

St Christophe is a neighbourhood located on the Western side and consists of the three villages; Village Des Pecheurs, Village de la Grâce de Dieu and Village a Decouverte. For the purpose of these studies, and since the neighbourhoods' assemblies were not separately done, the three villages will be considered under one neighbourhood with the name of St.Christophe.

The following land use proposals in this section are based on a participatory process within three months' time-frame. The UN-Habitat team maps the existing situation and the community validates and proposes ideas. The urban Lab rechecks the suggested interventions and modifies if necessary. After that, a neighbourhood assembly is organized to showcase the overall vision and a land use is later developed.

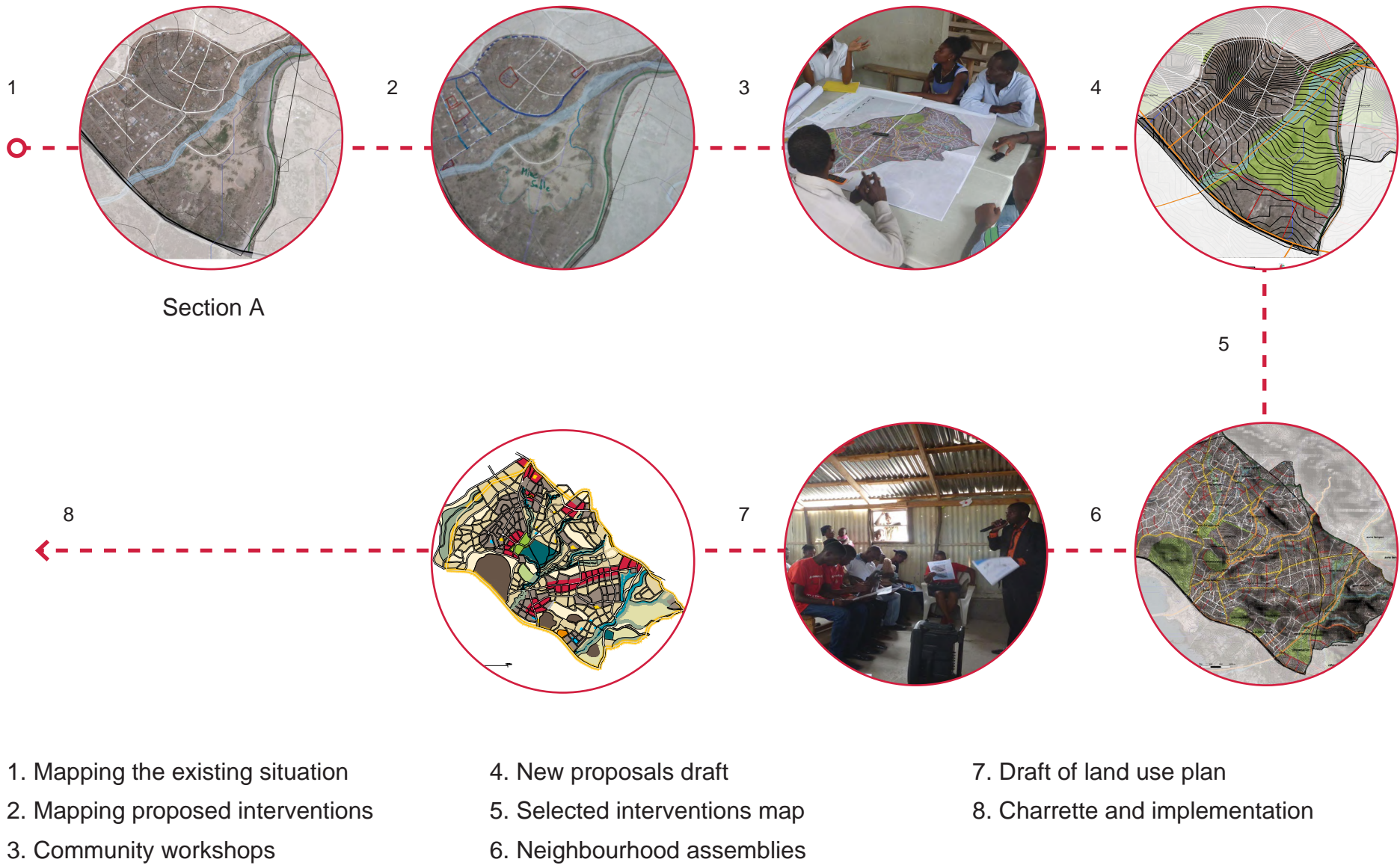


Fig.183: St.Christophe: participatory planning process

A.STREET NETWORK

Currently, the street network in St.Christophe occupies only 8%. The neighbourhood borders the national road 1 from the south and has only secondary streets inside. The lack of street hierarchy leads to congested areas. For that, it is necessary to preserve enough spaces for roads in order to have a good connectivity and prevent any traf c. The majority of the roads lead to a dead-end. It is thus fundamental to think of a road grid while providing an interconnected set of roads that are safe.

Existing situation
Streets percentage
UN-Habitat: 30%

8%

Streets km/sq.km
UN-Habitat: 18 km/sq.km

14 km/sq.km



Fig.184: St.Christophe: Existing street network

The new plan proposes a new arterial road that connects the national road 2 with the northern part of the neighbourhood. Where the topography is moderate, main roads are suggested to improve the connectivity. Appropriate measures were elaborated in the mobility report giving a guidance on how to build roads in steep areas. Different widths are defined for the different types of roads (Option A and B, see below). The plan does not only propose new roads, but also looks into ways to improve and upgrade the current situation. The new St.Christophe's road network plan shows an increase of 3.5% which is still insufficient.

Proposed street network
Streets percentage
11.5% -Option A
Arterial road: 24m
Main roads: 18m
Secondary streets: 12m

- Option B
Arterial road: 18m
Main roads: 12m
Secondary streets: 9m

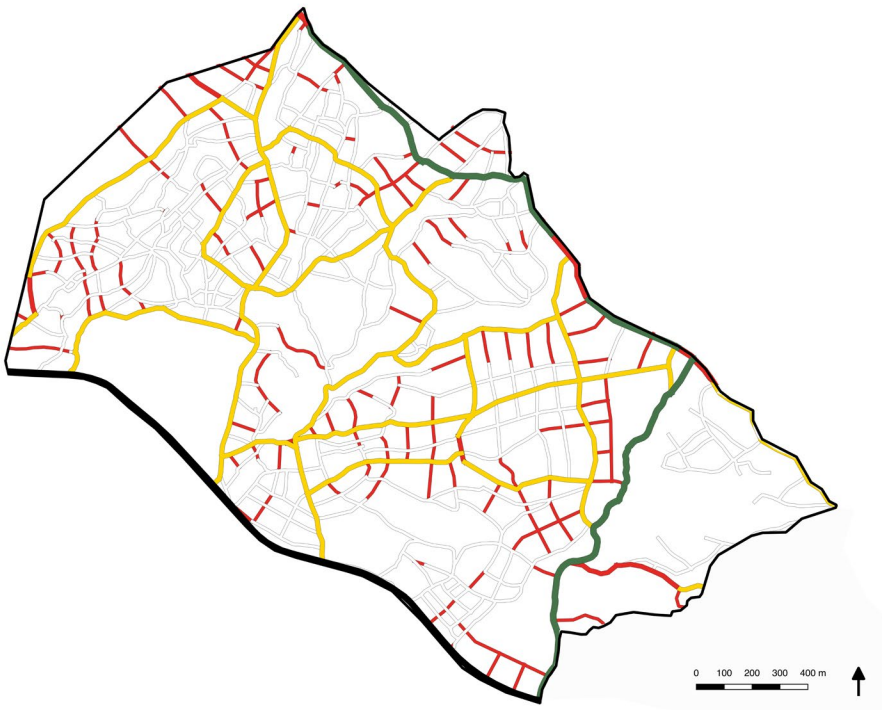
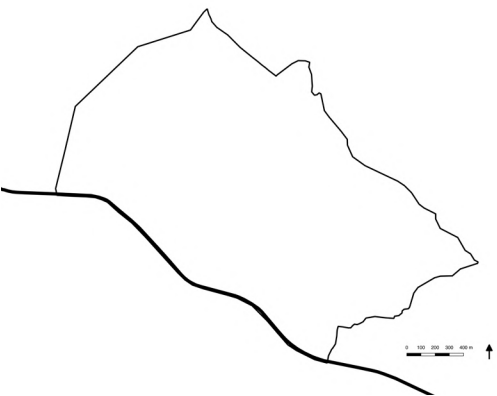
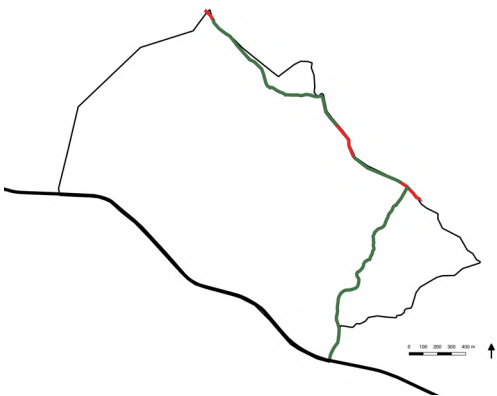


Fig.185: St.Christophe: Proposed street network

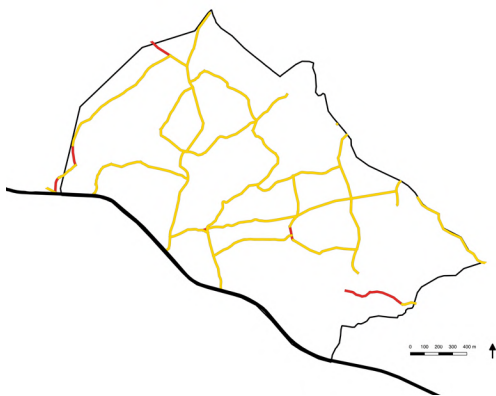
Layers of the proposed street network



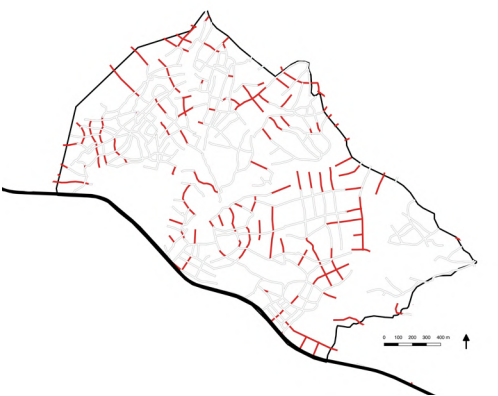
National road



Arterial road



Main roads



Secondary streets

Fig.186: St.Christophe: Layers of the proposed street network

B.PUBLIC SPACES

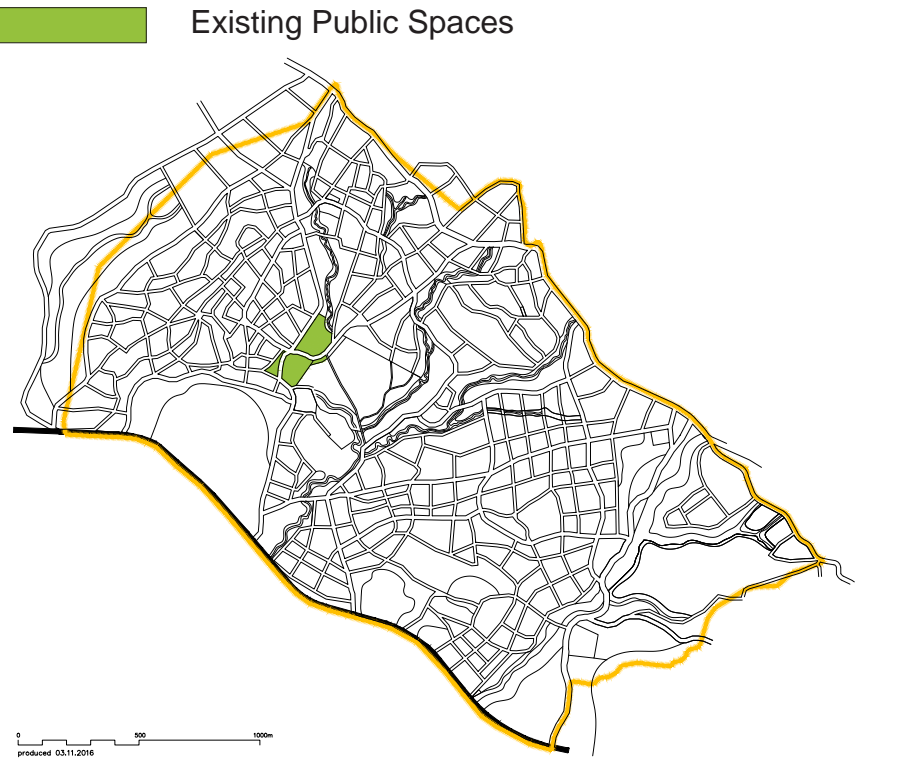


Fig.187: St.Christophe: Existing Public spaces

There are only two public spaces in St.Christophe; one market and one park. The total area of the existing public spaces is 0.68%. They are mostly located in the centre in proximity of the main road. To reach the recommendation of Habitat, it is essential to consider vacant lands for the development of new public spaces.

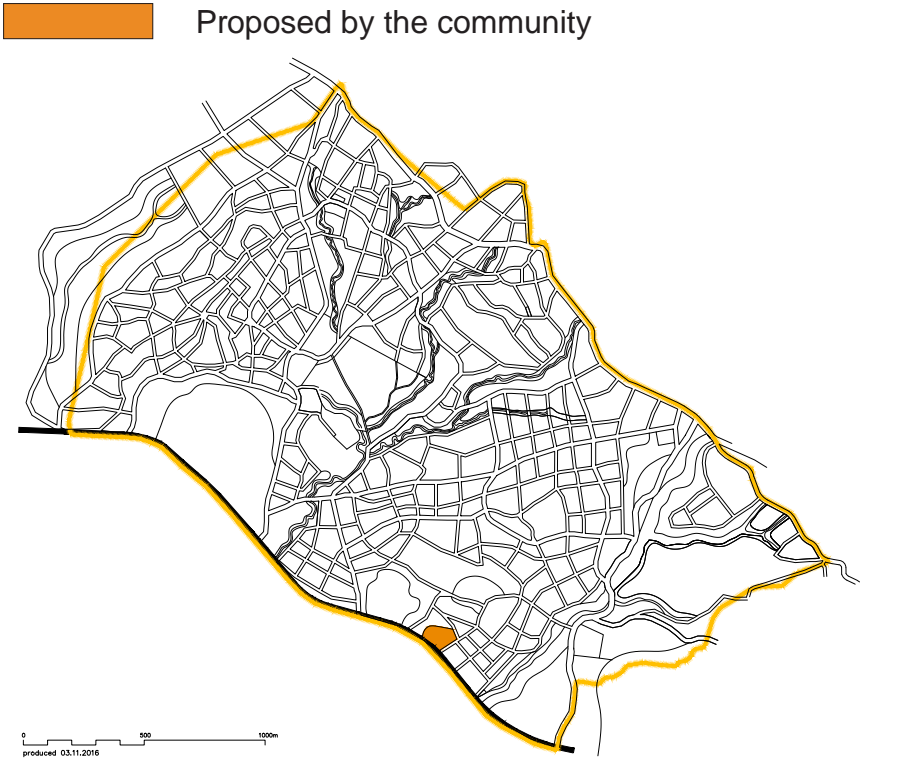


Fig.188: St.Christophe: Public spaces proposed by the community

Following the neighbourhood's assembly, a new park next to the national road 1 in the South was proposed. Adding this to the existing situation, the percentage is still not sufficient.

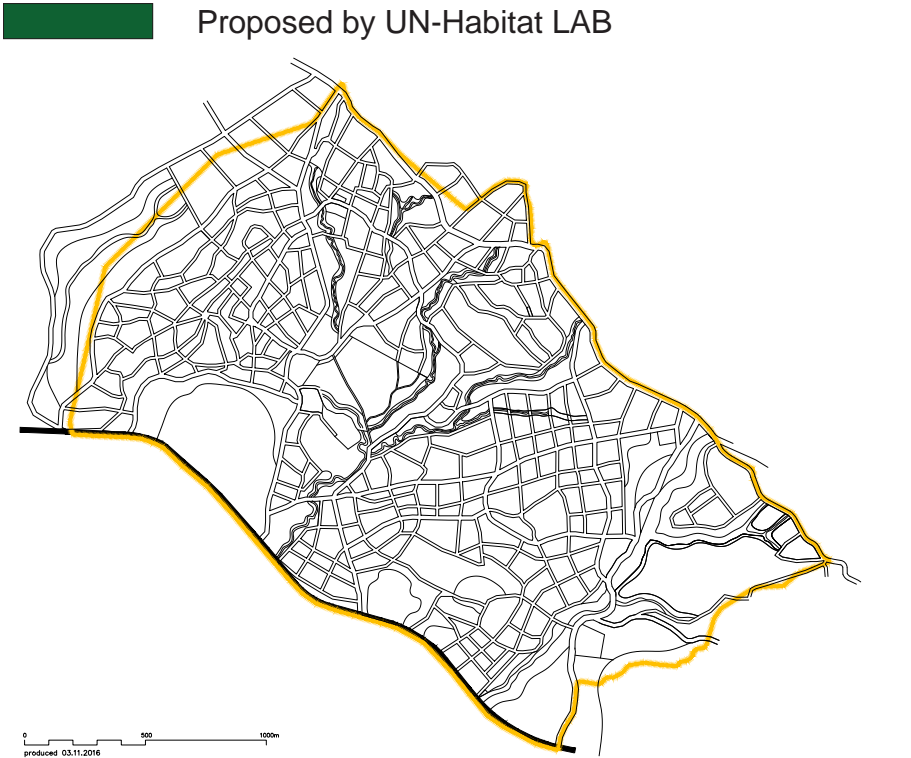


Fig.189: St.Christophe: Public spaces proposed by UN-Habitat LAB

Abandoned quarries which occupy large spaces are found in the neighbourhood. The Lab has found a great potential in them by converting these dead spaces into public ones.

In St.Christophe, some ravines crosses the neighbourhood and induce as such a high flooding risk. For that, a buffer area of 50 metres from both side is to be defined as a protection zone. The riparian zones were designed with the opportunity of becoming of public usages during no-rain season. If the proposals are put into place, the public spaces will reach 21.8 m2/inhabitant. The no-built areas are not seen only as functional public spaces, but also as urban open spaces providing respiration areas for the inhabitants.

#	PUBLIC SPACE IN ST.CHRISTOPHE	STATUS	NAME	m²	Ha	%
	Neighbourhood area			4,270,862	427	100%
1	Public space	Existing	marché	26,420	2.642	
2	Public space	Existing	parc	2,541	0.2541	
				28,961	2.90	0.68%
3	Public space	Proposed by the community	parc	10,015	1	
				10,015	1	0.23%
Total:				38,976	3.90	0.91%

Table 36. St.Christophe: Percentage of public spaces

#	OPEN PUBLIC SPACE IN ST.CHRISTOPHE	STATUS	m²	Ha	%
	Neighbourhood area		4,270,862	427	100%
	Public spaces		38,976	3.91	0,91%
4	Reforestation	Proposed by the community	26,700	2.67	
5	Quarry > Reforestation or open public project	Proposed by the community	186,800	18.68	
6	Quarry > Reforestation or open public project	Proposed by the community	36,200	3.62	
7	Quarry > Reforestation or open public project	Proposed by the community	15,263	1.5263	
8	Quarry > Reforestation or open public project	Proposed by the community	19,787	1.9787	
9	Buffer areas next to ravine	Proposed by the LAB	120,291	12.0291	
10	Buffer areas next to ravine	Proposed by the LAB	26,076	2.6076	
11	Buffer areas next to ravine	Proposed by the LAB	125,922	12.5922	
12	Buffer areas next to ravine	Proposed by the LAB	72,600	7.26	
13	Buffer areas next to ravine	Proposed by the LAB	8,800	0.88	
14	Buffer areas next to ravine	Proposed by the LAB	14,200	1.42	
			652.639	65.82	15,28%
	Total open public spaces:		691.615	69.1	16.20%

Table 37. St.Christophe: Total percentage of public spaces

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




Existing	Proposed public space	Proposed P.S + non-aedi candi
		
28,961 m²	38,976 m²	691.615 m²
17.596 inhabitants	31.670 inhabitants	31.670 inhabitants
1.27 m²/inhabitant	1.23 m²/inhabitant	21.8 m²/inhabitant

Table 38. St.Christophe: 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

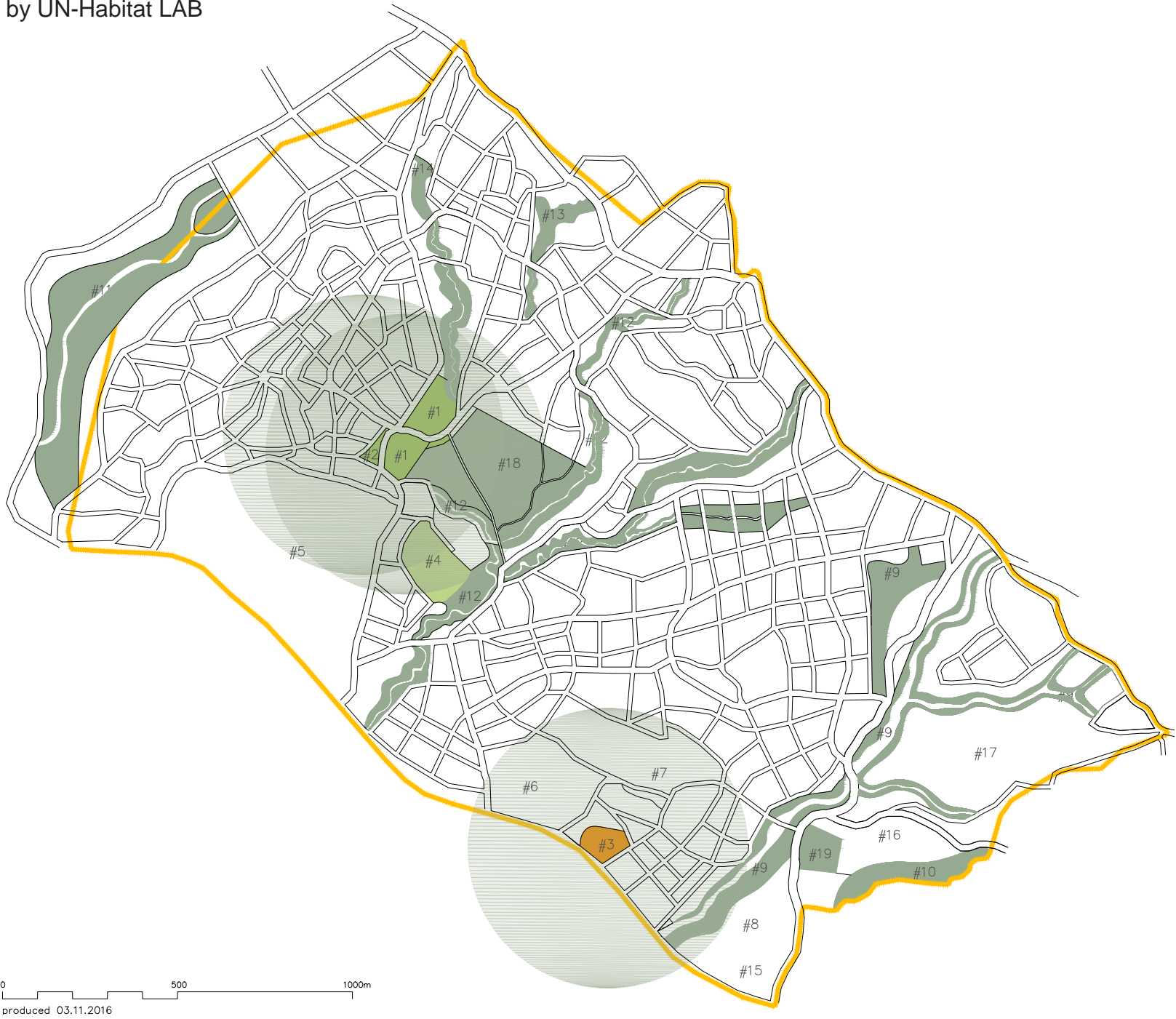


Fig.190: St.Christophe: Overall public spaces' land use and buffer area (400m)

C.RESIDENTIAL AREAS



4.27 km²
Neighbourhood area



17,600
Inhabitants
(source ARC household survey 2016)



4,120
people/km²

 Existing residential areas



Fig.191: St.Christophe: Existing settlements

St.Christophe is considered as a low density neighbourhood with 4,120 inhabitant per km². The concentration of the settlements is mostly in the north of Village des pêcheurs where there are more road connections and where the topography is moderate.

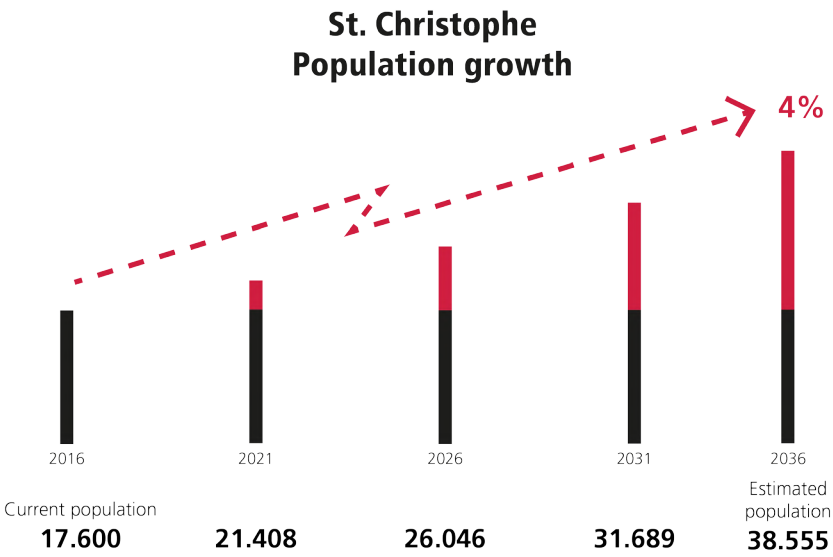


Fig.192: St.Christophe: Projected population increase

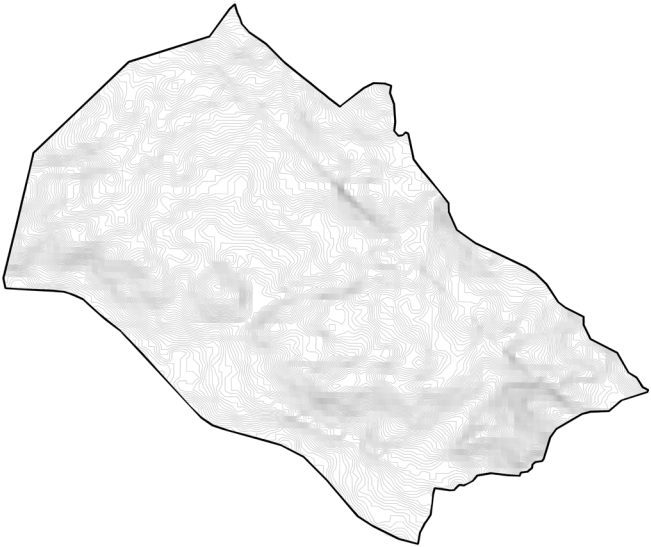


Fig.193: St.Christophe: Contours

In the south, the houses are dispersed with access to secondary streets. The neighbourhood could be further densified so it can accommodate the population growth.

Proposed densities

 Low density

The new proposal for the distribution of the densities in St.Christophe suggests in having the low density areas where the morphology of the site is challenging. Adopting a density of 8,000 inhabitants per km² for this category, St.Christophe will be able to host 3,200 inhabitants. The houses in this classification are often connected to secondary streets. It is possible to have small commerce provided their connection to pedestrian paths.

 Medium density

The medium density settlements in the new plan are located all over the neighbourhood but mostly in the centre. The slope in the area are not steep and therefore densification strategies to existing low density area can be feasible. Respecting the proposed density, 16,000 people can live in St.Christophe under the density of 12,000 inhab./km².

 High density

For the high density areas, UN-Habitat recommends to have 15,000 people per km². This means a study on plots modifications and resizing must be well conducted. Following the study of the terrain, the high density areas will be located near the main roads where the topography is almost flat. The houses will be in proximity of commercial areas which will reinforce the compactness and improve walkability. The new plan can host 12,000 people.

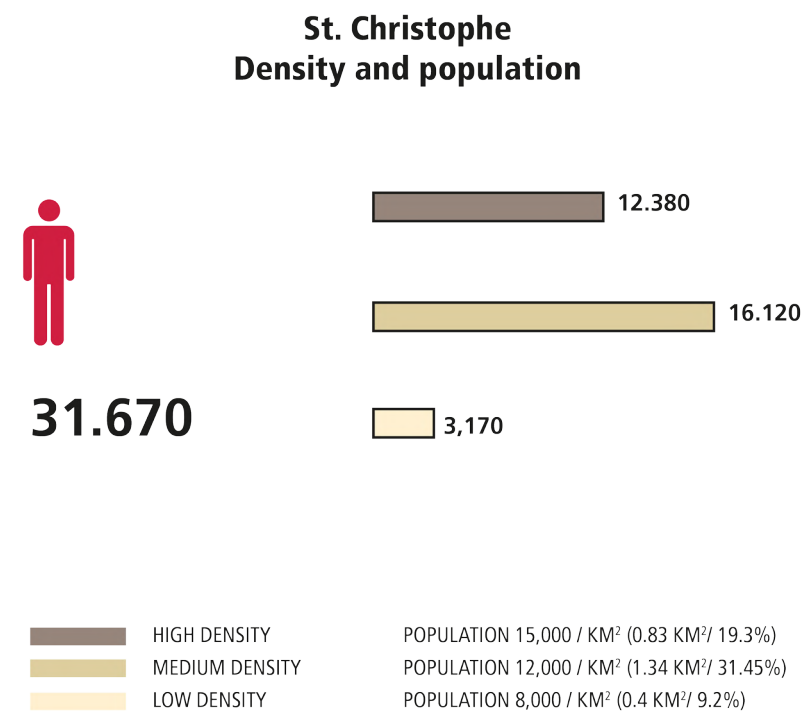


Fig.194: St.Christophe: Diagram of population in the new proposed residential areas.

It is expected that the current population of 17,600 will increase to reach 38,555 people in the next 20 years; if the growth remains of 4%. Following the densi cation of certain areas, St.Christophe is able to host 31,670 inhabitants. This means that the plan, as it is, is eligible for the upcoming 16 years. After that, medium and low density areas will need to be further densi ed in order to respond to the growing demand.

The presence of economic activities in the residential areas is highly encouraged on condition to have a direct access to the roads. The size of commercial activities depends on the types of roads and the density of the area; the higher the density, the bigger the commerce and vice versa. The compactness of the city is induced by the integration of different usages into the urban fabric.

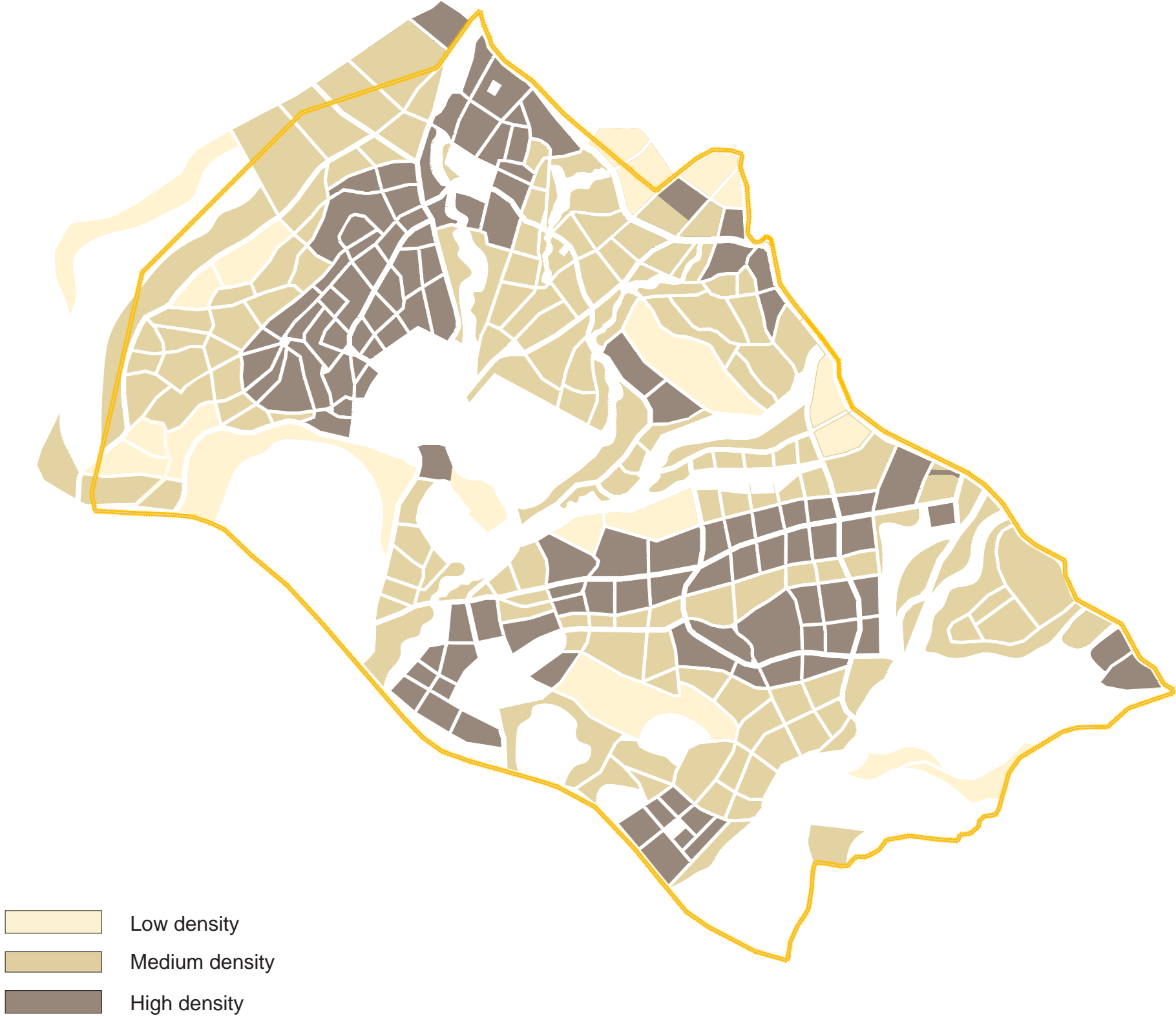
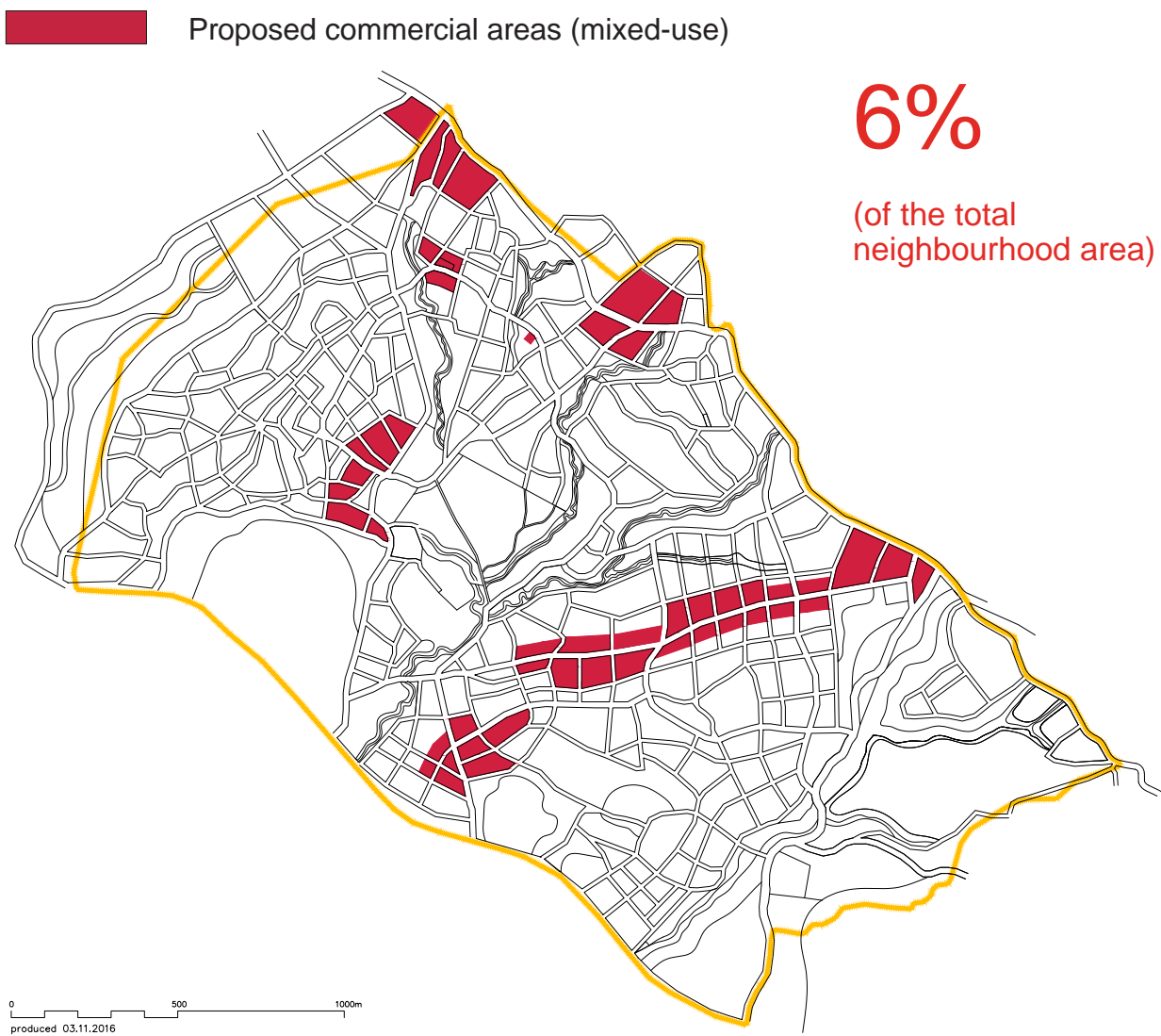
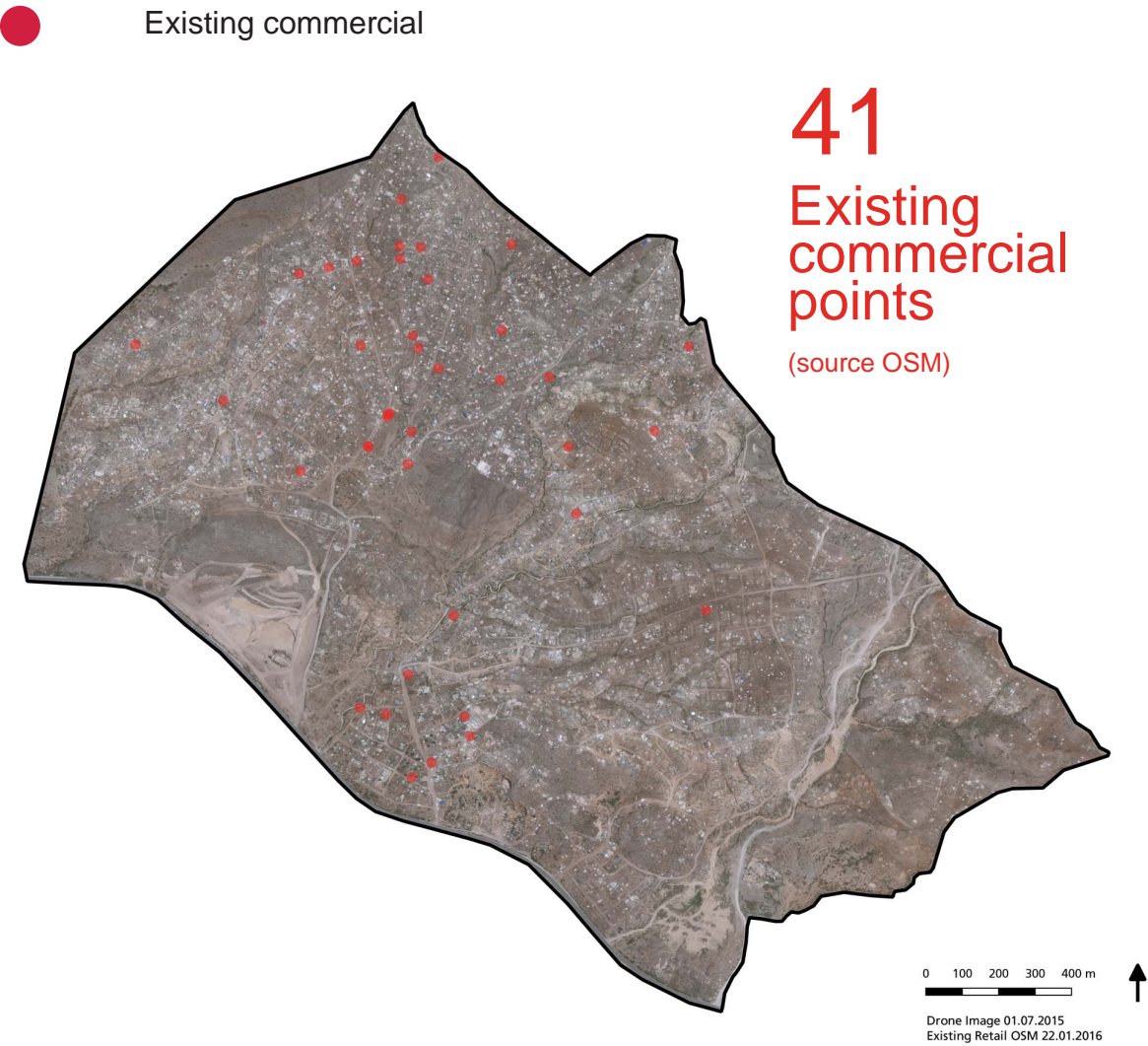


Fig.195: St.Christophe: Residential areas and proposed densities

D.COMMERCIAL AREAS



预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_18483

