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Training for Township Renewal Initiative

THE PLACE OF TOWNSHIP TRANSFORMATION WITHIN SOUTH AFRICAN POLICY AND STRATEGIES

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POLICY AND STRATEGY FOUNDATIONS FOR TOWNSHIP RENEWAL INITIATIVES.

A. **POLICY AND STRATEGY**

1. **The Constitution**

2. **The Reconstruction And Development Policy/programme**

3. **The Urban Development Framework 1997**

4. **The National Spatial Development Perspective**

B. **PROGRAMMATIC FOUNDATIONS:**

1. **The Special Integrated Presidential Projects**

2. **The National Urban Renewal Programme**

3. **The Neighbourhood Partnership Development Programme**

POLICY AND STRATEGY FOUNDATIONS

Legacy: Apartheid bureaucracy, consisting of a central government, four administrations, ten Bantustan administrations, and over 1 200 racially segregated local government administrations.

The Constitution, 1996:

- **Bill of Rights (Chapter 2) defines the rights of citizens to housing, health care, food, water, social security and education.**

- **Cooperative Government (Chapter 3) described 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.**

POLICY AND STRATEGY FOUNDATIONS

The key objectives of the RDP:

- **building the economy**

- **meeting basic needs**

- **democratizing the state and society**

- **developing human resources**

- **nation building,**

POLICY AND STRATEGY FOUNDATIONS

The Urban Development Framework 1997: 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.**

Note: – it highlight the importance of investment in infrastructure, governance reforms and systems reforms.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.

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The NSDP 2003 (updated 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

POLICY AND STRATEGY FOUNDATIONS

The NSDP 2006

The duality of the South African space economy :

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 guidance on the implications for government actions in areas with these micro-scale dysfunctionalities, 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.

% of National Pop.	% of people under MLL in SA	% of Nat. GVA	% of SA land surface
26 Economic Core Areas			
62.62% 29.3 million	53.21% 12.5 million	77.04% R940 bn	27.15% 12.7 mill ha
Areas of economic significance extended into an accessibility radius of 60km of where 1 billion rand of GVA is generated/ annum			
84.46% 39.6 million	77.31% 18.2 million	95.59% R1 167 bn	31.24% 38 mill ha
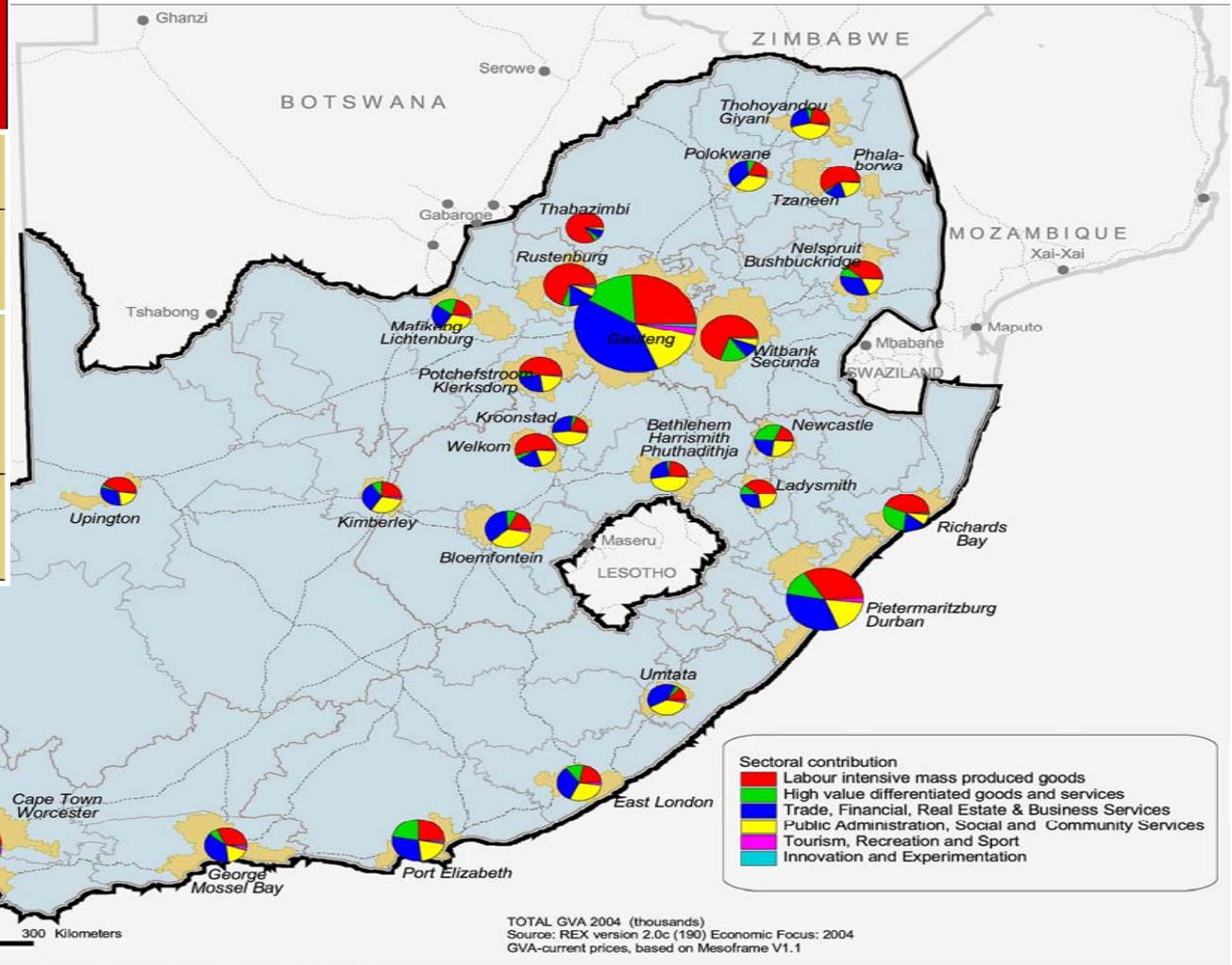
Sectoral contribution
- Labour intensive mass produced goods
- High value differentiated goods and services
- Trade, Financial, Real Estate & Business Services
- Public Administration, Social and Community Services
- Tourism, Recreation and Sport
- Innovation and Experimentation

TOTAL GVA 2004 (thousands)
Source: REX version 2.0c (190) Economic Focus: 2004
GVA-current prices, based on Mesoframe V1.1

Map prepared by CSIR Built Environment for NSDP 2006, Presidency South Africa. (May 2006)

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CATEGORY	% of National Population	% of people under MLL in SA	% of National GVA
33 Areas with high concentrations of people under MLL	73.0% 34.1 million	67.52% 15.9 million	82% R1, 004 billion
Extent of MLL in areas with medium-high economic accessibility (within a radius of 60km of where at least 1 billion rand of GVA is generated/annum)	84.46% 39.6 million	77.31% 18.2 million	95.59% R1, 167 billion
Concentrations of people under MLL in areas with low economic accessibility (not in a 60km radius from spaces where 1 billion rand of GVA is generated/annum)	4.10% 1.9 million	6.52% 1.5 million	0.37% R4.6 billion

People living under MLL2004
SOURCE: REX version 2.0c (190) Economic Focus : 2004
Based on Mesoframe Version 1.1

Map prepared by CSIR Built Environment for NSDP 2006, Presidency South Africa. (May 2006)

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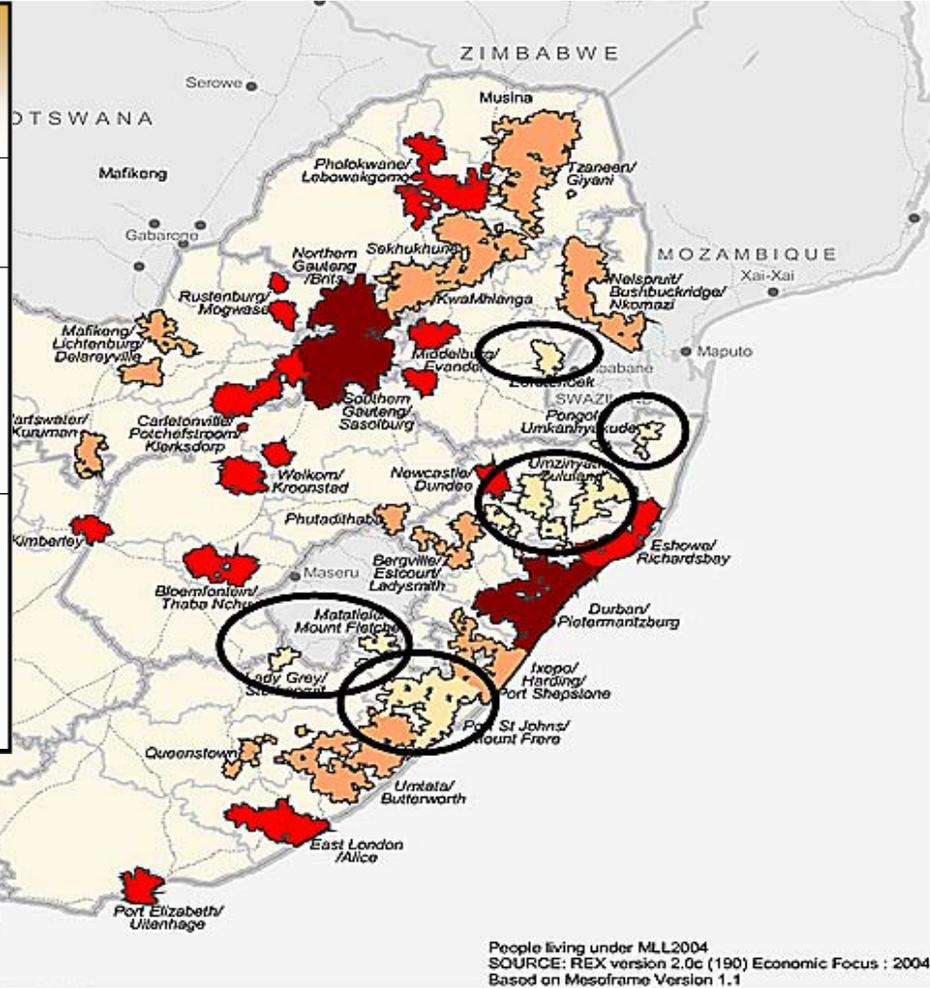
URBAN SOUTH AFRICA: Core economic growth areas and the spatial location of poverty.

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 %
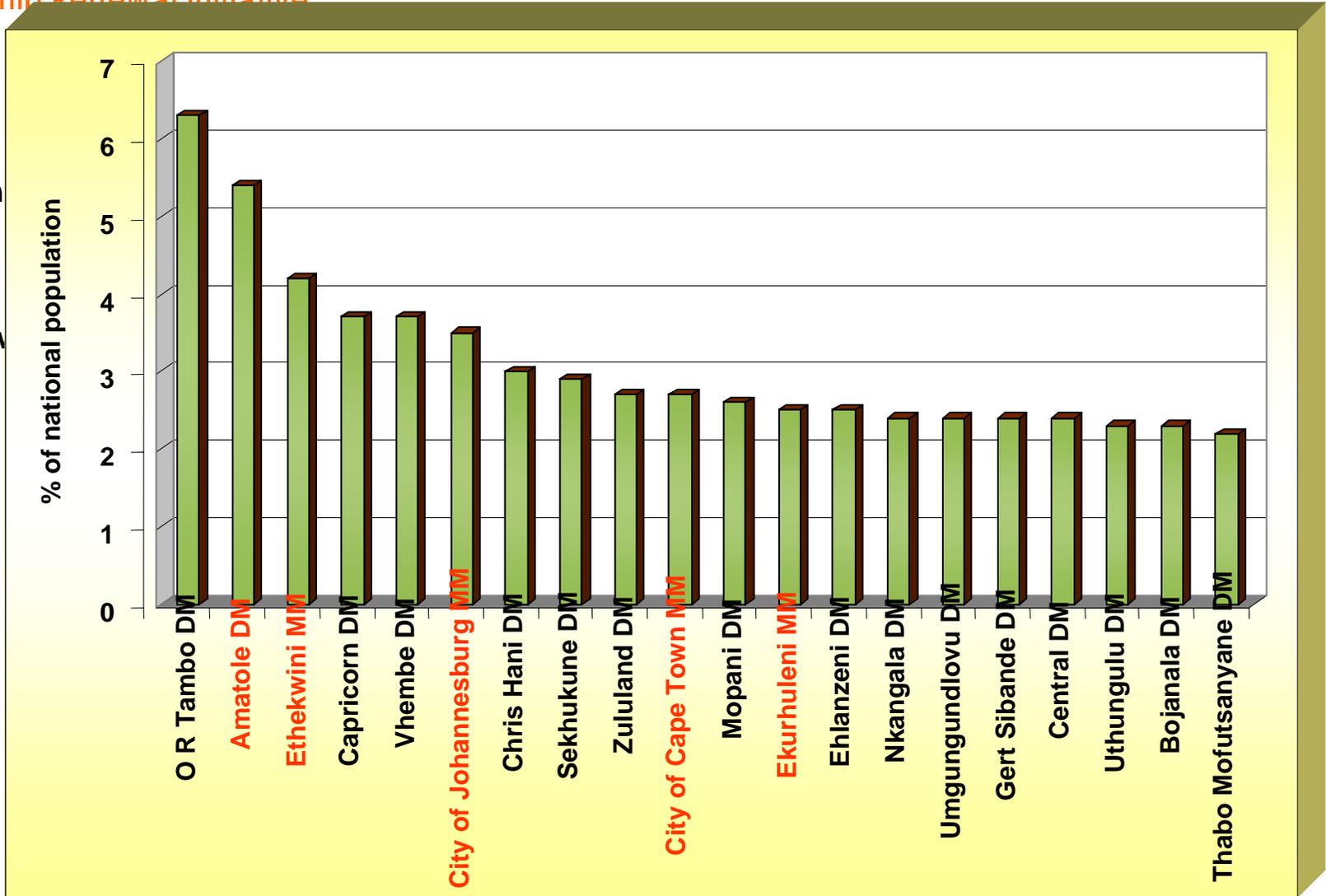
Urban South Africa

- **No urban policy to date…drafts**

- **Limited political appetite for urban debate and unique treatment of cities and urban poverty areas**

- **Rural vs Urban… we are all equal**

PROGRAMMATIC RESPONSES TO TOWNSHIP RENEWAL

Research on Urban Renewal in South Africa: SACN typology:

– **Urban Centre Upgrades**

– **Informal Settlement Upgrading**

– **Exclusion Areas**

PROGRAMMATIC RESPONSES TO TOWNSHIP RENEWAL

The Special Integrated Presidential Projects (SIPPs):

- In May 1994, President Mandela identified the SIPPs(SIPPs) in his SoNA, .

- Thirteen projects were selected. The political intent was to quickly and visibly demonstrate government's commitment and capacity to improve the living conditions. Moreover, the emphasis in all of these projects was on integrated development – a deliberate attempt to contrast a new government's approach with that of the fragmented and segregated practices of the apartheid era.

Evaluations showed that:

- The according of Presidential status to the initiative. was 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 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.

PROGRAMMATIC RESPONSES TO TOWNSHIP RENEWAL

The National Urban Renewal Programme

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).**
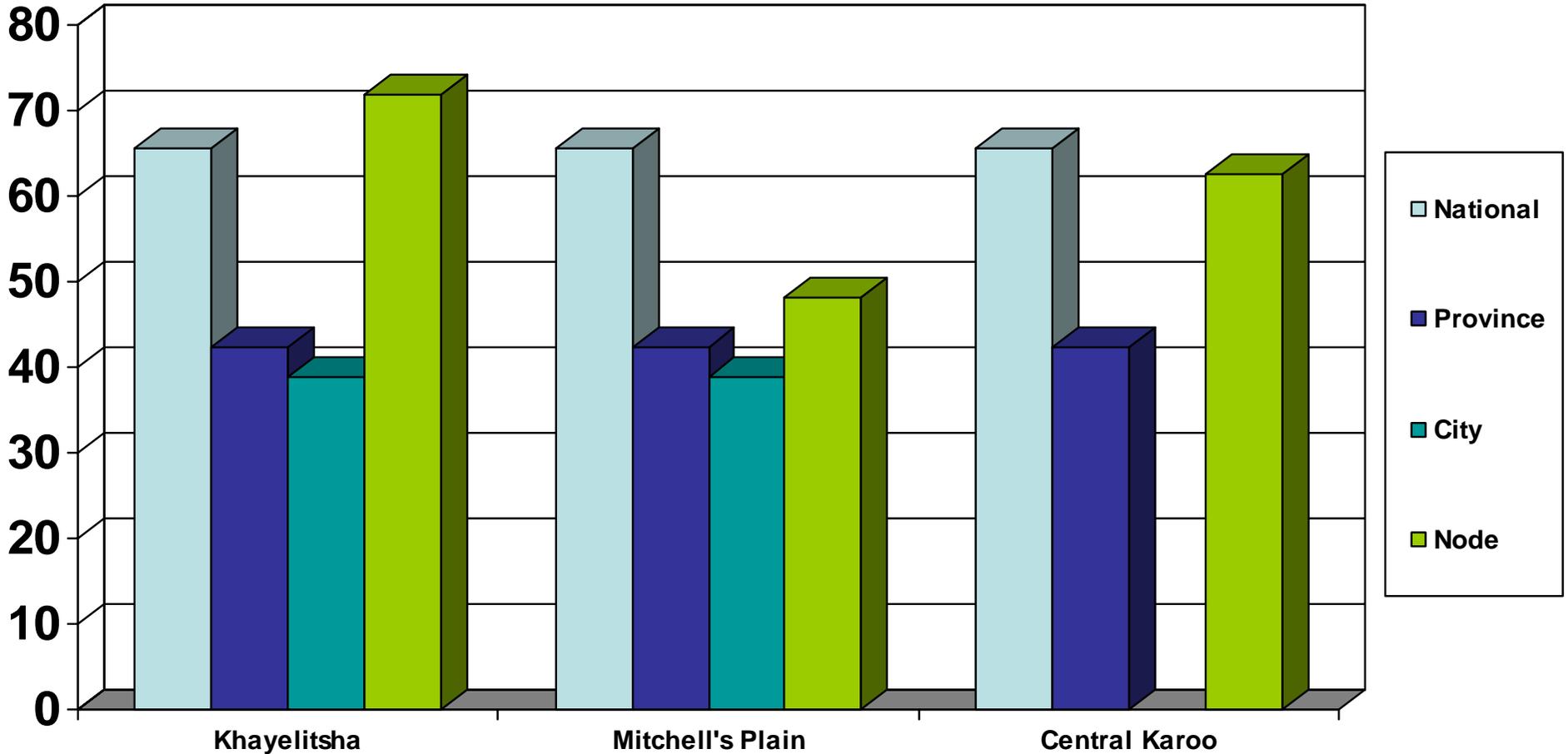
Features of 8 urban renewal nodes:

- **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.
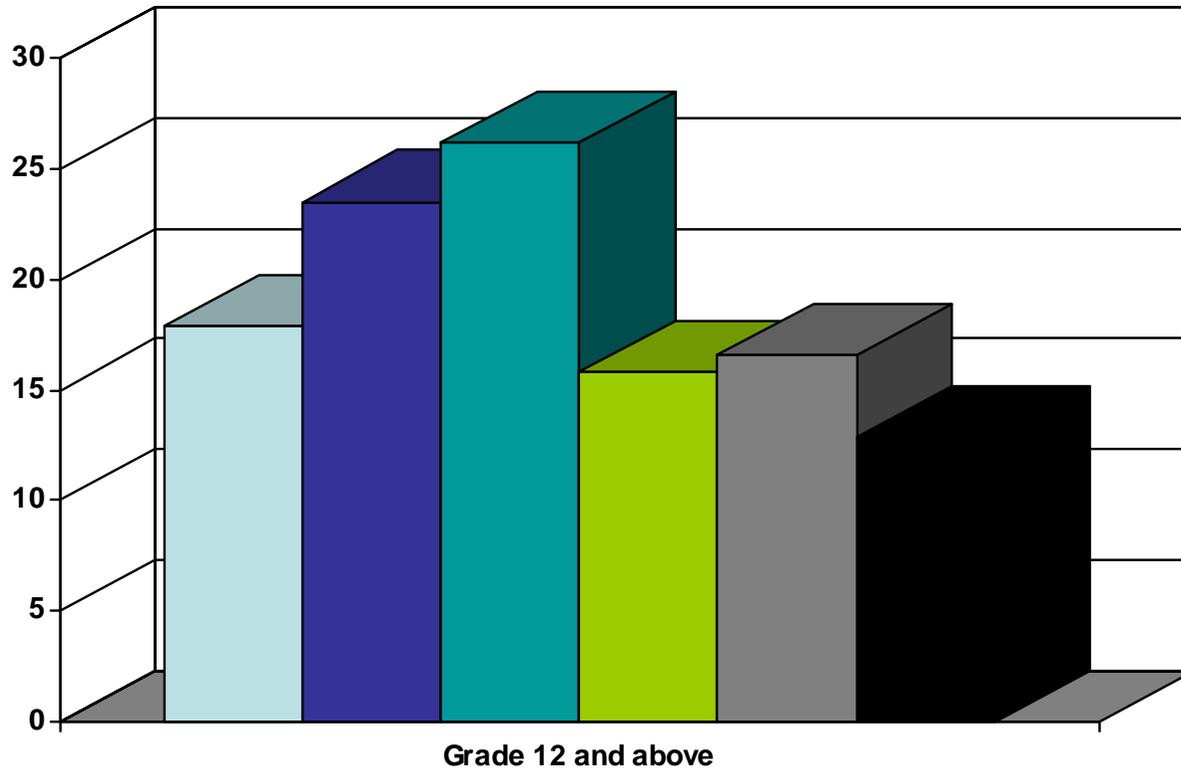
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URBAN NODES

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Western Cape: Concentration of Households Earning Below R19 200 Pa (2001): poverty pockets within cities and provinces

Legend:
- National
- Province
- City
- Node

Categories (x-axis): Khayelitsha, Mitchell's Plain, Central Karoo

y-axis: 0 to 80

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Alexandra and Sandton…

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Poverty pockets within townships: The average household in Alex has 1.6 earners and an average income of R2448 per month. Lowest incomes are in Transit Camp & Sswetla and highest in East Bank.

In total households in Alex earn an estimated R17.8 million per month.

Average number > earners											
1.6	1.7	1.6	1.6	1.7	1.3	1.9	1.9	1.7	1.6	1.5

Bar values (Rands per month): Total 2448, Old Alex H/B/S 2537, Old Alex-Hostels 1655, Old Alex-Flats 2975, Marlboro 2200, Setswetla 1441, East Bank 7007, Far East Bank 2155, Tsutsumani 2825, River Park 1736, Alex Transit Camp 1352

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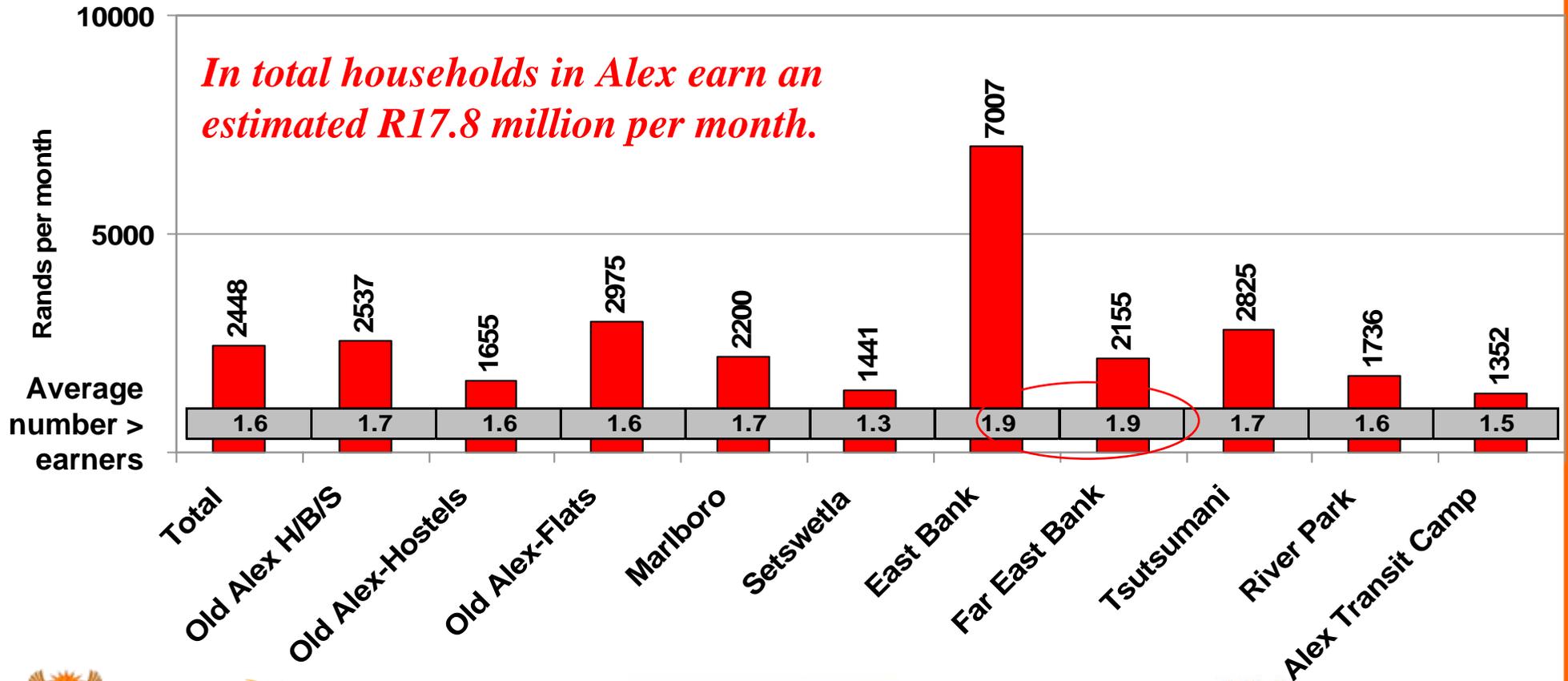
PROGRAMMATIC RESPONSES TO TOWNSHIP RENEWAL

The National Urban Renewal Programme (cnt)

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.

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.

Anchor Projects: Khayelitsha CBD

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ANCHOR PROJECT ALEXANDRA: rapid cleaning and redevelopment of the Jukskei floodplain created a new amenity in Alexandra

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Anchor Projects: Mitchell's Plain CBD

Anchor projects: INK

Kwa-Mashu CBD:

The public investment in a town centre in Kwa Mashu drew an almost immediate private response. The City revamped the infrastructure in this area, and laid out a new town centre. "We got R70million worth of private investment, almost immediately" (Masson). The focus of this investment has been in creating a high quality, destination shopping centre.

One of the lessons in the Kwa Mashu town centre centred on balancing the need for large scale external investment and creating opportunities for local entrepreneurs. Initially the centre was focused on attracting chain stores. The decision to create retail space for local retailers came later in the planning.

BROAD DEVELOPMENTAL OUTCOMES WE COULD BE PURSUING WITHIN TOWNSHIPS

Integration into the city: socio-political integration, economic integration, and spatial integration.

BROAD DEVELOPMENTAL OUTCOMES WE COULD BE PURSUING WITHIN TOWNSHIPS

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

BROAD DEVELOPMENTAL OUTCOMES WE COULD BE PURSUING WITHIN TOWNSHIPS

Enhancing human and social capital: focusing on crime, violence,

education, skills, local economies and capacities of local institutions.