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Dencity: toward a sustainable urban density for suburbs close to inner cities: the case of Muckleneuk, Pretoria

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2017

https://hdl.handle.net/10539/25956

Patel, Sushma, (2017) DenCity: toward a sustainable urban density for suburbs close to inner cities: the case of Muckleneuk, Pretoria, University of the Witwatersrand, Johannesburg, https://hdl.handle.net/10539/25956

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abstract

The lack of adequate urban density in suburbs close to inner South African cities compromises the ability for cities to reduce urban sprawl. This inadequacy of density prohibits more people from benefitting from the rich city resources and access to opportunities. Public transportation infrastructure, which is necessary for higher densities, often already exists at these locations. These suburbs are predominantly inhabited by white South Africans, are characterised by many heritage buildings, and resist and inhibit change and integration. Muckleneuk, Pretoria is selected as the study area. The study explores urban density as a means to spatially integrate fragmented parts of Muckleneuk. Various density tools are employed to measure the current and proposed density. Densities are compared to successful international examples of neighbourhoods. An investigation into a range of appropriate housing typologies is conducted in order to ensure a diversity of living environments. The study finds that it is indeed possible to radically improve the density of Muckleneuk and simultaneously improve spatial integration and conserve the heritage and natural landscapes of old suburbs.