



**MODULE 1**

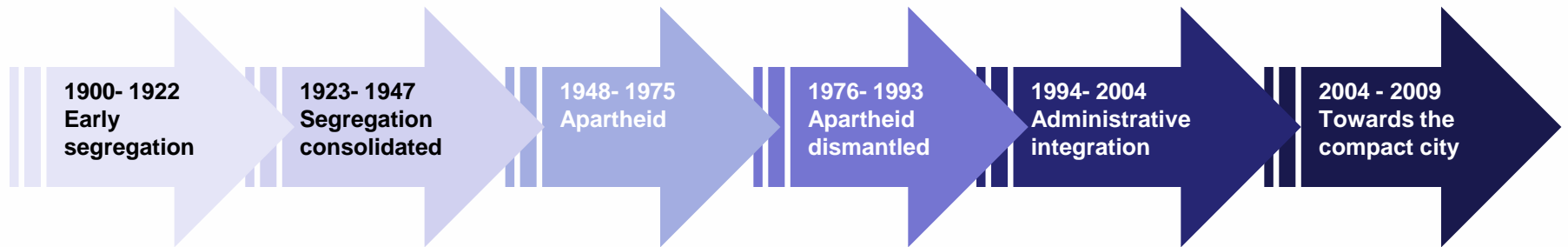
**INTRODUCING THE TOWNSHIP  
RENEWAL CHALLENGE**

## **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
- Township development within current government policy
- Broad developmental outcomes for township renewal

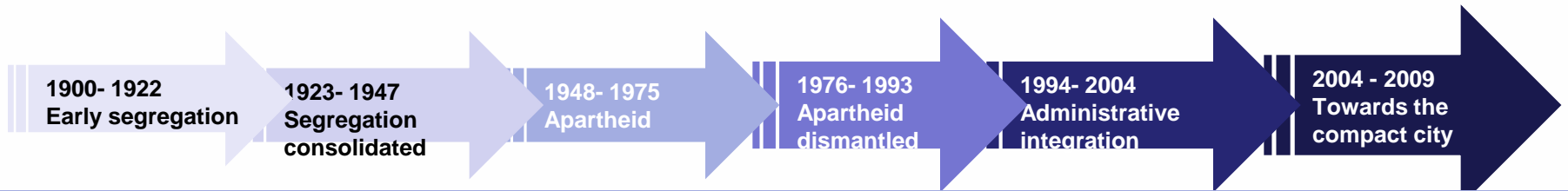


# HISTORICAL ORIGINS (CoGTA TOWNSHIPS TIMELINE)



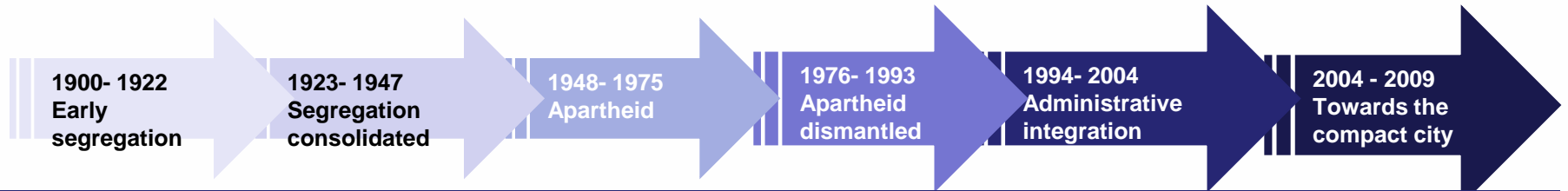
<b>1900 –1922</b>	<b>Early segregation</b>	Racial segregation commences. First Townships emerge on the outskirts of towns. Townships receive low levels of investment by Government and living conditions are extremely poor. Africans rights are diminished (political and land). Workers recruited on contract for the mines. Influx control introduced to limit mobility. Segregation applied by government on a fragmented and decentralized basis. Civil society begins to emerge to contest segregation and living conditions. Oldest existing township is New Brighton in Port Elizabeth, built in 1902-03
<b>1923 –1947</b>	<b>Segregation consolidated</b>	Townships assume increasing significance in the towns and cities as reliance on African labour increases. Investment by Government in housing and infrastructure in Townships increases but still insufficient. Informal settlements emerge and living conditions remain poor. Central Government takes on a more direct role in regulating the nature of Townships. Relocations of Africans from white areas commences. Civil society active in contesting segregation and living conditions using deputations and petitions – the potential to mobilize in Townships and use of strikes and boycotts starts to emerge.

# HISTORICAL ORIGINS (CoGTA townships timeline)



<b>1948- 1975</b>	<b>Apartheid</b>	<p>Extensive development of townships and investment in infrastructure and limited amenities in these areas. Enforced racial separation through Group Areas Act of 1950. From 1960 onwards this slows down as the focus shifts to homeland development. Townships are segregated physically, socially and economically from towns. Residents become increasingly isolated – and poorer as access to economic opportunities and urban amenities are increasingly restricted. Housing delivery is insufficient to meet demand and so informal settlements and overcrowding increases. Civil society becomes increasingly militant over the period. High profile incidents (e.g. the Sharpsville massacre) receive world wide coverage. International sanction occurs through the United Nations and embargoes. Common features of townships: peripheral location, single access points, buffer zones</p>
<b>1976 – 1993</b>	<b>Apartheid dismantled</b>	<p>Civil unrest and international sanctions contribute to the dismantling of apartheid policy. Increasing acceptance that Africans will remain permanently in urban areas. Leasehold rights and then full ownership property rights offered to Africans. Africans no longer able to be restricted to living only in townships and start moving into the inner city and the suburbs. The negotiated transfer of power prepares for the election of South Africa's first democratically elected government in 1994. South Africa left with cities structured by apartheid. Townships characterized by small, poor quality houses; high levels of informal settlements; poor service infrastructure and amenities and a lack of affordable public transportation.</p>

# HISTORICAL ORIGINS (CoGTA townships timeline)



## 1994 – Administrative Integration

Investment through ABI's such as SIPS and URP and sectoral initiatives such as infrastructure and housing. Access to housing, infrastructure, social grants and amenities are generally improved but townships remain marginalized from mainstream urban opportunities and amenities. Affordable public transport and connectivity remain significant failures. Increased formal and informal urban sprawl with the poor still being pushed to the periphery.

LA's undergo substantial transformation, resulting in significant constraints in respect of human resources, systems and processes. A key difficulty that persists in respect to township transformation is coordination across and within spheres of government

## 2005 – Towards the compact city

Emphasis shifts to one of integration with cities through transportation linkages and the creation of sustainable human settlements. Supported by MIG, the Housing Subsidy and the NDP local governments are better able to accept this responsibility and are starting to undertake projects – however capacity and other challenges still exist. More comprehensive planning is being undertaken (through IDPs and the National Spatial Development Perspective) where Local Governments are being encouraged to understand and respond to the unique qualities and strengths of their local areas. Townships still remain marginalized and separate from towns and continue the urban sprawl initiated by apartheid. In a declining economy and a world faced with increasing environmental problems initial ideas are emerging around density and compacting South African cities. There is increasing recognition of the role that the private sector can play in developing townships

## 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



## **Policy and strategy context**

- No single urban renewal policy in SA

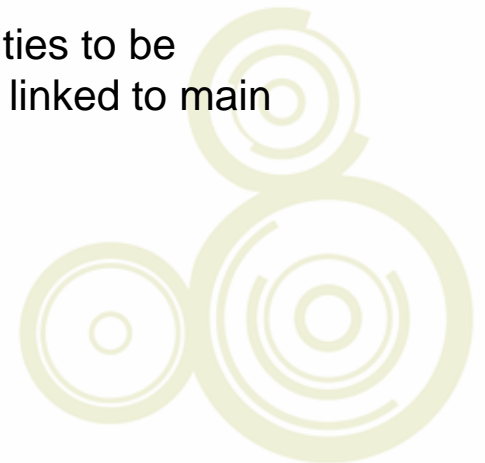
## **Urban Development Framework (1997):**

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



## **National Spatial Development Perspective (2003 and 2006):**

- Fixed economic capital 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



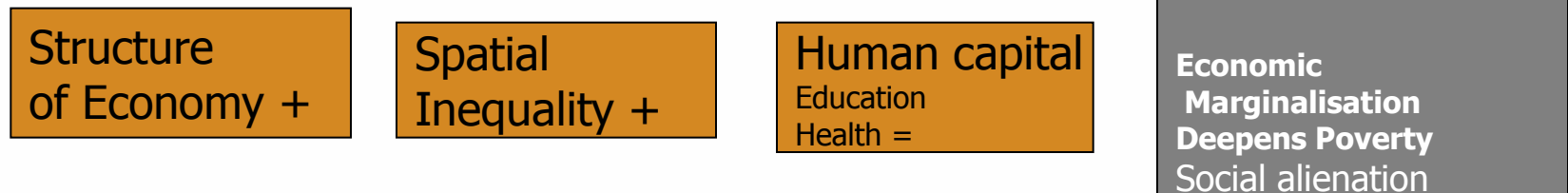


## The second economy project

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

Key elements of structural inequality in South Africa



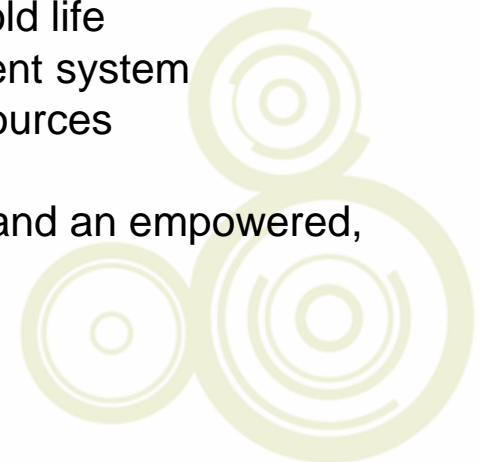
Township renewal programmes focusing on exclusion areas can help to overcome this dichotomy.

## Government Outcomes Focus 2009 - 2014

### MEASURABLE OUTCOMES FOR THIS TERM OF GOVERNMENT: 2009 - 2014:

1. Quality basic education
2. A long and healthy life for all South Africans
3. All people in SA are and feel safe
4. Decent employment through inclusive economic growth
5. Skilled and capable workforce to support an inclusive growth path
6. An efficient, competitive and responsive economic infrastructure network
7. Vibrant, equitable, sustainable rural communities contributing towards food security for all
8. Sustainable human settlements and improved quality of household life
9. Responsive, accountable, effective and efficient Local Government system
10. Protect and enhance our environmental assets and natural resources
11. Create a better South Africa, a better Africa and a better world
12. An efficient, effective and development oriented public service and an empowered, fair and inclusive citizenship

ALL OUTCOMES HAVE RELEVANCE FOR TOWNSHIPS.....



## National Industrial Policy Framework 2007 & Industrial Policy Action Plan 2010 – 2013.....

### **Growth path principles** focus on:

- 1) More labour absorption,
- 2) Less carbon emission, and
- 3) Science, technology and innovation that engages with the challenges of growth and (or with?) development

### Most critical priorities for creating **jobs in the economy** :

- 1) Infrastructure
- 2) Green economy, citing the example of what China has been able to achieve
- 3) Agriculture, agro-processing, and rural development
- 4) Mining and mining beneficiation
- 5) Manufacturing
- 6) Knowledge-based sectors: ICT, biotech, Higher ed
- 7) Tourism and business processing services
- 8) Social economy - coops, stokvels, etc.
- 9) Public sector: Education, Health, Crime prevention
- 10) Africa regional economy



## Township renewal programmes: 1994 - 2006

- Special Integrated Presidential Projects, e.g. Katorus - Cato Manor 1994
- Urban Renewal Programme 2001
- Integrated Sustainable Rural Development Programmes 2001
- Neighbourhood Development Partnership Programme 2006

## NEW SECTORAL INITIATIVES POST 2006:

### **World Cup legacy: Transportation :**

- There is an increasing recognition that **transportation is a critical factor in linking townships to the cities.**
- While inspired by the FIFA World Cup readiness activities, **rapid transport routes** are starting to be implemented that will provide **affordable and faster transportation for township residents.**
- The emphasis of development initiatives in Townships increasingly **shifts to one of integration** into cities and towns through **improved transportation linkages, mixed use development and the creation of sustainable human settlements.**

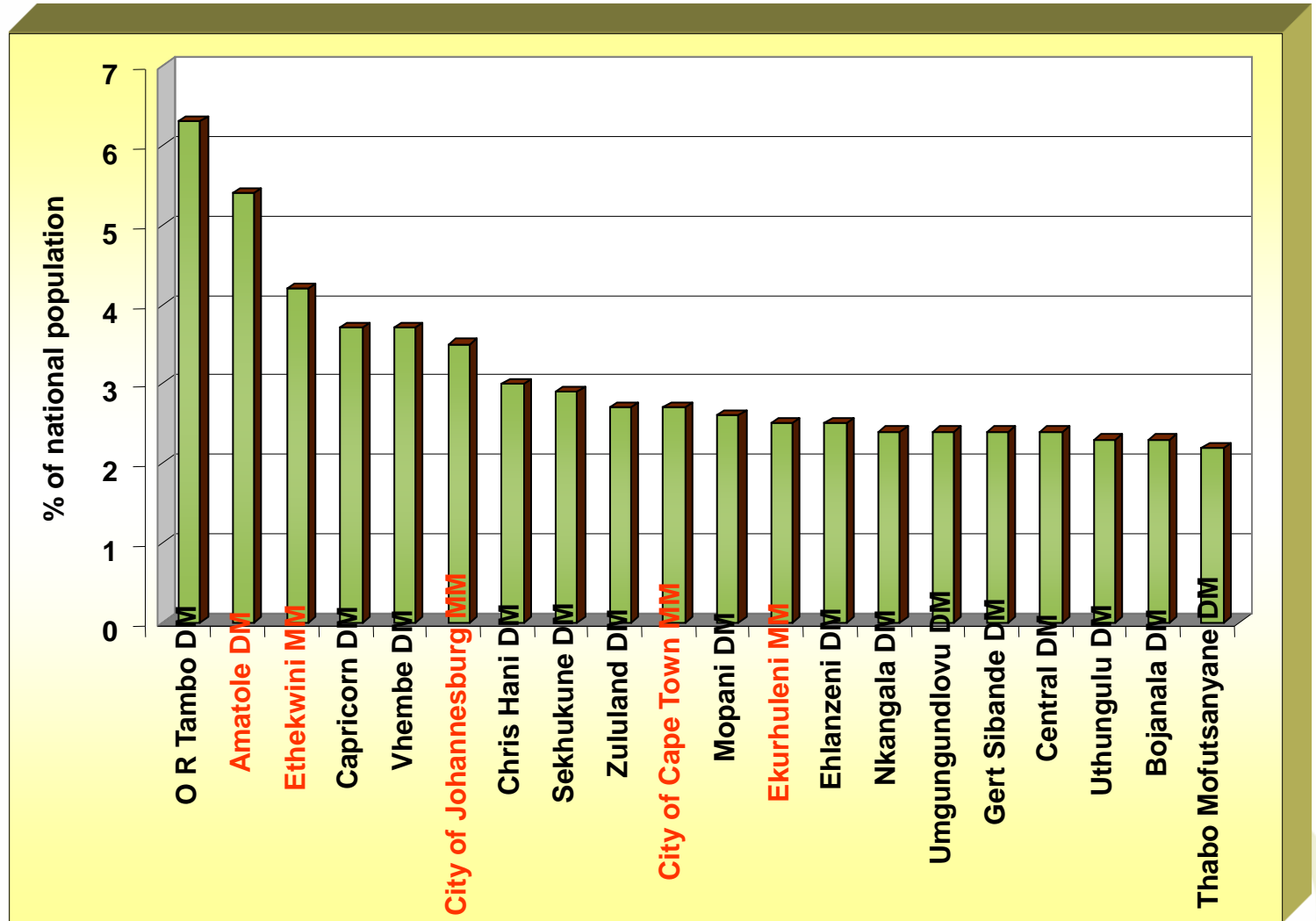
# STATUS QUO

- 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.



# STATUS QUO: POVERTY IS BOTH AN URBAN AND RURAL PHENOMENON

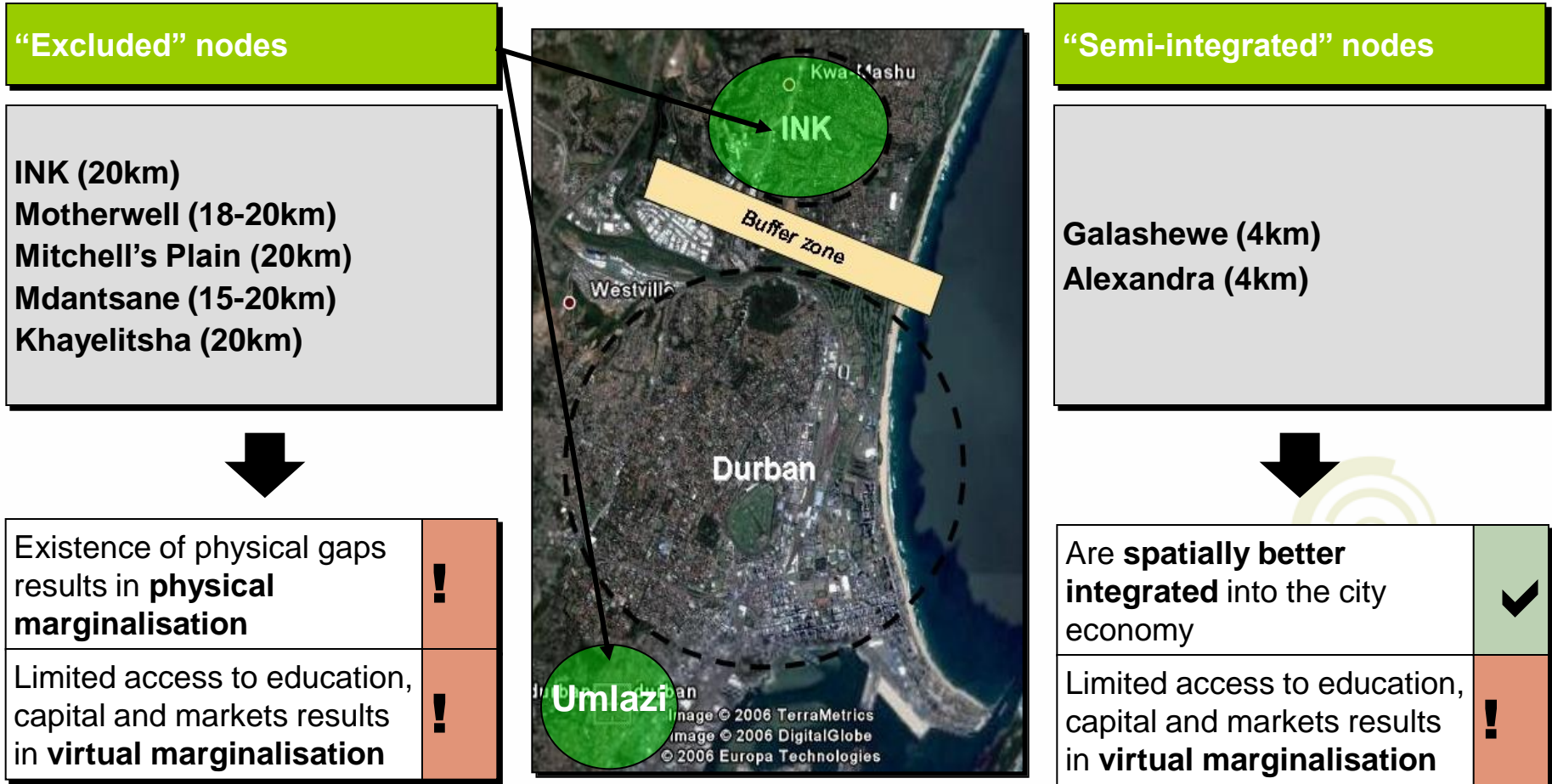
Twenty district and metropolitan municipalities with the highest percentages of those living below MLL in the country



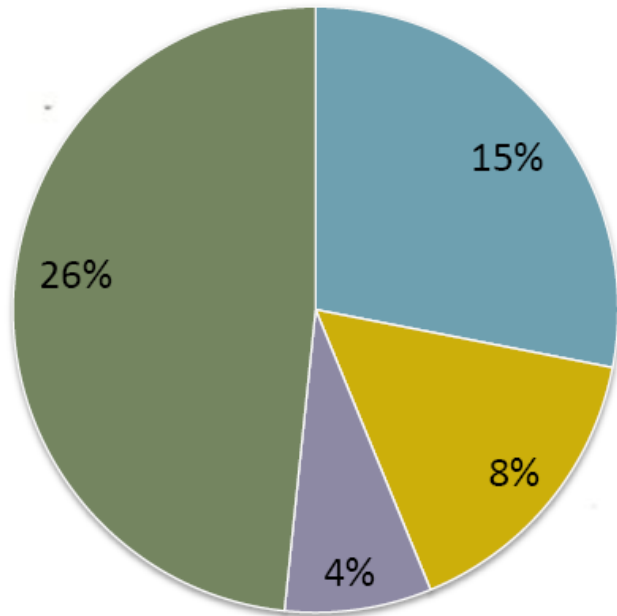
# STATUS QUO

The townships can be categorised as ‘excluded’ or ‘semi-integrated’ depending on their spatial proximity to the core city economy

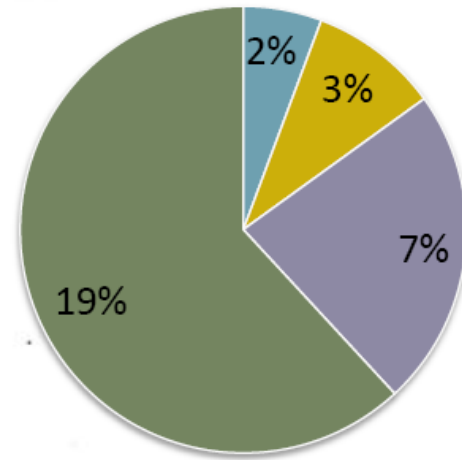
*Historic spatial planning and current approaches to housing development increase economic marginalisation and result in urban sprawl*



# Staying in the township...



- I will move as soon as I can to live in the suburbs
- I will move as soon as I can to live in a different township
- I will leave as soon as I can to live in a rural area
- I plan to stay here for some time

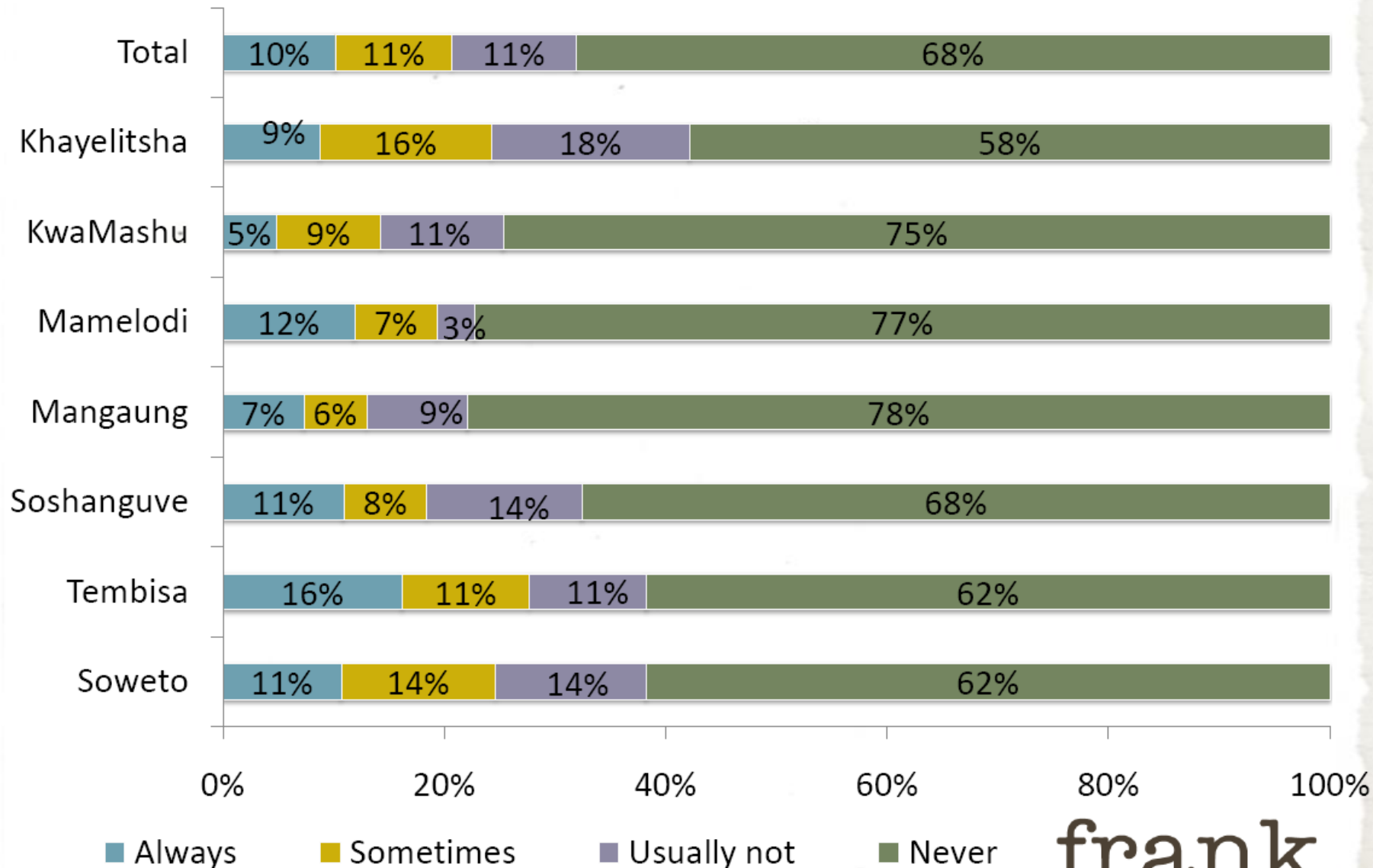


- Less than 1 year
- Between 1 and 2 years
- Between 2 and 4 years
- Between 4 and 10 years

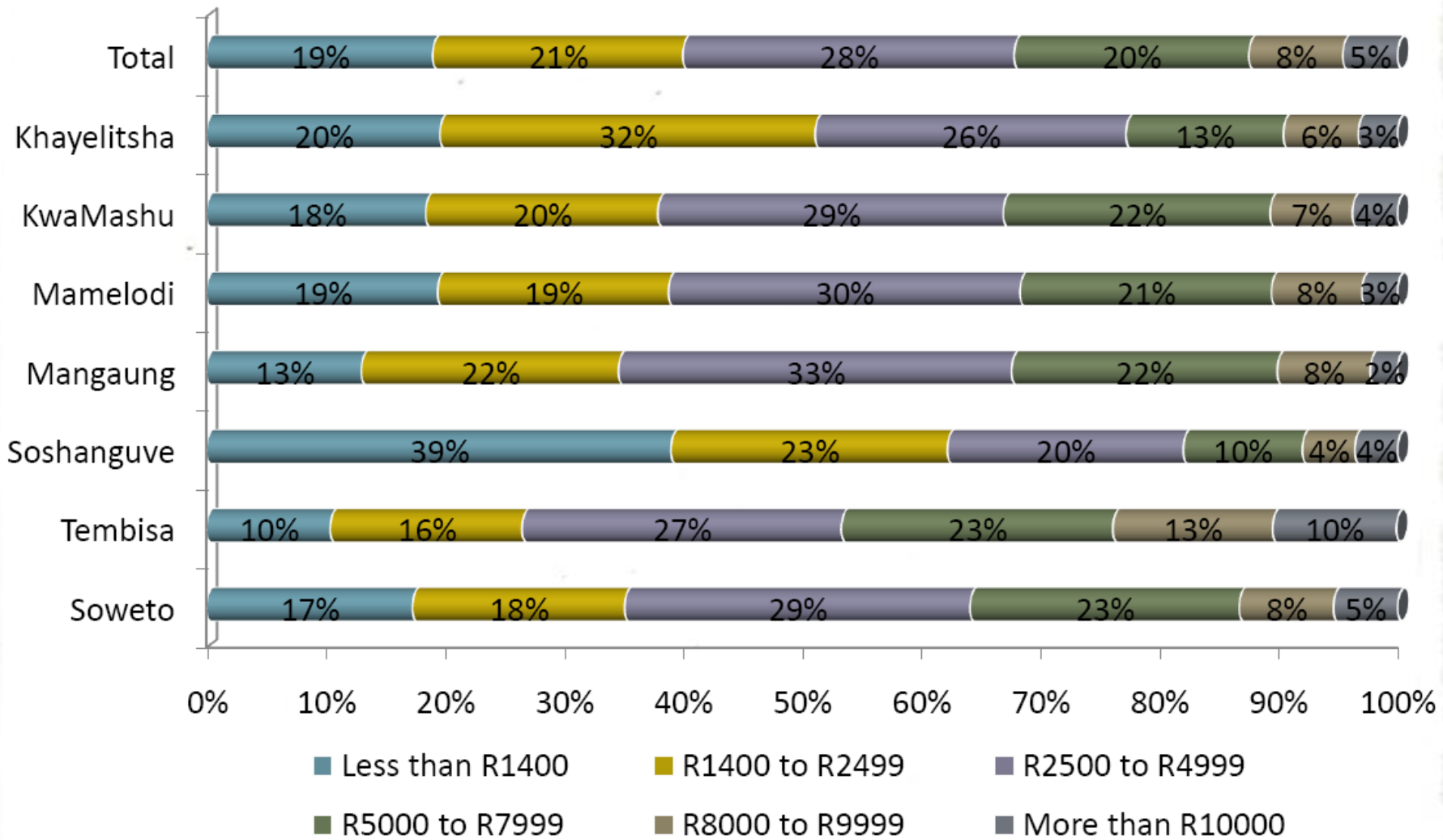
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# Taking control: Do you run a business from your house/stand?

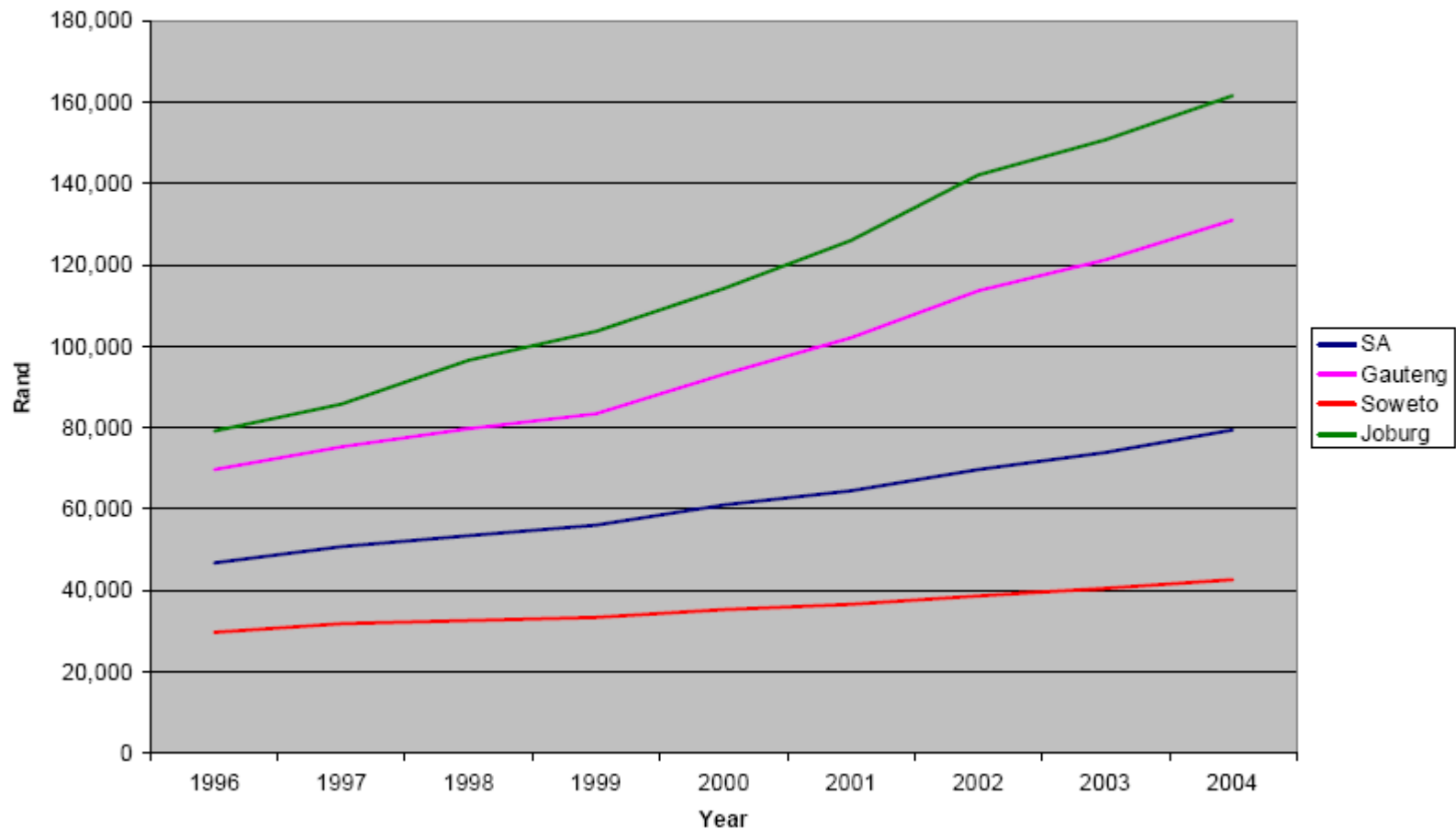


# STATUS QUO: INTER-TOWNSHIP DIFFERENCES IN EARNINGS



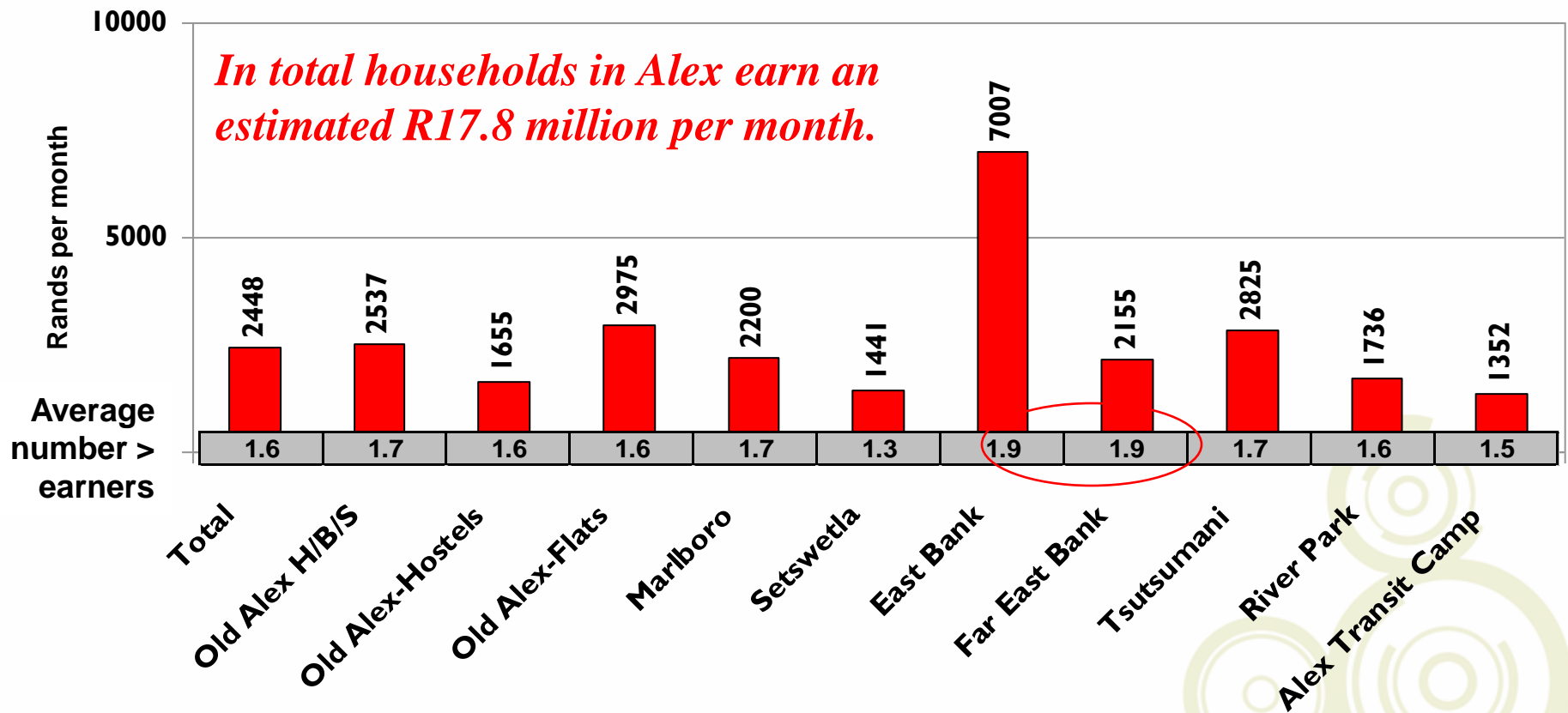
## Household incomes

Annual per household income (Rand, current prices)



# STATUS QUO: INTRA-TOWNSHIP DIFFERENCES IN EARNINGS

**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 & Setswetla and highest in East Bank.



## LEVELS OF INTERVENTION:

Because of the physical and spatial (locational) characteristics that prevent townships from developing:

### Levels of intervention:

- A. Things that can be done **outside** the township to improve its locational advantages relative to the broader economic system
- B. Things that can be done **inside** the township to improve the economy of the township as a whole



## **‘For place’ outcomes**

Three interconnected strategic themes:

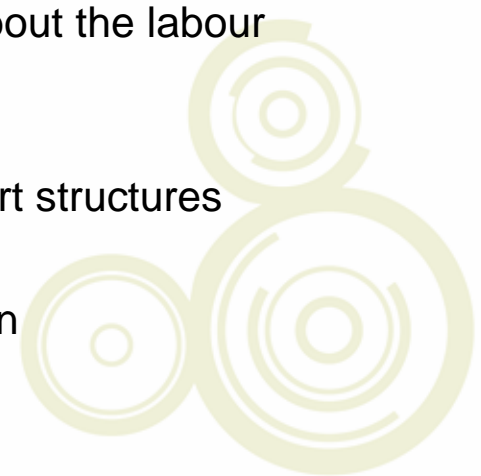
- **Activating the township economy**
  - Retail and service sector markets
  - Residential markets
- **Physical structuring to improve social and economic performance**
- **Improved regulation, maintenance and operations**



## **‘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



# TOWNSHIP RENEWAL OUTCOMES

## Key outcomes for township regeneration

PHYSICAL	MARKETS /ECONOMIC	URBAN MANAGEMENT	SOCIAL
1. Reduced transport costs and times for commuters	1. Improved competitive position of workers and work seekers in regional labour markets	1. Vibrant, safe, regulated, well-managed and maintained public and private environments	1. Enhanced access to a range of regional social opportunities
2. Greater access to regional opportunities	2. Better performance and competitiveness of township businesses	2. Increased end-user/ community involvement in urban management	2. Elimination or co-option of gangsterism and the other exploitative structures
3. Reduced physical segregation/isolation from adjacent city/town	3. Optimal performance of township residential property markets	3. Higher equity standards in township services and public facilities	3. Increased number, range, capacity and connectivity of local community institutions
4. Increased access to facilities, goods and services in the township	4. Improved performance of retail and services market to benefit residents.	4. Higher rates of social and economic returns from investment in township public infrastructure	4. Reduced outmigration of human capacity and role models
5. Enhanced intra-township mobility and accessibility		5. The quality of residential accommodation is improved	5. Greater capacity of adults and those in positions of authority to act effectively against risky and anti-social behaviour
6. Improved use of existing capital/ infrastructure assets			



# THIS COURSE

- **Module 2** : Economic dimensions: Unlocking township markets
- **Field visit** : Munsieville Township, Mogale City
- **Module 3** : Physical dimensions: Restructuring townships
- **Module 4** : Resources & partnerships: Packaging township development projects
- **Module 5** : Urban management: Improving OMM of township nodes

