

Sustainable communities are living systems with different functional elements, which are guided in the planning process by the key development goals of integration and sustainability.

3

Spatial Planning

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 Planning principles
 Housing
 Work
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 Transport
 Community
 Character and Identity
 Urban Planning Structures

GLOSSARY

mixed use development

mixes different functions such as business, residential and community facilities

segregation

separation of people, usually on a racial, ethnic or religious basis

dormitory

place for sleeping for many people

The planning of integrated and sustainable communities needs to take into account physical, social, environmental and economic aspects and goals. The spatial form arises from the planned integration of the built environment and its functional elements into the natural environment.

Spatial planning for existing and new areas has different limitations and possibilities, but both should remedy the distortions of apartheid and post apartheid township planning, which was characterised by segregation, urban sprawl and low quality dormitory settlements. Given these existing conditions, creating an integrated, compact and sustainable city will take time.

Functional elements

Sustainable communities are living systems, with different functional elements. In planning for sustainable communities these elements will be incorporated and will be reflected in the plan proposals and in the urban development pattern. The main functional elements are:

- Housing
- Work
- Transport
- Services
- Community
- Character and identity

The key development principles of integration and sustainability should guide the planning for each of these elements, and inform both spatial and non-spatial features. The character of a Sustainable Community Unit is determined by overall and neighbourhood layouts, building and housing types and design, accessibility of economic activities and services, community

participation and responsibility, safety and security, cultural identity and environmental care.

Planning principles

The sustainable communities planning approach is based on the following thirteen planning principles which apply in general, and to the six elements identified above:

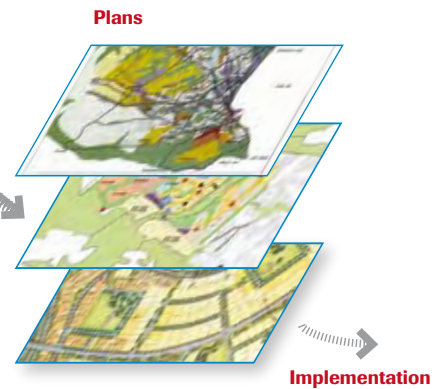
- Poverty alleviation – meeting basic needs
- Focus on special needs groups – HIV/AIDS affected persons, children, the aged and people with disabilities
- Gender equality and equity
- The environment – physical, social, economic
- Participation and democratic processes
- Local economic development
- Accessibility – public transport and pedestrian focus
- Mixed use development
- Corridor development – transport and activity corridors
- Safety and security
- Variation and flexibility
- Densification
- Reducing urban sprawl

Certain principles are of particular importance to particular elements, and these are highlighted in the checklists at the end of the following sections, that show how the principles apply to each element, and the results of their application.

INTEGRATION & SUSTAINABILITY

PLANNING PRINCIPLES

- Poverty alleviation – meeting basic needs
- Focus on special needs groups – HIV/AIDS affected persons, children, the aged and people with disabilities
- Gender equality and equity
- The environment – physical, social, economic
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- Variation and flexibility
- Densification
- Reducing urban sprawl



In many cities there are old urban areas containing good examples of characteristics of sustainable development – a variety of activities, mixed development, flexible housing, organised open space for pedestrians, safe paths for cyclists, green areas, parks and safe meeting places.



Densification in existing areas includes infilling and redevelopment

Nelson Mandela Bay Densification Policy

It is recommended that a collection of urban development strategies aimed at promoting growth that is balanced and fiscally, environmentally, socially and culturally responsible and accepted by all inhabitants. This approach, known as the “smart growth approach”, promotes growth and development in areas with optimal opportunity, and provides a solution to sprawl on the urban periphery.

A holistic approach integrating all facets of growth and development should be adopted. To achieve this, specific principles to guide densification are recommended as follows:

- Densification must contribute to the overall structure and functionality of the metropolitan area in that it takes place in a balanced, focused and structured way.
- Specific areas of opportunity or need for reconstructing should be identified (areas that should not be densified for specific reasons should also be identified).
- Areas targeted for densification should be treated as whole environments.
- Appropriate higher density housing opportunities at appropriate locations must be provided for all income groups.
- Areas targeted for densification should be well served by public transport in future.
- Retain, enhance and encourage cultural assets.
- Preserve and enhance open space, farmland, natural beauty and critical environmental areas.
- Encourage community and stakeholder collaboration.

There is a definite need to increase residential densities, but on the other hand there is a need to maintain and protect the existing unique urban character and environmentally sensitive, low density areas within the metropolitan boundary. The aim is to find the balance between conservation and urban densification.

Consultant's view on Densification

Zoning in Nelson Mandela Bay Municipality

Existing zoning schemes in the city were inherited from pre-1994 administrations, and are geographically based. There are currently 12 schemes in different areas, with significantly different land use categories, zones, development parameters, definitions and formats. These schemes are mostly outdated in relation to current developmental challenges, as they were designed to control rather than facilitate development. Being geographically based, they do not provide a consistent and unified basis for land use management.

The Sustainable Communities Concept needs to be complemented by the integration and modernisation of these schemes in a unified Land Use Management System and zoning scheme that:

- Creates clear links between various levels of planning from the SDF to zoning regulations
- Controls development rather than control
- Introduces zoning mechanisms to support the SCU concept
- Supports higher densities and mixed use development
- Allows zoning flexibility to adjust to changing circumstances and developmental and market needs
- Simplifies scheme regulation formats
- Uses the 13 SCU planning principals to formulate new land use and zoning categories and development parameters



New two storey housing estate

The Greenhouse Project

The Greenhouse Project operates from a revamped old potting shed in Joubert Park, Johannesburg. Its focus areas were:

- To provide a working demonstration of sustainable ways to plan, build, landscape, and manage energy, water and material resources;
- To support organisations working to improve the urban environment, particularly community based organisations, and
- To disseminate the information that will enable individuals in all sectors of society to sustainably improve the quality of life in their communities.

Reference Dorah Lebelo at The Greenhouse Project.

*E-mail: dorahl@ghouse.org.za
or www.greenhouse.org.za*



Adequate housing is a prerequisite for achieving poverty reduction. Housing provides a family with a home, but also a base for economic activities.



A house meets basic needs of human beings; providing a home for one's family is a great personal achievement and the most important investment of a person's life

GLOSSARY

functional integration

different functions such as living, working and recreation in the same area

surveillance

watching/keeping watch over

open space

public or private land used for parks, gardens, playgrounds, recreation and sport

3.1 Housing

The character and quality of housing is a primary determinant of the quality of the urban living environment. A house meets basic needs, provides the family living context and represents values and aspirations, becoming a home that may accommodate many generations. Providing a home for one's family is a great personal achievement, a source of self-worth and identity, and the most important investment of a person's life. The commitment of the SA government to subsidize access to housing acknowledges its importance as a basic human right.

Housing – integration and sustainability

Integration and sustainability should inform the sustainable communities approach to housing in terms of qualitative and structural characteristics, layouts and the relationship between different functions, uses, and spaces.

These principles apply to green field, upgrade, infill and new projects.

Integration manifests in:

- housing for a variety of socio-economic levels
- housing clusters
- mixed use
- variety of functions and services
- improved relationship between green and built environments
- variety of housing types
- variety of tenure options

Sustainability is realised by:

- housing quality, character and efficiency
- increased densities that improve urban and service efficiency
- eco-housing design – local resource use, types of materials, sanitation systems, energy conservation and renewable sources, and provision for waste minimisation and recycling
- housing clusters that promote social cohesion and local participation, organisation and responsibility
- mixed use housing that supports income generation and financial sustainability
- institutional support and good, cost-effective service provision
- municipal community co-operation in managing and protecting built and natural environments
- flexibility that accommodates growth, alternative household structures and changes over time, and meets the needs of the elderly, disabled and HIV/AIDS affected.

Increased residential densities

Sustainable development, efficient use of infrastructure and functional integration require more efficient land use and higher densities, based on new approaches in planning and new attitudes to housing, urban living and design. Existing densities of 20 to 30 units per hectare are too low to achieve efficient use of infrastructure, making services expensive and creating urban sprawl.

Higher densities:

- increase transport efficiency and lower costs
- decrease the need to travel, the time it takes, and resulting pollution



- enhance access to work, facilities and services
- increase access to services and decrease costs
- reduce site development costs

Higher density and a more compact urban structure can be achieved by:

- reduced erf sizes
- flats, 2–3 storey walk-ups, semi-detached, row and housing clusters
- infilling and redesign
- narrower access roads
- shared parking for housing clusters

Higher densities should specifically be encouraged at central nodes and along transport corridors, also in existing areas, together with infilling and redevelopment. Densities in most areas can be doubled without reducing access to open space. 70–100 housing units per hectare can function efficiently; semi-detached housing can achieve 50–60 units/ha, and two-storey townhouses are a space and cost-efficient option.

Higher density housing requires political support and community acceptance, based on awareness of its benefits and the costs of urban sprawl. The urban edge as a boundary that limits urban sprawl is a concept embodied in the Spatial Development Frameworks of most larger South African cities.

Good Sustainable Community type housing projects in South Africa

- Port Elizabeth
 - Sakhasonke, Walmer
 - Missionvale low-cost housing
 - Sakhalunthu, Motherwell
- Kimberley,
 - Eco Village, Galeshewe
 - Hull Street Housing Project
- Johannesburg
 - Elengani social housing ,
 - Brickfields social housing
 - Ecovillage – Ivory Park, Midrand
- Cape Town
 - Royal Maitland
 - Morgan’s Village
 - Hanover Park
 - Joe Slovo

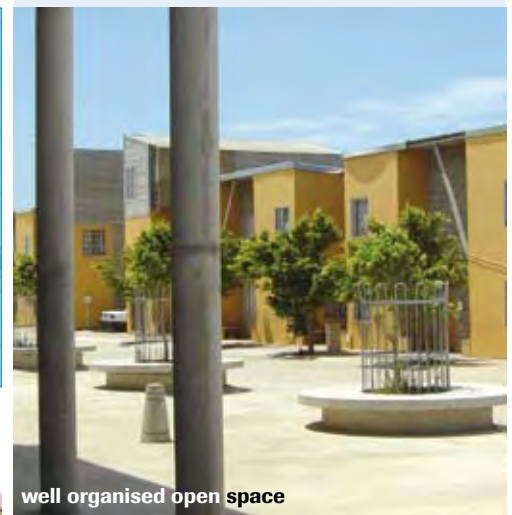


shared parking

Attractive residential areas with higher densities enable efficient use of infrastructure and make services less expensive



High density housing promotes efficiency, accessibility and variation



well organised open space



variety of high density housing



playground in social housing area



semi-detached houses



Securing land for early implementation and future needs



- BUSINESS PARK NODES
- LOCAL NODES
- SECONDARY NODES
- MAIN NODES
- Early implementation project
- Reserve for infrastructure

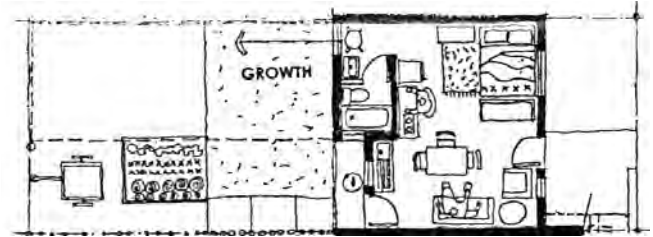
Identification of early implementation projects and prioritised land reserves as part of the implementation programme



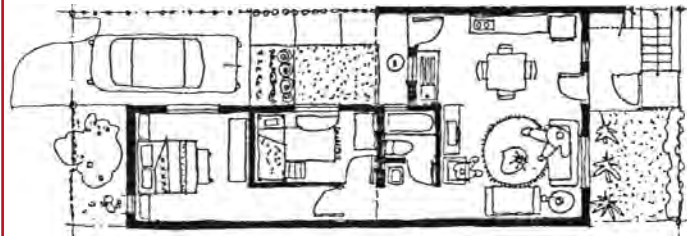
- 20 - 30 UNITS / HA
- 30 - 40 UNITS / HA
- 35 - 45 UNITS / HA
- 40 - 70 UNITS / HA
- EXISTING RESIDENTIAL
- PROPOSED RESIDENTIAL
- ACTIVITY CORRIDOR
- REGIONAL BUSINESS CENTRE
- LIGHT INDUSTRIAL
- P.E. PROSS AREA
- PUBLIC OPEN SPACES
- PLANNING AREA BOUNDARY
- MAJOR ARTERIALS
- MINOR ARTERIALS
- PROPOSED EXTENSION OF STANFORD ROAD
- High density development

Land reserved for high density areas and activity corridor and infilling zones for prioritised implementation

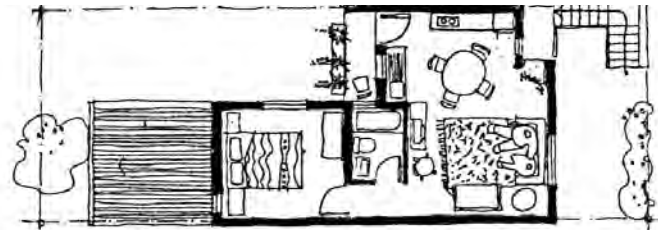
Incremental development of a house



Core house development to meet basic needs with indications for extension possibilities



Adding rooms to accommodate a growing family



Building a second floor to allow for extended family accommodation, tenants or home-based business on the ground floor



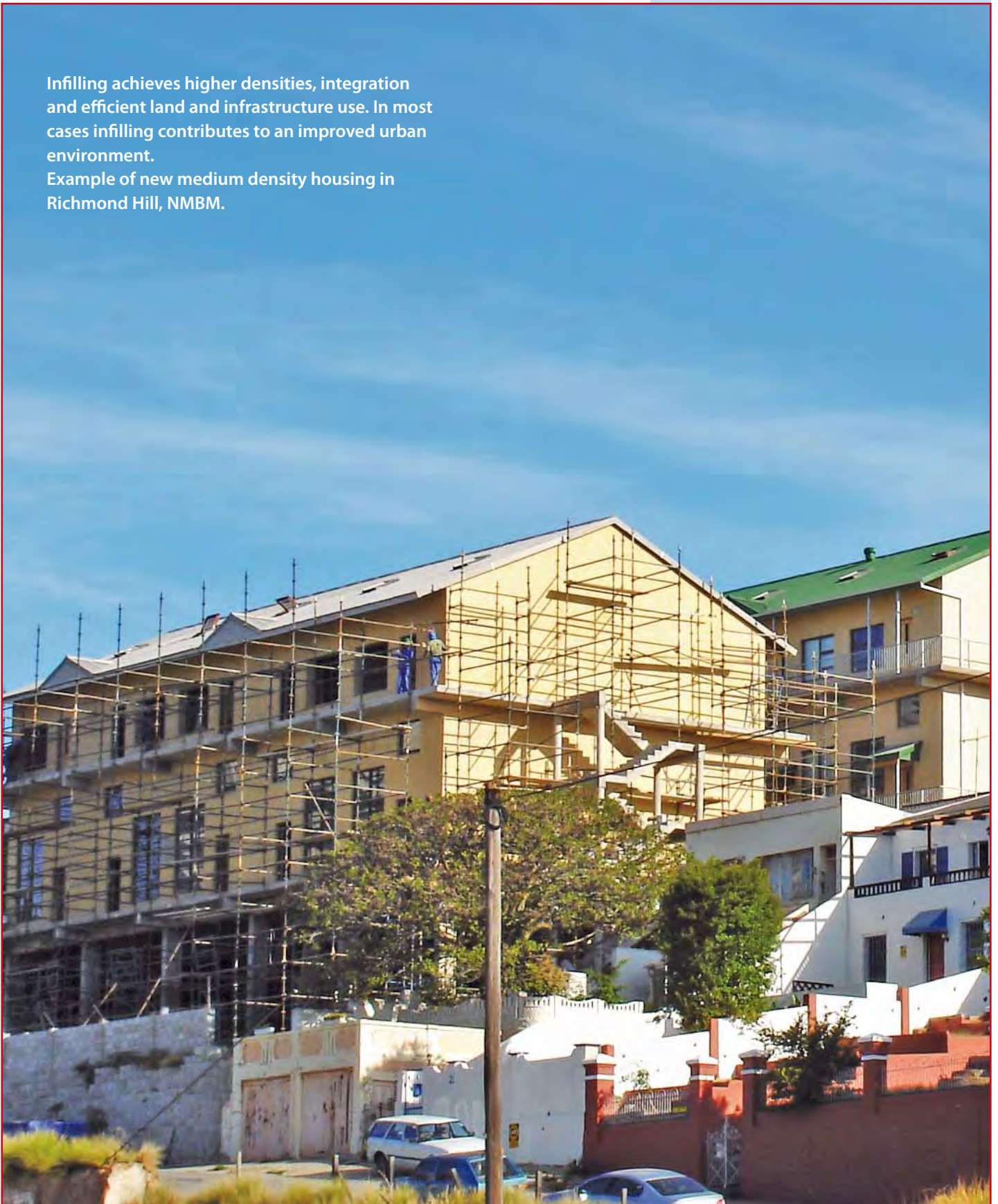
**What kind of house is this? he said,
where I have come to roam?
It's not a house, said Judas Priest,
it's not a house, it's a home.**

Bob Dylan
in The Ballad of Frankie Lee
and Judas Priest



Infilling achieves higher densities, integration and efficient land and infrastructure use. In most cases infilling contributes to an improved urban environment.

Example of new medium density housing in Richmond Hill, NMBM.





planned and designed for mixed use



playground near the housing area

Within a housing cluster, access to play areas, protected green areas, meeting places and safe walkways are promoted. Basic services to households such as child care and provisions for home based economic activities are important.

Housing clusters

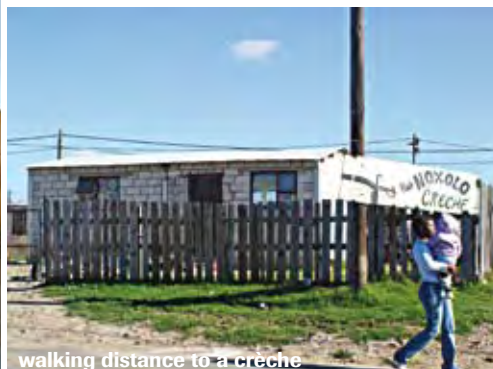
Housing clusters of between 30 and 50 units should be the primary structural unit, with:

- location around a common open space or along short streets
- a sequence of private, semi-private and public open spaces
- playgrounds and crèches
- shaded meeting places, communal gardens or allotments
- access by car, or with a common parking area
- a primary movement network of pedestrian walkways and cycle paths
- layouts enabling surveillance of open spaces, pedestrian paths and access points
- different size units to accommodate different housing needs
- the possibility of extensions and complementary buildings for home-based economic activities and changing household needs

The size of clusters should be limited to avoid monotony and to facilitate a sense of togetherness with one's immediate community of neighbours.



planned and designed for possible extension



walking distance to a crèche



well organised public open space

GLOSSARY

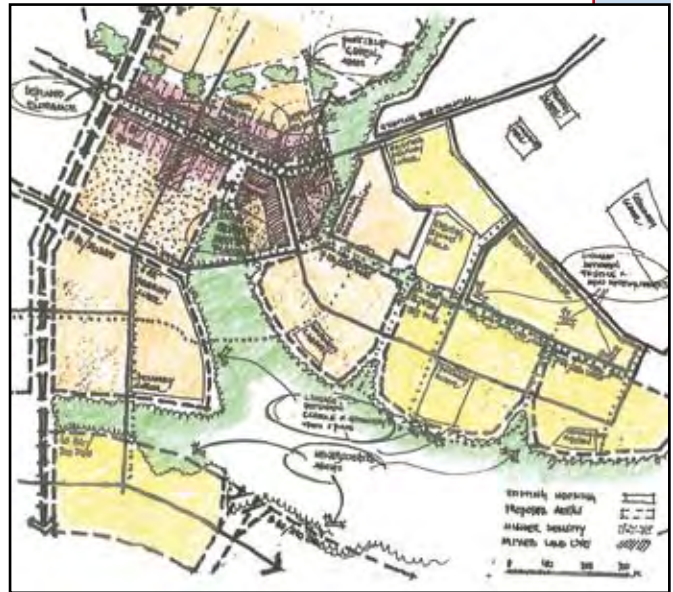
allotments

small individual garden plots in a communal garden area



Neighbourhoods

Functional and social integration should occur at neighbourhood level, with access to services, employment areas, commercial centres, public transport and recreational facilities. There should be a variety of housing types and densities, and pedestrian walkways and cycle paths connecting housing clusters with service centres, employment areas and public transport nodes.



Example of neighbourhood plan, Housing Quality Study, King William's Town

Housing and the environment

Sustainable housing has implications for design, choice of material, energy supply and conservation, sanitation, and local economic development. Provision for alternative energy production, water supply efficiency, local sanitation systems and alternative infrastructure systems should be considered in initial planning, also to allow for future choices. Sustainability is promoted by locating new development areas in order to protect environmentally sensitive areas, and to provide sufficient, appropriately designed common open space.

Local Agenda 21 encourages municipalities and communities to prioritise environmental sustainability, and sustainable community planning promotes this at the design stage, as a basis for ongoing environmental responsibility (see page 22).

Mixed development

Mixed development or functional integration involves integrating living, working, trading, service and recreational functions and facilities in local areas. Complementary functions increase accessibility, availability and variety, and reduce transport needs. Examples are:

- combined residential and business/trading units e.g. ground floor shop/workshop with upstairs accommodation
- social and community services in commercial centres and corridors
- small business activities in housing areas
- urban agriculture in backyards and larger common areas
- market places and shops in residential areas
- mixed uses within clusters and neighbourhood units
- special areas for mixed development near commercial centres, public transport nodes and along activity corridors
- use of schools as social and cultural centres for community meetings, adult education, recreation, sport and entertainment
- co-location and resource sharing among community services e.g. ward offices, housing and business support centres and municipal offices



Provision for alternative energy production should be considered in initial planning

GLOSSARY

environmental sustainability

the ability of an environment and its key natural processes to continue to function in a healthy manner

monotony

boring repetition

Local Agenda 21

The United Nations international local governments programme for environmental sustainability in the 21st century

energy conservation

using less energy

recreation

non-work activities that are healthy and regenerating



Affordable high density housing competition, NMBM 2004

An architectural competition was held in 2004 in which South African and Swedish architects were challenged to submit proposals for innovative higher density housing designs for the subsidised sector in urban areas. One of the objectives was to actually build the winning proposals. In a first phase, 10 show houses were built in Motherwell, township approximately 20 km from Port Elizabeth. There are eight South African designed units and two Swedish designed units including single and double storey, semi-detached and row houses. Some of the visionary new designs are being used at Sakhuluntu village in Motherwell. Pictures show the crèche, two of the winning houses and the models from the competition.



Sakhuluntu high density housing, NMBM

GLOSSARY

affordable housing

housing for low income households, which is usually subsidised

tenure

legal form of right of use, e.g. ownership or renting



Housing diversity

Mixed housing types promote socio-economic, cultural and ethnic integration via co-operation and interaction between different groups, both formally and informally at schools, recreation facilities, shopping areas, and work places. Different housing types and designs cater for different preferences and means, and enhance neighbourhood variety and character, as do self-built housing and extensions.

Tenure and financing options

Different tenure options should be available to meet different needs:

- individual title
- communal or sectional title ownership
- rental

Social housing includes a range of rental options that is supported by government policy in SA. Financing options for owned housing include:

- subsidy or grant funded
- subsidy plus own contributions or loan financing
- loan financed
- self-financed

Variation and flexibility

Mixed development and different housing types enhance the environment by creating variation and flexibility, which provide residents with a wider range of choices and opportunities. For subsidy houses, extensions and second dwellings on-site enable incremental development and interesting re-design possibilities, in response to growth and changes in families and increased financial means. Flexibility in zoning enables mixed uses, change of use and sub-divisions. Physical and socio-economic diversity enable flexibility and growth, as community and household needs and standards of living develop.

Urban planning should result in attractive, pleasant and functional built environments characterised by:

- variety, and variation over time as communities develop
- a mix of land uses
- layouts designed primarily for walking and cycling
- communal meeting places
- vegetation and greening
- well maintained, attractive public open spaces
- good quality housing clusters

Improving the quality of life in the built environment in new and existing areas can be achieved through variations in house types, heights, densities, tenure options and mixed development. Housing diversity promotes physical, functional and socio-economic integration, economic development and sustainability through local economic opportunities, more interaction between different groups and more efficient use of resources.

Social Housing

Social Housing is affordable, medium to high density housing for rental, instalment sale or co-operative ownership that is managed by an institution. SA National Housing Policy provides a regulatory framework, funding, and institutional and capacity building support for six social housing options:

- *Social Housing* – medium and high density rental accommodation
- *Rental Housing* – small formal private and backyard rental options with minimum norms and standards in existing as well as green field areas. Home improvement grants are available.
- *State Owned Rental Housing* – management of Provincial or Local Government rental stock. Transfer of this stock to Social Housing Institutions is promoted.
- *Hostels* – upgrading or conversion of public sector hostels for rental purposes
- *Transitional Housing* – rooms for short term rental (max. 24 months)
- *Communal Housing* – co-operative rental housing for special residents/ special needs groups. It includes provision of rooms for rental with communal facilities.



Variation in social housing blocks, Brickfields, Johannesburg





Compare poor examples in the red frames with the others. Good quality, dynamic urban environment are created through variation and flexibility. Functional and social integration are supported by mixed development and economic activities.



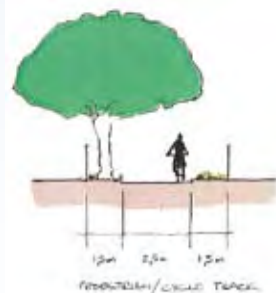




Walkways must allow surveillance for security reasons



Roads should have marked sections for cyclists. The best solution is separate paths for pedestrians and cyclists.



Neighbourhood safety and security

Improved safety and security in community areas and neighbourhoods is a key concern for urban planning. Mixed development and higher densities facilitate surveillance and mutual support among neighbours, tenant associations, street committees and neighbourhood watches. Layouts should avoid:

- isolated housing and recreation areas
- narrow passages
- concealed corners
- dark under-passages and tunnels
- areas not accessible to surveillance

Mixed development contributes to safety and security, as areas are inhabited throughout the day, while residences in commercial areas and activity corridors means these areas are not deserted after working hours.

Traffic safety and accident prevention are an essential aspect of social safety, and should influence road design, traffic systems and control, and provision for pedestrians and cyclists. The design of housing areas, commercial centres and movement routes should have the safety of people in the traffic environment as a key objective (see transport section).

Children, women, the elderly and disabled are more vulnerable to crime and accidents, and planning should assess and provide for safety and security needs, particularly of vulnerable groups.

Housing and disadvantaged groups

It is important to consider and support disadvantaged groups that have difficulty in acquiring adequate housing. The poor need:

- self-help housing processes and phased construction options
- assistance to access subsidies
- special institutions and arrangements for loans and repayment of loans
- subsidised or partly free basic services
- assistance with establishing housing co-operatives and associations

In addition, particular disadvantaged groups such as the disabled need:

- access to appropriate housing
- housing designs that can be adapted to the needs and care of the disabled
- ramp access to public and other buildings and sidewalks

A particular concern is the impact of HIV/AIDS on housing needs. A community area plan should provide for affected households by enabling additional buildings or extensions, and designs that enable home-based care, the care of orphans in extended families and linked household configurations to support child-headed households.

GLOSSARY

manoeuvrability

ability to move about easily



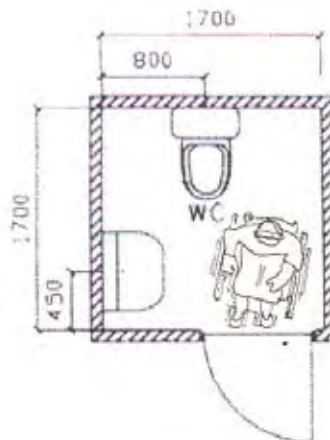
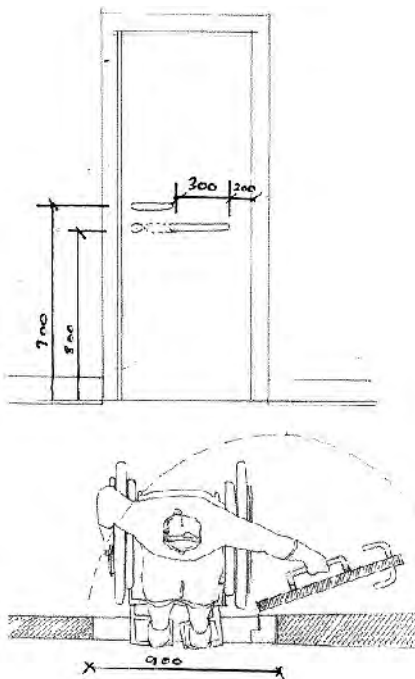
Design for the disabled

There are almost 2 million disabled people in South Africa, many of whom are poor and lack adequate housing. The disabled require design or adaptation of the built environment and housing to enable access and facilitate everyday activities. Key design considerations for disabled people are:

- Access to sidewalks, buildings and rooms in buildings via ramps and ground floor location of essential facilities (if no lifts)
- Pedestrian crossings (with audible signals for the blind if at traffic lights)
- Household design for access and manoeuvrability (e.g. width of doorways)
- Reachable surfaces, door handles, taps and switches
- Lower window heights
- Appropriate toilet, bath and shower design (access, space, handrails etc.)

People with any form of disability benefit from safe and secure local environments with low speed traffic, as well as provision for walking and cycling and quality open spaces.

For details on designing housing for the disabled, see *Open the door for the disabled – Adapting low cost housing for the physically disabled*, a Pelip Housing Company booklet, funded by Sida.



People with any form of disability benefit from a safe and secure local environment.






Useful contacts
 HIVNET www.hiv.netHEARD
www.und.ac.za/und/heardUNAIDS
 e-mail: unaids@unaids.org

HIV/AIDS and Spatial Planning
 ‘Spatial Planning, Land Development and Land Use Management in the Context of HIV and AIDS’, prepared for the SA Cities Network by Development Works is a useful document that deals with:

- the life cycle of HIV/AIDS
- the impacts of spatial and structural factors on HIV/AIDS
- the impacts of HIV/AIDS on land and spatial development
- the burden of extra AIDS mortality on land, and possible responses
- HIV/AIDS and the institutional capacity of local government
- recommendations to address the situation

For the full report see www.sacities.net – go to ‘Special focus on HIV/AIDS’

Reference:
 Southern African Cities Network HIV and AIDS research Series: Challenges and responses for Developmental Local Governments, 2006



HIV/AIDS and the built environment

Kevin Bingham, School of Architecture, University of Natal has researched the impact of HIV/AIDS and its implications for the built environment. His paper ‘The impact of HIV/AIDS on building types in selected areas of the KwaZulu-Natal, South Africa’ deals with:

- the epidemic profile and its spread
- the nature of the problem and its impacts
- time frames of the impact on the population
- numbers

The paper looks at the impact of the epidemic in both urban and rural contexts and at specific building types affected. These include housing, health facilities, children’s homes, street shelters, mortuaries, funeral parlours and crematoria, hazardous waste disposal units and buildings for education.

AIDS brief for Architects

‘AIDS brief for professionals – Architects’ by Kevin Bingham and Rodney Harber, School of Architecture, University of Natal (funded by USAID) is a useful pamphlet on AIDS and designing different types of buildings.

Summary

Architects, together with their associated members in the Design Team, are increasingly being faced with the realities and complexities of HIV/AIDS, and its impact on the built environment. The needs of the past will not necessarily be the needs of the future and AIDS will make its mark on the profession. Architects must endeavour to:

- Attain sufficient training and education on matters relating to the provision for those with HIV/AIDS
- Creatively consider new methods of improving the accessibility to and comfort within their architecture, suited to the needs of people living with HIV/AIDS
- Transform their Client’s attitudes to make allowance and provision for the adaptability of their buildings to suit the needs of people living with HIV/AIDS. This should include easy adaptation for future redesign and reuse.

Checklist

- ✓ Am I contributing to the spread of HIV/AIDS by designing vulnerable building types e.g. single sex hostels, casinos, barracks and workers’ camps on remote sites?
- ✓ Can my design present opportunities for the prevention of HIV/AIDS, e.g. murals, counselling facilities, or user-friendly spaces for affected persons?
- ✓ Does my housing design support the potential for home-based nursing for infected persons or mutual help for supervising orphans?
- ✓ Is the design flexible enough to accommodate evolving changes of use?

Source: RICS Research Foundation, 1999, <http://www.rics.org.za/builtenviromet>
 Reference: HIVNET

Current Housing Delivery Terminology

GAP Housing

The *GAP market* – people earning R3500 to R10000 (household income) per month. They do not qualify for state housing subsidies, but don't earn enough to participate in the competitive property market, which has escalated dramatically over the last five years.

Affordable Housing

Affordable Housing refers to housing for people earning between R1500 and R7500 (household) per month who will qualify for a subsidy deposit from government, about 50% of a required deposit.

Inclusionary Housing

The policy framework for inclusionary housing is still under development, but aims to get private housing delivery initiatives in the middle/higher income groups to include affordable housing opportunities, in order to achieve a better socio-economic balance and to contribute to the supply of affordable housing.

Bonded Housing

Housing developed by means of a bond granted by a financial institution, usually associated with private sector/open market housing.

Subsidised Housing

Housing opportunities where the cost is fully or partly subsidised. In the current SA context this typically refers to the Government Subsidy Scheme, but it could also apply to other Housing Subsidy Instruments such as those of some major corporate institutions

Housing Subsidy Instruments

The following housing subsidy instruments are currently provided by the SA Government:

Individual Subsidy – enables qualifying beneficiaries to obtain a site plus a basic house

Consolidation Subsidy – enables qualifying beneficiaries to build a house on their own site

Project Linked Subsidy – enables qualifying beneficiaries to obtain a complete residential unit in an approved project

Institutional Subsidy – for institutions to enable them to develop affordable housing

Rural Subsidies – for housing for beneficiaries on land belonging to the State and/or governed by traditional authorities. The subsidies are only available on a project basis.

People's Housing Process – supports households who wish to enhance their housing subsidies by building or organising the building of their homes themselves.

For details on each subsidy type, see
National Department of Housing – <http://www.housing.gov.za>



What is a Housing Subsidy?

A Government Housing Subsidy is a grant provided by the Government to qualifying beneficiaries for housing purposes. The grant is only used for the acquisition of housing goods and services for the provision of complete houses that comply with the minimum technical and environmental norms and standards.



HOUSING checklist

How do planning principles apply to housing?



| Principles | Applications | Results |
|---|--|--|
| Poverty alleviation – meeting basic needs | <ul style="list-style-type: none"> • Appropriate standards for water, sanitation, roads & stormwater and housing • Space for home-based economic opportunities • Self-built housing and local labour | <ul style="list-style-type: none"> • Improved living standards • Service availability • Increased household income • Skills transfer |
| Focus on special needs groups – HIV/AIDS affected persons, children, the aged and people with disabilities | <ul style="list-style-type: none"> • House design and flexibility to enable home-based care • Improved care and support | <ul style="list-style-type: none"> • Increased access • Integration and acceptance in community • Lower costs of care |
| Gender equality | <ul style="list-style-type: none"> • House designs facilitate household work • Layouts enable surveillance | <ul style="list-style-type: none"> • Time and effort saved • Improved safety and security |
| The natural physical/green environment | <ul style="list-style-type: none"> • Ecological materials • Waste minimisation, waste collection and recycling • Greening • Wind orientation offers opportunities for wind turbines and renewable energy source • Solar heating | <ul style="list-style-type: none"> • A more attractive and healthy environment • Lower costs |
| Participation and democratic processes | <ul style="list-style-type: none"> • Consultation and input in designs and types of housing • Involvement in building and maintenance | <ul style="list-style-type: none"> • Meeting needs and priorities • Sense of ownership and responsibility • Work opportunities |
| Local economic development | <ul style="list-style-type: none"> • Home and cluster based work and trading spaces | <ul style="list-style-type: none"> • Increased local economic activity, incomes, spending, circulation of money, and community wealth |
| Accessibility – public transport and pedestrians | <ul style="list-style-type: none"> • Mixed use and proximity to services | <ul style="list-style-type: none"> • Reduced traffic and transport costs and increased accessibility |
| Mixed-use development | <ul style="list-style-type: none"> • Houses include workspaces, and shop fronts • Allow extensions and additions | <ul style="list-style-type: none"> • Local economic development • Transport reduction |
| Corridor development | <ul style="list-style-type: none"> • Mixed use, higher density housing | <ul style="list-style-type: none"> • Improved accessibility • Local economic development |
| Safety and security | <ul style="list-style-type: none"> • Design for surveillance and security | <ul style="list-style-type: none"> • Decreased crime |
| Variation and flexibility | <ul style="list-style-type: none"> • Housing types • Tenure types | <ul style="list-style-type: none"> • Greater choice and appropriateness of housing |
| Densification | <ul style="list-style-type: none"> • Clustering of houses, smaller erven, and communal open spaces | <ul style="list-style-type: none"> • Lower service costs • Increased access to services |
| Reducing urban sprawl | <ul style="list-style-type: none"> • Clustering of houses and higher densities | <ul style="list-style-type: none"> • Improved access to services • Improved access to public transport • Reduced infrastructure costs |



Child care, crafts production and small businesses are some examples of home-based economic activities. They require flexible house designs, market places, playgrounds, crèches, etc



3.2 Work

The planning of Sustainable Community Units should support local economic development (LED) in spatial and functional terms. Mixed use opportunities promote local work, trading, income generation and circulation of money, which enhance economic and social integration and sustainability.

Work can be integrated by providing opportunities in local industrial areas, commercial corridors and nodes, public spaces, market places and homes. Work includes essential processes such as producing, trading and consuming goods and services, whilst maintaining the built and green environment. Work is the primary, though not the only means of obtaining income with which to meet needs, and is thus the key means to economic sustainability. Types of economic activity with specific requirements and characteristics are:

- home-based economic activities
- employed work – formal employment
- urban agriculture, local livelihood and food security
- informal economic activities
- formal businesses
- self-employment
- work in public works programmes
- non-profit sector work and service provision
- local economic development support

Home-based economic activity

Home-based economic activities cover a wide range of work that may be income generating or voluntary. They include professional and artisan services, but also household work, child care and domestic service. It is important that plans and land use management regulations facilitate such activities. Basic requirements are:

- good household, cluster and neighbourhood design
- accessibility of goods and services
- child care and safety
- co-operation and mutual support
- a quality local environment



GLOSSARY

artisan

someone practising a trade

adjacent

next to

land use management

management of how land is used in an area



Employment

Most poor people prefer employment with a regular income, and are prepared to travel great distances to jobs, largely by taxi and public transport, at significant cost. Supportive measures include:

- reduced travelling distances
- cost-effective public transport
- adjacent industrial areas accessible on foot or by bicycle
- local job opportunities via mixed development and mixed income areas
- local activity corridors and commercial centres
- local markets and low-cost trading spaces
- units and centres for economic activities.
- home-based small businesses

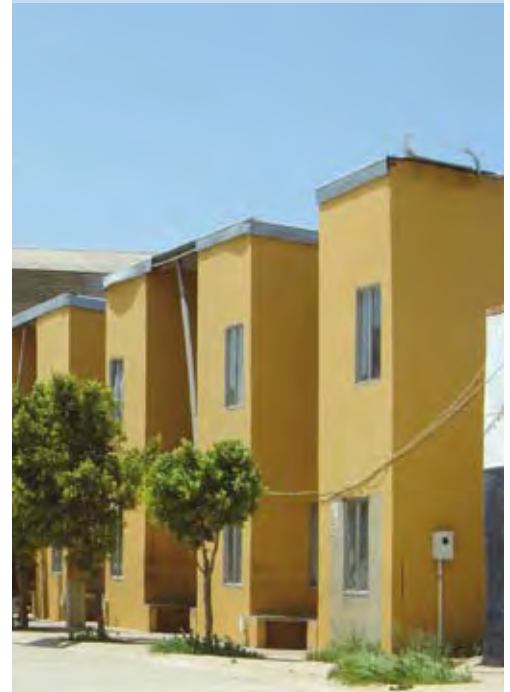
Informal economic activities

Informal businesses are an important source of livelihood income and the starting point for formal businesses. The informal sector is often the entry point to more entrepreneurial initiatives and should therefore be valued as a ‘breeding ground’ for formal businesses. Spatial planning should take into account and provide space and services for the informal sector which is supported by:

- mixed development enabling activities in homes, yards, and second buildings
- flexible zoning regulations (but not allowing disturbing or polluting activities)
- easy local access to customers via street stalls and marketplaces
- business support centres



Activity corridor – high density mixed use development, work and housing can be combined



Space for small businesses on the ground floor of houses promotes mixed use and local economic development



Inventive use of containers for informal businesses brings goods and services closer to housing areas

GLOSSARY

informal economic activity

any activity of production, trading or service provision done informally





Social housing in Brickfields, Johannesburg includes space for small businesses on ground floor level facing the street. The work opportunities and services add to the attractiveness of the area.



Flexible regulations and enabling land use management are important to promote informal and small scale businesses.



Local economic development (LED) projects

Public sector and non-profit projects generate part and full-time employment and incomes. Municipal and community partnerships can provide local services and create local jobs and part-time work. Removing refuse, cleaning streets, and developing and maintaining parks and public open spaces are examples. Government and non-government funding can be accessed for such initiatives. Promotion of public-private and community based partnerships can provide work and employment as well as facilitate service provision and maintenance.

Local Economic Development

Local Government is not directly responsible for creating jobs. Rather it is responsible for taking active steps to ensure that the overall economic and social conditions of the locality are conducive to the creation of employment opportunities. This includes:

- addressing market failure
- strengthening competitiveness of local firms
- removing bureaucratic obstacles for local firms
- creating a unique advantage for the locality and its firms

Principles of sound LED

- pursue demand and opportunity driven approach
- start with low-cost activities
- use what is there – don't build parallel structures
- pursue bottom-up approaches
- build trust, collaboration and synergies
- empowerment through training, on-the-job learning and coaching
- take ownership and responsibility



The Kopano Women's Bakery in Ikhutseng township at Warrenton is a successful LED funded project which is run as co-operative business

The Expanded Public Works Programme

The Expanded Public Works Programme (EPWP) is a five year national government initiative aimed at drawing one million unemployed South Africans into productive work in a manner that will enable them to gain skills and increase their capacity to earn income. The initiative is being implemented through established government structures and within existing budgets. The implementation of the EPWP is being co-ordinated by the Department of Public Works (DPW), which has established a dedicated EPWP Unit. The EPWP is being implemented in four sectors – Infrastructure, Social, Economic and Environmental, and specific government departments have been designated to drive the EPWP in each sector. However, implementation of the EPWP depends largely on municipalities.

GLOSSARY

land use management system (LUMS)

a working document that governs development in an area

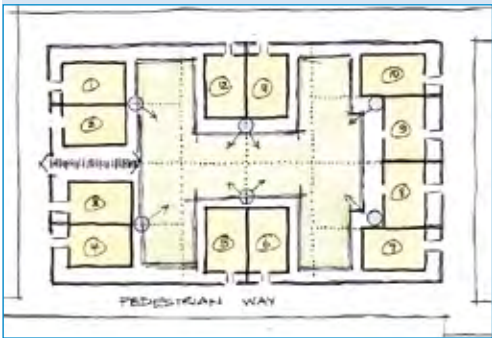
public-private partnership

formal co-operation between government and business

coaching

helping people improve their performance by facilitating reviewing, evaluating and planning, and by giving feedback and advice





Urban agriculture increases food security for poor households, provides supplementary income and supplies urban areas with agricultural products.



Business support centres and training facilities are essential for the transformation of informal and emerging businesses into established enterprises.

GLOSSARY

entrepreneur

someone who starts and runs a business

entrepreneur development

training and support for entrepreneurs

food security

having enough food on a sustained basis

organic gardening

gardening using only natural compost and substances to increase soil fertility and control pests, diseases and weeds

mentor, coach

someone with experience who helps others to succeed

mentoring

guiding the development of another

Urban agriculture

The provision of food security is closely linked to the house and its immediate surroundings. Spatial planning must incorporate small scale, family based on-site urban agriculture, which will allow for food production to complement the household meals or income through sale at market places. Food security should be supported by:

- planned spaces for local urban agriculture at household and neighbourhood levels
- local market places where surpluses can be sold to generate income
- allotment, communal and school-based food gardens
- support with management, resources and training

Well-managed community vegetable gardens can create part-time jobs and incomes. Environmentally sound practices such as organic gardening, composting of local organic waste (a key strategy for waste minimisation), and use of grey wastewater are desirable.

Urban agriculture sites should be an important component in the spatial structure. Schools offer sizeable and under-used sites for community gardens, which can also be used for environmental education of learners. Street and open space greening is essential to enhance the quality of urban environments, and provide an opportunity for income generation via municipal community partnerships



Entrepreneur development

Local economic development depends on local businesses, trade and services developing to meet needs and generate local income and employment. Informal businesses should be supported to develop into established enterprises that are able to remain in community areas. As they grow, they can move from being home-based, to local commercial premises in centres, along corridors or in small-scale industrial parks. The non-spatial aspects that include training, marketing support and financial support should be available in the community areas and would be located in the Local Commercial and Social Service Centres or at special Local Business Support Centres. Entrepreneur development requires support in terms of:

- spaces to operate
- local marketing opportunities and sites
- local services
- training, marketing and financial support
- coaching and mentoring



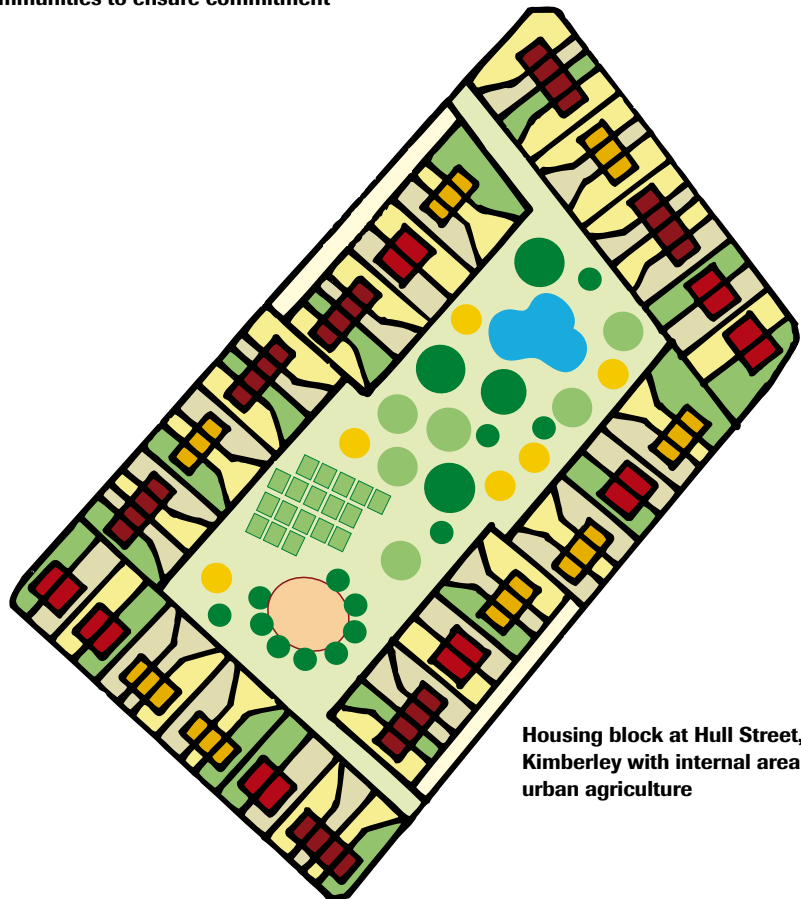


Convenient access to markets is crucial for small business and urban agriculture.



Areas for urban agriculture should be established in consultation with the communities to ensure commitment

Vegetable field project in Bloemendal, Port Elizabeth



Housing block at Hull Street, Kimberley with internal area for urban agriculture



Galeshewe Urban Renewal Programme and its Open Space and Landscaping Plan

The importance of water as a source of life can never be over-emphasised, and managing water as a scarce resource is necessary for all kinds of development in our municipalities. We need to invest in water conservation and make the best use of water, for example by re-using treated effluent water from wastewater treatment plants.

In May 2005, four new, quality play parks were opened, as part of the Galeshewe Urban Renewal Programme (GURP) and its Open Space and Landscaping Plan. Stakeholders include DHLG, Sol Plaatje Municipality, the Expanded Public Works Programme (EPWP) and local communities, who played a crucial role in identifying the land and planning the parks. Mazzoncini and Marais Horticultural Services was appointed as the implementing agency.

The new parks will be irrigated using treated wastewater. This project demonstrates the importance of water for improving peoples' living environment, and creates new jobs through co-operation between public, private and community sectors.



This project creates new jobs through co-operation between public, private and community sectors



Besides developing parks and playgrounds, the Urban Renewal Programme also includes major rehabilitation of stormwater drainage. All workers, both men and women, were trained to use maintenance equipment. Workers themselves determine who should work with what equipment, and they take turns to develop their skills.





An emerging contractor's story

In 1998, Jesse Chikane started out with virtually nothing but the aim of becoming a successful building contractor. What got her going was being awarded a contract by the Department of Housing to build ten low cost houses. Before becoming a contractor on the Hull Street project in 2001 she had already employed 12 people, of whom 2 were qualified artisans. Today her company, RJC Construction employs 32 people full-time, including six artisans, plus an average of 27 casual workers. RJC owns a three-ton truck, bakkie and microbus, plus building equipment, and has no debt.

Working on the Hull Street project has helped RJC access training and develop their construction quality to meet the standards of the National Home Builders Registration Council (NHBRC). Jesse has developed a good working relationship with the municipality and Housing Company, and found their purchasing of materials particularly helpful in terms of obtaining credit and good prices for bulk orders.

Jesse is currently busy with two other contracts besides units at Hull Street: renovation of a school, and building facilities at a cricket stadium. Her aim is to grow her company over the next five years to employ about 100 people.



Jesse's tips for entrepreneurs

- believe you can do the impossible
- take the lead, even if conditions are harsh
- treat your staff as family
- make decisions together with staff
- be open with staff
- don't be selfish
- be ahead – plan today for tomorrow
- be careful with money – don't spend unnecessarily
- get tough with staff when necessary – the business carries the staff and the staff carry the business



WORK checklist**How do planning principles apply to work?**

| Principles | Applications | Results |
|---|---|--|
| Poverty alleviation – meeting basic needs | <ul style="list-style-type: none"> • Appropriate standards for water, sanitation, roads & stormwater and housing • Space for home-based economic opportunities • Self-built housing and local labour | <ul style="list-style-type: none"> • Investment and funding • Opportunities for work • Less crime |
| Focus on special needs groups – HIV/AIDS affected persons, children, the aged and people with disabilities | <ul style="list-style-type: none"> • House design and flexibility to enable home-based care • Improved care and support | <ul style="list-style-type: none"> • Opportunities for care giving |
| Gender equality | <ul style="list-style-type: none"> • House designs facilitate household work • Layouts enable surveillance | <ul style="list-style-type: none"> • Recognition of the value of unpaid work by women • Support for home-based income generation |
| The natural – physical/green environment | <ul style="list-style-type: none"> • Tourist stalls and areas for recycling, cleaning and refuse centres, community based businesses, tree planting projects | <ul style="list-style-type: none"> • Opportunities for local maintenance, service activities and income generation • Enhanced tourism potential • Enhanced identity |
| Participation and democratic processes | <ul style="list-style-type: none"> • Public participation towards future work opportunities that may arise. • Mobilisation of communities • Establishment of local support centres | <ul style="list-style-type: none"> • Reduced local unemployment |
| Local economic development | <ul style="list-style-type: none"> • Create opportunities for SMMEs and skills development • Multi-purpose job creation and business support centres | <ul style="list-style-type: none"> • Opportunities for work • More self-employment |
| Accessibility – public transport and pedestrians | <ul style="list-style-type: none"> • Work provided within walking distances and along public transport routes | <ul style="list-style-type: none"> • Mobility and accessibility to and from work and home |
| Mixed-use development | <ul style="list-style-type: none"> • Combine uses such as housing, business, community, recreation, education and work | <ul style="list-style-type: none"> • Local Economic Development • Money stays in area increasing local buying power |
| Corridor development | <ul style="list-style-type: none"> • Provide public transport • Promote higher levels of economic development along corridors | <ul style="list-style-type: none"> • Viable public transport • Improved accessibility to work/employment |
| Safety and security | <ul style="list-style-type: none"> • Establish Community Policing Forums • Locate works places close to places of residence and along main routes • Promote varied activities on streets | <ul style="list-style-type: none"> • Reduced health, insurance, policing and correctional services costs • Enhanced investment, mixed income levels and tourism potential |
| Variation and flexibility | <ul style="list-style-type: none"> • Different informal and formal work opportunities | <ul style="list-style-type: none"> • Reduced crime, integration of 1st and 2nd economies |
| Densification | <ul style="list-style-type: none"> • Promote work opportunities along corridors and in multi-purposes centres | <ul style="list-style-type: none"> • Threshold population that supports local economic activity |
| Reducing urban sprawl | <ul style="list-style-type: none"> • Economic/work opportunities provided within close walking distances and along public transport inside the urban edge | <ul style="list-style-type: none"> • Work closer to home • Economic injections • Reduction in transport costs |

for your notes

REFERENCES

Successful LED Projects in the Northern Cape (including guidelines for LED) available from MTI, Municipal Training and Development Institute, Kimberley 053-830 6320

www.solplaatje.org.za

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