a multiplier effects in the local economy.

Indeed none of the approaches mentioned above may be labelled as the “messianic saviour” of all challenges within the inner city, since the multifaceted nature of inner city challenges and their contextual circumstance would require a comprehensive examination before recommending the appropriate approach. This dissertation also draws from the work of Roberts (2000) on his view regarding appropriate urban regeneration method. Among the principles mentioned by Roberts (2000: 18-19) includes;

- In-depth site analysis of the urban area

- Adaption of the approach that concurrently aligns with the social structure, environmental conditions, economic potential and the physical form of the urban area
- Application of a comprehensive and integrated approach in the adaption process to ensure a balance and progressive ways in resolution of conflicting issues
- Ensuring that proposed strategies and programmes to be implemented are informed by the concept of sustainable development
- Set up of clear and quantifiable objectives that can be evaluated
- Ensure the involvement of role players including, interest groups affected groups, and pressures groups thorough collaborative and partnership approach
- The approach ought to make the best possible use of natural, economic human and other available resource in that built environment
- Recognize the need to monitoring and measuring the adopted strategy against the indented objectives of the regenerated initiative, however being mindful that various elements of a strategy are likely to make progress at different pace.

Breese (2008) mentioned that in spite of the call for a balanced approach in regeneration initiatives most regeneration programme might turn to focus on a particular theme or social groups. Furthermore, the urban land institute seminar in 2014 in Shanghai prophesied ten principal approaches to urban regeneration that cities ought to adopt to confront their deficiencies, and correct their missteps to remake themselves. Among the principles advocated includes establish a long-term vision for urban regeneration initiatives, design for people, conserve cultural heritage, create integrated networks, optimize land uses, vitalize public space, foster collaboration, build healthy and sustainable communities, integrate economic development promote diversity and make it beautiful! (U LI, 2015:2).

Drawing from literatures reviewed so far, the researcher acknowledges the imperative for a holistic approach in urban regeneration delivery, especially in this epoch where sustainability as a concept is strongly entrenched in urban development policies, and the quest to achieve sustainable cities has gain empathy among city managers and policy makers. In border terms,

this holistic approach should incorporate building positive and potential policies and intervening in its shortcomings to create a vision that enables places to rejuvenate itself socially economically and environmentally. It is common sense approach that creates a sustainable place making, through experiences learnt from what works and implementation based on observation and experiences.

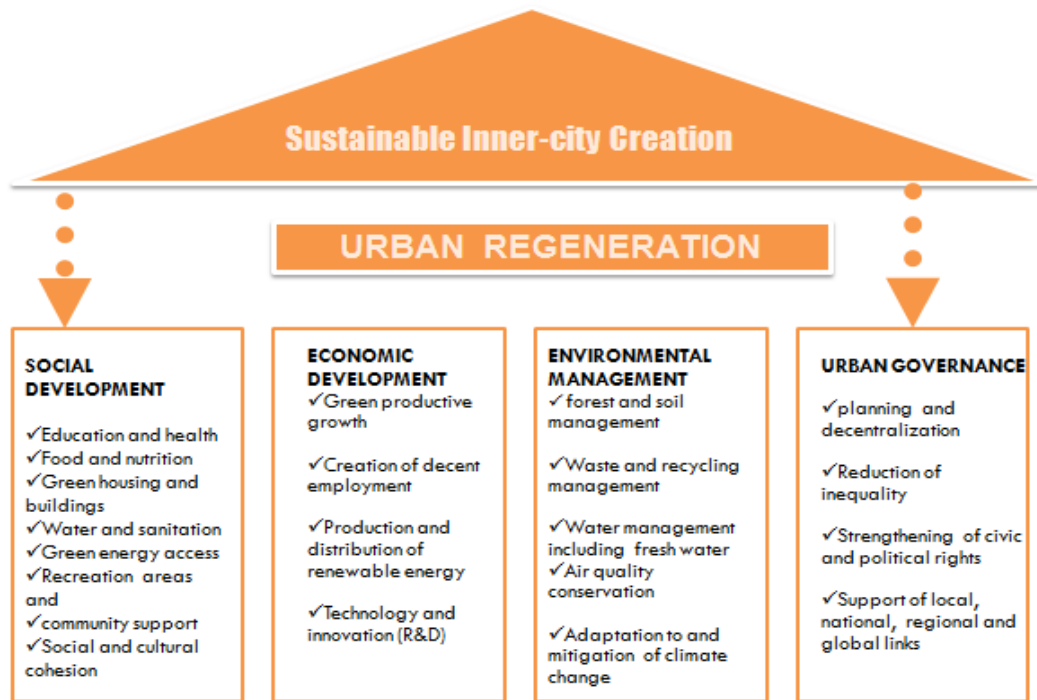


Figure 6. Pillars for achieving sustainable inner city
Source: UNVDESA development policy and analysis division, (2013:62) modified by Author

4.4 Prestige projects and Gentrification in Sustainable Inner City Creation

Many concepts such as Prestige and Flagship Project, entrepreneurial urbanism, gentrification and many more have gradually found their expression in the vocabulary of urban regeneration in recent years. Unfortunately, some of these terms generate debates regarding their underlying principles in aiding to deliver regeneration approach that promotes urban sustainability. This section reviews two of such concepts namely flagship projects, gentrification, and their role in urban regeneration. In so doing the researcher will be informed by policy proposition behind the

continuous use of gentrification and flagships/prestige projects in the delivery of urban regeneration.

4.4.1. The role of flagship and prestige project in urban regeneration and sustainable inner city creation

A flagship entails smaller projects implemented strategically to induce organic growth by changing the perceptions about particular urban areas, and to boost the local economic development. Prestige projects which Loftman *et al.* (1995) termed “a hybrid form of flagships” is employed in regeneration initiatives to attract investments, influence decision makers in business on both the local and international pedestal and to improve the image of previously economic depressed areas. Both approaches are perceived to play a catalytic role in urban regeneration (Bianchini *et al.*, 1992).

Flagships emerged in the 1980s and early 1990s in Britain and in North American and European cities around the 1970s (Loftman *et al.*, (1995). This kind of urban regeneration was mostly executed through public and private partnership. They emerged out of the popular central role of the private sector as the economic engine for reactivating declined urban areas, and the ancillary role of the public sector in ensuring the proper condition for private sector wealth creation (Temelová, 2006). Accordingly, property-led approach to urban revitalization often termed property - led regeneration became a dictate tool in facilitating this kind of approach to urban regeneration. Temelová (2013:3) indicated that this approach is “designed to encourage private investment and to direct it towards the regeneration of distressed urban areas”. Its advocates hold the assertion that this kind of approach produces evident of tangible signs of renewal; it is an undeniable place making mechanism and a catalyst of regeneration. In principle, they are meant to generate a multiplier effect beyond their immediate surrounding as a centre of investment attraction (Loftman *et al.*, 1995; Smyth, 1994). It is pursued with the notion that the implementation of prestige projects within the urban realm triggers a rippling effect and spin-off profits for the urban areas through investment attractions, job creation, increase property values, and emergence of new developments (Bianchini *et al.*, 1992; Smyth, 1994). No wonder it is still adopted by policy makers as an effective tool to turn around the predicament of decline inner cities areas. Among the factors believed to have triggered the proliferation of flagship and

prestige projects are; the global restructuring of industries, increasing of global inter - urban competition, policy shift from social welfare towards economic development, unprecedented restrictions on the resources and functions of local government and duplication of apparent success stories on prestige and flagships projects (Loftman *et al.*, (1995).

This approach has been condemned by many authors. Firstly, it is condemned on grounds of insufficient assessment of the true beneficiaries of prestige and flagship project. Furthermore, it is alleged for not addressing issues related to social equity. Other authors have argued that it promotes segmentation of spatial economy in the cities, by focuses on prime areas, which are strategic to private sector investment. Furthermore, it turns to be a vulnerable approach in this volatile global property market, which renders it a risky stimulus in creating a sustainable local economic regeneration (Barnekov *et al.*, 1989; Boyle & Meyer, 1990; Hambleton, 1991). Harvey (1989) reckons that this kind of approach was a shift from managerial to a more entrepreneurial form of urban governance, which has made urban regeneration to evolve into banal flagship projects. This making cities more open to swift shifts in private capital and ownership to proactive private-led urban investments to maximize economic returns that do not solve intended problems present in the inner-city realm (Granger, 2010).

This kind of entrepreneurial strategic regeneration approach loaded with prestige and flagship projects has reframed the inner city areas with projects targeted to rebrand the image of inner cities, with prototype designed projects like shopping malls, water fronts and gated residential communities which now litters the cities, without addresses social and poverty related problems(Granger, 2010; Smyth, 1994).“ Like fashion in clothing, it has become a way of defining oneself to receive recognition, honour, and respect” likewise, flagships projects seem to be defining the image of the inner city to attract global investment, and not necessary facilitating the long-term creation of sustainable inner cities (Vandergrift, 2006). It is evident that despite the criticisms levelled against this approach to urban regeneration delivery, policy makers still adopt it as an effective tool to address inner city decline. City network, (2009:5) argue “South African’s inner city renewal initiatives tend to emphasize on property-related interventions to the detriment of social and economic strategies.”

4.4.2 Gentrification: an Approach to Urban Regeneration in sustainable Inner city creation

Generally, gentrification penetrated the inner cities in the 1970 and 1980s, and sunk down in the 1990s, this trend stirred countless scholarly predictions suggesting the ends to the phenomenon. Nonetheless, the phenomenon has escalated as inner cities still experiences regeneration delivered through gentrification (Smith & DeFilippis, 1999). This has ignited the debate on the detrimental effect of gentrification on urban regeneration .

Debates on gentrification have expanded both in definition and in the nature of the gentrifier and the gentrified. The definition has expanded from “concentration on middle-class individuals who buy homes in poorer neighbourhoods for personal consumption, to broad definition of the production of space for progressively more affluent users” (Heeji *et al.*, 2013). While, the nature has transcended from the original emphasis on young middle-class gentrifying working class termed ‘yuppification’ (Criekingen, & Decroly, 2003) to include a variety of initiatives as office development, and commercial enterprise which are considered as gentrifies (Vandergrift, 2006 ; Heeji *et al.*, 2013; Kloosterman & Leun, 1999). However, this review is not concerned with the debate regarding the definition of this concept, but instead on the impact of gentrification in of sustainable inner city creation. The then question is does gentrification which has now manifested in urban regeneration implementations truly promote the long-term sustainability of the gentrified or they are fix quick initiatives aimed at quick economic returns, to eclipse the longterm sustainability of inner-cities?

Drawing from the works of Criekingen & Decroly (2003:2452) it is evident that gentrification is alleged to transform “deprived inner-city neighbourhoods into new prestigious residential and consumption areas taken up by a new class of highly skilled and highly paid residents” at the detriment of the disenfranchised low income inner-city dwellers. The phenomenon creates evolutionary processes in neighbourhoods where wealthy households migrate to regenerated neighbourhoods to displace original residents mostly the low-income groups, due to high rental rates or excessive increase in property rate associated with gentrification. The primary subject regarding the debate on gentrification has always lingered around the resultant catastrophe displacement of original residents by entirely different residents with dissimilar socio economic and demographic characteristic (Bostic & Martin, 2003).

Premised on this assertion it is apparent that the phenomenon, does not promote social and economic sustainability, which unarguably are basic essentials for sustainable inner cities creation. The negative impact of gentrification in the inner-city realm is indistinguishable from its impact in neighbourhoods, perhaps with the only difference being the magnitude of impact. Nybor (2008:5) alluded that the “detrimental consequence of gentrification in the inner city has been displacement” of the urban poor not to mention the special inequalities it also perpetuates. Unfortunately gentrification which is becoming synonymous to urban regeneration is portrayed as a positive tool to effect dynamic changes in the inner city realm through reinvestment however, some literatures alludes that the phenomenon remains “a negative spatial expression of capitalism” (Granger, 2010 : 11; Lees *et al.*, 2008). Moreover, it promotes socio spatial fragmentation and polarization of the inner city micro-spatial economy. As Granger, (2010: 11b) rightly put it as a phenomenon that mandates the ‘expression of class inequality’ or ‘class revanchism’. It could be argued that gentrification of inner city does not promote long-term sustainability of the city but a fix quick reinvestment initiative for economic returns. Nonetheless, Atkinson (2003) argues that gentrification appears to be much better than city decline since it is a proactive initiative to salvage a decaying district whose current land use pattern is out of touch with current trends.

4.4.3 Considerations

It is evident that gentrification is a better option than city decline; many view it as a proactive intervention, which realigns former incompatible, incongruous, unsustainable, outdated land use model to current trends with the intension of maximizing returns from investments. If this objective is presumed to be true, then the next question will be to find out who benefits and who loses in gentrification. Unfortunately, most urban regeneration approaches, which adopted gentrification as a tool for spatial realignment ends up regenerating the interest of the affluent while the poor suffers. Gentrification has gained the empathy of the entrepreneurial city that employs commercial gentrification, office development, and commercial enterprise to address decline in the inner city, as Zukav, S. (1982) has indicated. Certainly there is a dichotomy between urban revival of (depressed inner city areas) associated with urban regeneration and the

conscious effort to commercialise cities, raise land values Granger, (2010: 11) and to leverage on competitiveness

4.5. Correlation between Inner-City Decline and Urban Regeneration Implementations

Accurate diagnosis facilitate better treatment, put differently, if the causes of inner-city decline is rightly diagnosed, it is likely to aid city managers, policy makers and urban regeneration practitioner to formulate and implement the appropriate regeneration initiative that facilitates sustainable inner-cities. Scholars have begun to question the correlation between the causes of decline in inner cities and urban regeneration projects designed to sustain their performance (Gripaios, 2002). This suggests that it is imperative to investigate the cause of decline to ensure that the appropriate techniques are used to mitigate the decline. This section discusses the correlation between inner-city decline and urban regeneration implementations. The section will conclude with an evaluation of various academic opinions on the causes of Inner-city decline.

It needs mention that this topic is not extensively exhausted in literatures.

If the creation of sustainable inner-city city through urban regeneration initiatives is our quest, then it is imperative to examine the causes of inner city decline inter alia the relevant tools appropriate to address the decline. Urban Regeneration is related to “a better understanding of the process of decline and an “agreement on what one is trying to achieve and how” (Lichfield, 1992; 19). South African City network, (2010:9) advocates for a “connections between causes of decline and objectives behind the implementation of the urban regeneration right from the design phase of the projects” in order to facilitate the development of internally relevant urban regeneration approaches. Castle Coalition, (2006) argues that lack of this correlation between innercity decline and regeneration implimentation, has resulted in two categories of failures in urban regenerationa implimentations. The first category being completed projects that do not simply live up to their magnificent promises and the justification for their implimentation. According to Castel these kinds of projects produce fewer jobs and less tax revenue than envisaged since their benefits are often over exaggerated. The second tpye is the practice of massive clearance and bulldozing decayed neighborhoods into vacant lots. Inveritably much of

this prescription has failed and often times destroyed existing social capital, and it “does not produce any tax revenues or jobs” (Castle Coalition, 2006:1a).

It is required that a holistic regeneration approach that guarantees a correlation between the cause and solutions are pursued with vigour urban regeneration practitioners. Even more so, they will serve as check on “tax-hungry bureaucrats and land hungry developers who have the tendency to over-hype the benefits of regeneration projects” in the inner city, under the disguise of their personal interest (Castle Coalition, 2006:1b). In this regard Roberts, (2000: 18-19) also strongly advocated for the pursuance of regeneration approaches that simultaneously aligns with the “social structure, environmental conditions, economic potential and the physical form of inner cities”.

4.6 Opinions on Inner-City Decline

In as much as different authors hypothesized their opinions regarding the causes of inner-city decline, causes of decline differs from one city to the other and “No single conceptual framework can reconcile these conflicting and complementary perceptions” (Teitz & Chapple, 1998:35). Drawing from the work of Bourne (1978) it obvious that no single hypothesis can be assumed as the only causative factor for decline in any inner-city alone. At least the causes of inner city declines can be attributed to immediate and remote factors that cumulatively interplayed to create such condition. The creation of sustainable inner city through urban regeneration will thus requires the identification of the exact factors that interplayed to create the decline. Historically the evolution of the industrial city, which now forms most of the inner cities in the early twentieth century, ’s influenced their character. This so call inner-city character was aggravated by thoughtless government policies, rapid uncontrolled economic growth, and poor spatial polices. The last straw that broke the camel’s back was the rapid urbanization which ushered in post Fordism era with its concomitant under industrialization, to a more flexible form of production which altered the inner-city economy and spatial dynamics and rendered them less competitive (Amin, 1994).

4.6.1 Natural Evolution Hypothesis

The first hypothesis put forward regarding the causes of decline in inner-city areas resonate the assertion held by the Chicago school of ecology. This group holds the idea that the inner-city primarily serves as enclaves for immigrants as first entry points, and a comfort hub for economically challenged groups (Bourne, 1978). This authenticates the notion that the poor migrate to the inner-city in search of greener pasture while the middle classes relocate to the suburbs for quality life. South African City network (2010:9) supports this notion, and alluded that “many inner-city exclusion areas serves as reception for immigrants” that often resort to live in dilapidated and neglected buildings. Inevitably the zone occupied by the disadvantaged group “grows at the expense of immediately adjacent area locate further out” (Bourne 1978 :30) thus the migratory process gradually encroaches and eradicates the zone inhabited by the well offs thereby “reducing social capital” while agglomerating a population with lesser per capital income to sustain the inner-city local economy (Teitz & Chapple, 1998:36). However, other authors maintain that this explanation negates the role other potential forces could play to perpetuate decline in inner-city (Guest, 1977).

4.6.2 Location Preference Hypothesis

Another assertion based on the micro economic model of urban structures, attributes inner-city decline to location preference. The argument has been that industries, business, and individual have resorted to relocate in the suburbs. Peter & Geoffrey, (1982) argue that global economic changes contributed to the relocation of industries to source for cheaper labour and competitiveness thus buttressing the notion that technological and changes in economic dynamics siphoned the potential of the inner-city making them less competitive (Vernon, 1960). This assertion pivots on the opinion that inner-city decline is losing occupation opportunities because of “profound structural changes in the large economy” (Teitz & Chapple, 1998:37; Kasarda, 1993). However, Bourne (1978) argues that this economic approach wholly ascribes the cause of decline to the miraculous hand of competitive market while ignoring the role of government and institutions capabilities, which can also perpetuating inner city, decline.

4.6.3 The Obsolescence Hypothesis

The obsolescence hypothesis also stress on the lack of suitable land and premises, old and unreliable infrastructure to accommodate innovations in technology equipment's and space requirements of twentieth century modern manufacturing industries (Lucia, 2014). The argument is that inner cities ineffectiveness and decline is due to its aging character, vertical concrete jungle structures and ineffective spatial configuration that makes adaptation to postmodern business and manufacturing difficult (Reieluth, 1977). Teitz & Chapple (1998:37) argue that the the key element of change that has rendered the inner city less competitive are; transformation in the technology and organization of manufacturing, relative growth of the service sector, and the increasing role of international competition. However the obsolence hypotesis could be a remote and not immediated cause which triggered other factors responsible for inner-city decline. Just as Bourne (1978 :35) rightly put it that “aging need not imply obsolensecce”.

4.6.4 Unintended Policies Hypothesis

Other hypothesis blame inner-city decline on conflicting urban policy, which has turned out to produce the “spatial caricature”, currently in the inner city today, repercussion of unthought-of policies implemented is what has resulted in the decline of the inner-city. Jackson, (1985) argues that such spatial policy direction embraced by municipalities' facilitated suburbanization, which has created poverty indirectly in the inner-city through migration, spatial mismatch, and class differences.

Bourne, (1978) on the other hand argues that some of the policies which interplayed to negatively shape the current character of inner-city areas include, massive transport policies associated with Fordism era and tax policies which slowed down reinvestment in the inner cities. Moreover, polices that favoured high-tech industries against laborious high employment industries and harsh immigration policies which deny inner-city immigrants basic services, and polices contributed to the decline. .

3.6.5 Exploitation Hypothesis

The last hypothesis to be review is the exploitation hypothesis. Other Academics and scholars attribute inner-city decline to power relationship within the urban areas (Edel, 1972; Bourne, 1978). This line of argument sees inner-city decline as being perpetuated by one-sidedness in decision making through the influence of “desperate interest within the bourgeoisies organizing itself through the state” to influence planning (Fainstein & Fainstein, 2009: 382). These partialities and imbalances express themselves between inner cities and the suburban, economic opportunism and social interest as well as affluent and the poor. Thus planning of the inner city becomes essential to the ruling class to perpetuate accumulation to reinforce social control “in the face of class conflict” (Fainstein & Fainstein, 2009: 382b). Others consider the inner-city decline as a product of conscious exploitation under capitalist accumulation. This André(1967) refers to as the “expropriation of economic surplus for the many and its expropriation by the few.” The result of capitalist manipulation of the spatial contours results in uneven land use development, and spatial isolation of income groups with the city (Bluestone & Bennett1982).

4.6. Reflection on these hypothesis

There are other hypothesis emanating from literatures include structural changes hypothesis, the fiscal crises and the underclass hypothesis. A careful study of the causes of inner-city decline is vital to ensure that the appropriate approaches are adopted to forestall the decline even more so; the creation of sustainable inner-city through regeneration implementations will require complete scanning of the spatial realm for remote and immediate factors responsible for the decline. Perhaps the lesson to be learnt here is that not any regeneration models implemented may be the best tool to negate the causes of decline in a particular inner-city. An in-depth investigation on factors that pushes businesses and people from the inner city to relocate should be done thoroughly before any regeneration implementation is approved. The preceding section theorizes various factors that militate against sustainable inner-city creation

4.7 Theorizing factors militating against sustainable inner cities creation

Having established the significance of a practical link between the causes of inner-city decline and urban regeneration implementation, this section reviews major factors that militate against the creation of sustainable inner city. From their inception as secured enclave surrounded by walls, cities have progressed through sacred places resonating devout momentous places to nucleus emanating dominance and military strength. Today, cities serve as primary human living space providing many socioeconomic benefits where human beings find satisfaction of basic needs and essential public goods. (UN-Habitat, 2012)

Incongruously the multi complex role now played by cities and inner city has resulted in various negative trends which have tantamount to challenges that have significantly altered the inner dynamics within the city realm, thus posing new challenges that threaten their sustainability. Among the challenges identified by various authors are obsolete infrastructures, rapid social changes, land use competition, poverty, socioeconomic inequalities, sprawl, weakened capacities, social decay and environmental health challenges (Bartik, 2000; Currie, 2007). Inner cities are continuously changing due to various factors heightened by governance, population growth, migration, socioeconomic development, environmental challenges. In spite of all these challenges, municipalities are striving to decrease these threats through the establishment of a more sustainable balance. DESA, (2013:63).

It is becoming increasingly evident that the creation of sustainable inner cities through urban regeneration is yet to “deliver quality life to city dwellers while meeting other development needs” (Satterthwaite 1992:3). Although the current regenerative initiative is meant to promote urban sustainability but because it is renewal oriented, it puts emphasis on physical changes instead of integrated socio-economic and environmental approach which regeneration is intended to deliver Granger (2010). This raises the question as to whether current urban development policy proposition underpinning urban regeneration promotes or undermines urban sustainability .UN-Habitat (2012) cited that “most often cities are at different stages of development and have their own specific policy priorities at the local and national levels”, so their developmental path may not necessarily focus on sustainable. The UN Habitat further

postulated that the best way out of this paradox is for cities pursuing sustainability programmes to adopt an approach within the context of its own history, policy priorities, and goals.

While traditional urban regeneration had multifaceted policy approach to arrest decline due to market failure, current regeneration approach in the inner cities has legitimized innumerable interventions by stakeholders to promote trade, investments and enterprise. Urban regeneration has evolved into “increasingly spectacular and sometimes banal flagship projects” it has become a popular vernacular catch phrase among policy makers and city managers to legitimize various so-called interventions alleged to create sustainable inner city areas. There is artificial mobilisation of supports for entrepreneurial urbanism to rebrand the inner-city for ‘massification’ of private, and public, investment (Granger, 2010:10). The assumption in scholarly literature has been that this broader move toward entrepreneurial urbanism, which has reduced the multifaceted approach to urban regeneration to the “commodification” of the urban realm, is driven by two key factors being; cities competitiveness paradigm and the growth and consumption paradigm.

4.7.1 Cities Competitiveness Paradigm:

With the advent of the millennium, inner cities have begun to experience unprecedented investment concentration due to rapid globalization, urbanization, deindustrialization, and internationalization, all of which are associated with urban transformation (Yan, 2010; Montgomery, 2008). Invariably these phenomena have compelled policy makers and city managers to embrace the entrepreneurial approach, aimed at attracting capital mobility to cities and inner cities. Consequently, there has been a shift from managerialist approach of cities management, which has resulted in spatial reframing, and re-imaging calculated to spark the wave of investment in the city (Granger 2010). Unfortunately, this pre-emptive “commodification” of space has reduced urban regeneration into flagships projects (Harvey, 1989). Furthermore, it has stimulated local municipalities to collaborate with “developers and speculators to re-brand their city as a physically enticing place to do business” (Law & Mooney, 2005:1). As a result, once depressed innercity neighbourhood has also embraced this ambitious inner-city reframing driven by competitive wealth creation, which hardly addresses the real issues militating against its decline.

Fainstein (2005: 6) indicated that

“Whereas once the city developed organically primarily in response to local forces, now all cities are caught within the web of global exchange and display similarities resulting from impulses within the global economy and development strategies that are widely shared.”

Invariably competition among cities and inner city areas throughout the world has soured immensely to attract local and foreign investment to boost the city economy.

4.7.2 Growth and Consumption Paradigm

The growth and consumption paradigm stems from the current academic thinking expressed in literatures that perceives cities and inner cities as engines of economic growth (Logan & Molotch 1987; Willem, 2002; Mitra & Mehta, 2010). Un-Habitat (2012:11) has endorsed these assertion that “So far, cities have been perceived as ‘engines’ of national economies and there is no reason to depart from that view” cities are now home to half of the world’s 6.6 billion humans, and by 2030, nearly 5 billion people will be living in cities. This idea has made cities centres of consumption and waste generation hub. As it stands, cities account for 75% of global energy consumption and 80% of greenhouse gas emissions (UN-Habitat, 2012:11; Ash, *et al.*, 2008).Urban authorities are being confronted with the challenge to boost production at the local and regional level to ensure they respond to city challenges appropriately. In retrospect, cities previously perceived as areas of decay, bazaar and seat of political chaos; [with the inner city being the most pejorative expression of this] have currently experienced pre-emptive interventions to view cities as economic hubs.

4.7.3 Conclusion

It is evident from the above review that both cities competitiveness paradigm and growth consumption paradigm have militated against the creation of sustainable inner city. It has promoted a model of urban regeneration projects motivated by wealth in the pursuit of wealth. Thus, regeneration initiatives tend to concentrate on flagship projects that appeal to investors and invoke the empathy of the creative class without addressing core social issues the inner city.

Table 4: Challenges facing creation of sustainable Inner City Areas

<i>Developing Countries</i>	<i>Developed Countries</i>
Challenges	
<i>Improve access to housing, water, sanitation; improve public infrastructure; foster institutional capacity</i>	<i>Social cohesion</i>
<i>Reduce number of urban poor and disease risk; improve social cohesion; reduce youth unemployment</i>	<i>Reduce urban unemployment due to economic crises (of youth in particular); provide adequate housing in poor neighbourhoods</i>
<i>Improve waste and recycling management; support consumption of local produce; change overconsumption patterns of high-income households</i>	<i>Change overproduction and overconsumption styles; improve waste and recycling management</i>
<i>Create productive employment for older persons</i>	<i>Fiscal pressure to reduce health costs; improve productivity</i>
<i>Create policy space for inclusive development; reduce underemployment; promote economic diversification</i>	<i>Reduce unemployment; boost economic growth; strengthen international cooperation</i>
<i>Improve access to food; increase productivity</i>	<i>Reduce food waste</i>
<i>Provide access to clean energy and reduce use of “dirty” energy in poor households (e.g., least developed countries); discourage high-energy consumption in high-income households</i>	<i>Reduce overproduction and overconsumption to sustainable levels</i>
<i>Reduce impact on livelihoods; reduce carbon emissions; generate financial resources for adaptation</i>	<i>Upgrade disaster risk prevention systems; reduce carbon emissions to sustainable levels</i>

Source: UNVDESA development policy and analysis division, (2013:63) Modified by Author

4.8 Measuring Sustainable Inner Cities Indicators

The pursuit of sustainable inner city will be a mirage if there is no framework of sustainability or measurable yardsticks to guide and commit policy makers, city managers and the community accountable to their sustainability targets. .In this regard, this last section of the chapter provides an appraisal on academics views regarding appropriated sustainable development indicators for measuring sustainable inner city.

Various authors hold that sustainability is no longer choice, but a must, especially concerning management and planning of cities to strike a balance on social, environmental, and economic development. (ARUP, 2012; Eugene, 2012) The argument in support of this notion stems from the fact that it is basically on the municipal, city and metropolitan level that issues militating against sustainable developments best manifest themselves, and demand collective responses of all actors (Tanguay *et al.*,2009:iii). This assertion is further strengthened by Rio + 20 Summit in Brazil in 2012, which entreated governments to initiate measurable and attainable sustainable development goal (SDG) at the local level (House of Commons, 2013; United Nations, 2012). Sustainable development indicators (SDI) are benchmarks that objectively aid in accessing SDGs set on the municipality, city, and inner city level. Griggs (2013) alluded that the SDGs have to be measured based on current research and ought to be applicable to developed and developing countries.

The dispute regarding the appropriate indicators suitable for measuring urban sustainability is ongoing without an agreed SDI indicator for measuring sustainable inner cities. Tanguay *et al.*, (2009:iii) argue that the lack of consensus in the conceptual framework and the optimal number of indicators suitable for measuring sustainability is attributed to four major factors namely; (a) ambiguity in the definition of sustainability, (b) objective for the use of such indicators, (c) the selected method and (d) the accessibility of quantitative and qualitative data”. This has resulted in most inner-city sustainability being viewed and assessed through few lenses (Blackburn, 2011). Blackburn recommended that a full picture of commendable benchmark be considered, when measuring city sustainability, since issues overlap and intertwine to determine inner city sustainability.

Accordingly, various authors have proposed different indicators for measuring sustainability. The barometer of sustainability for instance was developed to enable the concurrent assessment of environmental and social element of sustainable development (Hartmut, 1999). Other indicators developed include the aggregate indicator concept, which consist of a list of indicators covering problems areas under investigation. However, it is condemned for not being systematic and not depicting a complete reflection of the total system. The formulation of the pressure state, response (PSR) and pressure state impact response (PSIR) framework was a step in the right

direction to address the need to be more systematic which has been largely applied to sustainable development (OECD, 1993; Swart & Bakkes, 1995). In spite of all these developments, authors like (Hartmut, 1999) take a firm stand that none of the indicators is sufficient for the assessment. This has resulted in the formulation of the Bellagio Principles as “guidelines for practical assessment of progress toward sustainable development” (Hardy *et al.* 1997:58).

Recent literature recommends various sustainability indicators for measuring sustainable cities. For instance, the United Kingdom Sustainable Development Commission developed six benchmarks for their cities, which were based on; sustainable development oriented policies, valuing nature, fair shares, polluter pays, good governance, and adaptation of a precautionary measure approach (Power, 2004). Geng *et al.*,(.2010) also developed the urban sustainability index (USI) to bridge the gap by taking into account the data constraints found in emerging markets. The author adds that many institutions have neglected better ways to measure a city’s overall sustainability. Geng *et al.* (2010) proposed an Index that measures a city’s sustainability along five aspects namely: basic needs, resource efficiency, environmental health, and commitment to sustainability. Finally, in pursuant of its sustainable inner city programme, The Inner City Regeneration Charter proposed by JDA (2005) identifies a six set of indicators as assessment benchmarks to evaluate the numerous regeneration projects in the inner-city, among these indicators includes: twenty four hour city, property market, rentals and business activity and reflect change in key economic statistics. The final indicator was sense of place for inner city users.

Table 5: Five Indicators of Urban Sustainability

<i>Categories</i>	<i>Definitions</i>	<i>Indicators</i>	<i>Description Of Indicators</i>
<i>Basic needs</i>	<i>Access to safe water living conditions , education and health services</i>	<i>Water supply Housing Health education</i>	<i>Water access rate (%) Living space (sq m per capita) Doctor per capita Student teachers ratio (primary school)</i>
<i>Resource efficiency</i>	<i>Efficient use of energy ,power and water , waste cycling</i>	<i>Power Water demand Waste re cycling % GDP from heavy industry</i>	<i>Total electricity consumption (Kwh per GDP) Water consumption (litres per capita) Rate of industrial waste recycling utilized (%) Heavy industrial GDP/total GDP (bln RMB)</i>
<i>Environmental cleanliness</i>	<i>Clean air and water Waste management</i>	<i>Air pollution Industrial pollution Waste water treatment Waste management</i>	<i>Concentration of SO, NO,, PM10 (mg/cu,m) Industrial SO2 discharge per GDP(T/rmb) Wastewater treatment rate (%) Domestic waste collection &transported (10,000T per capita)</i>
<i>Built environment</i>	<i>Dense transit oriented , green efficient design</i>	<i>Urban density Mass transit usage Public green space Building efficiency</i>	<i>persons per sq km of urban area passengers using public transit (bus trolley) public green space per capita(sq,m per capita) building heating efficiency</i>
<i>Commitment to future sustainability</i>	<i>Investment in human and physical assets</i>	<i>Green jobs Investment on environmental protection</i>	<i># of environmental professional per capita Amount of environmental sanitation per GDP</i>

Source. (Geng, Lan, & Woetze, 2010:10)

4.8.1 Conclusion

A credible benchmark suitable for measuring sustainable inner cities ought to transcend the mere measuring of the triple bottom line to integrated measurement of the three pillars; it must mirror the relationship of issues across the pillars of sustainability, including governance. It should be easy to understand it should be statistically quantifiable, rational defensible, reliable and relevant. Benchmarks should enable inner cities to measure their progress against the sustainability targets they set. It would be commendable that each city develop its own benchmark to track its progress based on its own contextual challenges, vision and goals (South African Cities Network, 2014)

CHAPTER FIVE

URBAN REGENERATION IN DEVELOPE AND DEVELOPING COUNTRIES

5.1 Introductions

Over the years, urban regeneration initiatives have evolved comprehensively in their methods and techniques of delivery in different countries around the world. This chapter reviews the trends, and approaches to urban regeneration in developed and developing countries with specific references to selected countries.

5.2 Urban Regeneration in Developed countries

Urban regeneration initiatives have evolved in developed countries in methods and techniques of delivery. In the 19th century, United States of America's initiatives focused historically on the transformation of the built environment. However, it has evolved through the adoption of different techniques, which includes the adaptation of local revitalization policy, public private partnership and redevelopment strategies like business improvement districts. Today, urban regeneration initiatives in the US focus on a comprehensive approach to achieve sustainable cities and communities (Sutton, 2008). Similarly, the delivery of sustainable urban regeneration has also moved to the heart of the European urban policy through the development of several policy documents and agreements (Colantonio& Dixon, 2009).

5.2.1 History of Inner city Urban Regeneration in EU Countries

Urban policy in most of the countries in the EU across Western Europe experienced an epoch of massive reconstruction after the First World War. The aftermath was a long period of slum clearance and modernization of most of their urban areas. Chris, *et al.*, (2011) mentioned that by the 19th century urban decline, economic recession and economic restructuring manifested in the modernism-planning model, which ignited social reactions to these trend. Britain for instance was the first and most hit country to react to this phenomenon then followed France with its response to its housing and social exclusion existing in the urban areas. The 1980s witnessed an interventional approach in solving urban problem that was labelled urban renewal. Because of this, literature-conceptualization of inner-city problem went beyond spatial accident to a more complex social economic and environmental challenge. The 1970s in particular witnessed a

paradigm shift from the traditional approach that put emphasis on physically purging and development of the inner cities to a more comprehensive model of urban regeneration (Friesecke, 2007; Ward, 1994). Accordingly, the British policy direction on urban regeneration in 1994 sought to improve quality of life of the locals while bridging the gap between deprived and other areas. (DOE, 1994) During the 1980s, virtually all renewal initiatives focused on physical and economic renewals of degraded inner cities, however, in the 1990s policy direction shifted drastically to embrace a holistic initiative that facilitates the creation of sustainable cities and communities (Colantonio & Dixon, 2009).

Europe has begun to peruse sustainable urban regeneration in recent years, within the framework of Leipzig Charter on Sustainable European Cities (Urbact, 2007; Couch, Sykes, & Wolfgang, 2011). Furthermore, the delivery of sustainable urban regeneration has also moved to the heart of the European urban policy through the development of other policy documents and agreements including the 2005 Bristol Accord. To give an example, the Germany government launched the “urban restructuring in the new federal states” to strengthening inner cities (Friesecke, 2007:7-8). Another observation that is worth mentioning regarding urban regeneration in Europe is how the system of government practiced by each European country impacted on who possessed considerable powers in the field of planning and urban regeneration. For instance in France authority regarding urban policy and implementation of urban regeneration projects has been invested in regions and cities, nevertheless the states spearheads “implementation through state sponsored quangos and state-owned private companies” Couch et al., (2011:19).

In the UK, the central government plays a pivotal role in the formulation and implementation of urban policies. The political system empowers the central government to redefine and reform institutional contest within which urban regeneration activities take place. Meaning that approaches adopted within the local level and investment in urban regeneration occurs within the ambit of constraint defined by the national government. Conversely, in Germany in spite of the central government contribution to urban regeneration policies, the regional and local level are where power exist for all the responsibilities of implementations of urban regeneration projects. So then, the approach to urban regeneration in Germany traditional has a strong local control, “few quangos, and limited, controlled private sector involvement” (Couch *et al.*, 2011:19b).

Inner-city urban regeneration in most EU countries has currently been pursued with sustainable mind set following the adoption of the EU Leipzig Charter for the Sustainable European Cities. In response to this charter, the German government further launched the memorandum “Towards a National Urban Development Policy in Germany” informed by the same ideals of the charter to make cities liveable and globally competitive, though it was criticized for promoting economic and social polarization of City (BMVBS, 2008;EU Ministers for Urban Development, 2007). The EU approach to urban regeneration advocates for integrated area based regeneration initiatives which seeks to intervene in social economic, environmental and cultural challenges in the urban areas. The concept of partnership has deeply permeated the EU urban policy. This renewed focus on partnership has resulted in the breeding of many public private partnerships (PPPs) in urban regeneration programmes (Clark, 2007;Colantonio& Dixon, 2009 ;IPF, 2006).

5.2.2 Urban Regeneration in Britain

After the election of the Conservative Government in 1979 Britain sought to tackle urban crises through property led urban regeneration by joining forces with the private sector, however the conservative government on taking control in the 1990s altered the whole ballgame through the introduction of local authority participation in a new role as facilitators. Invariable 1997 saw a shift in policy direction to tackle urban regeneration problems in a more holistic approach.

The years following saw the evolution of policies including the partnerships between central and local government under the Inner Urban Areas Act 1978, which placed specific incentives designed to encourage indigenous growth wherever it occurs. This was ‘Gap-funding’ originally initiated in North America with the idea of encouraging property investment in marginal areas. However, the consequence of this approach was less and less local democratic control over development. Britain had further introduced the ‘Single Regeneration Budget in 1994 ‘to promote combined economic, social, and physical regeneration approach through more flexible funding instrument with local authorities assuming facilitation roles. This further led to the formation of national regeneration agency for England. (Frank, 2007; Couch, *et al.*,2011; Cullingworth & Nadine, 2006).Ultimately the City Challenge was replaced with Single

Regeneration budget (SRB). The New Deal for Communities (NDC) set up in 1998 to address the poverty in most deprived neighbourhoods while the local strategic partnership with other initiatives introduced by Britain sought to bring together various layers within the public private and voluntary sectors. (Beatty *et al*, 2008; Friesecke, 2007:7-8). Though some of these programs are criticized for lack of clarity in their objectives but through the adoption and development of several policy documents and agreements as a member of the European community, urban regeneration in the UK favours a more integrated method, which stimulates economic activities and environmental improvements with social and cultural strength.

5.2.3 Urban Regeneration in the United States of America

Originally, urban regeneration in America began with the ideology of eradicating “substandard” housing, which became a breeding ground for crime and vice, curtail suburban migration, stimulate downtown CBD’s from decline, and boost the local tax revenues through property value and encourage new private investments (Collins & Shester, 2009). Indeed this was the broad goal of the Title one of the Housing Act of 1949, which led to the purging of American cities through slum clearance. However, criticism against this model, which displaced poor families, disrupted cohesive neighbourhoods and employed eminent domain to trump private property rights made this approach highly controversial (Jacobs, 1993; Anderson, 1964). Subsequent laws amended the approach to include more rehabilitation and conservation efforts.

The formation of the Local Public Agency (LPA) granted power under state legislation to identify and plan urban renewal (categorized under blight or signs of deterioration) using eminent domain powers. This approach to urban regeneration placed emphasis on new city wide code with compressive planning; however most projects under this initiative took up at a slow pace with several years to complete (Sutton, 2009). The one-agency solutions to urban problems gradually gave way to the partnership approach though there is no single partnership model in United States, different approaches have been fashioned from state to state and have further evolved actively. Carley (1990:34) argues that there is a typical first step, which is the establishment of a community forum followed by “the formation of a quasi-public development agency mandated to execute public private partnership schemes” (Carley, 1990; Cowie, H. 1986). Furthermore, the federal government policy framework in the United States has gained empathy

of entrepreneurial urbanism, which have manifested in their urban regeneration and redevelopment projects in many cities. Such projects are often founded through tax exempt, city-backed bonds offered at competitive rates. Moreover, entrepreneurial urbanism cities often trade land at a profit to support environmental improvements. Often time's deals were made with private developers to secure a percentage of profits in regeneration projects, or levy on development tax, which are further channelled to subsidise social housing or public amenities (Cowie, 1986; Carley, 1990). Rhizome Management Services, (2009: 5) indicated that in the "United States area based initiatives (ABIs) have been implemented through empowerment zones/enterprise Communities" which depends strongly on national government urban development action Grant funding for projects in specific areas to empower communities and cities across the United States. Other issues regarding local urban regeneration in America is that the private sector investment in urban regeneration always requires the involvement of public investment to reduce risks of private sector commercialization (Carley, 1990).

In retrospect, the United States of America urban regeneration initiative focused historically on the transformation of the build environment. However, it has evolved through the adoption of different techniques, which include the adaptation of local revitalization policy, public private partnership and redevelopment strategies like business improvements district. Today, urban regeneration initiatives in the US focus on comprehensive approach to achieve sustainable cities and communities (Sutton, 2008) however (Parkinson, (1987) argues that the American's renewal programmes often focused on economic development rather than social programmes in poor, inner-city neighbourhoods.

5.3 Urban Regeneration in Developing Countries

Unlike the developed countries, urban regeneration in the developing countries is influence by contextual challenges and preferential policies by various countries. For instance in Hong Kong, the government relies on market forces in renewals initiatives in the city, with community playing a dormant role. .Brazil's urban regeneration approach on the other hand stands in the trajectory of embracing entrepreneurial governance, which focuses on the goal of intercity competitiveness, with Mega-events oriented regeneration. While in South Korea, there is no formal institutional structure for urban regeneration decision, thus making redevelopment implementations being

committed to the local government. However, the approach is partnership renewal, which has manifested its own weaknesses and metamorphosed with similarities to Hong Kong's approach (Kim, 199).

5.3.1 Urban Regeneration in Brazilian Inner-Cities

Brazil has accrued miniature experience in balanced urban regeneration as compared to matured nations in Europe; however, it has begun to initiate joint municipal and state government actions to promote regeneration like the Salvador da Bahia regeneration project (Eduardo, 2002). The evidence of urban decline in most major cities as Rio de Janeiro in Brazil were mostly due to the relocation of major industries and companies to other regions of the country, deterioration of the city's social fabric, fear and insecurity becoming traits of the cities daily life. However the award of the 2014 world cup, and 2016 Olympic games and other factors like national economic progress, global city competitiveness and resumption of the State inducing role in urban regeneration, has resulted in a unprecedented cycle of urban regeneration in Brazil (Sánchez & Broudehouxc, 2013; Luiz & Queiroz, 2013). This model of regeneration marked with entrepreneurial governance, which focuses on the goal of intercity competitiveness, has been criticized for the neglect of the Metropolitan periphery. Urban regeneration currently in Brazil exist at the expense of increasing polarization between income groups without consideration to the mix of the city and metropolis in the country thus creating more spatial and territorial inequality as legacies. Broudehoux, (2007) described the current approach to urban regeneration in Brazil as a projection of illusive image of urban regeneration purported to benefit all but in reality promotes 'commodification' of the urban space and socio -spatial inequalities disfranchising the majority of the local residents.

Brazil urban regeneration thus stands at a trajectory where it is limping with two different opinions regarding its response to either a holistic approach that encompass socio economic environmental and cultural vitality or conceiving to pressure of growing global competitiveness among city places and regions through urban image and infrastructure improvements. (Luiz & Queiroz, 2013). When Brazil adopted a neo-liberal mode of governance (also known as strategic planning) in 1990s, many cities perceived neo-liberal managerial approach as the best alternative in response to the increasingly global competitiveness on mobile global finance capital and

attracting investment. This explains why city managers in Brazil have hailed the “spatial matrimony” between Mega-events and urban regeneration to improve the city’s image and rebrand the cities to attract the creative class and investors without due diligence to the inner city poor . In retrospect, urban regeneration in Brazil is not necessary aimed at creating sustainable liveable city but rather to creation of “event- cities” that appeal to foreign tourists and investors.

5.3.2 Urban Regeneration in Hong Kong

Historically urban development in Hong Kong has been the regular high-rise projects development termed “pencil development” the prime constrains in renewal and urban development in Hong Kong has been the multiple ownership of properties. This results in lengthy negotiations and effort to organise and secure massive site for implementation of regeneration projects (Development Bureau, 2011) . Hence, for many decades the government of Hong Kong was passive towards such initiatives. However, it could be recalled that there was slum clearance and renewals in 1884 and 1960 respectively in Hong Kong, besides experimental renewal schemes as the Pilot Scheme Area, and the Urban Improvement Scheme, that took place in the 80s in older urban areas (Adams & Hastings, 2001). Fong (1985) mentioned that most of these renewals failed terribly due to institutional weakness. In 1987, Hong Kong adopted public–private partnership in their urban policy as the best precedence of what was then being practiced by the UK and US (Barnekov *et al.*, 1989). This led to the formation of a Land Development Corporation (LDC) in 1988, to facilitated private–public partnerships for redevelopment and renewal initiatives with flagship projects (Kam Ng, 2002; Adamsa & Hastings, 2001). Though this approach was consistent with the Hong Kong traditional beliefs and the prevalent perception at that time that government urban renewal could be delivered effectively when handled and ‘implementation by a specialist organization dominated by the private-sector development interest’ (Adamsa & Hastings 2001:247). Nevertheless, it was dominated by the private-sector interest, which sidelined residents until the implementation stages. Besides, its one-way financial flow of dependency on private developers limited what the LDC might otherwise have been able to achieve in Hong Kong urban regeneration initiatives (Kam Ng, 2002).

The weaknesses of the LDC, coupled with the growing stock of dilapidated buildings, and the collapse of the property market, compelled the government set up the Urban Renewal Authority

(URA) in 2000 to address the challenges faced by the (LDC). The purpose was to achieve a comprehensive district-wide approach to urban restructuring including urban regeneration and redevelopment that clearly stipulates the roles and responsibilities of the public and private sectors in traditional approach to urban development (Kam Ng, 2002.).

In spite of the Hong Kong, government's efforts to tackle the challenges in the current traditional approach to regeneration initiatives there seems to be many more challenges in urban redevelopment in Hong Kong. Firstly, top-bottom approach to Hong Kong's urban regeneration is dominant with loose and messy structures and little public participation. Furthermore, its economic based regeneration does not meet the socio economic and environmental needs of the people (Ho Edmond, 2012). The argument for adoption of top to bottom approach in urban regeneration has been because of the multiple ownership syndrome in Hong Kong. Secondly, the Hong Kong Government has embraced property-led method in urban regeneration, which only focuses on renewing one property and not the precinct as a whole. Gentrification is another phenomenon associated with Hong Kong urban regeneration with displacement of former communities following replacement of residential building for commercial use. Equally, where renewal initiatives have kept the residential use of a site, they are often replaced with middle-income groups or the creative class typical example includes the Langham Place in MongKok and K11 Art Shopping Mall in TsimShaTsui. (Ma, 2008) Clashes between the government and general public on regeneration has become a rampart issues in Hong Kong which reflects the social urgency to review the traditional urban redevelopment approach to a more comprehensive approach in a country where the general public advocates for heritage preservation as against the national governments regeneration initiative which promote investment (Henderson, 2001).

5.3.3 Urban Regeneration in African Countries

In many African countries the term "*urban regenerations*" is rarely mentioned for instance in Ghana the national urban policy (NUP) of the Ghana government captured the word a few times .though it is also captured in the manifesto of existing political parties, mostly with reference to slum clearance and housing development (Odoom, 2013). The term urban regeneration has become synonymous to urban clearance precisely because of the increasing phenomenon of urban slum in their inner cities. Lagos provides evidence of this spectacle of

rapid growth of urban population, which has become a recipe and a breeding ground for slums (Dimuna & Omatsone, 2010). Most of the urban regeneration initiatives in the inner cities of these countries are informed by the Target 11, in the Millennium Declaration embraced by member states of the United Nations, which among other goals seeks to improve 100 million slum dwellers by 2020. Therefore, the fight against slump has been waged within the framework of urban regeneration in African countries (Jimoh Omole & Omosulu, 2013). Amoah (2012) and Chinwe (2012) highlight the gradual occurrence of gentrification within inner-city through regeneration implementations, which” harasses low and middle-income tenants into leaving their buildings that are converted for high profits” (Chinwe, 2012:163).

5.4 Urban Regeneration in South Africa

South Africa is a country which is still re-emerging from its past radical apartheid urban policy which drastically shaped the urban realm. Almost all the inner cities in South Africa still manifest the impact and spatial scars inflicted by apartheid segregation policies and socio-spatial inequalities. Since the inception of democratic government, various policies have been initiated to address these misnomers. This section reviews urban regeneration in South Africa within its historical context to current approaches to ascertain various factors that have and will continue to shaped regeneration implementation the inner-cities

5.4.1 Historical Perspective of Inner cities Renewals in South Africa

The history of South Africa urban planning can be traced to the 19th century with specific reference to the Treaty of Vereeniging, which ended the Boer war with the power to remake the urban environment. In Transvaal, the government initiated a process of relocating people from the inner-city in 1899. Indians among others were relocated for the purpose of sanitation moreover, areas in Newtown, west of Johannesburg also experienced reconstruction (Chipkin.1993:197; Steenkamp, 2004). Ironically, most of the inner-city purging was done to benefit white minority groups. However, under the Treaty of Vereeniging majority of African natives gave their support to the British in the hope of gaining socio-civic and political privileges. However, their expectation was cut short as the treaty designated this decision to the future self-government being the white authority (Wessels, 2011).The aftermath witnessed

Britain's reconstruction regime creating a white-ruled dominion with the development of the city through apartheid policies like the Land Act of 1913. In short, this piece of legislation created reserves for blacks and prohibited the sale of white territory to blacks and vice versa, it promoted spatial segregation through a system that deprived native South African the right to own land in choice places like inner-city areas (Davenport, 2000).

The city of Johannesburg for instance was established in 1886 because of presence of gold, which rapidly, metamorphosed the city from rudimentary mining camp to a city, which made urban planning a challenge. This was further aggravated by social and racial divides, which was practically present in the physical landscape (Beavon, 1999). Mapetla, (2006) mentioned that the then spatial racial divides made Jewish Communities concentrated to the northeast of downtown Johannesburg, while black Africans were marginalized from the inner-city right from the early days. The municipality capitalized on bubonic plague in 1904 to relocate black Africans from the inner city to Kilpspruit, which became present day Soweto (Maylam, 1995). By the late 1940s the racial and class geography of most South African cities and inner-city was clearly established through key legal instruments as the Native Urban Areas Act of 1923 and the Slums Act of 1934. The last straw that broke the camel's back was the Group Areas Act of 1950, which had a huge impact on South African cities and confined blacks to deprived isolated townships while modernizing and expanding the city to resonate the apartheid urban policies (Trotter, 2009:51).

During this period, the central business districts of most South African cities expanded with high-rise development in the inner city. In effect, this brought massive development in the CBD. Until the ambitious development of freeways and the central government policy to restrict parking in the inner city through mass transportation ignited the development of decentralized nodes in the 1960s and 1970s (City of Johannesburg, 2014). Additionally there was massive contestation on space within the inner-city as government and public investment came at the expense of space in the inner-city. The years following saw a massive influx of immigrants into the inner-city to make a living on the streets, with the illegality sparked off uncertainty among property owners, which promoted overcrowding, exploitative rental charges and maintenance lapse. This marked the beginning of inner-city decline in South African cities as the City of

Johannesburg (2014) alluded. It became obvious that the apartheid policies could not contain the socio economic environmental and governance pressure posed by the increasing population in the inner-city.

5.4.2 Post-Apartheid Inner-City Decline in South Africa

The rates of decline and decay that hit the inner-city after the demise of apartheid sends a clear message that South African cities and inner cities were not adequately prepared for the democratic transition and the aftermath demographic changes in the cities. The repeal of discriminative laws and the soon after abolition of apartheid in 1990 saw an increase in the population of South African inner cities which marked the decline of the inner cities (City of Johannesburg 2014).

Among the phenomenon that aggravated the decline was overcrowding and subsequent development of back yard shacks by greedy landlords, slow pace of housing delivery to match demand, which resulted in the invasion of dilapidated buildings in the inner cities. Other phenomenon that heightened the decline was the relocation of businesses particular commercial head offices of multilateral companies from the inner city. Durban reportedly experienced the exodus of business and middle income residence to newly developed suburban settlement like Ballito and Umhlanga ridge leaving the inner-city as concentration hub for the poor and foreign immigrants. (JDA, 2010; Rauch, 2002; SA Commercial Prop News, 2012).

This occurrence was identical with Johannesburg, which also experienced the flight of businesses from the inner-city making room for small entrepreneurial business rather than the old stalwarts of financial and legal houses found before 1994, thus increasing informal business activities and other anti-social and illegal activities. Furthermore, the inner-city in South Africa became entry point for international and local newcomers seeking for greener pastures (JDA, 2010). The inner cities became an enclave for poor residence desiring to be closer to economic opportunities with little or no municipal service, overcrowding, and exploitation by hungry slumlords. Moreover further deteriorated buildings and public spaces, high levels of crime, lack of enforcement of municipal by-laws, social problems related to the children living on the streets; homelessness; lack of social cohesion in many inner city areas, drug and alcohol abuse, crime, liberalized and unmanaged informal and street trading(JDA. (2010).

It was apparent to the new democratic government that the planning model championed by apartheid, which created dysfunctional urban environment, skewed settlement patterns, spatial and social inequalities, could not endure the apparent current challenges. This attracted a variety of institutional response to restructure the urban environment and the inner-city. However whether the restructured policy adopted by the democratic government promoted inner city sustainability need further investigation.

5.4.3 South African Urban Regeneration in Post-Apartheid Era

The general assumption, which underpins decision for public sector intervention in decline areas, is due to market failure because of lack of confidence in the local economy of an area. Based on this the primary purpose of urban regeneration and renewals have been to revive the private sector confidence in a particular micro economy (Lang 2005). However, the South African case is exceptional due to a larger degree of complexities existing in South Africa's socio-spatial dimensions like skewed settlement patterns, dysfunctional urban environment, social disparities, unemployment, and marginalization and underdevelopment. Including other challenges like inter-governmental, private sector investment decisions and political, social and economic transition (South African City Networks, 2010; UN Habitat., 2014; Newton & Schuermans, 2013). Because of these, renewal and regeneration practitioners are faced with challenges to address economic and social dualities, which exist in the cities as eluded in the report of JDA (2009).

Following the launch of the Johannesburg inner city vision and the presidential initiative in 1997 by Thabo Mbeki then deputy president, (Urban Renewal Programme) South Africa began experience some regeneration and renewal programmes in the inner cities (City of Johannesburg, 2004). In Durban, the Warwick inner-city regeneration and the Durban point initiative were initiated to address the increasing decay in the inner-city realm and the flight of capital and market opportunities to other areas. The Tshwane inner city development and regeneration strategy for instance was initiated in 2006 to “celebrate the national capital and repositioning the inner city as a vibrant cultural and government centre” (City of Tshwane, 2005:1; Tshwane vision, 2013). Moreover, in Johannesburg, the formation of the Johannesburg Development Agency (JDA) in 2001 was to stimulate and support area-based economic development initiatives, subsequently; this led to the adoption of Inner City Regeneration Charter to plan the

future of the inner city. While the Mayoral Urban Regeneration Programme in Cape Town central city among others were initiated to regenerate the inner city of Cape Town (City of Capetown, 2015; JDA, 2007).

Moreover, most of the urban regeneration projects in South Africa for instance the Braamfontein Precinct Regeneration Programme in Johannesburg and the Athlone CBD Mayoral Urban Regeneration Programme was delivered through Area-based approach (ABA) and within the framework of public-public partnerships between all relevant stakeholders. They are also deployed to address poverty, social exclusion, promote social development; job creation and to manage the environment and contribute to economic growth among others (Donaldson, *et al*, 2013; South Africa City Network 2010) however whether this approach promotes city sustainability is another issue. Johannesburg Development Agency (2009: 5-6) argues that prior to 2005 “The South African renewal interventions were heavily biased towards property-related issues however current projects have followed international trend with emphasis on economic and social renewals.” City Network (2010) contended this view citing that, the international trends in urban regeneration currently adopted by South Africa emphasizes property-led interventions to the detriment of social and economic strategies. The problem is exacerbated by lack of national policy framework regarding urban regeneration and renewal of urban centres, these has left renewal practitioners grappling between economic vitality and social duality, which exists in South African cities (South Africa City Network, 2010). However, it needs mentioned that the Spatial Planning and Land Use Management Act 2013 make a brief mention of urban regeneration.

It appears that in South Africa the importance of inner-city regeneration find its place in various sectoral policy documents, with most of the policies and projects being framed from the municipal level. Most of these policies and projects are captured in the IDP's and have demonstrated an urge to change local economy by addressing urban decline; this explains why most South African renewal and urban regeneration initiatives are financed through local government and private sector resources, and often with support from the national government through their fiscal mechanisms. Unlike most international precedence of regeneration and renewal projects which was achieved through the creation of pooled funding mechanisms, urban

regeneration and renewal projects in South Africa are financed through budget alignment linked with the IDP(South Africa City Network 2010: City Network. 2009).

5.4.4 Conclusion

Drawing from literatures reviewed so far, it is apparent that the discourse regarding integrated approaches to urban regeneration has gained root in urban development policy framework in developed countries. In the EU, urban regeneration projects, which were previously concentrated on physical and economic renewal of cities, have shifted toward an integrated and sustainable approach. This direction is further strengthened by various accords and agreements among member states. The UK government has also responded in this direction through the introduction of the Sustainable Community Plan in 2003, which illuminates the vision on how communities and inner city neighbourhoods are to be developed over next 20 years economically, socially and environmentally, while respecting the needs of future generations (Power, 2004). Having identified the competitive advantage of their inner cities and how it could be advantage through revitalization and urban regeneration, (Porter, 1995) United States have embraced a comprehensive approach to its regeneration initiative in recent times. .

On the other hand, developing countries, which are currently struggling with internal dynamics in the face of increasing global competitiveness, seem to have gradually adopted a regeneration approach that appeals to entrepreneurial governance by focusing on a regeneration model that promotes inner city competitiveness and investment attraction at the expense of socio challenges in the urban realm. Regarding urban regeneration in Africa countries, it has become synonymous to slum eradication to relocate people with housing at a reasonable cost, though currently trends trend to subscribe to gentrification (Amoah, 2012):

Finally, the concept of South African urban regeneration and renewal emerged from two basic policies being the RDP-, which saw the need for social development and provision of basic needs, and economic development policy documents. This explains the need for integrated approaches to inner-city regeneration initiative. South Africa has begun to appreciate the potential embedded in the inner cities thus resulting in numerous urban regeneration implementations to leverage on these potentials. However, lack of quality consultative

processes cast a shadow on who really benefit from these initiatives. Secondly, South Africa lacks proper performance criterion or yardsticks to evaluate its regeneration initiatives. The proceeding chapter discusses selected precedents on regeneration projects relevant to the research topic.

CHAPTER SIX

PRECEDENT STUDIES

6.1 Introduction

This chapter discusses precedents relevant to the research topic. It explains the key lessons and challenges that emerge out of each precedent as well as the performance dimensions of each precedent. In so doing, it assists the researcher to evaluate the principles and methods behind each case study. Finally, it provides an overview of various techniques used in achieving its intended objectives.

6.2 Structure of Precedent Evaluation

This was achieved by structuring each precedence according to the under listed themes;

- Background
- Description of the Development, method and approach, and nature of intervention:
- Appraisal of the development: both negative and positive
- Specific Lessons Learnt:
- Key Performance Criteria:

6.2.1 Precedent Selection

The precedent selection was done after an exhaustive appraisal of countless inner-city urban regeneration projects in developed countries, considerations were given to

- Projects that share related commonality to the principal case study
- Projects that permitted exploring various inner-city regeneration initiatives, which intervened in the composite problems related to the built, social environment economic, cultural, and environmental challenges in the inner-city area.
- Precedent studies of inner-city regeneration projects deemed successful and credible
- Urban regeneration project executed with sustainability mind-set

Accordingly, three precedents were selected namely

- Porta Palazzo Urban Regeneration Project In Turin Italy
- Xintiandi (New Heaven And Earth) Redevelopment In Shanghai
- The Docklands regeneration in London



Figure 7: Precedent Locations

Source: https://www.cia.gov/library/publications/the-world-factbook/graphics/ref_maps/political/pdf/world.pdf

6.3 Porta Palazzo -Turin, Italy Neighbourhood Regeneration Project

6.3.0 Background

Porta Palazzo is located close to Turin's city centre an historical city centre and industrial city popularly known as Italian Detroi meaning company city. Prior to the decline of the city fiat automobile industry, had affected the urban growth, economic development and social transformations of Turin. Porta Palazzo a district in Turin with a population of 11,000 in 2001 has historically been an attraction to new comers, both national and international immigrants from south of Italy, China, and Morocco and most recently from Albania and Romania. Ironically the population of immigrants accounted for 40% of the total population within Porta Palazzo neighbourhood, while it's open air weekly flea market, one of a kind is the largest in Europe, and attracts over 100,000 people, within a span of 52.000sqm.(Salone, 2006; Curti, 2007).

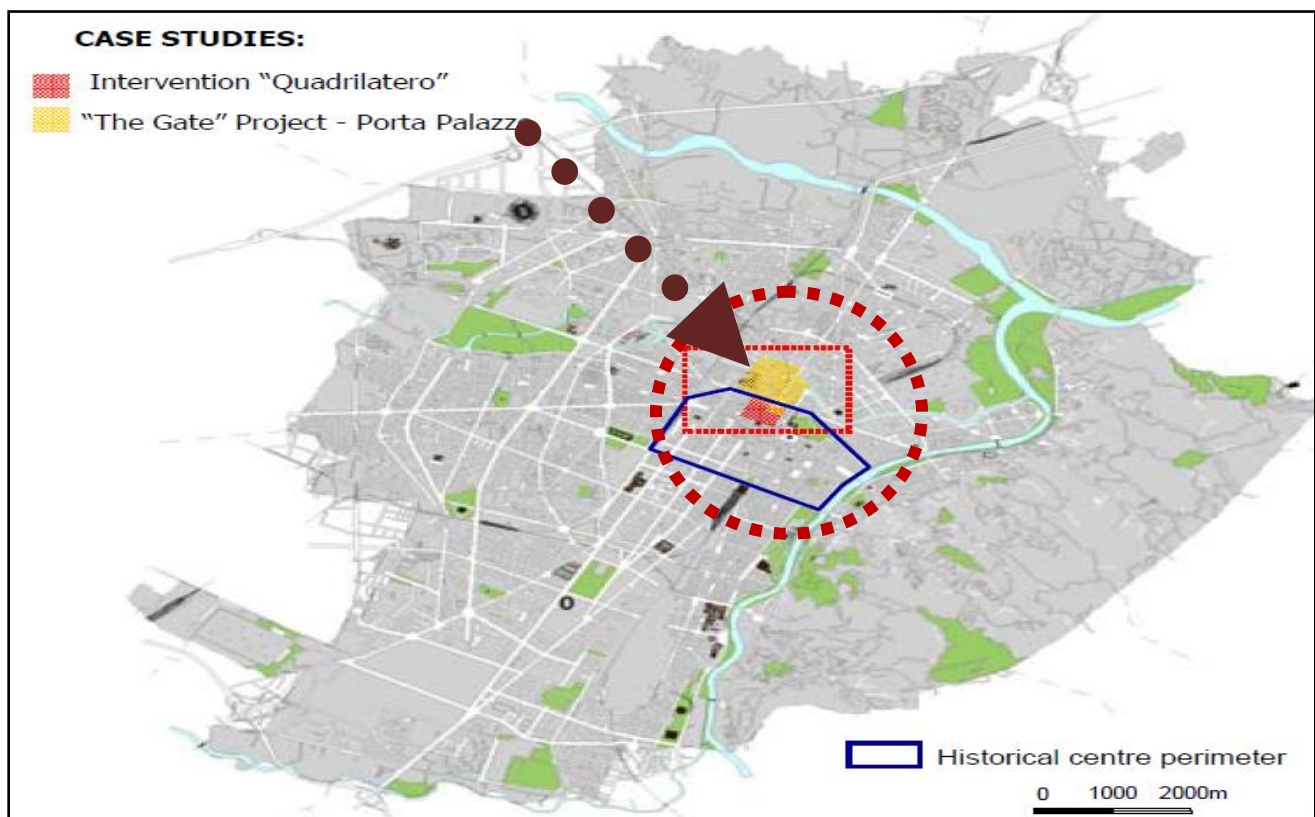


Figure 8: Precedent Locations- Porta Palazzo Urban Regeneration Project
Source:- Tabasso et al, (2010:48)

The substantial concentration of immigrants stimulated different cultures, languages, and diverse aroma from cafés, bars, kebabs in this inner city area, creating complex consequences and vibrant melting pot location. Thus, noise and illegal negotiations become inevitable occurrences in Palazzo became a complex system of internal and informal rules. No sooner had this inner-city area began to experience informal economy illegal activities, inadequate social services, overpopulation, and concentration of vulnerable urban poor. Moreover, its social problems ranged from a low cultural integration of international immigrants, crime, and lack of social cohesion due to varying cultural aspirations among different nationals residing in the inner city. Invariably, this rich urban architectural and historical heritage city became a dangerous enclave (Curti, 2007).

6.3.1 Description of the Development

In the increasing pressure of threats; social deprivation, urban blight and decay amidst the increasing number of non EU- immigrants to the area, the city launched the “gate –living not leaving project in 1998” which was informed by and through the actions of the European regional development fund. The Gate programme was funded by various stakeholders namely; the city of Turin, ministry of public works and the EU, initial it was administered by a non-profitable organisation consisting of public institutions and private bodies. However, in 2002, a local development agency was established to administer the Gate implemented strategies; it was a private body consisting of public institutions, private companies, and local community players, as well as a board of directors, which consisted of:

- Five deputy majors (Integration, Urban Planning, Economic Development, Social Policies and Security Policies), two Neighbourhood Councils,
- Two Foundations,
- Three trade organisations,
- The chamber of commerce
- Three local NGOs (Forum, 2009)

They were mandated to encourage vigorous citizenship, participation of local actors, negotiate, co-plan with other institutions working in the territory (including the police departments, health care services, waste agency, etc) organise fund raising and respond to bids.

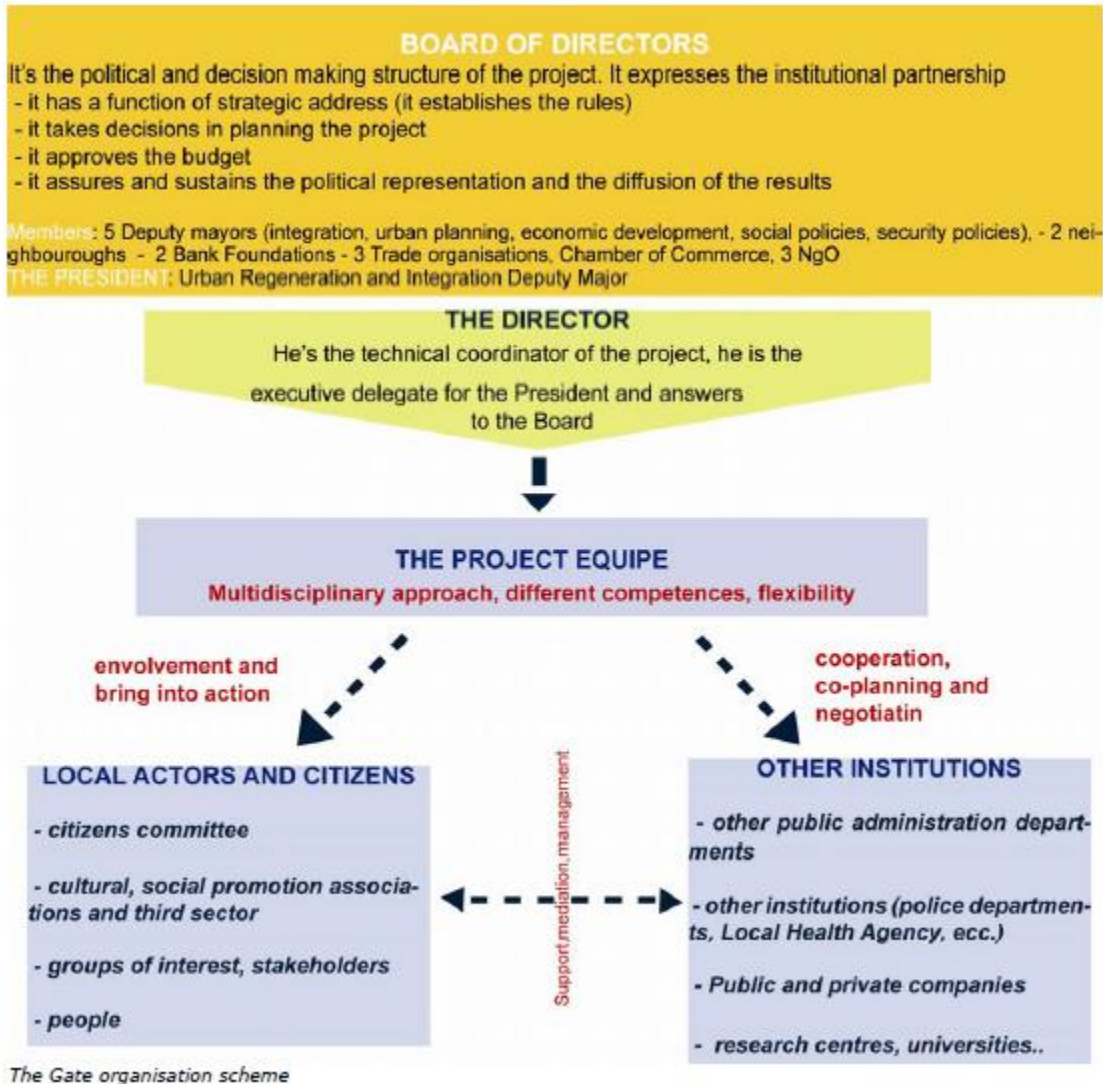


Figure 9: The Gate Organisation Scheme
 Source: ASTRID W (2008)

A. Objectives and Methods of Approach

The main objective of the projects was to Promote an implementation strategy of integrated and trans-disciplinary approach to social, environmental, commercial, economic and physical (of both private and public spaces) regeneration in the inner city neighbourhood. Furthermore, it

sought to achieve a bendable development of Porta Palazzo neighborhood that aligns to ‘bottom up’ principle of approach, in order to leverage on the best possible use of natural, economic, human and other available local resource in that built environment. Curti (2007), cited that the fundamental elements for achieving the objective of the of the projects were;

- An integrated approach, with procedural and organizational innovation,
- citizens’ involvement and decision-making in participatory approach
- Establishing an independent and flexible of managing agency
- Identity and sense of belonging, improvement, and development opportunities
- encouraging public private partnerships; the establishment of PPP in the gate project was primary between civil society associations, micro-enterprise organizations and municipal authorities
- creating political linkages and support at all government levels;
- guaranteeing a transparent process;
- promoting a multidisciplinary, participatory and inclusive process for urban regeneration;
- Providing local actors with instruments and competencies to improve their local living conditions
- Establishment of partnership to facilitate the regulation of services provided informally or prohibited and organise cultural educational activities(Colantonio and Dixon,2009)

B. Intervention

The general concept of the “gate living not leaving” project was encapsulated in five areas of intervention, being the built, social, cultural, and economic, environment and sustainable environment. Besides, there were also three service areas of focus including social support service, territorial consulting services and communication and information service.

I. Built Environment interventions

A breakdown of the environmental intervention in The Gate’s project included the Bando Facciate (Façades competition.), an initiative in 2000 and 2002 that compelled property owners to facelift the façade of their properties. The abitareporta palazzo project in 2004 offered advisory support and financial aids to landlords regarding the refurbishment of their

condominiums and common space within the inner city neighbourhood .This was followed by the Abitare a 360° project (360° of living) in 2007. A strategic initiative designed to educate and empower locals on domestic safety, energy savings, house-managers and inhabitants' rights and duties. The Gate in collaboration with urban regeneration and integration department, the urban planning department, the housing department of the city of Turin to offered diverse assistance in counselling and funds to property owners and lands lords to achieve the renewal intervention. About 4 blocks, 400 flats and 58 condominiums were involved in the project. The heavy presence of foreign nationals in the neighbourhood forced the Gate to employ Arabic and Chinese speakers as mediators to ensure cultural cohesion and the full participation of immigrant landlords (Forum, 2009:7-8).

II. Economic Environment Interventions

As part of its strategic intervention The Gate considered the micro economic environment of the inner-city neighbourhood, this line of action, was adopted against the backdrop of heavy concentration of economically vulnerable groups in the area. Key economic initiatives that were launched included

- Via dallaStrada (Out of the street) which gave vocational training to young immigrants.
- Se l'economia è sociale (If the economy is social) a programme which educated business foreign residence regarding laws and measures in Italian labor market.
- l'Sciangai: economiainformale e cittadinistranieri (*L'Sciangai, informal economy and foreign citizens*) a programme designed to re integration immigrants whose economic livelihood was through illegal and informal economic activities.

The Gate economic regeneration considered the importance of regulating some of the informal economic activities including pursuance of creative steps to address informal and legal economic activities that influenced negatively on the micro economy of the neighbourhood. (Forum, 20097-8; Matteo, *et al.*, 2014)

III. Social Environment Invention

Intervention in the social environment was primarily aimed at promoting social cohesion, inequalities and disparities, embedded conflicts, the perception of fear and insecurity in the

inner-city neighborhood. The Gate pursued these objectives through the involvement of various social actors, A few social interventions included

- In piazza s'impara (learning on the square) which provided free lessons in Italian language to newcomers to fast track their integration within the Italian city
- Percorsi di cittadinanza attiva (active citizenship paths) a programme which empowered citizen to play an active role in handling social conflicts within the neighbourhood
- The establishment of the vivibalon association which manages conflicts within the flea market traders
- In 2001 the formation of the Comitato Sicurezza promoted direct relation between the police and the neighbourhood to enhance safety and security in the neighbourhood
- Finally the Tavolo Giovani di Porta Palazzo project (youth table) in 2003 bounded local actors together through the organization of socio-cultural events for youth to promote cohesion, sense of place and belonging in the community

IV. Cultural Environment Intervention

The importance of cultural cohesion in Porta Palazzo was essential due to the diversity of foreign immigrants in that inner city neighbourhood beside boosting it as a touristic resource for the city. The Gate mobilised local resources and local cultural resources to promote;

- Turisti per casa, a project, which familiarized the various nationals in the neighbourhood including Islamic, Western African, Asian and European with each other's food and culture,
- The mobile library (Bibliomigra) with 700 books in 14 different languages football tournament among the teams competing among various migrant nationals and state organs

V. Sustainable Environmental Interventions

Perhaps this is one of the most fascinating initiatives executed with a sustainability mindset. The intervention focused on every environment within Porta Palazzo. The creation of this sustainable inner city community focused on key performance areas including

- Energies did quartered (*Neighborhood energy*)
- Adrefute a risers (*From rubbish to resource*) to deal with the waste of the inner city

Besides, the Gate also implemented various plans that ensured sustainability in all its projects, encouraging awareness of wastefulness and environmental consequences.

6.3.2 Appraisal of the Development:

The initiative is hailed as one of the most successful regeneration projects initiative that considered all vital elements and approaches essential for the creation of a sustainable inner city. Fostering participation and empowerment of local residents, enhanced community identity and sense of belonging to the residence, reduce crime, avoided gentrification and empowered locals in their economic endeavors. However, it has been criticized for its bias towards social sustainability (Piscine, 2002).



Figure 10. A view of Turin has regenerated inner city area
Source: ASTRID W (2008:6)

6.3.3 Specific Lessons Learnt:

The key lessons learnt from the Gate urban regeneration is the sustainable and integrated mindset with which the project was executed

- Firstly the regeneration was holistic and integrated in its approach, it focused on the physical social, cultural and economic environment, of once a depressed inner city area.
- Structures and systems were implemented to ensure the long term sustainability of all the programmes and projects within the gate urban regeneration
- Gentrification was avoided in the approach and as an alternative, the methodology adopted in investing in the empowerment and participations of residents
- The Gate promoted partnerships, collaboration, and linkages among key stakeholders. private public partnership were key elements in the approach
- The projects and programs were present and visible in the neighborhood partly due to the early involvement of the local actors in decision making
- Resource allocation for monitoring at the planning stages of the project

6.3.4 Key Performance Criteria

- The project paid attention to the micro economy and economic potential of the neighbourhood.
- Informality (informal economic activities) was not totally ostracized but through ground-breaking approached, it was regulated and controlled and adopted into the initiative.
- The novelty of the approach suggested, clarity of project plan, transparency of flexibility of monitoring agency
- Creation of cultural integration and social mix within once polarized inner-city area promoted social integration.
- Rekindling of the social-economic and cultural renaissance of Porta Palazzo thus attracting people to this once depressed inner city neighbourhood
- It promoted home improvement, a sense of attachment and social capital

6.4 Xintiandi (New Heaven and Earth) Redevelopment in shanghai

6.4.0 Background

Located in the in the west of Taipingqiao area, Xintiandi is considered to be one of the French concession from the early twentieth century. Geographically, Xintiandi is located in the transition area between the French concession and the Chinese city. It covers an area of 52 hectares, which comprise 23 residential blocks, about 70,000 people with traditional Shikumen houses constructed by French developers in the 1920s. It is against the backdrop of the liberation in 1949 that most inner cities in China began to experience physical decay of structures and overcrowding. The inability of the newly established socialist state to carry out extensive urban regeneration initiatives, led to sporadic renewal projects to improve the urban areas. With the inception of economic reform and industrial restructuring from 1978, urban renewal became one of the most urgent tasks for Chinese cities with most factories relocated from the inner cities thus making the inner-cities (Shenjing & Fulong, 2005).

Urban decline and physical deterioration of structures and overconcentration of urban poor in inner cities became evident. Xintiandia a formerly wealthy community in 1949 .became a

neighborhood of middle to low-income Chinese migrants and refugees who perceived this inner city area, relatively safer compared to other parts of the city. It was later transformed into public-owned housing rented to ordinary residents by the municipality. However, lack of maintenance over a long period, overcrowding and physical deterioration resulted in total decline of the area. As a result urban regeneration was necessary to reconstruct the residential areas and infrastructure improvement and also to target the local economy growth, restructuring of the urban spaces and transforming urban functions amid multiple objectives (Yang & Chang, 2007).

6.4.1 Description of the Development

The reuse of the old Shikumen structures in the Xintiandi inner-city redevelopment was a millstone and a drastic shift from a demolishing approach often subscribed by policy makers as a preservation mode (Ren, 2006). Xintiandi inner-city regeneration translated as ‘New Heaven and Earth’ was achieved through a Pro-growth coalition between local government and developers. The municipality, district governors, private developers, and international regeneration practitioners teamed up to rejuvenate the depressed inner-city neighborhood into an integrated community of retail, office, and residential assets. Under the collaboration the Luwan district government leased the land of Taipingqiao to Shui On for 50 years, under which Shui On a private developer was to invest 97% out of the total investment while the state enterprise Fuxing Development Corporation owned by Luwan district government was responsible for the remaining 3%. Besides, the local district government was responsible for the provision of subsidies and to relocation original residents (Lan, 2010.). Shui On was given much power and greater power and autonomy to decide on the approach.

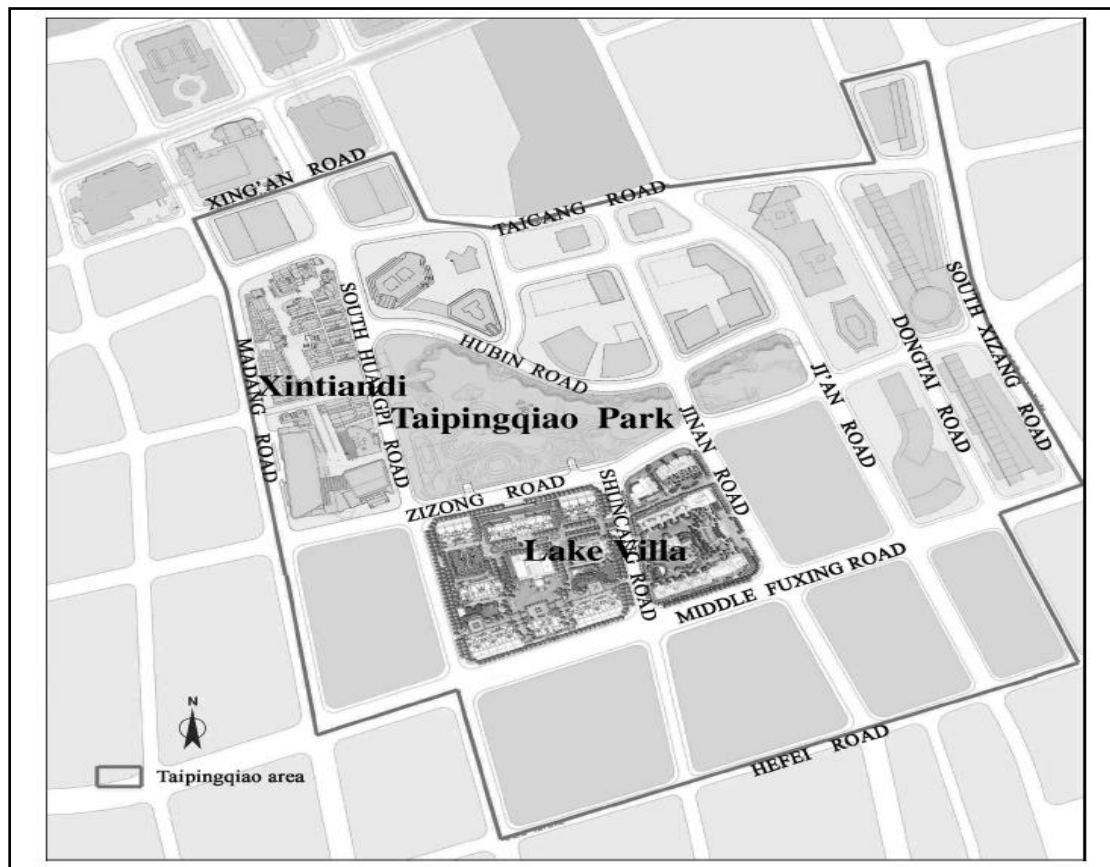


Figure11: Showing Redevelopment of Xintiandi and Other Areas
Source: (Shenjing & Fulong, 2005:12)

6 .4.2 Objective and Methods of Approach:

The approach to Xintiandi urban regeneration project was a shift to decentralizing power to state-owned and private enterprises in urban renewal process; a public-private coalition was strategically formed with the objective to alleviate the financial weight of the project from the government. It was executed in close partnership with government to achieve the economic objectives of the government however, the Xintiandi urban regeneration project approached displaced over 25000 household and 800 work units including 3,800 households and 156 workplaces in just 43 days, to transform traditional Shikumen style housing into a dense, commercialized precinct while conserving the feel of the Old Shanghai. (Lan, 2010). The local district was responsible for the relocation and reimbursing the original residents at an average of \$15,600 in 1997. During the early 1990s, the residence of Shanghai had an average living space

of about 3 to 4 square meter due to overpopulation. Indeed the situation was quite overwhelming in Xintiandi considering the location in the inner city (Lan, 2010). Below are the objectives of the Xintiandi renewal:

- Provide a livable area for the average citizens of Shanghai and surrounding neighborhood while offering judicious living space to cope with housing shortage
- Pursuing economic development in that micro economy
- improving the living condition of residents;
- restoring the market value of land;
- controlling the scale of cities;
- Protecting the historical and cultural traditions of the old cities

A. Intervention

Generally, the Xintiandi project was a renewal of the old housing into a commercial development, which changed the function of the historic housing. It was a mixture of economic based regeneration tinted with preservation-based redevelopment, resulting in a modern commercialized designs, and business district with extravagance shopping, expensive restaurants hotels, and international businesses. Initially the residents had no means to provide much needed housing and environmental improvement, and since the government was the main provider of houses but lacked the needed capital for these housing improvements, they were compelled to accepted economic based regeneration in Xintiand as a means to generate income to build new residential neighborhoods in the suburbs. By the beginning of 2001, Xintiandi gradually became a top commercial, entertainment, and tourist destination in Shanghai. This intervention was economically biased (Lan, 2010;Yang & Chang, 2007).



Figure12. Reuse Old Shikumen House into Mixed Use Facilities
Source: (<https://studioneleven.wordpress.com/2011/10/10/shanghai-finally-embraces-adaptive-reuse/>)

6.4.2 Appraisal of the Development: Negative and Positive

This initiative received massive condemnation for the displacement of 25,000 households and 800 work units, in just 43 days, besides, the destruction of social assets and disenfranchisement of vulnerable groups through gentrification of old Shikumen into modern designed luxury condos, hotels, trendy cafes, and international businesses has been criticized. The initiative was perceived to have only mimicked social sustainability without delivery social equity. Others argue that the displaced majority were relocated and compensated, which was later raised to \$20,000 in order to enable them negotiate for on-site relocation. Moreover, the project was seen as a sustainable use of a parcel of land whose heydays has long passed and out of touch with its changing conditions. Put differently, a proactive step to create a sustainable mixed-use zone to boost the local economy, to avoid blight and bad image of the community. This assertion stems from the argument that changing conditions warrant a review of the zoning for its continued relevance (Lan, 2010; Ren, 2006).

6.4.3 Specific Lessons Learnt:

- The project was deployed through public-private coalition which was strategically orchestrated to mobilised funds for developing suburban settlement for those displaced by the initiative
- Xintiandi' raised the property value in the area and the surrounding area into the most expensive real estate in the city. Nonetheless displaced families could negotiate with the local government for an on-site location
- It represent a model of a approached that breaks away from demolishing approach into a new model of adaptive reuse and historic regeneration for economic and commercial, leisure and entertainment centre purpose.

6.4.4 Key Performance Criteria

The Xintiandi regeneration greatly influenced the perception of government and the real estate's developers regarding demolishing of old dilapidated building in the inner city. It was a common sense approach towards a reuse of dilapidated old Shikumen house into a sustainable mixed-use of redevelopments, and integrated residential development projects, offering full amenities and consistent with overall city infrastructure. Perhaps the striking element associated with this initiative was the reimbursement of the displaced and the deal made with the displaced for an on-site relocation. This compensated for the lack of social sustainability, which was down played in this initiative.

6.5 The Docklands Regeneration in London

6.5.1. Background:

Until its decline, the Docklands was the hub of commerce, banking, and insurance economy for the city of London in the 16th Century. It grew gradually and attracted divers industries. By the 19 century, it had flourished with unique economic lifestyle influenced by the traditional port activities like warehousing, engineering, processing companies, distribution, and imports of raw

materials. The dockland entered into its peak in the mid-1930s, handling over 35million tonnes of cargo yearly with over 100,000 labour forces depending on the dockland. The area began to experience decline in-the 1950s and 1960s, as the operations of the docklands became impractical and experienced series of closures. Leaving a sense of dereliction in the inner city, lack of jobs and dock related industries folded up. (Howland, 2001; Innes, 2009) The situation was further aggravated by the changing trends in world economics couple with rapid handling and container revolution (containerization) shift in the balance of trade and changes in industries and where it was best located. Unemployment soared to 21%, one-third houses in the Docklands was unacceptable for human occupancy, with poor roads, rail, infrastructure which led to the closure of the dock system in 1960s (Naib, 1990).

5.5.2 Description of the Development

The decline of the docklands created the need for an urban regeneration projects for the government and the local authority to deal with the decline in the inner city area. Accordingly The London Docklands Development Corporation (LDDC) was set up in 1980 and mandated to oversee the rejuvenation of the former dockland area which covers a land mass of 226 hectors. Initiated by Thatcher's conservative government, the approach was market driven, in which the government involved the private sector in the development to expedite the processes to solve problems. Besides, the involvement of the private sector was a policy to relieve the public sector from the costly financial initiative. This made the government to adopt a flexible plan, consequently tax invasion and incongruous planning restrictions were relaxed to encourage private sector participation, (Butler, 2007).

6.5.3 Objective and Methods of approach:

The LDDC was empowered under the local government Act of 1980 and was charged to secure regeneration by bringing land and buildings into effective use. The approach also adopted some main tenets of new urbanism to arrest unsustainable suburban expansion by bringing growth into the inner-city city. Initially driven by the market, it was later replaced with partnership approach in 1990 by the former British Prime Minister John Major's government. Furthermore, approach to this project emphasized more on economic and physical dimension of regeneration with

prestige and flashback projects to attract private investment and the preservation of the physical heritage, which was also an important priority in this project (Gounden 2010).

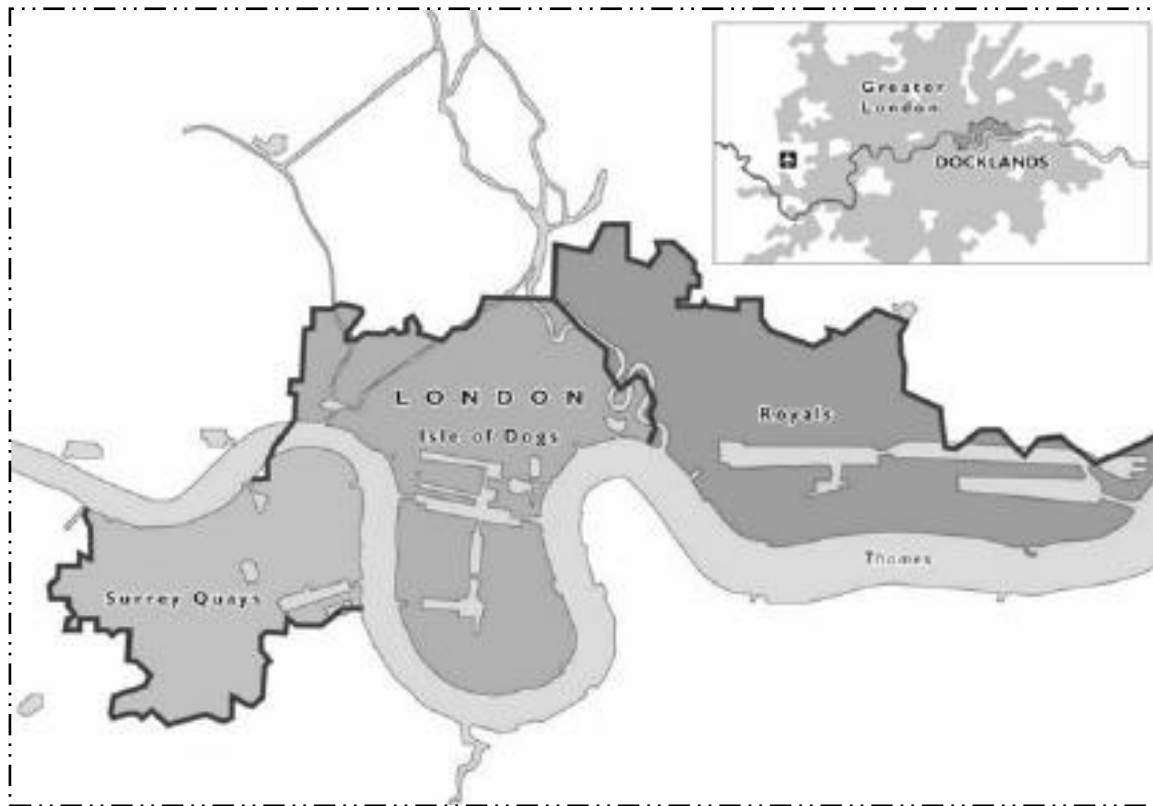


Figure 13. Three Docklands Areas
Source (BUTLER, 2007)

A. Intervention

The London Docklands Development Corporation (LDDC) was established through a comprehensive approach to improve social, economic, and environmental conditions. The intervention was aimed:

- To reduce physical decay and restore dilapidated structures
- To develop the economic condition by attracting new business and improve transport system
- To improve social condition by creating new housing, recreation and shopping facilities
To improve the living conditions and prospects of the community of the Docklands

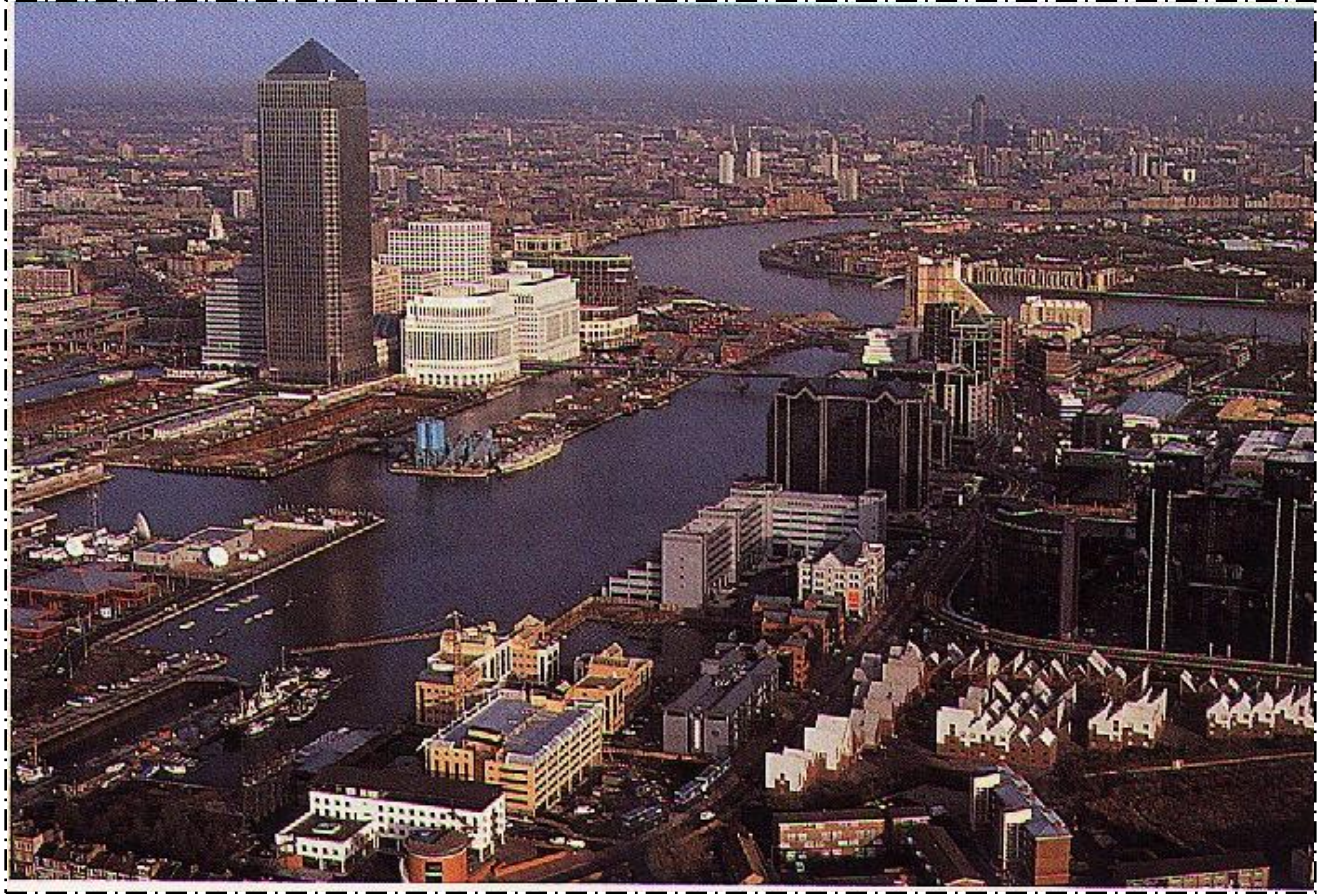


Figure 14. The Docklands Areas
Source: BOARDWORKS LTD, (2001)

I. Built Environment interventions

The built environment initiative adopted both new construction and restoration of old buildings used within the docklands, accordingly, the first building to be revamped was the dilapidated religious structures, which were followed by warehouses, the dockland area also experienced an improved network. Besides 20,000 luxury homes, flats, shopping complex, marina parks sports complex, Parks and river/dock side paths were developed (Marshall 2001).

II. Social Environment Inventions

Following concerns raised on mis-match of skills between the residents of the docklands and the job created by the docklands initiative, LDDC initiated various training projects to improve the knowhow of the residents. Furthermore other social regeneration initiatives such as educational

training, childcare youth work, sports, arts and support for the homeless and work with ethnic minorities was introduced in the initiative (Broadworkd Ltd, 2001).

III. Economic environment interventions

This area was established as an enterprise zone with tax holidays and government support to attract business, high-tech financial firm's establishment of a secondary financial district and the development of an improved transport. Over the years, the docklands area has attracted major businesses investments. Thus creating new jobs opportunities, companies that were attracted to the Enterprise Zone had 10 years' rate free and a fast track planning (Gounden 2010).

IV. Sustainable Environmental Interventions

Sustainability as a concept was not initially imbibed into this regeneration initiative however with the concept permeating the urban policy of EU states from the beginning of the 21st century, recent regeneration initiates in the dockland areas has responded in a more compressive manner thus focusing on creating sustainable place. Approach to recent developments within the dockland area, has been to reduce pollution and waste, non-renewable resource and effort to protect both the natural and historic built environment for posterity (Sally *et, al.*2009).

5.5.4 Appraisal of the Development: Both Negative and Positive

The LDDC has received diverse criticism. Firstly, it is conceived to have created mis-match skills between the docklands inhabitants and the jobs created by the regeneration imitative. The approach promoted replacement of working class with largely scale middle-income class. Furthermore, it was thought to have destroyed social asset, broken up close- knit communities within the docklands. Conversely, others have hailed it as symbolism of re-urbanization, which has influenced creation of dense urbanization. The docklands have received over 95 awards for its architecture landscape and conservation besides it built over 24046 new homes and 2700 businesses trading (Maccarthy, 2007;Gounden, 2010).

5.5.5 Specific Lessons Learnt:

The concept of sustainability ought to be conceived from the inception stages, of regeneration implementations. It should be the underpinning concept informing and directing the whole strategies designed to address challenges confronting inner city. It is essential that implementation whether, property led, market driven, prestige or flagships projects considers the real needs of that local population especially the urban poor who lives and work in the inner-city areas.

5.5.6 Evaluation of Precedent Study

The precedent studies examined three inner-cities regeneration projects with the objective to ascertain convincing regeneration approaches and methods that promote inner city sustainability.

Porta Palazzo urban regeneration project in Turin and the Docklands regeneration in London were the only initiatives that emphasised on inner city sustainability. Porta Palazzo resonates with some of the socio economic and environmental challenges with the study area. Accordingly the gate projects pursued sustainability as an agenda by encouraging awareness on environmental awareness, neighbourhood sustainability, energy uses, waste , cultural and social cohesion and development of various plans on the initiative to ensure sustainability in all aspect of the project. The Docklands on the other hand promoted sustainable inner city creation through reduced pollution and waste management, protection of both the natural and historic built environment, and other environmental actions as urban greening. In the precedents were achieved through public private partnership. Moreover, Xintiandi Redevelopment and Docklands regeneration in London subscribed to gentrification as an approach, which ultimately displaced some of the original residents. Porta Palazzo. Table 6 below is a synopsis of outcomes from the precedence studies that guides the researcher in examining the main research question

Table 6: Evaluation of the Precedent Study

<i>Precedent</i>	<i>Type Of Development</i>	<i>Development Agent</i>	<i>Size</i>	<i>Uses</i>	<i>Sustainable Approaches</i>
Poratopalazoo Urban Regeneration Project In Turin Italy	Residential commercial development	(Public private partnership) - City of Turin, - Ministry of public works - And the EU	500,000 square meters area	- Façades competition, revamps of About 4 blocks, 400 flats and 58 condominiums - Educate and empower locals on domestic safety, energy savings, vocational training to young immigrants -Creation of networks and partnerships between residence entrepreneurs and social actors.	Development of various plans to ensure the sustainability in all its projects, Encouraging awareness of wastefulness and environmental consequences. Neighbourhood energy
Xintiandi (New Heaven And Earth) Redevelopment Inshanghai	Residential mixed use development	- (Pro-growth coalition between local government and developers.) - Luwan district government, - Shui On, - Fuxing Development – Corporation	52 hectares,	Commercial development, Modern design commercialized, business district with extravagance shopping, expensive restaurants hotels and international businesses.	no specific focus on any sustainability ideals rather it focused on gentrification of old Shikumen into modern designed luxury condos, hotels, trendy cafes, and international businesses
The Docklands regeneration in London	Residential commercial development	(Public private partnership) - London Docklands - Development Corporation (LDDC) - City - Private developers	226 hectors	built over 24046 new homes and 2700 businesses trading Restoration of old buildings. And religious structures In addition, improved network. 20,000 luxury homes, flats, shopping complex, marina parks sports complex, Parks and	creating sustainability communities to reduce pollution and waste, non-renewable resource and effort to protect both the natural and

				<p>river/dock side paths were developed</p> <p>training projects to improve the knowhow of the residence , education training, childcare youth work, sports the arts and support for the homeless and work with ethnic minorities.</p> <p>Establishment of Enterprise Zone to attract business, high-tech financial firm's</p>	<p>historic built environment for posterity</p>
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Source: Author 2015 Maccarthy, 2007; Gounden; 2010;Butler, 2007; Curti, 2007

Porta Palazzo urban regeneration on the other hand focused on the well-being of the residents with initiatives, which transcended the improvement of urban physical quality of the environment to skills enhancement and community training

6.6.1 Summary

This chapter has reviewed three-selected precedent on inner-city regeneration. The summary of the review is captured in *table5*, depicting the various methods and approaches adopted by each initiative. The review general indicates that the creation of sustainable inner-city areas through urban regeneration requires multiplicities of methods and approaches.

CHAPTER SEVEN

FINDINGS AND DISCUSSIONS AND RECOMMENDATIONS

7.1 Introduction

This section focuses on the analysis, synthesis, and interpretation of sets of information gathered from the special interviews and questionnaire survey and data on the study area. It presents the findings on the primary and secondary research, including the interviews and questionnaires survey data gathered on the study. As indicated in chapter six, key informants' interview in the special interview were town planners, eThekweni municipal planners, and official in iTRUMP, to ascertain their professional opinions on the research questions posed in the study. The questionnaires were administered to residents and business owners in the study area to ascertain the impact of the Durban point regeneration initiative on the residence.

7.2 Introduction and profiling of Study Area

The study investigates the role of urban regeneration initiatives in the creation of Sustainable Inner Cities using the Durban Point regeneration initiative as a case study. Before proceeding with the interpretation and discussion on findings, this section presents a discussion on the profile of the study area, this will provide a prelude on the contextual circumstances in the areas in order to assist in the final appraisal of the findings. The preceding section will further discusses detailed background on the Durban point development which is a catalytic projects identified by eThekweni municipality to revive the entire precinct, the section will also touch on historical, economic, and social vitalities, on the study area which are relevant to the study.

7.2.1 Historical Background of Study Area

History records that Vasco Da Gama was the first to arrive at the point in 1497, but he identified the bay as hostile due to the nature of the coastline. However, Diego Pereira managed to visit the bay in 1536. Years later, an attempt by the British ship Good Hope to enter the bay in May 1685 suffered wreckage, which left the sailors stranded. The years following, witnessed negotiating between the then Cape governor Simon Van Der Stel and King Chief Inkanyesa to purchase the land at the Point on behalf of the Dutch East India Company however, this deal ended

unexpectedly when Inkanyesa successor aborted the deal following the death of king Inkanyesa (Wightman, 2007).

7.2.3 Year 1980- 1990s Rundown of the Durban Point

More than a century passed when Francis George Farewell arrived. In the beginning of 1857 various attempts were made to solve the challenge regarding the formation of Sandbar across the channel between the Bluff and the Point with various schemes. The first such scheme was initiated by George Cato. Schemes like Milne's scheme in 1852, Sir John Coode's scheme in

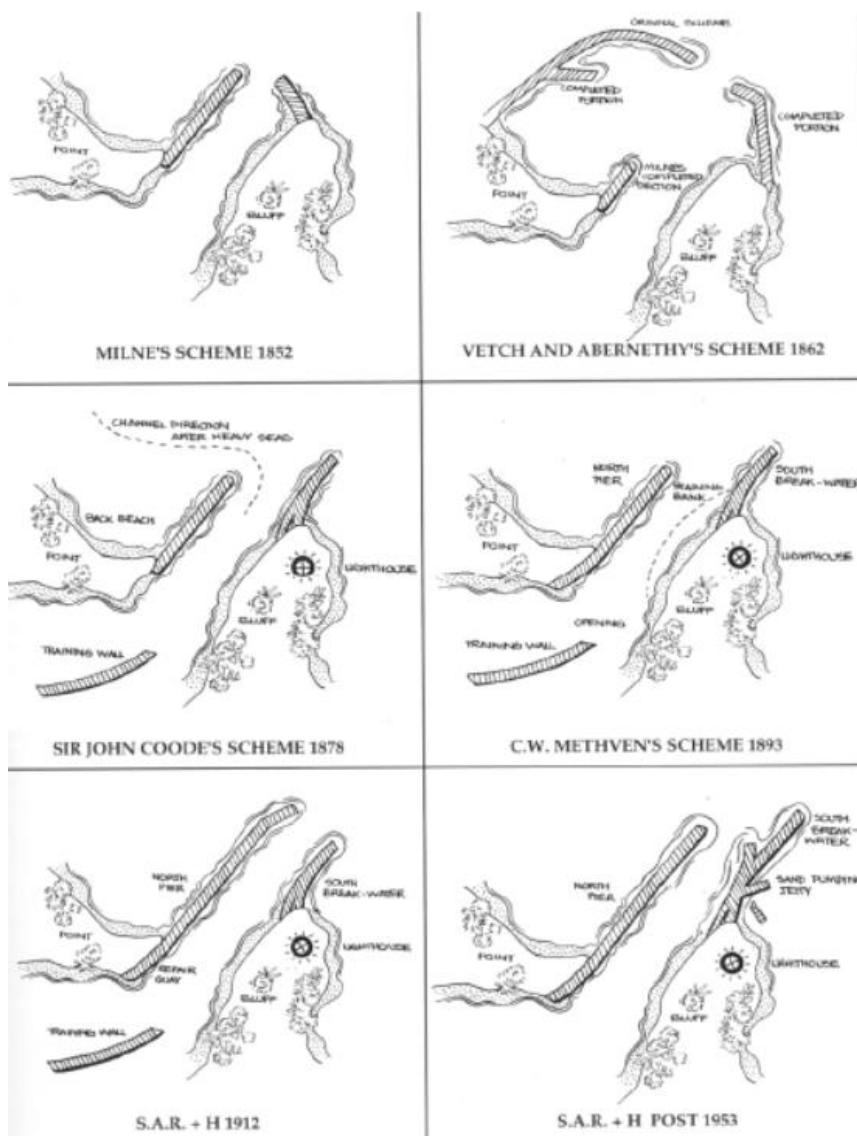


Figure 15. Sketches of the schemes for creating a channel across the sandbar
Source: GOUDEN, (2003:92)

1979 and S.A.R + H post initiative in 1953 scheme were some of the initiatives pursued to address the formation of Sandbar across the channel between the Bluff and the Point (Wightman 2007).

The decade between 1980 and 1990 marked the beginning of the dilapidation of the Point area, which was evident from the neglected and decayed buildings, social challenges as prostitution, crime, and anti-social behaviors. Indeed the presence of the Durban port as the busiest equipped port to the east and a transit point contributed to the decay because of the high level of traffic, which attracted illegal connections and activities. This compelled the then city officials Durban city council to consider a water front development. Accordingly, the city adopted a pro-growth coalition between the public and private sector to develop a waterfront development. To enable a fusion of the development, Ricpoint Company was created as agents to buy and service the land with infrastructure, and resell the service plots to investors. Eventually in 1997, three companies including Ricpoint, Vulindela holdings, and a Malaysian company entered into a joint venture to execute this development. However, the development halted when Renong Group ran out of finances (Gounden, 2010; Normen Brauteseth, 2007).

7.2.4 Year 2000 to-date - Urban Regeneration Initiative

The following years saw EThekweni municipality taking a pivotal role in the Durban Point Water Front Development, having identified it as a strategic initiative to invigorate, regenerate, and sustain the entire Point precinct. The existing planning frameworks, plans, and visibility studies were reviewed to align with the objectives of the implementation, which was to regenerate the entire Point precinct. This led to the formation of Durban point development company (DPDC) as a partnership between the major landowners and the municipality. The city collaborated with Renong Group to continue the initiative, while Tongaat Hullet group was contracted as the private sector partner to facilitate the catalytic project. The plan was launched at the economic growth initiative in early 2001 (Norman Brauteseth (2007). *Figure 16, 17, 18* shows the reviewed sketches and plans on the Point development initiative.



Figure 16: Point Development Frame Work - Primary Layers
 Source: (Source: Iyer Rothaug Collaborative, (2007:23)



Figure 17 planning scheme –overall land use framework
 Source: (Source: Iyer Rothaug Collaborative, 2007: Gounden 2010:119)



Figure 18: Planning Scheme –Proposed Activity pattern
 Source: (Source: Iyer Rothaug Collaborative, 2007: Gounden 2010:119)

7.3.1 Contextual Location

The Durban point precinct is located in the KwaZulu Natal province, precisely in the central spatial region, within the eThekweni municipal area. Its proximity to the Durban harbor makes it a gateway to Durban. It is a few meters away to the central business district. The Point area lies within the CBD frame and serve as an interface between the beach and the harbor. The Point community falls within ward 26, is very accessible due to its access to a range of modes of transport such as road, rail, and sea. The primary road into the Point District is Mahatma Gandhi Road (Gounden, 2010). *See figure 20 and 21*

7. 3.2 Population and Demography

The study area, which falls with Wards 12, had an estimated population of 450000 in 2005 with 52% of population consisting of the age group between 15-54 years. Forty nine percent (49%) of the population are employed among which 34% are economically inactive. The ward have diverse infrastructural and social services including; police station, hospitals, libraries, sport fields, Community centers, recreational and hospitality facilities, health post, and educational facilities among others (*see figure23*).99% of the population enjoys electricity while 93% enjoys refuse collection /disposal service (eThekweni Municipality, 2011).

7. 3.2 Land Use And Zoning

The study area is distinguished by residential and commercial zoning. Prominently the beach Interface has been identified for residential with the zones immediately to the south also identified for commercial use. The Point area has been identified, as a special zone with the remainder of the study area zoned for harbor uses (*see figure20*) The Point is very accessible due to its access to a range of modes of transport such as road, rail, and sea. The study area consists of two zones, primary and secondary zone. The primary zone form the lower point precinct marked (P) *in figure 22* which comprises Ushaka Theme Park, portion of the beach front and the Point development water front. These areas are predominantly zone for recreational, open spaces residential and commercial zoning, mixed used residential and resort. The core of this zone consists of moderate retail offices hotels, restaurants. This primary area is characterized by

warehousing, transport and harbor related uses. Over the years, this zone has received considerable attention from planning authorities with improved infrastructure and social service, though there are areas around the port that have some derelict buildings

The secondary zone also forms the upper point precinct which is marked (S) in figure 22. It reflects the condition of the area where majority of the precinct is characterized by derelict buildings and in a poor state. This area is associated with crime and urban decay. This upper point precinct has diverse land uses ranging from mixed-use residential, hotels, motor industry food, and food processing. Besides there are low rent shops, for offices, clothing, and textile, hair salons pawnshops and restaurants mostly operated by foreign migrants which are typical of the uses located along Mahatma Gandhi Road. While warehousing, storage, transportation, shipping businesses, and freight are the land uses found along the Shepstone Street,

7. 3.3. Situational Analysis

The study area mainly the secondary zone still serves as an enclave for newcomers (both local and international migrants), thus making the demographic blend an increasing number of immigrants and locals South Africans. The considerable presence of these immigrants have encouraged diverse language cultures and dissimilar smells from shops and local restaurants in the Durban point inner city area and its immediate surroundings, creating a melting point location. Illegal negotiations, informal economy, concentration of urban poor, dilapidating of building fabric, crime and lack of social cohesion and prostitution are but few of the challenges which have stigmatized the district. Unlike the primary zone, the secondary zone has received little attention from planning authorities. Nonetheless having recognized the spatial potential embedded in the study area, the eThekweni municipal have identified it as a special zone, which has received attention through various policies, frameworks, and initiatives including Durban point waterfront development and Ushaka marine development. Gounden (2010:93) following Wightman (2007) indicated that the Durban point development when completed is expected to create over 23000 jobs for the city. The catalytic project is projected to inject R 20 billion into Durban's economy. Ushaka development also earmarked as a catalytic initiative to trigger, the entire economy of Point precinct have received a boost of R735 million. Key planning frameworks and policies that have influenced the spatial economy of the Durban point includes;

- The Metropolitan Long Term Development Strategy (2001):
 - Tourism Spatial Framework (2000):
 - Inner City Framework Plan (2005):
 - EThekwini Municipality-Integrated Development Plan (IDP) (2008-2009 review):
 - Point Development Framework- 2003
 - The Evolution of the Plan- Option S (2007-current)
- (Normen Brauteseth, 2007; Gounden, 2010).

The municipal vision, that seeks to make “eThekwini enjoy the reputation of being Africa’s most caring and liveable city” by 2030, has captured uShaka development in its 2014/15 review of the integrated development plan as a project meant to create awareness on conservation, through fun, knowledge and adventure. Besides, the Durban inner city and the Point regeneration implementations were also captured as strategic capital projects with the prospective to deliver on the strategic priorities of the municipality, with one of such priorities being the creation of sustainable, liveable city (eThekwini Municipality, 2014: 5-11). *Figure 19* elucidates the key performance criteria adopted by eThekwini municipal in their bid to attain a sustainable and liveable city. The proceeding chapter reports analyses and interpretes of the primary data collected from the questionnaire survey in response to key questions posed in the study.

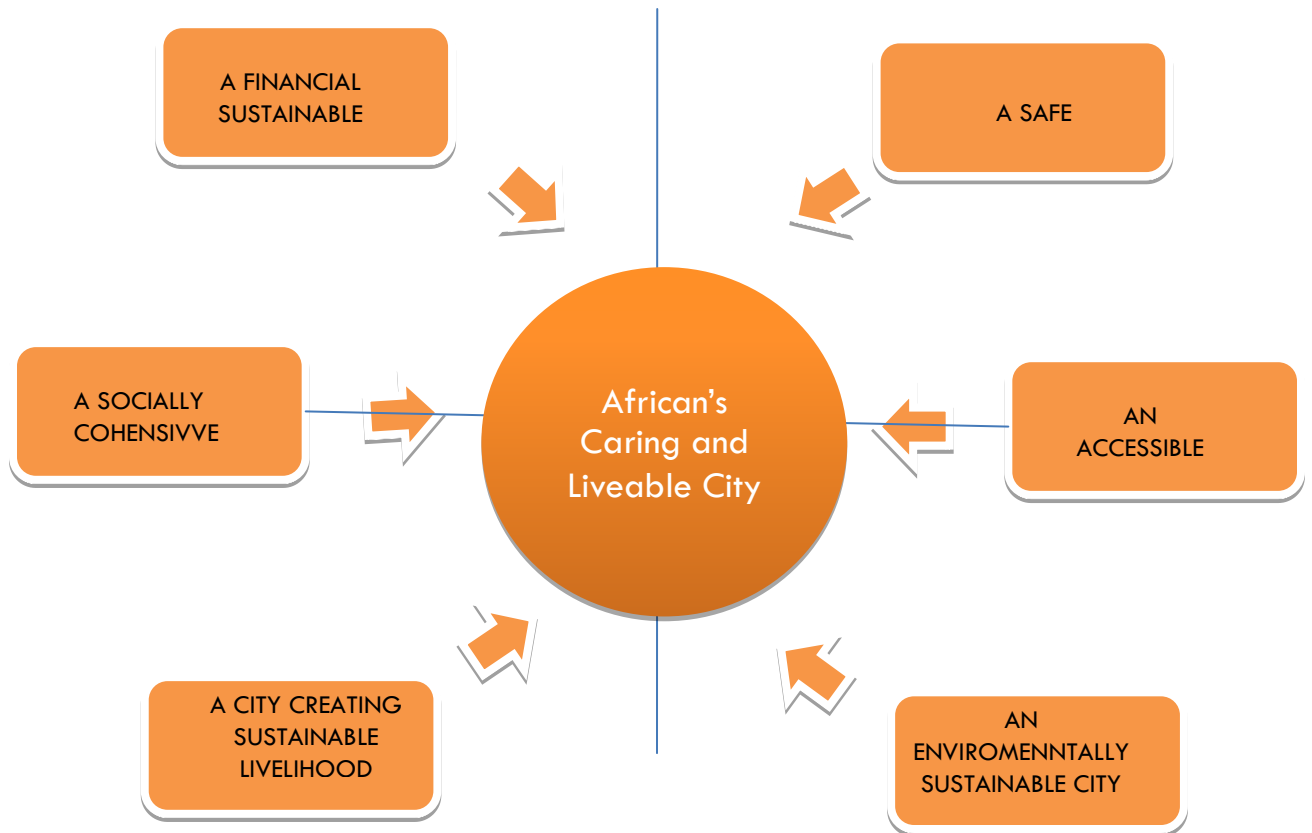


Figure 19 Municipal Approaches to Sustainable Liveable City
Source: eThekweni municipality (2014:) Modified By Author



*Figure 20: Locality Plan of Study Area
Source Gounden (2007:96)*

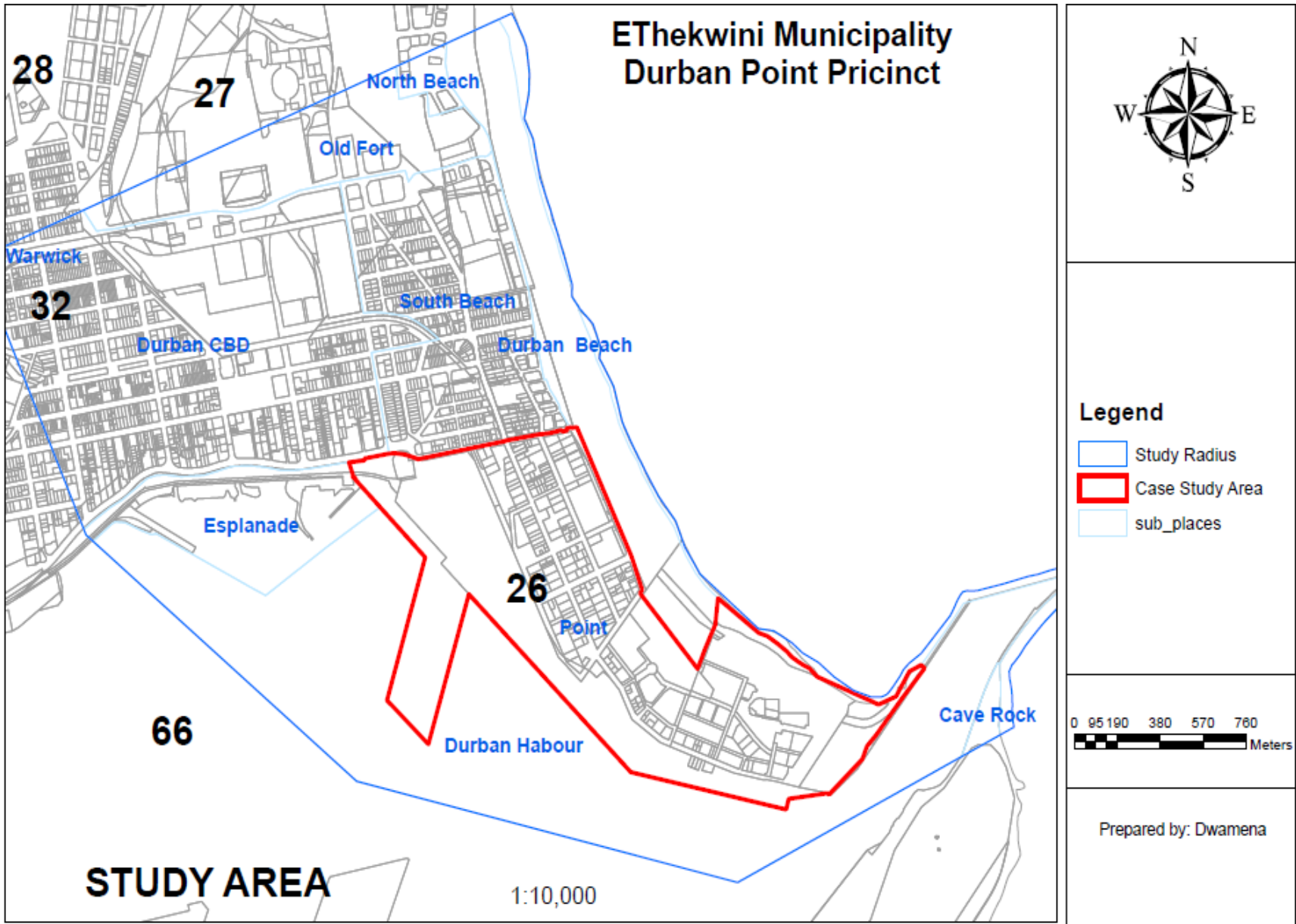


Figure 21: Local Context of Study Area
Source: Author 2016

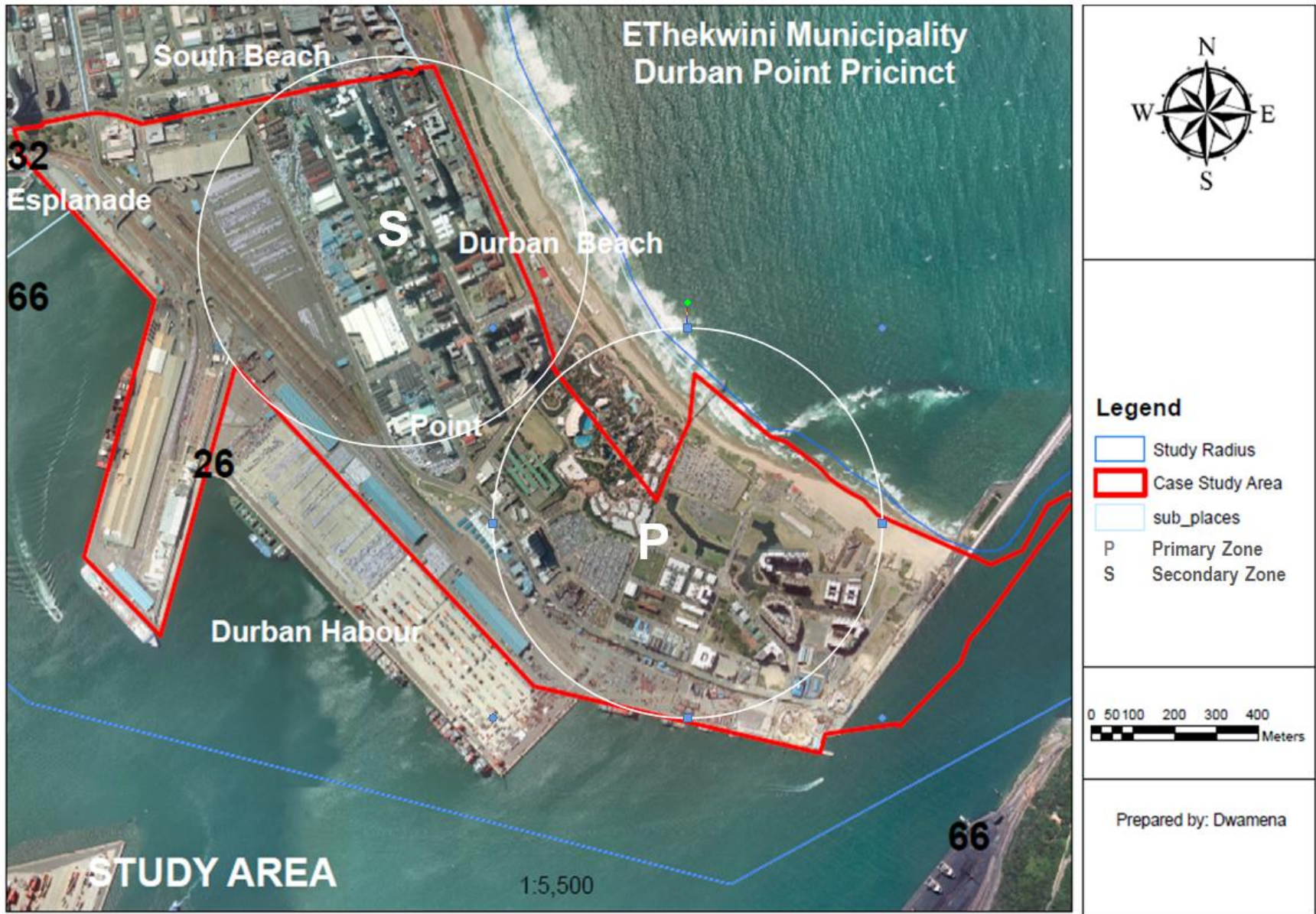
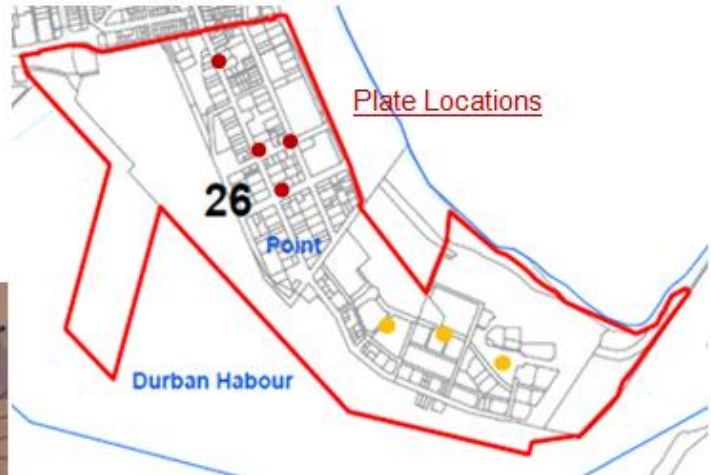


Figure 22: Map Showing Secondary and Primary Zones within the Study Area
Source: Author 2016

SECONDARY ZONE ●

Images showing portions of the primary zone. This area have recived little attention from authorities. consequently It is characterized with illegal negotiations, informaleconomy, concentration of urban poor, dilapidating of building fabrics, crime and lack of social cohesion and prostitution



PRIMARY ZONE ●

Images showing portions of the secondary zone. This area have recived attention from authorities, with improved social and economic infrastructures, and good public realm



Figure 23. Photographic Analysis Of Study Area
Source :Www.Google Map

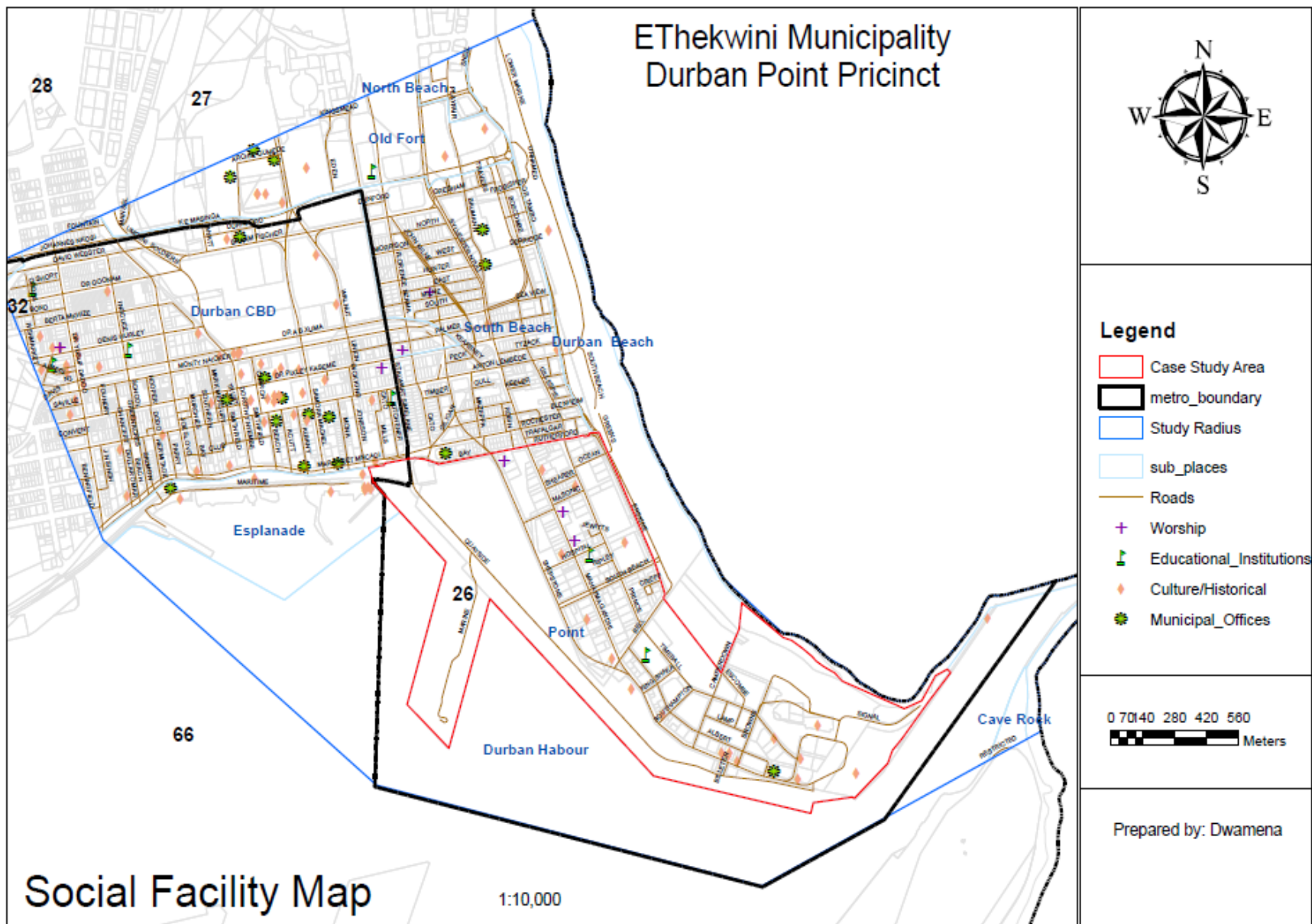


Figure 24. Social Facility Map
Source: Author 2016

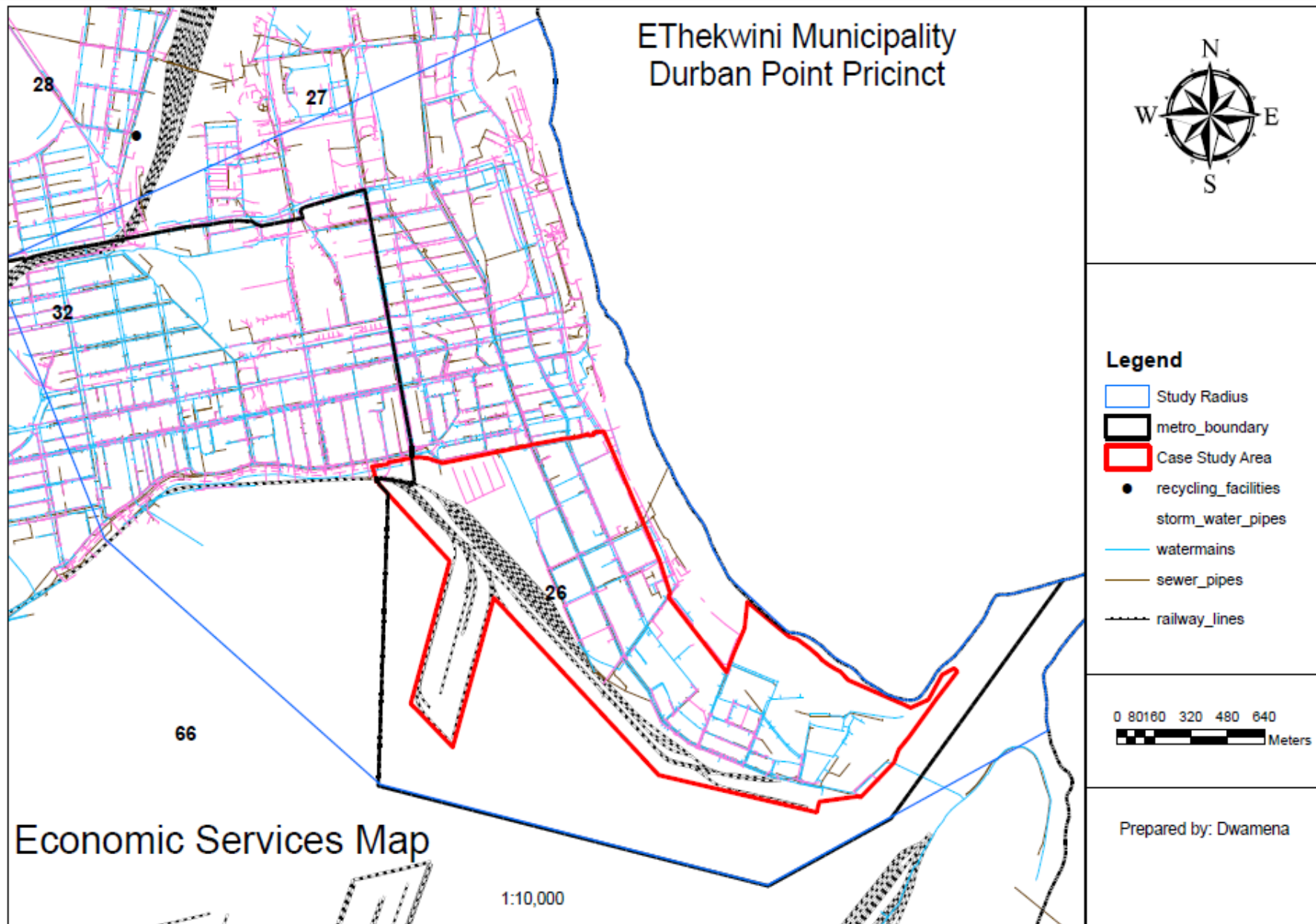


Figure 25 Economic Services Map
Source: Author 2016

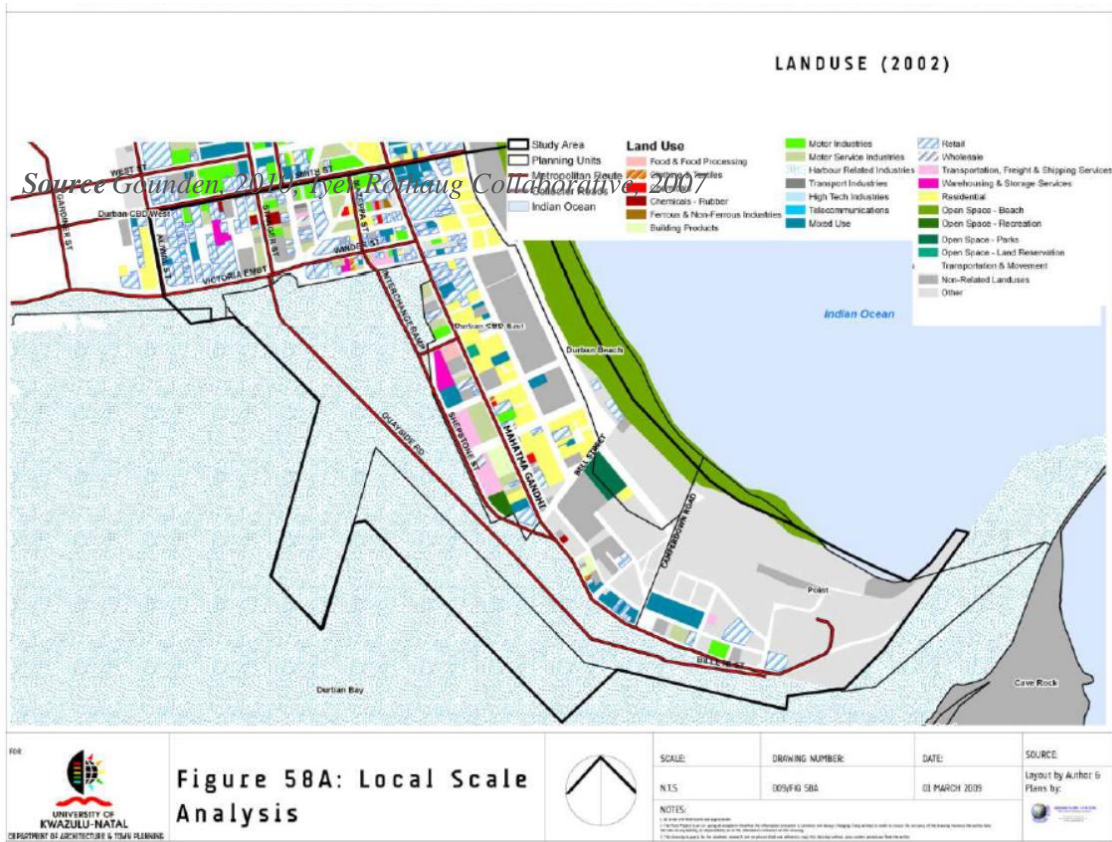


Figure 26: Map on study area showing the proposed land uses framework in the primary zone, a higher percentage of land use is allotted for mixed use in order to attract activities that generate income
 Source : Gounden (2007:94)

7.4 Analysis and Interpretation of Primary Data Collection

The study investigates the role of urban regeneration in the creation of sustainable inner city, using the point neighborhood as a case study to test the three questions posed in chapter two, which were:

- The role of urban regeneration initiatives in the creation of sustainable inner cities
- If gentrification and flagships projects promote sustainable inner city creation
- The correlation between inner-city decline and regeneration initiatives designed to curtail it

The primary objective of the study was to examine the extent to which urban regeneration initiatives can promote the creation of sustainable inner city. After the analysis of the data, the researcher presents the findings in various themes, diagrams, charts, and graphs to report and interpret the observations in the section below.

7. 4.1 Socio-Economic and Demographic Profile

According to the data obtained from the questionnaire survey conducted through stratified sampling, the racial distribution points out that 56% of respondents selected random were black Africans of South African descent while 37% were foreign migrants in search of “greener pastures.” 7% were South Africans Indians. This observation from the employment profile underscores the claim that inner city dwellers mostly work and live in these enclaves. They depend on the inner-city economy for survival through connections and creation of social and financial assets to curtail unforeseen shocks. It is in this context that eThekweni municipality considers a financial sustainable city as one of the performance criteria in attaining a sustainable liveable city. The observation further points out that inner city undeniably serves as an enclave that attracts immigrants. Ironically, inner city exclusion areas serve as first entry area for migrants, which perhaps explain the causes of decline and decay due to the high concentration of migrants who mostly survive through illegal trade and connections. Finally, the finding also points out that inner city areas have a high percentage of poor

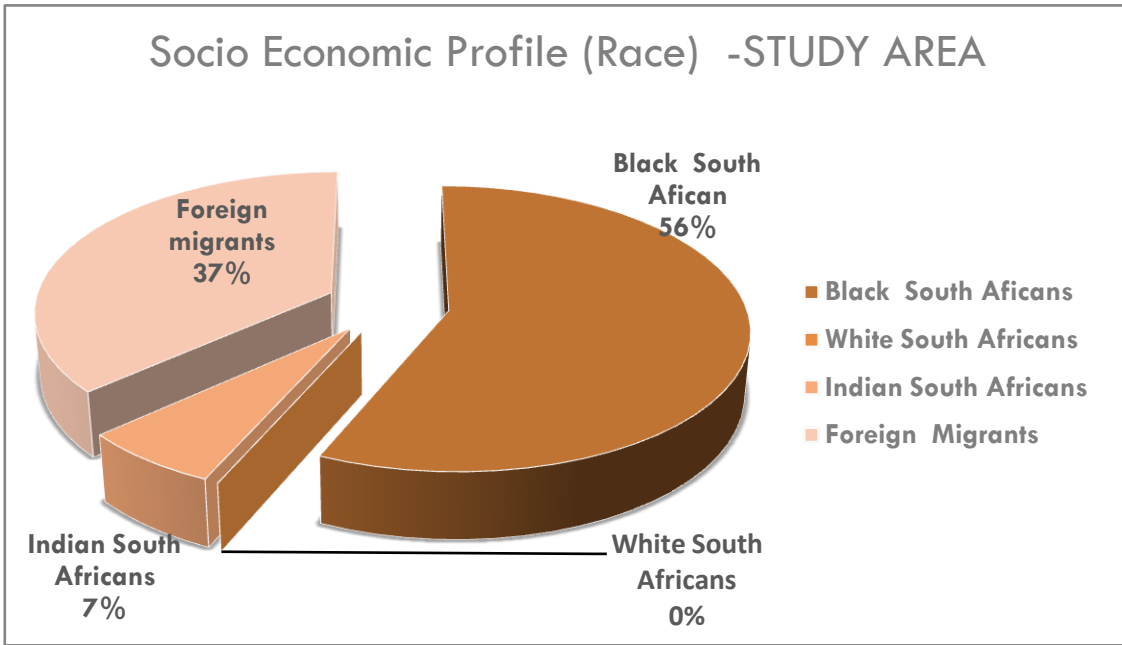


Figure 27. Chart Showing Racial Profile - Study Area
 Source: Researcher 2016

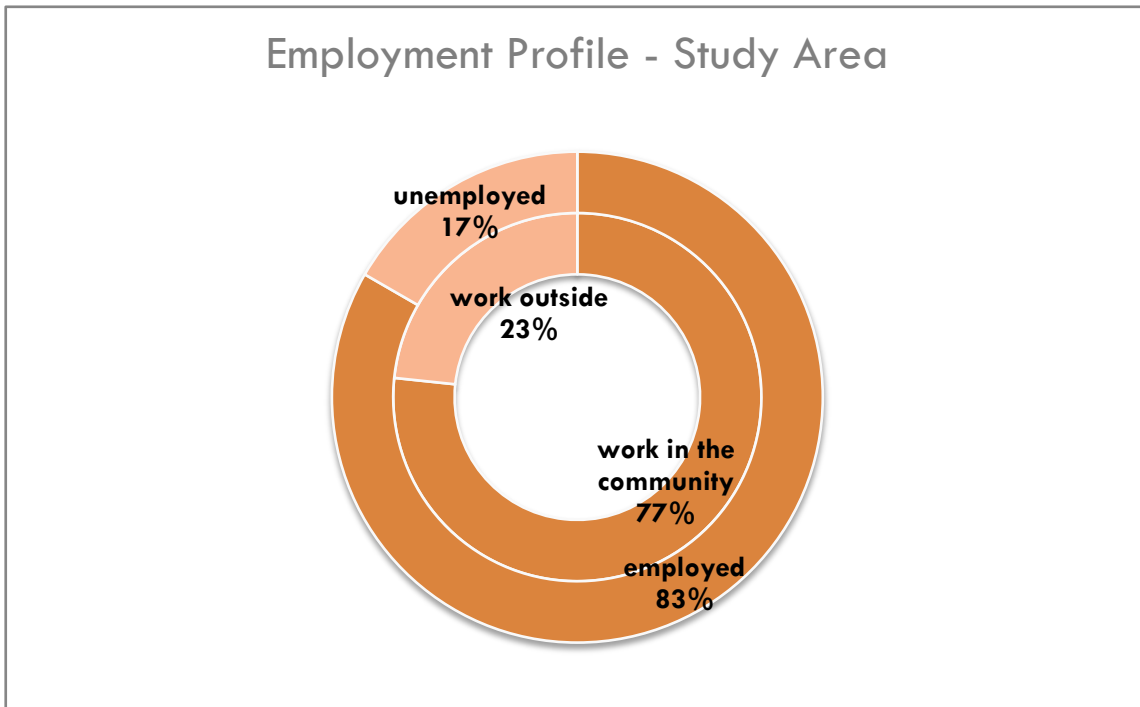


Figure 28 Employment Profile in the Study Area
 Source: Researcher 2016

Figure 27 shows the employment profile in the study area. Out of 30 respondents engaged in the questionnaire survey, 83% percent were employed while the remaining 17% were unemployed. It was also discovered that out of these 83% respondent employed, 77% were working within the study area while the remaining 23% commuted from the study area to their respective place of work.

Figure 28 below, shows the age distribution in the study area. It was observed the study area has a large population that is economically active. The age groupings between 36 to 45 and 46 to 55, forms a percentage of 27 % and 17% respectively, while the age groups of 18-25 and 26-35 constitute 23% and 30% of the total population. The age group from 57 and above constituted 3% of the population. This demography pattern establishes that inner city sustainability through regeneration initiative require critical appraisal of demographic patterns to ensure that deliverables considers the needs of the economically active and the dominate age group. In so doing, linkages and connections are between existing problems in inner- city

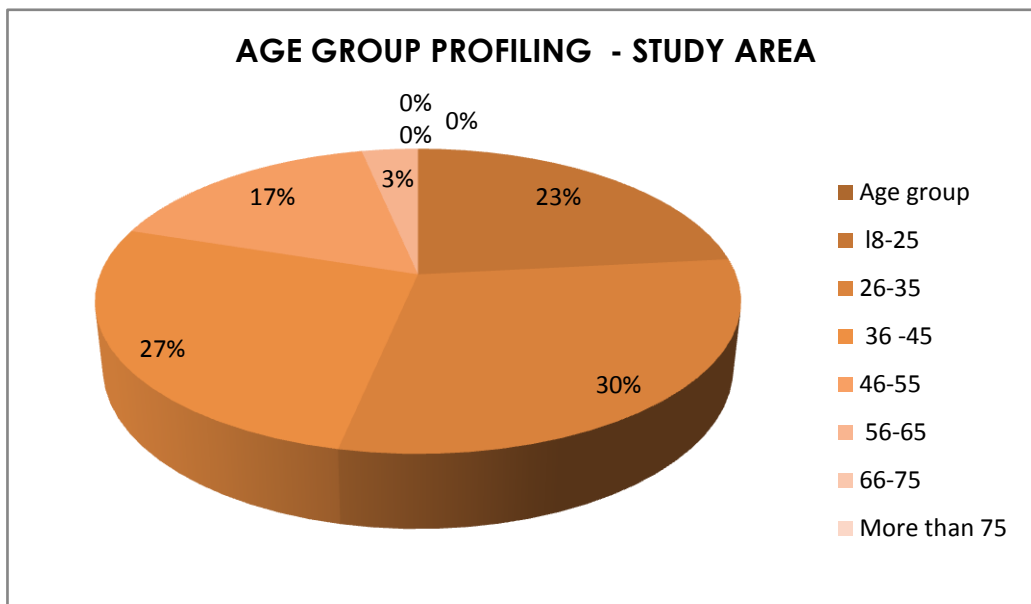


Figure 29 A chart showing demography (Age Group) in Study Area
 Source: Researcher 2016

areas and the initiative designed to mitigate the decline. The survey indicates that most of the settlers in the study area form a higher percentage of the economic active group who survives on the local economy for their sustenance. The findings shows that urban regeneration initiatives

that seek to promote sustainable inner-city creation should transcend the reinforcement of municipal tax base often achieved through property driven initiatives into tackling social issues prevalent in the inner city realm. Regeneration is about people and the creation of jobs. Thus, inner-city regeneration should subscribe to people oriented initiatives that address the plight of the disenfranchised inner city poor. Flagships and property driven approach in urban regeneration like what is taking place in the study area should be designed to guarantee the long-term sustainability of the inner city. They should not only enhance the image of in the inner city and open it up to rapid shift in private capital and ownership to maximize economic returns .The findings show that the study area especially the secondary zone inhabited by migrants and urban poor has been neglected and run down.

As already indicated in *figure 26*, the Point community serves as an enclave for foreign migrants who makeup 37% of the total population. This phenomenon is common to many inner-city areas in the developing countries. The Porta Palazzo urban regeneration project in Turin, which was reviewed in chapter five, presents the best approach in handling such phenomenon, which among others included the re-evaluation of the impact of immigration laws on urban citizenship with the aim to facilitate a more effective integration of immigrants into the inner cities.

Figure 27 indicates a high percentage (77%) of economically active group in the inner city. This observation calls for a review of current approach in urban regeneration to a more sustainable approach that provides local actors (inner-city dwellers) with methodologies, instruments, and competencies to improve their local living conditions. The researcher is optimistic that direct assistance to local actors is one of the appropriate ways of creating linkages between regeneration implementations and practical challenges within the inner city realm. The findings clearly point out that lack of linkages between challenges in the study area and the regeneration implementation jeopardises its success and this seems to be the case in the study area

Furthermore, *figure 27*, which depicts employment profile in the study area, highlights the need to ensure that physical deliveries that accompanies inner city regeneration implementations addresses social and poverty related problems. The current postmodernist delivery of new urbanism in the study area which is biased on physical elements and shows clear class difference with its gated community not to mention its prototype shopping malls and franchised restaurants

which littering the inner cityscape, hardly benefits inner-city dwellers who are predominantly poor working class .

7.4.2 Social Inclusiveness /Cohesion

This section analyzes the responses and findings on the some social challenges prevalent in the study area. Drawing from the conceptual framework it was ascertained that, achieving inner city sustainability requires a balance in economic, social, cultural, and environmental vitalities in the regeneration approach. This approach according to Couch & Fraser (2003:3) transcends urban renewal to a more widely urban regeneration, which is an effective tool for ‘restoring social functions where there has been dysfunctional and social inclusion where there has been exclusion’.

The figure 30 presents the Incidence of crime in study area, the survey indicates that 57% of the respondents have witnessed crime or were once victims of crime in the study area, the remaining 43 % of the respondents alluded that they have not witness or ever been a victim of crime in anyway whatsoever. It was further ascertained from the respondents that the precinct within the secondary zone tend to be more prone to divers criminal and illegal activities such as prostitution, drug peddling, noise pollution from tavern operators and rampant mugging in the evenings. They indicated that the only time they felt safer in the community was during the World Cup tournament in 2010 when the government initiated a policy to increase visible police presence in the community.

The responses from the respondents suggest that, political will is what the city managers need to confront crime in study area. Perhaps the refusal to tackle crime is rooted in exploitation hypothesis reviewed in chapter three that attributes some inner-city neglect to one-sidedness in decision-making through the influence of interest group. The creation of sustainable inner-city areas through regeneration will require intervention that addresses social problems like crime, which happens to be a social canker in the study area. An approach in this direction is a social regeneration that promotes “restoration of social functions where there has been dysfunction or social inclusion where there has been exclusion.

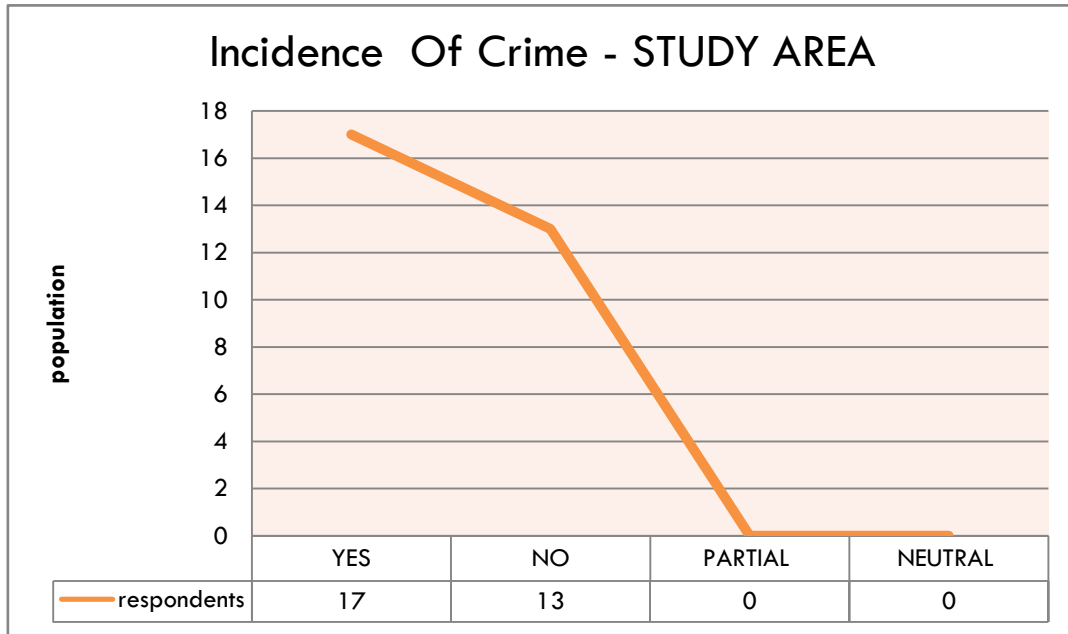


Figure 30: Responses on Incidence of Crime - Study Area
 Source: Researcher 2016

Figure 31 show the respondent responses regarding their safety and security in study area. The survey indicates that 45% of the respondents consider the community safe, while 7% felt the community is partially safe. Only 3% of the respondents declined to comment on this question. The remaining 45% indicated that the district was not safe for their families. This finding in Figure 31 reflects a split opinion from those living in the primary and secondary zone within the same community. It demonstrates the spatial inequality existing within the study area, respondents living within the secondary zone characterized with decayed residential and commercial mixed-use flats felt unsafe, While those living in the primary zone which covers areas including Durban point development, areas around uShaka marine world and parts of the beach front felt safer in the community. This is a clear manifestation of socio spatial disparities within a common district, entrenched by property driven approach to urban regeneration.

It was observed that, the newly regenerated areas around the Durban point development and uShaka marine world adopted the social doctrine of the new urbanists into the regeneration implementation. However, a close examination of the study area reveals that the new urbanism concept, which promises a built environment that, creates a sense of community and social cohesion has rather promoted social, exclusion and spatial disparities between the two zones

(primary and secondary zone) within the study area. This is where the Just City theory reviewed in chapter two becomes relevant with its inquisitorial question regarding who gains or losses in urban regeneration initiatives in the city, this theory guides to formulate redistribution policies that ensure that resources and participation move toward the subjected ‘voices of the borderland.’ Inner-city dwellers must be given the opportunity to have their voice heard in decision-making processes.

The researcher observed that the current approach to urban regeneration in the study area is underpinned by growth and consumption paradigm generated from current academic thinking that perceives cities and inner cities as engines of economic growth. It academic thinking promotes an approach that subscribe to property driven, and flagship projects to “comodify” urban spaces to serve the interest of the affluent as pointed out by Mitra & Mehta, (2010). This analysis answers the secondary question posed in the study regarding the role of gentrification, property driven and flagship projects in promoting sustainable inner-city creation.

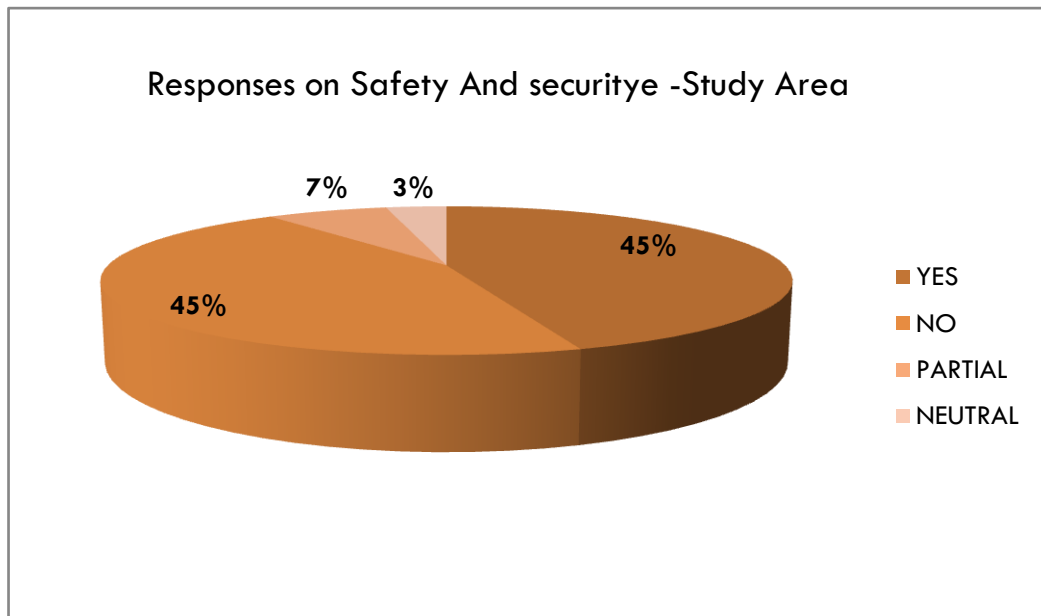


Figure 31: A chart showing responses on safety and security - Study Area
 Source: Researcher 2016

The study area is perceived to be a hub for of drug peddling, *figure 32* shows the responses on drug peddling in study area. The survey shows that 60 % of the respondents were convinced; that the point regeneration initiative has not addressed the incidence of illegal drug peddling in the

community, 17 % of the respondents indicated that the illegal drug activities had declined in the study area while 6% declined to comment on the question. However, 17% of the respondents partially believed that there has been a progress regarding the incidence of drug peddling in the area. However, some concerns raised by the respondents were the dangers drugs poses to their children besides the soaring of drug addiction among the youth in the study area.

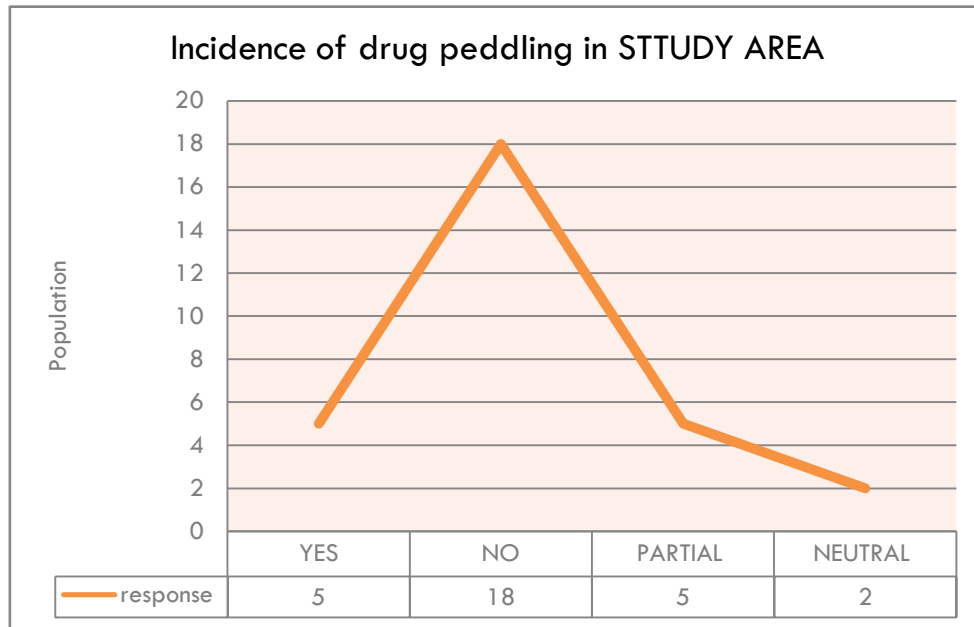


Figure 32: Graph Showing Response to Drug Peddling - Study Area

Source: Researcher 2016

Social cohesion and cultural interaction are prerequisite requirement of inner-city sustainability findings ascertained from the survey as depicted in *figure 33* shows that a lot more needed to be done in the point community on Social cohesion. Out of the thirty respondent interviewed 53%, reported that social cohesion was lacking in the study area, only 20% asserted that the study area had a strong social cohesion. Furthermore, 17% half-heartedly agreed to any improved in these issues, while the remaining 10% declined to answer this question

Similarly, regarding responses on cultural inclusive, the survey shows that 40% of the respondents indicated that the study area did not promote cultural inclusiveness in spite of the regeneration implementation in the area. 27% indicated that there was an improvement in cultural inclusiveness. 27% of the respondents partially agreed that there was some improvement in cultural inclusiveness nonetheless, 6% declined to answer this question (*Figure 32*).

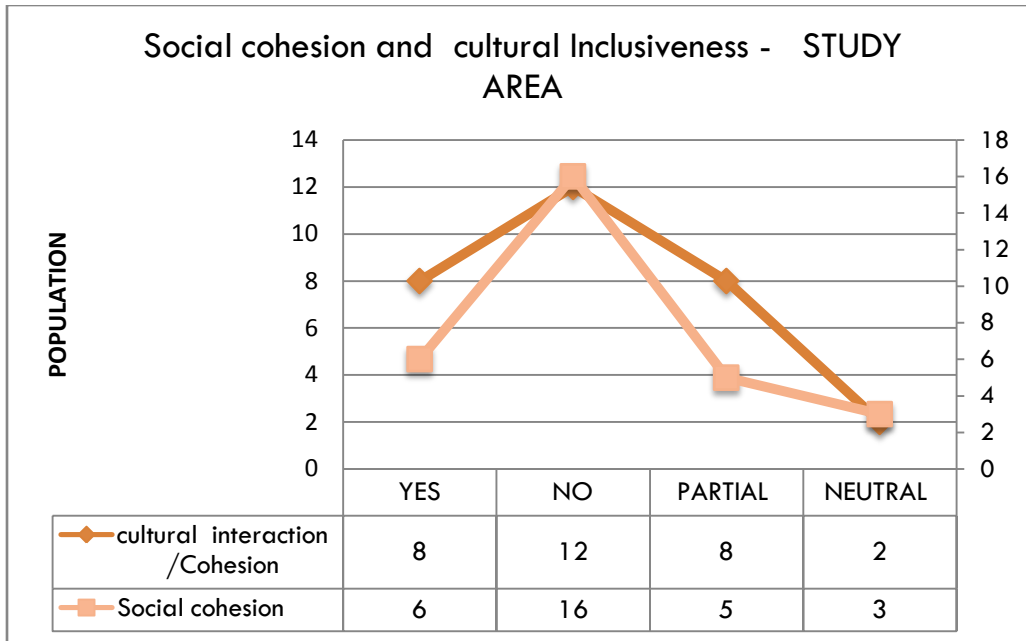


Figure 33: Graph showing responses to social cohesion and cultural interaction
Source: Researcher 2016

The findings as depicted in *figure 32* points out a deficiency in social cohesiveness and cultural inclusiveness. Many of the respondents indicated the lack social programmes in the community have affected social cohesion and integration among various nationalities within the study area. It was further observed immigrants from various countries have established their own associations and social clubs to foster a stronger sense of belonging and to help resolved conflicts among themselves. Developing a sense of place is an integral part of a place making in regeneration initiatives that promotes inner city sustainability. Urban regeneration is not only about provision of buildings but also promotes a sense of place for local residents. It ought to be people centered and a tool to correct mishaps and deficiencies like social and cultural disparities, and inclusiveness. Such soft regeneration polices ought to use suitable approaches and best practices for benchmarking a successful sustainable inner city.

Figure 34 shows various responses on the provision of infrastructural and social services in the service area. The responses generally depicts an improvement in the level of basic service delivery including, electricity, waters, waste collection and many more in the Durban point community. In all 53% of the respondents were satisfied with service delivery in the community,

27 % halfheartedly agreed that there were some improvements. Only 17 % were no satisfied with service delivery in the community and the remaining 3% declined to participate.

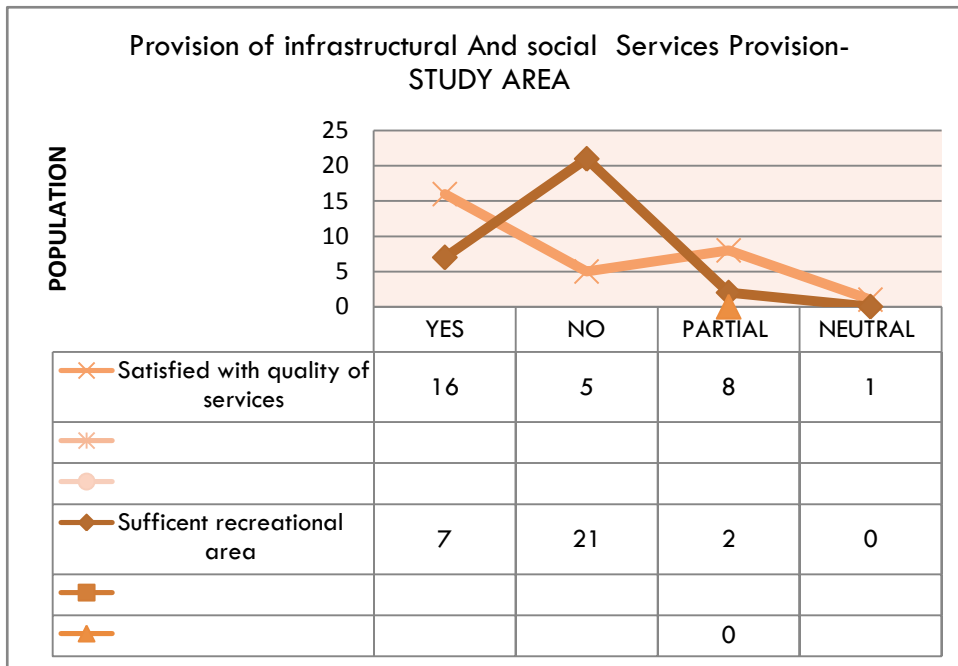
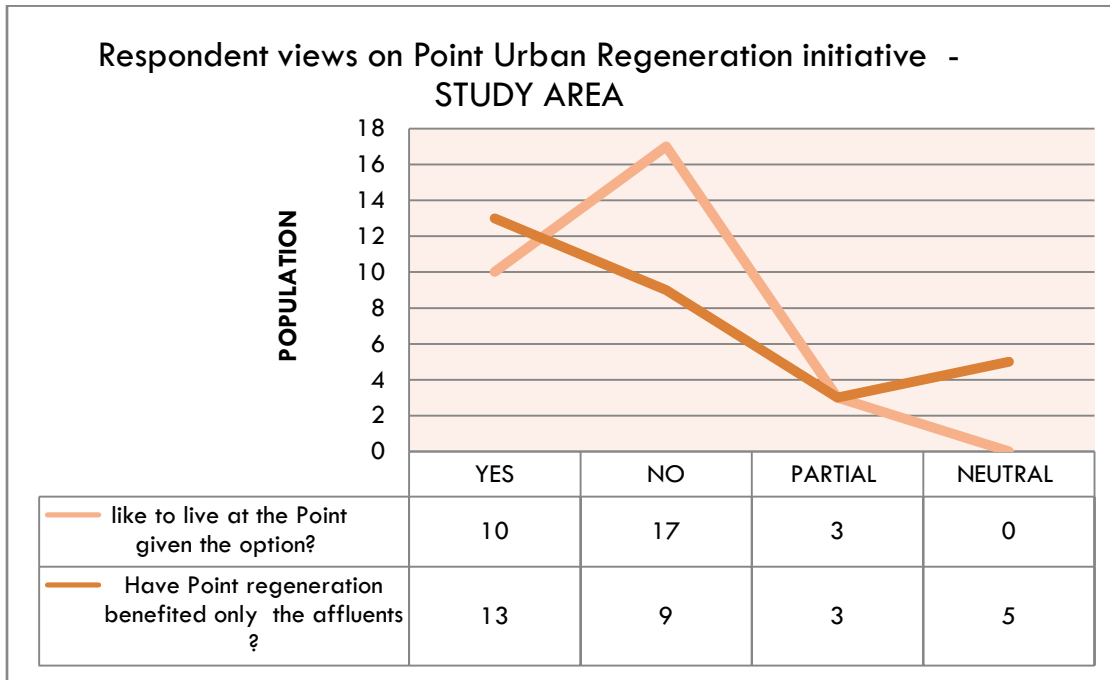


Figure 34: Graph Showing Responses on infrastructural and social services - Study Area
 Source: researcher 2015

Finding on the survey regarding the provision adequate and safer recreational facilities like open spaces and community parks, indicates that 70% were not satisfied with the current provision of community playground and open spaces in the community. Only 23 % were satisfied with this facilities the community. The remaining 7% halfheartedly indicated some improvement in the provision of recreational facilities in the study area (See figure34 above.) Respondents further indicated recreational and entertainment facilities like the uShaka marine world were expensive for them to patronize, they affirmed that it was exclusively provided for the affluent and not for those living within the secondary zone.

Figure35 reflects the general reaction of the respondents regarding the Point urban regeneration initiative. 43% of the respondents were of the view that the initiative has not address the plight of the poor but have concentrated on the affluent. 30% indicated that the initiative was holistic and

has address the interest of all income groups while 17% of the respondent did not comment while the remaining 10% viewed the regeneration initiative as partially biased towards the rich.



*Figure 35 Graph showing respondents reaction on Point regeneration initiative
Source: Researcher 2016*

Furthermore, *Figure 35* above; elucidate respondent’s reaction towards the study area. Out of the 30 respondents interviewed, 57% indicated their desire to vacate the study area if granted the option; their primary reason was based on crime and their safety in the area. 33 % prefer to remain in the point precinct; some of the reasons cited were its proximity to places of work, affordability of share facilities, and easy transport linkages to other neighborhoods in the city. The remaining 10% were undecided. The issue of crime and safety remains a major concern in the study area and in most inner cities in South Africa. City managers have no option but to ensure that the appropriate benchmarks for measuring cities sustainability among others includes remedying chronic challenges like crime prevalent in most inner cities.

When respondents were interviewed on the benefits they have derived from the point regeneration initiative, 43% of the respondents indicated that the initiative had benefitted the rich and affluent than the poor, 30% believed that the regeneration initiative targeted all income

groups. 10% half-heartedly indicated that the initiative was biased towards the high-income groups and the remaining 17% declined from the question (*See Figure 35*)

7.4.3 Environmental Soundness

This section reports on various responses on findings regarding the extent to which the initiative has addressed environmental issues in the study area. A sustainable approach to urban regeneration is not complete until attention is given to the symbiotic relationship between the components of the human universe which include the physical environmental, economic social and cultural (Migrate, 1998:513).

Figure 36 elucidates responses to questions posed regarding harmful environmental practices injurious to the study area. Out of 30 respondents, interviewed 60% mentioned diverse harmful practices that affect the environment. Some harmful practices mentioned included littering of streets, harmful practices by occupants in dilapidated and neglected structures, and harmful practices by business like, local restaurants, motor mechanics, as well as the disposal of harmful and untreated waste into public drains. Moreover, 35% of the respondents were satisfied with the environmental health in the study area they retort for not witnessed any harmful practices injurious to the environment. 3% of the respondents partially agreed to have witnessed harmful practices injurious to the point precinct environment, while the remaining 3% declined from the question.

Further finding from the survey indicates that that 57% of the respondents were of the opinion that much have not been done to address the environmental health issues in the study area. 3% of the respondents halfheartedly agreed that the municipality was not doing enough on this issue while 27% of the interviewees were satisfied with the current municipal efforts to improve the environmental health in the study area. 3% declined the question. (*See Figure 35*)

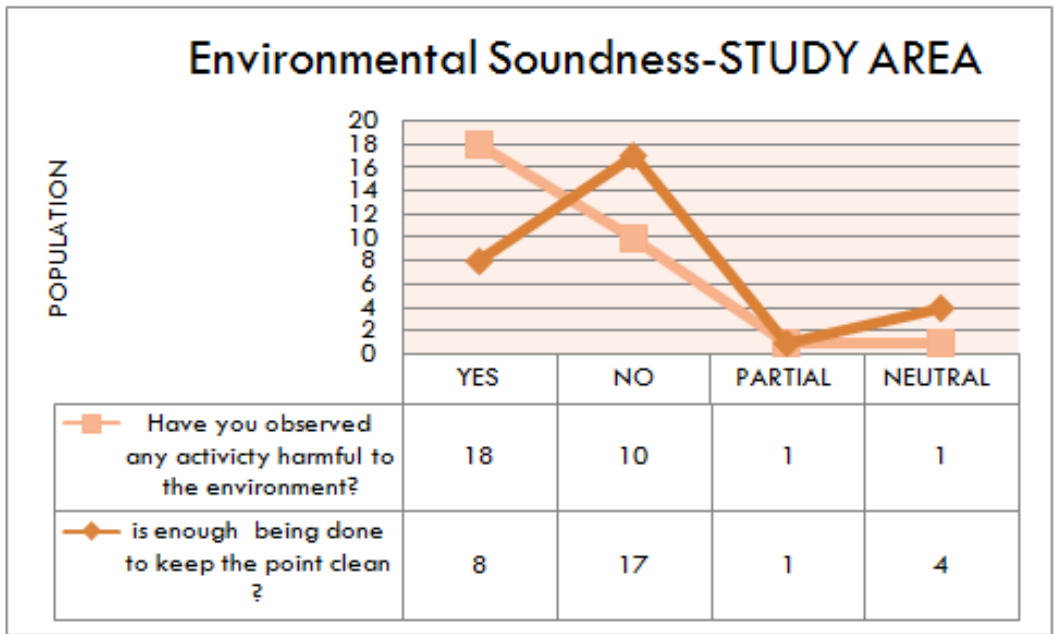


Figure 36: Responses on environmental soundness - Study Area
Source: Researcher 2016

Furthermore, when respondents were asked if point environment promoted their wellbeing, 50% indicated that the environment did not promote their wellbeing. 30% partially asserted that the point environment was clean and promoted their health safety, 17% were satisfied with the environmental health. Only 3% declined from commenting on this issue (See figure36).

Figure 37 shows responses regarding air quality in the study area. Out of 30 respondents, interviewed, 36% affirmed that the air quality in the point was clean, while 18% disagreed. 18% partially agreed that the study area had clean air quality while 28% declined from the question.

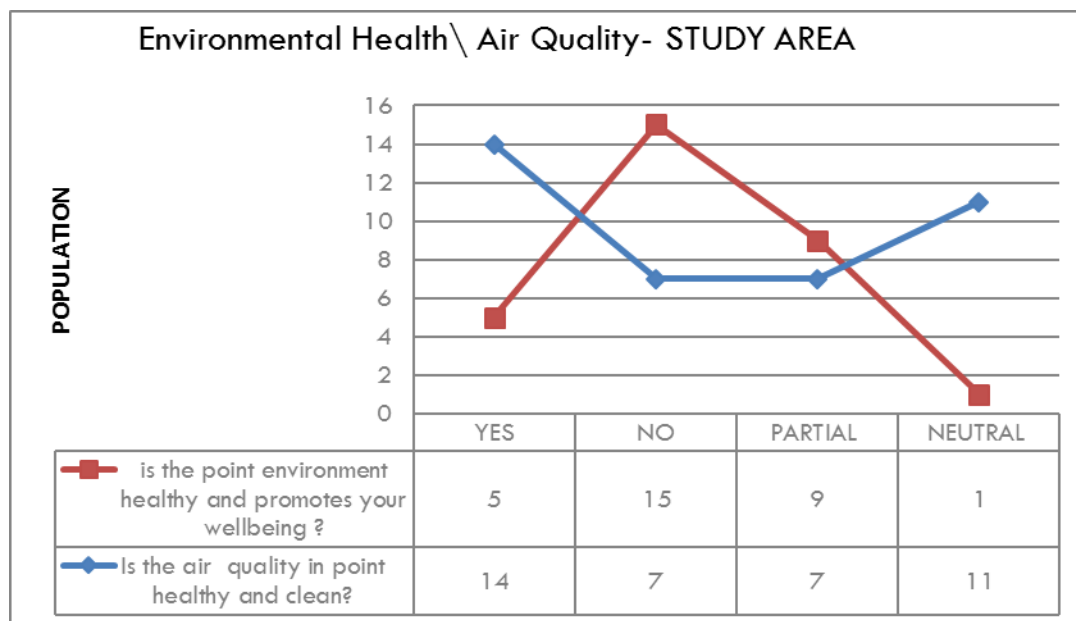


Figure 37: Graph showing responses on environmental health and air quality
Source: Researcher 2016

Lastly, *Figure 38* depicts the views of the respondents regarding the impact of the Point regeneration initiative on the environmental health. 33% of the respondent indicated that the Point regeneration initiative have positively influenced the environmental health of the study area, conversely 37% objected to this notion. However, 10% of the respondents refrained from commenting while the remaining 10% partially agreed to some level of improvements in the environmental health. The findings as represented diagrammatically indicate that the Durban point regeneration initiative has not successfully interrelated environmental issues in the whole approach. Environmental regeneration concentrates on addressing environmental problems and development, which require holistic urban regeneration approaches that adopt policy directions to address environmental harmful practices in the urban environment in order to stimulate resource replenishment.

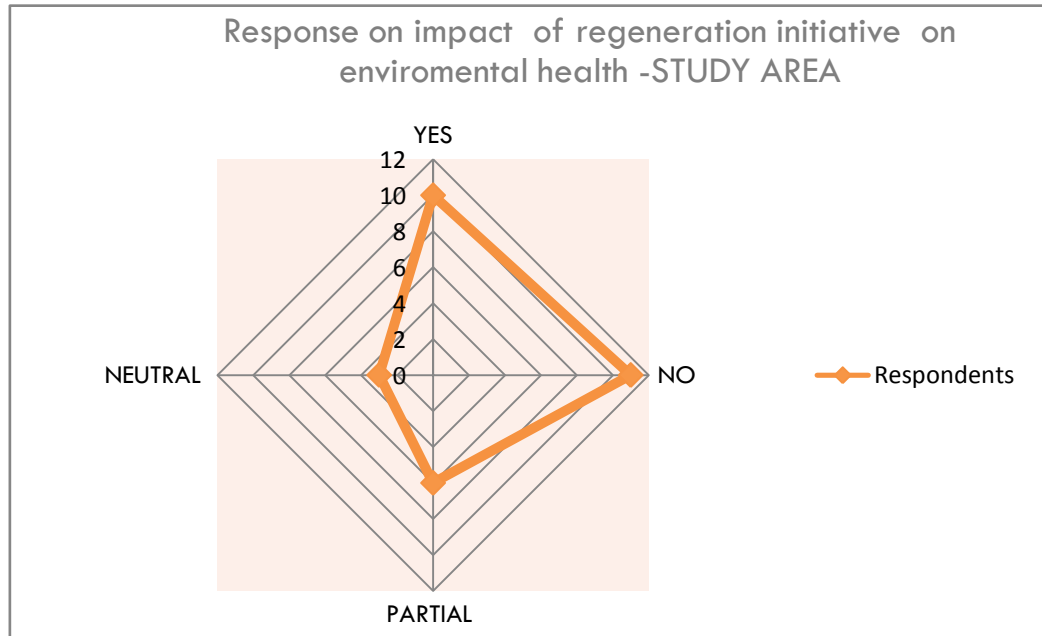


Figure 38: A chart showing response on Environmental Heath
Source: Author 2016

7.4.4 Economic Development and Opportunities

Generally economic regeneration aims at promoting economic development in depressed areas as Couch & Fraser (2003:9) asserted, “They are reactivate economic implementations in a city where investment confidence has been lost.” In ascertaining the impact of the point, regeneration initiative on the local economy, 30 respondents were served with questionnaires. When the respondents were asked about the issue of inclusiveness of the economy of Durban point, 50% of the respondent indicated that the economy was not inclusive to all income groups. They opined that the point regeneration initiative had only targeted the affluent, 27% indicated that the economy is all-inclusive and considers the plight of the poor. Furthermore, 6% remained neutral to the question while the remaining 17% partially believed that the economy is all-inclusive (*see figure 39*).

Figure38 further shows the responses regarding the extent to which the Durban point regeneration has created economic opportunities for the locals. Out of the 30 respondents, only 23% opined that the regeneration initiative had created opportunities in the local economy, conversely 37% of the responded objected to this notion. They indicated that the secondary zone

have hardly benefited economically from any initiatives when compared to the regeneration primary district, around uShaka marine world, Durban point development area and part of the beachfront. They reported that both local and international tourists visiting the uShaka marine and surrounding real estate development, only drives through the upper point district without supporting the local economy, they believed, this was caused by the perception of crime, lack of parking, absence of visible policing and the high level of informal connections in the area. On the other hand, 7% of the respondents refrained from commenting on this question, indicating their unawareness of any such regeneration initiative being undertaken in the study area. This shows that urban regeneration should consider a bottom-up approaches that supports early buy-in of local actors in decision-making and participatory processes.

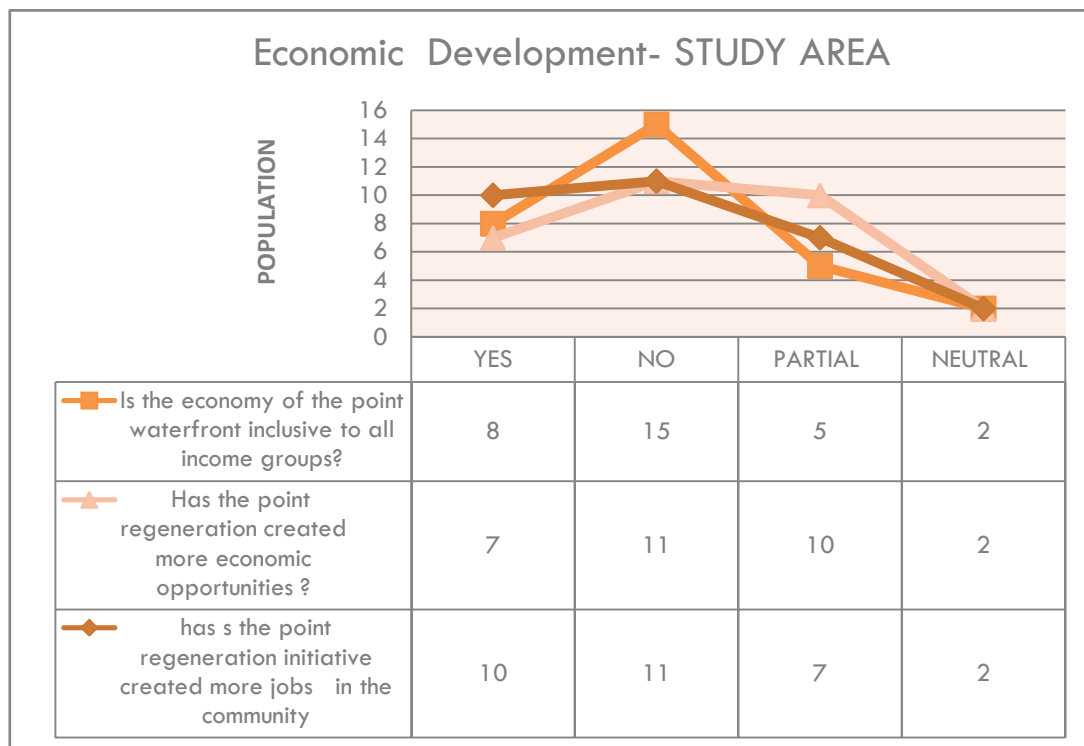


Figure 39 Graph showing Responses on Economic Developments - Study Area
Source: Researcher 2016

The remaining 33% partly agreed that the Durban point regeneration had created economic opportunities for the locals. Analysis of this data shows that inner-city challenges impacts more on the dwellers, it is therefore critical for initiatives aimed at sustaining the urban realms to consider deliverables that identify with the inner city dwellers. Further analysis of the findings

suggests that urban regeneration in inner cities areas with a higher percentage of informal trading activities should consider creative connections between the primary and second economy in this areas. It should promote structural and spatial connection between these two economies (formal and informal). The informal economic activities in the inner city should be regularized through creative initiatives to reduce their negative impacts on the inner-city economy. After all, previous findings show that majority of the residents in the study area depend on the micro economy for sustenance and their livelihood, implying that, any economic regeneration initiated here ought to consider the plight of vulnerable groups since they form the majority of the residents in the area.

Lastly, *Figure39* presents the enormity of jobs created through the Durban point initiative. 37% of the respondents indicated that in spite of the urban regeneration initiative, joblessness continues to exist in the study area while 33% of the respondents indicated that the initiative had generated a considerable number of jobs in the study area. 23 % of the respondents agreed half-heartedly that jobs have fairly been created. The remaining 7% abstained from commenting on the question.

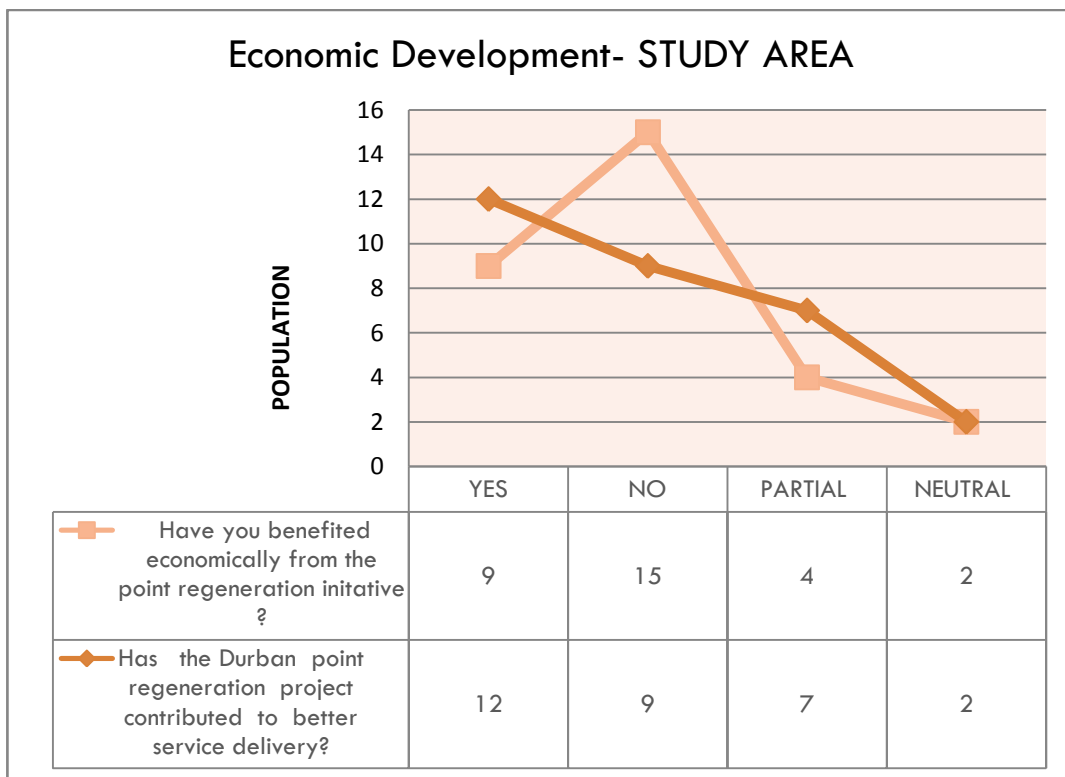


Figure 40: Graph Showing Responses on Economic Developments - Study Area
Source: Researcher 2016

Figure.40 ascertains the degree of impact the Durban point regeneration has had on the economic endeavours of the residents. Out of the 30 respondents interviewed 50% indicated that they had not benefited or empowered by the initiative in anyway whatsoever. However, 30% admitted that they have benefitted economically from the initiative. Furthermore, 13% of the respondents asserted that they have partially been empowered economically by the initiative while the remaining 7% abstained from commenting on this question. When questioned about the impact of the initiative on the quality of service delivery in the study area, 40% of the respondents indicated an unprecedented improvement on services in the study area, conversely 30% of the respondent indicated that they had not witnessed any improvement in the quality of services in the area. 25% of the respondents partially alluded that service provision in the study area had improved while the remaining 7% refused to comment on this question. The Durban Point Regeneration largely is a property-led regeneration approach often designed to encourage private investment in distressed urban areas. The analysis of the data in figure 40 indicates that the point district has not really benefited from the multiplier effect from the Durban point regeneration as it was originally intended.

7.4.5 Urban Governance

Promoting a bottom up collaboration and linkages among key stockholders is a key element to successful regeneration approach that facilitates sustainable inner-city creation. *Figure 41* shows respondent response on urban governance in the study area. Out of the 30 respondents questioned regarding their attendance to community meetings and forums, 53% were not aware of any community forum organized in the community to deliberate issues of community interest. 33% acknowledged attending community forums held in the interest of the community. 7% were partially aware of the public forum often held in the community but did not patronized, while the remaining 7% withdrew from making any comments.

When questioned on their inclusiveness on community issues, 70% of the respondents indicated that they were not represented in decision-making processes thus they were not convinced that effective forums and platform were created to enable them communicate their concerns regarding the inner city management. Only 13% indicated that their interest was well represented. 7% of the respondents refrained from commenting on the question while the

remaining 10% half-heartedly accepted that they are represented over issues of community concern (see figure 41).

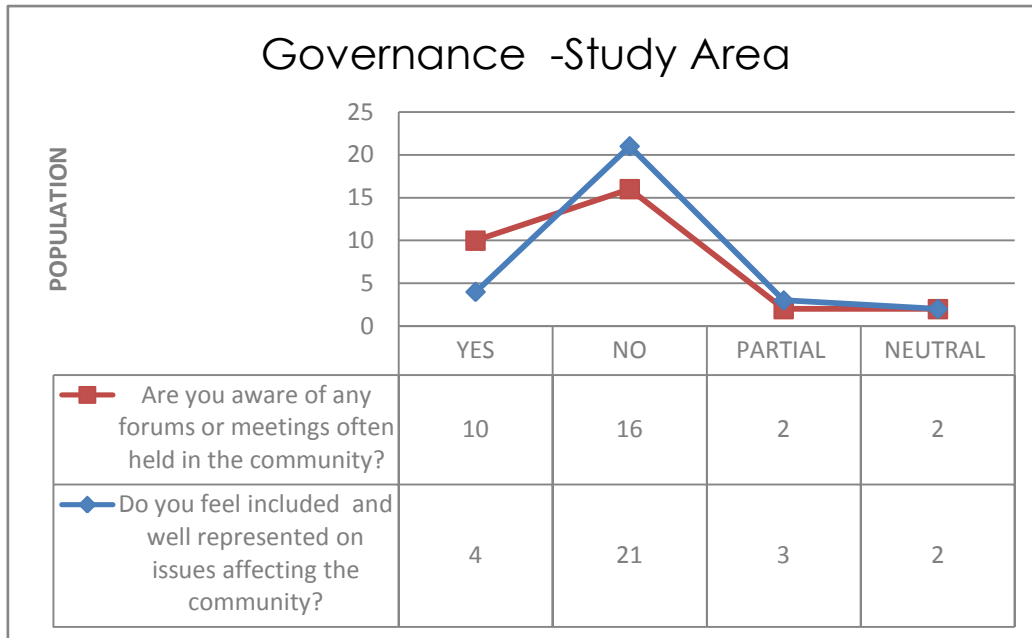


Figure 41: A Graph showing Responses on Urban Governance
Source: Researcher 2016

Finally, findings in figure 42 reveal that 50% of the respondents affirmed that the community interest was not given the needed attention by the community leaders and decision makers. Only 13% of the respondents indicated that issues of community concern were given the needed attention by decision makers while 10% refused to comment on the issue. The remaining 20% partially asserted that the community interests were given the needed attention.

The findings on urban governance are essential since good governance is perceived as of the performance criteria for sustainability inner city as reviewed earlier in chapter three. This then requires that policy makers and city managers adopts a bottom up approach and horizontal relationships with stakeholders and all interest groups in any regeneration implementation. The community should be involved in vigorous participation, which is essential for the success of the implementation. The le Gate project urban regeneration reviewed in chapter five witnessed the adoption of an approach, with procedural and organizational novelty, which mandates the implementing agency to encourage vigorous citizenship, participation of local actors’

negotiations and co-plan with other institutions working in the territory. This represents an archetype approach to urban regeneration that appreciates the role of local actors in promoting sustainable urban spatial realm.

The analysis of the findings in *figure 42* shows a deficiency in horizontal relationships between city managers and local actors especially the residents in the study area. These horizontal linkages, which were reviewed in chapter three through the collaborative theory advocates a procedure where all interest groups engage and arrive at a consensus on a process for the sake of their mutual interest. It is a basis for an undistorted communication for consensus and action’ regarding regeneration implementations in the inner city realm. It identifies and leverages on the potentials of the resident in a creative manner through a ‘bottom up’ principle of approach, that promotes the best possible use of human, natural, economic, and other available local resource in that built environment for sustainable inner-city creation. The next section focuses on the analysis and interpretation of primary data collected from in-depth interviews.

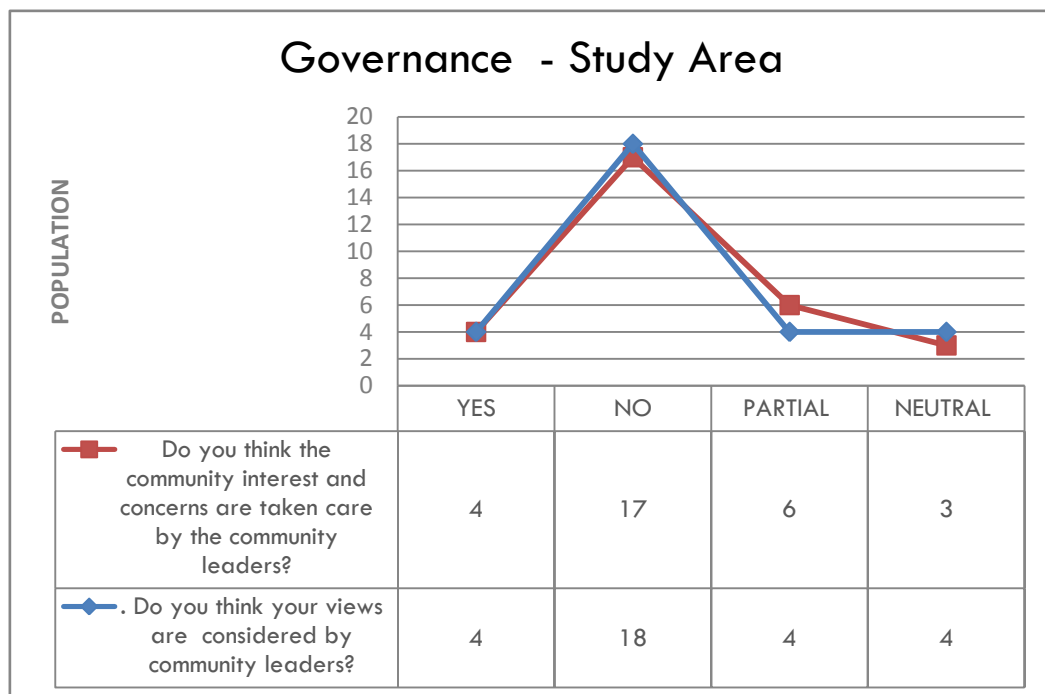


Figure 42: Graph Showing Responses on Urban Governance
Source: Researcher 2016

7.5. Analysis and Interpretation of Primary Data –In-Depth Interviews

This section deals with analysis and interpretation of primary data collected through in-depth interviews vis-à-vis the role of urban regenerations in sustainable inner city creation. The questionnaires administered to respondents presented a sound basis for investigating urban regeneration as a place-making tool that promotes inner-city sustainability in South Africa.

Thematic analysis was applied in identifying analyzing and reporting patterns (themes) within qualitative data collected on the subject matter and the study area. The Durban point inner city and Point regeneration initiative captures the essence of promoting sustainable inner city creation since it is identified as one of the strategic capital projects with the potential to deliver on the strategic priorities of the eThekweni Municipality, with one of such priorities being the creation of sustainable, liveable City (eThekweni municipality, 2014: 5-11). The thematic analysis focused on identifying and describing both implicit and explicit ideas within the data; after which it organized and described data set in rich detail. Moreover, the thematic analysis interpreted the six research questions posed in the research topic (See Table7) which summaries the research methodology. Six thematic topics emerged from the analysis, which is further elaborated below.

7.5.1 THEME 1: Urban Regeneration and Sustainable Inner City Creation

This section discusses the concept of urban regeneration, and the role it plays in facilitating inner city sustainability in South Africa. By large, urban regeneration in the inner-city areas has been used to address decline and urban blight. The researcher sought to investigate the prospect of reemploying this concept (urban regeneration) to transcend annexing decline, to facilitate inner city sustainability. All the respondents (100%) unequivocally indicated the urgency for the conceptualization and implementation of the concept of sustainable inner cities in South African urban policies. Moreover, all narratives presented by the respondents suggest the urgency for municipalities to reconstruct their current methods, and approaches to urban regeneration initiatives, which tend to appeal to entrepreneurial urbanism. Some of the emerging themes are discussed below.

A. Initial Policy Proposition in South Africans Urban Regeneration

The study identified that in the South African milieu, urban regeneration, which is loosely termed urban renewal, has traditionally been applied in the township, as a tool to redress apartheid planning model that promoted socio-spatial, inequalities, poverty, and economic disparities in various settlements. 67% of those interviewed affirmed that It was not whole a job creation tool for the township but rather, an effort to stimulate, and capitalized development and economic embossment in the township, to get them more sustainable, integrated and relief from past apartheid scars. However, the remaining respondents (33%) declined to participate. It was further asserted that regeneration in the township also looked at local economic development, since most of the townships have had little economic opportunities. Thus, this was what facilitated the production of plans like the INK nodal region. It was observed that until recently, inner-city regeneration was given little attention in the South African urban policy.

B. Origin of Inner-City Regeneration in South Africa

It was further observed that inner-city regeneration in South Africa has generally been a new occurrence, triggered by two major factors. 83% of the respondents asserted that the initial factor that set off the chain for inner-city regeneration was the demised of apartheid, which resulted in an unprecedented flight of major investments from the CBD into suburban communities. The flight was due to the dysfunction of the inner city areas, which saw the influx of immigrants, increase in crime, and the relaxation of municipal bylaw. The study found that eThekweni's major private investment had vacated the CBD to secondary towns such as uMhlanga and Hillcrest due to the dysfunction of the inner city realm. It is for this reason that the implementation of a catalytic inner-city regeneration project like the Durban point development was designed to attract investment while ensuring that EThekweni retains its status as gateway and most liveable city in Africa.

The remaining 17% of the respondents indicated that the current post- modernist perception adopted by policy makers that views cities as the economic engines of the municipality and the core commercial hub could have also triggered the regeneration in the area.. This line of thinking emerged from the growth and consumption paradigm, which was reviewed in chapter three. Cities are beginning to assume greater influence and competition among themselves for their

share of investments opportunities hence their rebranding with flagships and property driven projects has become common. This is the reason for intense focus on the regeneration approach that emphasis on economic components with little attention on cultural and social vitalities

C. New Approaches to Inner-City Regeneration

The researcher ascertained from all respondents that a new approach to inner city regeneration is essential if a sustainable inner-city area creation is the quest. The respondents indicated that urban regeneration is not just about the plan or new urbanism, but effective management of the public realm as well as improving the public realm and bringing back the vibrancy in the economic hub and introducing a range of land use that promote social justice. Urban regeneration should address social, economic, environmental challenges in the inner city realm. The respondents stressed the need for implementation of policies, which compels property owners in inner-city areas to regularly and maintain their properties. This could promote long-term sustainability of inner city areas by eliminating property neglect, and decay while maintaining the income value of these properties. Besides, it will alleviate the city from the burden of dilapidated buildings by giving them the opportunity to concentrate on initiatives that ensures the maintenance and upgrading of public infrastructure and other social and environmental issues.

7.5.2 THEME TWO: Gentrification and Flagships projects in Sustainable Inner City Creation

This section discusses the role gentrification and flagship projects in regeneration could play in facilitating the creation of sustainable inner-city areas. 60% of the respondents asserted that gentrification and flagship projects in inner-city regeneration could promote a sustainable inner city provided steps are taken to minimize its adverse socio spatial inequalities and negative impact as displacing the urban poor. 20% of the respondents objected to this notion on the premise that it does not guarantee long-term sustainability of the inner-city areas. In their opinion, it displaces people, limits residential property use in favour of commercial activities and disenfranchise inner city poor. The remaining 20% legitimized gentrification, and flagship projects in inner-city regeneration in spite of its negative tendencies. The overall appraisals of

the responses indicate that the majority of the respondents were pessimistic about the role of gentrification and flagship projects in inner-city sustainability. The results also confirm the findings derived from the questionnaire survey in the study area, which questions the role of, gentrification and flagships projects in promoting sustainable inner city creation.

A. Municipal Use of Flagships projects and Gentrification in Inner-City Areas

In spite of the cynicism and condemnation raised by respondents regarding the application of gentrification and flagship projects in urban regeneration and the adverse effects of displacing people and disenfranchised inner-city poor, the researcher found out that eThekweni municipality and iTRUMP continue to use these approaches in its inner city regeneration initiatives. The researcher identified three factors, which explain this trend

Firstly, it was observed that the policy preposition was to attract capital investments to this realm, which is speedily losing its vision, and position as an economic hub of the city to other secondary towns, thus making it increasingly difficult to sustain the inner city area. Moreover, it was discovered that the municipality perceives this approach as the decisive way out of the current doldrums the inner-city finds itself. Hence, the adoption of strategic flagships or prestige projects like the Durban point development project that is economically viable benefits the city and creates new opportunities that can sustain the inner city. This notion, confirms a strong linkage between the fiscal policy of the municipality and its current regeneration approach. Finally, the municipal officials reported that the city is a dynamic evolving nucleus, and not a static entity, which should resent innovations. These meaning that current inner-city planning initiatives cannot follow the suburban utopian model of American cities of the mid-50s to 60s, but it must embrace the current entrepreneurial urbanism approach that makes the city competitive and resourceful

B. New Approach in Gentrification and Flagship Projects in Urban Regeneration

Respondents who object gentrification and flagship projects in urban regeneration argued that gentrification and flagships projects in regeneration have never been able to achieve the objective of sustaining the inner-city realm. They recommended a shift from this economic model to an approach, which involves collaboration and partnerships between the gentrifier and

the gentrified to promote shared opportunities. According to the respondents, this approach should ensure that portions of the commercial operations and implementations are allocated to locals with entrepreneurship programmes to enable them to play a fruitful role in the local economy instead of displacing them. Thus, gentrification should be carefully managed to reduce displacement of those who have the right to stay in the area, because there cannot be any genuine inner city sustainability without the involvement of inner city dwellers. The respondents also indicated that successful flagship projects in inner-city regeneration initiatives ought to be augmented with anchored initiatives that leverages on the spatial potential in that inner city area. The study area (Durban point district) happens to be logistic and tourism based city, therefore implementation of flagship projects in the study area ought to leverage on these vitalities to achieve the requisite sustainability.

7.5 3. THEME THREE: Factors Militating Against Sustainable Inner City Creation

This section discusses factors that militate against the creation of sustainability in the inner city. 82% of the respondents mostly officials of eThekwin Municipality and iTRUMP were taken back by the question. The remaining 18% of the respondent abstained from commenting on this question. The study revealed that the demise of apartheid opened up South African inner-city areas to unprecedented invasion of migrants, which the newly democratic government was not prepared to deal with. Consequently, this rendered planning and management of inner-city difficult. Three thematic points emerged from these multifaceted problems confronting inner city areas are further discussed below

A. Flight of Capital and Business from Inner-City Areas

The researcher ascertained that in Durban, the Inner City has been faced with a number of challenges thus subjecting it to a myriad of complex issues including the flight of offices to the suburbs. Many businesses have moved out to decentralised nodes such as uMhlanga, Hillcrest etc. The inner-city has therefore lost many formal businesses resulting in the decline of property and rental value. Some sectors including financial and business services remain embedded in the inner city and cheaper rentals provide opportunities for small businesses mostly operated by migrants.

B. Inner-City: Enclaves for Migrants

Another observation made by the researcher regarding challenges confronting inner-city was its role as a destination centre for new comers. This observation is further confirmed by the findings from the questionnaire survey in the study area. The study area played a significant role as recipient area for both international and local migrants to the municipality. This increasing population and limited residential stock has led to some property owners crowding people into poorly maintained flats often illegally converted from commercial and office premises to rental accommodation. The infrastructure and surrounding environment of many buildings are deteriorated. Building owners have left some of the buildings un-occupied, which has had led to illegal occupants and dilapidated unsafe buildings, hence an increase in illegal land use in the inner-city area. EThekweni has a number of unmaintained old listed buildings some of which are a health hazard.

C. Social Problems

Other factors militating against sustainable inner city creation that the researcher ascertained from respondents were social problems, which range from lack of sense of ownership by users of the inner city infrastructures which impacts negatively on the life span of public infrastructures. Drug peddling in alleyways is common, which further creates pockets of dangerous enclaves for criminal activities and lack of safety and security. Moreover the inner-city area experience crime & grime issues, which mainly occurs in bad/abandoned/invaded buildings, outdated social and infrastructure facilities which do not attract and retain businesses and investment within the inner city. Poor management of informal traders as well as safety and security issues has negatively affected the functioning of the inner city. Above all municipal by law are not effectively enforced in the inner city areas. Respondents indicated that the above-mentioned problems have resulted in complicated social problems.

7.5.4 THEME FOUR: Linkages between Inner-City Decline and Regeneration Initiatives

Accurate diagnosis facilitates better treatment. The appropriate linkages between regenerations implementations and the cause of decline are imperative in promoting inner city sustainability.

This section discusses responses regarding the importance of linkages between implementation and the causes of decline in the inner city area. Most of the respondents commented on the importance of linkages in promoting inner city sustainability. 33% of the respondents indicated that there were linkages between regeneration implementations and challenges facing inner-city areas in eThekweni municipality. The remaining 67% objected strongly to any linkages between implementations and problems prevalent in the inner city areas. This observation strongly confirms the findings from the questionnaire survey conducted on the study area, which established the lack of correlation between existing social problems in the point inner-city neighbourhood and the current property driven development being implemented.

The respondents from eThekweni municipality indicated that the Durban point initiative was originally planned to unite diverse groups of people without promoting any inequalities. However, as it stands, the point district still divided and has diverse challenges. After 15 years of its implementation there are many dodgy areas occupied by the poor, which remain unattended while at the same time the upgrading of the primary zone continues within the precinct while neglecting the dodgy enclaves that give access to the whole of the Durban point area. A respondent said that:

“Perhaps, instead of still pumping funds there we have to go back to the drawing board to re assess the problems.”

A. Reasons for disconnections between regeneration implementations and inner city decline

The study revealed that the primary cause of disconnection between inner-city regeneration ailments and causes of decline as ascertained from the respondents included the municipal's aggressive pursuance of uncoordinated flagship projects; lack a holistic approach to inner-city challenges as well as contestations on land use models within inner-city realm. Since inner city, areas are the most visible and best places for economic ventures they tend to be a place of contestation among diverse stakeholders. For instance, the study found that local actors using the beach opposed the point development and took the council to court. The litigation took many years before it was resolved out of court on condition that it reduced the size of the small vault. The recent economic meltdown was also identified as one of the linkage that should be taken into account as it had a negative impact on the creation of sustainable inner-city. Finally, the study found the collapse of the Twin Towers in the USA (9/11) also contributed to the lack of linkages

between regeneration implementations and critical problems in the study area. Invariably there was a need for tighter security, which has affected security and safety issues in the Durban point. This whole area including the Durban port is gradually being closed up to the public for security reasons. It was discovered that the current development abandoned the whole concept conceived initially on the Durban point regeneration in its totality and even abandoned the small craft harbour conceived earlier. As ascertained from the findings, all these factors have militated against the point initiative to result in what we have today.

7.5.5 THEME FIVE: Current Methods and Approaches Guiding Municipal Regeneration in Inner-City Areas

This section discusses the municipal methods and approach to inner-city regeneration. Only 83% of the respondents responded to this question, while the remaining 17% abstained from commenting on the subject. Firstly, it was observed that organization as iTRUMP mandated to focus on physical decay, economic, social and the environmental well-being of the inner-city area through regeneration initiative, had not adopted any particular approach or method in its regeneration initiatives. The current approach has always been a case-by-case approach, which analyses issues with recommendations based on findings. The researcher discovered that prior to 2008 iTRUMP regeneration implementation in the inner-city of KZN was funded by the European Union before the municipality took over after five years. The municipality also subscribes to pro-growth coalition between private and public sector investment in their regeneration projects provided it align with their objectives. The current municipal regeneration approach also adopts gentrification and flagship projects, which are deemed economically viable to the city. The study revealed that the inner-city regeneration in South Africa tends to focus more on public investment that look at catalytic projects to attract investment, besides real public upgrades. It targets areas of public and private sector investment interest with infrastructural services to act as a catalyst for economic gains. These initiatives are aimed to assist the city to retain its status and vision by attracting big investment back with little attention to cultural and social vitalities.

A. Implementation of ad-hoc and uncoordinated projects in inner-city areas

The study found that the current approach to regeneration favoured entrepreneurial urbanism and rejected an integrated approach. It has not promoted inner city sustainability. Somewhat, it has resulted in the implementation of a number of *ad hoc* planning initiatives from various sector departments, which lack an integrated approach. These *ad hoc* plans do not align with each other; they are disjointed and uncoordinated to address the broader inner-city issues. Furthermore, these plans are outdated and require a review while others cannot be implemented due to the lack of legal or formal status. This has resulted in conflicting and competing land use and policies, which do not promote inner-city sustainability by addressing the broader composite challenges in inner-city realm.

B. Implementation of Inner-City Local Area Plan and Inner City Regeneration Implementation plan

It was ascertained that eThekweni municipality having identified the uncoordinated number of *ad hoc* planning initiatives which does not promote the sustainability of the city are developing a comprehensive and integrated framework plan for the inner city involving spatial planning and land use, urban design and scheme amendments and where appropriate accompanied by a strong project implementation plan. According to the respondents from the municipality, the integrated framework plan (Inner City Local area plan) will be linked to all urban regeneration program and guide the spatial response to regeneration, urban management processes, and the implementation of projects. In other words, the Inner-City Local Area Plan will be a coordinating planning approach to guide development and address urban regeneration. It will unpack and package the catalytic projects in order to attract more investment and development processes and policy to create investor confidence in the inner-city. The process is broken down into two phases, with the phase one being Integrated Local Area Plan with Regeneration Strategy and phase two being the Inner City Regeneration Implementation plan.

Respondents cautioned the need for these plans to capture the essence of integrated approach that identifies all socio-economic environmental and cultural challenges and combine all the identified potentials and challenges in the city inner city with an integrated mind set.

7.5.6 THEME SIX: Bench Marks for evaluating Sustainable Inner City through regeneration initiative

It was established from the review of literatures in chapter two that the sustainable inner-city creation is neither ambiguous in its definition nor a mirage in implementation, but attainable and measurable. Hence, this section discusses the suitable factors for benchmarks and assessing the performance of sustainable inner city creation thorough regeneration. All respondent 100% responded to this question.

It was ascertained that the municipality does not have any set performance criteria in assessing or monitoring sustainable inner-city creation through their regeneration implementation. ITRUMP official reported that it has become difficult for them to benchmark the impact of their regenerating initiatives in the inner-city, since these implementations have not been able to catch up with the magnitude of challenges mushrooming in the inner-city. Nonetheless, the IDP and the SDF guides regeneration initiatives, which are reviewed after every five years. It was observed that another framework that guides their implementations is the Long-term development framework for the city. Currently there is the National Urban Renewal and Regeneration Plan expected to be developed from the national level and to cascade down to the provincial and the municipal level align, monitor and create linkages in all municipal regeneration initiatives.

A. Common Sense Approach for Benchmarking Sustainable Inner City Creation

The researcher ascertained from the interview that the appropriate factors for benchmarking a successful sustainable inner-city among others should align with the principle of spatial justice, which considers the interest of all ranges of income and racial groups. It should also allow for share opportunities for all inner-city users and not only for the entrepreneurial urbanism. This is where the just city theory which transcends collaborative theory, comes in with its inquisitorial question concerning who benefits or loses in inner-city urban regeneration initiatives. Implicit in the theory is the initiative to formulate redistribution policies that ensure that resources, political power, and participation move toward the subjected ‘voices of the borderland’ it advocates for the reallocation of benefits to eliminate the imbalances of power in social injustice and resources even in the city and inner city realm (Leigh, 2000: Krumholz, 1997). Some respondents agreed

that the regeneration projects like the Durban point development was more of a property driven initiative and not a true reflection of regeneration for the collective benefit of all city users. It is rather an initiative to raise the image of the city to attract international investors. Much of the regeneration has been physical renovation, construction and conversion of properties based on new urbanist doctrine for different uses, but has neglected many pockets in the inner-city, which needs urgent attention.

7.5.7 THEME SEVEN: Re-Evaluation of Municipal Urban Regeneration to Promote Sustainable Inner-City Creation

This final section discusses the need for South African inner-city regeneration approach to subscribe to a more sustainable approach. The study found all respondents advocating for South Africa to re-evaluate its inner-city regeneration priorities to embrace a more comprehensive approach. 33% of the respondents indicated that the steadily decline of the inner-city areas called for the adoption of inner-city regeneration approach in South Africa which addresses the long term sustainability of these areas. 55% of the respondents were of the view that the role of the inner-city as economic hub of the city which is currently in jeopardy, calls for an urgent shift to embrace a sustainable inner-city regeneration initiative. Finally, 17% indicated that the Johannesburg inner-city regeneration initiative is a successful model that should be emulated by eThekweni municipality in their initiatives. Below are some of the emerging themes that emerged from the debate.

A. Steadily Decline of Inner Cities

The study found that the antecedent of the gradual decline of South African cities and inner cities following the demise of apartheid has pre-empted South Africa to consider re-evaluate its urban policy with strategies that sustain its cities. For instance, respondents from iTRUMP indicated that sustainable approach to inner-city regeneration was indispensable since the whole CBD in eThekweni, which starts from the Umgani River to the point precinct, including Warwick Junction and down to the Wilson Warf and then back to the Point is increasingly becoming difficult to sustain. This is due to the fear that previous middle income neighbourhoods as Albert Park and Berea are beginning to manifesting symptoms of decline and decay.

B. The Role of the Inner City Area

It was further ascertained that the chief role of the inner-city is another reason that demands a radical change in inner city regeneration in South Africa for a more integrated approach that guarantees the cities sustainability. Some respondents recommended a shift in approach to embrace a comprehensive model that promotes sustainability. It was discovered that the inner-city performs a number of roles at different scales. In eThekweni, one of the roles of the node is its port operations and associated transport activities which serve the region and beyond as a multi-nodal transport and logistics hub. The inner-city is also the urban core of the metro comprises a range of nodes and corridors, which create opportunities for a large mixed-use node due to its major economic sector. It is the largest employment generator and contributes 56% of the eThekweni Municipality's total GDP. The inner-city also serves as an events and tourism hub. It has significant coastal resources and offers a range of lifestyle options. Consequently, the call for eThekweni municipality to address myriad of complex problems in the inner city by adopting an inner-city regeneration approach that guarantees the long-term sustainability of these area.

7.6 Summary of Chapters Findings

This section summarises the findings from the questionnaire survey and the special interview. The questionnaire survey and special interviews were conducted to respond to the primary research question. It was also conducted to ascertain relevant information required to respond to questions raised in the research objective. The primary objective was to investigate the role of urban regeneration initiatives in the creation of sustainable inner cities. The outcome of the questionnaire survey and special interview were key to the findings, and contributed in addressing all the questions posed in the research report.

Firstly, the study found that inner-city regeneration in South African inner-city areas is a new phenomenon, triggered by the dysfunction of the inner-city areas due to innumerable complex issues, which originated shortly after the demise of apartheid and subsequent invasion by both local and foreign migrants to the inner-city. Consequently, decay and decline became inevitable which then affected private investment confidence, leading to unprecedented flight of major

investors from the CBD into suburban communities. The findings point out that these have affected the inner-city local economy making it increasingly difficult to be sustained.

It was further discovered that the municipal approach to curtail this decline was based on the promotion of flagships and property -driven initiatives used as catalytic regeneration projects to attract investment while ensuring that the inner-city retains its status as the economic hub and gateway to this most liveable city in Africa. It was observed that the policy preposition behind this trend was to attract private and public sector capital investments to this realm, which is speedily losing its position as an economic hub and making it difficult to be financially sustained.

The findings further reveal that gentrification and flagship projects in sustainable inner city creation, has not often delivered its intended purpose by promoting the long term sustainability of inner-city areas. Instead, it has often entrenched socio spatial inequalities by appealing to the interests of entrepreneurial urbanism who rebrand the inner-city for economic gains.

The study also found that current approaches to iTRUMP regeneration initiatives in the inner-city has been a case-by-case approach, which analyses the issue and draw recommendations based on findings. This meaning that, there hasn't been adoption of any particular approach or method in their regeneration initiatives., However there were few common elements identified in their approach which points out that regeneration in South Africa tends to focus on public investment that subscribes to catalytic projects which attract investment, and public upgrades.

Furthermore, it was ascertained the current approach favours entrepreneurial urbanism, which “comodifies” urban space without any integrated approach to tackle the multifaceted challenges in the inner city. The findings further revealed that the somewhat case-by-case approach has resulted in implementation of a number of *ad hoc* planning initiatives by various sector departments, which lack an integrated approach. These *ad hoc* plans do not align with each other and are incoherent and uncoordinated to address the broader inner-city issues.

Findings from the questionnaire survey and the special interview established the lack of linkages and correlations between inner-city urban regeneration implementations and existing challenges prevalent in the urban realm.

It was discovered that eThekweni municipality is currently developing a comprehensive and integrated framework plan (consisting of Integrated Local Area Plan with Regeneration Strategy and Inner City Regeneration Implementation plan) for the inner-city. These encompass spatial planning, land use, urban design and scheme amendments where appropriate accompanied by a strong project implementation plan, however, whether these plans will align with new approaches that promote inner-city sustainably requires further research.

The study also identified that the municipality do not have any set performance criteria in assessing and evaluating its regeneration implementation plans. This was due to the uncoordinated and fragmented *ad hoc* plans by sector departments and the difficulty for municipal regeneration implementations to be at pace with the ever increasing challenges confronting in the inner-city. The municipality anticipates the development of Framework on National Urban Renewal and Regeneration Plan, which is expected to assist them to guide coordinate and benchmark the performance of all regeneration implementations from the national level, cascade down to the provincial and municipal level.

Finally, the findings further reveal that the inner-city areas is a primary enclave for newcomers both local and foreign migrants, because of the easy establishment of social capital and connections which guarantees their survival and livelihoods. This explains the higher concentration of urban poor and informal economic activities in the inner-city areas.

CHAPTER EIGHT

CONCLUSION AND RECOMMENDATIONS

8. 1 Introduction

The objective of the dissertation was to examine the role of urban regeneration in the creation of sustainable inner-city areas using the Durban point as a case study. The researcher employed two methods to investigate the role that urban regeneration could play in promoting inner city sustainability. These methods were thematic analysis based on qualitative research and empirical analysis based on the quantitative analysis. This section of the dissertation presents a reflection on the objectives of the study to examine if the questions raised in the report were successfully addressed in various chapters of the study; it further provides the conclusion remarks and end with recommendations on appropriate regeneration approaches that promote sustainable inner-city creation.

8.1.1 Reflection on the Study Objectives

The primary objective of the dissertation was to examine the role of urban regeneration in the creation of sustainable inner city area using the Durban point as a case study. The study set the primary and secondary objectives as follows

A Primary Objective

- To examine the ways in which urban regeneration initiatives can lead to the creation of sustainable inner city neighbourhoods,

B. Secondary Objectives

1. To examine the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities.
 - To identify some of the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives,
 - To examine if gentrification and flagships projects promote sustainable inner-city creation

- To examine the appropriate benchmark in measuring and monitoring sustainable inner city through urban regeneration initiatives
- To identify the correlation between inner city decline and regeneration initiatives designed to curtail it

Reflecting on the primary and secondary objects set at the beginning of the research it is evident that the primary objective which was to examine the ways in which urban regeneration initiatives can lead to the creation of sustainable inner city neighbourhoods, was answered in the study. This was achieved through the review of local and international literatures on thematic topics including urban regeneration in South Africa, historical perspective of inner-cities renewals in South Africa, post-apartheid inner-city decline in South Africa and South African urban regeneration in post-apartheid era. Moreover, the questionnaire survey, which adopted stratified sampling for the study area coupled with the special interview in chapter seven, further addressed objective one. This resulted in 33% of the respondents in the elite interview indicating that the steadily decline of the inner-city areas called for the adoption of inner-city regeneration approach in South Africa that addresses the long-term sustainability of these areas. While 55% of the respondents were of the view that the role of the inner-city as economic hub of the city is currently in jeopardy, and thus called for an urgent shift to embrace a more sustainable inner-city regeneration initiative. The remaining 17% recommended an adoption of the regeneration model similar to the Johannesburg inner-city regeneration, which they believe promotes inner city sustainability. Furthermore, the questionnaire survey conducted in the study area further elucidated samples of key challenges in the South African inner-city areas and some current municipal regeneration approaches that subscribe to flagship projects and property driven projects. All these assisted to answer objective one of this research study.

The second objective which was to examine the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities was addressed in chapter three through the review of published printed and published electronic sources on current approaches, principles, and methods in urban regeneration that promotes inner city sustainability. Moreover, respondents from the special interview expressed their opinion regarding this objective. As already indicated 83% of responded reacted to the question emerging from the second objective by indicating that the current municipal regeneration approach requires a shift from the current

approach which appeals to entrepreneurial urbanism, and promotes socio spatial fragmentation, of the inner city micro-spatial economy, to a more integrated approach the addresses composite challenges in inner city areas.

The third objective, which was to identify some of the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives, was covered in chapter three through the review of local and international literatures. It began with the review of two academic schools of thought, which have influenced the ways in which inner-city problems are tackled. These were the cities competitiveness paradigm and growth and consumption paradigm (see *Table 2*). Furthermore, the questionnaire survey conducted in the study area assisted the researcher to ascertain some of the multifaceted challenges affecting sustainable inner-city creation. Finally the elite interview with officials from the municipality, it RUMP and town planners further explicated most of the complex problem militating against sustainable inner city creation. All respondents (100%) mentioned some of the problems among which included. lack of sense of ownership by inner-city users, drug peddling, lack of safety and security, crime & grime issues, which mainly occur in bad and abandoned/ buildings. Moreover, human, and car traffic congestion, the city's outdated technology, lack of social facilities and infrastructure and poor management of informal traders.

Objective four which was to examine the role of gentrification and flagships projects in promote sustainable inner-city creation, was responded to in chapter three of the study through literature review on gentrification and flagship projects as an approach in urban regeneration implementations. Furthermore, responses from respondents in the special interview assisted in addressing objective four. As already indicated, 60% of the respondents indicated that gentrification and flagship projects in inner-city regeneration can promote sustainable inner city, provided steps are taken to minimize its adverse socio spatial inequalities and its negative impact of displacement of the urban poor. 20% of the respondents objected this notion on the premise that it does not guaranteed long-term sustainability of the inner city areas. 20% of the respondents legitimized gentrification and flagship projects in the inner city regeneration in spite of its negative tendencies.

Objective five, which examined the appropriate indicators for benchmarking in sustainable inner city, was covered in chapter three through the review of international and local literature on measuring sustainable inner-cities indicators. It was ascertained that a good benchmark ought to transcend the merely measuring of the triple bottom line to integrated measurement of the three pillars of sustainability. It must mirror the relationship of issues across the pillars of sustainability, including governance. Besides, it should be easy to understand, statistically quantifiable, rationally defensible, reliable, and relevant, to enable cities and inner cities measure their progress against the sustainability targets they set. Furthermore, it was commended that each city develops its own benchmarks to track its progress based on their contextual challenges, vision, and goals. In addition, the elite interview assisted in responding to objective five.

The other objectives which sought to investigate the status quo of South African inner cities vis-à-vis their need for urban regeneration initiatives that promotes sustainable inner cities creation was addressed in chapter four. This was achieved through of the paper, through review of local and international literature, which established that South Africa has begun to appreciate the potential embedded in its inner-city areas, thus resulting in numerous initiatives including urban regeneration to leverage on these potentials. It was ascertained from various reviews that the quality of community consultative processes and a proper performance criterion for assessing regeneration initiatives in South African needs to be considered. Furthermore, responses from the special interviews also assisted in answering the sixth objective. 33% of the respondent indicated that the steadily decline of the inner city areas called for the adoption of inner-city regeneration approach in South Africa which addresses the long term sustainability of these areas. 55% of the respondents were of the view that the role of the inner-city as economic hub of the city which is currently in jeopardy, calls for an urgent shift to embrace a more sustainable approach to inner city regeneration initiative. Finally, the remaining 17% of the respondents recommended that municipalities should emulate the Johannesburg inner-city regeneration approach, which is seen as successful as it promotes inner-city sustainability.

The final objectives was to identify the correlation between inner city decline and regeneration implementations was attended to in chapter three, through the review of local and international literature on the importance of correlation between urban regeneration implementations, and the practical challenges within the inner-city area. It was discovered that pursuance of regeneration

implementations that align with practical challenges manifested in the inner-city realm promote inner city sustainability. It was further discovered that inner-city regeneration ought to simultaneously align with the “social structure, environmental conditions, economic potential, and the physical form of inner-cities in order to promote sustainability. Moreover, the special interview assisted in answering the final objectives. Finally, the questionnaire survey on the study area assisted in answering the last objective by confirming the lack of correlation between existing social, economic, and environmental problems in the point inner-city neighbourhood and the proposed property driven development currently being implemented in the study area.

8.2 Concluding Remarks

The rationale for the study was to investigate the role of urban regeneration initiatives in the creation of sustainable inner cities using the Durban Point regeneration initiative as a case study. The researcher initiated the process by setting a methodology regarding the approach in undertaking the research. The research defined sustainable inner-city by giving it a broad definition, and discussing various models identified which allowed a degree of flexibility in the research topic and clarified many misconceptions. Drawing from various literatures reviewed it was established that the sustainable inner-city creation is neither ambiguous in definition nor a mirage in implementation but attainable nor measurable. An intensive literature review on urban regeneration at international and locally was undertaken. The research drew massively from Roberts’ (2000) definition of urban regeneration since it put the concept on a pedigree, which transcends ‘urban renewal, urban development, and urban revitalization. The researcher set forth to review primary and secondary questions posed in the research through literature review, which was followed by a review of urban regeneration in developed and developing countries including the South African inner-city regeneration to ascertain the different approaches adopted in each of these countries.

It was observed that inner-city regeneration in South African is a current phenomenon triggered by unprecedented invasion of both local and foreign migrants into the inner city following the demise of apartheid. This resulted in the decline of the inner-city areas with a number of challenges and myriad of complex issues from flight of businesses to the suburbs to the problem of the urban poor, security and safety and many more. Even more so, the key role of the inner-

city as an economic engine of the eThekweni municipality is in jeopardy, thus making the inner-city more difficult to sustain.

All these required an innovative response and a strategic focus, however somewhat municipal urban regeneration adopted as a turnaround strategy to resuscitate the soul of the inner-city has emphasised on economic components with a little attention to cultural and social component. Inner-city regeneration has focused more on public investments that look at flagship catalytic projects to attract investments to the inner city realm, as opposed to integrated socio-economic, environmental, and cultural approach which urban regeneration is intended to deliver. The approach has been renewal oriented because of its physical emphasis to target areas of public and private sector investment interest with infrastructural services to act as a catalyst for public and private investment. It was also observed that this does not guarantee the long-term sustainability of the inner city areas and thus promotes socio-spatial fragmentation of the inner city areas, which sideline majority of inner-city dwellers who lives and work there.

The findings further reveal that sector department has different views of the role of Durban inner city areas. Sector departments have different opinion of the role of the city of Durban. As a result, there is no agreed strategy to revitalize the social and economic viability of the inner-city city leading to the production of various plans and *ad hoc* implementation of projects in the inner city that lacks coordination, linkages and correlation with challenges manifested in this realm thus further leading to implementations which promotes conflicting and competing land uses patterns.

Evidence from the study shows that South African inner-cities are faced with threats that endanger its sustainability, businesses have moved out to decentralized nodes, moreover areas within the inner-city which lost many formal businesses have witnessed a decline in property and rental values. Some sectors including financial and business services remain embedded in the inner-city and cheaper rentals providing opportunities for small businesses. Furthermore inner-city areas experience crime & grime issues which mainly occur in abandoned and invaded buildings, human, and car traffic congestion, the city's outdated technology, social facilities and infrastructure to attract and retain businesses and investment within the inner city. Poor

management of informal traders as well as safety and security issues has negatively affected the functioning of the inner-city.

The researcher finally recommended that if the inner-city areas must be sustained, then those who have power to impose vision in space reconstruct their current narratives behind urban regeneration initiatives in the inner-city in order to embrace a more integrated approach, which guarantees the long-term sustainability of the inner-city areas. The next section discusses few recommendations based on the findings.

8.3 Recommendations

The findings from the data elucidates that creation of sustainable inner-city areas through urban regeneration, requires early buy-in of local residence into the initiative, this is vital to the overall success of the initiative. It is therefore recommended that urban regeneration in inner-city areas be aligned with the ‘bottom up’ principle of approach, that permits leverage on the best possible use of natural, economic, human and other available local resource in that inner-city area.

It is further recommended that the creation of sustainable inner city areas through urban regeneration initiatives transcend cosmetic improvement of the urban physical quality to deliver quality life to its dwellers while meeting development needs. It should be about touching life. It should also be about investment in people with proper knowledge and support base for the poor which is not only limited to investment in physical infrastructure and supply of land.

Furthermore, the findings highlighted that gentrification and flagship / prestige projects are dreadful approaches to sustainable inner city creation since they promote marginalization, displacement of the urban poor and a widening gap between rich and poor. It is therefore recommended that current policy narratives behind inner city regeneration initiative be reconstructed as a positive tool to effect dynamic change in the inner city realm, while seeking to address conflicts in social economic exclusion as opposed to the current expression of class inequality promoted by gentrification and flagship implementations.

It is further recommended that urban regeneration initiatives that seek to promote sustainable inner-city creation considers an approach that embraces, regulate and control the informal

economy in the inner-city areas, rather than completely alienating the informal economy within the inner city realm. Proactive and creative steps should be taken to control informal economic activities that impact negatively on the inner-city economy; in so doing majority of the inner-city population who survive on the inner city economy will not be disenfranchised. Furthermore, structural and spatial linkages should be promoted between these two economies (formal and informal) to function alongside each other; informality should be given the opportunity to take its place in the spatial economy.

Pro-growth coalition between local government and the private sector is vital for creating a huge financial pool to expedite delivery of urban regeneration projects and alleviate huge financial commitment from municipalities. Nonetheless it is recommended that appropriate frameworks be put in place to control greedy developers from hijacking regeneration initiative for their gains. Moreover, municipalities have to introduce pieces of legislation that ensure that property owners in inner-city areas regularly maintain their properties and avoid illegal uses of properties that promotes decay.

Moreover, it was observed that the urban poor are indispensable stakeholders who play a pivotal role in the creation of sustainable inner cities. All stakeholders including those living in the inner cities should be consulted for their input during the early stages of the implementation. The fact still remain that those who have power to effect change in the inner-cities rarely reside and work in the inner-city to appreciate the challenges and dynamics there, at most the only drive through this inner city areas. The gate projects regeneration clearly shows that inner city generation that promotes sustainable inner city creation ought to leverage on the imbedded potential in the inner city dwellers with requisite policies that address their plight and interests. Furthermore, since inner-city challenges mostly impacts negatively on dwellers thereof, it is recommended that urban regeneration within the inner-city realms provide tangible deliverables that identify with the dwellers, instead of the current delivery of new urbanism that send a clear message of class differences. The plight of these unheard voices in the inner-city should be addressed in a tangible way through regeneration implementations within the inner-city realm,

The study points out that most inner city areas tend to be the first place of entry for new comers and foreign immigrants it is therefore recommended that regeneration initiatives provides social

intervention that promoting social cohesion and cultural integration in the inner-city neighbourhoods. Furthermore, the promotion of programmes, which empower active citizen role in handling social conflicts within inner-city neighbourhoods, is highly recommended due to the multiplicity of foreign immigrants living in most inner city neighbourhood. This is very crucial especially in the South African milieu where the wave of xenophobic attacks on foreign nationals has increase intensely.

Finally, it is recommended that various plans and *ad hoc* implementation initiated by different sector departments in the department, be consolidated into one plan. The plan should be based on a common view vis-à-vis the role the inner city plays and on an agreed strategies to revitalize the social and economic, cultural viability of the inner-city city. This research report acknowledges the Integrated Local Area Plan and the Inner City Regeneration Implementation plan currently being prepared by the Strategic Spatial Planning Unit of the eThekweni municipality. Nonetheless, it is recommended that these plans promote linkages and correlation between regeneration initiatives and practical challenges existing in the inner city realm. It is also recommended that the Inner City LAP ensure alignments and coordination among all implementations to address the broader inner-city challenges. The municipality must also develop performance criteria to evaluate and assess its regeneration implementations within the inner city realm.

8.4 Hope for the Inner City

Here, I sit in anguish and the billows of decay rolls over me; I wonder and ponder if my lot was not delightful? I languish in pain, as a pregnant damsel at the gates of travailing without strength to deliver, asking, was my best not enough. Keepers of the inner-city loiter in limbo, and the inhabitants scream in anguish. On death row, I recall life beyond these prison walls, when the sons of fordist industry epoch gathered around my corridors to enjoy the reverberation of music sounding its melodies within the inner-city. When my corridors were a place of consumption, until the waves of urban transformation and the unpredictable storms of economic dynamics stole my pride. The unannounced presence of urban transformation and the sting of socioeconomic deterioration injected its deadly venom in my spine, and the terror of decay and the arrow of socio- economic challenges that wander by the noonday set me in disarray. See how

the inhabitants of the inner-city howl in anguish, those who sought after my life lay in wait. Lift up your head and see, poverty, amidst luxury, unemployment amidst spatial potential, social inequalities twisting it seductive waist, while economic disparities charms the city keepers. The verdict is passed, guilty as charged, Soon, I will go.

Rejoice O ye inner cities leap in joy ye enclaves within it, for that which rescued you from decline in the past, is about to sustain you. But for a moment, it was sent to cure that which upset you but it has been redeployed to sustain the inner city. Decline will be but of the past, you shall remember your pains no more, you will be rejuvenated and sustain. Urban regeneration is being conceptualized and theorized in the creation of sustainable inner city creation.

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APPENDIX 1:

ELITE INTERVIEW

(Key findings from the interviews form part of the evaluation in Chapter 7)

SPECIALIST OR ELITE INTERVIEW 1

RESPONDENT: HELENE EPSTEIN ETHEKWINI MUNICIPALITY OFFICIALS

DEPARTMENT: STRATEGIC SPATIAL PLANNING

POSITION: SENIOR PLANNERS

-
1. What is the role of urban regeneration in the creation of sustainable inner city areas
 2. Do you think the objectives of regeneration initiative in Durban point have a correlation with the practical causes of decline in the area?
 3. What are some of the problems that militate against sustainable inner city creation
 4. Do you think gentrification and flagship projects promote sustainable inner city creation?
 5. What do you think are the appropriate bench marks to evaluate a sustainable inner city? using the point area as an example
 6. Do you think South Africa urban regeneration initiative ought to adopt an approach that promotes sustainable inner city creation

SPECIALIST OR ELITE INTERVIEW 2

NAME: SIBONGILE TYIDA OFFICIAL OF ITRUMP

DEPARTMENT: SPATIAL AND LAND USE MANAGER

POSITION: SENIOR PLANNERS

1. What do you think is the role of urban regeneration in the creation of sustainable inner city
2. In your views what are the major problems in the inner city area
3. what are some of the appropriate methods and approaches that guides your regeneration initiatives in the inner-city
4. what is the major objective and focus of iTRUMP
5. what are some of the major factors that militates against your quest to achieving sustainable inner city
6. Where does iTRUMP get its funding for its regeneration initiatives
7. Do you encourage pro-growth coalition between private and public sector investments in your regeneration projects
8. Does iTRUMP subscribes to gentrification and flagships projects in its regeneration approach
9. Are all your regeneration initiatives in the inner city well-coordinated
10. Do you have any framework that guides your inner city regeneration initiatives
11. Do you have benchmarks that you use to measure sustainable inner city areas
12. Do you think the Durban point regeneration was successful
13. In your view is there a correlation between the causes of decline in the Durban point and the objectives of the regeneration initiative currently taking place
14. Do you think South Africa urban regeneration needs an approach that promotes sustainable inner city creation

SPECIALIST OR ELITE INTERVIEW 3 WITH ETHEKWINI MUNICIPALITY OFFICIALS

NAME: ZAKHI MKHIZA

DEPARTMENT: STRATEGIC SPATIAL PLANNING

POSITION; SENIOR PLANNERS/PROJECT MANAGER FOR INNER-CITY PRIECNT
PLAN AND URBAN REGENERATION STRATEGY

1. What is the role of urban regeneration initiatives in the creation of sustainable inner cities?
2. What are the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities
3. What are the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives,
4. Does a gentrification and flagships project promote sustainable inner city creation?
5. What are some of the appropriate benchmarks in measuring and monitoring sustainable inner city through urban regeneration initiatives?
6. Given the current state of South Africans inner city neighbourhoods, will it demand a more comprehensive urban regeneration approach that facilitates sustainable inner cities creation?

SPECIALIST OR ELITE INTERVIEW 4 WITH ETHEKWINI MUNICIPALITY OFFICIAL

NAME: ERIC PARKER

DEPARTMENT: LAND USE MANAGEMENT

POSITION: SENIOR PLANNERS LAND USE COORDINATORS

1. What is the role of urban regeneration in the creation of sustainable inner city areas
2. What are some of the appropriate methods and approaches that should guide regeneration initiatives in the inner-city
3. What are some of the factors that militates against the creation of sustainable inner city through urban regeneration initiatives
4. Are there beach marks or yardsticks that the municipality use to sure sustainable
5. Does the municipal regeneration initiates objectives like the of the Durban point have any correlation with the causes of the decay
6. Do you think gentrification and flagships projects in urban regeneration initiates promote inner city sustainable?
7. Do you think current challenges in South Africa cities demands a shift in approach to Urban regeneration methods that promote sustainable inner city creation?

SPECIALIST OR ELITE INTERVIEW 5 GABHISA PLANNING AND INVESTMENTS

NAME: MBONGENI HLONGWA

POSITION: SENIOR PLANNERS THE PRINCIPAL PARTNER

1. In your view what appropriate methods and approaches in urban regeneration, will you recommend to promote inner city sustainability
2. What are some of the factors that militates against the creation of sustainable inner city through urban regeneration initiatives
3. what beach marks will you propose for the municipality to use in ensure sustainable
4. Does the municipal regeneration initiates objectives like the of the Durban point have any correlation with the causes of the decay
5. Does gentrification and flagships implementation in urban regeneration initiates promote sustainable inner city creation?
6. Will you recommend a shift in South Africa approach to urban regeneration methods that promotes sustainable inner city creation?

SPECIALIST OR ELITE INTERVIEW 6

NAME: UDIDI: ENVIRONMENT PLANNING & DEVELOPMENT CONSULTANT

POSITION: SENIOR PLANNERS

1. In your view what appropriate methods and approaches in urban regeneration will you recommend to promote inner city sustainability
2. What are some of the factors that militates against the creation of sustainable inner city through urban regeneration initiatives
3. what benchmarks will you propose for the municipality to use in ensure sustainable
4. Does the municipal regeneration initiates objectives like the of the Durban point have any correlation with the causes of the decay
5. Does gentrification and flagships implementation in urban regeneration initiates promote sustainable inner city creation?
6. Will you recommend a shift in South Africa approach to urban regeneration methods that promotes sustainable inner city creation?

APPENDIX 2

**QUESTIONNAIRE SURVEYS FOR THE RESIDENTS IN DURBAN POINT
PRECINCT**

(Key findings from the interviews form part of the evaluation in Chapter 7)

QUESTIONNAIRE FOR THE RESIDENTS OF DURBAN POINT PRECINCT

A survey on the social, economic and environmental impact of Durban point water front
regeneration initiative **ON DURBAN POINT RESIDENTS**

**SURVEY CONDUCTED BY MR ROBERT A DWAMENA FOR THE
PURPOSE OF SHORT DISSERTATION.**

To Be Please completed residents and business owners in point community Thank You.

Section A: Socio-Economic Details *(Please Thick the Appropriate Box)*

1. Age:

(a) 18-25 (b) 26-35 (c) 36 -45 (d) 46-55 (e) 56-65 66-75 (f)

More than 75

2. Are you employed?

(a)Yes (b) No

3. Marital Status:

(a)Single (b) Married (c) Divorced (d) Widowed

5. Sex:

(a) Male (b) Female

6. Race:

(a)African (b) White (c) Coloured (d) Indian (e) Other

Section B: Social Inclusiveness *kindly tick the box of your choice*

1. Have you been a victim of crime or witness crime in the Point area before

(a.)Yes (b.) No (c) Partially (d.) Neutral

2. Do you feel safe in the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

3. Does point area have sufficient community recreational areas and support facilities like
community park children playing fields?

a.)Yes (b.) No (c) Partially (d.) Neutral

4. In your opinion are there enough quality schools for the youth in Durban point area

(a.)Yes (b.) No (c) Partially (d.) Neutral

5. Are you satisfied with the quality of services (water, electricity, waste collection) provided in the area?

(a.)Yes (b.) No (c) Partially (d.) Neutral

6. Does the public space in Point encourage social interaction in the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

7. Have you ever participated in social programmes meant for interaction and association among

8. The local South Africans and foreigners' national living in the Durban point?

(a.)Yes (b.) No (c) Partially (d.) Neutral

9. Do you have a sense of social and cultural inclusiveness in the community?

10. (a.)Yes (b.) No (c) Partially (d.) Neutral

11. Does the community provide safe tolerant and cohesion with strong local culture and share community activities?

(a.)Yes (b.) No (c) Partially (d.) Neutral

12. Do you think the Durban Point Water Front Project targeted the richer folks only?

(a.)Yes (b.) No (c) Partially (d.) Neutral

13. Do you think the Point Water Front regeneration Project has reduced problems like drugs in the area?

(a.)Yes (b.) No (c) Partially (d.) Neutral

13. given the option will still like to live at the Point

(a.)Yes (b.) No (c) Partially (d.) Neutral

. If yes can you, explain how? If no, can you explain why?

.....
.....
.....

Section C: Environmental Soundness

1. Do you think the current environmental condition in the point poses danger to your health?

(a.)Yes (b.) No (c) Partially

2. Have the Durban Point Water Front Project improved the environmental condition in the Point community

(a.)Yes (b.) No (c) Partially (d.) I do not know

3. Is the environment in the community healthy and promotes your wellbeing?

(a.)Yes (b.) No (c) Partially (d.) Neutral

4. Do you think enough is being done to keep the point clean it clean?

(a.)Yes (b.) No (c) Partially (d.) Neutral

5. Have you observed any activities in the community that are harmful to the environment?

(a.) Yes (b.) No (c) Partially (d.) I do not know

5. Is the air quality in the point area healthy and clean?

(a.)Yes (b.) No (c) Partially (d.) I do not know

Section D: Economic development

1. Do you work in the community?

(a.)Yes (b.) No

2. Have you benefited economically in any way the Durban Point Water Front regeneration Projects?

(a.)Yes (b.) No (c) Partially (d.) Neutral

3. Is the economy of the point waterfront inclusive to all income groups?

(a.)Yes (b.) No (c) Partially (d.) Neutral

4. Do you think the Durban Point Water Front Project Have created more jobs for the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

5 Has the Durban point regeneration project contributed to better service delivery in the area?

(a.)Yes (b.) No (c) Partially (d.) Neutral

6. If no, where do you want to see improvement in service provision?

.....
.....
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8. Has the Point Water Front Initiative created economic opportunities for the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

9. If yes, can you explain how? If no can you explain why?

.....
.....
.....
.....

10. Do you have easy access to social infrastructures like hospital, post office, community centre in the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

Section E: URBAN GOVERNANCE

1. Do you have a sense of place and belonging in the community of Point?

(a.)Yes (b.) No (c) Partially (d.) Neutral

2. Are you aware of any forums or meetings often held in the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

3. Do you think your views regarding issues in Durban point are sufficiently considered by community leaders/municipality?

(a.)Yes (b.) No (c) Partially (d.) Neutral

Do you feel included in decisions making and well represented on issues affecting the community?

(a.)Yes (b.) No (c) Partially (d.) Neutral

Do you think the community interest and concerns are taken care by the community leaders?

(a.)Yes (b.) No (c) Partially (d.) Neutral

If no, what measures would you recommend to ensure better representation of community interest.....

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.....
.....

APPENDIX 3

INFORMED CONSENT FORM FOR QUESTIONNAIRE *surve*/ INTERVIEW SURVEY

DECLARATION OF CONSENT

INFORMED CONSENT FORM FOR QUESTIONNAIRE / INTERVIEW SURVEY

(To be read out by researcher before the beginning of the interview one copy of the form to be left with the respondent; and another copy to be signed by the respondent and kept by the researcher.)

Principal Investigator: Robert Akowuah Dwamena

Name of Institution: University of KwaZulu-Natal (UKZN)

My name is Robert Akowuah Dwamena a master's student in the University of KwaZulu Natal, Howard College (student number 212113274). I am embarking on a research entitled 'What is the role of urban regeneration initiatives in the creation of sustainable inner cities?' The main aim of this project is to examine the extent and ways in which urban regeneration initiatives can lead to the creation of sustainable inner city areas in the South African cities, using the point water front inner city in Durban as case study. This project is supervised by Professor Mathew Dayomi as senior lecturer at the School of Built Environment and Development Studies, University of KwaZulu-Natal

I believe that being a resident in the study area, you will be of a help by sharing your experiences, as I examine the extent to which the Point Water Front regeneration initiative has led to the creation of sustainable inner city area. If you accept this invitation to participate in the research, we will conduct the interview or questionnaire survey at a safe place that best suits you providing you feel comfortable. This will cover duration of 30 minutes, and should you feel uncomfortable to share certain information, you are not obliged to. During the interview it will only be you and I present. The interview will be tape-recorded (only for our memory and we will dispose it as soon as we have transcribed it). However, if you are not comfortable about recording, we will avoid it altogether. I fully understand that some questions are very much personal, confidential, or uncomfortable to share. I will fully understand your feelings not to share certain information.

It is worth noting that the findings of my investigation will be reported accurately and truthfully without bringing harm or discomfort to you. To ensure this outcome, my university has an ethical sub-committee under UKZN Research Ethics Policy that guards your right. Therefore, you have rights to voluntary consent and to retract the consent, your confidentiality, among other ethical issues. Put differently, you have rights if you are to be involved in this inquiry. For the success of this exercise, you are a critical partner. Stated below are some of areas in which you will be assured of protection;

- You have been selected for this questionnaire at random
- You have been selected for this interview purposively
- Information will be kept strictly confidential and will be available only to members of the research team. excepts for the interview may be made part of the final research report
- Your participation is entirely voluntary;
- You are free to refuse to answer any question;

- You can withdrawal from participating at any point in the research, without intimidation or fear of facing consequences.
- You are assured of confidentiality as anonymity as appropriately as possible,
- Data collected including the questionnaire forms, audio or video recordings will be archived in the department of the school for analysis as the case may be, and be destroyed later on as stipulated by the school regulations.
- This entire research will benefit the community and there is no remuneration attached to participating in this exercise

Should you have any questions, do not hesitate to contact the project supervisor on the details below:

Professor Mathew Dayomi Cell: +27 (0) 833 434 151 Email:dayomi@ukzn.ac.za"

DECLARATION OF CONSENT

I..... (Full names of participant) hereby confirm that I understand the contents of this document and the nature of the research project, and I consent to participating in the research project.

I understand that I am at liberty to withdraw from the project at any time, should I so desire.

SIGNATURE OF PARTICIPANT

DATE

.....
.....

NOTE:

Potential subjects should be given time to read, understand and question the information given before giving consent. This should include time out of the presence of the investigator and time to consult friends and/or family.

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NEWS 5
SUNDAY TRIBUNE AUGUST 2 2015

Residents feud over Point plan

But agree 119-year-old primary school must stay. By Lungani Zungu

AFTER being in operation for more than a century, a historic Durban school is facing the threat of being bulldozed to make way for a multi-billion rand Point Waterfront Development project.

Addington Primary School, in Bell Street, founded in 1896, may have to shut its doors and move in five years' time because of the project, according to Musa Mbhele, the deputy city manager for economic development.

This revelation was made on Friday during a public meeting on the project attended by about 70 people at the Botanic Gardens.

Responding to a question asked by a beachfront resident, Karin Solomon, as to what was going to happen to Addington Primary School, Mbhele said "Ultimately, at some point the school will have to relocate to other premises."

Solomon made a proposal for the city to build a school rather than high-rise buildings. "Build something that aligns with Durban's value system - family community, being outdoors."

She issued a word of caution saying the project was going to fail. "It's so far away from our lifestyle," she said.

Many residents are afraid they would lose their views, while beachgoers worry that the tall buildings will keep the shoreline in the shade.

Kris Moodley, a director of the engineering department at Durban University of Technology, who attended the meeting as a "concerned Durban boy",

said he was in favour of the development but against the idea of moving the school.

In defence of the project, Mbhele said: "Let's not think that we live in our own city on another planet. We are planting a seed that would be enjoyed by our kids for many years. This project will attract investors to our city and by that more jobs would be created for our people."

A staggering R38 billion has been set aside for the project.

The city has faced a barrage of criticism from irate ratepayers who claim that the city hadn't consulted properly regarding the project.

The development, according to the plans, will have numerous high-rise buildings including what could be South Africa's tallest building - a 55-storey skyscraper on the shore.

Speaking to the Sunday Tribune after the meeting, Mbhele said: "It's part of our overall plan to relocate the school. But we haven't formally engaged with the Department of Education in this regard. And it's not something we would like the department to read about in the newspapers."

KZN Education spokesman, Muzi Mahlambi confirmed that talks were under way between the department and the city regarding the relocation of the school.

"We are engaging at the level of the Integrated Development Plan.

"If we have to make way for a facility that's going to create jobs for the people, we will do so. This is one government," he said.

He assured those affected that the department would provide temporary facilities to ensure the smooth operation of teaching and learning.

John Forendinos, senior associate at Cox Architecture, told guests of the benefits that would accrue to them if they gave the thumbs up.

"It will create 11 000 jobs in the first phase and an additional 6 750 more."



Durban resident, Karin Solomon, objects to the Point Waterfront Development project during a public meeting on Friday at the Botanical Gardens.
Picture: BONGANI MBATHA

In a detailed report to the city's executive committee, Mbhele outlined as major challenges crime and crime abandoned and invaded buildings, migration of businesses from the area, traffic congestion, informal traders and road safety, especially for pedestrians.

The project is expected to be rolled out in four stages, with the first to produce an inception report taking into account stakeholder mapping, the budget, the programme and appointing a consultant team.

The second phase is the Local Area Plan and high-level precinct plans.

Mbhele told the committee that short, medium and long-term development goals would be set, a land use framework would be identified and associated infrastructure would be identified.

Introducing building controls and by-laws and enforcing compliance was another focus.

The Problem Buildings by-law adopted in June this year and published on the city's website, would allow the city to declare any 'unsafe', hijacked or overcrowded building a problem.

Once that was done, the city would identify safety risks and problems and notify the owner of steps needed to fix the building in a specified time. If needed, they would have the power to ban further occupants and apply for an eviction of occupants.

Penalties for contravening the by-law include a fine or imprisonment.

The three areas to be targeted first are Warwick, the Central site and the Point.

Mbhele also mentioned a benchmarking exercise undertaken in Australia in June to learn best practices. The development would be modelled on similar projects in six major Australian cities visited by city officials last month.

Response Dawie Roodt was optimistic about the programme, but warned of massive hurdles.

He said: 'It is very possible to turn a city around.

PROJECTS ALREADY IN PIPELINE

Bold plan for inner city facelift

Sible Mbhele

THE crime and grime blighting Durban's inner city could soon be a thing of the past with a proposed multibillion-rand rejuvenation programme set to attract mega-business back to the hub.

The multibillion-rand project will see the city's most notorious areas get a facelift. The bold project will reach into nine districts: the Point, Albert Park, Warwick Junction, Greyville, the Victoria Embankment, the beachfront, greater Kings Park, uMhlangeni, Corridor and the CBD.

The city's acting economic development and planning Deputy City manager, Sible Mbhele, laid out the bold plans this week. The project has been titled 'Inner City Local Area Plan: Regeneration Strategy'. No time frame has been set out for its completion, but some projects are already in the pipeline.

Mbhele told the municipality's executive committee that its purpose was:

- To reclaim abandoned buildings and urban spaces.
- To attract new investment and ideas.
- Social housing investment.
- Connectivity and integration of modes of transport.
- To create a smart and resilient city.

By-law penalties

THE Problem Buildings by-law states that any person who contravenes the by-law, fails to adhere to a compliance notice, or if there is obstructs an official will be guilty of an offence.

Penalties include a fine up to R50 000, a prison term not exceeding three years, or both.

If it is a continuing offence an additional fine not exceeding R5 000, or a prison term not exceeding 10 days.

South African cities are jettily young cities. Most are about 100 years old. But what has happened to the world's cities is that they go through an evolution where the inner city is really the place to be. It is certainly something that can happen in South Africa.

He said there were, however, stringent requirements.

"You have to provide the necessary infrastructure and you have to make it nice," he said. "I know of many European and US cities which have done it successfully. But I think

Cape Town could be an example, where it was gradually decaying but quickly improved itself."

Muhammed Seedat, a city businessman and Durban Chamber of Commerce and Industry's vice-president for finance, said the region had "unbelievable potential".

"The best is yet to come. It has happened, and is happening, in the other cities - Johannesburg's Maboneng district; Braamfontein area. Now it's in Durban."

He said private operators also had to "make it happen".

"The city may have the blueprint, but we can't expect it to do everything. There are opportunities in the private sector... Let's make an example of how many people flow into the city centre as opposed to the north (of Durban). You can clearly see that the mass of people and opportunities exist because of that population in the inner city." He agreed that certain concerns needed to be addressed.

The municipality's executive council praised the project but insisted that it not be restricted to the inner city as other parts were decaying.