



MODULE 1



INTRODUCING THE TOWNSHIP RENEWAL CHALLENGE

FOCUS OF THE MODULE

Township renewal challenges and developmental outcomes covered in this module:

- Historical origins of townships and the inherited physical and social legacies
- The current situation in South African townships
- Relevant international practice adopted for similar township renewal challenges
- Township development within current government policy
- Broad developmental outcomes for township renewal

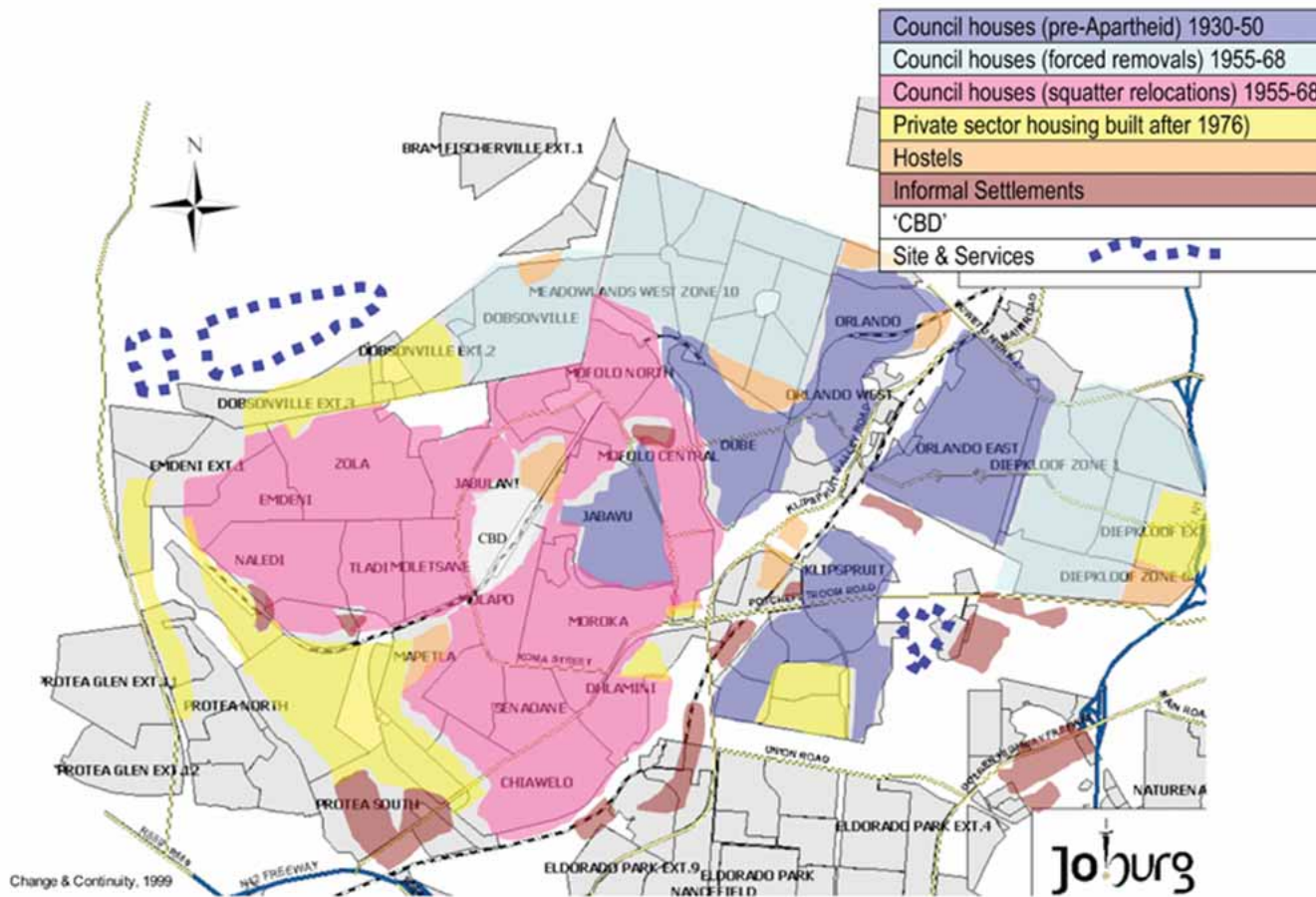
HISTORICAL ORIGINS

Colonial planning

- Deliberate spatial segregation of three classes of people
- Enforced racial separation through Group Areas Act of 1950
- Most large townships built after 1950 by the apartheid government
- Common features of townships:
 - peripheral location
 - single access points
 - buffer zones
 - residential dormitories for workers
 - lack of connection to urban expansion and new economic nodes
- Oldest existing township is New Brighton in Port Elizabeth, built in 1902-03

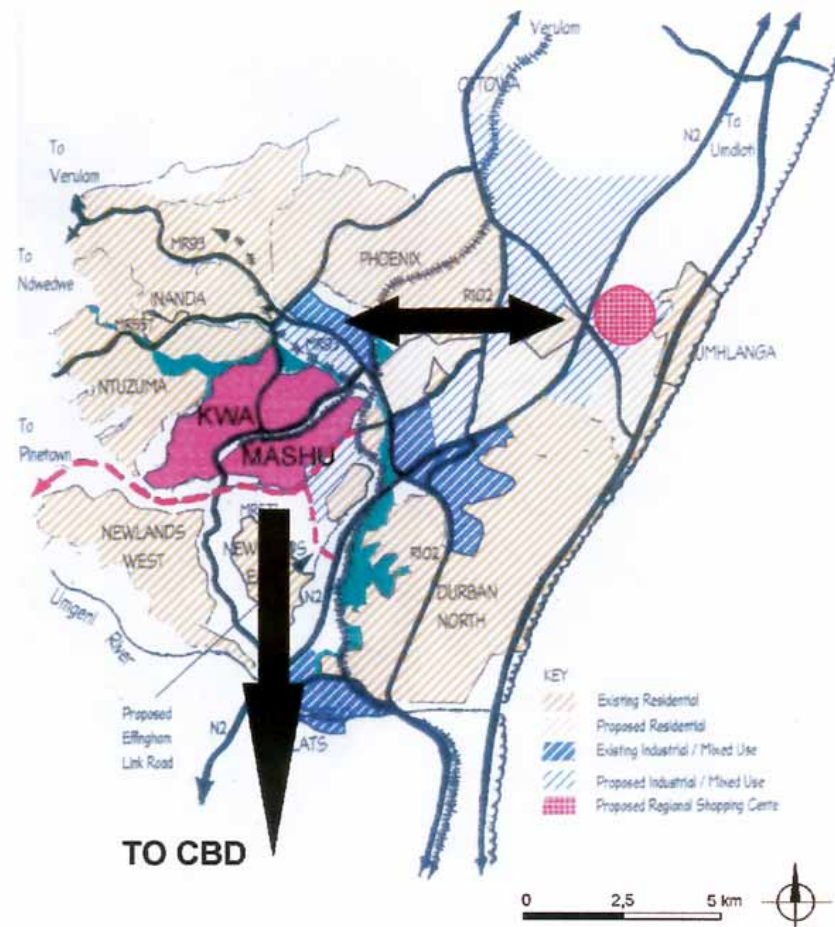
Apartheid townships

Township establishment and growth, Soweto



New patterns

Townships designed for exclusion and control



INK and Umhlanga Ridge in the north of eThekweni

Internal structure of townships

- Based on international planning models:
 - American “Neighbourhood Unit”
 - British ‘New Town’
- Large town centres and generous sub-centres planned to accommodate commercial and public facilities
- Large vacant areas with mainly free-standing houses resulted in low densities and long travelling distances

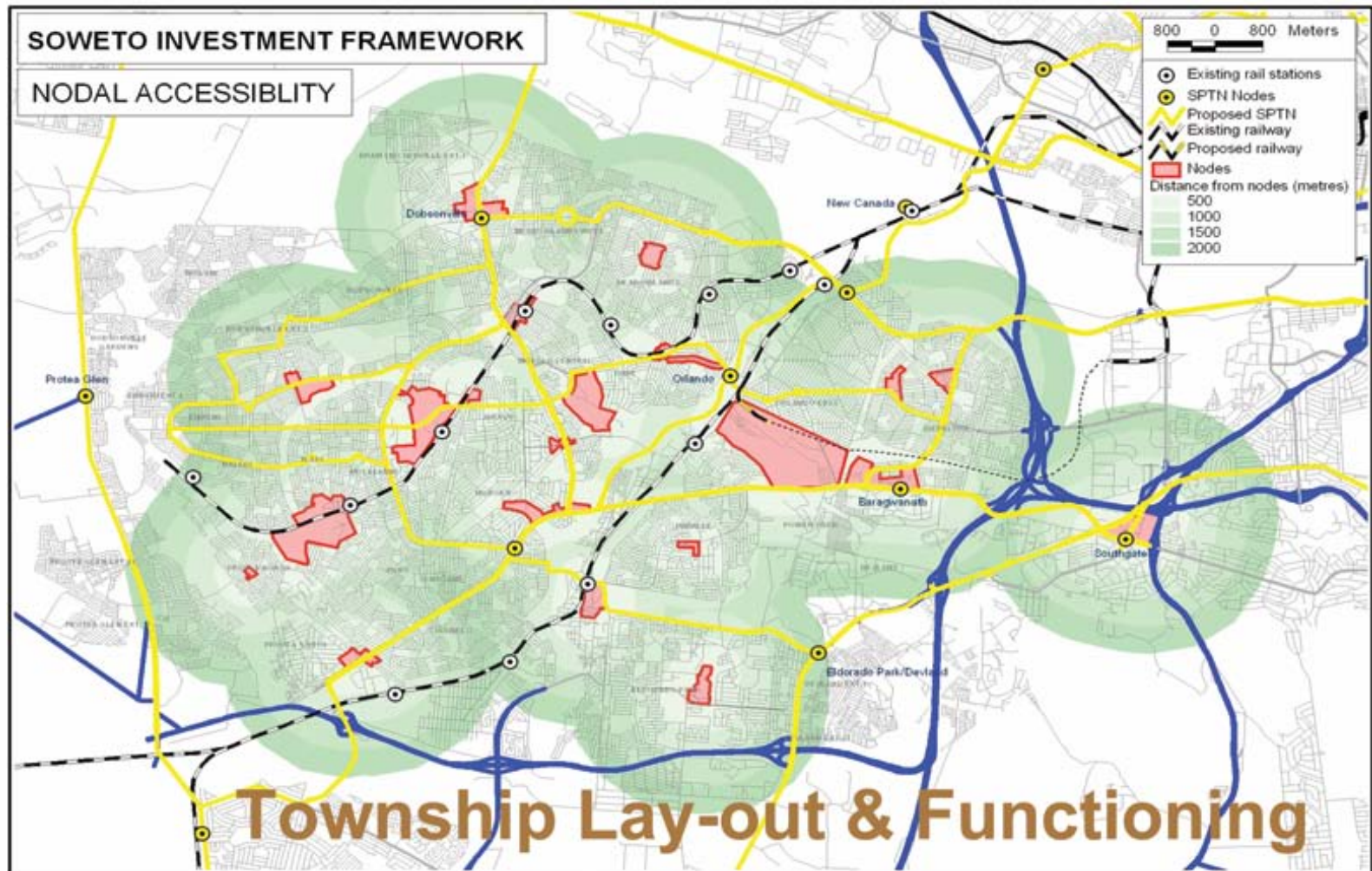


Township layout and functioning

Masterplan of KwaMashu, 1957



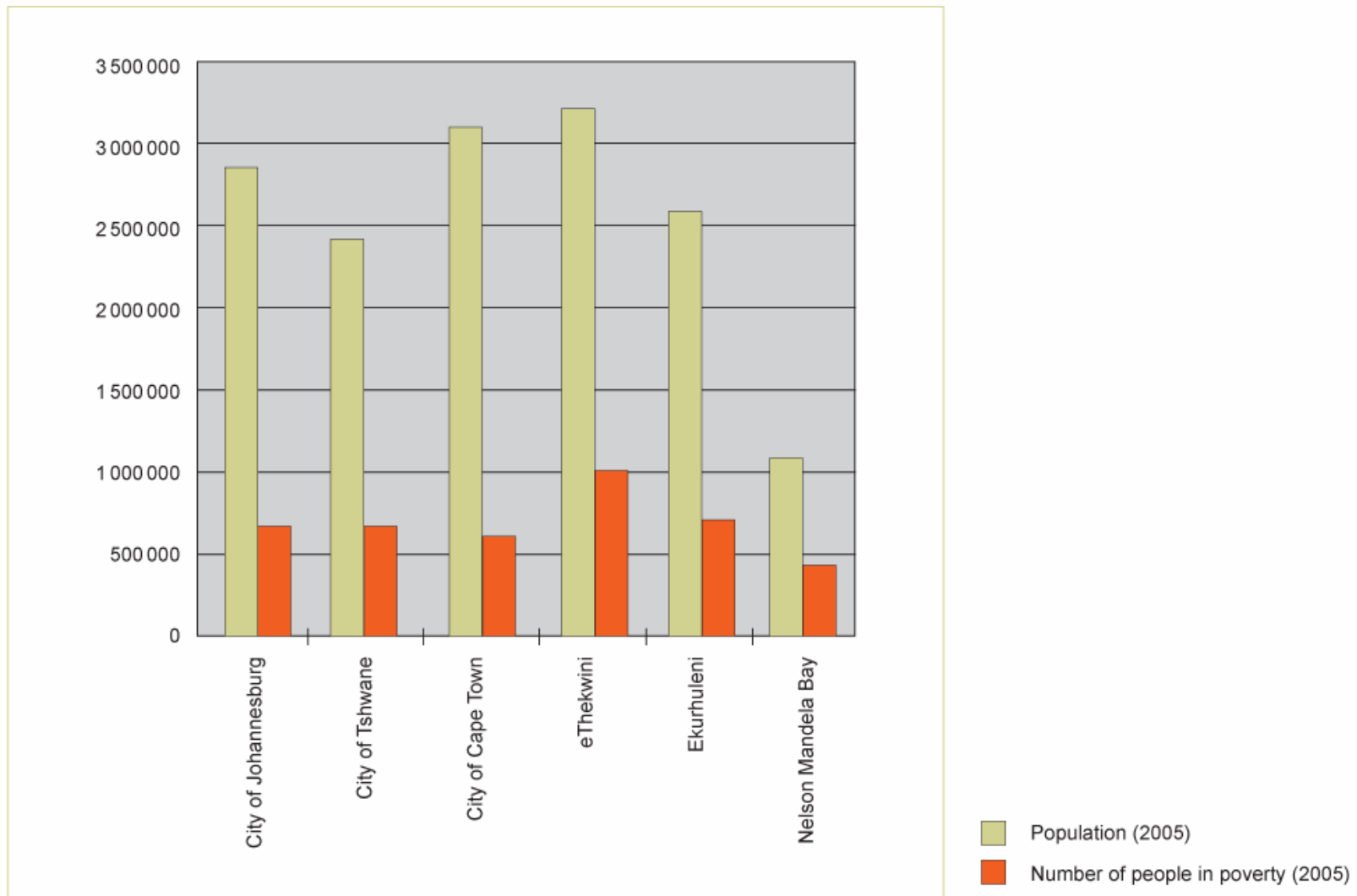
Nodes and corridors in Soweto



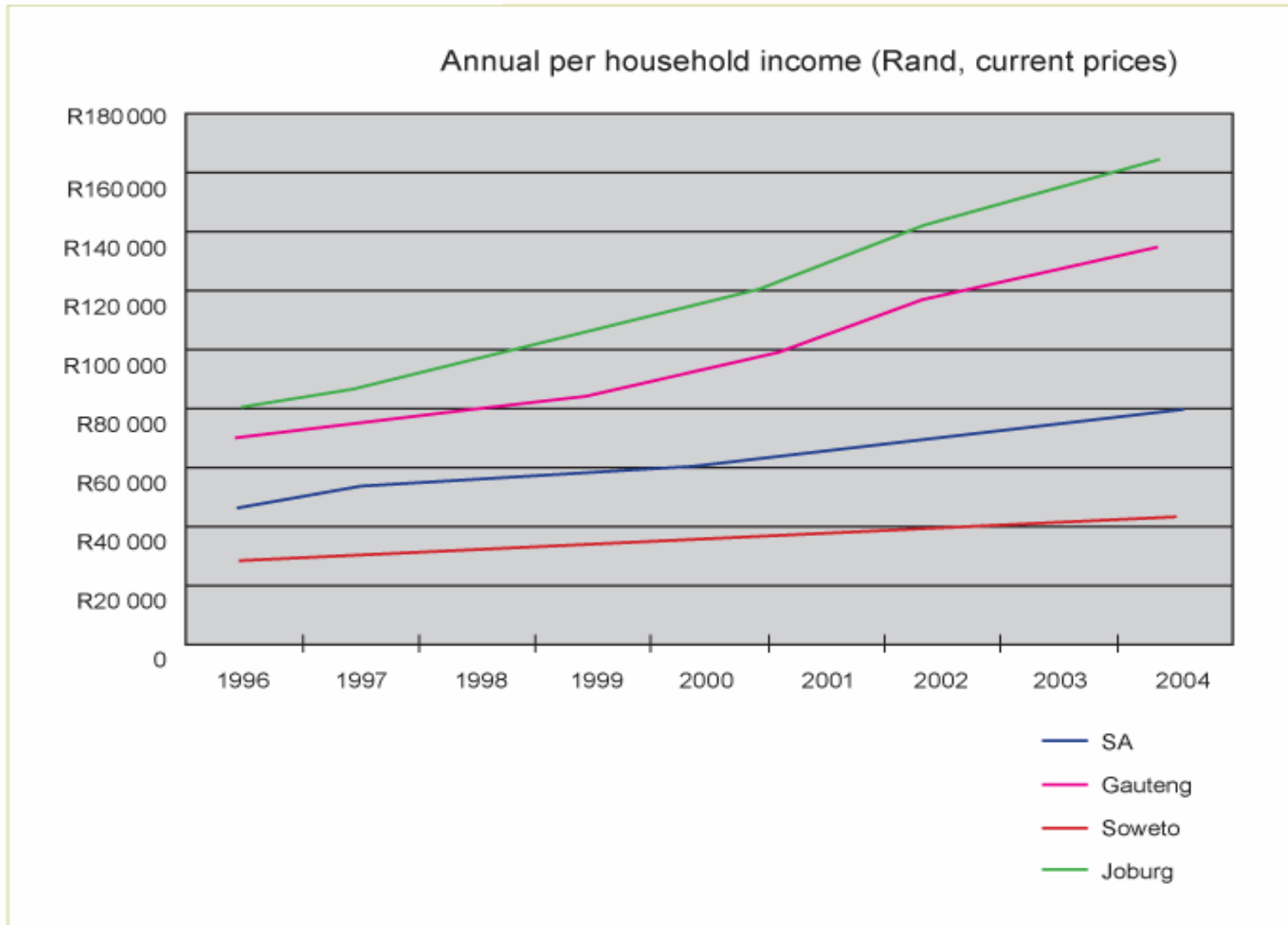
THE CURRENT SITUATION

- Over 40% of South Africa's urban population live in townships alone
- About 20% live in informal settlements and low-income housing estates
- A quarter (24.35% or about 11.6 million) live in the 76 largest townships
- Townships are likely to be home to the highest concentrations of poverty.

People in poverty in selected cities (metros)



Household incomes



INTERNATIONAL EXPERIENCE IN ADDRESSING EXCLUSION AREAS

- Forces of exclusion are addressed by promoting social, economic, spatial and psychological integration
- Focus on inclusion via targeted area-based initiatives:
 - area-oriented institutional mechanisms
 - multi-sector
 - ‘joined-up’ mechanisms (partnerships)
- Outcomes are defined in two categories:
 - ‘for place’ outcomes
 - ‘for people’ outcomes
- Hybrids of the two outcomes are frequently adopted

TOWNSHIP DEVELOPMENT POLICY

Policy and strategy context

- No single urban renewal policy in SA

Urban Development Framework (1997):

- Integrate the cities
- Improve housing and infrastructure
- Promote urban economic development
- Create institutions for delivery



National Spatial Development Perspective (2003 and 2006):

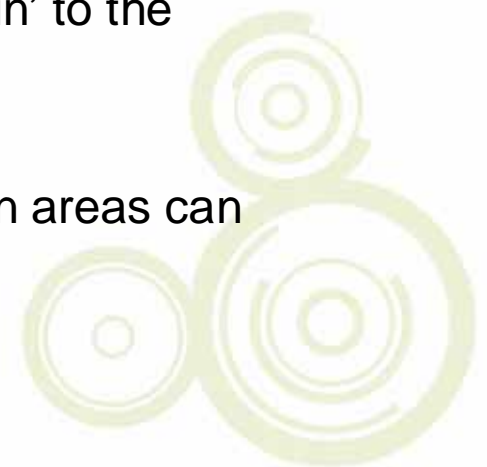
- Fixed investment for places of economic growth and/or potential
 - For areas of low development potential and high levels of poverty, primarily ‘for people’ outcomes:
 - ensure basic services
 - provide social transfers
 - develop human resources
 - develop labour market intelligence
 - Future settlement and economic development opportunities to be channelled into activity corridors and nodes adjoining or linked to main growth centres
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Government strategy - informal economy focus

Government's *Towards a Ten Year Review* (2003) highlights the following areas of concern:

- South Africa is polarised into two separate economies:
 - formal: advanced, skilled labour, globally competitive
 - informal: marginalised, lacks skills
- The vast majority of the population is still 'locked-in' to the informal economy

Township renewal programmes focusing on exclusion areas can help to overcome this dichotomy



Township renewal programmes

- Special Integrated Presidential Projects, e.g. Katorus - Cato Manor
- Urban Renewal Programme
- Integrated Sustainable Rural Development Programmes
- Neighbourhood Development Partnership Programme



TOWNSHIP RENEWAL OUTCOMES

'For place' outcomes

Three interconnected strategic themes:

- Activating the township economy
 - retail and service sector markets
 - residential markets
- Physical structuring inadequacies inhibit economic and social performance
- Improved regulation, maintenance and operations

'For people' outcomes

The challenges are:

- High levels of crime
- High rates of drug and alcohol abuse and risky sexual behaviour
- Low high school achievement levels
- Low vocational and life skills, and lack of information about the labour market
- High levels of gangsterism and weak community support structures
- Low levels of self esteem and widespread stigmatisation



Key outcomes for township regeneration

PHYSICAL	MARKETS/ECONOMIC	URBAN MANAGEMENT	SOCIAL
<p>Reduced transport costs and times for commuters</p> <p>Greater access to regional opportunities</p> <p>Reduced physical segregation / isolation from adjacent city/town</p> <p>Increased access to facilities, goods and services in the township</p> <p>Enhanced intra township mobility and accessibility</p> <p>Improved use of existing capital/ infrastructure assets</p>	<p>Improved competitive position of workers and work seekers in regional labour markets</p> <p>Better performance and competitiveness of township businesses</p> <p>Optimal performance of township residential property markets</p> <p>Improved performance of retail and services market to benefit residents</p>	<p>Vibrant, safe, regulated, well-managed and maintained public and private environments</p> <p>Increased end-user/community involvement in urban management</p> <p>Higher equity standards in township services and public facilities</p> <p>Higher rates of social and economic returns from investment in township public infrastructure</p> <p>The quality of residential accommodation is improved</p>	<p>Enhanced access to a range of regional social opportunities</p> <p>Elimination or co-option of gangsterism and the other exploitative structures</p> <p>Increased number, range, capacity and connectivity of local community institutions</p> <p>Reduced outmigration of human capacity and role models</p> <p>Greater capacity of adults and those in positions of authority to act effectively against risky and anti social behaviour</p>

THIS COURSE

- Field visit and World Café exercise – start to understand the strategic outcomes that should be the focus of township development
- Module 2 : Unlocking township markets
- Module 3 : Restructuring the township physical environment
- Module 4 : Packaging township development projects
- Module 5 : Improving urban management in townships