

TTRI

Training for Township Renewal Initiative

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THE PLACE OF TOWNSHIP TRANSFORMATION WITHIN SOUTH AFRICAN POLICY AND STRATEGIES

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Overview Summary

South Africa does not have one policy that focuses on township renewal. What we do have is a set of overarching policies, such as the Constitution and the RDP, which lays the foundations for the type of society we want to achieve. Sectoral policies such as those for housing, health, education etc were intended to be the vehicles through which special attention would be given to areas that have suffered from the neglect of apartheid (townships being one of such areas), but in many cases these sectoral policies did not live up to that challenge, partly because of the overwhelming scale of the delivery needs across the country. The UDF of 1997, Dpt Housing tried to highlight the importance of deliberate interventions to break the dysfunctionalities of townships and the NSDP of 2003, now updated, started to highlight the importance of understanding the spatial patterns in the country and the need to have differentiated investment strategies for these spaces.

It is really at the level of programming where we do have examples of interventions on the side of government, specifically targeted at township. The Special Integrated Presidential Projects (1994), the Urban Renewal Programme (2001) and more recently the NPDG are programmatic responses on the side of government, attempting to drive the township renewal agenda.

To locate township renewal within the broader government development agenda, this document takes a snap-shot journey through the main policy documents, but it focuses in more detail on the programmatic government support programmes for townships and tries to extract, based on the experiences gained in these programmes (practice over the last few years) what the types of outcomes we should seek to achieve in our quest to renew or transform townships.

1. POLICY AND STRATEGY FOUNDATIONS FOR TOWNSHIP RENEWAL

Prior to 1994, the conditions of rural underdevelopment and urban exclusion and degeneration were underpinned and managed by a complex apartheid bureaucracy. This bureaucracy consisted of a central government, four administrations, ten Bantustan administrations, and over 1 200 racially segregated local government administrations. Since 1994 the state has set out to systematically dismantle apartheid social relations and create a democratic society. The elements of this democratic society can be found a number of policy statements, sectoral policies and programmes. The foundations of this society can possibly be found illustrated in founding policies such as the Constitutions and the RDP.

The Constitution (108 of 1996):

The Constitution sets out the basic foundations of the post-1994 South Africa and also importantly in chapter 2, the Bill of Rights which defines the rights of citizens to housing, health care, food, water, social security and education. Also in the Constitution, the principle of Cooperative governance is pronounced on – the value system under which the various agencies of government are to act to deliver on their mandate. The spheres of government are described as distinctive, interdependent and interrelated and guidance is provided on what this means in terms of cooperation between them.

The Reconstruction and Development Policy and Programme (1994)

The delivery mandate of the post 1994 SA government was defined in the Reconstruction and Development White Paper and programme. The RDP identified the following key objectives:

- building the economy
- meeting basic needs
- democratizing the state and society
- developing human resources
- nation building,

These key objectives still drive our actions and interventions in all spaces and places, as reflected in all post 1994 policies and programmes. After 1999, the policy objectives of government were further clarified and assigned to 5 Cabinet Clusters to oversee and monitor implementation.

The Urban Development Framework of 1997

The reference in the Urban Development Framework (UDF) to townships is not detailed, but what it contributes to the policy direction for township renewal is that it starts to highlight the excluded nature of townships and informal settlements and stresses the need to “connect” them to places of opportunity,

Outlined in the UDF are four key programmes of importance for a township renewal intervention:

- Integrate the cities in order to negate apartheid-induced segregation, fragmentation and inequality. The focus is on upgrading informal settlements, reforming planning systems, and improving transportation and environmental management.
- Improve housing and infrastructure by encouraging investment, increasing access to finance, maintaining safety and security, and alleviating environmental hazards.
- Promote urban economic development to mainly enhance the capacity of urban areas, alleviate poverty, increase economic and employment opportunities, and maximise the multiplier effect from implementing development programmes.
- Create institutions for delivery which requires significant transformation and capacity-building of government at all levels, and clarity on the roles and responsibilities of the different government role-players.

Also, this policy brings to the fore an important dimension to township renewal – it highlight the importance of governance and more particularly ***the need for reconfiguring relationships between governments and other key development partners, namely the private sector and civil society. Moving away from the notion that township renewal is a challenge to be addressed by government, it emphasizes the mobilization of resources and actors beyond government itself.***

The NSDP 2003 and 2006

From the Ten Year Review, conducted in 2003, one of the findings were that there is a need for more “ focus and decisiveness on the part of government, the will to make trade-offs and make choices as well as strategies to inspire all of society...If decisive action is taken on a number of focused area, the confluence of possibilities is such that the country would enter a road of faster economic growth...” (TYR) This implies a greater appreciation of spatial challenges - leading to the development of the National Spatial Development Perspective (2003), now updated in 2006. The NSDP is South Africa’s first set of national spatial guidelines, that establishes an overarching mechanism which enables a shared understanding of the national space economy, provides a principle-based approach to coordinate and guide policy implementation across government and interprets the spatial realities and the implications for government interventions.

The spatial concentration of growth in South Africa reveals that South Africa is not unique, However, the spatial configuration of our country is not only the product of growth but also apartheid spatial planning. Further, there is disjuncture between where people live and where economic opportunities exist and Apartheid spatial planning ensured that the mass of people were located far from social and economic opportunities, This spatial marginalization from economic opportunities is still a significant feature of our space economy that need to be addressed in order to reduce poverty and inequality and ensure shared growth (NSDP 2006). The duality of the South African space economy is described at both macro and micro scale. At *macro scale* it manifest itself as:

- Concentrated areas of high economic activity, high population densities & levels of poverty

- Low economic activity, lack of significant diversification, high densities of poverty

At the *micro scale*, the legacy of apartheid can be found in the social and economic exclusion and deprivation in townships and informal settlements on the fringes of prosperous cities and towns. Although the NSDP does not provide go further to say what he implications are for government actions in areas with these micro-scale dysfunctions, it says that this “micro dualisms, with its high levels of spatial fragmentation, economic exclusion and deprivation pose a serious challenge to meeting governments economic development and social inclusion objectives.

2. URBAN SOUTH AFRICA

It is not the intention here to provide analysis and statistics on the scale and nature of urbanization in South Africa. Much has been documented about the urbanization of poverty and the stark inequalities in South African Cities (see NSDP 2006, SoCR 2004 and 2006 for more statistical information on cities and urbanization)

Research done through the NSDP process, reveals that the national space economy shows a correspondence between the core economic growth areas of the country and the spatial location of poverty. The core economic growth areas contribute 81.2% to the national GVA, while at the same time they are home to 36.6% of the country’s poor. Suffice to say that, many urban-based municipalities are struggling to manage the impact of increasing urbanisation and the concomitant challenges of promoting economic development and addressing poverty.

Top twenty contributors to total national GVA (2004-data)

| Ranking | Municipality | Major City or Town | Percentage of national GVA |
|---|------------------------|------------------------------|----------------------------|
| 1. | City of Johannesburg | Johannesburg | 17.0 |
| 2. | City of Cape Town | Cape Town | 11.0 |
| 3. | City of Tshwane | Tshwane | 9.5 |
| 4. | Ekurhuleni | Ten major East Rand cities | 8.0 |
| 5. | Ethekwini | Durban | 7.5 |
| 6. | Bojanala DM | Rustenburg | 3.7 |
| 7. | Nkangala DM | Witbank & Middelburg | 3.4 |
| 8. | Nelson Mandela | Port Elizabeth | 2.4 |
| 9. | Sedibeng DM | Vereeniging & Vanderbijlpark | 2.3 |
| 10. | West Rand DM | Mogale City | 2.2 |
| 11. | Gert Sibande DM | Secunda & Evander | 2.2 |
| 12. | Boland DM | Stellenbosch | 1.9 |
| 13. | Northern Free State DM | Sasolburg | 1.6 |
| 14. | Motheo DM | Bloemfontein | 1.6 |
| 15. | Amatole DM | Buffalo City/East London | 1.6 |
| 16. | Uthungulu DM | Richards Bay | 1.5 |
| 17. | Umgungundlovu DM | Pietermaritzburg | 1.5 |
| 18. | Ehlanzeni DM | Nelspruit | 1.3 |
| 19. | Southern DM | Klerksdorp & Potchefstroom | 1.3 |
| 20. | Waterberg DM | Thabazimbi | 1.3 |
| Total percentage for the twenty municipalities | | | 82.8 % |

(source NSDP 2006)

The SACN research on Urban Renewal (A SA Urban Renewal Overview 2003, SACN) provides good insight into the factors that have shaped the cities of today and the resultant legacies, some good but many bad.

South African cities are faced with particular challenges linked to the legacy of apartheid, delayed urbanisation and political transformation. South African cities have inherited a dysfunctional urban environment with skewed settlements patterns, which are functionally inefficient, and costly, huge service infrastructure backlogs in historically underdeveloped areas and large spatial separations and disparities between towns and townships. The growth of cities was historically truncated by mechanisms to inhibit black urbanisation and whilst this process ultimately collapsed under the weight of urbanisation pressure, cities were slow to respond to the new challenge.

In most cases, demands for housing were addressed through the creation of peripheral settlements and the social and economic exclusion of residents in these areas heightened the impact of their political disenfranchisement. The dysfunctional city structure has increased transportation costs as the poor are located at a substantial distance from economic opportunities and this has impacted negatively on both the productivity and costs of labour. In the face of a housing shortage, the urban poor sought accommodation in a thriving backyard rental market, which remains beyond the purview of official policy-making to this day. Overcrowding and poor living conditions within backyards ultimately gave way to the illegal occupation of land and the establishment of freestanding informal settlements.

Migration figures for the 19 municipalities experiencing an in-migration of population between 2001 and 2006

| Ranking | Name of Municipality | Province | Net in-migration | Total population in 1996 | In – Migration as % of total population in 2001 |
|---------|-----------------------------------|---------------|------------------|--------------------------|---|
| 1 | Ekurhuleni MM | Gauteng | 140 252 | 2 384 020 | 5.88 |
| 2 | City of Tshwane MM | Gauteng | 137 685 | 1 926 214 | 7.15 |
| 3 | City of Cape Town MM | Western Cape | 129 400 | 2 952 385 | 4.38 |
| 4 | City of Johannesburg MM | Gauteng | 120 330 | 2 993 716 | 4.02 |
| 5 | West Rand DM | Gauteng | 42 674 | 732 759 | 5.82 |
| 6 | Ethekwini MM | Kwazulu-Natal | 27 277 | 2 978 811 | 0.92 |
| 7 | Eden DM | Western Cape | 22 983 | 419 334 | 5.48 |
| 8 | Bojanala Platinum DM | North West | 20 168 | 1 182 913 | 1.70 |
| 9 | Cape Winelands (Former Boland) DM | Western Cape | 18 770 | 595 564 | 3.15 |
| 10 | Metsweding DM | Gauteng | 18 560 | 183 304 | 10.13 |
| 11 | West Coast DM | Western Cape | 17 211 | 256 400 | 6.71 |
| 12 | Overberg DM | Western Cape | 14 965 | 182 864 | 8.18 |
| 13 | Umgungundlovu DM | Kwazulu-Natal | 13 149 | 931 729 | 1.41 |
| 14 | Waterberg DM | Limpopo | 11 694 | 613 539 | 1.91 |
| 15 | Nelson Mandela MM | Eastern Cape | 6 715 | 1 073 114 | 0.63 |
| 16 | Southern DM | North West | 4 914 | 584 956 | 0.84 |
| 17 | Ehlanzeni DM | Mpumalanga | 2 465 | 919 503 | 0.27 |
| 18 | Siyanda DM | Northern Cape | 1 504 | 212 011 | 0.71 |
| 19 | Nkangala DM | Mpumalanga | 1 452 | 1 034 098 | 0.14 |

Source: StatsSA, Migration Data Table, 2006, extracted from NSDP 2006, p.23).

3. PROGRAMMATIC FOUNDATION FOR TOWNSHIP RENEWAL AND TRANSFORMATION

Urban Renewal Typologies

As part of the above-mentioned research on SA Urban Renewal, a useful typology was developed to categorise the types of Urban Renewal in South Africa:

- Urban Centre Upgrades
- Informal Settlement Upgrading
- Exclusion Areas.

These typologies are useful in that it attempts to provide a direct linkage between the origins of the dysfunctionalities of the specific area and what types of interventions may be appropriate to address the specific challenges.

Urban centre upgrades refer to inner city areas that have experienced capital flight and decline. Informal centre upgrades refer to large freestanding informal settlements often near the urban periphery.

Exclusion areas in the South African context are areas that suffer high levels of economic, social and political exclusion from the mainstream. The exclusion category is further divided into two sub-categories i.e. areas that have been excluded by design and areas that have been excluded by decline (areas like Hillbrow or Bertrams).

Township mostly fall into the last category of “exclusion by design” – a direct link to the legacy of the apartheid period where exclusion was engineered by design. Exclusion by design areas are characterised by high levels of poverty and crime. They are generally old formal townships, and while they may often include some informal settlements they are different from large freestanding informal settlements. They often accommodate populations with strong working class roots, but currently have high levels of unemployment, high levels of social frustration and alienation (which often takes the form of gangsterism and crime) and seriously decaying infrastructure that urgently needs rehabilitation and upgrading. Typically, the formal housing stock is overcrowded and informal settlement often takes the form of backyard shacks for rental. There are also urgent needs for access to health services, education facilities, better sanitation, and improved law enforcement. While these areas may have more developed social capital than large freestanding informal settlements, the resident population is generally poorly educated with a low level of skills. These areas do not represent economic opportunities, as their levels of poverty and underdevelopment make it difficult for them to attract significant volumes of private capital, and to generate savings; they are thus trapped in an under-development lock-in.

As mentioned earlier, we may be lacking in specific policy on township renewal, but at programmatic level there have been a few high level government-driven initiatives geared at achieving township transformation in one way or another. The first being the Special Integrated Presidential Projects (SIPPs) initiated in 1994, followed by the National Urban Renewal Programme (URP) initiated in 2001, and more recently the Neighborhood Development Programme.

The Special Integrated Presidential Projects (SIPPs)

In May 1994, President Nelson Mandela identified the Special Integrated Presidential Projects (SIPPs) in his State of the Nation address. The SIPPs were launched within the first 100 days of South Africa’s first democratic administration, as part of a broader set of lead programmes under the Reconstruction and Development Programme (RDP). Thirteen projects were selected, and were based on a multi-faceted and multi-sectoral approach. The political intent of these projects was to quickly and visibly demonstrate government’s commitment and capacity to improve the living conditions of its people. Moreover, the emphasis in all of these projects was on integrated development – itself a deliberate attempt to contrast a new government’s approach with that of the fragmented and segregated practices of the apartheid era.

The SIPPs were evaluated (in several independent evaluations) as being quite successful and many of the lessons learnt from this initiative have informed subsequent township interventions such as the URP. A few of the lessons worth noting are:

- The according of Presidential status to the initiative. This was noted by evaluators as being a key success factor insofar as it brought a sense of importance, dignity and urgency to the projects. This heightened status encouraged government departments, communities and donor agencies to actively participate and contribute to the programme.
- The focus on distinct, geographical priority areas. This approach has meant that government departments and other agencies are able to focus on achieving their goals at a manageable scale and that the impact of concerted effort can be easily seen.
- Emphasis on integration and the horizontal and vertical alignment of government activity.
- The use of pilot projects to test policy and change government practices. While this approach has its origins in the SIPPs, it is even more central in the URP.
- The use of pilot projects to demonstrate and symbolise government's commitment to development and transformation.
- The URP has tried to avoid "the islands of privilege" / replicability problem by not financing the nodes via large dedicated funds but rather relying on the budgets of the various line functions (of all areas of government).
- The URP has tried in principle to avoid the infrastructure-driven (overly physical) orientation of the SIPPs. Instead, there is much greater emphasis on local economic and social development.

The National Urban Renewal Programme

In 2001, informed by six years of developmental interventions, the Urban Renewal and Integrated Sustainable Rural Development Programmes were launched during the State of the Nation Address of President Mbeki. With the launch of these programmes, it was the intention of government to "*conduct a sustained campaign against rural and urban poverty and underdevelopment, bringing in the resources of all three spheres of government in a co-ordinated manner*" (State of Nation Address, 2001).

The 8 identified urban nodes are Alexandra; Mitchell's Plain; Khayelitsha; Inanda, KwaMashu, Mdantsane; Motherwell and Galeshewe. The URP nodes selected all displayed a set of common features that served to establish a relatively common developmental agenda for the 8 nodes. These features include being Apartheid townships, poverty and high crime, formal engineering infrastructure installed but decayed and in need of rehabilitation/upgrading, majority formal housing stock but also an informal housing component, need for substantial improvements in maintenance and operating (through greater budget allocation and improved efficiency), low in internal economic opportunities, low education and skills levels of resident population and poorly connected to surrounding neighborhoods. Given the characteristics of these 8 townships, the agenda for the URP was physical and social re-engineering to break the legacy of the past.

While the primary objective of the URP is poverty alleviation and development, the manner in which it seeks to do this - articulated by President Thabo Mbeki in 2001 - is through joined-up government that combines the resources of all three spheres of government in a co-ordinated manner. This approach is an acknowledgement that townships are excluded and underdeveloped by design and that for maximum impact in addressing these challenges it would need all of government to intervene in a coordinated manner.

So, although the focus is on 8 Presidential Nodes (townships), the intention is for government to learn better ways to intervene in these areas, and to *use the lessons to change the way we do our business in other areas in cities with similar challenges*.

The URP draws inspiration from a variety of sources in the broader policy environment. The most important influence on its focus and trajectory has been government's concern at a macro-level with the polarisation of the country into two separate "economies". In 2003, the government study,

entitled “Towards a Ten Year Review”, stated that South Africa has “two economies”. The First Economy is advanced, sophisticated, and based on skilled labour, which is becoming more globally competitive. The Second Economy, on the other hand, is mainly informal, marginalised, unskilled, and populated by the unemployed and those unemployable in the formal sector. The First Economy has accomplished impressive gains, but these benefits of growth are yet to reach the Second Economy. The vast majority of South Africans are still “locked-in” to the second economy, and changing this constitutes the main development challenge faced by the country. President Mbeki has himself written articulately about the divide between the first and second economies. In these writings, he makes reference to the need for decisive government interventions – for example, he refers to the Marshall Plan and the more recent EU regional development interventions. There is little doubt that addressing the first economy /second economy divide is a high priority of government and that the URP is one of several government programmes which have been designed to achieve this.

The Second Economy in South Africa is characterised by what the Economics Nobel Laureate, Professor Amartya Sen terms ‘unfreedoms’, namely economic poverty, as well as the lack of public amenities, social services, health care, educational facilities, and effective institutions for the maintenance of peace and order. Due to these self-perpetuating conditions that are difficult to break out of, the Second Economy is inherently positioned to remain on the periphery of the First Economy’s activities. The levels of poverty and underdevelopment in the Second Economy make it impossible for it to attract significant volumes of private capital, and to generate savings.

In addition to the abovementioned ‘unfreedoms’, problems of informality and illegality pervade the South African urban economy, land market and services. The poor are able to survive in the urban areas, by learning to navigate these hidden and marginalised spaces, where undefined property rights and the lack of proper regulation leads to an increasing number of urban slums and a growing informal business sector. While this informality helps the poor survive, it also contributes to locking them into a cycle of poverty and to excluding them from the mainstream. The challenge is indeed to bring these excluded residents into the economic and social mainstream. (Extracts from the URP Implementation Framework, 2006)

More specifically, the URP seeks to:

- Mobilise people to become active participants in the processes targeted at the upliftment of their own communities.
- Co-ordinate, integrate and focus the activities of the three levels of government.
- Secure private sector co-operation and participation in the programme.
- Develop ways of prioritising and aligning budgets and expenditures of the three levels of government and associated line functions to better achieve desired outcomes.
- Ensure cluster and inter-cluster, as well as cross-level approaches to planning, budgeting and implementation.
- Improve the capacity in all levels of government to deliver outputs needed to achieve outcomes.

4. BROAD DEVELOPMENTAL OUTCOMES WE SHOULD BE PURSUING WITHIN TOWNSHIPS

There is no blueprint for township renewal, but a good place to start is an understanding of the unique characteristics of the township and then to tailor interventions suited to that. But, of course common features do exist and this provides a basis to start identifying broad outcomes to be achieved. The outcomes listed below is extracted from the URP Implementation Framework and can be presented for consideration or adaptation to the characteristics of a place. In the attached annexure, also for your consideration, is yet another example is provided from the SACN research, of linking causes of decline to types of interventions and specific project selection.

The URP Implementation Framework has identified *three core outcomes/or external objectives* that are fundamental to intervention in the URP nodes. These are:-

- a. Integration into the city: socio-political integration, economic integration, and spatial integration.
- b. Enhancing the autonomy of the areas, by improving intra-area access to services, info and infrastructure
- c. Enhancing human and social capital: focusing on crime, violence, education, skills, local economies and capacities of local institutions.

Economic Integration

Access to labour markets, for example, promotes economic integration. **Economic integration** interventions usually take the form of trying to register and link labour supply in the renewal area to labour demand in the wider urban context. In addition, there is often emphasis on policies which attempt to create employment opportunities within the areas (either long-term sustainable jobs or shorter term jobs in public works-type programmes). Attempts are often made to attract firms into renewal areas via tax and other financial incentives.

Also important as far as economic integration is concerned, is the linking of excluded areas to the finance sector. Internationally excluded areas are often “red-lined” and re-connecting them to flows of loan finance is seen as central to integration. Increasingly important in the international context is the linking of economic integration to local economic development strategies. In this regard, there is also a growing tendency to differentiate between three types of LED. Firstly, there is Locality LED which focuses on creating the platform for local economic growth and improved distribution (better infrastructure, better image). Secondly, there is Enterprise LED which focuses on promoting the growth and development of firms in the excluded areas. Thirdly, there is Community LED which focuses on promoting the livelihood strategies of low-income households in excluded areas. Finally, economic integration initiatives in the international context also often focus on improving physical linkages between excluded areas and areas with job opportunities via better transport infrastructure/services

Political Integration

In the international context, political exclusion is typically addressed through improving **access to formal and participatory democratic systems and processes**. In its most basic forms, this involves a variety of programmes aimed at ensuring that residents of excluded areas are able to exercise basic democratic rights such as voting or approaching elected local politicians to represent their interests. In its most advanced forms, it involves the mobilisation and operationalising of inclusive governance structures at area level. Such governance structures allow local citizens, in partnership with government and business, to more actively chart the development trajectory of their areas.

Social Integration

As noted by the SA Cities Network (2003, p.68) , the concept of **social exclusion** has “emerged as a way of describing poverty-related problems arising out of fundamental changes in the nature of society including urbanization, political and economic transition, unemployment and insecurity, social transformation and social disintegration.” Consequently, interventions aimed at promoting social integration can take a wide diversity of forms depending on local circumstances. In some instances, social exclusion may be a consequence of distributional issues arising from the fact that some elements of the population are denied access to, for example, welfare support. Interventions would then take the form of establishing, or re-establishing such connections (for example, ensuring that the elderly receive their pensions). In other instances, exclusion may be related to relational problems which arise out of complex patterns of disadvantage and vulnerability. Low self-esteem at individual, household and community levels is one example and is often one of the biggest barriers to re-integration. In such instances “image boosting” and governance interventions are often seen as one way of responding to at least the community-level esteem issues. Interventions to address crime also feature very prominently internationally, since such crime is often considered to contribute substantially to “under-development” lock-in”.

Physical Integration

As previously noted, physical integration initiatives are often focused on improving the physical connectivity of the excluded area to the rest of the city. This generally takes the form of improved

transport infrastructure and services. Physical integration initiatives may also take the form of attempts to change public perceptions of the area by improving the physical “presentation” of the area. This might involve community clean-ups, community art or other physical improvement interventions. Improvements in housing and physical infrastructure may also feature prominently.

Lessons from the SIPPs have been that dedicated funds are crucial for successful implementation of projects of this nature as the nodes have to compete for a limited pool of funds with all the other poverty areas, and accelerated and high impact in the node needs special measures to achieve this.

Enhancing the autonomy of the areas, by improving intra-area access to services, information and infrastructure

Intervention under this broad outcome would strive to enhance the intra-area circulation of purchasing power, intra-area generation and capture of savings is increased, enhanced range of governmental services that can be accessed locally by residents., intra-area mobility and accessibility are enhanced, the qualitative deficit between public services and facilities available locally and those outside the area is reduced/eliminated.

Enhancing human and social capital: focusing on crime, violence, education, skills, local economies and capacities of local institutions.

Residents’ exposure to crime and violence is reduced, education standards and levels of residents are improved, vocational and life skills of residents are enhanced, the number and range of sustainable local community institutions is recorded and understood, the number and range of sustainable local community institutions is enhanced, the capacity and connectivity of local community institutions is enhanced.

Cross cutting: Enhanced Governance:

The participation of the private sector in area regeneration is increased/enhanced

The participation of donors, NGO's and CBO's in area regeneration is enhanced

The extent and efficacy of governmental delivery in the area is enhanced

The extent and efficacy of partnerships between government, private sector, community and NGO partners is enhanced

ANNEXURE A

A SOUTH AFRICAN URBAN RENEWAL OVERVIEW AUGUST 2003, SOUTH AFRICAN CITIES NETWORK.

The following table represents a checklist of the key issues, which should be taken into consideration by urban renewal practitioners in the development of urban renewal programmes for exclusion areas:

| Aspect | Exclusion by Design | Exclusion by Decline |
|---|--|---|
| Causes of decline | <ul style="list-style-type: none"> • <u>Exclusion by design</u> <ul style="list-style-type: none"> ○ Apartheid policies and planning ○ Establishment of dormitory townships ○ Absence of economic opportunities and social infrastructure ○ Limited public transport linkages ○ Long-term unemployment and insecurity ○ Political conflict and political transformation ○ Collapse of urban management ○ Vandalisation of infrastructure ○ Increased densities and RDP housing ○ Low self esteem ○ Gangsterism and crime | <ul style="list-style-type: none"> • <u>Exclusion through decline</u> <ul style="list-style-type: none"> ○ Demographic shifts ○ Economic restructuring ○ Aging housing stock ○ Collapse of residential property markets ○ Overcrowding and abuse of residential property ○ Immigration ○ Neglected public open space ○ Social disintegration and fragmentation ○ Declining quality of social amenities ○ Gangsterism and crime |
| Policy Objectives | Address exclusion and improve the quality of life of ordinary people by promoting civic, economic, social and interpersonal integration. | |
| Legislative and regulatory environment | <ul style="list-style-type: none"> • Review of regulatory environment for management of public housing estates • Reform of National Housing Subsidy Scheme to address backyard rental • Legislative reform to facilitate access to mortgage finance and to address red-lining. • Review of indigency regulations linked to service payments | <ul style="list-style-type: none"> • Review of legislative/regulatory environment for support housing associations • Review of National Housing Subsidy Scheme to address criteria which excludes single people and immigrants • Review of immigration legislation |
| Project Selection | <ul style="list-style-type: none"> • Maps of social and economic exclusion • Integrated development plans • Identification of sustainable development zones • Identification of "generic urban areas" | <ul style="list-style-type: none"> • Proactive identification of so-called "Sink areas" |
| Nature of | <u>Infrastructure Focused</u> | <u>Infrastructure Focused</u> |

| Aspect | Exclusion by Design | Exclusion by Decline |
|----------------------|--|--|
| interventions | <ul style="list-style-type: none"> • Physical image construction • Redevelopment of derelict land for housing • Upgrading or reconfiguration of existing housing • Upgrading of engineering infrastructure • Development of public open space and planting of trees • Upgrading and construction of link roads • Development public transport facilities • Work spaces and hives • Retail development projects <p><u>Institution/People Focused</u></p> <ul style="list-style-type: none"> • Privatization of public housing stock • Indigency policies for service payments • Business surveys • Start-up or expansion loans • Public procurement interventions • Public works programmes • Volunteer programmes • Personal development training • Vocational training • Job placement • Demand-side Tax incentives and rates arrangements • Child care and transport subsidies • Local employment and training organizations • Local business support centres • Information services • Education-business partnerships • Home school support schemes • Youth programmes • Vocational guidance schemes • Welfare referral services and advice centres • Decentralized welfare services • Substance abuse programmes • Domestic violence counselling • Client-centred counselling • Social support for vulnerable groups • Social crime prevention Programmes • Environmental design for safety programmes • Anti-gangsterism programmes | <ul style="list-style-type: none"> • Physical image construction • Redevelopment of derelict buildings for housing • Upgrading or reconfiguration of existing housing/flats/warehouses • Development of public open space and planting of trees • Development taxi ranking facilities <p><u>Institution/People Focused</u></p> <ul style="list-style-type: none"> • Indigency policies for service payments • Business surveys • Establish new enterprises • Start-up or expansion loans • Public procurement interventions • Public works programmes • Volunteer programmes • Child care • Language training • Local business support centres • Business Information services • Education-business partnerships • Home school support schemes • Youth programmes • Vocational guidance schemes • Welfare referral services and advice centres • Substance abuse programmes • Domestic violence counselling • Client-cantered counselling • Social support for vulnerable groups • Social crime prevention Programmes • Environmental design for safety programmes • Anti-gangsterism programmes • Drug enforcement programmes • Community policing forums • Support for community-based organizations |

| Aspect | Exclusion by Design | Exclusion by Decline |
|-----------------------------------|--|----------------------|
| | <ul style="list-style-type: none"> • Drug enforcement programmes • Community policing forums • Support for community-based organizations | |
| Institutional arrangements | <ul style="list-style-type: none"> • Intra- and inter-governmental partnerships • Local government led multi-disciplinary co-ordination often through Corporatized government units • Public housing authorities • Private housing developers • Housing associations and co-operative housing institutions • Community banking institutions • Community-based organizations | |
| Financial arrangements | <ul style="list-style-type: none"> • Block grants • Municipal infrastructure programme • Human Settlements Redevelopment Grants • LED Grants • Provincial Departmental funds • Local government capex budgets • Local government operational budgets • Donor funding | |
| Performance measurement | <ul style="list-style-type: none"> • Poverty indices • Statistics on unemployment and household income • Statistics on the distribution of income • Mobility assessments • Skills assessments • Measures of sub-standard accommodation • Density and overcrowding measures • Measures of social integration and civic price • Crime statistics | |