

These revision notes cover the following sections:

1. Study of Settlements
2. Rural Settlements
3. Rural Settlements Issues
4. Urban Settlements
5. Urban hierarchies
6. Urban Structures and Patterns
7. Urban Settlements Issues

1. THE STUDY OF SETTLEMENTS

The concept of settlements, site and situation.

- **"Settlement"** has two meanings:
 - ↳ A **Place** where a group of people live together.
 - ↳ A **Process** which is the action of settling.

1.1. Definition of Settlement Geography

- A group of people, activities, building structures and communication networks that function on a regular daily basis as a single integrated system.
- A settlement is a place where:
 - group of people live
 - buildings are found
 - an infrastructure exists
 - social and economic activities take place.



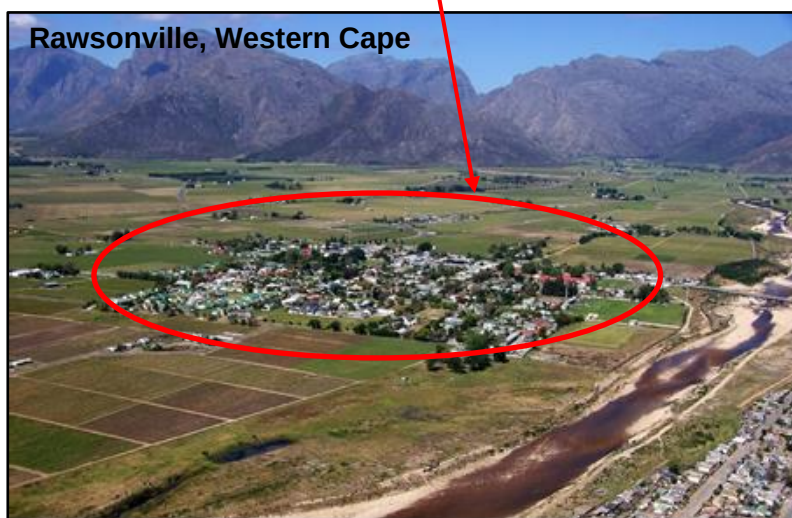
pxhere.com

1.1.1. The situation of a settlement

It refers to the relationship of the settlement with the surrounding region.

a) Site:

- This refers to the **exact piece of land** that the settlement occupies as well as the physical characteristics of the soil.

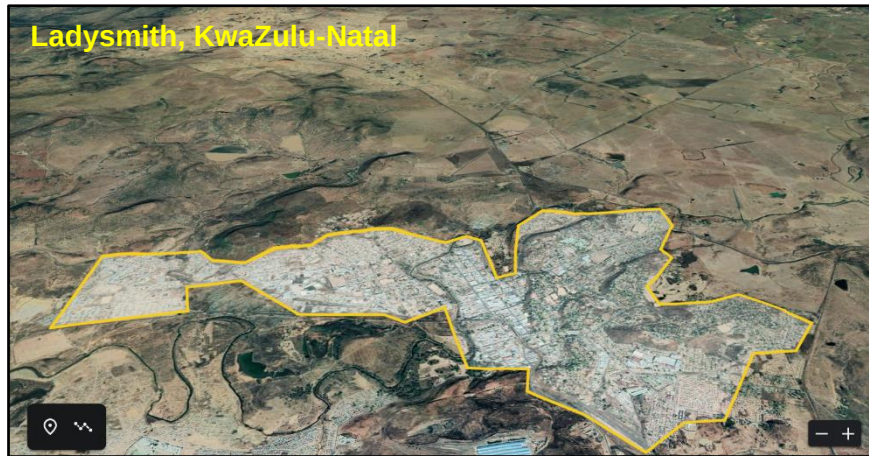


upload.wikimedia.org

b) **Factors that influence the site of a settlement**

There are **SIX** factors that influence the site

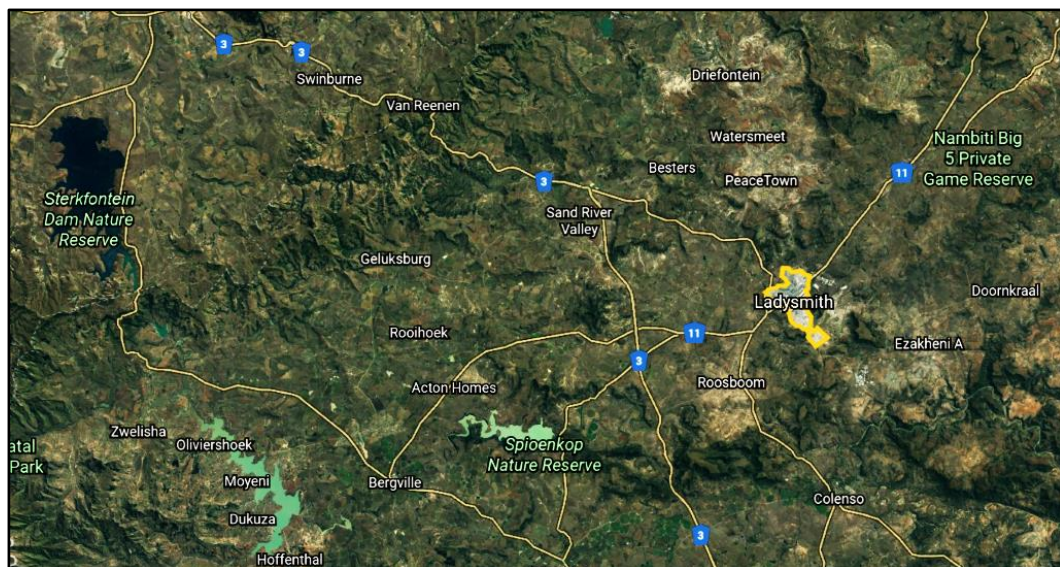
- Physical factors
- Economic factors
- Trade and transport factors
- Cultural and social factors
- Political factors
- Historical factors



Google Earth

1.1.2. **Situation:**

- It is the **relationship between the village, the surrounding economic region, the nearest road or railway or town.**



Google Earth

- Ladysmith is situated in KwaZulu Natal, NE of the Spioenkop Dam and nature reserve, just north of the Tugela River, 32 km north of Colenso

1.2. **The difference between rural and urban settlements**

- Settlements can be classified as urban or rural according to their size.
- Rural settlements are usually unfunctional, meaning they have one function but urban settlements are predominantly multifunctional and have a wide variety of functions.
- Services are usually not available or are limited in rural settlements.

- Rural settlements are especially important because they accommodate more than half of the world's population.
- They continuously supply food and raw materials for industries and urban areas.

1.3. Classification of settlements in size, pattern and function

Settlements sizes are placed in sequence from the smallest to the largest.

1.3.1. Size

- Rural settlements
 - a) **Isolated farmstead:** A single farmhouse ((can have storage buildings) e.g. Free State.
 - b) **Hamlet:** A loose grouping of farmhouses – maybe a very small general store.
 - c) **Village:** Several farms grouped around a church or general store. Has some essential functions – petrol station, butcher, baker, primary school, maybe a doctor. In South Africa, a village is still considered rural e.g. Nottingham Road.

Isolated farmstead



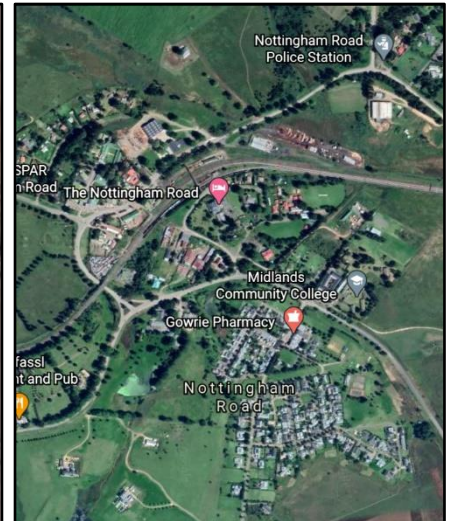
karoospace.co.za

Hamlet



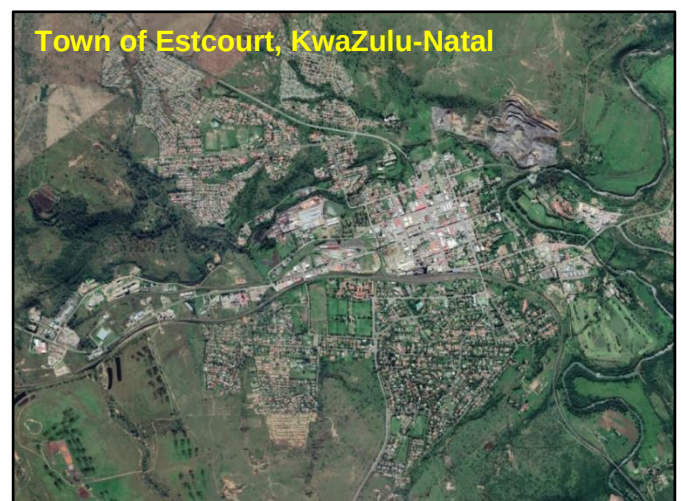
[Google Earth](#)

Village



[Google Earth](#)

- Urban settlements
 - d) **Town:** When a substantial street plan is visible and obvious. Has more functions, one or more major supermarket chain stores, a high school, e.g. Estcourt
 - e) **City:** A settlement with many established functions - industry, transport, medical services, etc. e.g. Bloemfontein.
 - f) **Metropolis:** A large city surrounded by independent towns e.g. Cape Town with Bellville, Kuilsriver, Khayalitsha, etc.



[Google Earth](#)

- g) **Conurbation:** A large settlement area created when cities grow into one another and combine e.g. PWV (Pretoria, Witwatersrand and Vereeniging) and Durban-Pinetown.
- h) **Megalopolis:** When independent conurbations merge for e.g. BosNYWash (Boston, New York and Washington). This does not occur in SA.

1.3.2. Pattern

- It is the distribution of buildings in relation to one another.

RURAL

- Dispersed or isolated.
- In rural areas the settlements are some distance from each other.
- Some rural settlements can form a nucleus.
- You can see it with some South African villages and towns in Europe.

URBAN

- Nucleated or clustered.
- Buildings are close to each other.
- The pattern is linear if the settlements occur along a road.



pngguru.com

1.3.3. Function

RURAL

- Rural settlements are only concerned with one primary function (mono-functional):
 - Farming
 - Fishing
 - Forestry
 - Mining
 - Quarrying.



pngguru.com

URBAN

- Urban settlements are involved in secondary and tertiary functions (multifunctional):
 - Secondary - manufacturing.
 - Tertiary - distribution of goods and services.
 - Quaternary - not a service but research
 - Quinary - decisions by large companies or government that influence economics.

2. RURAL SETTLEMENTS

2.1. Impact of site and situation

2.1.1. Physical factors

a) Water

- Availability of reliable freshwater supply.
- Wet-point sites occur in drier areas because they are near water.
- Dry-point sites are found in many wet areas where water must be avoided.
- Marshy areas that carry waterborne diseases and malaria-carrying mosquitoes were mostly avoided.

b) Fertile soil

- Settlements developed on or near fertile, arable land.
- Good grazing for livestock is necessary.
- Flat or gently sloping land with good drainage is preferred.



farmersweekly.co.za



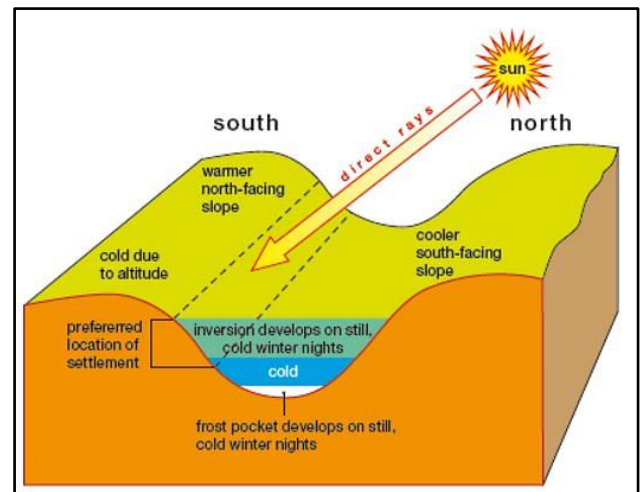
elsenburg.com

c) **Availability of building material and energy resources**

- Stone, clay, mud, grass and wood were used for building homes.
- The burning of wood was used as an energy source for heat and cooking.

d) **Microclimates**

- In South Africa, it is an advantage to settle on a north-facing slope as this provides more direct sunshine, heat and light.
- In hilly areas, settlements were placed close to, or in, the warmer inversion layer and not at higher altitudes or on valley floors where the temperatures especially at night were lower.
- Build on the slope that is protected from the prevailing winds of the area.



Focus Geography Gr 12

e) **Relief**

- Settlements often developed on flat land because it was more easily built on, cultivated and managed.

2.1.2. Economic factors

a) **Fertile, well-drained soil and grazing land**

- Attracts commercial farming and thus settlements (central places), e.g. Stellenbosch.

b) **A natural harbour**

- When close to productive fishing grounds leads to the development of settlements. For example, the site of Elands Bay on the West Coast is close to crayfish fishing grounds.

c) **Tourist attractions**

- The economic activities associated with tourism and ecotourism lead to the development of settlements.

d) **Availability of minerals**

- If minerals are present, harsh climate conditions are ignored e.g. Oil fields in Saudi Arabia and Siberia.



bbc.com

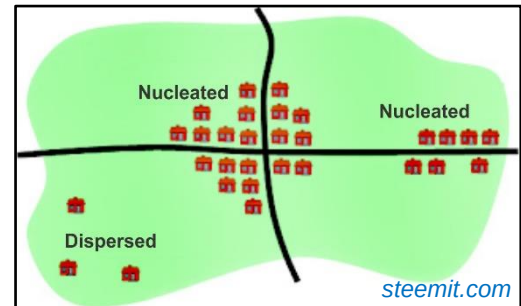


chemindigest.com

2.2. Classification of rural settlements

2.2.1. Patterns

- Most rural landscapes today consist of dispersed settlements.
- Larger nucleated settlements occur in between.



steemit.com

NUCLEATED PATTERN

- Buildings cluster around a central point, along a road or intersection.
- **Reasons**
 - Uncertain times - it is easier to protect buildings that are grouped together.
 - Where topography is mountainous, people tend to settle in valleys or in a gap where transport routes converge.
 - Communal land ownership.
 - Wet and dry point settlements (extremes).
- **Advantages** are social in nature
 - Daily social contact and community involvement.
 - Security and safety in numbers
 - Farmers can share resources – co-operative farming.
 - Increased job opportunities
 - Community help each other.
- **Disadvantages** are more economic in nature.
 - Modern farming methods are less effective as land is often in small plots.
 - Fields are scattered which increases travel time.
 - No independent decision-making – it is a cooperative farming system.
 - No privacy.

DISPERSED PATTERN

- Buildings and farmhouses are scattered over a large area.
- This pattern is seen in commercial farming with an isolated farmhouse.
- **Reasons**
 - Peaceful times
 - Flat land
 - Abundance of resources – water, fertile soil – no need for competition.
- **Advantages** are economic in nature.
 - All profits belong to the farmer.
 - Farmer controls all aspects of his farm
 - Farming is more efficient especially in terms of the ability to use more modern farming methods/ equipment as fields are larger.
- **Disadvantages** are more social in nature.
 - Limited social contact.
 - No protection.
 - Capital intensive - no sharing of resources.

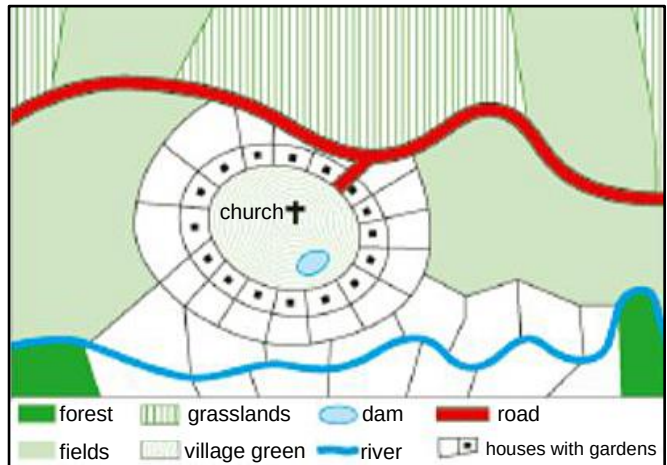
2.2.2. Different shapes of settlements

CIRCULAR

- Houses around a central point – water, church, market, kraal.
- Often for security reasons.



alamy.com



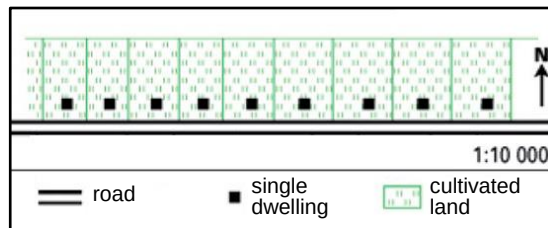
Focus Geography Gr 12

LINEAR

- Arranged in a row along a road, river or canal.
- Can be in a valley bound by mountains or between a river and a mountain.



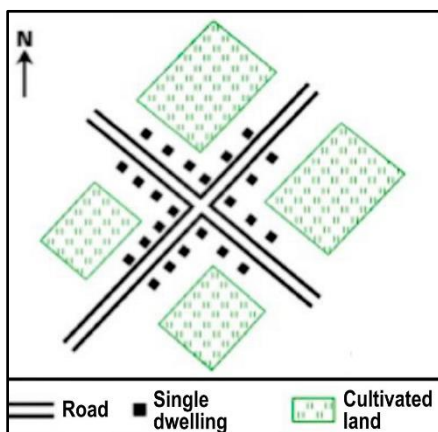
alchetron.com



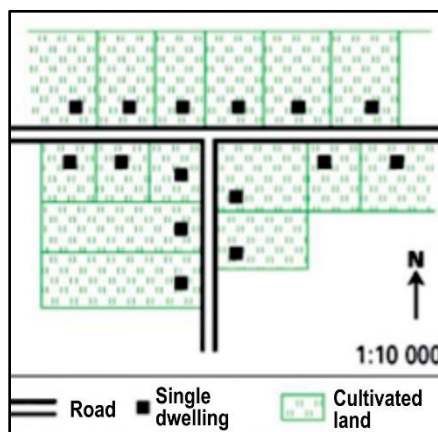
Adapted by Marilda van Niekerk

CROSS ROAD

- Where roads cross or meet.
- T-shaped or X-shaped.
- For trade or providing services to travellers.



Focus Geography Gr 12



Focus Geography Gr 12

2.2.3. Land use

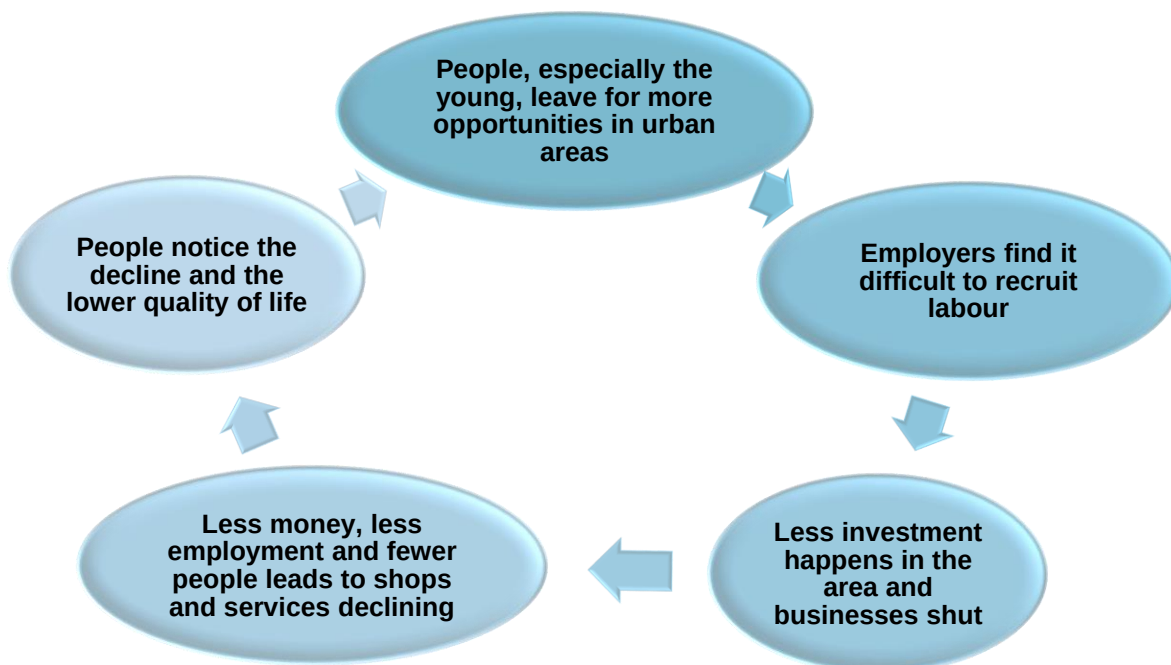
- The land use depends on the function and the type of primary activities that occur in and around the settlement.
- The land use in a subsistence farming community would be different to the land use on an intensive mixed-commercial farm (commercial farming).
- The land use for a rural settlement that is involved in agriculture could include:
 - Dwellings.
 - storage buildings and equipment sheds.
 - farm-produce storage structures.
 - cultivated lands.
 - grazing land.
 - stock pens.
 - roads and paths.
 - water storage areas.
- A rural area will not necessarily show all the features above.
- What it will contain will depend on:
 - the physical features of the environment.
 - the level of development of the country.
 - the proximity of towns or cities.
 - the number of people in the area.

3. RURAL SETTLEMENT ISSUES

3.1. Rural-urban migration

It is the movement of people from rural areas to urban areas.

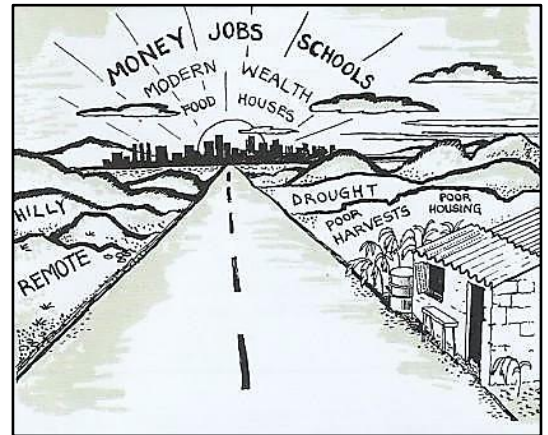
3.2. Causes and consequences of rural depopulation



Marilda van Nierkerk

3.2.1. Push factors

- Mechanisation on farms – leads to reduced employment in rural areas.
- Poverty.
- Poor services e.g. Insufficient health care, schooling, welfare facilities
- Unemployment - often increases because there is little new investment.
- Lack of infrastructure.
- Lack of investment in the area by government.
- Natural disasters e.g. drought.
- Degradation of the environment.



ivegotthatbeaverfever.wordpress.com

3.2.2. Pull factors

- Perceived better opportunities for employment.
- A perceived improved lifestyle / quality of life.
- Better quality services – health, welfare, education.
- Better level of infrastructure.
- Higher wages.
- Entertainment and increased social interaction and recreation – ‘Bright lights theory’.



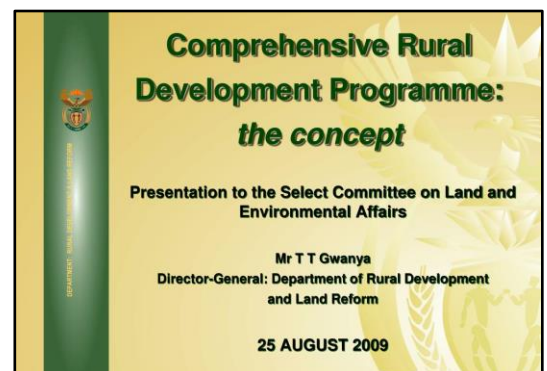
pngguru.com

3.3. Consequences of migration for rural areas

- Fewer employment opportunities exist in the rural towns as shops close, schools close.
- Resources in rural areas are not used to develop the economy of the area/region
- Young men are the first to migrate leaving the women and elderly behind = ageing rural population and farms deteriorate and are eventually abandoned. This results in under-utilised resources and a security problem.
- Rural towns go into a decline; schools, hospitals, shopping centres all decline because of the fewer people available to use these services therefore spending in the smaller areas decrease as farmers choose to shop in larger centres.
- Services shut down.
- The cycle of rural decline and decay sets in and the poverty cycle is entrenched.

3.4. Rural development strategies

- Counter-urbanisation.
- New ruralism.
- Decentralisation and growth pole planning.
- Agricultural planning.
- Meet the basic needs in the community.
- Promote tourism, ecotourism and recreational activities.
- The **Comprehensive Rural Development Programme** is important. It aims to address poverty, hunger, unemployment and lack of development in rural areas.



slideshare.com

3.5. Social justice issues rural areas

All individuals are entitled to the satisfaction of basic human needs.

3.5.1. Social justice and access to resources in rural areas

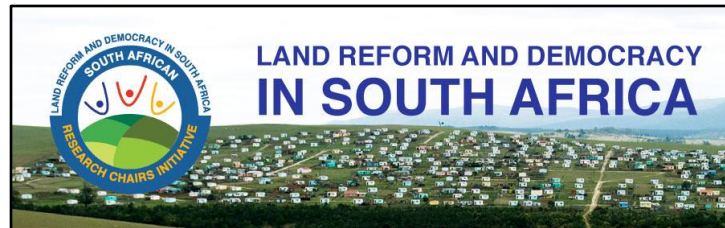
- Primary healthcare.
- Water and electricity.
- HIV/Aids and TB.
- Rural infrastructure.



thinkersnewsng.com

3.5.2. Access to land and land reform

- **THREE principles** of land reform in South Africa:
 - De-racialisation of the rural economy for shared and sustainable growth.
 - Democratic and equitable land allocation and use.
 - Strict production discipline for guaranteed national food security.
- Land reform is vitally important as it will provide economic opportunities for people who are currently struggling.
- If money can be generated in the rural areas it will lead to the upliftment of the community and there will be money for improvements, services and infrastructure



twitter.com

- Land reform is addresses through **THREE** land reform **programmes**
 - Land restitution:**
 - People who lost their land through forced removals during Apartheid can lodge a claim with the Land Claims Court.
 - If they are successful, they will either get their land back or receive financial compensation for their land.
 - Land redistribution:**
 - The government reallocates state-owned land or land bought from white farmers (using the 'willing buyer –willing seller' premise).
 - And redistributes it to people of other race groups to farm.
 - Land tenure reform**
 - Farm labourers are given security of land tenure.
 - This legally protects their right to use or occupy land which they do not own, especially if their families have been working on the land (farm) for generations.

3.5.3. Challenges of land reform

- The process can be awfully slow.
- Not all re-allocated land is farmed productively.
- The anticipated movement from subsistence to commercial farming has not occurred on reallocated land.
- Redistribution can take place for people who have no agricultural knowledge or interest in farming.
- There is a lack of post-settlement support i.e. no training, equipment, infrastructure or financial aid provided by government.

4. URBAN SETTLEMENTS

4.1. Origin and development

- The first urban settlements were established in Mesopotamia (in modern-day Iraq) 6 000 years ago.
- Later, urban settlements were established in Egypt, Turkey, China and in modern-day Pakistan, Peru and Mexico.
- Rome was the first ancient city in the world to house one million people in 1 CE.

4.2. World urbanisation trends

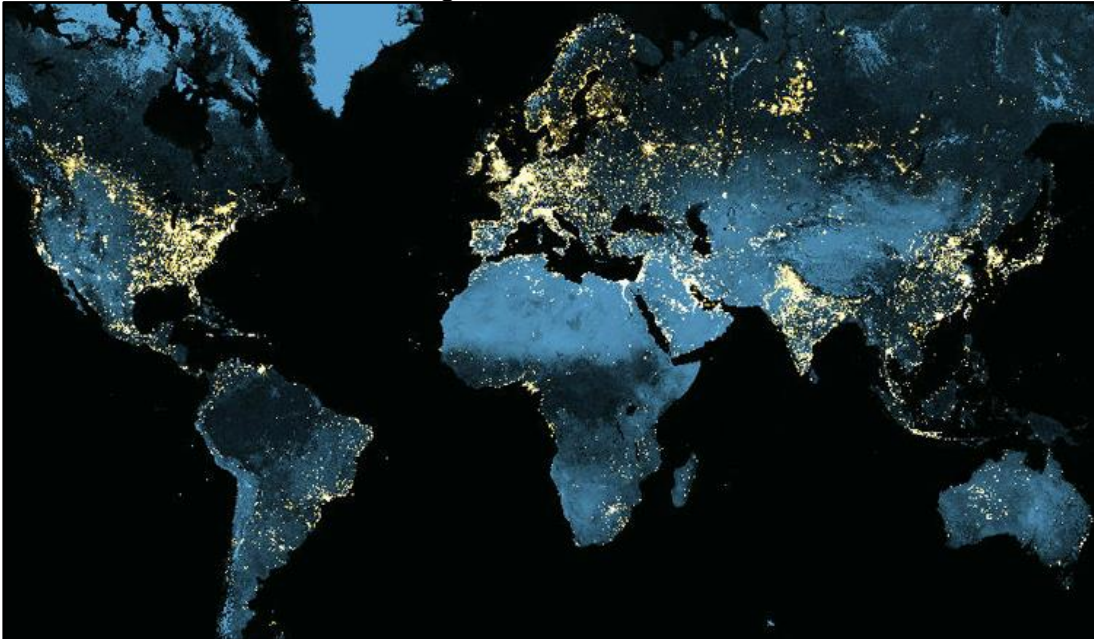
- The Industrial Revolution changed the economy and appearance of most towns and cities.
- By 1850, the major cities of the world were in the newly industrialised countries of Europe and eastern USA.
- In 1880, no more than 3% of the world's population lived in cities.
- Today, about 50% of the world's population lives in cities.

4.3. Location and function

- The following factors play a role:
 - Social factors
 - Physical factors
 - Political factors
 - Economic factors

4.3.1. Location of urban settlements

The world at night showing the concentration of human settlements



blog.education.nationalgeographic.org

4.3.2. According to the above satellite photograph some of the location factors are as follows:

- Cities occur in the more developed countries e.g. Japan, USA and countries in Europe.
- Cities are found on the eastern coast of countries in moderate latitudes that enjoy favourable climate conditions.
- Cities are found in less developed countries, such as India, Indonesia and China.

4.4. Site and situation

- The site of a settlement refers to the actual piece of ground on which the settlement is built.
- The site may depend on factors such as water supply, soil and topography.
- Situation refers to the location of a settlement with reference to its surroundings.
- The situation may depend on factors such as communication points, access routes or defence.

4.4.1. Factors influencing the site

- Today the choice of a new site is often political.
- Most towns began as rural settlements thus the original site factors are often different to what is currently evident e.g. Johannesburg evolved because gold was discovered.

4.4.2. Factors influencing the situation

- Function.
- Town established for a specific purpose, e.g. mining town like Welkom or harbour town like Durban.

4.5. Functions of urban settlements

- Urban settlements can be classified according to their original or main function, in other words, why was the settlement originally established.
- Urban settlements are multifunctional although we can often identify a historical or dominant function.
 - Mining, e.g. Johannesburg
 - Trade, e.g. Cape Town
 - Transport, e.g. De Aar
 - Administration, e.g. Pretoria
 - Industry, e.g. Vanderbijlpark

4.6. Types of urban settlements

- **Central places**
 - Provide goods and services to the surrounding population e.g. Upington
- **Trade-transport cities**
 - Urban settlements that were established due to trade and transportation.
 - An aerotropolis falls in this category. It is a settlement that arise around large airports e.g. Dube TradePort next to King Shaka Airport.
- **Break of bulk settlements**
 - Occur where one mode of transport is changed for another.
- **Junction town**
 - Develops at important transport junctions, such as river crossings and railway and road junctions like De Aar in the Great Karoo.

De Aar, Northern Cape



sa-transport.co.za

Worcester, Western Cape



viewer.afis.co.za

- **Gap or gateway towns**
 - Urban settlements located at a physical 'gap' (space), such as a pass through a mountain range like Worcester in the Western Cape.
- **Specialized urban settlements**
 - Towns and cities that specialise in a particular activity, for example vehicle manufacturing, tourism, mining or information technology. Dullstroom specializes in tourism and Sishen in mining.

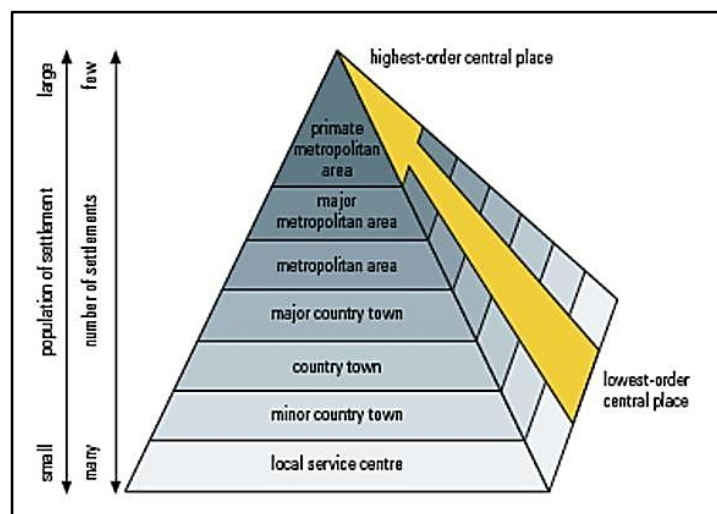
5. URBAN HIERARCHIES

5.1. Urban hierarchy

- It is a system according to which items, people or places are ranked according to their level of importance or size.

5.1.1. Functional hierarchy

- It is useful to classify urban locations according to their size and functions.



Focus Geography Gr 12

5.1.2. Central place theory

- This was developed by Christaller to explain the number, size and distribution of settlements.

Central place

- The area serviced by a central place or business.
- The of the area varies depending on the size of the settlement.

Range

- The maximum distance that people are prepared to travel to buy goods.
- People will travel further to buy a car and a short distance to buy a bread.

Threshold population

- The minimum number of people required to support a business or central place.
- This also depends on the size of the settlement.

- The main ideas that emerged from this theory are that:
 - Settlements are where people go to buy goods.
 - People shop based on convenience.
 - People will always travel to the nearest place to keep transport costs low.

5.2. Lower and higher order centres

- Goods and functions can be divided into high and low order.
- Higher order centres are settlements with large populations that are able to support more functions.
- Lower order centres are settlements with small populations and can only support a few functions.

LOWER ORDER FUNCTIONS

- This refers to services that are required every day and goods used on a regular basis.
- People will not travel far to get them.
- Found in settlements of all sizes.
- Small threshold population.
- Smaller range and sphere of influence.
- Cost of goods or services low.
- Examples: Milk, bread, airtime, petrol, liquor, postal services, etc.

HIGHER ORDER FUNCTIONS

- This refers to services that are specialised and that is not used every day.
- Only occur in higher order settlements.
- Large threshold population.
- There is a large range and sphere of influence.
- Cost of goods or services are expensive and bought less.
- Examples: Medical specialists, universities, luxury cars, designer clothing, computer hardware, etc.

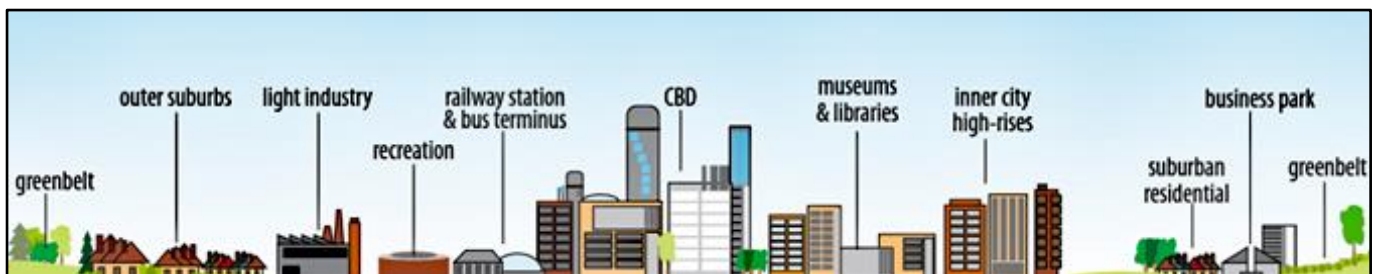
- There are fewer higher order settlements and they are not close together.
- There are more lower order settlements and they can be closer together.
- Due to this there are more small, low order settlements than large high order settlements.

6. URBAN STRUCTURE AND PATTERNS

6.1. Internal structure

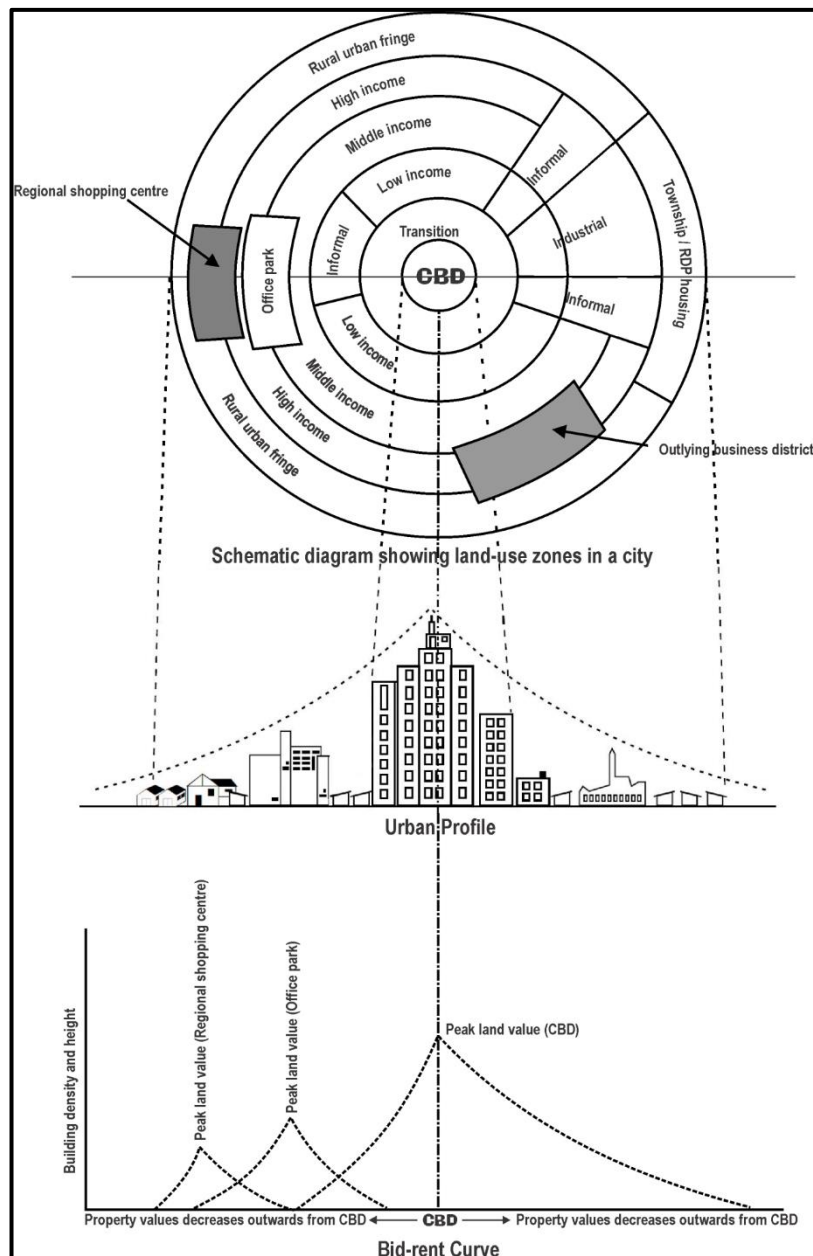
6.1.1. City Profile

- This is the city seen from the side – it shows the **vertical dimension**.
- It shows the height and density of the buildings.
- Generally, the **CBD** is in the centre with the tallest buildings.
- Can be very noticeable e.g. New York.
- Show high residential areas e.g. Hillbrow in Johannesburg.
- Other land uses are also evident.

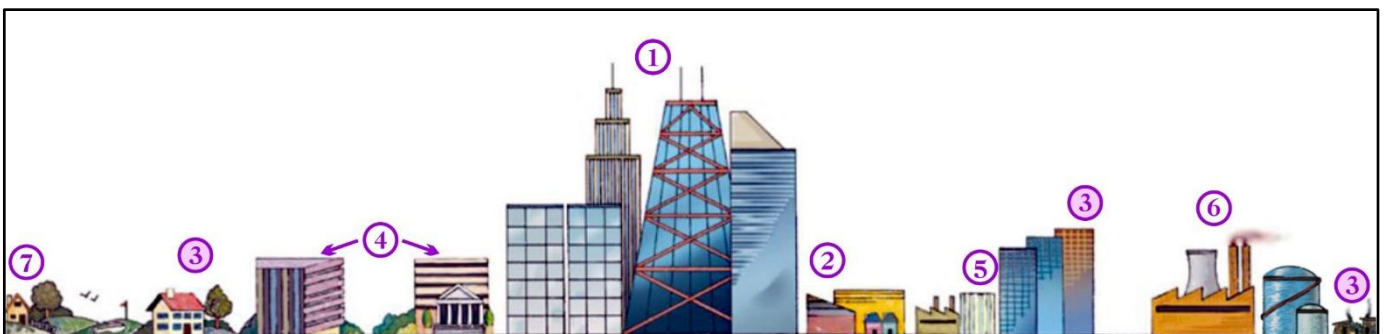


Study and Master Geography Grade 12

6.1.2. Urban land use



Exam Fever 12 Geography



Focus Geography Grade 12

1 CBD - Central Business District

- The focus of activities - business, finance, social, administration, entertainment, etc.
- Most high-order functions are offered here.
- High density buildings maximise land use.

2 Transition zone / Distortion zone

- This is the area around the CBD.
- There is mixed land use.
- It is usually 'run- down', with neglected older, decaying buildings (urban blight).
- Buildings can be refurbished or demolished and rebuilt.

3 Residential area

- These are the areas in the city where people live.
- Usually away from the CBD and industrial areas.
- High density e.g. high apartment buildings or informal houses.
- Low-density includes low-income, middle income or high-income homes.
- There is a growing trend to live in townhouses, cluster developments and gated communities because security is better and less maintenance is required.

4 Suburban business parks/ outlying business districts (OBDs)

- These are business centres with gardens and parking, usually away from the CBD.
- Located in residential areas or on the outskirts of urban areas.
- These can be office parks or mixed businesses.

5 Suburban shopping centres

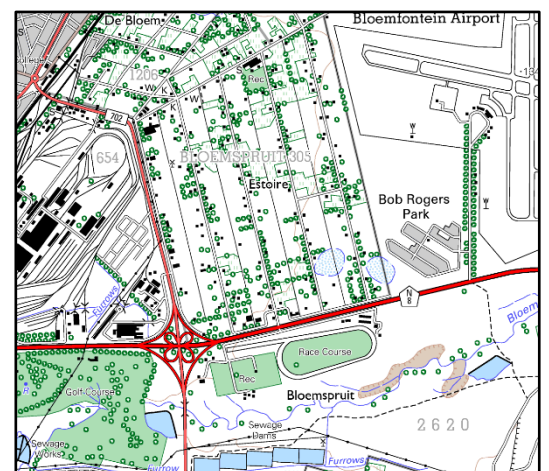
- These are large retail centres found in or close to residential areas.
- Usually away from the CBD.
- They are usually accessible (on a main road), attractive, with parking and a mix of retail and entertainment.

6 Industrial areas

- These areas are far from the CBD and high-income residential areas, but still within the urban settlement.
- Light industries
 - Can be found in the transition zone (occasionally in industrial parks).
 - Industrial parks have small to medium "clean" industries, such as printing, electronics and packaging.
- Heavy Industries
 - Usually outside of the city but close to infrastructure (for example, roads, railways or water).
 - Heavy industries can cause noise, pollution and environmental problems.
 - These areas require large areas of less expensive land.

7 Rural-urban fringe

- It is a zone on the outskirts of an urban settlement.
- Can be undeveloped (for example small holdings), used for business (e.g. plant nurseries, dog kennels, riding stables) or for recreation (e.g., golf, horse riding, shooting range).
- Land is cheaper here but new developments encroach into the rural-urban fringe, increasing land value.
- Urban sprawl usually takes place here.



Extract from 2926AB Bloemfontein

6.2. Urban morphology

6.2.1. Factors affecting the morphology (shape) of urban areas

- Urban morphology means the shape of form of urban areas.
- Factors influencing the shape of settlements are physical features such as rivers, mountain ranges, underlying rock structure and coastlines.
- Transport routes along which urban expansion or urban sprawl occur.
- The location of resources such as minerals and arable land. An example is Kathu which was built for people working at the Sishen iron mine.
- Planning – some cities are planned from the start like Canberra in Australia.

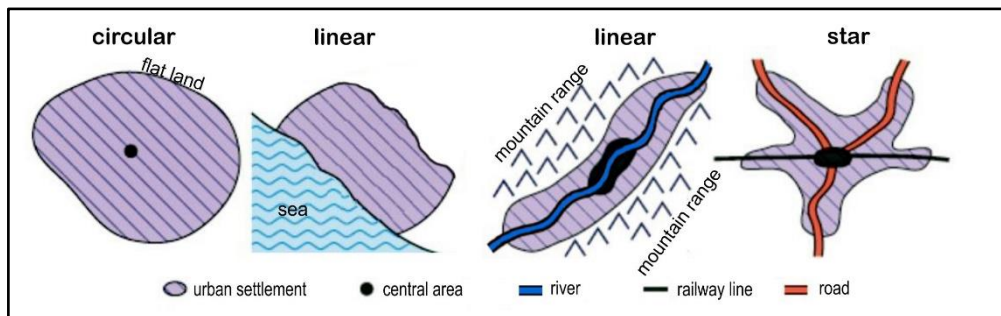


Google Earth

6.2.2. Shapes of urban areas

- Many cities tend to have a roughly circular shape.
- This shape can develop around a central place e.g. Johannesburg with its ring-road.

- Some cities develop between parallel mountain ridges, along a river or transport routes.
- Paarl is situated between a river and a mountain giving it a linear shape.



Focus Geography Grade 12 adapted by Marilda van Niekerk

- A physical barrier like the coast will also give settlements a linear shape like Yzerfontein in the Western Cape.

- With developments in transport new extension of the city radiate out along the transport routes to form a star shape like Stellenbosch.

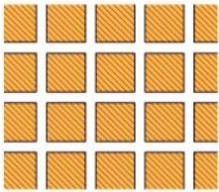
Dormitory or satellite towns

- Many South African towns and cities have large townships separated from the main city.
- This is because of the apartheid laws before 1994.
- Townships can be described as dormitory towns because they are mainly residential.



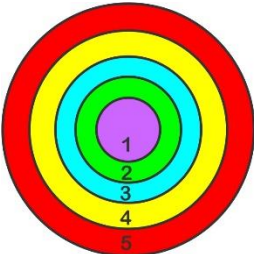
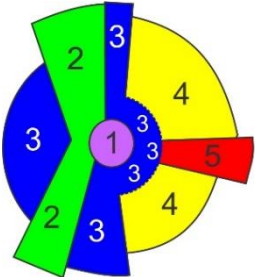
Google Earth

6.2.3. Street patterns

Pattern name	Characteristics	Advantages	Disadvantages
Grid or rectangular 	- Roads intersect at right angles. - Example: Harrismith	- Easy to find places. - Ideal for open, flat areas.	- A lot of intersections may halt the flow of traffic. - Cause accidents or traffic jams. - Very boring.
Radial or cobweb 	- Radiate outwards from a central point. - Example: Stellenbosch	- Easy to find places. - Ideal for open, flat areas. - Ring roads allow for traffic to bypass CBD.	All roads converge at a central point which can lead to traffic congestion.
Irregular 	- May be planned or unplanned. - No clear structure. - Example: Sasolburg	- Ideal for hilly terrain. - Can alleviate traffic congestion. - Not boring.	It is difficult to locate places.

Diagrams from Focus Geography Grade 12

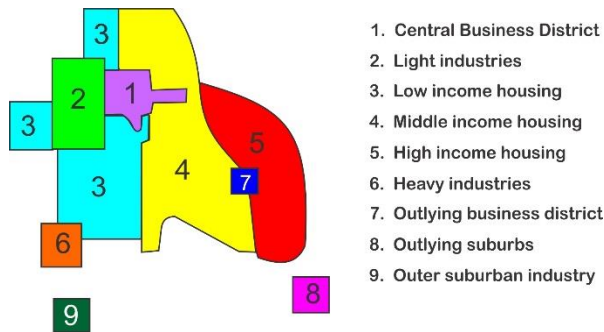
6.3. Models of urban structure

Concentric Zone Model	Sector Model
- Proposed by Ernest Burgess (1920s). - Land use zones develop in concentric circles/ zones around the CBD. - CBD is in the centre. - Wealthy people live further away from CBD.  1. Central Business District 2. Light industries 3. Low income housing 4. Middle income housing 5. High income housing	- Proposed by Homer Hoyt (1939). - City grows in sectors (wedges) outwards along transport lines from the CBD. - Low income housing near industries – close to work.  1. Central Business District 2. Light industries 3. Low income housing 4. Middle income housing 5. High income housing

Ace It Geography Gr 12 adapted by Marilda van Niekerk

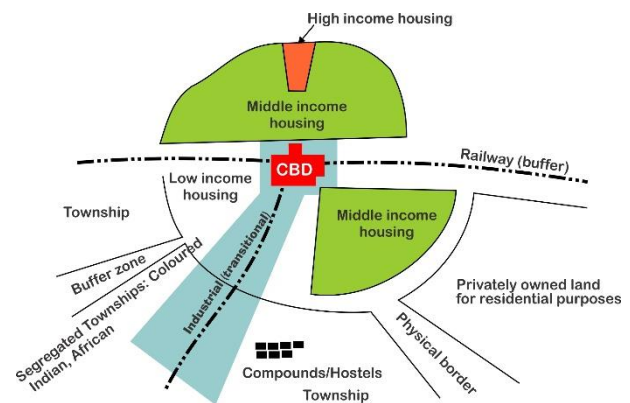
Multiple Nuclei Model

- Proposed by Harris and Ullman (1940s).
- There may be more than one main area or nucleus.
- CBD is not always the centre of the city.
- Outlying business districts and suburbs the nodes or growth points.
- The city has a cellular layout.



Apartheid City Model

- Proposed by Professor Davis (1950s).
- Residential zones established on race.
- Black and white zones separated by a buffer zone like a highway, railway line or a river.
- Poorer people of colour lived close to the CBD, transition zone and industrial areas, as well as in segregated zones outside the city.



Ace It Geography Gr 12 adapted by Marilda van Niekerk

Modern American-western city

- Private land ownership.
- Land use zones clearly defined with the CBD well developed.
- High levels of technology, transport infrastructure and social services.
- Job opportunities mostly in the formal sector.
- Population becomes less dense further away from the city centre.
- Low income groups found in the central areas with high income groups found on the periphery.
- Examples: Paris and Boston (photo).



seyfarth.com

Third World city

- CBD found at the city centre.
- High quality housing tends to be located near the CBD.
- Low levels of technology and economic development with a lot of informal economic activities.
- Sharp social division between classes.
- Poor but permanent housing further from the centre.
- Informal housing built by migrants on the edge of the city – also referred to as shanty towns or squatter settlements.
- Examples: Mexico City and New Delhi (photo).

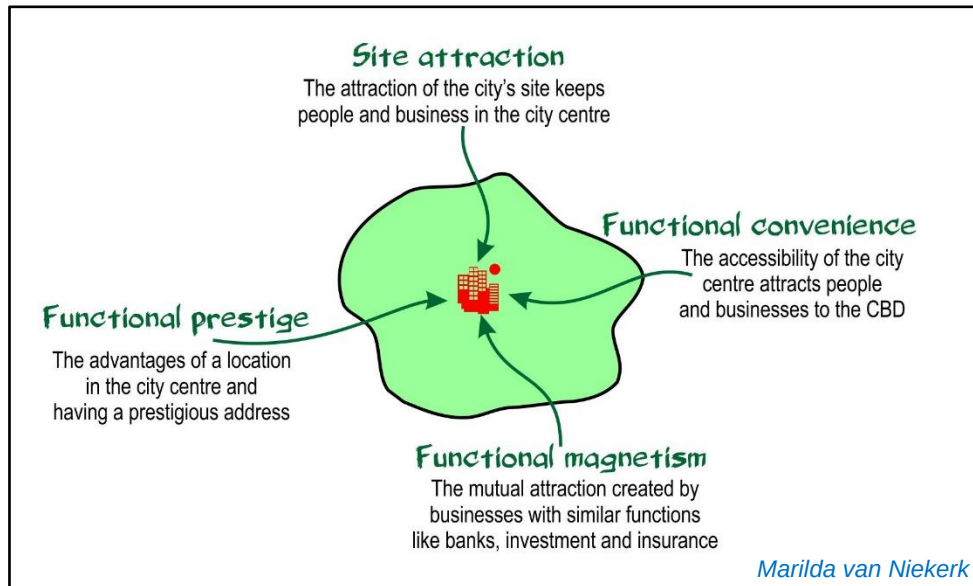


depositphotos.com

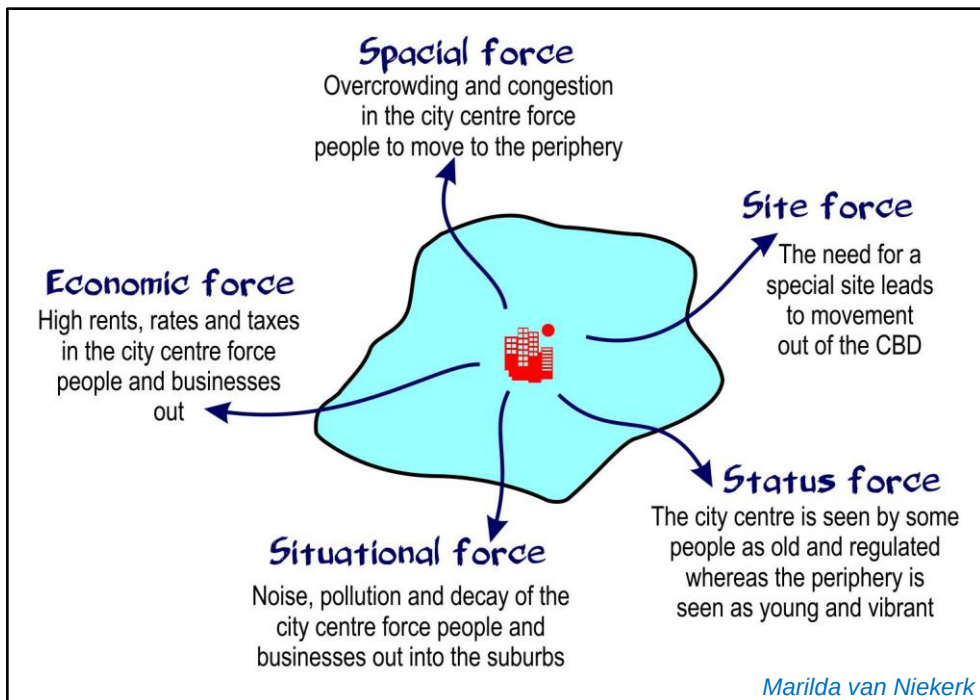
6.4. Changing Urban Patterns and Land Use in South African Cities

6.4.1. Factors influencing the location of businesses

- Centripetal forces: The forces that attract and keep people and businesses in the city centre.



- Centrifugal forces: The forces that drive people and businesses away from the city centre towards the suburbs and rural-urban fringe on the periphery.



6.4.2. Changing urban patterns and land use

- South African cities are slowly changing since the end of apartheid in 1994 but today separation is more based on income rather than race.
- The process whereby an urban area is improved and rehabilitated is call urban renewal.

Urban renewal

- Buildings of historical and architectural value are preserved by retaining the front structure and the new structure is built behind the original façade or face. This is called façadism.
- Old houses are also modernised or renovated. This is called gentrification or chelseafication.
- Previous ghettos (areas in the city where people lived in unattractive conditions) and slums are given a new makeover and changed into trendy neighbourhoods.
- Examples: Inner city renewal in Cape Town, Johannesburg and Durban.



washingtonian.com

Invasion and succession

- This occurs where new land-use activities take over the original function of a land-use zone.
- Sometimes the older structures can be demolished and new buildings are built.
- Sometimes older houses close to the CBD are taken over by businesses.



salaamedia.com

Changing urban patterns and land use in South Africa

- South Africa's population is becoming increasingly urbanised.
- The major cities' populations will grow by approximately 12% by 2025.
- Some small country towns have declining populations due to migration to the larger centres; other country towns are growing due to the popularity of the small-town lifestyle.
- There is a growing trend in secure living:
 - Security complexes e.g. Amberfield Crest.
 - Cluster development e.g. Crowthorn Village.
 - Golf estates e.g. Blue Valley Golf & Country Estate.
 - Eco estates e.g. Eco Park.
 - Eco estates e.g. Midrand Estates



bvge.co.za

7. URBAN SETTLEMENT ISSUES

7.1. Patterns of urbanisation

7.1.1. Terms

Urbanisation

- Rate at which people move from rural areas to cities.
- The process by which an increasing proportion of a country's population is concentrated in urban areas.

Urban growth

- Increase in number of city dwellers.
- This is related to jobs.

Urban expansion

- Township is physically larger.
- This is related to urban growth.
- It is because of better transport facilities.
- It has led to metropolis, conurbation and megalopolis.

Urban sprawl

- The uncontrolled expansion of urban areas into surrounding areas

7.1.2. Recent urbanisation patterns

- Approximately 62% of South Africans (32 million) live in towns and cities (urban settlements).
- Close to 16 million people live in the main economic centres or larger cities.
- South Africa, like most African countries, is an urbanising country.
- The CBDs in South Africa have also seen changes with new shopping centres and altered transport projects, for example the Gautrain and Bus Rapid Transport in big cities like the Go!Durban transport project.
- The CBDs have changed because of the decline in the number of people visiting the city centre.
- More recently, South African urbanisation rates have increased due to migrants from other African countries.



iol.co.za

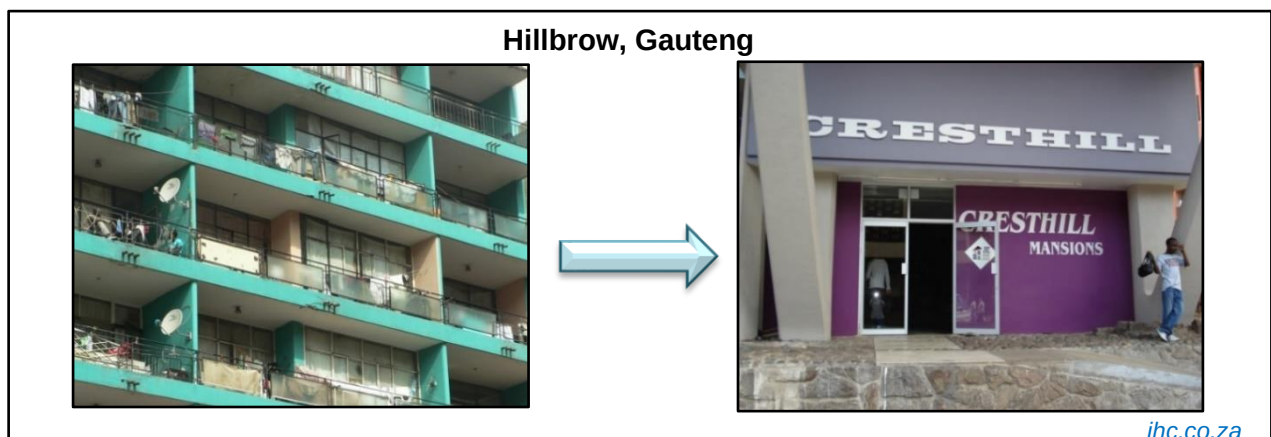
7.2. Urban issues related to rapid urbanisation

- Lack of planning
- Housing shortages
- Overcrowding
- Traffic congestion
- Problems with service provision, there are pressure on existing services and none in some new areas.
- Pollution
- Urban decay and urban blight



iol.co.za

7.3. Improving city space



jhc.co.za

- South African cities have devised Metropolitan Spatial Development Frameworks (MSDFs) to guide planning for an improved urban future.
- They list the following as problems facing our cities:
 - Urban sprawl
 - Apartheid legacy
 - Separation of work and home
 - Unequal access to resources and services
 - Inadequate public transport
 - Uncoordinated local government.

As cities continue to grow, the challenge of making urban settlements better places to live in becomes increasingly important.
- To create cities that are more 'liveable', urban planners need to focus on:
 - Planning 'healthier' and 'greener' cities with clean air and water
 - Linking urban growth with environmental protection
 - Effective and environmentally friendly transportation
 - Preserving open spaces and parks in urban areas
 - Making cities sustainable systems.

Sandton, Gauteng



bizcommunity.com

7.4. The growth of informal settlements

Informal Settlement

An informal settlement is an unplanned residential area of self-built dwellings made of reclaimed, found and bought material (for example, wood, iron, or plastic) constructed on land to which the occupants normally do not have any legal claim.

7.4.1. Informal settlements

- A major problem in African cities is the inability of the government to provide adequate and affordable housing.
- Most residents do not have access to formal housing and related amenities, and generally live in informal settlements without service provision.
- Informal settlements are not planned, therefore lack services.
- These settlements are sometimes referred to as slums, shanty towns or squatter camps.
- The dwellings do not normally conform to building, safety and health regulations.



healthsystemsglobal.org

groundup.org.za

7.4.2. Problems in informal settlements

- It is important to observe that many informal settlement residents are proud of their homes and have gone to much effort to make them attractive and liveable.
- More than 1 billion people live worldwide in informal settlements.
- One third of all urbanized people live in informal settlements.
- **Issues** faced by residents of informal settlement:
 - Poor quality of houses.
 - Building in low lying areas causing flood risks.
 - Fires are a regular occurrence.
 - Services are lacking.
 - Living conditions unhealthy.
 - Unemployment and poverty.



borgenmagazine.com

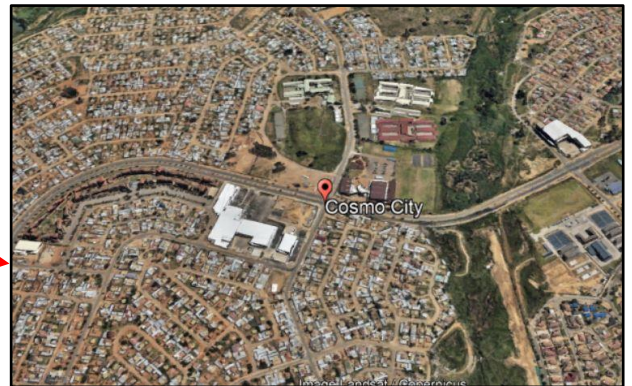
7.5. Managing urban challenges

7.5.1. New towns and cities

- New towns are urban settlements planned and built to ease the housing.
- New towns include garden cities, edge cities and green belt cities.
- In these settlements all aspects of development are determined before construction begins.
- From time to time, problems or situations arise requiring management and solutions.
- Examples could include:
 - Providing sufficient housing for everyone living in growing urban settlements
 - Allocating land in urban areas for new developments
 - Dealing with housing and land issues from the apartheid years
 - Providing basic services to all urban residents.
- The **aim** is to provide not only access to services and amenities, but also to achieve environmental, economic and social justice for individuals and communities.

7.5.2. Planning objectives for new towns and cities.

- The establishment of an entirely new self-sustaining community away from large cities on a new site.
- They are developed to alleviate urban sprawl and decentralise urban problems.
- Example: Cosmo City outside Johannesburg.
- Open spaces and green areas are incorporated into the design from the start.
- Roads, suburbs, parks and land use are designed as a whole, rather than being developed at different times by different council departments.
- Physical, economic and social aspects are integrated.
- Wide streets lined with trees, traffic circles, street grids and transport networks are planned to be attractive.
- Some are largely dormitory or satellite towns, that is, they have no function other than residential.



Google Earth