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

[Map of Soweto with various color-coded areas indicating different types of housing and settlements, labeled with text boxes such as "Council houses (pre-Apartheid) 1930-50", "Council houses (forced removals) 1955-68", "Council houses (squatter relocations) 1955-68", "Private sector housing built after 1976)", "Hostels", "Informal Settlements", "CBD", "Site & Services"]
New patterns

Townships designed for exclusion and control

INK and Umhlanga Ridge in the north of eThekwini
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

Township Lay-out & Functioning
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

Annual per household income (Rand, current prices)

- SA
- Gauteng
- Soweto
- Joburg
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
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
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
‘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

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