

Canaan II, located on the west of the central area of Canaan, has a population of 12,100. It is considered a low density neighbourhood with 4.383 inhab. per km² and therefore its densification is encouraged. A large part of Canaan II borders the National Road 1 to the south but there is almost no access from it to the neighbourhood. The presence of quarries and the complex topography limit the availability of suitable lands.

The proposals in this section are based on a participatory process with the Canaan II community that lasted an average of three months. The UN-Habitat team maps the existing situation and then the community validates and proposes ideas. The LAB of urban planning and design checks the proposed interventions and modifies if necessary. Then, a neighbourhood assembly is organized to present the vision and a land use plan is developed.

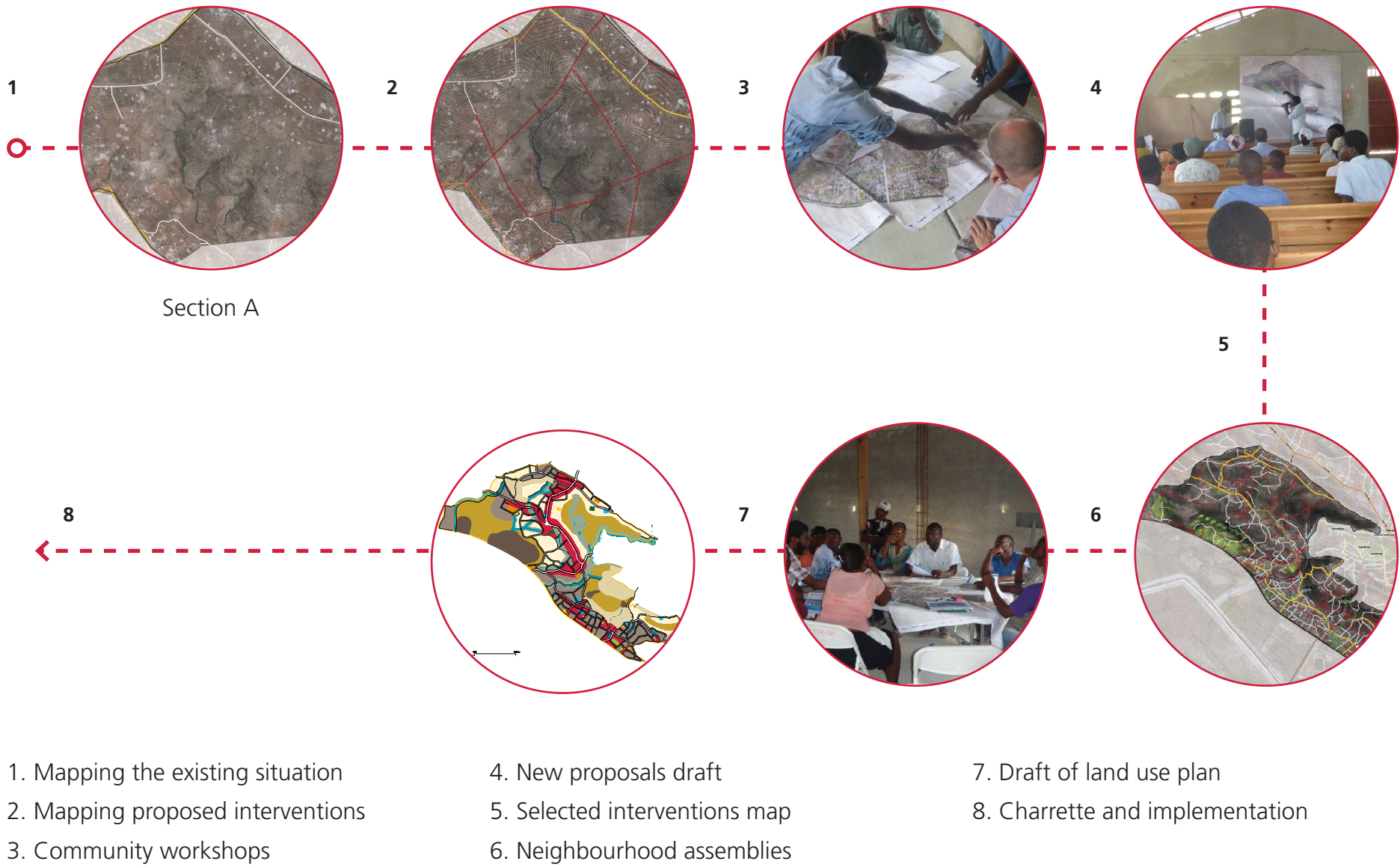


Fig.69: Canaan II: participatory planning process

A. STREET NETWORK

Currently, the street network occupies 8% of the total Canaan II area. There are just secondary streets with the majority being dead-ends streets. The presence of roads in the northern and western parts is almost null thanks to the existence of quarries and steep slopes. Appropriate measures on the construction of roads in steep areas have been further elaborated in the mobility report.

Existing situation

Streets percentage

UN-Habitat: 30%

8%

Streets km/sq.km

UN-Habitat: 18 km/sq.km

13.6 km/sq.km



Fig.70: Canaan II: existing street network

Proposed street network

Streets percentage

15.5% -Option A

Arterial road: 24m

Main roads: 18m

Secondary streets: 12m

- Option B

Arterial road: 18m

Main roads: 12m

Secondary streets: 9m

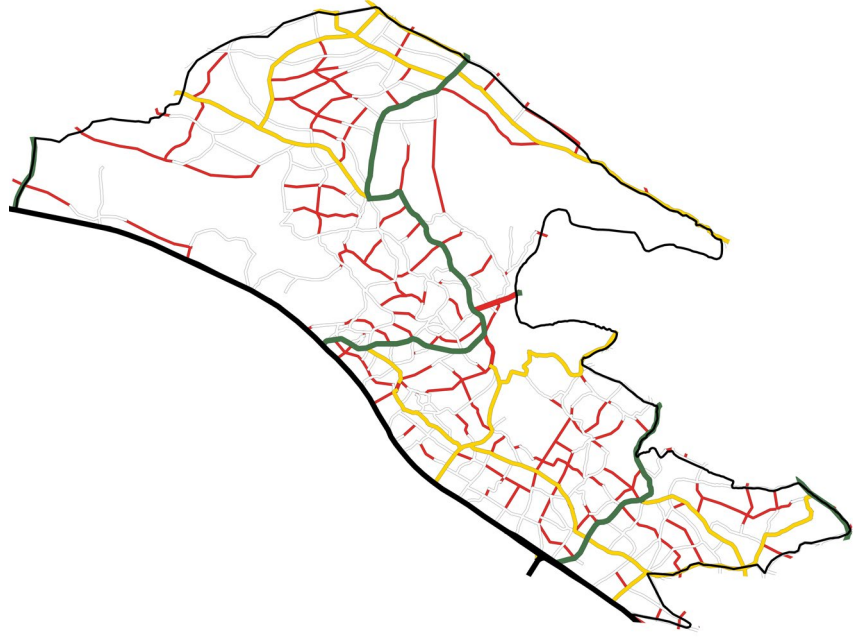
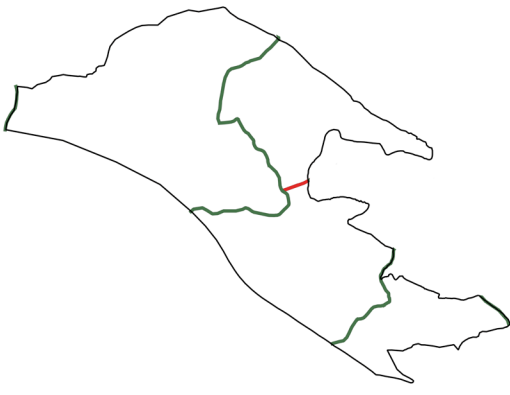


Fig.71: Canaan II: Proposed street network

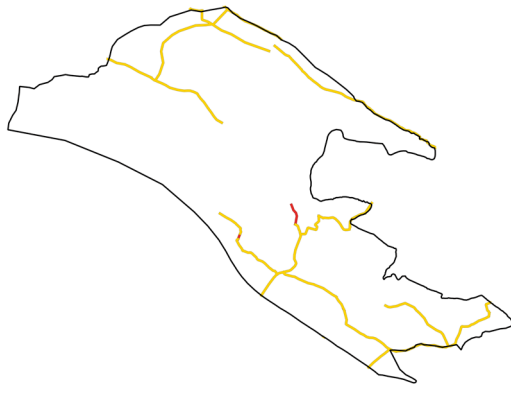
Layers of the proposed street network



National road



Arterial road



Main roads



Secondary streets

Fig.72: Canaan II: Layers of the proposed street network

B. PUBLIC SPACES



Fig.73: Canaan II: Existing Public spaces

Fig.74: Canaan II: Public spaces proposed by the community

Fig.75: Canaan II: Public spaces proposed by UN-Habitat LAB

#	PUBLIC SPACE CANAAN II	STATUS	NAME (IF ANY)	m2	Ha	%
NEIGHBOURHOOD AREA				2760000	276	100%
1	Public space	Existing	Terrain de football	660	0,07	
2	Public space	Existing	Terrain de football	1.300	0,13	
3	Public space	Existing	Parc	5.900	0,59	
24	Other public spaces (13)	Existing		2.051	2	
				9.911	0,99	0,36%
4	Public space	Proposed by the community		8.984	0,8984	
5	Public space	Proposed by the community		2.490	0,249	
22	Public space	Proposed by the community		3.384	0,3384	
23	Public space	Proposed by the community		2.320	0,232	
				17.178	1,72	0,62%
7	Public space	Proposed by the lab		2.527	0,2527	
6	Public space	Proposed by the lab		2.203	0,2203	
25	Public space	Proposed by the lab		200	0,02	
				4.930	0,49	0,18%
Total:				32.019	3,20	1,16%

Table 6. Canaan II: Percentage of public spaces

Canaan II has 24 small public spaces, two of them are football fields and the other is a market. The total area of the existing spaces is of 1 hectare consisting 0.37% of the total neighbourhood area. These spaces are located in south where the concentration of houses is abundant. To keep up with the recommendation of UN-Habitat, it is essential to consider vacant lots for the development of new public spaces.

The results of the workshops highlighted the importance and the need of having new public spaces. Considered as a priority, the community proposed to locate four spaces in the north. Adding the community's proposals to the existing situation, the percentage of public spaces is still insufficient. For this reason, the LAB suggested the establishment of two other spaces in the north-eastern part. After the proposals of both parties, the number increased by 3Ha.

It is essential to guarantee from both sides of the ravine t a distance of 30-50 metres as a buffer zone. These areas were also designed with the potential to become public spaces and not just as protective spaces. If these proposals are implemented, the designated public space in Canaan II would reach 10.8%.

#	PUBLIC SPACE IN CANAAN II	STATUS	NAME	m2	Ha	%
	Neighbourhood area			2760000	276	100%
Public spaces				32.019	3,2	1,16%
16	Buffer zones around the ravine	Proposed by the LAB		149.651	14,9	
17	Buffer zones around the ravine	Proposed by the LAB		23.423	2,3	
18	Buffer zones around the ravine	Proposed by the LAB		10.399	1	
19	Buffer zones around the ravine	Proposed by the LAB		8.830	0,88	
20	Buffer zones around the ravine	Proposed by the LAB		30.298	3,0	
21	Buffer zones around the ravine	Proposed by the LAB		43.662	4,3	
Total:				266.263	26,63	9,65%
Public spaces and open areas total:				298.282	29,82	10,81%

Table 7. Canaan II: Total percentage of public spaces

The World Health Organization (WHO) recommends 9m²/inhabitant

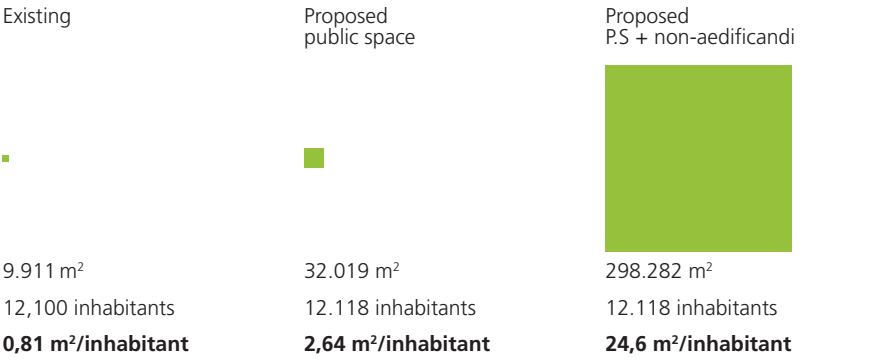


Table 8. Canaan II: Public space area per inhabitant diagram

Proposed public spaces with 400 metres buffer

- Existing public spaces
- Proposed by the community
- Proposed by UN-Habitat LAB

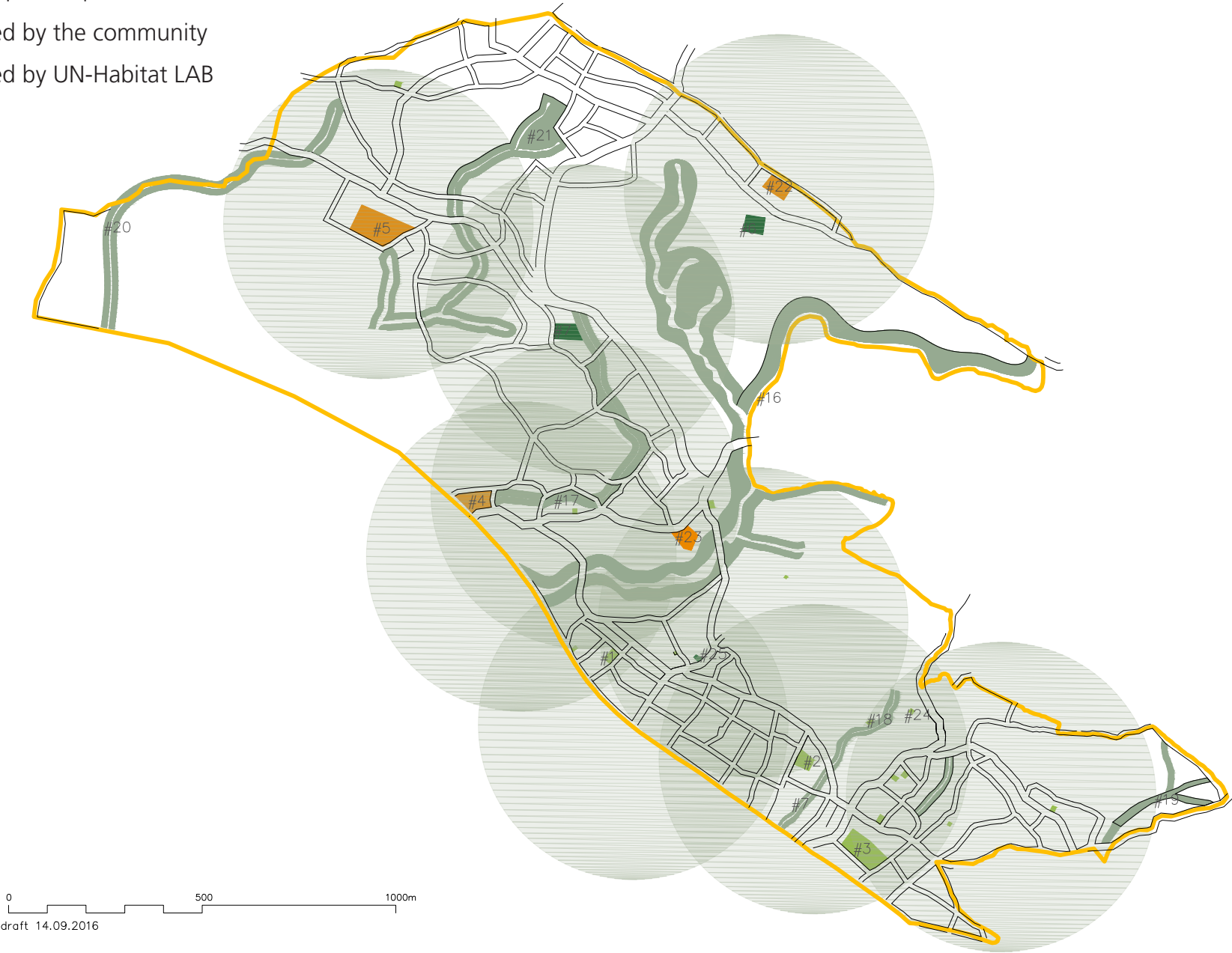
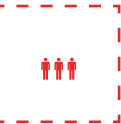


Fig.76: Canaan II: Overall public spaces' land use and buffer area (400m)

C. RESIDENTIAL AREA



2.76 km²
Neighbourhood area

12,098
Inhabitants
(source ARC household survey 2016)

4,383
people/km²

 Existing residential areas



Fig.77: Canaan II: Existing settlements

Canaan II is considered as a very low density neighbourhood. With a population of 12,098 inhabitants and an area of 2.76 km², the density is of 4,383 inhabitants per km².

Canaan II
Population growth

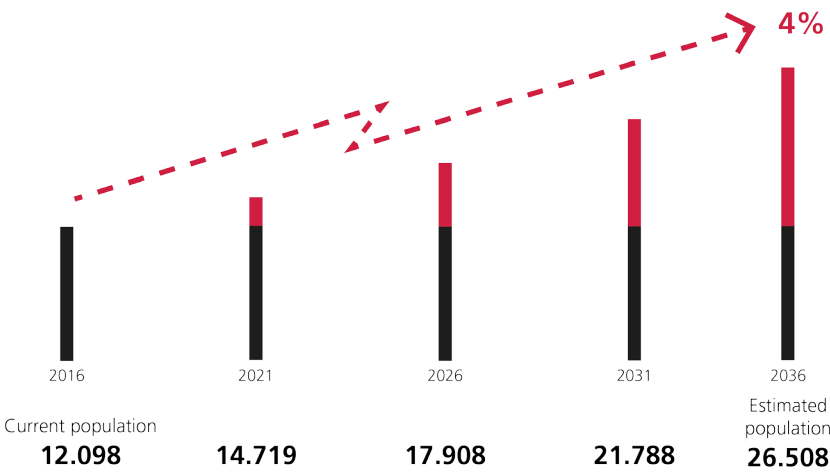


Fig.78: Canaan II: Projected population increase

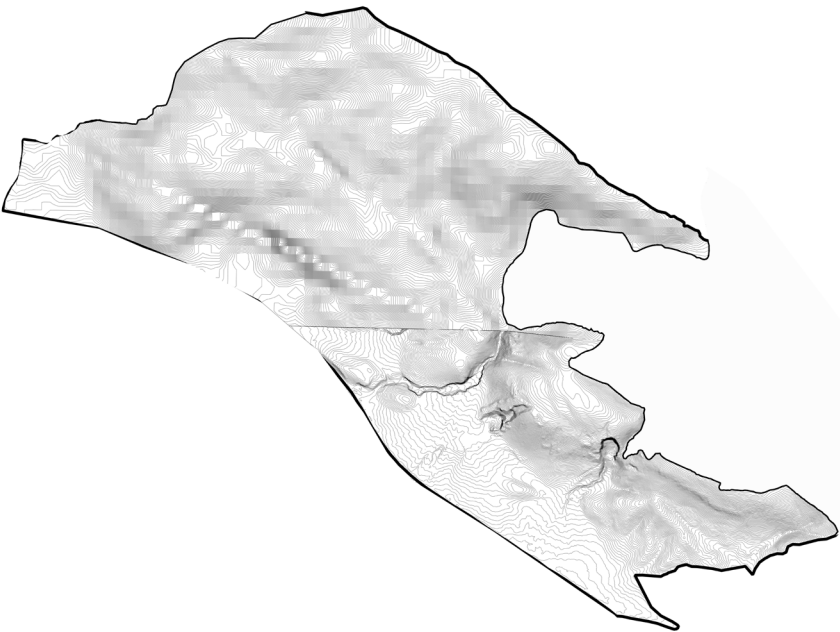


Fig.79: Canaan II: Contours

The concentration of dwellings is mostly in the south where the topography is moderate. In the north, the houses are scattered and have access to secondary streets.

Proposed densities

 Low density

In the new proposal for density distribution, most of the low-density settlements will be located in the centre of the neighbourhood. Considering that the density is 8,000 inhab. Per km², Canaan II will be able to accommodate 3,900 inhabitants. Houses in this classification are often connected to secondary streets. It is possible to have small shops provided to ensure a good access to pedestrian paths.

 Medium density

Medium density dwellings in the new plan are located along the arterial road. The topography in these areas is not so steep and densification strategies in existing low density areas is thus feasible. The design proposes to have 12,000 inhabitants per km² in medium density areas. Respecting the proposed plan, Canaan II will be able to accommodate 2,280 inhabitants.

 High density

For the high density areas, UN-Habitat recommends to have 15,000 people/km². This means that a study should be conducted on plot resizing and land readjustments before densifying the neighbourhood. The areas that would be densified are located where the topography is almost flat. In means to accommodate the congestion and the increasing number of habitants in these areas, the high density settlements should have direct access to the arterial and the main roads.

It usually advised to locate high density habitats near commercial activities in order to have a more compact city.

The new plan for Canaan II is able to accommodate up to 5,950 people in the new high density areas.

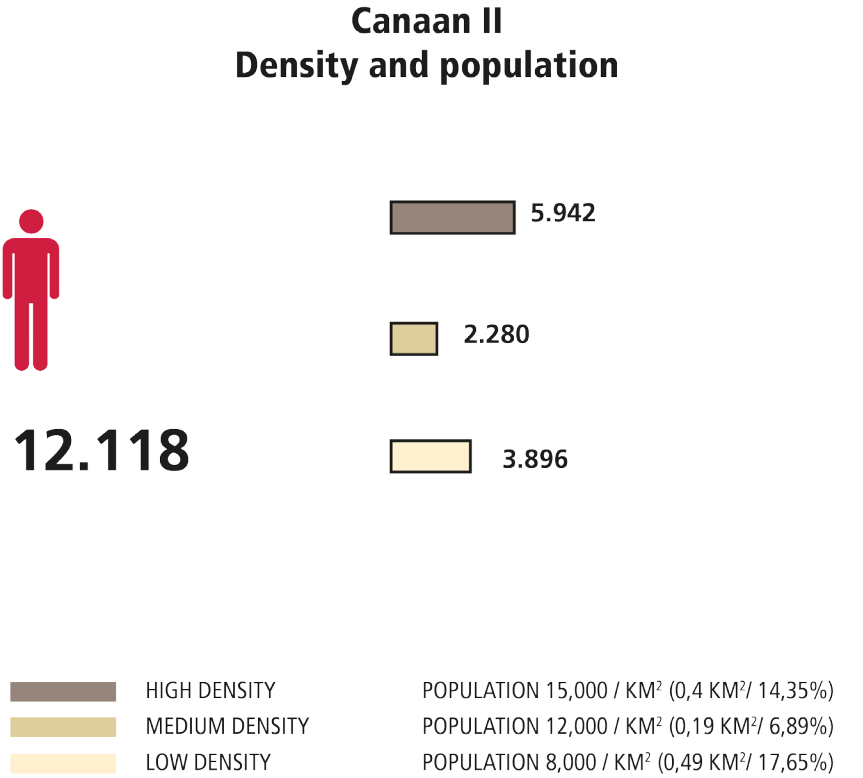


Fig.80: Canaan II: Diagram of population in the new proposed residential areas.

In 20 years from now, and if the growth of the area remains the same, it is expected that the current population of 12,098 will increase up to 26,508 inhabitants. The densification of Canaan II, as proposed in the new plan, will be able to host 12,118 people, which is yet not sufficient. In order to cope with the rapid growth, it is advisable to further densify the areas that are of low densities and consider planned city extension as well.

The existence of economic activities in the residential areas is highly recommended provided that they have direct access to the roads. The size of the commercial activity is strictly linked to the type of roads they face and the densities; the higher the density the more commerce are big and vice versa. The compactness of the cities is triggered by the different land usages in the urban fabric.

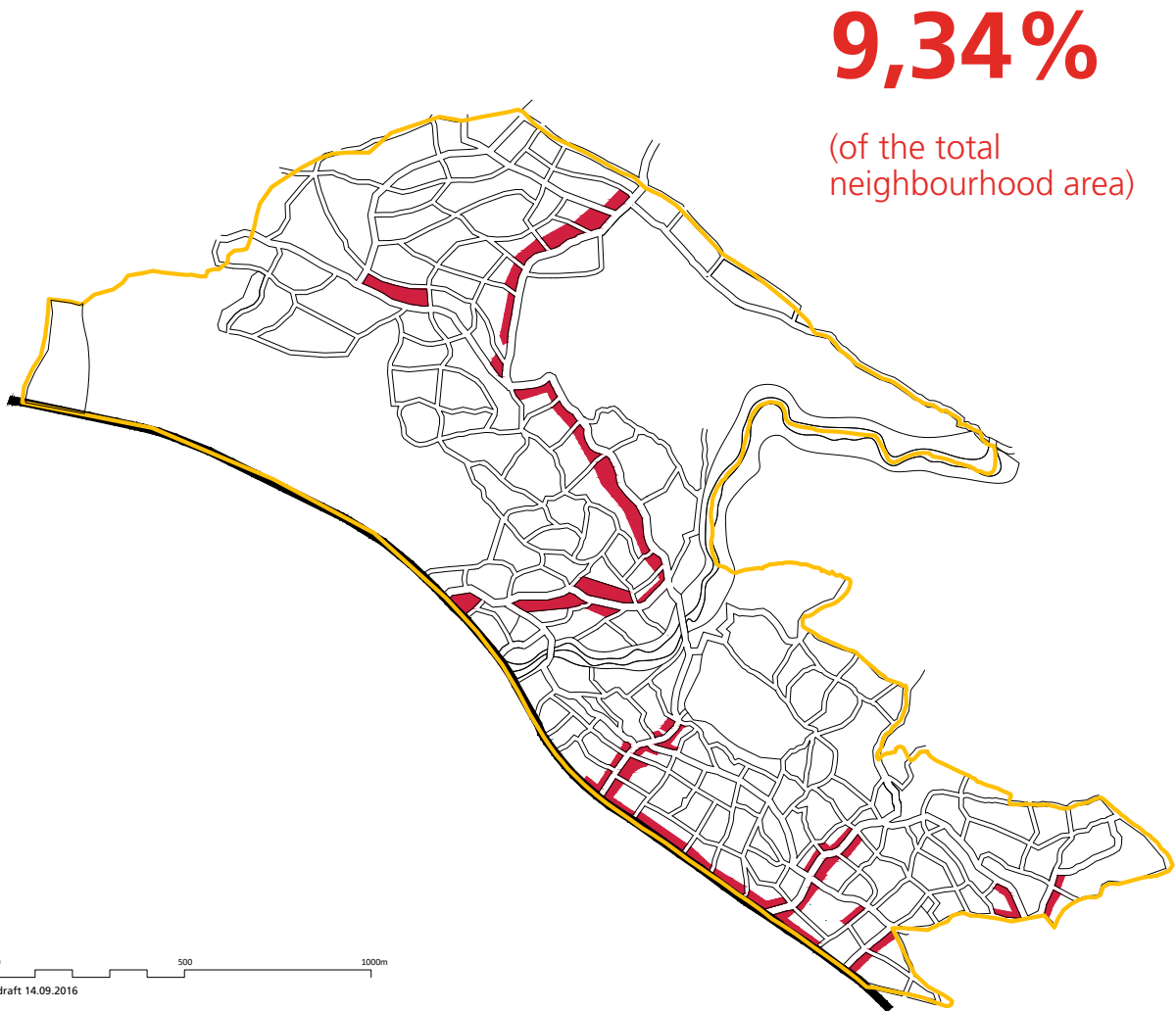
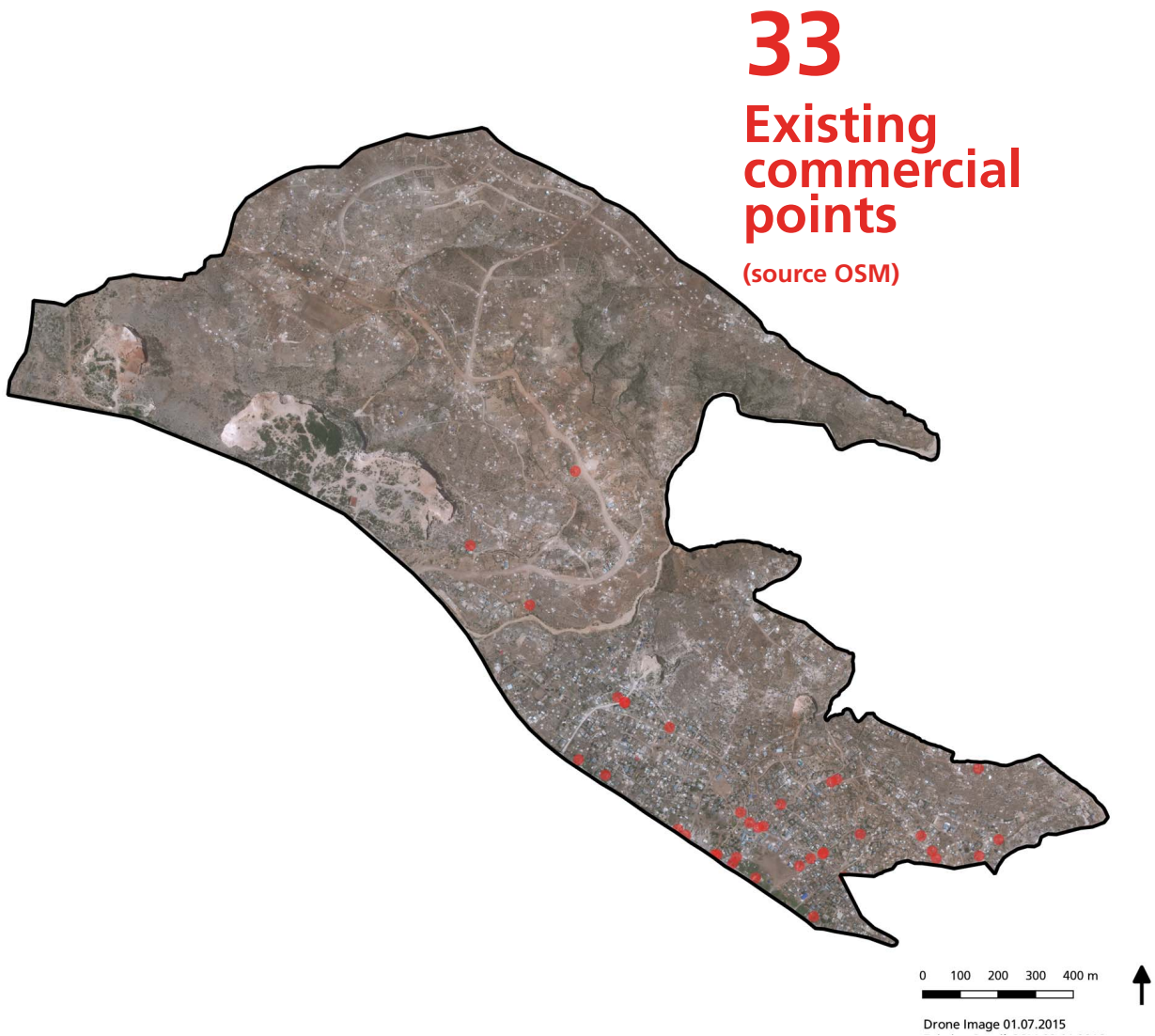


Fig.81: Canaan II: Residential areas and proposed densities

D. COMMERCIAL AREAS

Existing commercial

Proposed commercial areas (mixed-use)



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https://www.yunbaogao.cn/report/index/report?reportId=5_18482

