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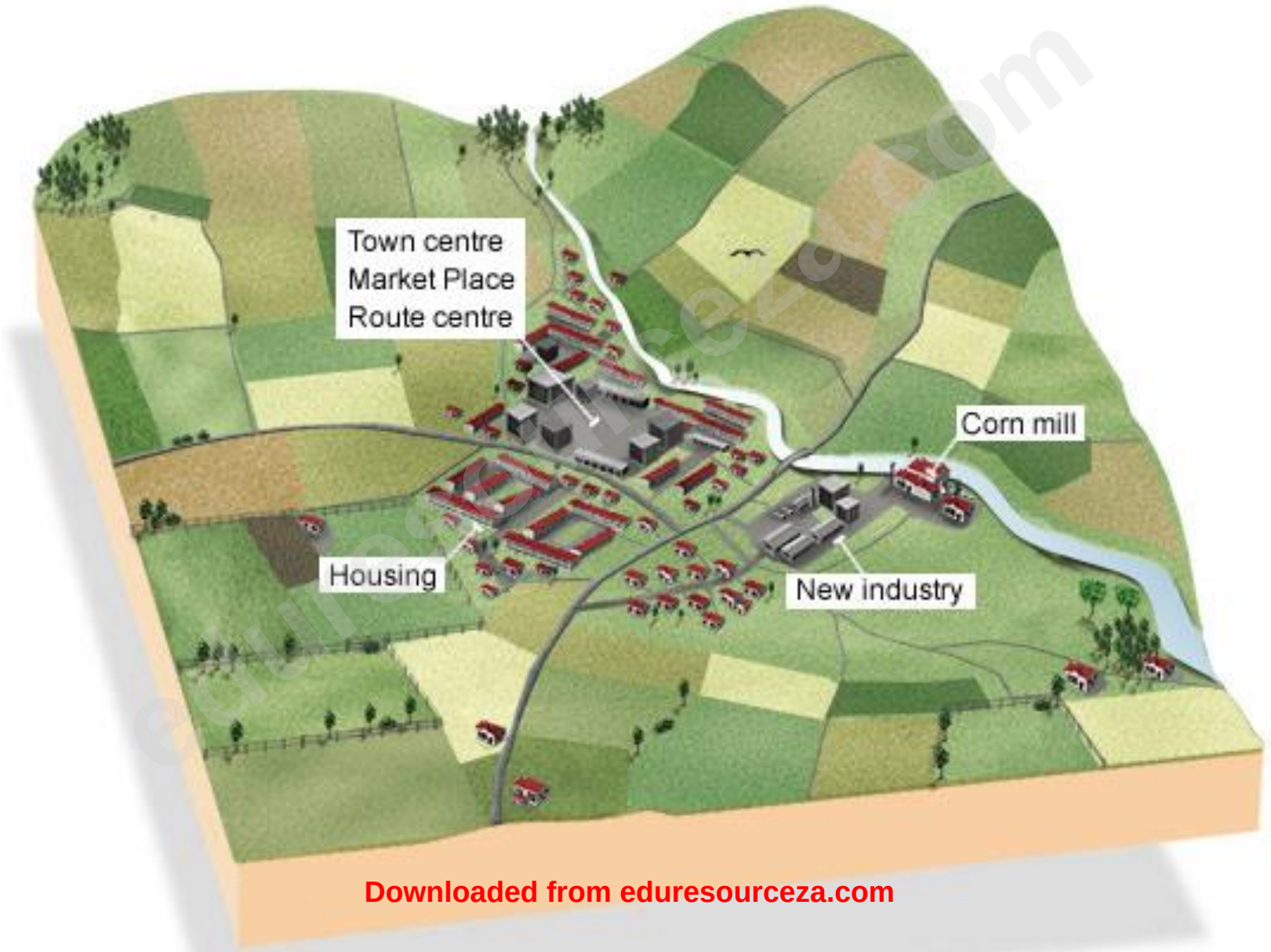
Settlement

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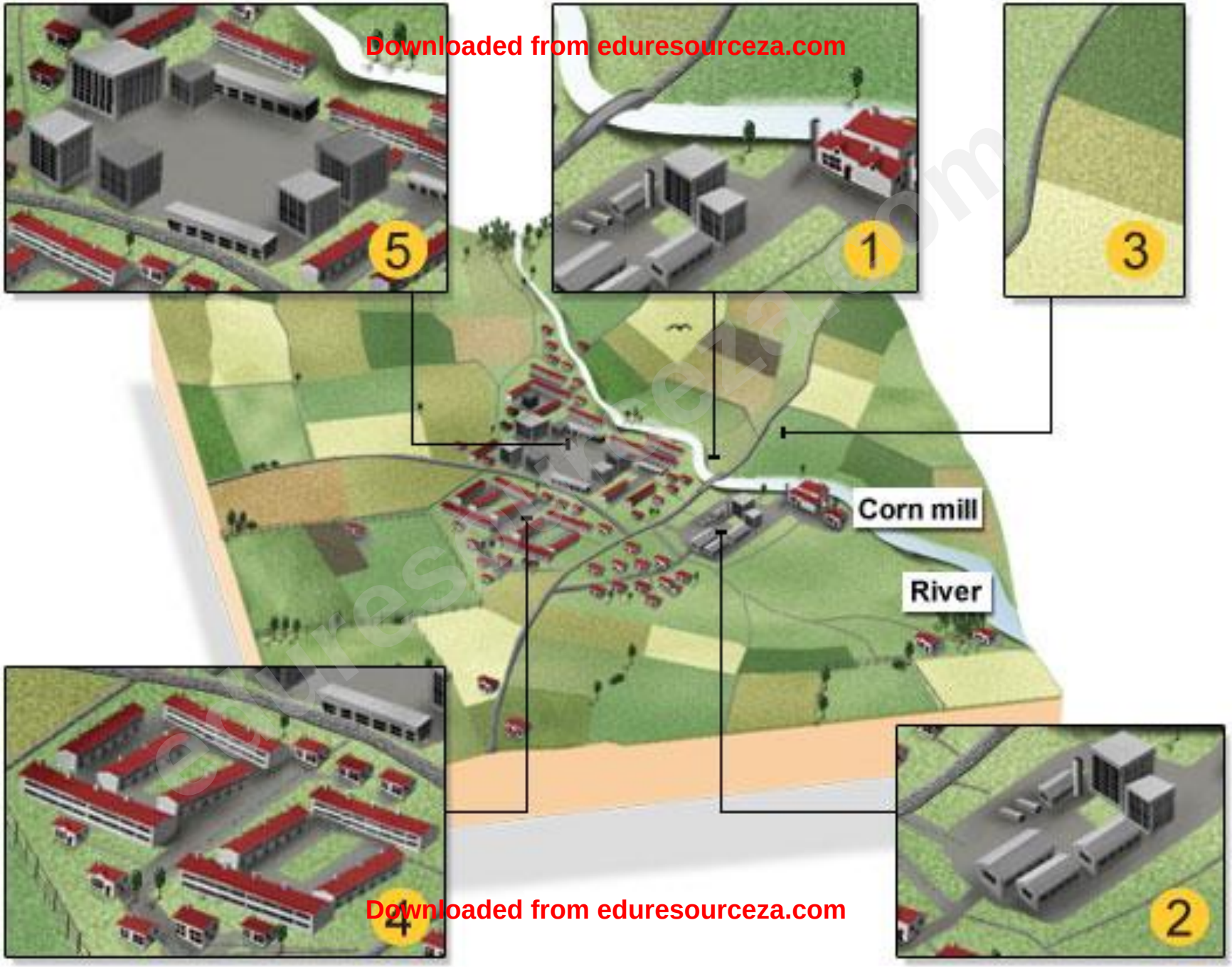
What could geographers study?

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Concept of settlement

- Settlement geography = study of the site, situation, size, complexity, pattern & function of human settlements in the past, present & future
- Settlement = a place where a group of people live

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Site

- = the actual place or piece of land on which a settlement is located
- Site factors explain why a settlement was built in that place & not somewhere else

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Site factors

- Physical – water, soil, relief, grazing etc.
- Economic – minerals
- Trade & transport – harbour, river crossing etc.
- Cultural or social – improved conditions
- Political – a need for housing
- Historical – defensive sites

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Situation

- = the study of the relationship between a settlement & its region
- It is the location in relation to its surroundings e.g. neighbouring settlements, market, communication links, rivers, mountains etc.

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The importance of individual site features changes through time. In Early Times (before 1800)

Feature	Reason / example
Good defence	Hard to attack e.g. hill top, island
Close to water	For water and fish supplies
Close to woodland	For fuel, building materials and food
On useful farmland	To provide food
Flat land	Makes building easier
Good communications	By road and river

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In Later Times (after 1800), other features became important when considering the site of a settlement

Feature	Reason / example
Close to resources	As raw materials for industry e.g. limestone or coal
Close to ports	To transport raw materials or goods
Faster communication	As industry grew and developed e.g. canals, railways and more recently, motorways and airports
Pleasant environment	For a) larger number of retired people and b) hi-tech industries which wish to locate in attractive areas

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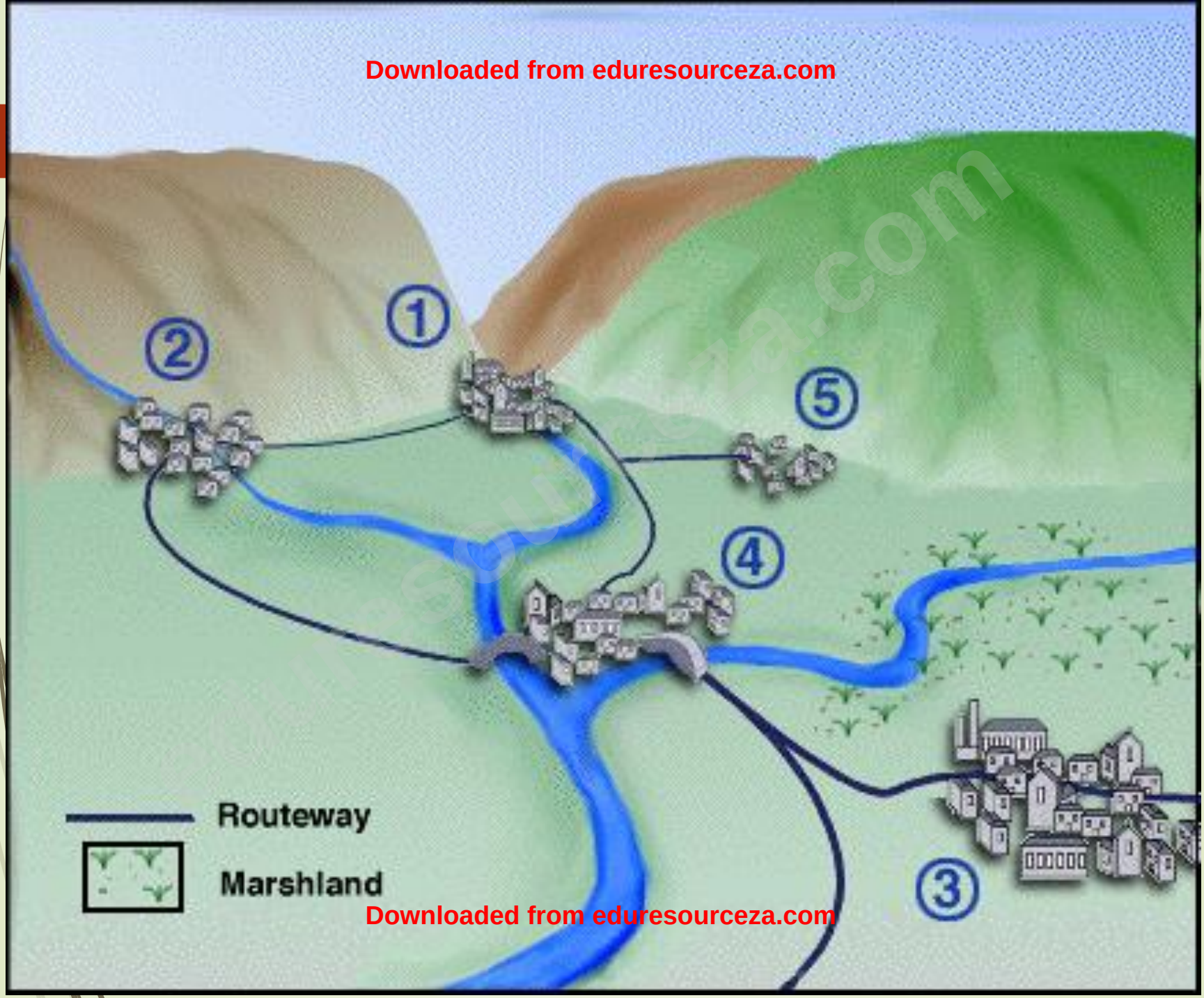
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Identify the type of site by matching each settlement number to the appropriate description of its site:

Site Description	Settlement
Hill-foot	
Gap	
Wet-Point	
Dry-Point	
Route Centre	

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Answers

Settlement 1 is a **Gap site** because it is a **lower and more sheltered site between two hills.**
Settlement 2 is a **Wet-point** because it is **close to water in a dry area.**
Settlement 3 is a **Dry-point** because it is a **higher, drier site above wetland.**
Settlement 4 is a **Route Centre** because it is a **focus of routes** (roads and river) in this area.
Settlement 5 is a **Hill-foot** site because it is is **sheltered and flat** for building and farming.

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Rural vs Urban

- Rural = a small settlement with a small population involved in primary activities which is unifunctional
- Urban = a large settlement with a large population involved in secondary, tertiary & quaternary activities which is multifunctional

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How do rural & urban settlements differ?

	Rural	Urban
Settlement size		
Population size		
Economic activity		
Services		
Function		
Land use		

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Classification of Settlements

- Size & complexity: Farm to megalopolis
- Pattern: Dispersed or nucleated
- Function: primary or secondary, tertiary & quaternary (may change over time)

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Size & complexity

Rural

- An isolated farmstead
- Hamlet
- Village

Urban

- Town
- City
- Metropolis
- Conurbation
- Megalopolis
- Ecumenopolis (theoretical)

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Isolated Farmstead/Dwelling (1 or 2 families)





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Hamlet (< 100 people)

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Village (100 to 1 000 people)



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Town: Magaliesburg (1 000 – 100 000 people)

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Magaliesburg, North-West Province, South Africa

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City: Nelson Mandela Metropole (100 000 – 300 000 people)

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Large city:
300 000 – 1 000 000

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Metropolis: CT and Surrounds (1 000 000 – 3 000 000 people)

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Conurbation: PWV (3 000 000 – 10 000 000 people)

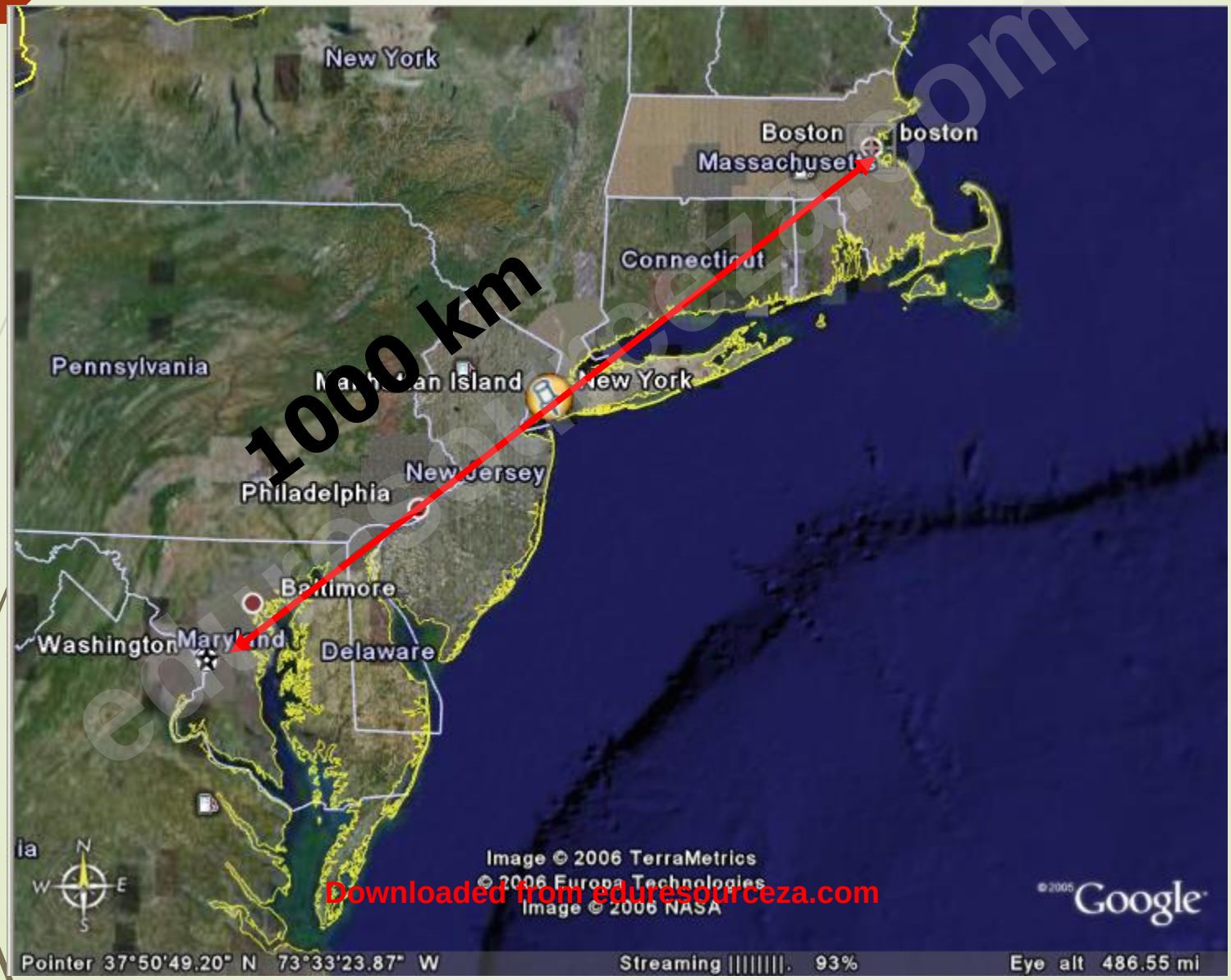
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Megalopolis: Boston to Washington (> 10 000 000 people)

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Ecumenopolis = ‘world city’

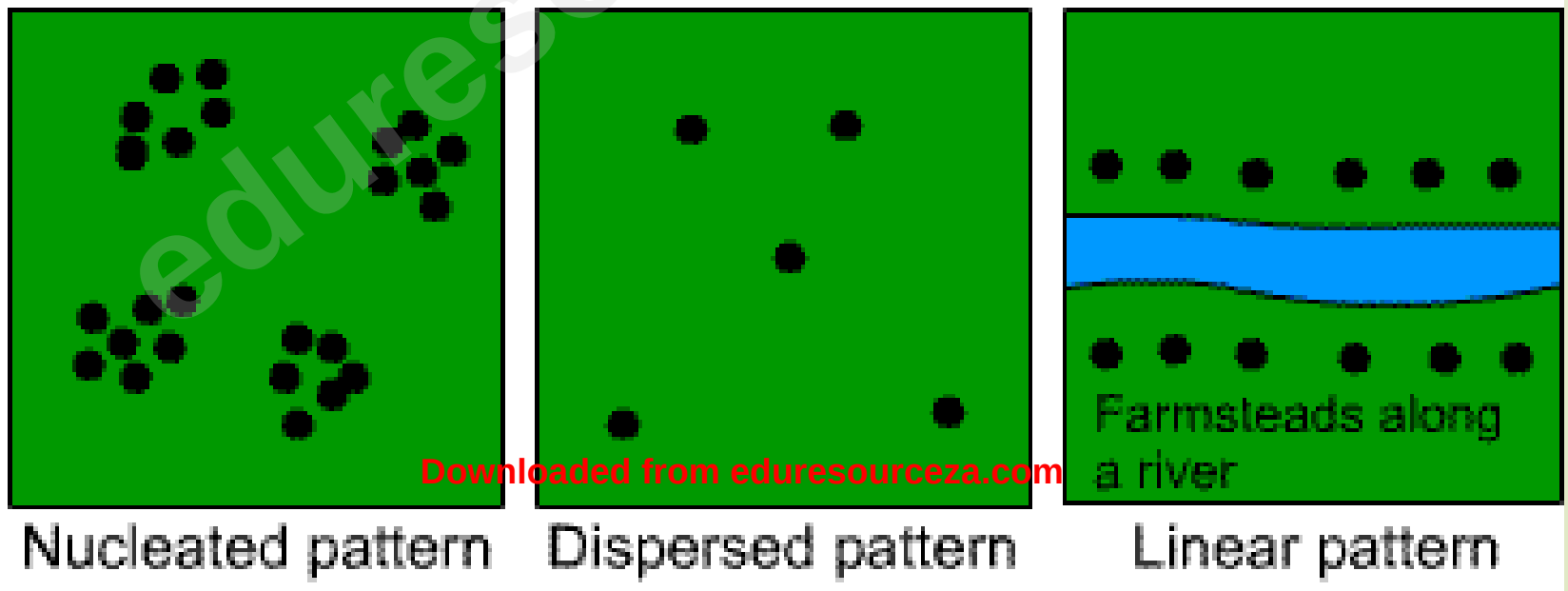


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Pattern

- Urban settlements display a **nucleated** pattern
- Isolated rural settlements are **dispersed** while hamlets or villages may be **nucleated**



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Function

Urban

- Multifunctional
- SEA (secondary), TEA (tertiary) & QEA (quaternary)
  - Manufacturing
  - Services
  - Research

Rural

- Unifunctional
- PEA (primary):
  - Farming
  - Fishing
  - Forestry
  - Mining

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Function

- Related to site
- Reason the settlement exists
- Way inhabitants make their living
- Settlements may lose their original function

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Class & prep work

- Activity 3 p 174
- Activity 4 p 176
- Activity 5 p 176

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RURAL SETTLEMENT



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PHYSICAL RURAL SITE FACTORS

- Wet-point sites
- Dry-point sites
- Farming – fertile, arable land (suitable for crops), good drainage, flat
- Availability of building materials & energy resources
- Microclimate – slope, aspect, inversion & wind protection
- Relief – flat land

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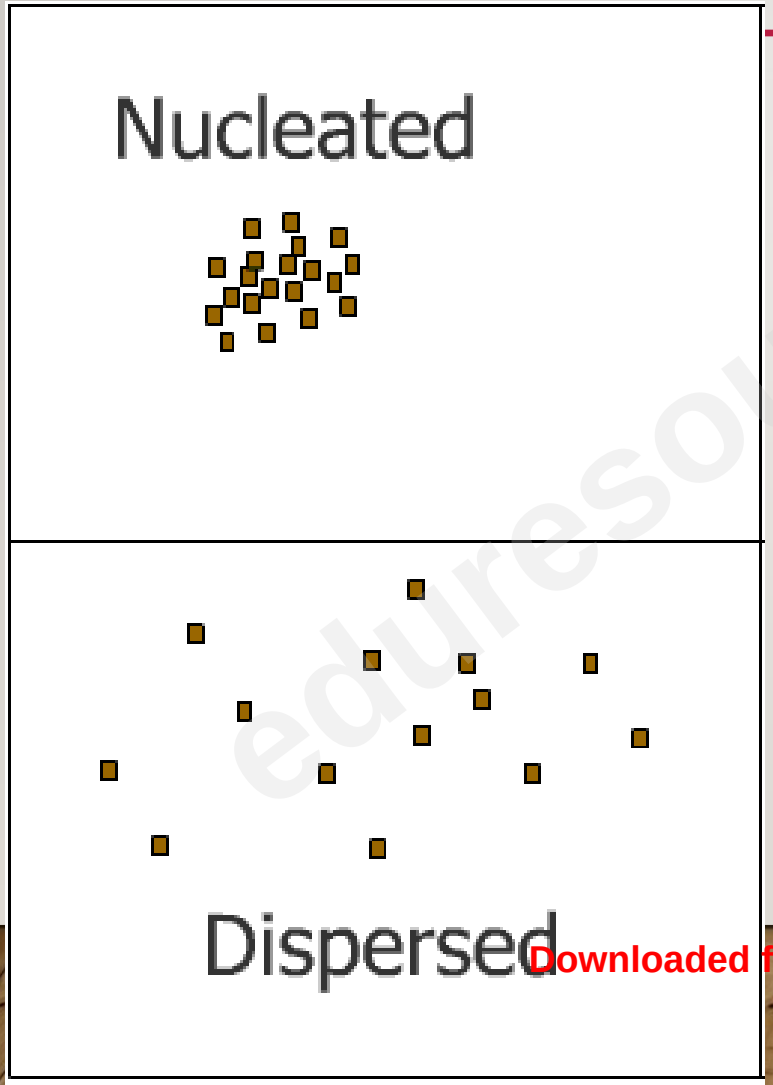
ECONOMIC RURAL SITE FACTORS

- Commercial farming in fertile areas
- Natural harbour close to productive fishing grounds
- Tourist attractions & ecotourism

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PATTERNS (SPATIAL ARRANGEMENT) OF RURAL SETTLEMENT



- Pattern = spatial arrangement of settlement
- Rural settlements also form a shape e.g. linear

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TEST



A



B

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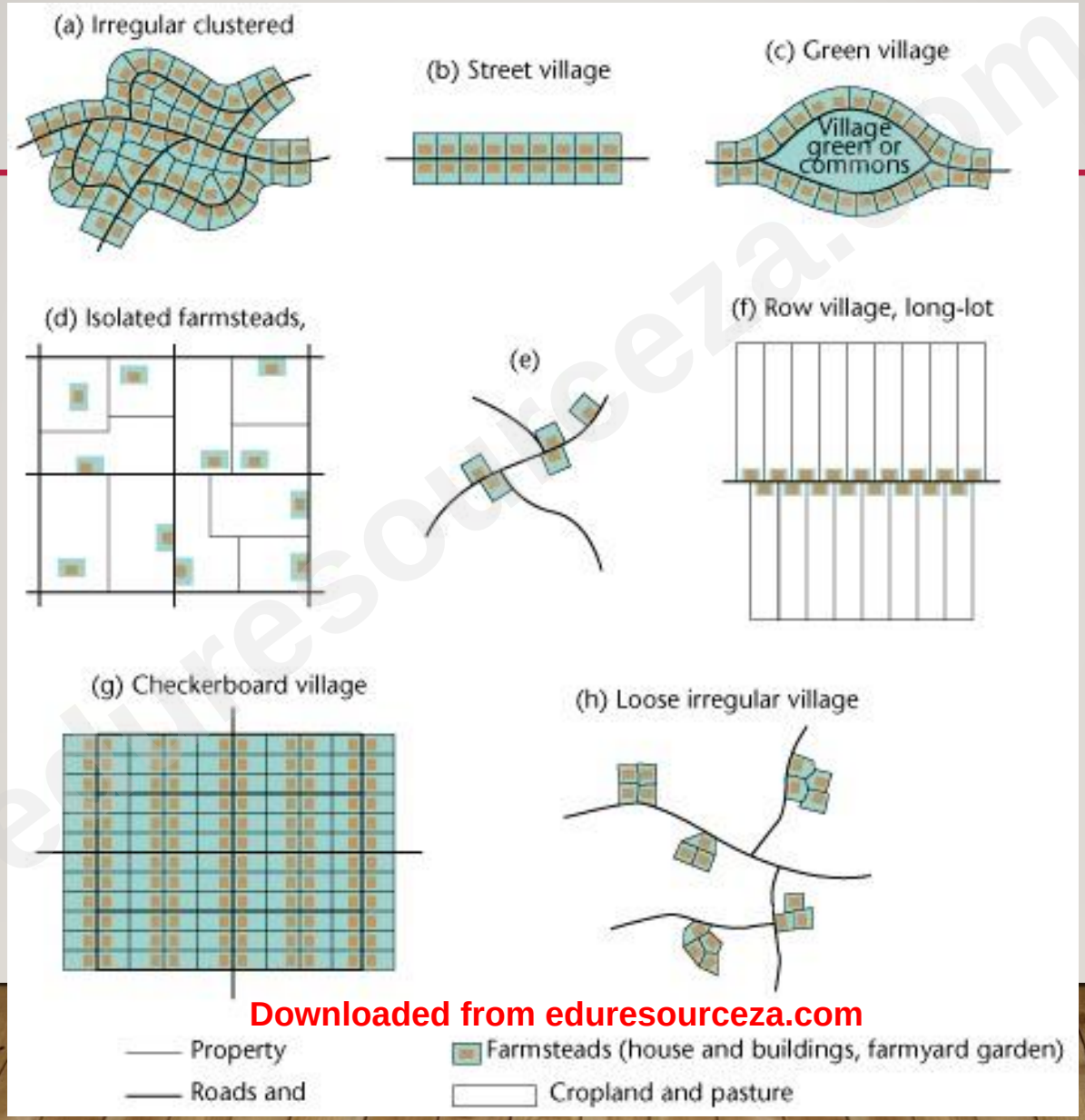
SHAPES OF RURAL SETTLEMENTS

- Common shapes:
  - Circular
  - Linear
  - Square
  - Crossroads (star)
  - T-shaped
- Not haphazard but factors influence pattern, site, shape & situation

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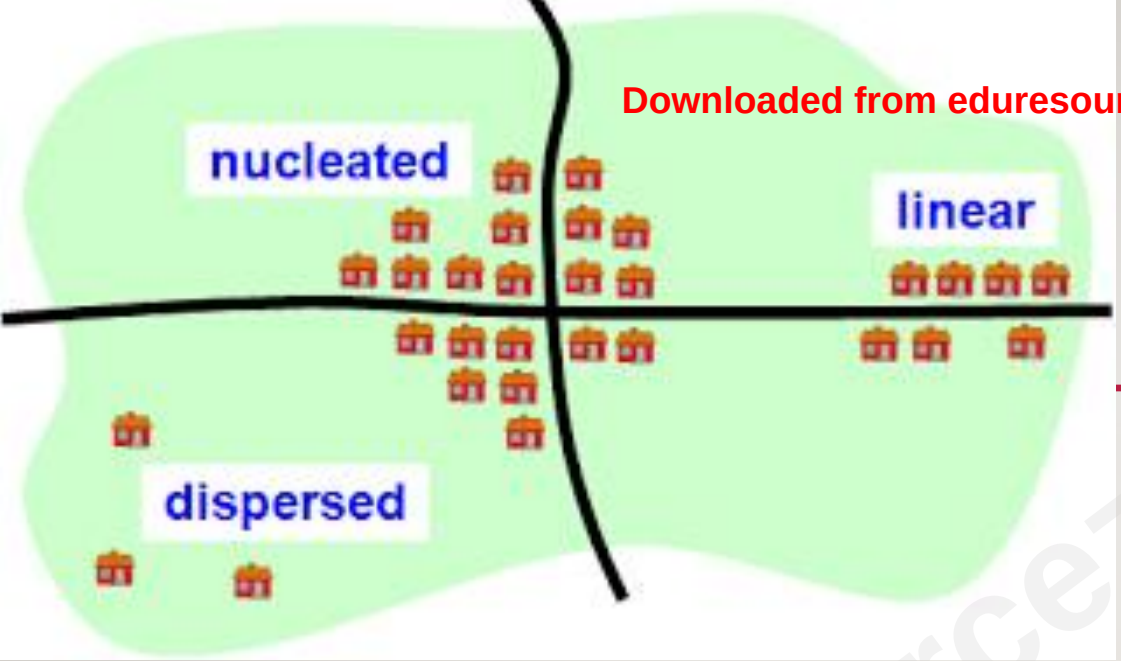
SHAPES OF RURAL SETTLEMENTS

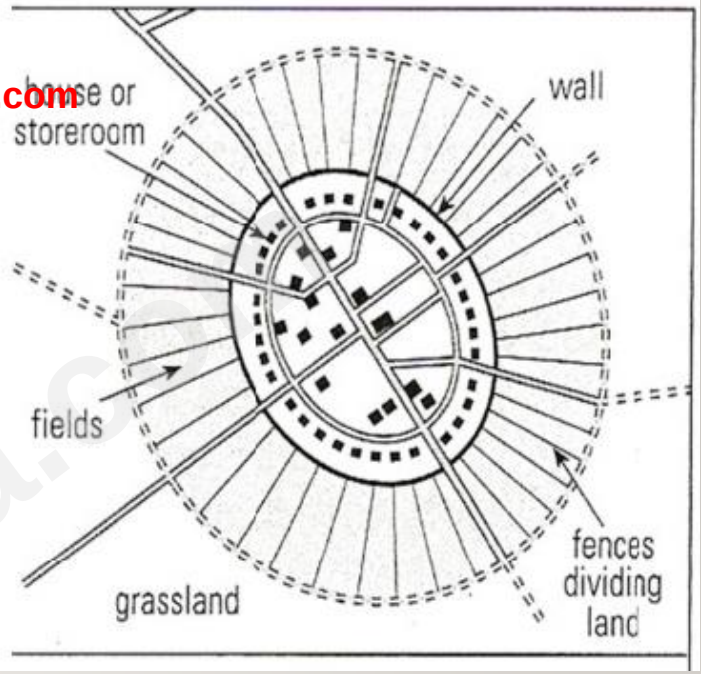
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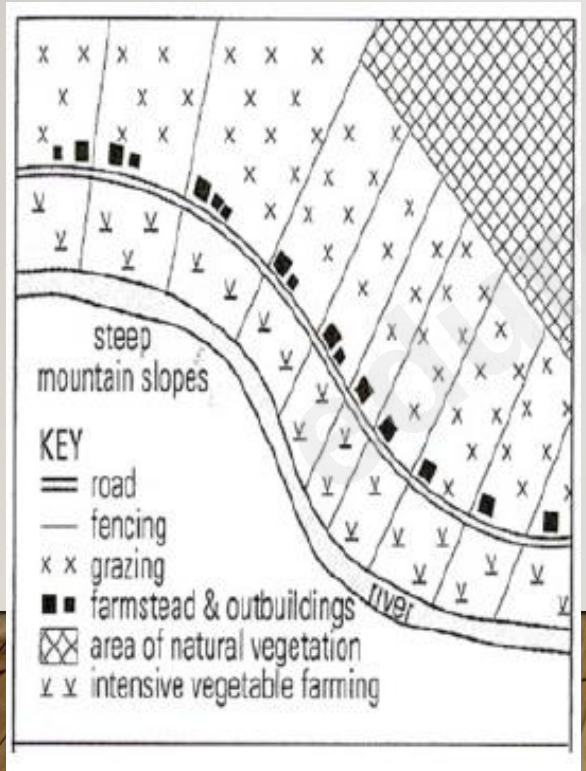


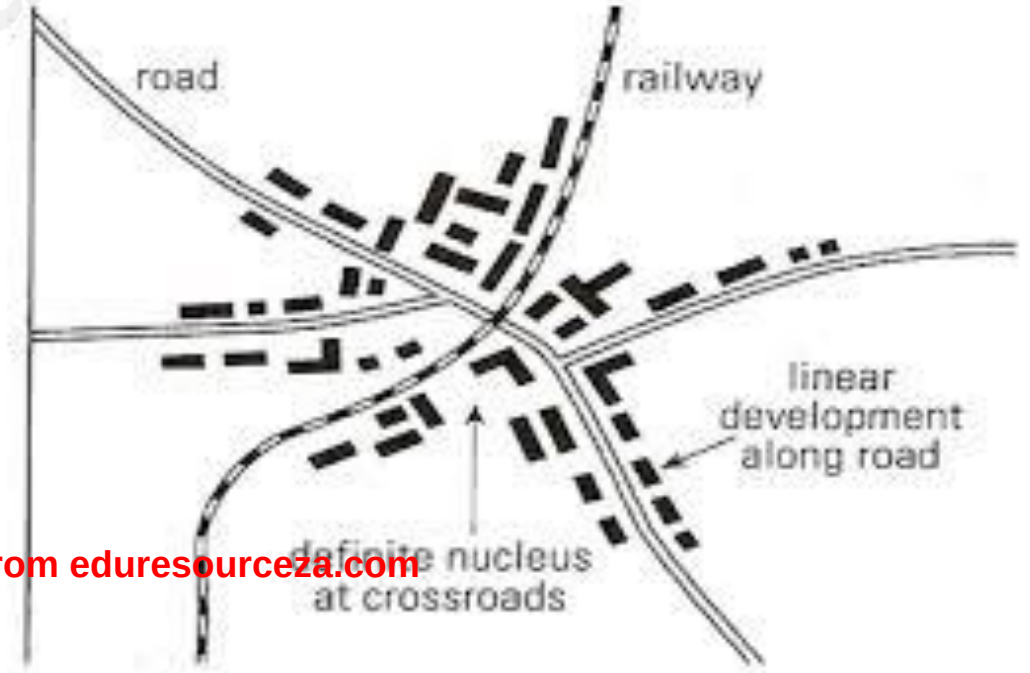
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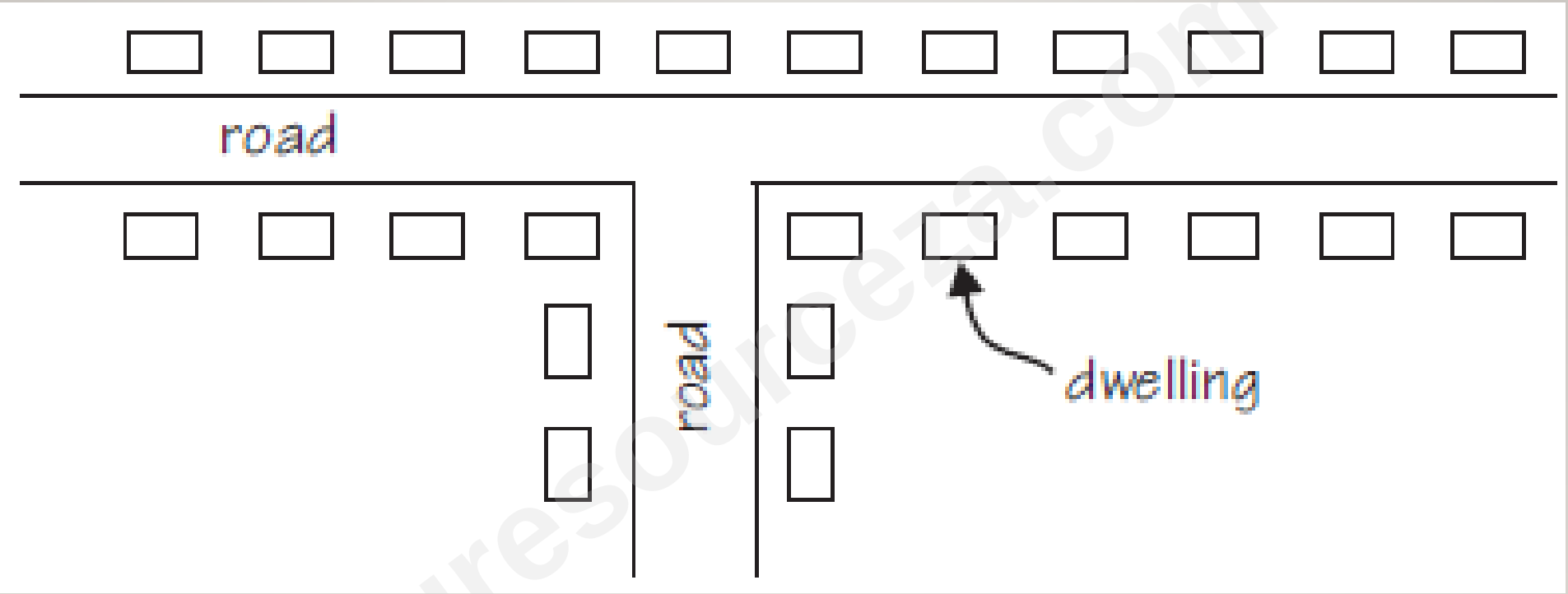






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Settlement shape	Possible Reasons for Settlement Shape
Circular	Buildings situated around a central important area / building e.g. a church
Crossroads / X-shape	Buildings situated at an intersection of roads
T-shape	Buildings situated at a T-junction
Linear	Buildings situated around a linear feature eg. road or river

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LAND USE IN RURAL SETTLEMENTS

- Depends on function & primary activity
- May be:
  - Dwellings
  - Farm produce storage structures e.g. silos
  - Grazing land
  - Roads & paths
  - Equipment sheds
  - Cultivated lands
  - Stock pens
  - Water storage & diverting areas e.g. canals

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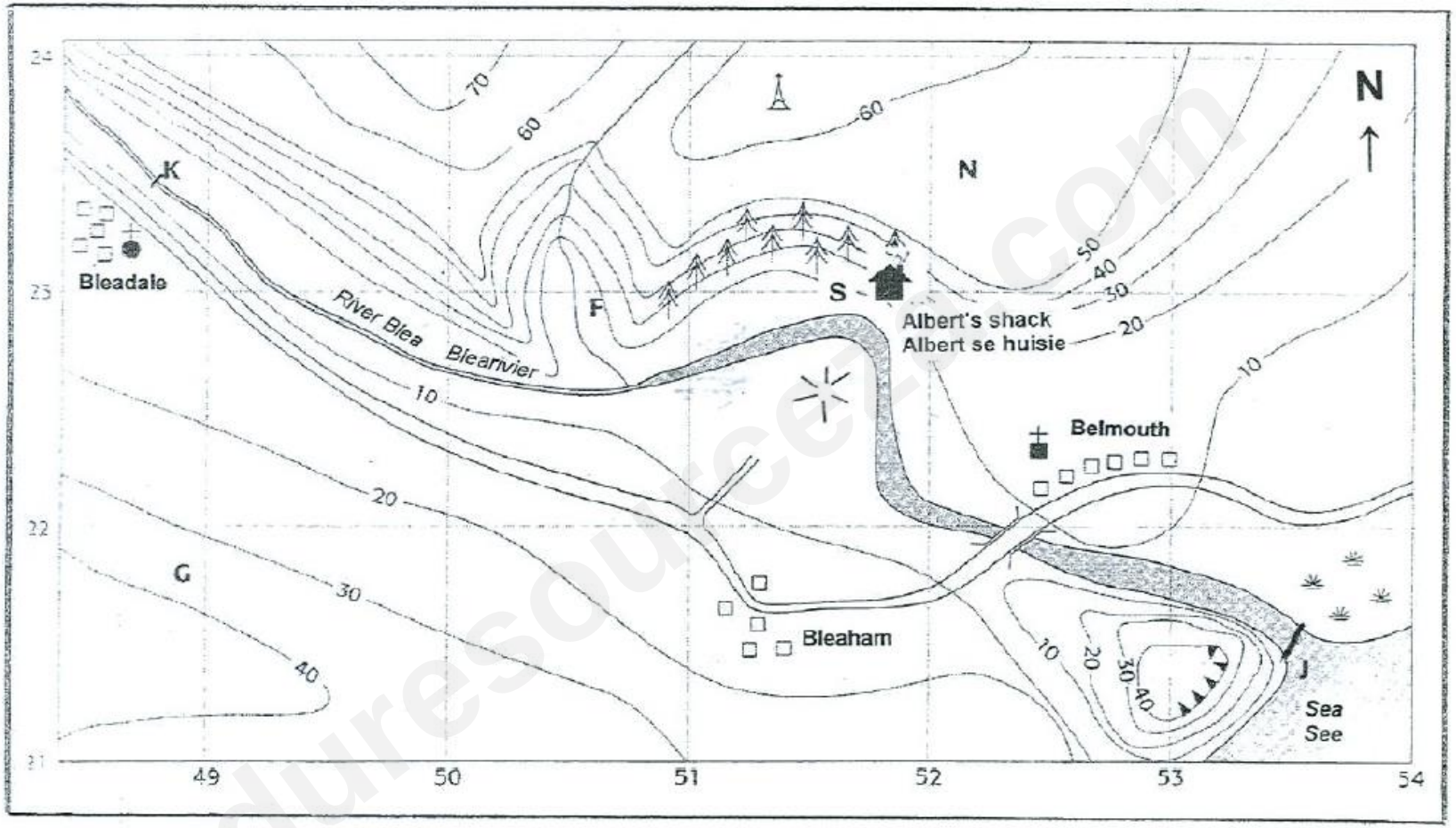
CLASS & PREP WORK

- Activity 6 p 178
- Activity 7 p 180 (hand in)
- Activity 8 p 182
- Activity 9 p 183
- Activity 10 p 183
- Activity 11 p 184 (hand in)

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Study the following diagram (assume it represents a place in South Africa) carefully in order to answer the following questions.

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1.1) What settlement pattern is evident at Bleaham? (2)

1.2) Give TWO advantages of this type of settlement pattern. (2+2) (4)

1.3) What settlement shape is evident at Belmouth? Give a reason to support your answer. (2+2) (4)

1.4) Describe THREE factors that could have influenced the site of Bleaham. (3×2) (6)

1.5) Describe the situation of Belmouth. (2+2) (4)

1.6) Discuss THREE reasons to explain why Albert's shack is not placed on a good site. (3×2) (6)

1.7) Would Bleaham be considered a unifunctional or multifunctional settlement? Give a reason to support your answer. (2+2) (4)

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RURAL SETTLEMENT ISSUES

- Rural-urban migration
- Causes & consequences of rural depopulation
- Rural development strategies
- Social justice issues in rural areas

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RURAL – URBAN MIGRATION

- Causes rural depopulation
- There is a high rate of urbanisation in SA
- Farmers are becoming more mechanised
- Poverty, lack of arable land & poor healthcare influence this migration
- Migration of an age group = selective outward migration
- An aging rural population usually results
- Migrants usually want to return home at some stage

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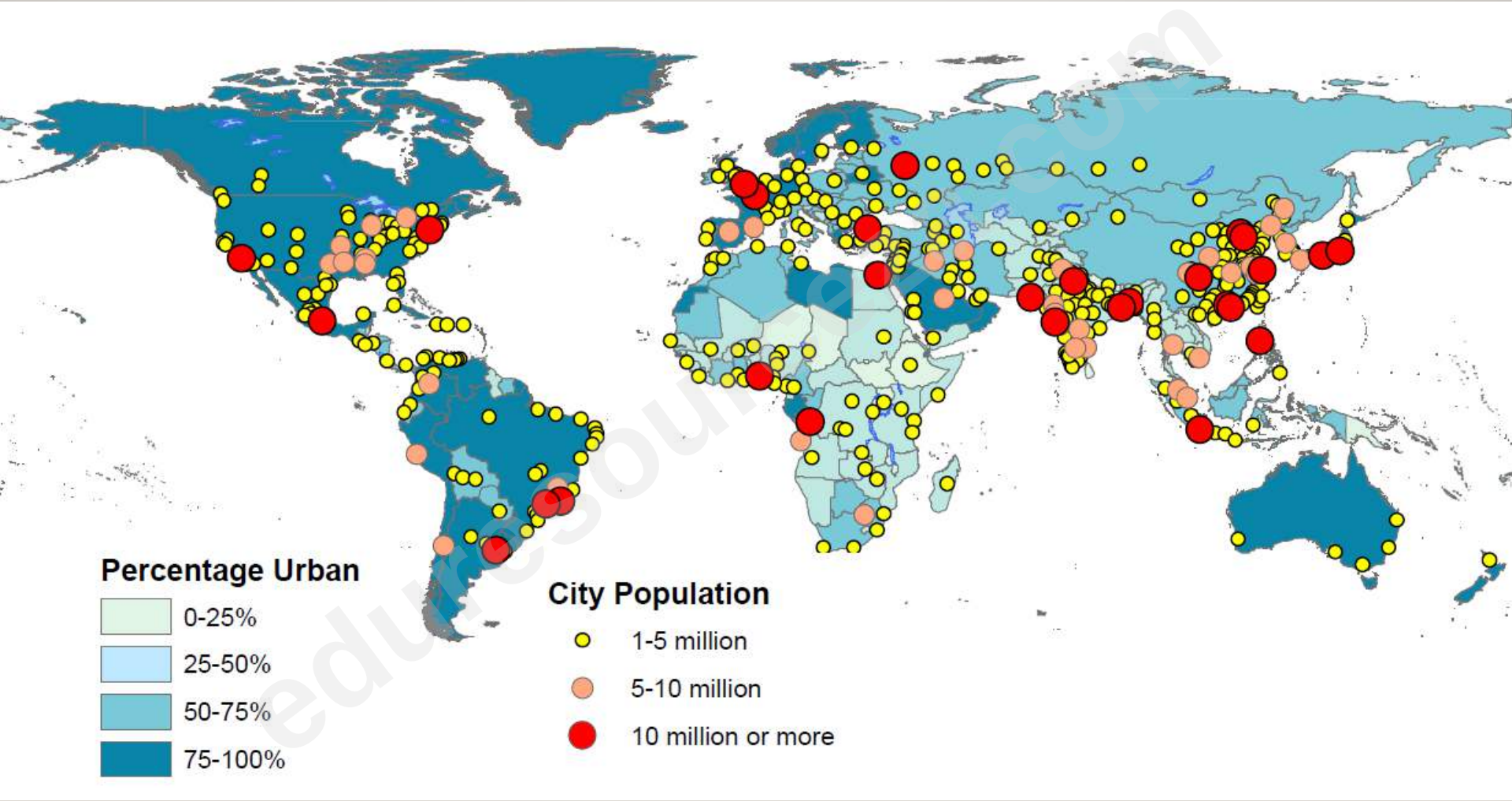
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BUSINESS DAY, MAY 2015

"South Africa is urbanising rapidly. The UN estimates that 71.3% of South Africa's population will live in urban areas by 2030. Nearly 80% by 2050. South Africa's urban population is growing larger and younger. Two-thirds of South African youth live in urban areas…"

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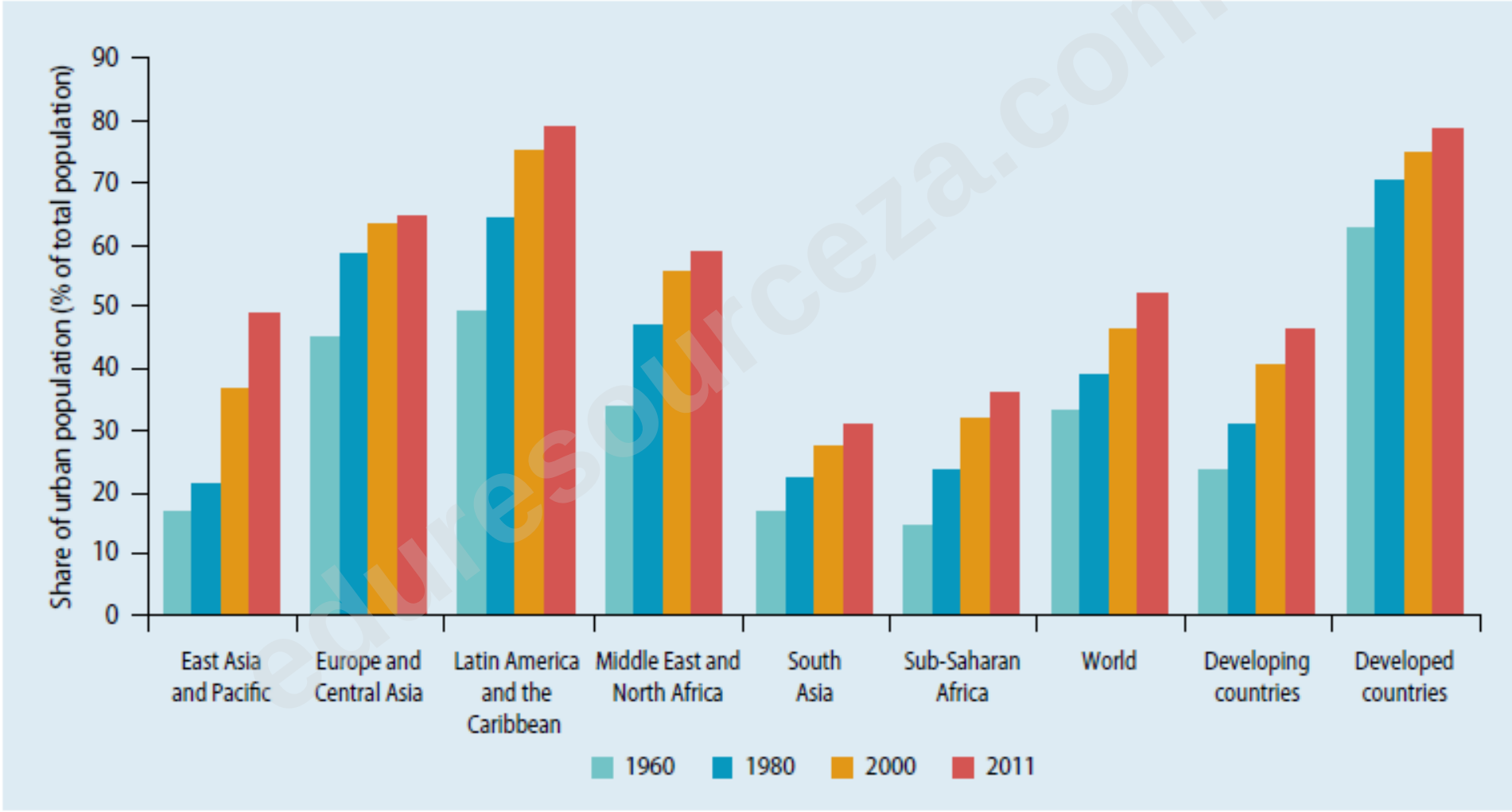
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FIGURE 2.1 The world is becoming more urban

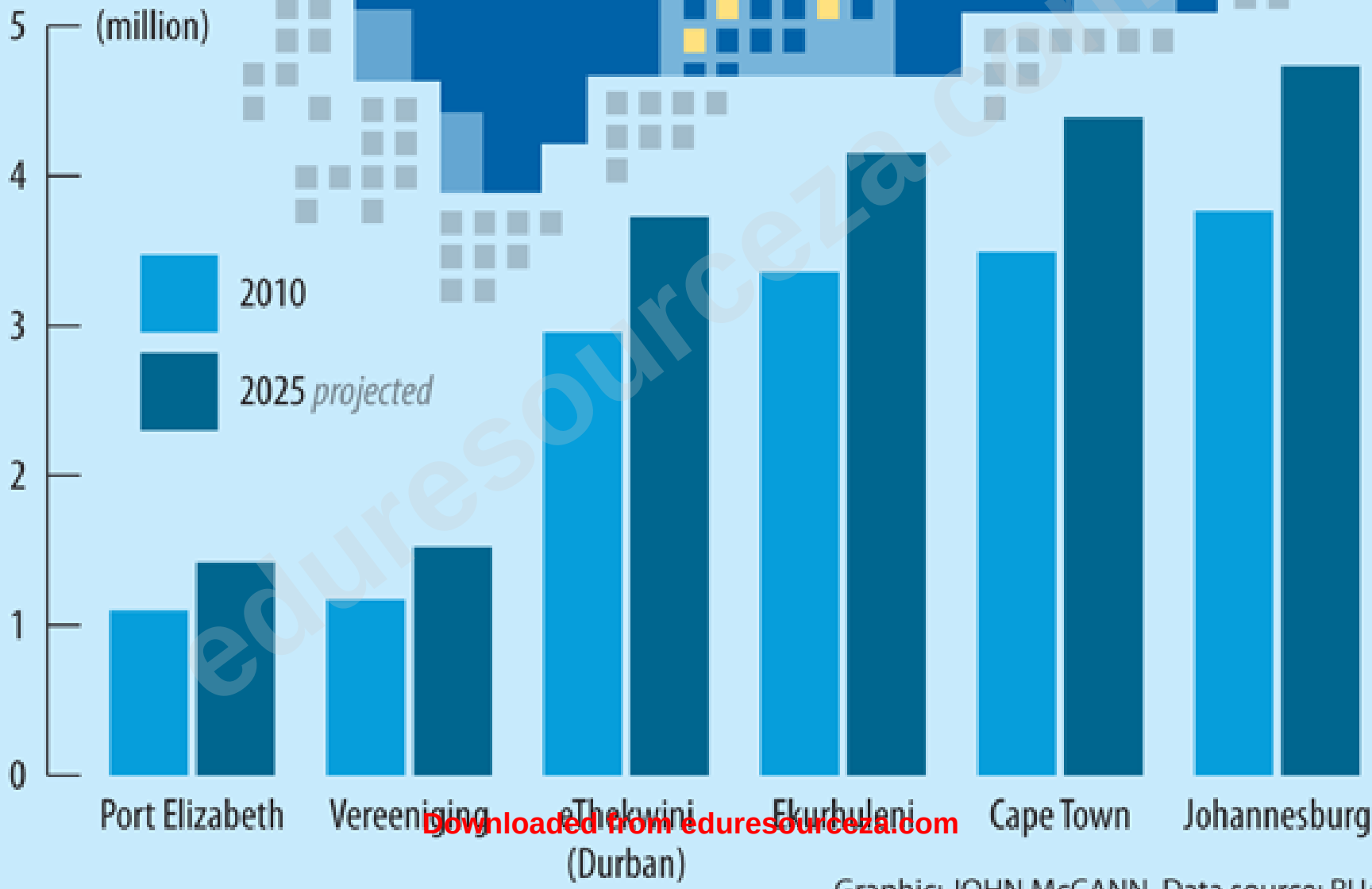


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Urban growth in SA

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Comparison of populations of the largest cities in 2010 and 2025



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Graphic: JOHN McCANN Data source: RUAF

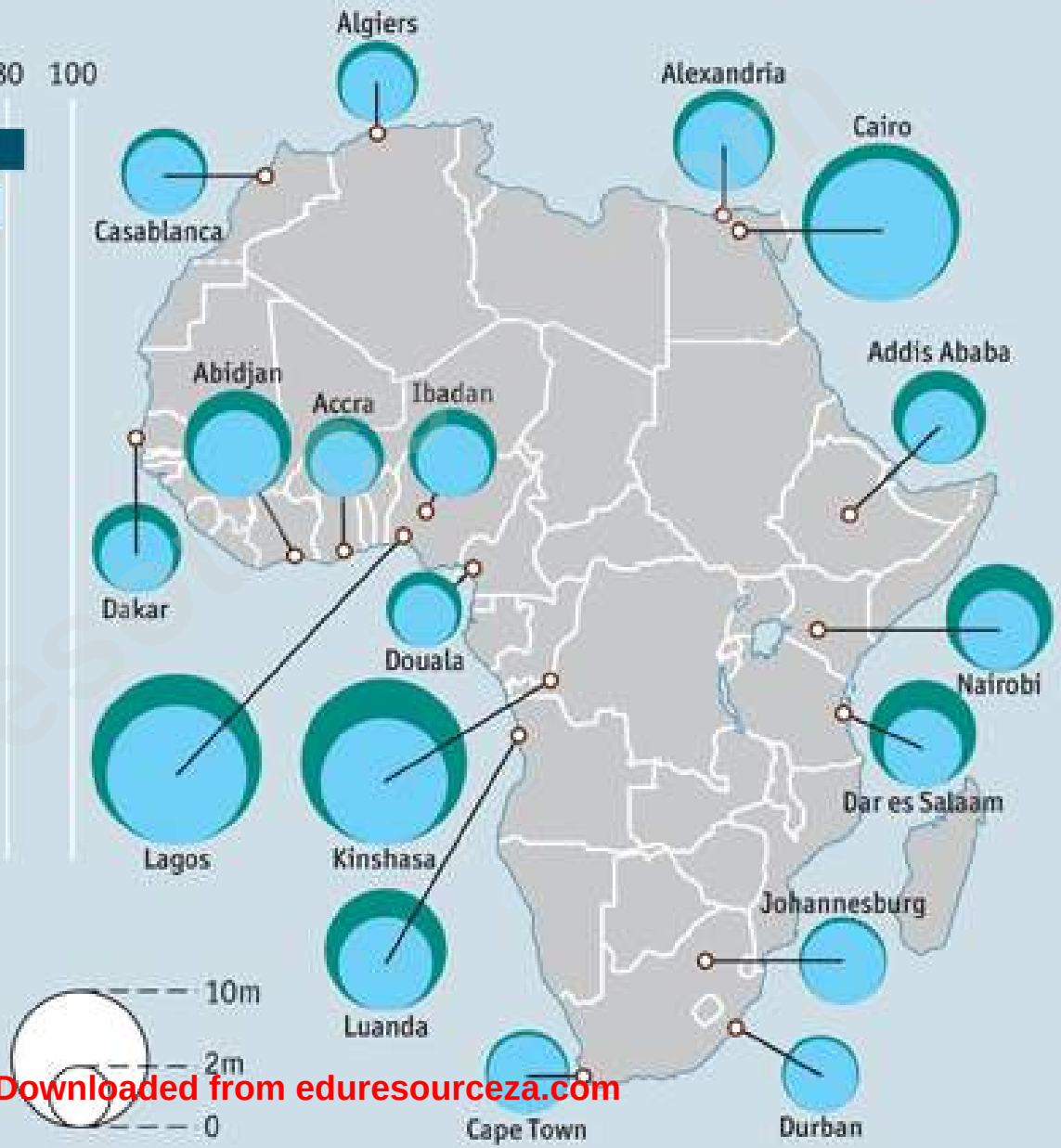
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Growth of African cities

% increase, 2010-2025 forecast



City population, forecasts, 2010 2025



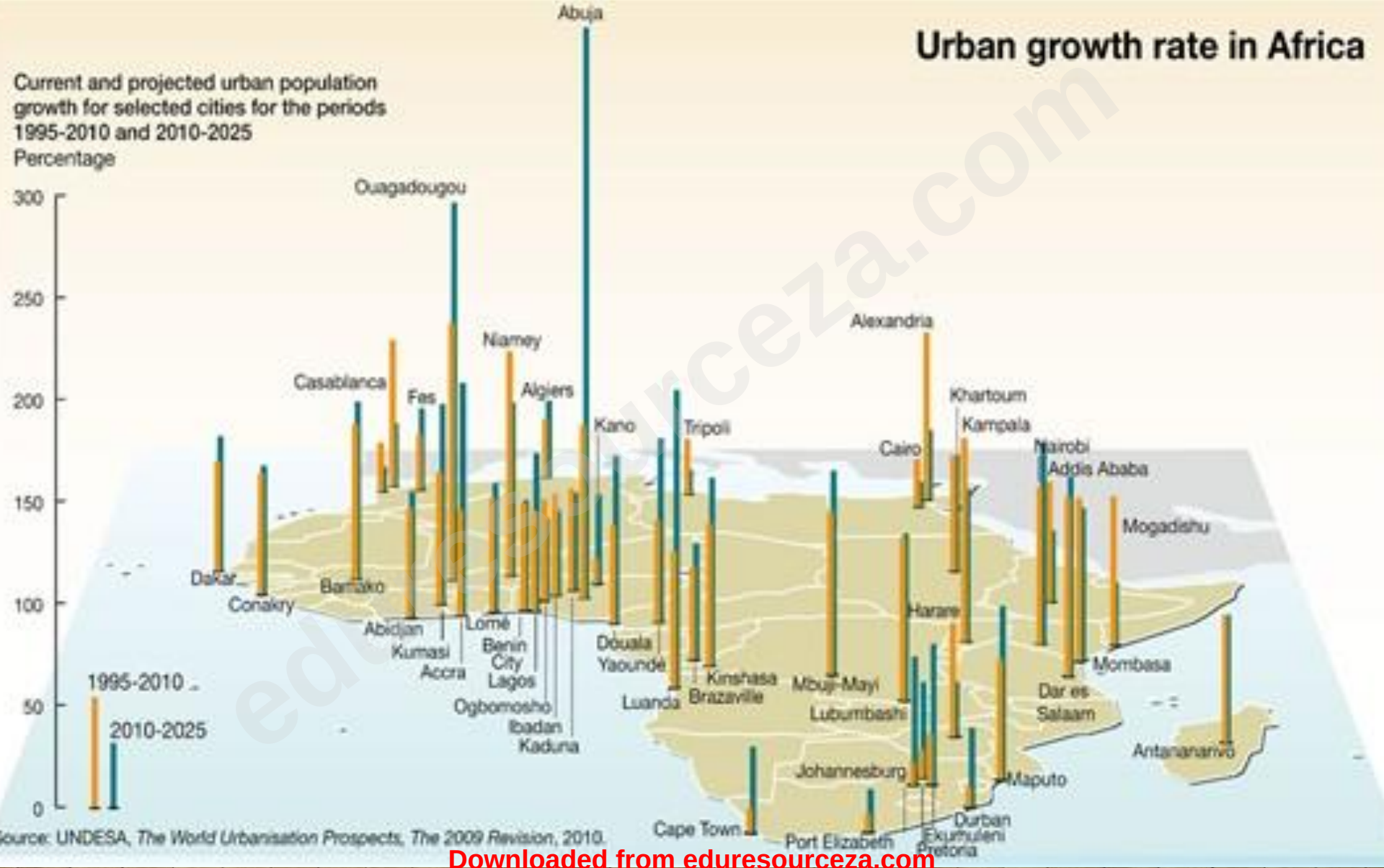
Source: UN-HABITAT

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Urban growth rate in Africa

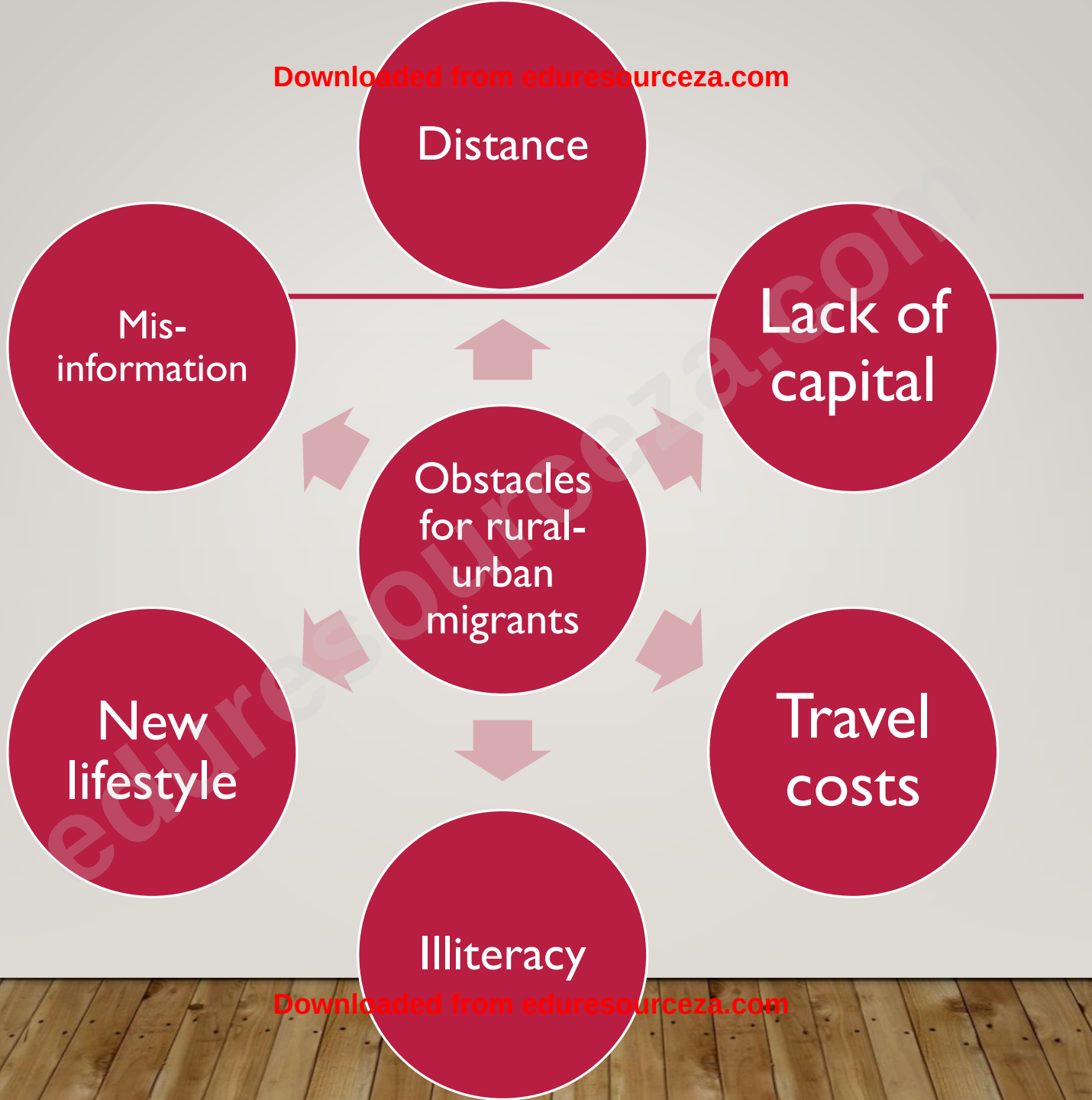
Current and projected urban population growth for selected cities for the periods 1995-2010 and 2010-2025
Percentage



Source: UNDESA, *The World Urbanisation Prospects, The 2009 Revision*, 2010.

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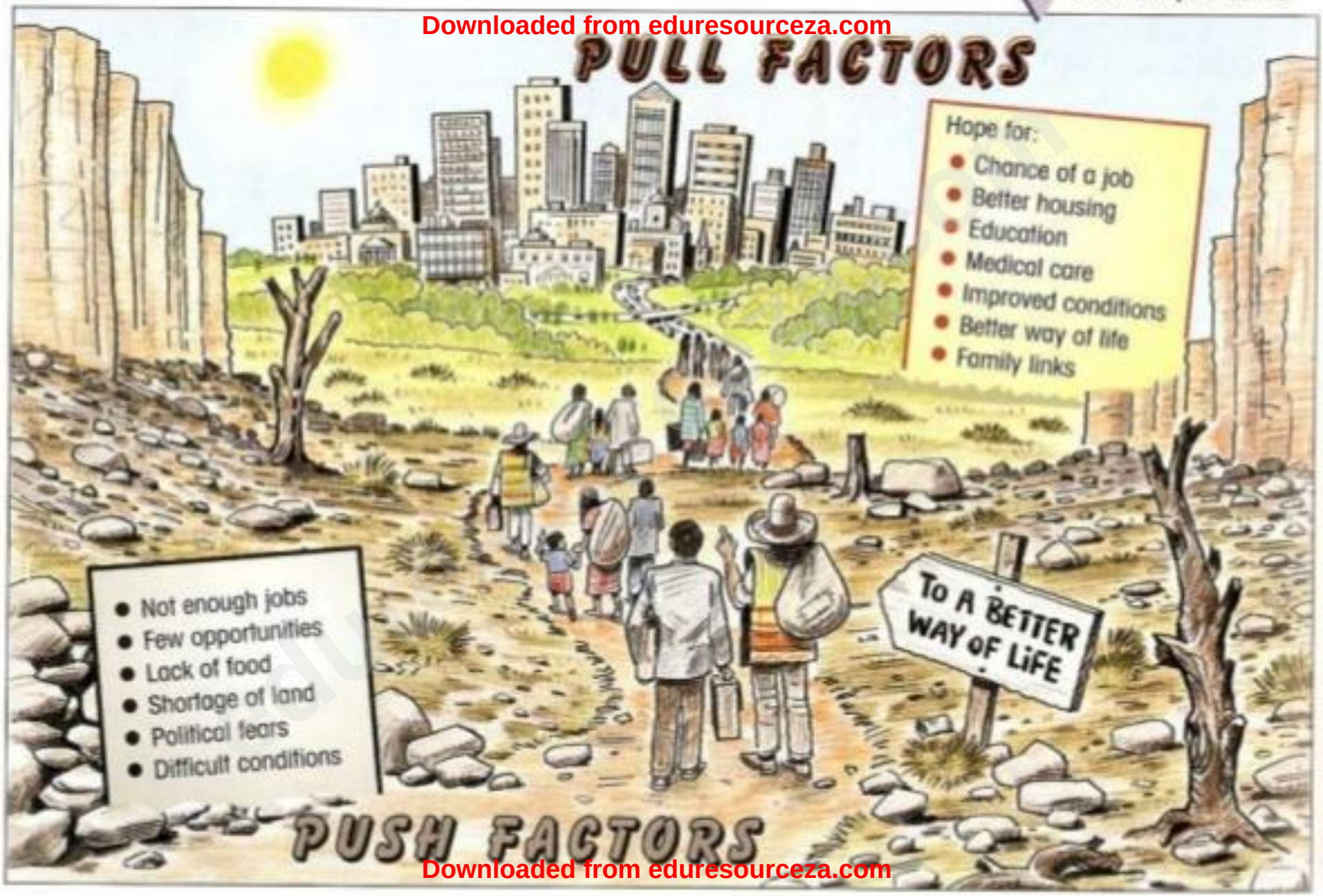
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A Push and pull factors

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Push factors



- Population pressure
- Poor infrastructure
- Inadequate job offer
- Bad educational chances
- Poor health care
- Ecological problems
- Natural disasters
- Social compulsions

Pull factors



- Improvement in the standard of living
- Better health care and availability of services
- Varied employment opportunities
- Higher wages
- Quality of education
- No social compulsions
- Future prospects

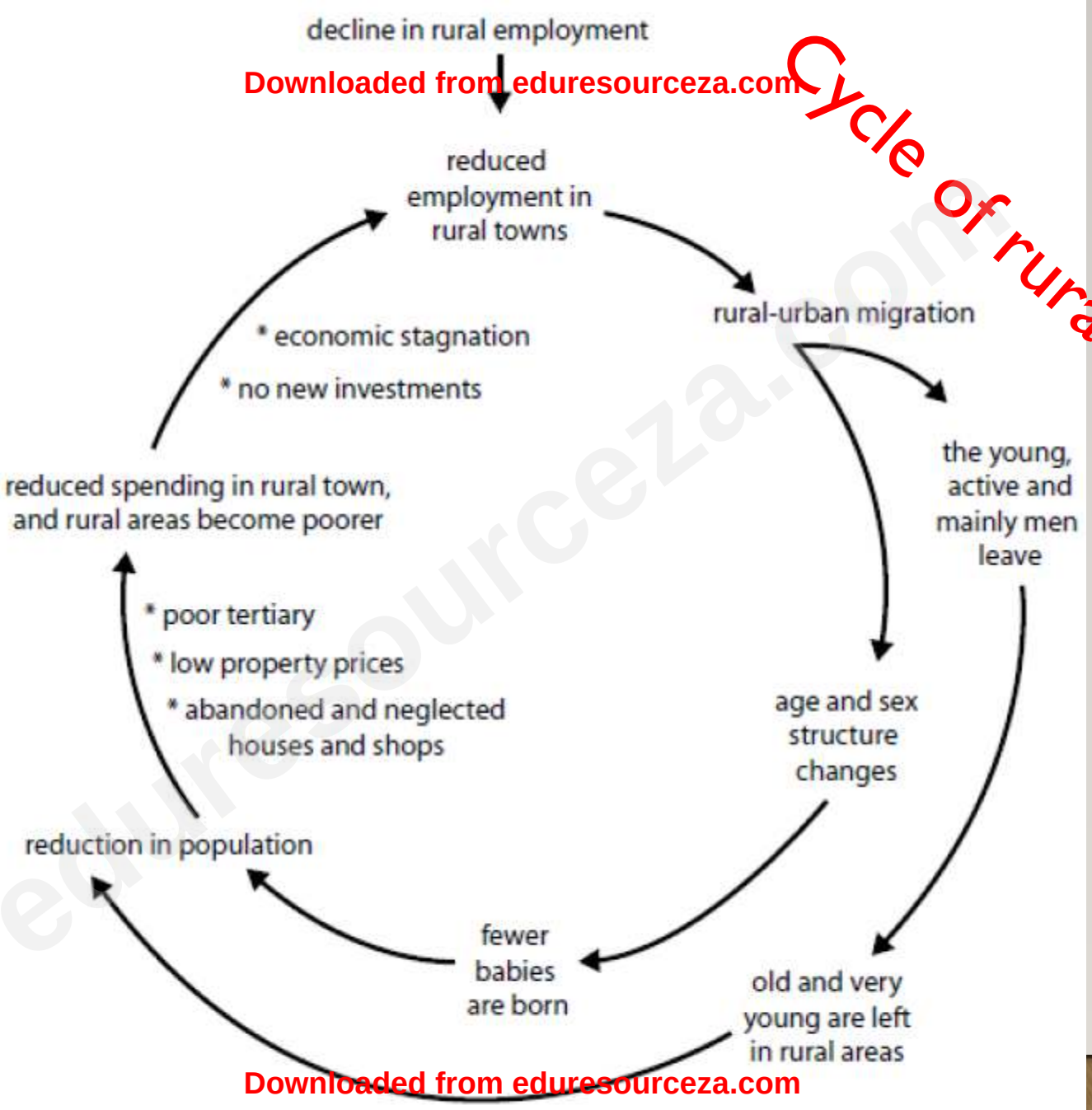
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Source: http://www.seos-project.eu/modules/landuse/landuse-c02-p21.html

CONSEQUENCES OF DEPOPULATION

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Cycle of rural decay



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Source: Focus Geography Grade 12.

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CLASS & PREP WORK

- Activity 13 no. 2 p 188

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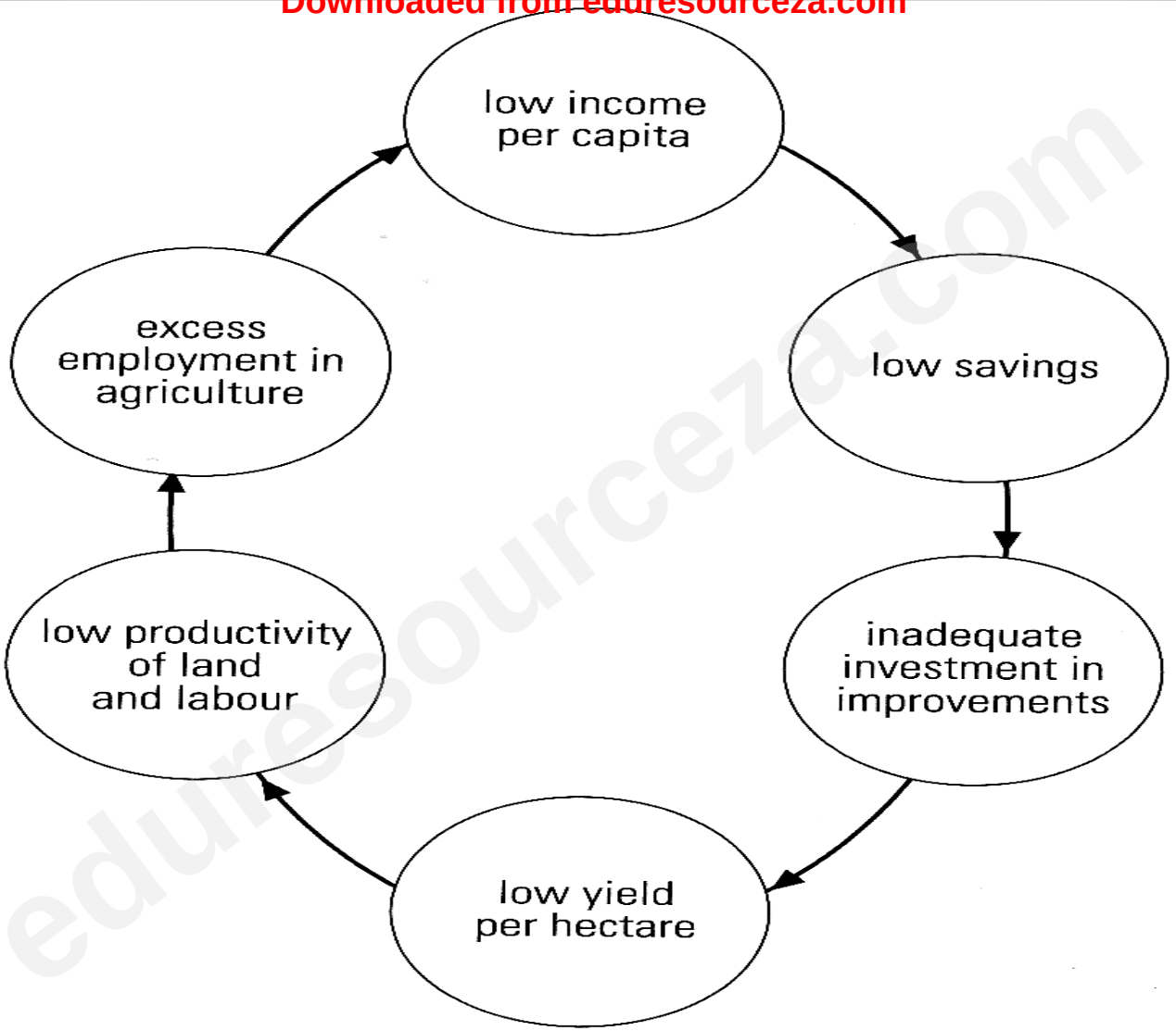
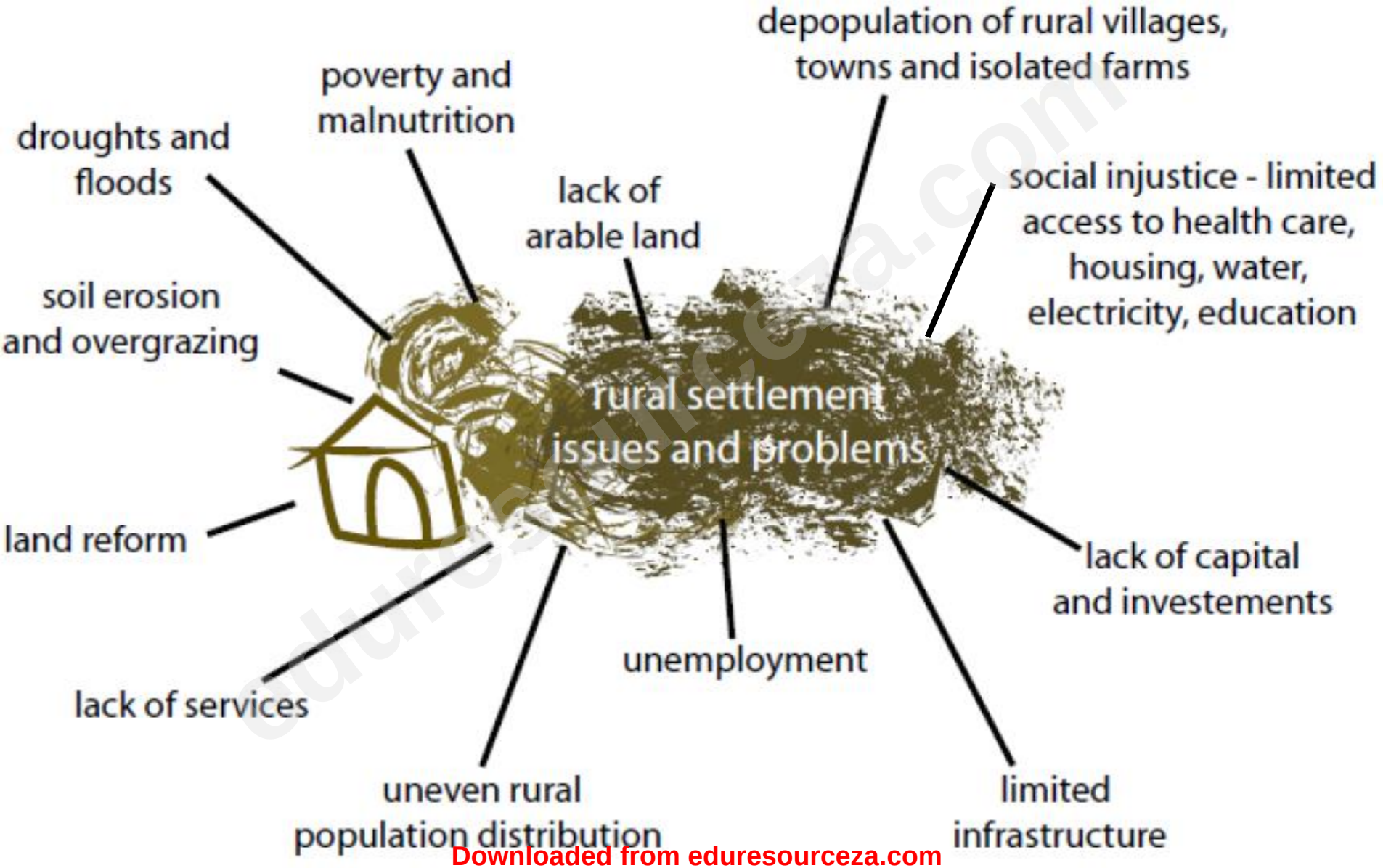


Figure 7.23 *The chain reaction of low productivity of traditional subsistence agriculture*

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SOCIAL JUSTICE ISSUES – ACCESS TO RESOURCES & LAND REFORM

- Social justice = principle that all individuals are entitled to satisfy basic human needs – food, water, clothing, shelter, health care & education
- Includes – elimination of poverty & illiteracy & development of equal opportunity

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CASE STUDY THAT ILLUSTRATES EFFECTS OF RURAL DEPOPULATION & STRATEGIES TO ADDRESS THEM

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- Read & summarise the Prince Albert Case Study p 189-190 (Hand in)



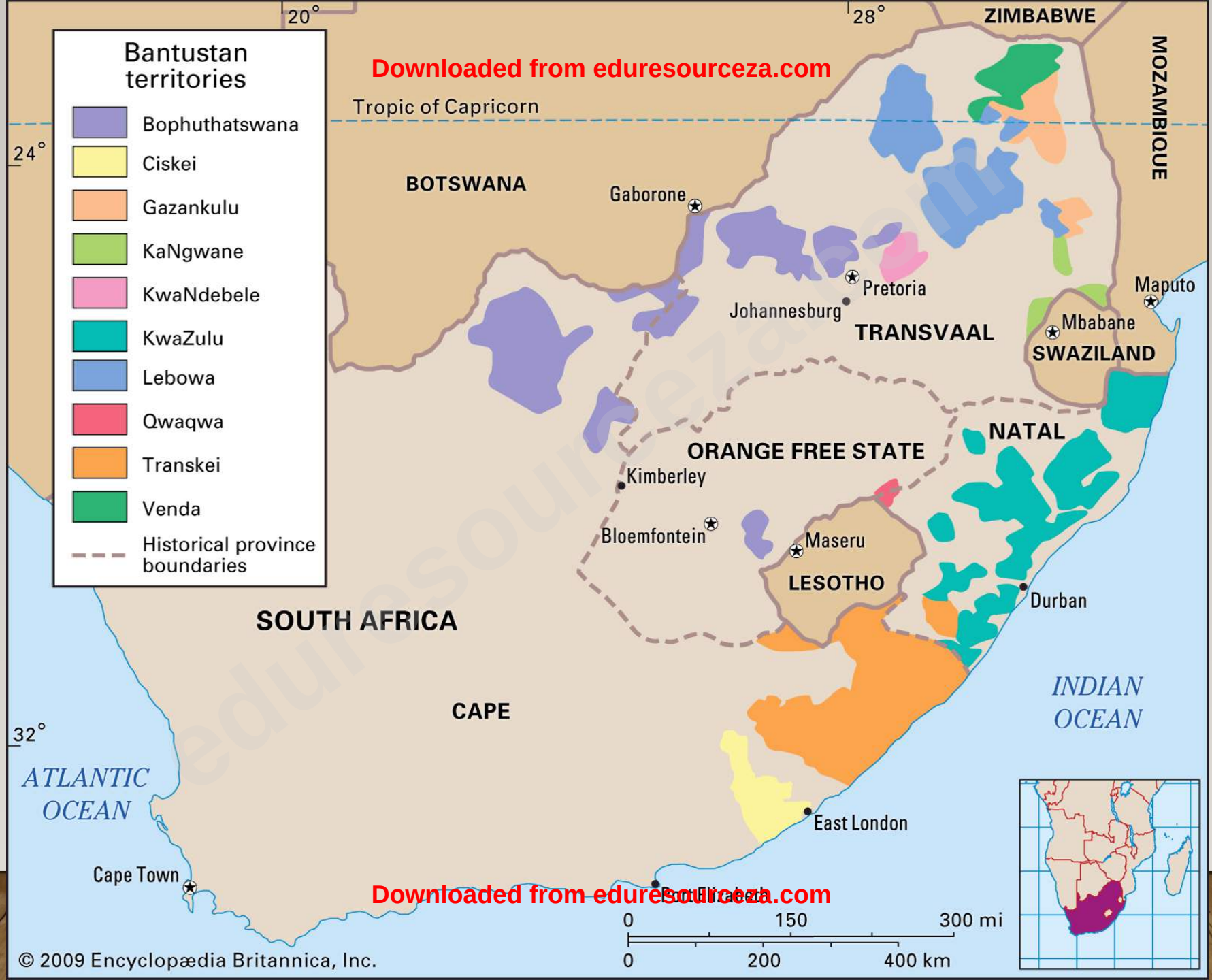
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HISTORY

- Apartheid's Native Trust & Land Act (1936) – 13,6% of SA land area allocated to 76,7% of population = 'reserves' & later 'homelands'
- 1950 – black SA's had to live in a homeland unless they had a pass (dompas) to leave
- The rest of the rural land in SA was owned by the government
- With the aid of subsidies, loans & tax concessions, commercial farming took off

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SOCIO-ECONOMIC & PHYSICAL ISSUES

- Agriculture & fishing are the main rural economic activities
- Poverty affects agriculture causing subsistence farming – resources for which cost money
- Poor soil, unsuitable climate also contribute to poverty
- Neglect from government – inequality, basic education, unemployment

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ACCESS TO PRIMARY HEALTHCARE

- Clinics & doctors insufficient/sparse
- Other more pressing needs e.g. housing & job creation – budget for healthcare is small
- Healthcare professionals do not want to move to rural areas

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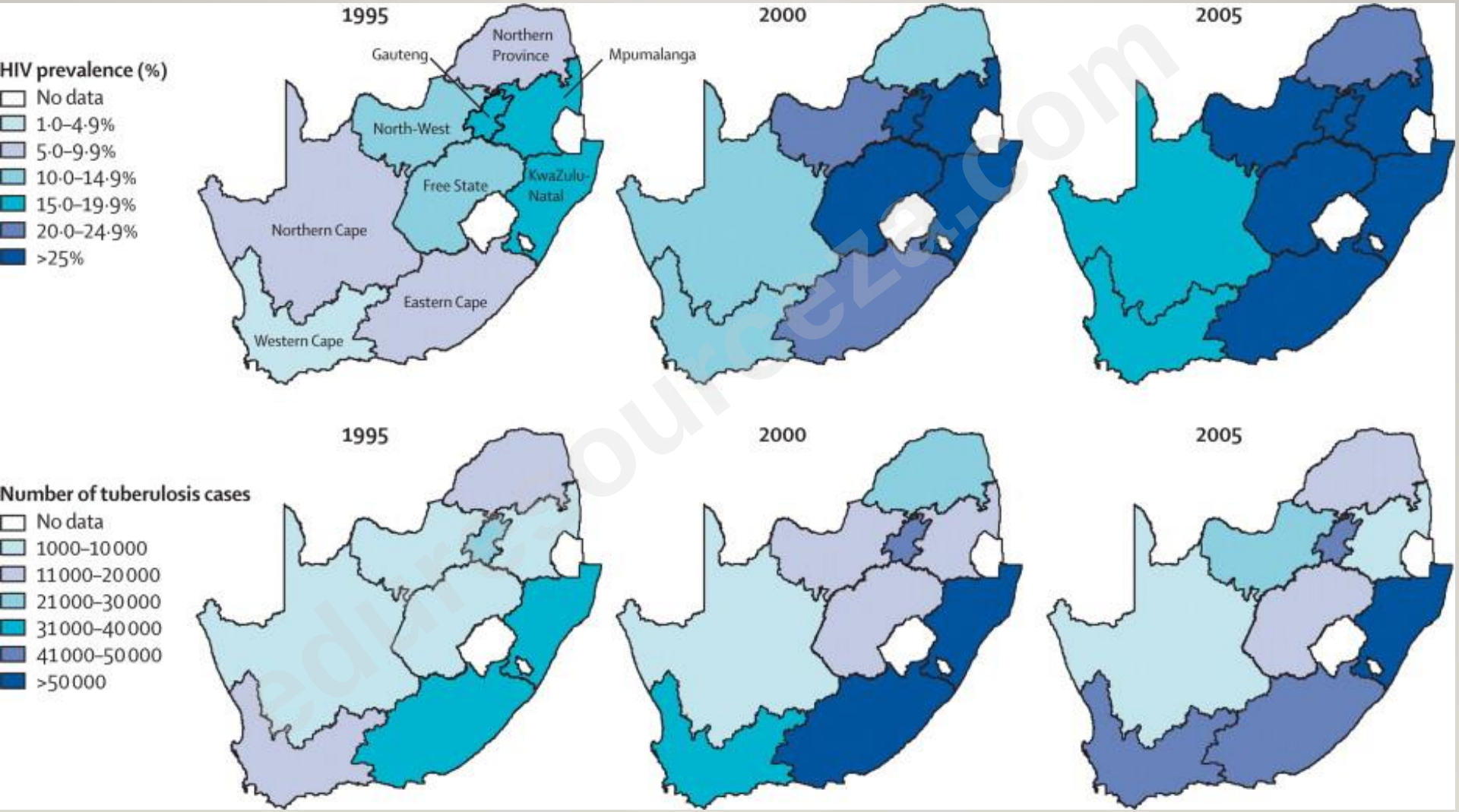
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HIV/AIDS & TB

- Rural HIV/AIDS rates are higher than urban
- Access to TB drugs is poor & they are not taken properly

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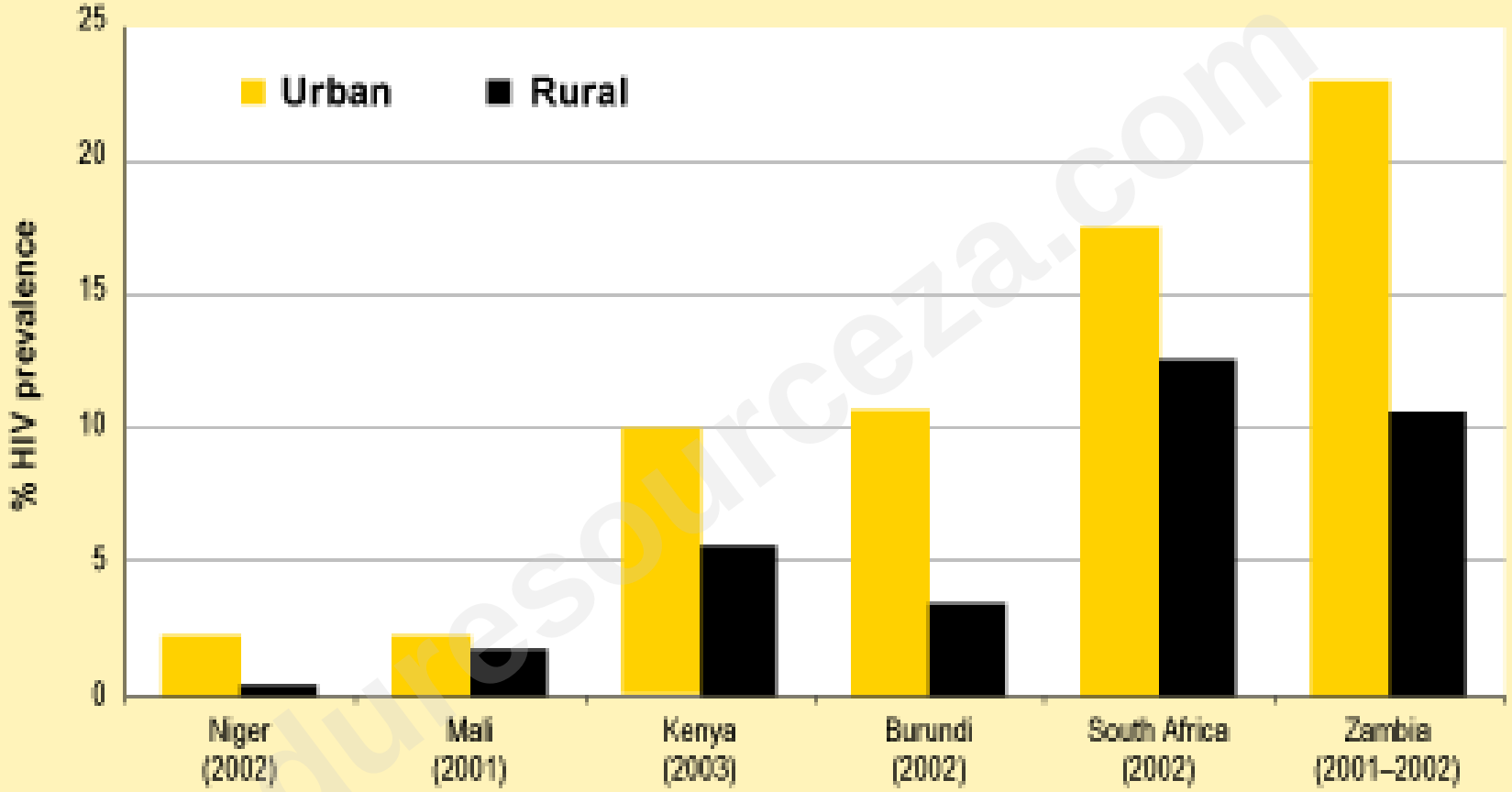
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HIV prevalence among 15–49-year-olds in urban and rural areas, selected sub-Saharan African countries, 2001–2003

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Notes

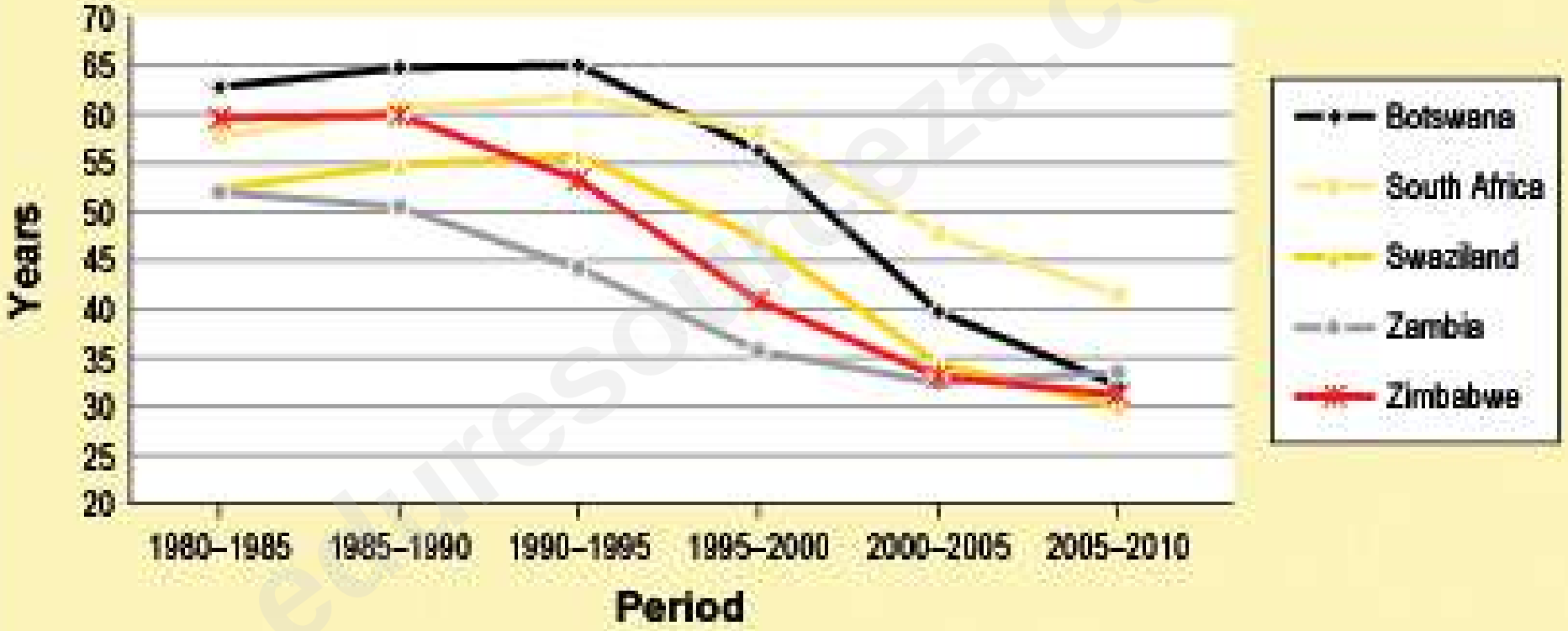
(1) *Burundi*: population age is 15–54. (2) *Mali*: population age for men is 15–59. (3) *South Africa*: Urban data from urban formal and urban informal and rural data from tribal areas and farms.

Sources: *Burundi* (Enquête Nationale de Séroprévalence de l'Infection par le VIH au Burundi. Bujumbura, Décembre 2002). *Kenya* (Kenya Demographic and Health Survey 2003). *Mali* (Enquête Démographique et de Santé. Mali 2001). *Niger* (Enquête Nationale de Séroprévalence de l'Infection par le VIH dans la population générale âgée de 15 à 49 ans au Niger 2002). *South Africa* (Nelson Mandela/HSRC Study of HIV/AIDS. South African National HIV Prevalence, Behavioural Risks and Mass Media. Household Survey 2002). *Zambia* (Zambia Demographic and Health Survey 2001–2002).

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Life expectancy at birth in selected most-affected countries, 1980–1985 to 2005–2010

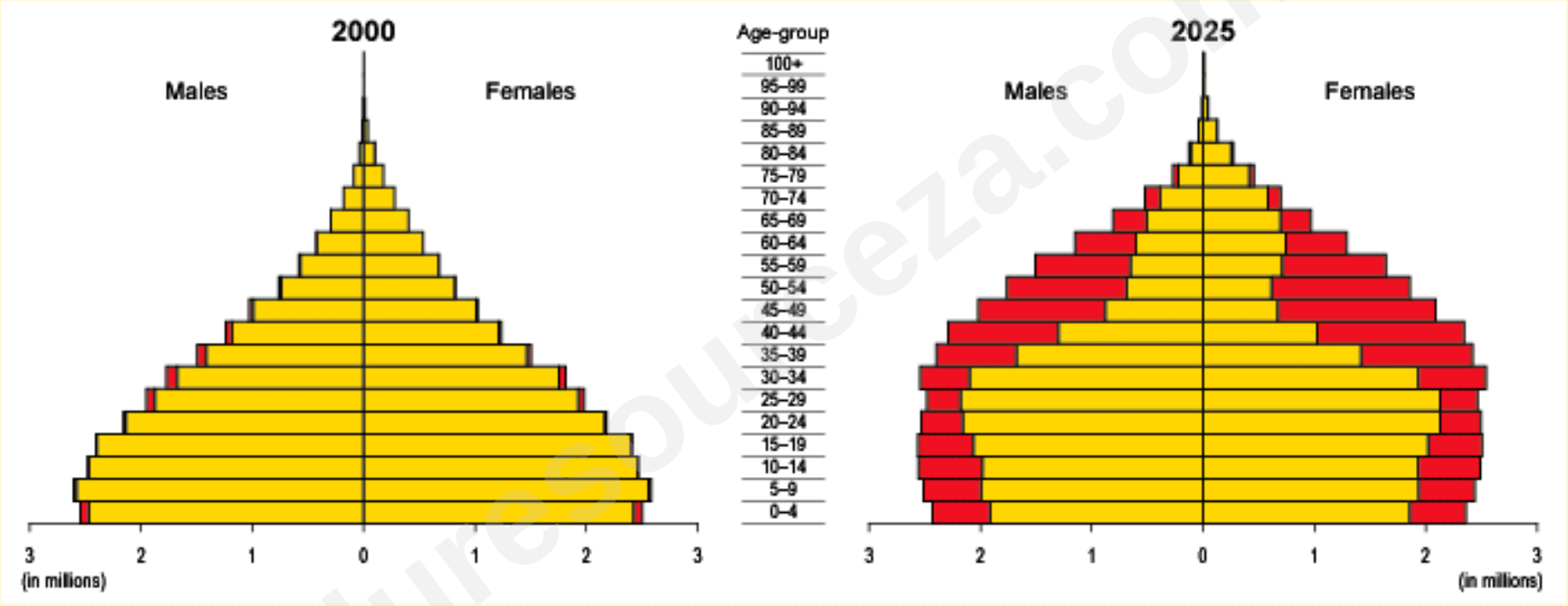


Source: UN Population Division, World Population Prospects: the 2002 Revision

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Population size with and without AIDS, South Africa, 2000 and 2025



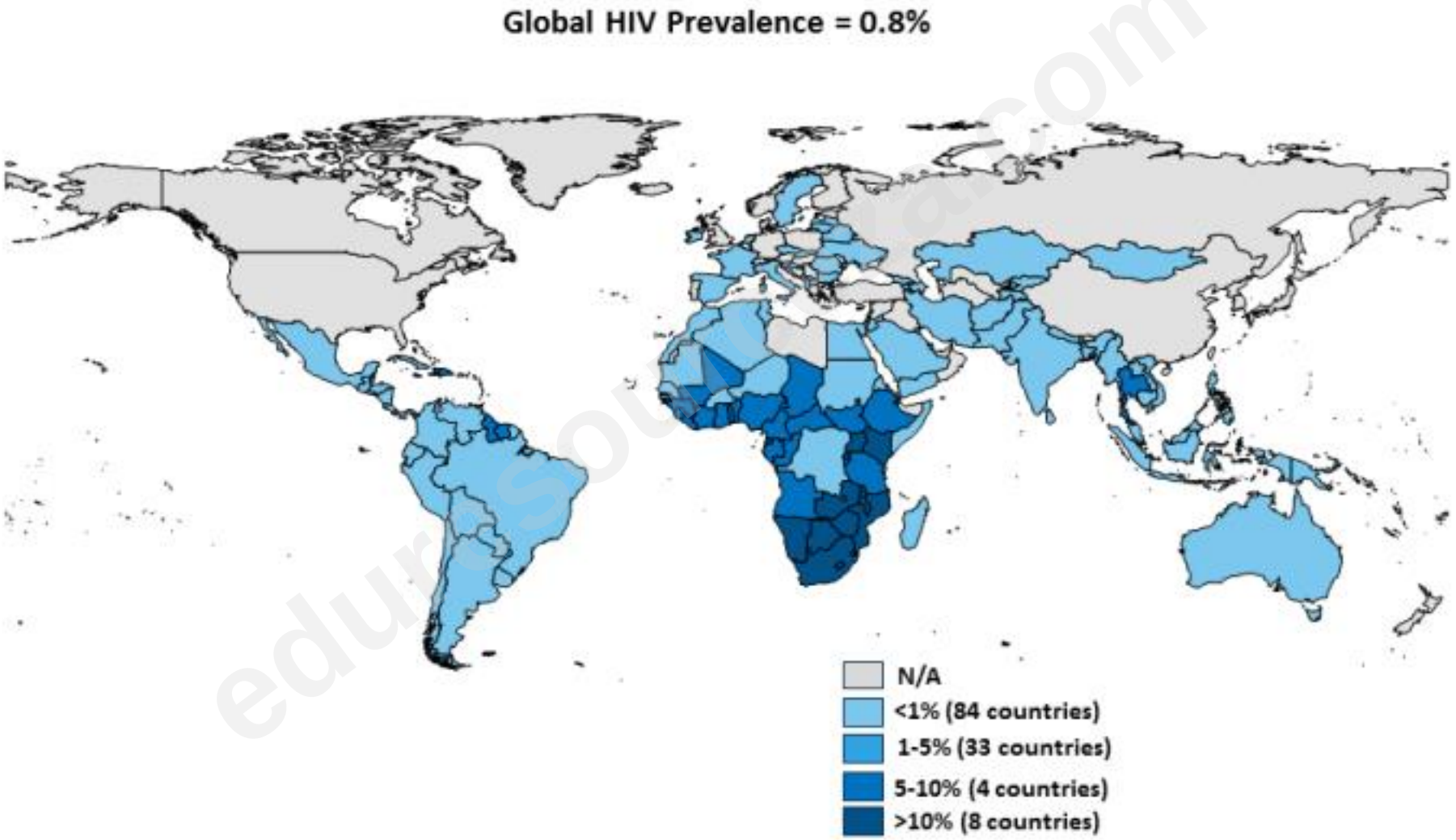
NOTE: Red bars represent the hypothetical size of the population in the absence of AIDS. Yellow bars represent the actual estimated and projected population
Source: UN Population Division

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Figure 1

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Adult HIV Prevalence, 2016



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NOTES: Data are estimates. Prevalence includes adults ages 15-49.
SOURCES: Kaiser Family Foundation, based on UNAIDS, AIDSinfo, Accessed July 2017

THE HENRY J. KAISER FAMILY FOUNDATION

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LIMITED RURAL INFRASTRUCTURE

- Remote locations
- Expensive services & products
- Public transport is expensive
- Poor roads & rails – transport limitations

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ACCESS TO WATER & ELECTRICITY

- Sanitation
- Lack of access to clean water & electricity

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ACCESS TO LAND & LAND REFORM

- Land tenure = legal right to use land
- Rural land redistribution = land is allocated to disadvantaged & poor for settlement & farming
- Land restitution = land that was forcibly removed is given back

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GOVERNMENT ATTEMPTS TO:

- Correct past injustices
- Equitable distribution of land ownership
- ↓ poverty
- Security of tenure (right to use land)
- Create black commercial farming class

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COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME (CRDP) (2009) AIMS FOR LAND REFORM

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- Increase the pace of land redistribution by:
  - Redistribution of 30 % of white-owned agricultural land to previously disadvantaged
  - Reviewing land acquisition processes

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CRDP AIMS…

- Increase pace of land-tenure reform by:
  - Speeding up labour tenant claims especially in KZN & Mpumalanga (people exchanging labour for use of land)
  - Facilitating secure access to land by farm dwellers
  - Protecting the rights of farm workers & job creation
  - Establishing agri-villages for local economic development on farms
  - Providing basic needs of farm-dwellers
  - Stimulating economic growth in traditional communities in former homeland areas while promoting efficient land use & sustainable use of natural resources

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CRDP AIMS…

- Speed up settlement of outstanding land restitution (land that was forcibly removed during Apartheid is given back) claims by:
  - Analysing outstanding claims
  - Dealing with claims in the Land Claims Court
  - Ensuring sustainability & contribute to poverty eradication, economic growth & employment creation
  - Reliable & efficient property/deeds registration
  - Providing surveys, mapping services & spatial planning information

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CRDP VIDEO

- Rural Matters – The CRDP

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CLASS & PREP WORK

- Activity 14 p 192
- Activity 15 p 194
- Activity 16 p 196
- Activity 17 no. 2 & 3 p 197

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URBAN SETTLEMENTS



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SAGS

Urban Settlements

- the origin and development of urban settlements – urbanisation of the world's population
- how site and situation affect the location of urban settlements
- classification of urban settlements according to function, such as central places, trade and transport, break of bulk points, specialised cities, junction towns and gateway towns or gap towns.

Urban Hierarchies

- the concepts of urban hierarchy, central place, threshold population, sphere of influence and range of goods
- lower and higher order functions, services, centres
- lower and higher order centres

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SAGS

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Urban Structure and Patterns

- internal structure and patterns of urban settlements: land use zones; concept of urban profile; and factors influencing the morphological structure of a city;
- models of urban structure, such as the multiple-nuclei model, examples from LEDCs, MEDCs and the South African city
- changing urban patterns and land use in South African cities

Urban Settlement Issues

- recent urbanisation patterns and trends in South Africa, including counter-urbanisation, new ruralism, eco-estates and sustainable settlements
- urban issues related to rapid urbanisation: lack of planning, housing shortage, overcrowding, traffic congestion and problems with service provision
- the growth of informal settlements and associated issues: case studies from the world and South Africa
- a case study that shows how a selected urban area in South Africa is managing urban challenges, handling environmental, economic, and social justice concerns

(Note: incorporate Geographical Skills and Techniques where relevant)

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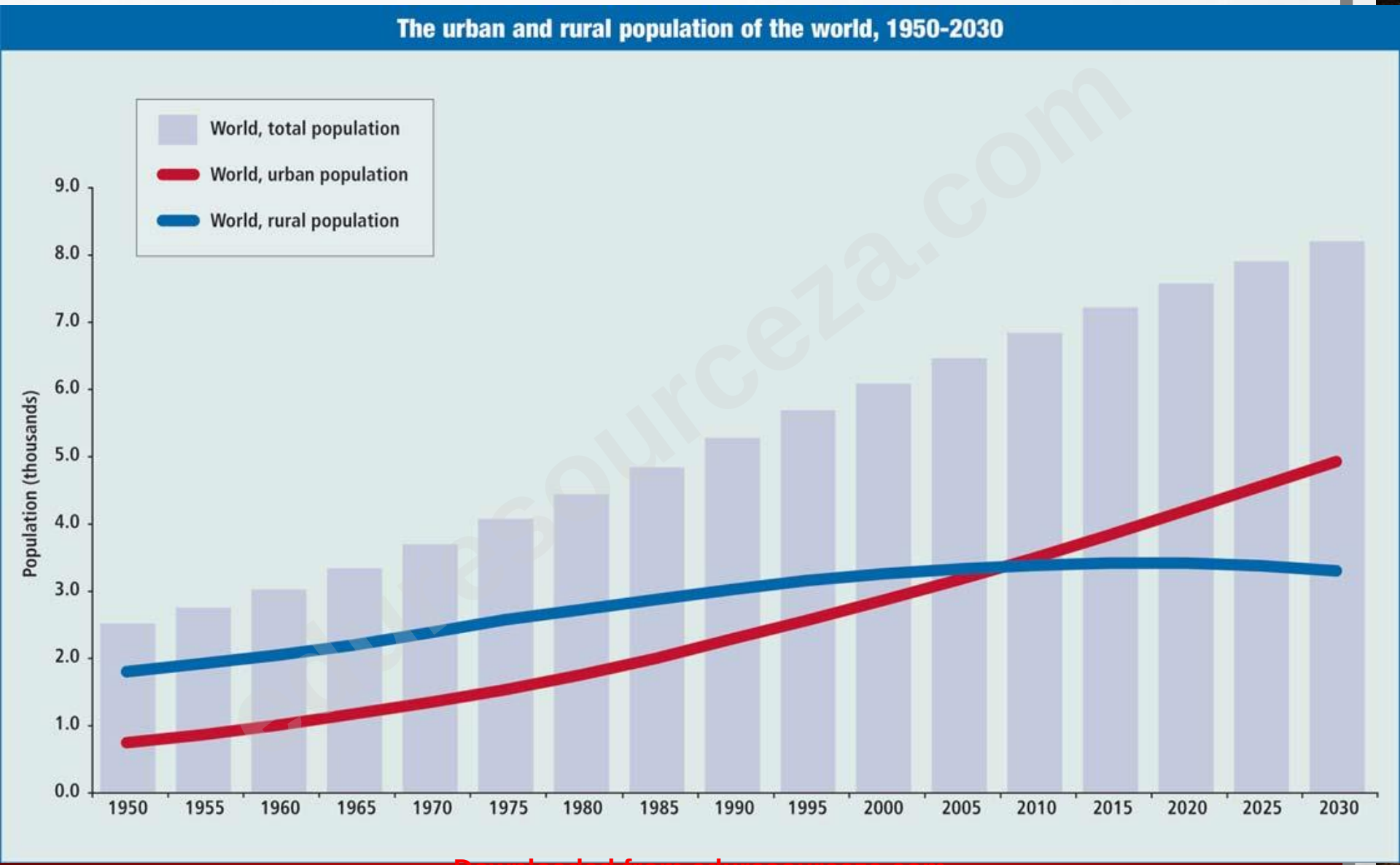
INTRODUCTION

- **URBANISATION** = PROCESS OF AN INCREASING PROPORTION OF A COUNTRY'S POPULATION CONCENTRATED IN URBAN AREAS
- APRIL 2020 WORLD POP ESTIMATE – 7.8 BILLION
- 55,7 % OF THE WORLD'S POP IS URBAN – 4,3 BILLION
- 2007 SAW URBAN DWELLERS EXCEED RURAL DWELLERS
- HTTPS://WWW.WORLDOMETERS.INFO/DEMOGRAPHICS/WORLD-DEMOGRAPHICS/#URB

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The urban and rural population of the world, 1950-2030



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HISTORY OF URBANISATION

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- 6000 YEARS AGO IN MESOPOTAMIA (IRAQ)
- URBANISED DUE TO BASIC NEEDS; WHY ELSE?
- HISTORY OF URBAN SETTLEMENTS:
  - PRE-INDUSTRIAL TOWNS (4000 BC – 1760 AD) – TRADE, COMMERCE & CRAFT INDUSTRIES
  - INDUSTRIAL TOWNS & CITIES (1760 – 1960) – INDUSTRIAL REVOLUTION
  - POST-INDUSTRIAL TOWNS & CITIES (1880 – PRESENT) – SETTLEMENTS BASED ON SERVICES

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THE WORLD'S TOP 10 MOST POPULOUS COUNTRIES IN 2020

CEOWORLD Magazine

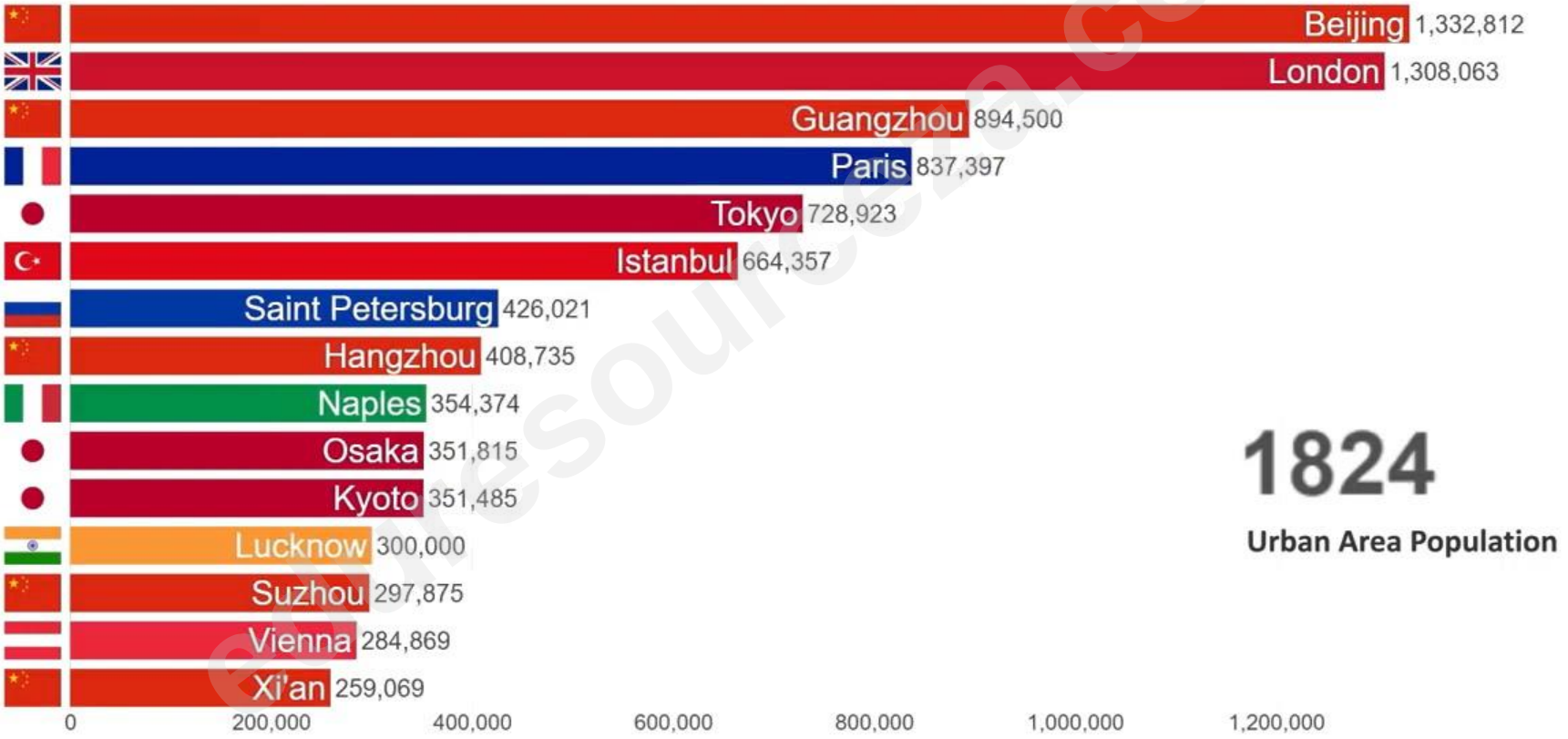
1. China: 1.44 billion
2. India: 1.38 billion
3. United States: 331 million
4. Indonesia: 274 million
5. Pakistan: 221 million
6. Brazil: 213 million
7. Nigeria: 206 million
8. Bangladesh: 165 million
9. Russia: 146 million
10. Mexico: 129 million

Source: CEOWORLD magazine

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Larges Cities by Population

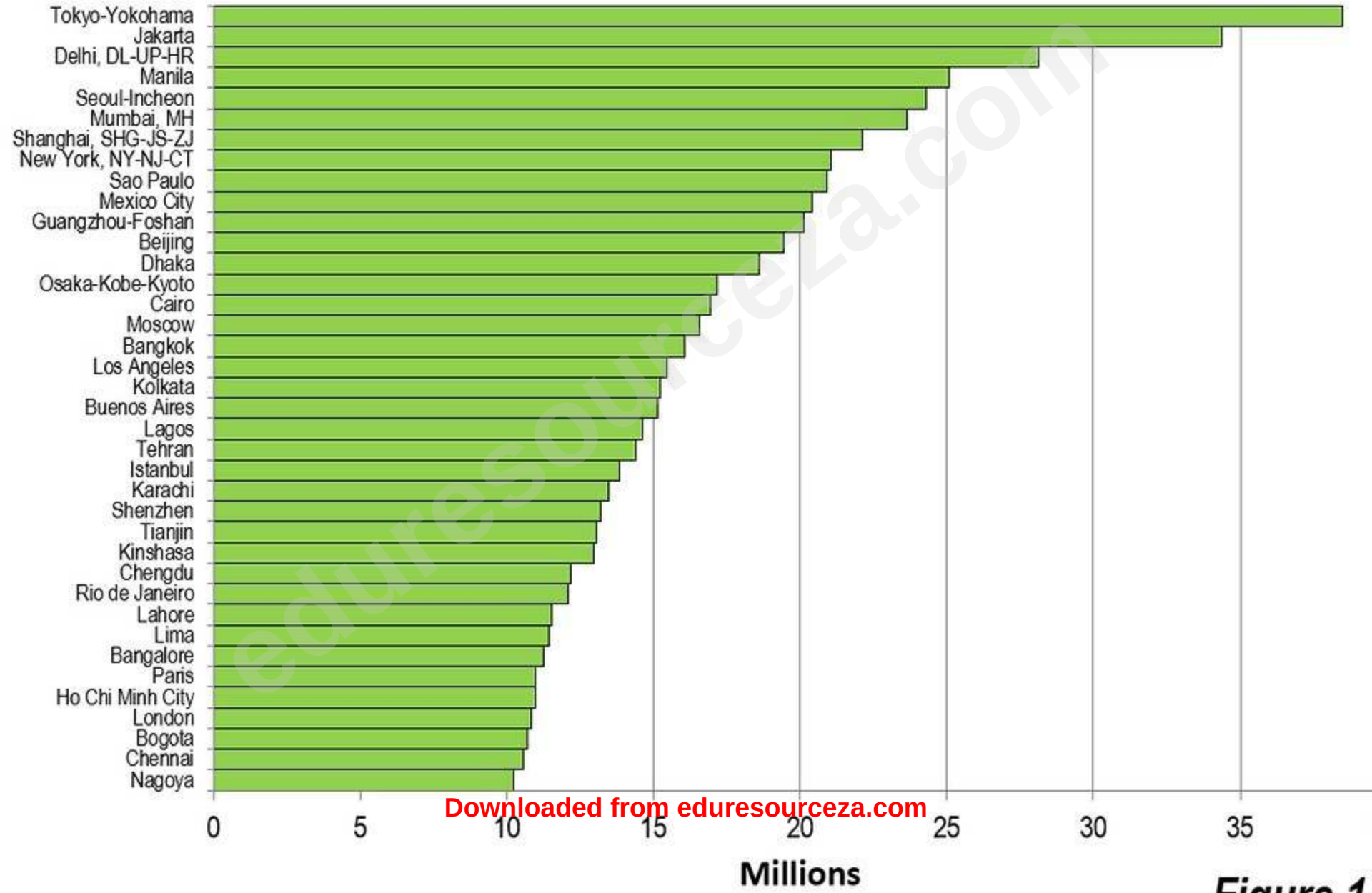


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The 38 Megacities (2019)

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URBAN AREAS WITH MORE THAN 10 MILLION POPULATION



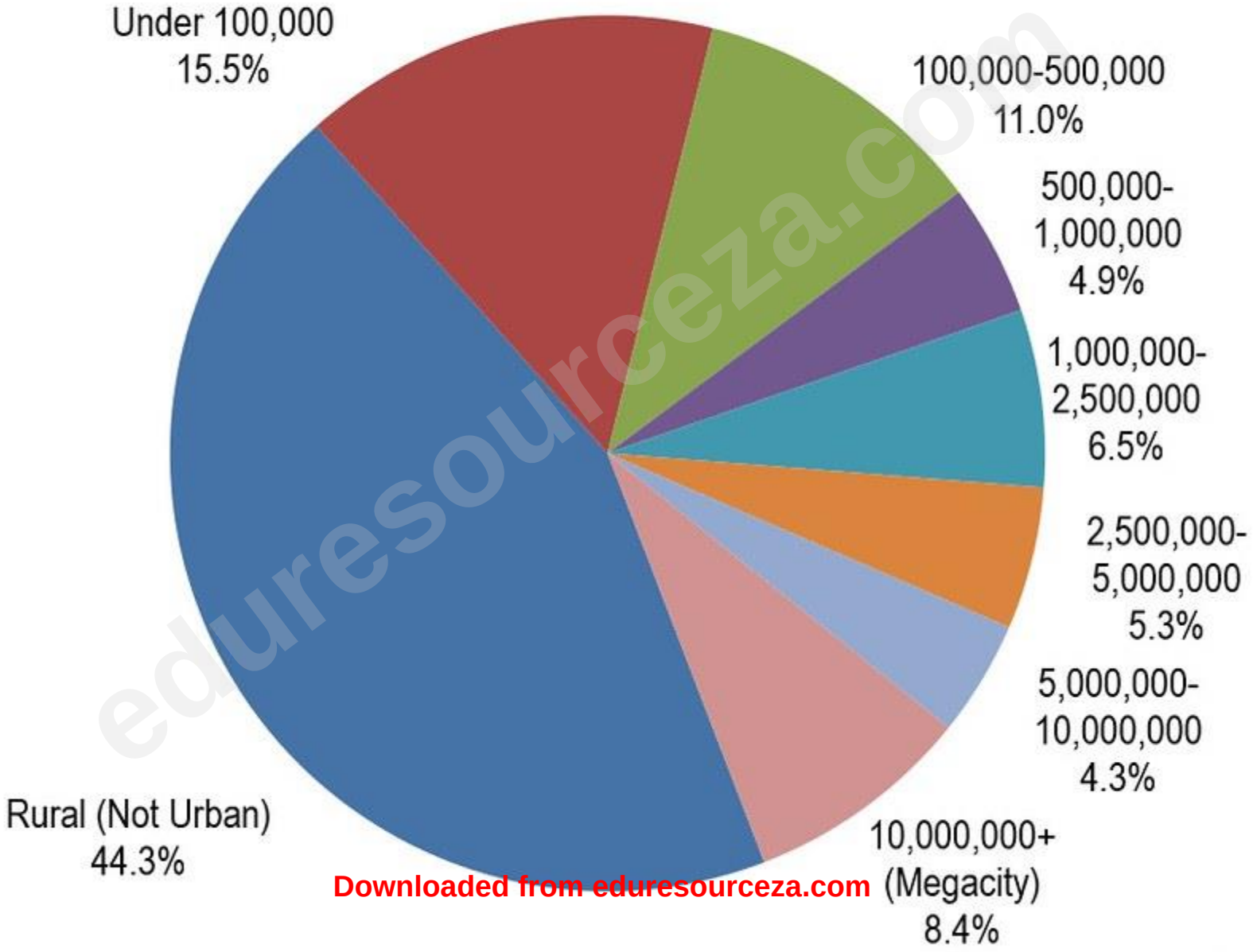
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Figure 1

World Population Distribution: 2019

URBAN (BY POPULATION) & RURAL

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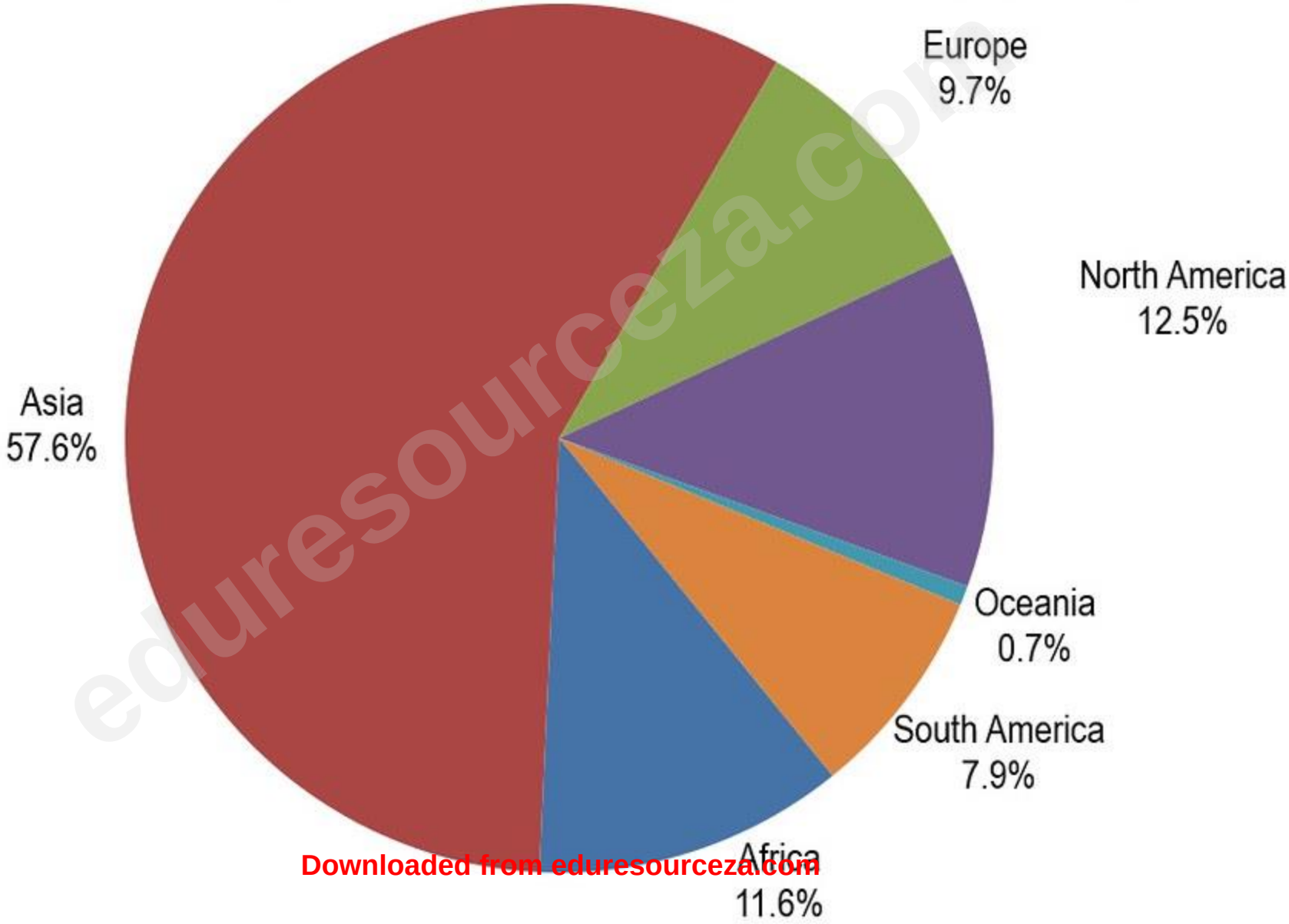
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Figure

Built-Up Urban Area Population: 2019

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BY CONTINENT: 500,000 POPULATION & OVER



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Figure

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GLOBAL URBANISATION TRENDS

- **URBAN GROWTH** = ↑ NO. PEOPLE LIVING IN URBAN AREAS
- **LEVEL OF URBANISATION =** % URBANIZED OF TOTAL POPULATION
- **RATE OF URBANISATION** = PACE AT WHICH IT TAKES PLACE

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URBANISATION IS INCREASING!

- RATE IS GREATEST IN DEVELOPING COUNTRIES
- DEVELOPING COUNTRIES CONTAIN THE MAJORITY OF THE WORLDS MEGACITIES (> 10 MILLION PEOPLE)
- IN CITIES OF DEVELOPING WORLD, 50 % DO NOT HAVE ACCESS TO CLEAN WATER OR SANITATION

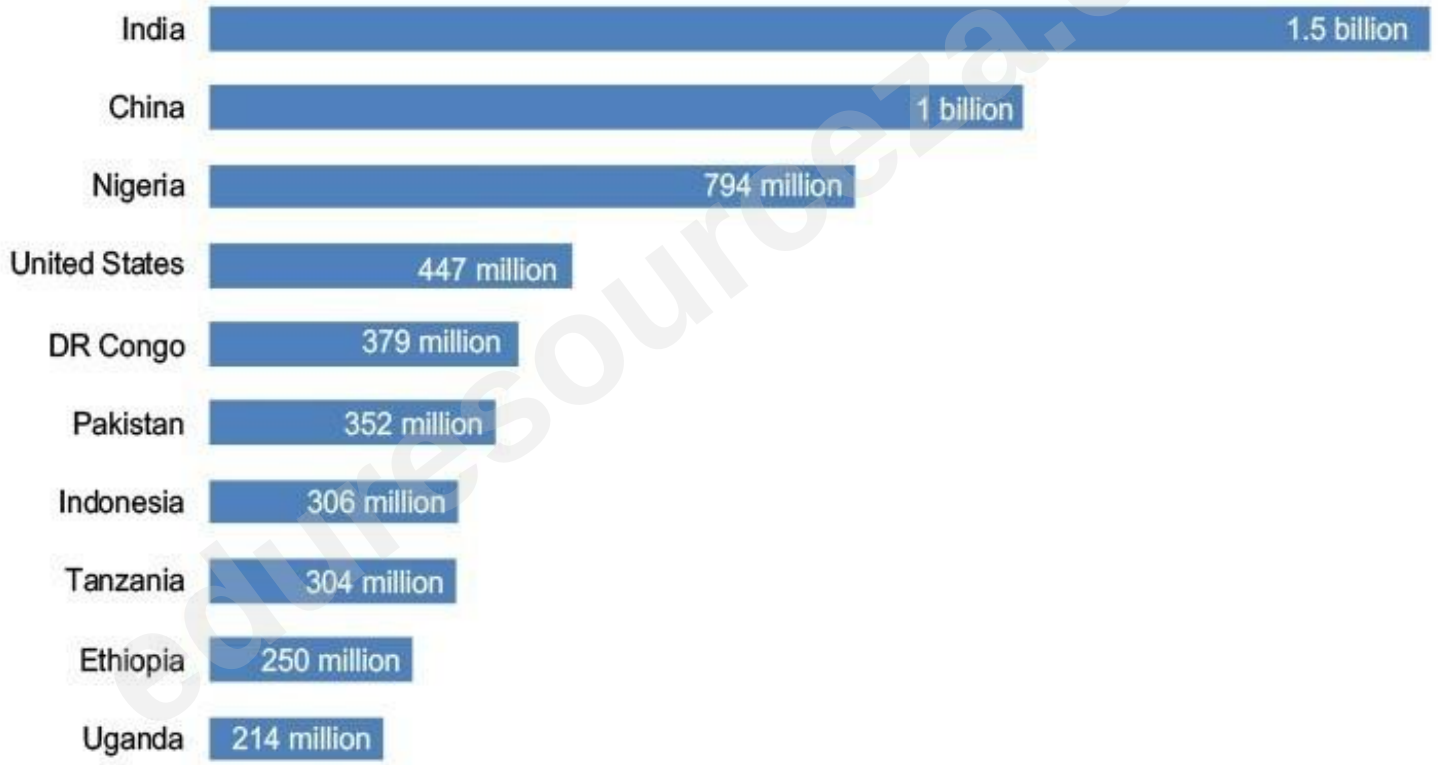
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These will be the world's biggest countries by population in 2100

Figures are rounded to the nearest million based on UN data

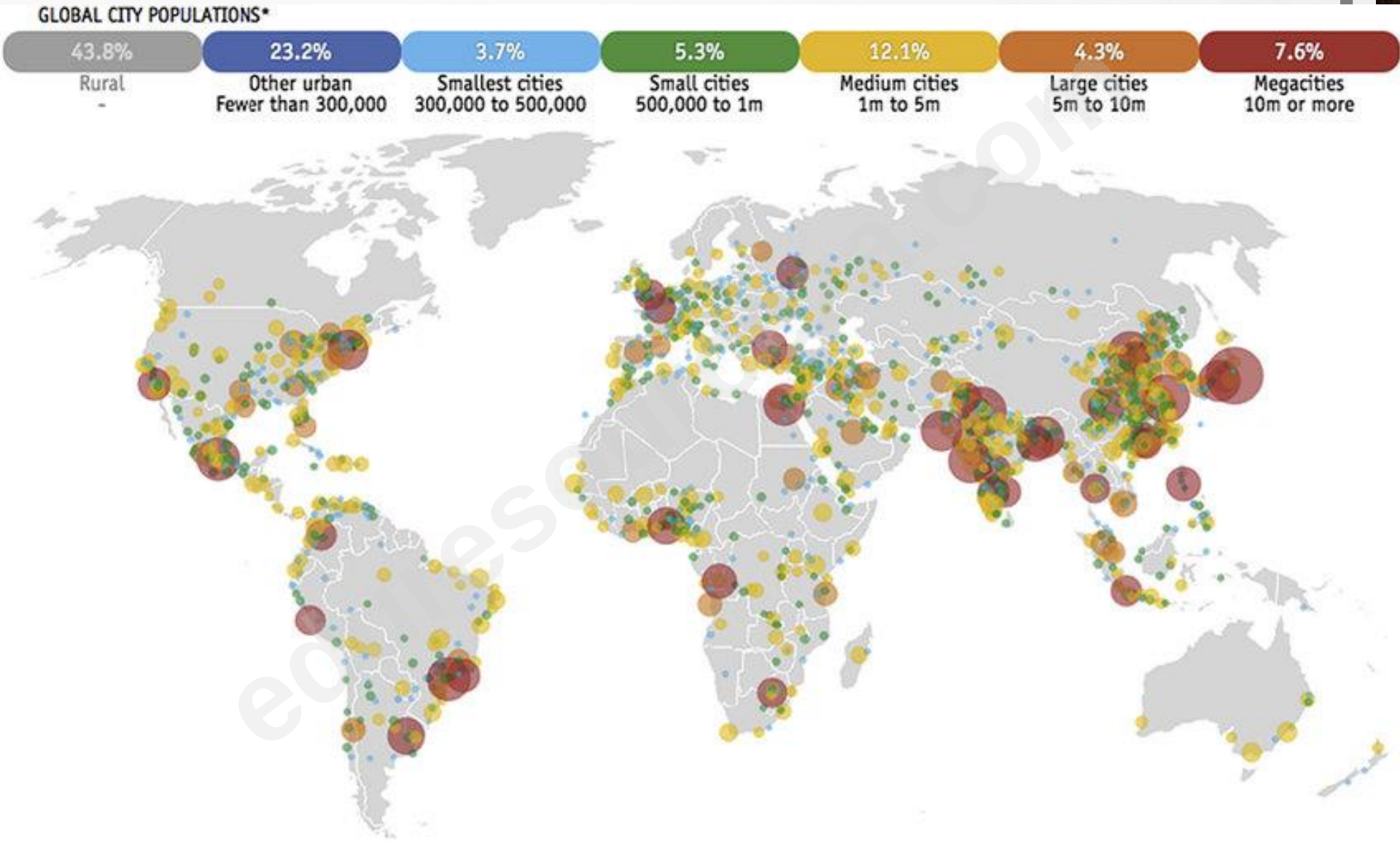
WORLD ECONOMIC FORUM
COMMITTED TO IMPROVING THE STATE OF THE WORLD



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LOCATION OF URBAN SETTLEMENTS

- **SITE** = ACTUAL PIECE OF GROUND ON WHICH A SETTLEMENT IS BUILT
- **SITUATION** = LOCATION OF A SETTLEMENT WITH REFERENCE TO ITS SURROUNDINGS
- FACTORS INFLUENCING LOCATION:
  - HUMAN E.G. HISTORICAL, SOCIAL, POLITICAL, CULTURAL, ECONOMIC ETC.
  - PHYSICAL E.G. CLIMATE, RELIEF, DRAINAGE, HARBOURS, WATER ETC.

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FUNCTIONS OF URBAN SETTLEMENTS

- MOST URBAN SETTLEMENTS ARE MULTIFUNCTIONAL ALTHOUGH THEY MAY HAVE A DOMINANT OR HISTORICAL FUNCTION
  - RETAIL
  - ENTERTAINMENT
  - SOCIAL
  - HEALTH ETC.
- FUNCTIONS ARE TERTIARY OR QUATERNARY WITH A FEW SECONDARY



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TYPES OF URBAN SETTLEMENT ACCORDING TO FUNCTION

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- **CENTRAL PLACES** = ACCESSIBLE & PROVIDE SERVICES
- **TRADE & TRANSPORT** CITIES = E.G. AEROTROPOLIS (DUBE TRADEPORT SEZ)
- **BREAK-OF-BULK** POINTS = WHERE 1 MODE OF TRANSPORT IS CHANGED FOR ANOTHER
- **JUNCTION TOWNS** = NB JUNCTIONS E.G. RIVERS, RAILWAYS ETC.
- **GAP OR GATEWAY TOWNS** = URBAN SETTLEMENT AT A PHYSICAL 'GAP' E.G. A PASS THROUGH A MOUNTAIN
- **SPECIALISED CITIES** = SPECIALISED ACTIVITY E.G. MINING IRON ORE (SISHEN)

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EXAMPLES OF SPECIALIZED TOWNS IN SA

- WELKOM – MINING
- STELLENBOSCH – EDUCATION
- SECUNDA – INDUSTRIAL
- MARGATE – RESORT
- SOWETO – COMMUTER

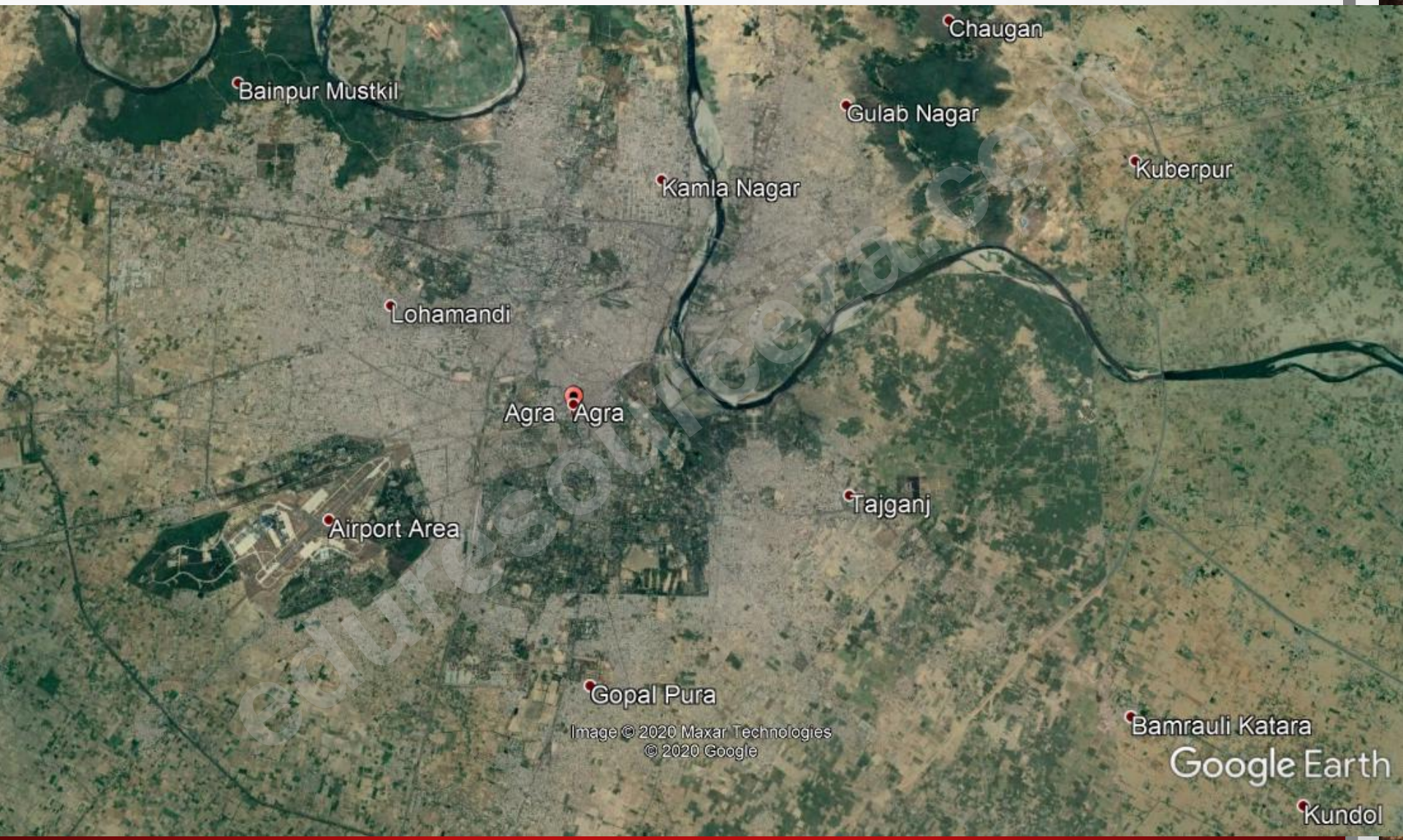
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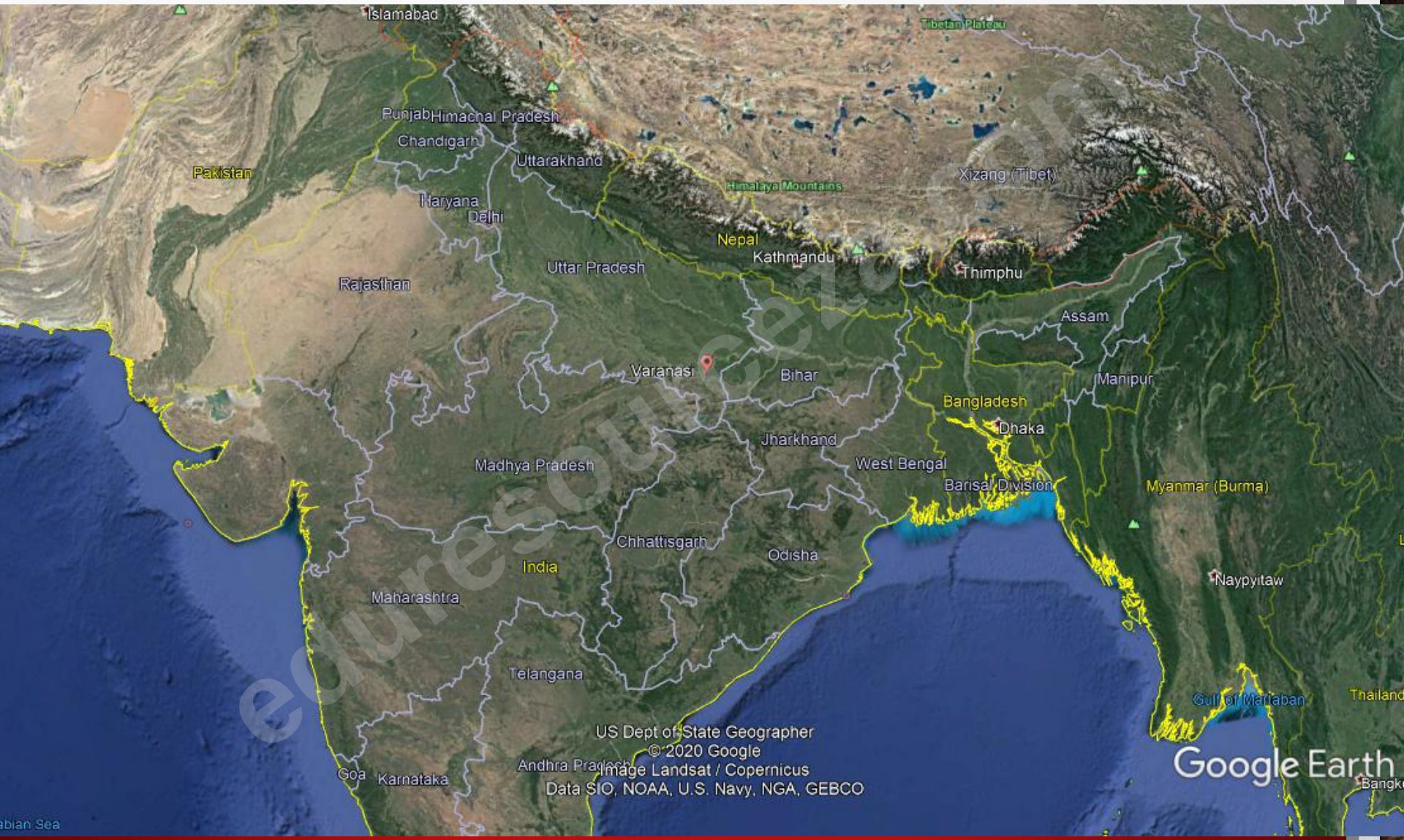
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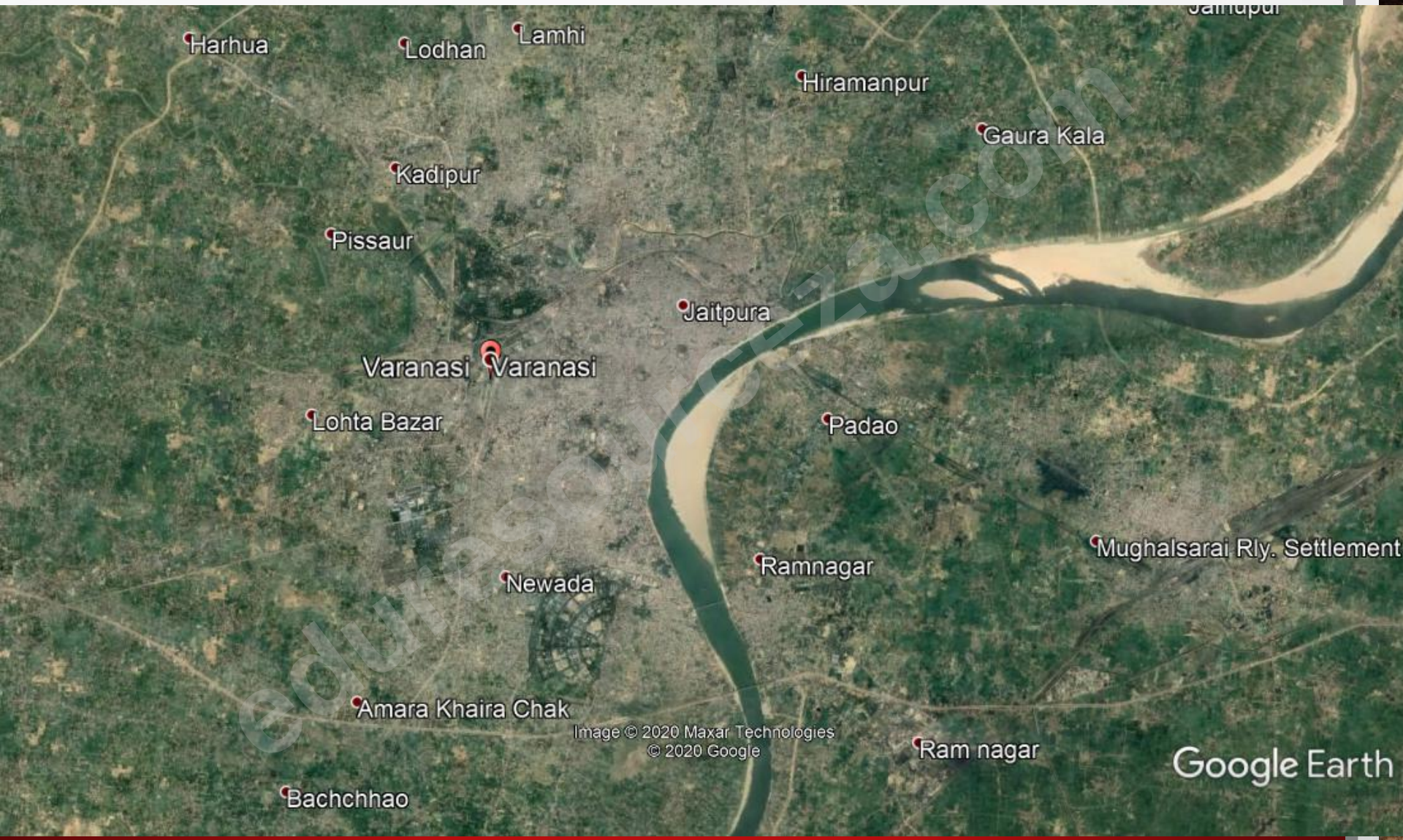
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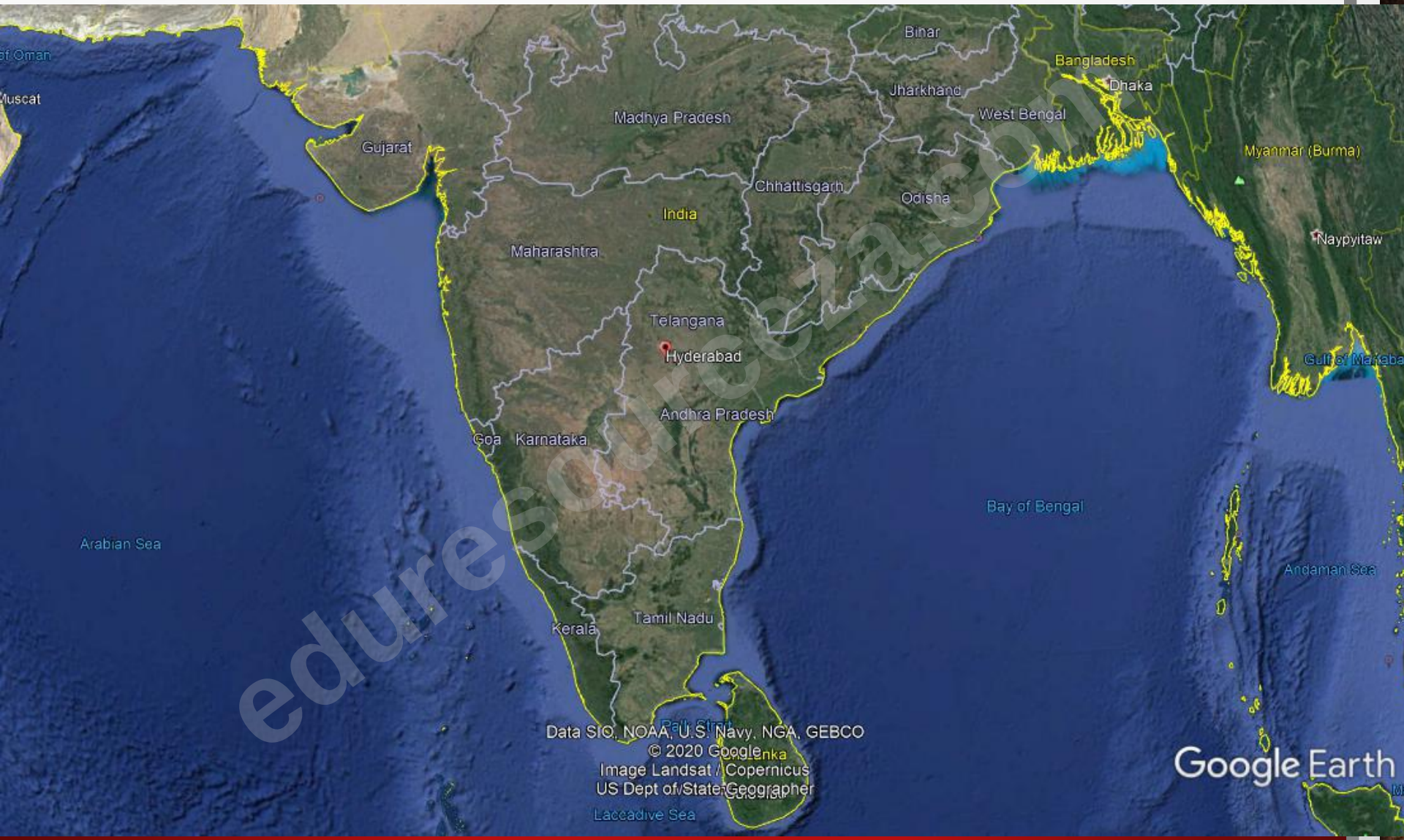
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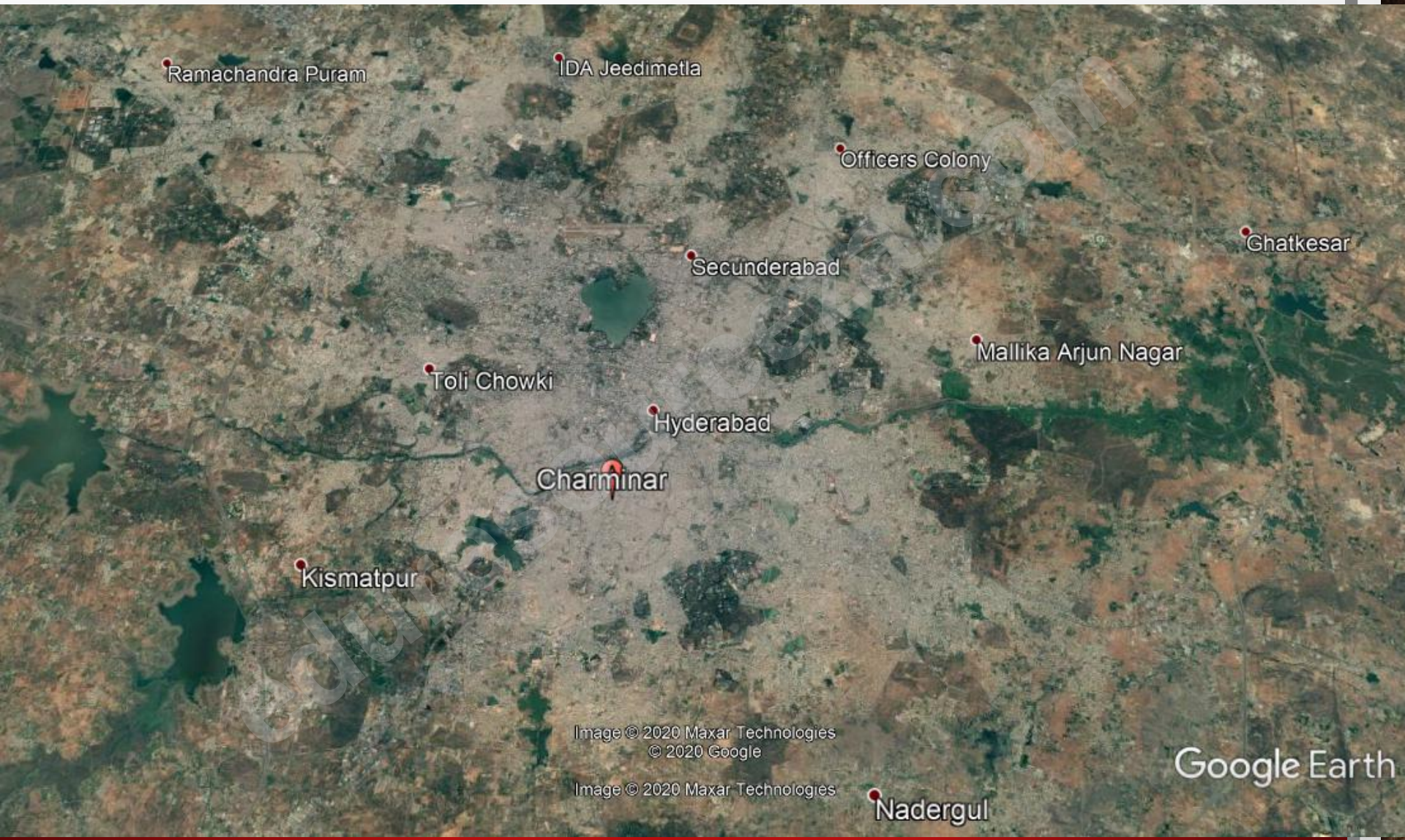
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PREP WORK

- ACTIVITY 19 P 201
- ACTIVITY 20 P 205

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WORLD MAP

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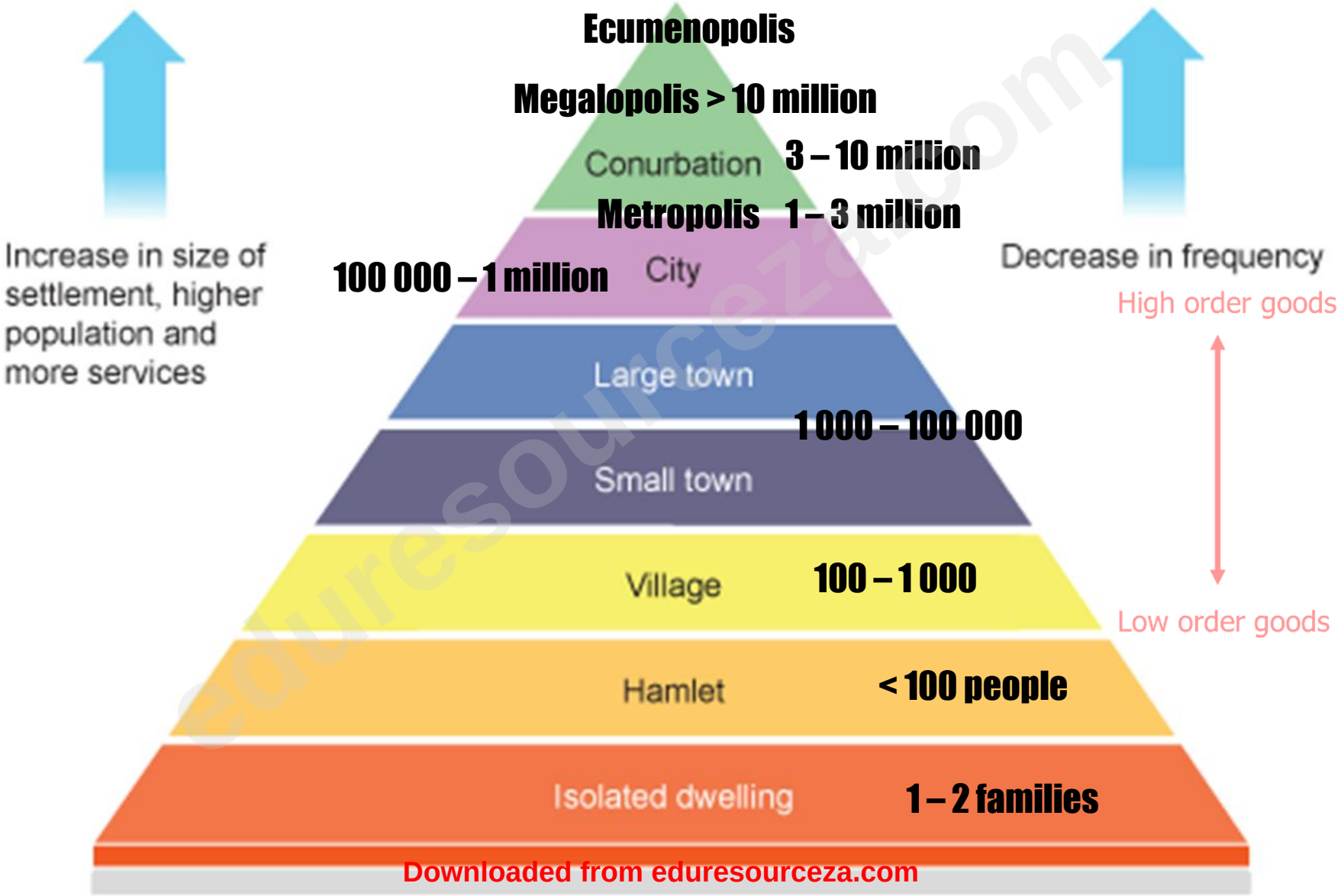
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URBAN HIERARCHY

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CONURBATIONS & THE MEGALOPOLIS

- **CONURBATION** = CONTINUOUS URBAN AREA; SEVERAL URBAN SETTLEMENTS GROW TOWARDS EACH OTHER & MERGE
- **MEGALOPOLIS** = WHEN CONURBATIONS GROW TOWARD EACH OTHER & MERGE
- **URBAN SPRAWL** = EXPANSION OF URBAN AREAS INTO SURROUNDING AREAS

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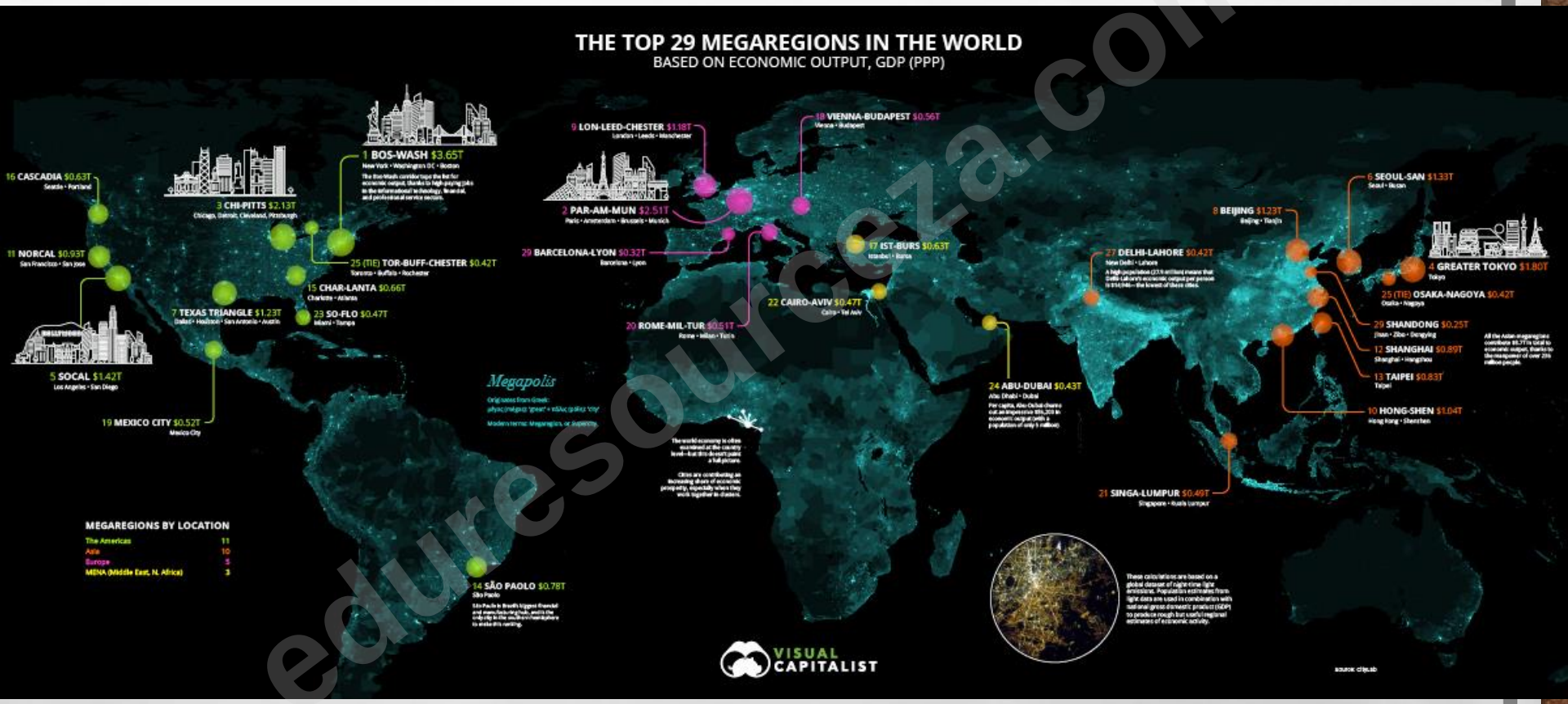
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"We're waiting for the city to come to us..."

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MEGAREGIONS RANKED BY OUTPUT

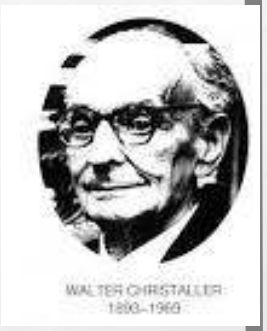
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Megaregion	Cities	Region	Population	Economic Output (EO)	EO per Capita
1. Bos-Wash	New York, Washington, D.C., Boston	North America	47.6M	$3,650B	$76,681
2. Par-Am-Mun	Paris, Amsterdam, Brussels, Munich	Europe	43.5M	$2,505B	$57,586
3. Chi-Pitts	Chicago, Detroit, Cleveland, Pittsburgh	North America	32.9M	$2,130B	$64,742
4. Greater Tokyo	Tokyo	Asia	39.1M	$1,800B	$46,036
5. SoCal	Los Angeles, San Diego	North America	22M	$1,424B	$64,727
6. Seoul-San	Seoul, Busan	Asia	35.5M	$1,325B	$37,324
7. Texas Triangle	Dallas, Houston, San Antonio, Austin	North America	18.4M	$1,227B	$66,685
8. Beijing	Beijing, Tianjin	Asia	37.4M	$1,226B	$32,781
9. Lon-Leed-Chester	London, Leeds, Manchester	Europe	22.6M	$1,177B	$52,080
10. Hong-Shen	Hong Kong, Shenzhen	Asia	19.5M	$1,043B	$53,487
Total			**602.2 M**	**$28,135B**	**$46,720**

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CENTRAL PLACE THEORY (CPT)



- DEVELOPED BY A GERMAN ECONOMIC GEOGRAPHER, WALTER CHRISTALLER IN 1933
- = THEORY TO EXPLAIN THE NUMBER, LOCATION, SIZE, SPACING & FUNCTIONS OF URBAN SETTLEMENTS
- MAIN IDEAS:
  - PEOPLE WANT CONVENIENCE & CHEAPEST PRICES
  - BUSINESSES AIM TO MAXIMIZE PROFITS
  - CONSUMERS AIM TO MINIMIZE TRAVELLING COSTS

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LIMITATIONS OF CHRISTALLER'S THEORY

- LANDSCAPE MUST BE ISOTROPIC (SAME CONDITIONS ALL OVER)
- NEED EQUAL ACCESS TO ALL CENTRES
- DOES NOT ACCOUNT FOR COMPETITION
- NO ACCOUNT OF SPECIALISED CITIES
- ASSUMES RATIONAL CONSUMERS

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HOW FAR WOULD YOU GO FOR...?

- A SPECIALIST HEART SURGEON
- A CAR
- A LAPTOP

SPECIALISED, EXPENSIVE, NEED LESS FREQUENTLY, GET IN LARGER SETTLEMENTS

High order goods

- JEANS
- PIZZA
- BREAD AND MILK

CONVENIENT, CHEAP, NEED OFTEN, GET IN SMALLER CENTRES

Low order goods

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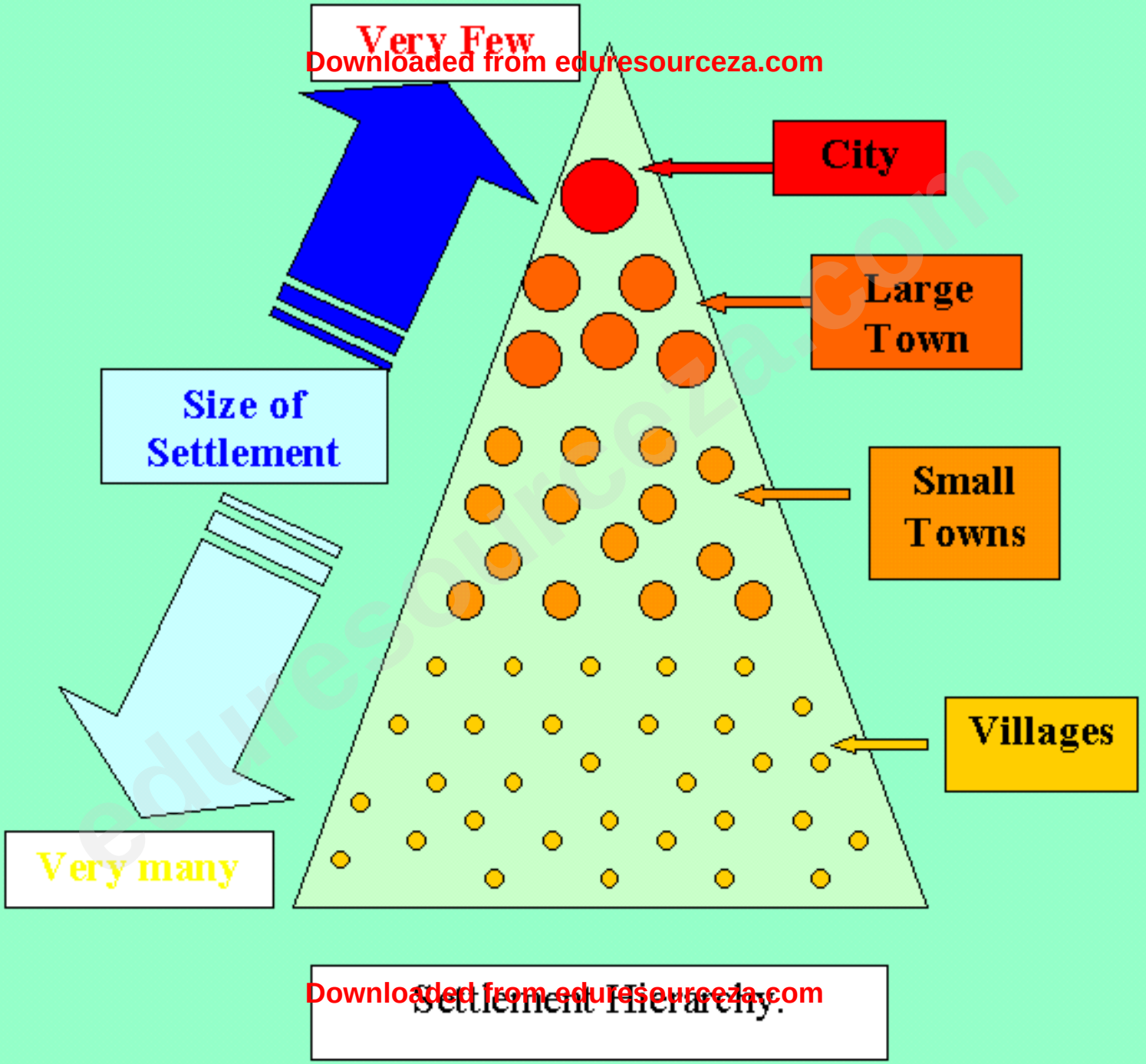
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CPT

- **LOWER-ORDER GOODS** = EVERYDAY GOODS OR GOODS SOLD IN CONVENIENCE STORES
- **HIGH-ORDER GOODS** = MORE EXPENSIVE & SPECIALIZED GOODS
- ACCORDING TO CPT (PARAMETERS OF CPT):
  - SETTLEMENTS WITH LARGE POPS SUPPORT MORE FUNCTIONS THAN THOSE OF SMALL POPS
  - LOWER-ORDER GOODS ARE AVAILABLE IN GREATER QUANTITIES THAN HIGH-ORDER GOODS
  - THERE ARE MORE SMALLER URBAN SETTLEMENTS & FEWER LARGE URBAN SETTLEMENTS
  - LOW-ORDER SETTLEMENTS ARE CLOSER TOGETHER; GREATER DISTANCES SEPARATE HIGH-ORDER SETTLEMENTS

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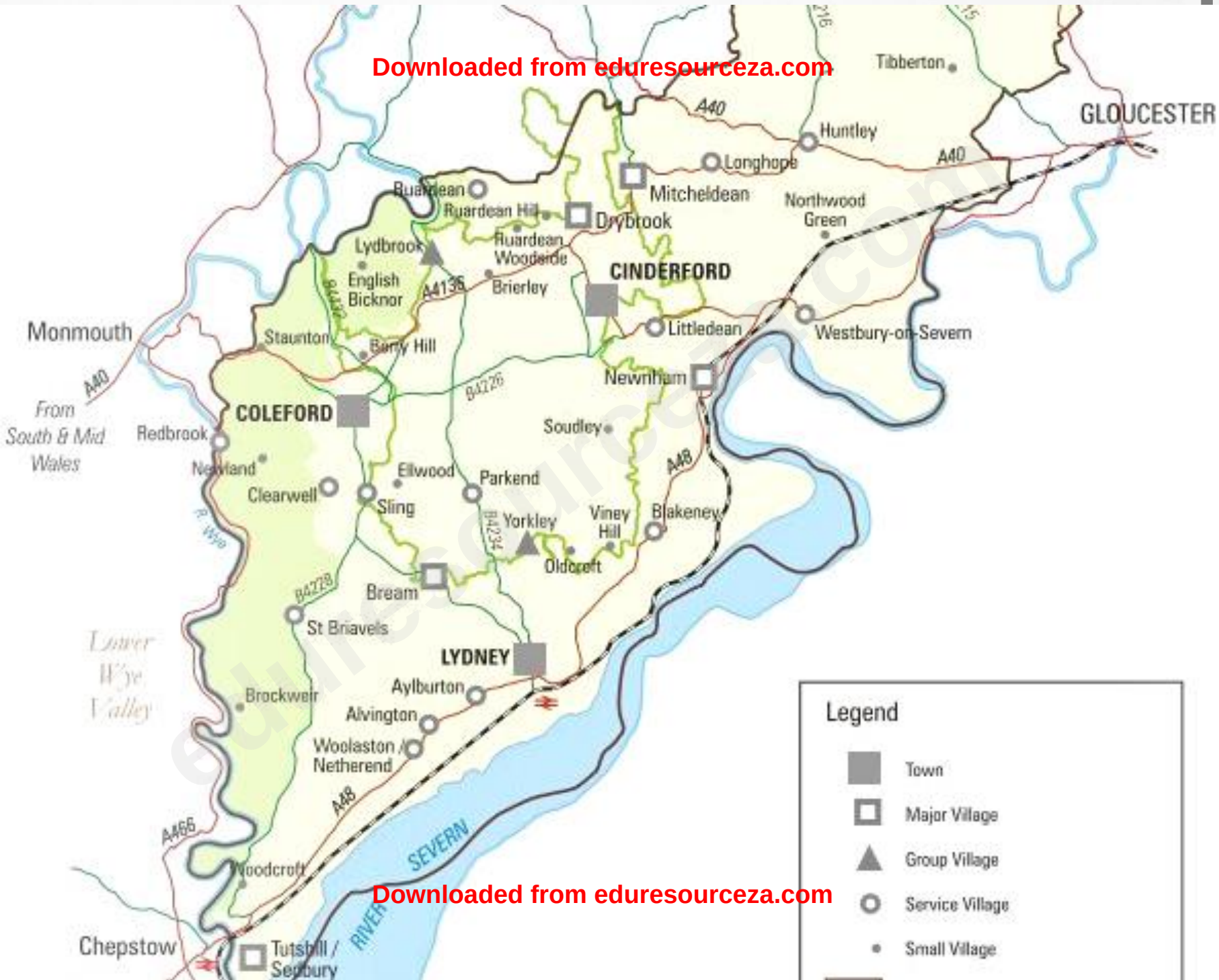
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Settlement Hierarchy.

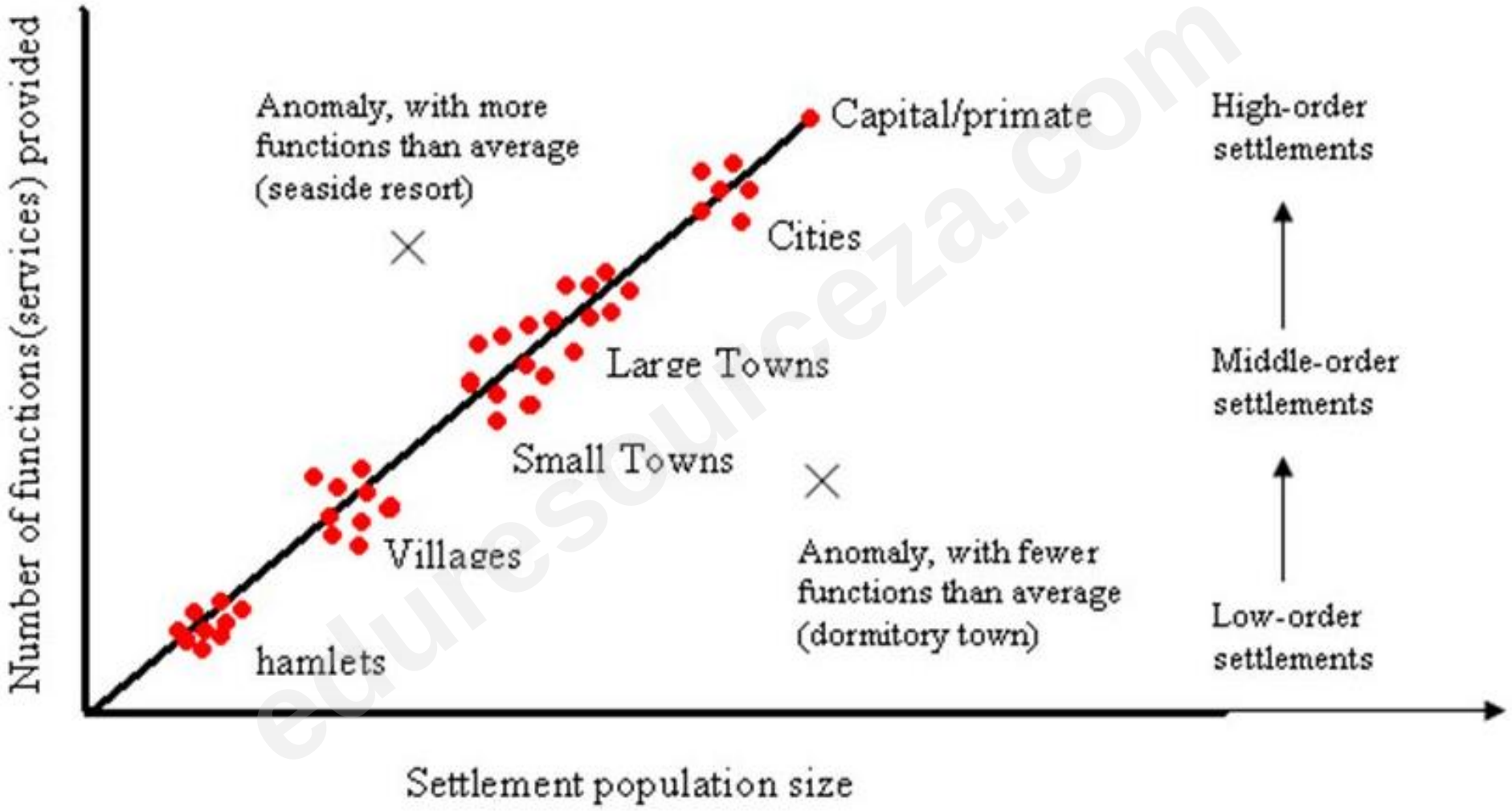
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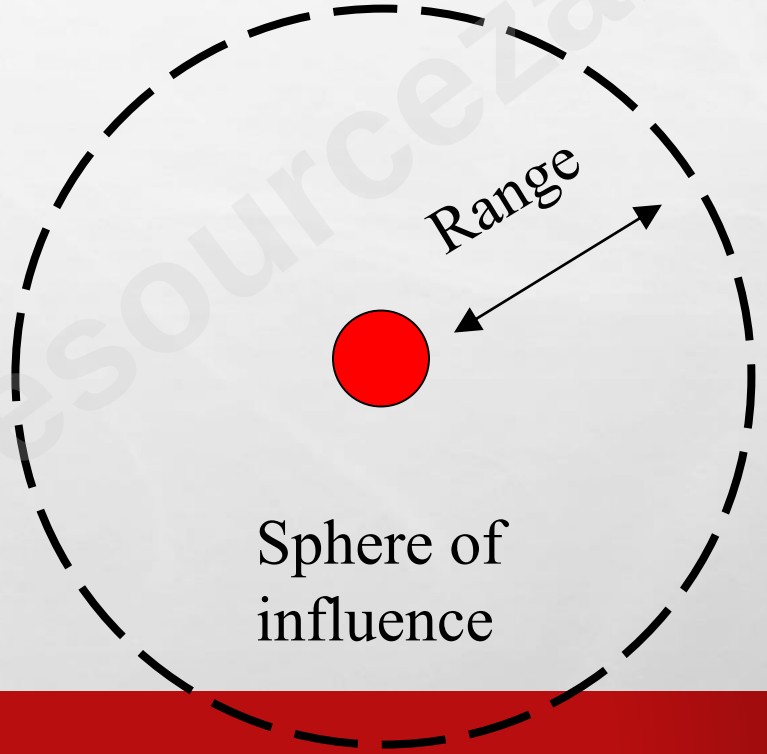
4 NB CONCEPTS IN UNDERSTANDING DISTRIBUTION OF URBAN SETTLEMENTS

1. **CENTRAL PLACE** (CP) – URBAN SETTLEMENT PROVIDING GOODS & SERVICES TO SURROUNDING RURAL POP
2. **THRESHOLD POP** – MINIMUM NO. OF PEOPLE REQUIRED TO SUPPORT A BUSINESS
3. **RANGE OF GOODS** – MAXIMUM DISTANCE A CONSUMER WILL TRAVEL TO PURCHASE SOMETHING AT A CP
4. **SPHERE OF INFLUENCE** - AREA FROM WHICH A BUSINESS DRAWS ITS CUSTOMERS

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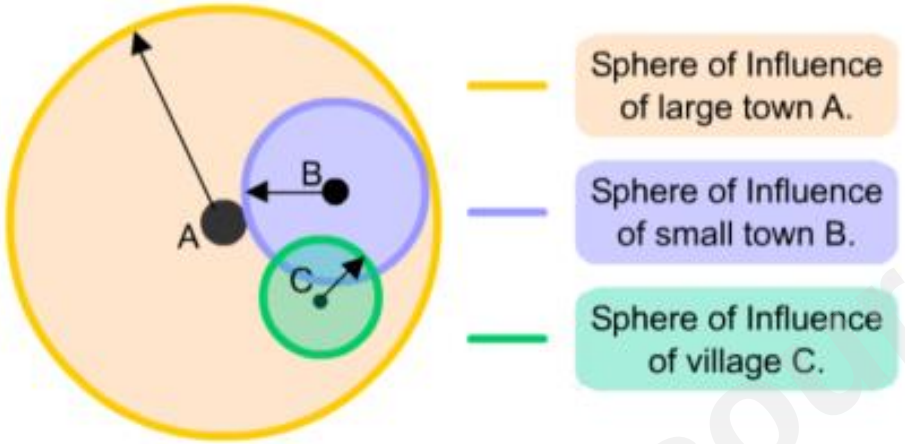
RANGE & SPHERE OF INFLUENCE

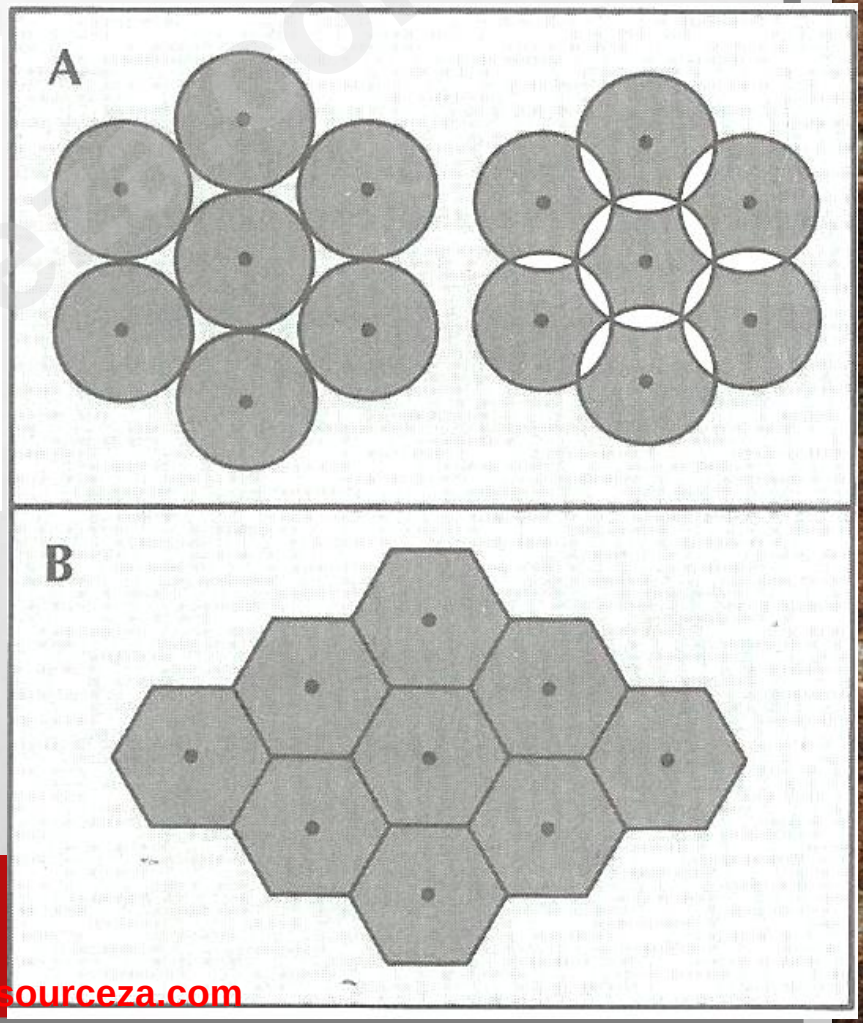


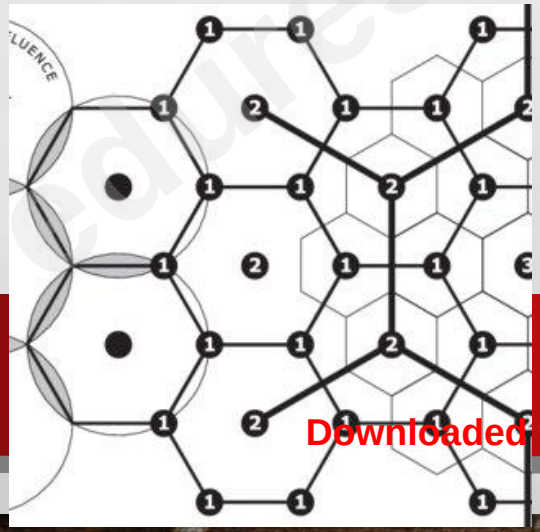
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HEXAGONAL SPHERES OF INFLUENCE

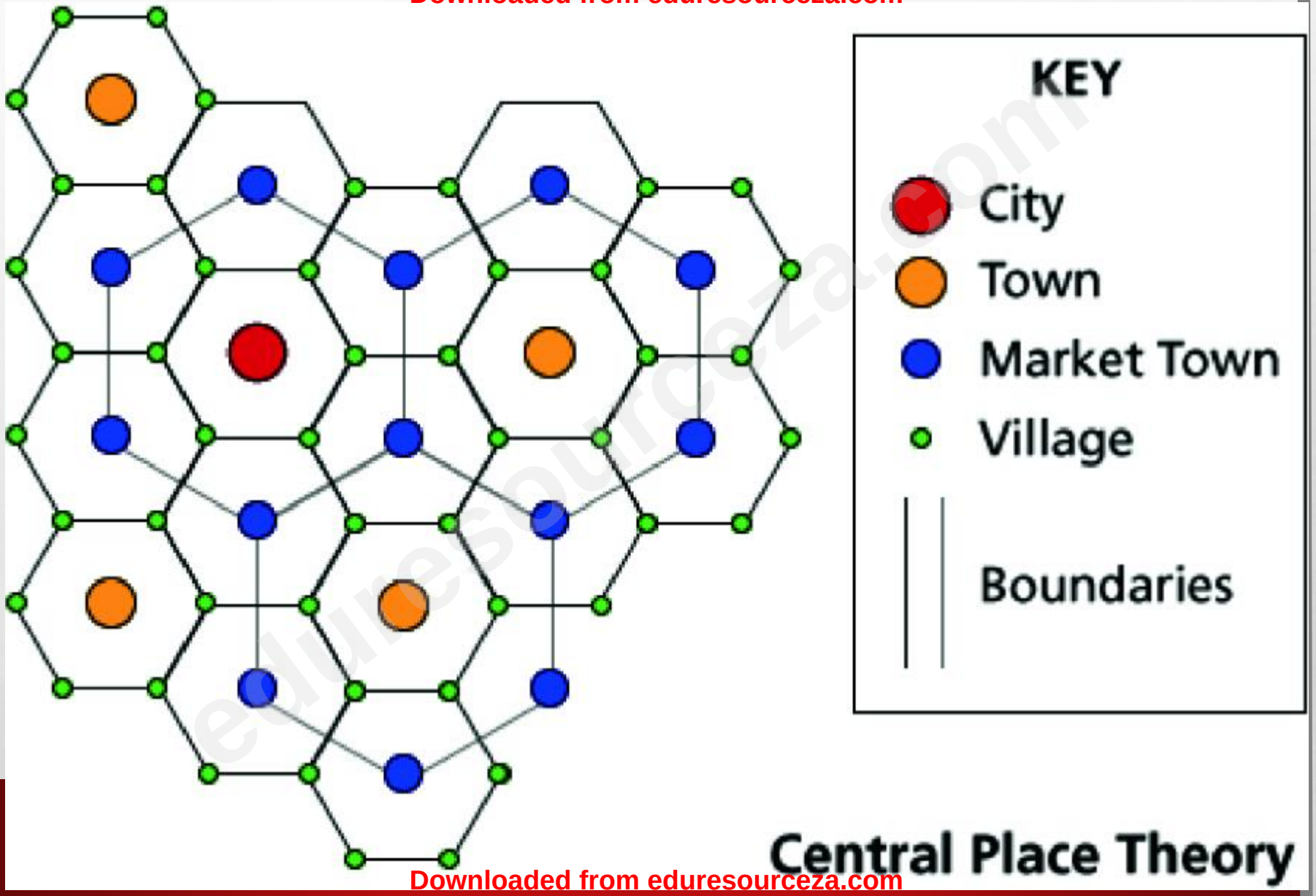






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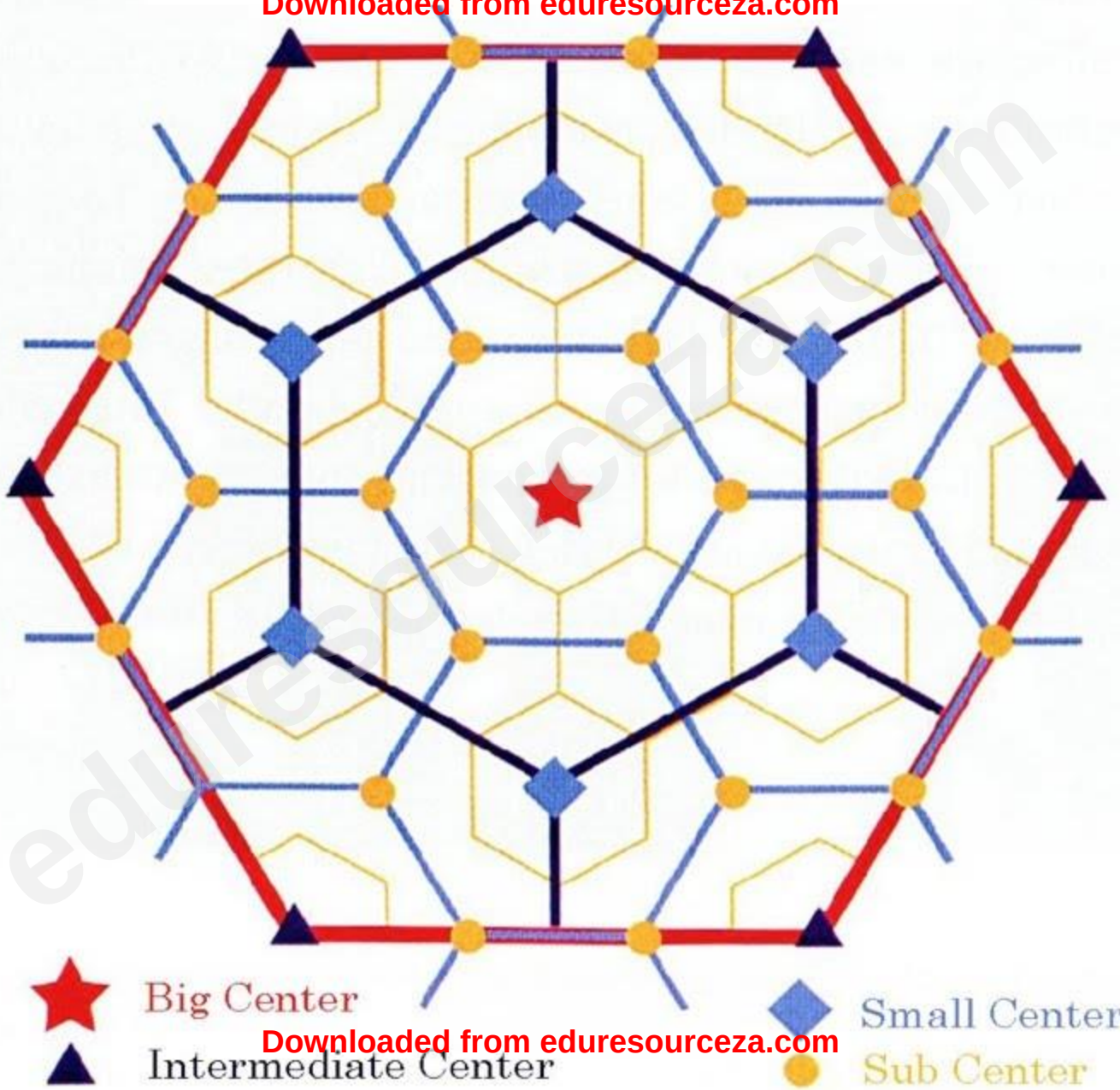


Central Place Theory

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Central Place Theory Model

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http://www.ebah.com.br/content/ABAAABUCMAB/human-geography-leonardo

COMPLETE THE TABLE...

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	Low-order centers	High-order centers
Number	Many	Few
Distances between them	Close together	Further apart
Population size	Small	Large
Services provided	Fewer, lower order	More, higher order
Threshold population	Small	Large
Sphere of influence	Small	Large
Range	Small	Large

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CLASS & PREP WORK

- ACTIVITY 22 P 209

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URBAN INTERNAL STRUCTURE & PATTERNS

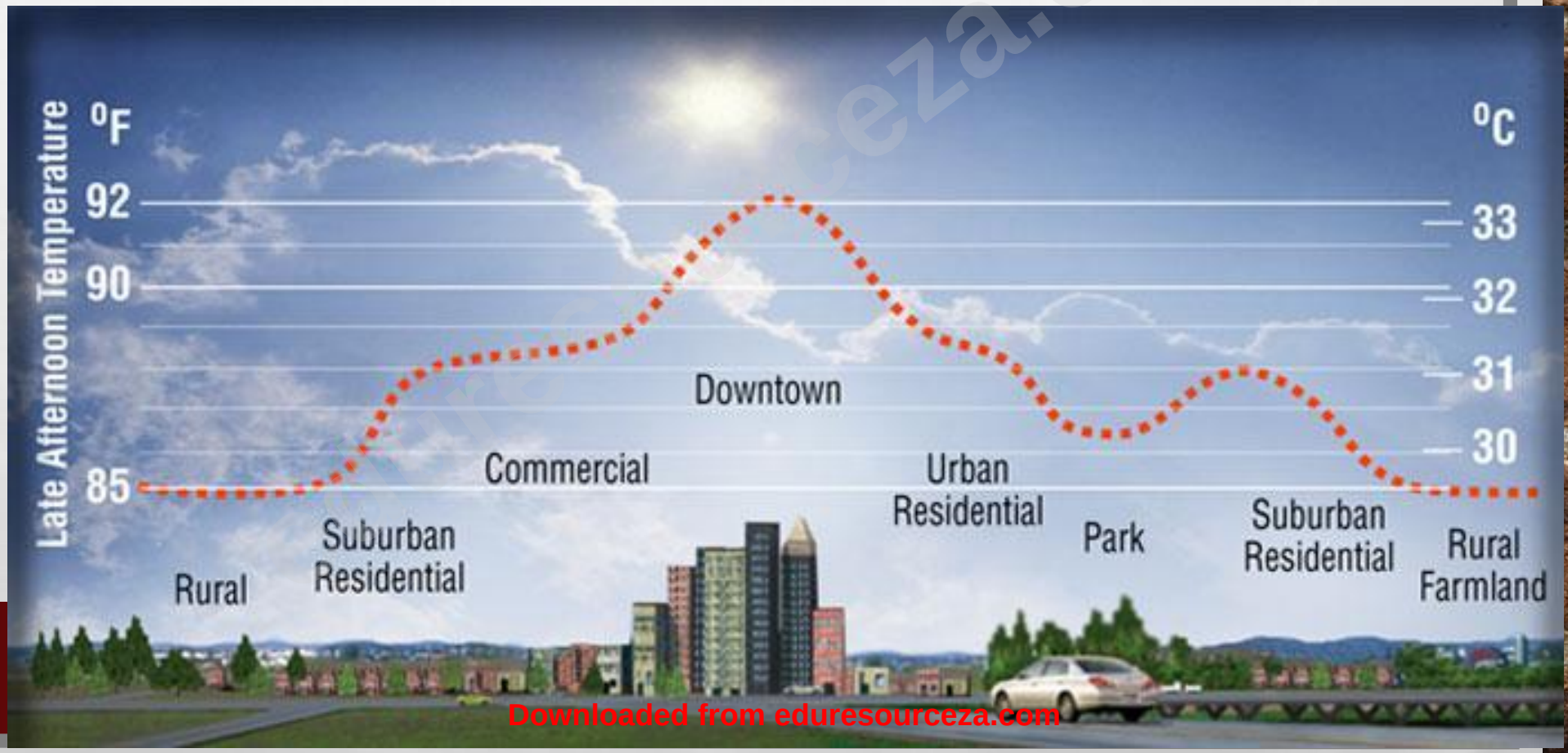
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- **LAND USE ZONE** = AN AREA WITHIN AN URBAN SETTLEMENT WHERE ONE PARTICULAR ACTIVITY OR FUNCTION IS DOMINANT
- **URBAN PROFILE** OR **URBAN TRANSECT** = THE VERTICAL SHAPE OF AN URBAN AREA WHEN VIEWED FROM THE SIDE FROM A DISTANCE (CROSS SECTION)
- WHAT DOES AN URBAN TRANSECT USUALLY LOOK LIKE?
- ZONING = AREAS ARE ALLOCATED TO LAND USES IN ORDER FOR THEM TO BE COMPATIBLE E.G. HIGH INCOME & HEAVY INDUSTRY

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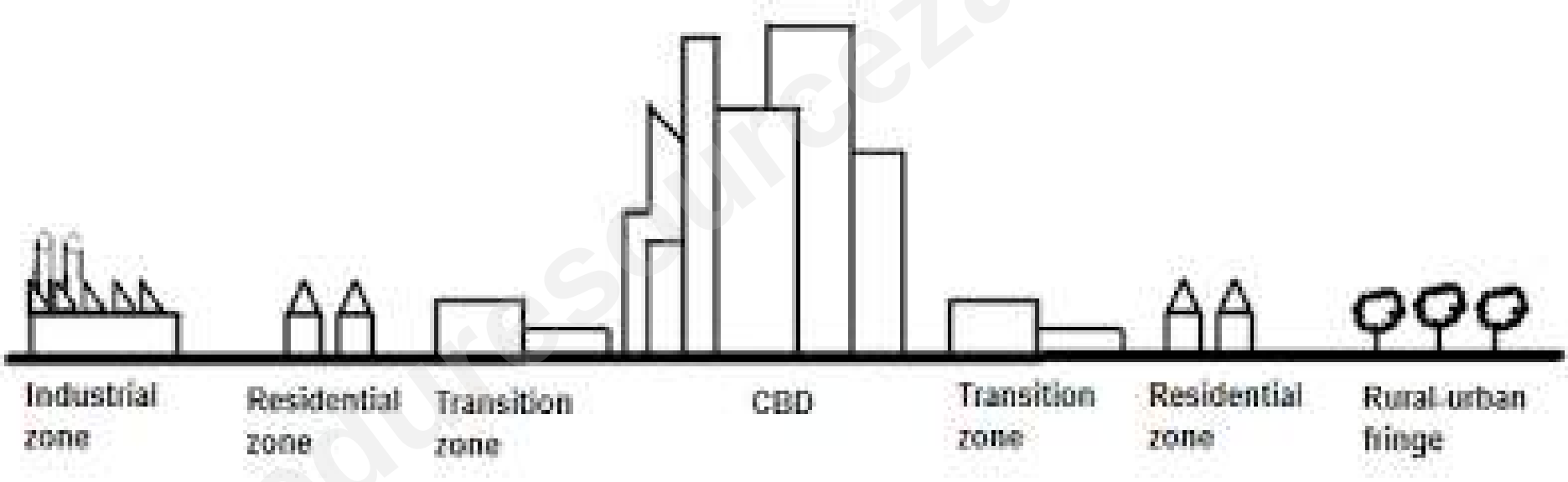
URBAN PROFILE



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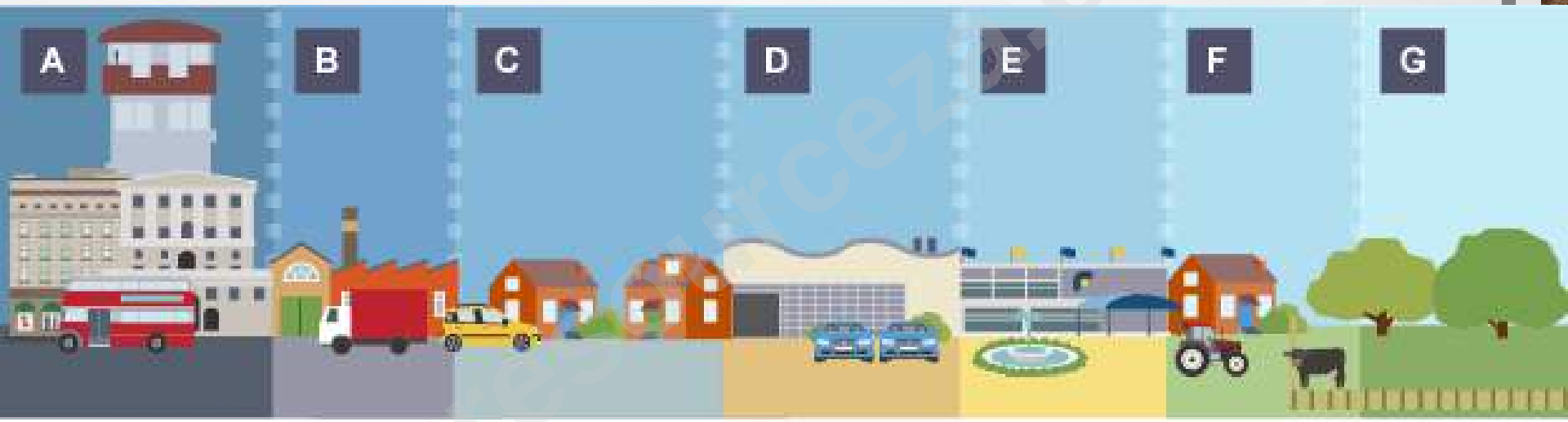
URBAN PROFILE



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URBAN LAND USE



- **A** CBD offices and shops
- **B** Inner city factories and tenements
- **C** Modern suburbs (post 1945)
- **D** New industrial zone
- **E** New business district
- **F** Rural-urban fringe
- **G** Greenbelt

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Tenement = flats or apartments with multiple dwellings

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LAND USE ZONES (P 212-213)

1. **CENTRAL BUSINESS DISTRICT (CBD)** – HEART OF CITY; 'DOWNTOWN'; BUSINESS, SOCIAL, ADMINISTRATION, ENTERTAINMENT; OLDEST PART OF CITY; ACCESSIBLE; GOOD TRANSPORT ETC.
2. **TRANSITIONAL ZONE (URBAN BLIGHT/ZONE OF DECAY/TWILIGHT ZONE)** – AREA AROUND CBD WITH MIXED LAND USE E.G. COMMERCE, WEARHOUSES, LIGHT INDUSTRY, RESIDENTIAL; MAY UNDERGO CHANGE
3. **RESIDENTIAL AREA** – LOW, MIDDLE OR UPPER INCOME PLACES WHERE PEOPLE LIVE; HIGH DENSITY OR LOW DENSITY OR INFORMAL HOUSING
4. **SUBURBAN BUSINESS PARKS / OUTLYING BUSINESS DISTRICTS** (OBD) – BUSINESS CENTERS AWAY FROM CBD IN RESIDENTIAL AREAS OR OUTSKIRTS OF URBAN AREAS

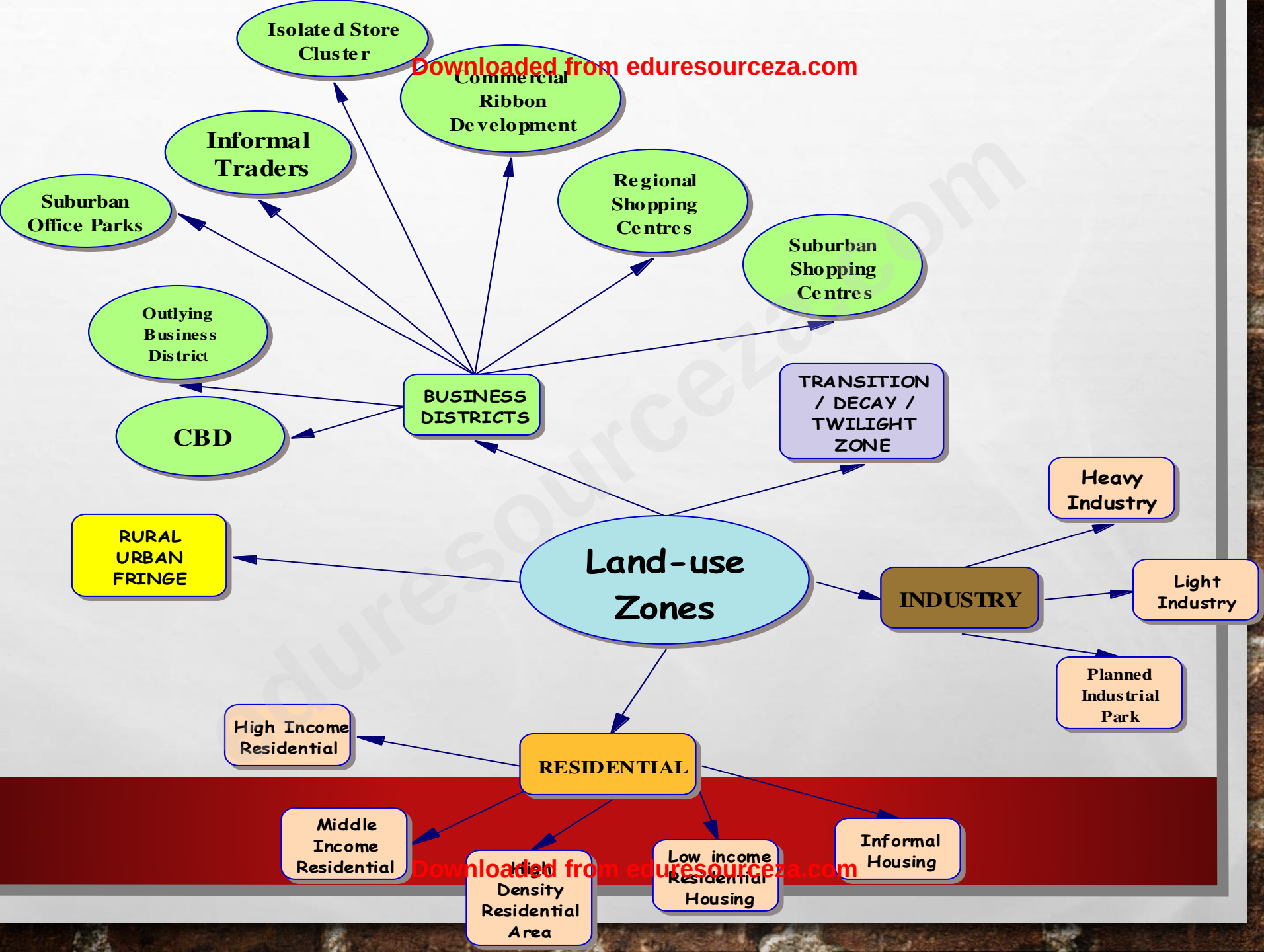
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LAND USE ZONES

5. **SUBURBAN SHOPPING CENTRES** – LARGE RETAIL CENTERS IN OR CLOSE TO RESIDENTIAL AREAS; EASILY ACCESSIBLE
6. **INDUSTRIAL AREA** – LIGHT OR HEAVY INDUSTRY; AWAY FROM CBD & HIGH INCOME AREAS; LIGHT INDUSTRY MAY BE IN TRANSITIONAL AREAS; HEAVY INDUSTRY OUT OF TOWN BUT CLOSE TO TRANSPORT LINK; NOISE & POLLUTION ARE CONCERNS; LARGE AREAS OF CHEAP LAND REQUIRED
7. **RURAL-URBAN FRINGE OR PERIPHERY** – ZONE ON OUTSKIRTS OF URBAN SETTLEMENT; MAY BE UNDEVELOPED OR USED FOR RECREATION OR FARM-TYPE BUSINESSES; REGION OF URBAN SPRAWL; LAND USUALLY CHEAPER

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CBD

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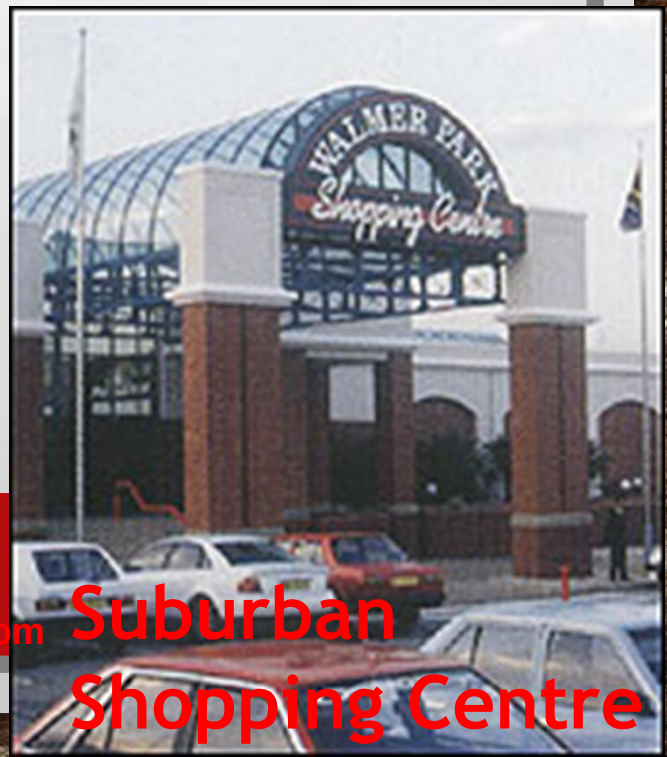


Suburban Office Park



Informal Housing

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Suburban Shopping Centre

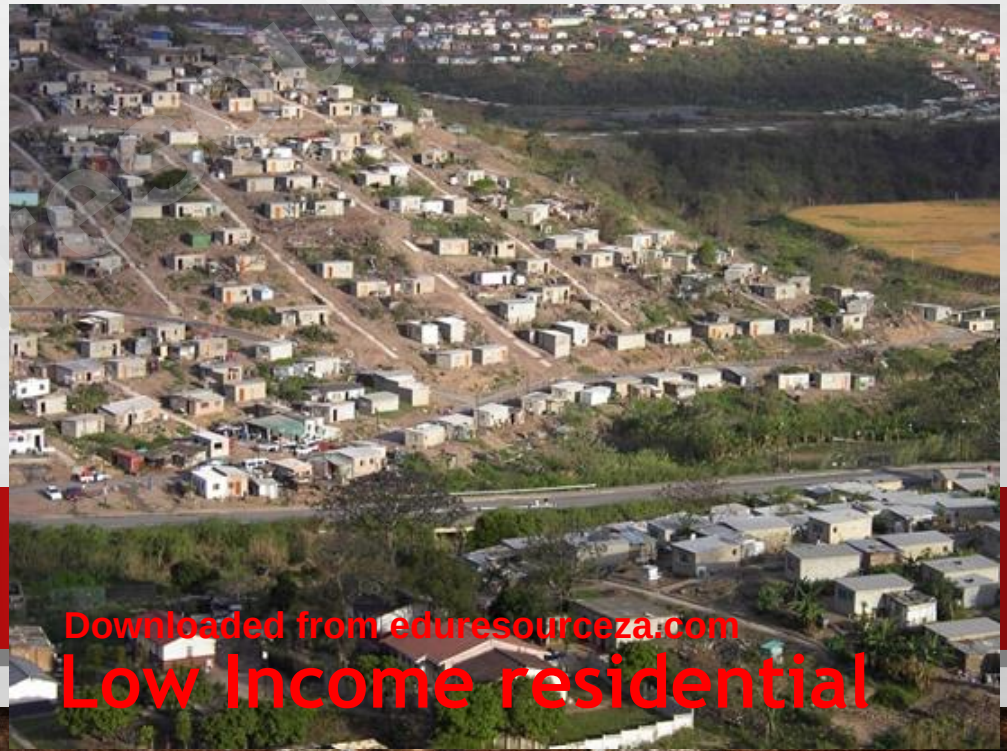
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High Density Residential



Rural-Urban Fringe



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Low Income residential

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MORPHOLOGY OF URBAN SETTLEMENTS

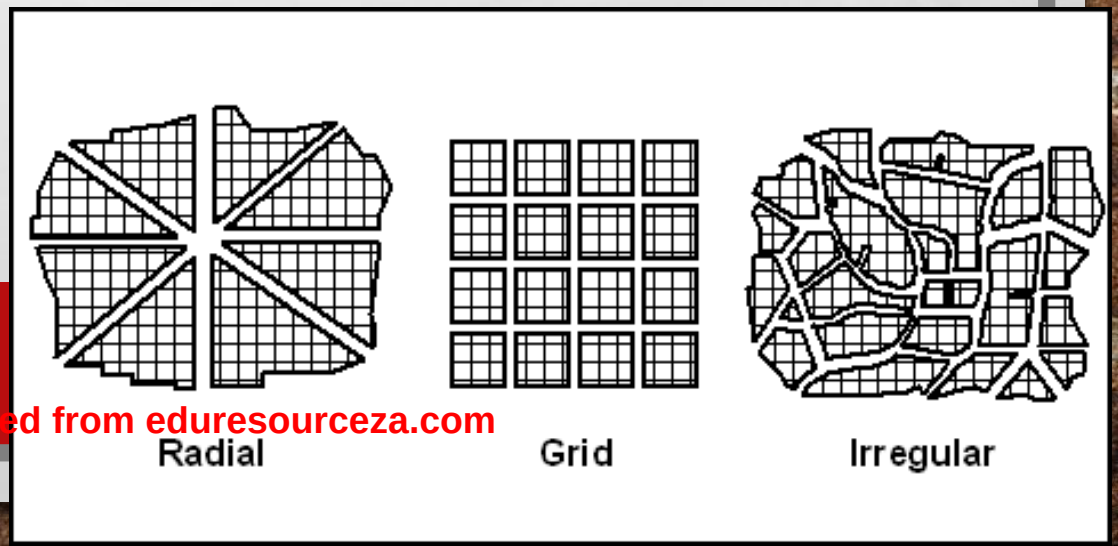
- SHAPE OF URBAN SETTLEMENTS REFLECTS ITS ORIGIN, GROWTH & CHANGING FUNCTIONS
- SHAPE IS INFLUENCED BY:
  - PHYSICAL FEATURES – COAST, RIVERS, MOUNTAINS, TRANSPORT ROUTES
  - ECONOMIC FACTORS – MINES, TOURIST ATTRACTIONS, INDUSTRIAL & SHOPPING AREAS

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STREET PATTERNS

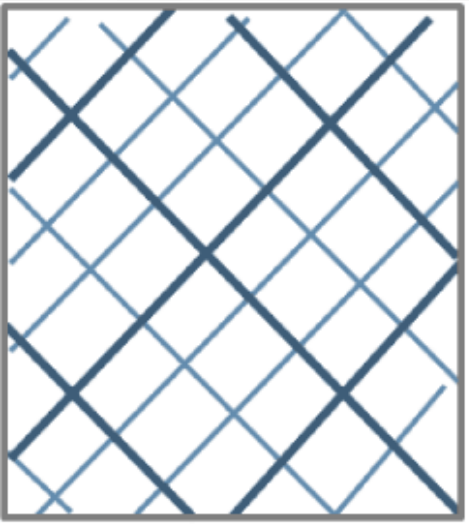
- THERE IS A LINK BETWEEN THE FACTORS INFLUENCING THE SHAPE OF AN URBAN SETTLEMENT & STREET PATTERN
- MOST URBAN AREAS CONSIST OF A COMBINATION
- THEY MAY REFLECT THE HISTORY OF THE SETTLEMENT



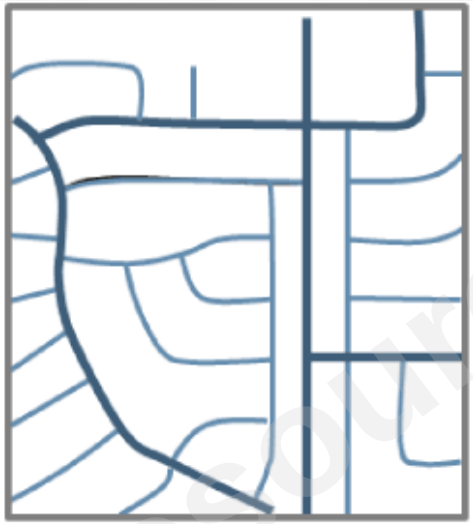
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STREET PATTERNS



Conventional Grid Pattern (c 1900)





Curvilinear Loop Pattern & Beginning of Cul-de-Sacs (1930-1950)



Conventional Cul-de-Sac Pattern (since 1950)

Arterial road *Local street*

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GRID IRON PATTERN





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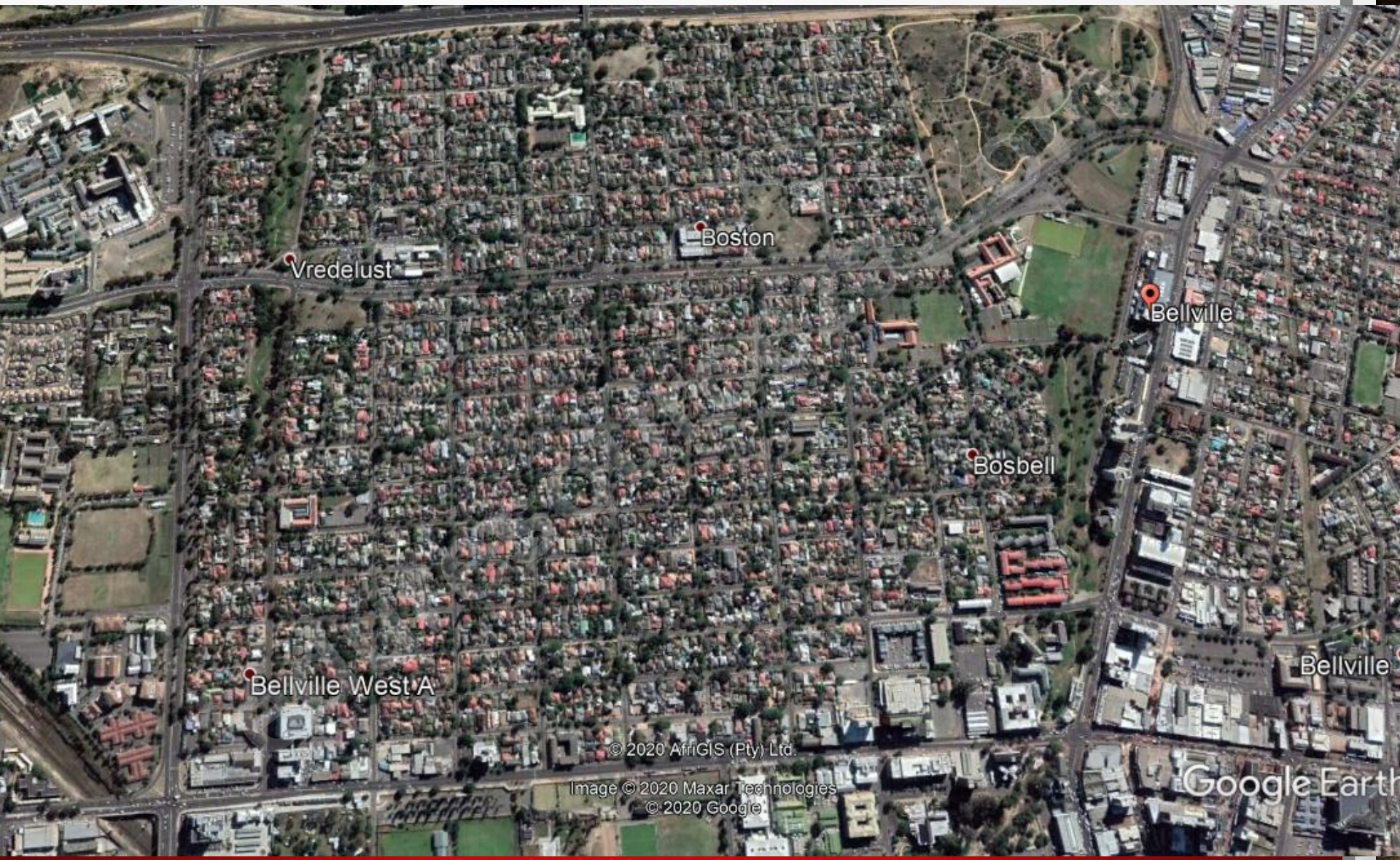
RADIAL / COBWEB: PARIS

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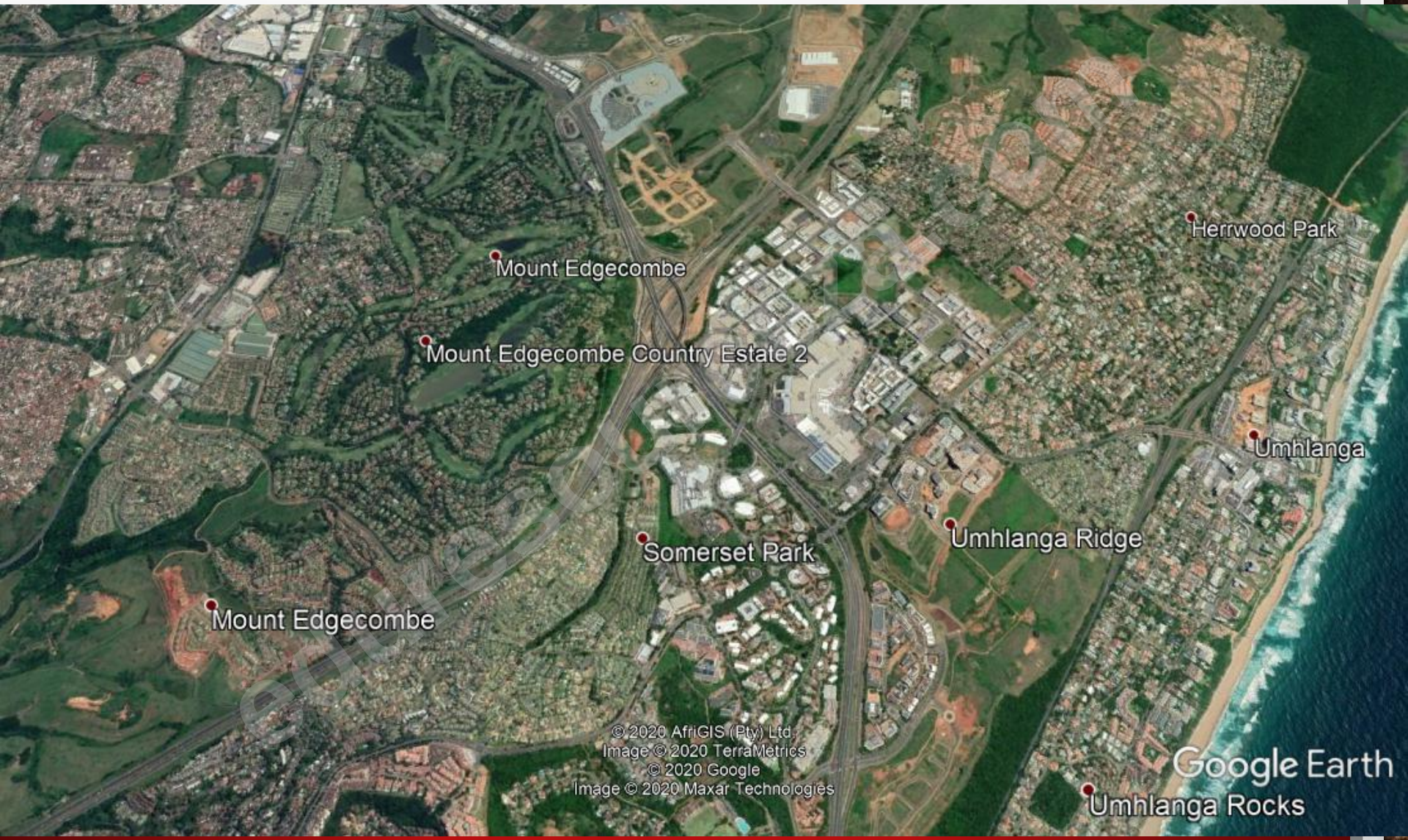
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PREP WORK

- DESIGN A MINDMAP TO SUMMARISE THE CHARACTERISTICS OF EACH LAND USE ZONE SIMILAR TO P 212-213

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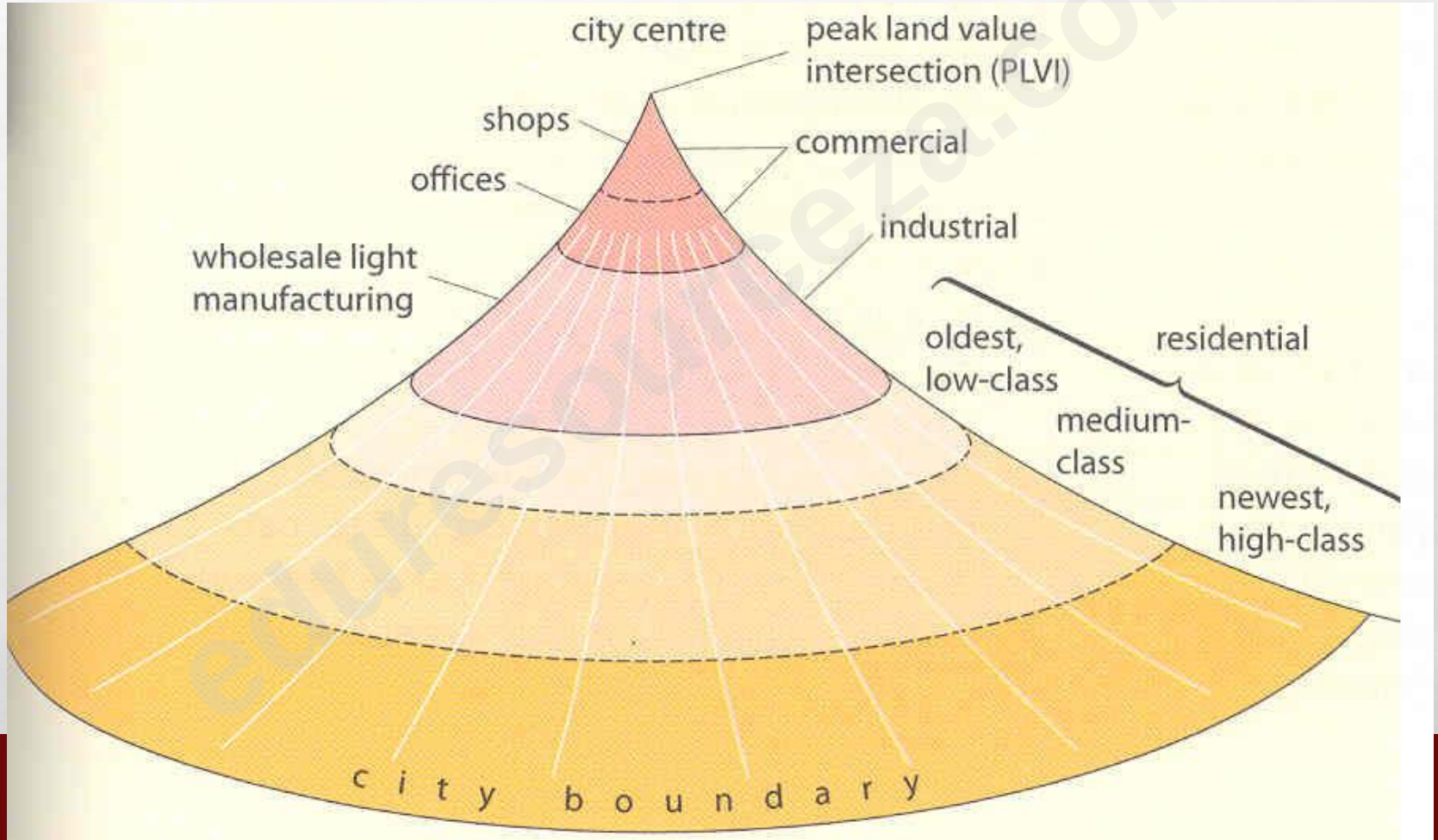
URBAN LAND VALUE

- DIFFERENT VALUE IN DIFFERENT PARTS
- CBD USUALLY MOST VALUABLE CONTAINING **PEAK LAND VALUE INTERSECTION** (PLVI) I.E. MOST VALUABLE PIECE OF LAND IN SETTLEMENT
- URBAN-RURAL FRINGE LAND USUALLY CHEAPEST

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LAND VALUES



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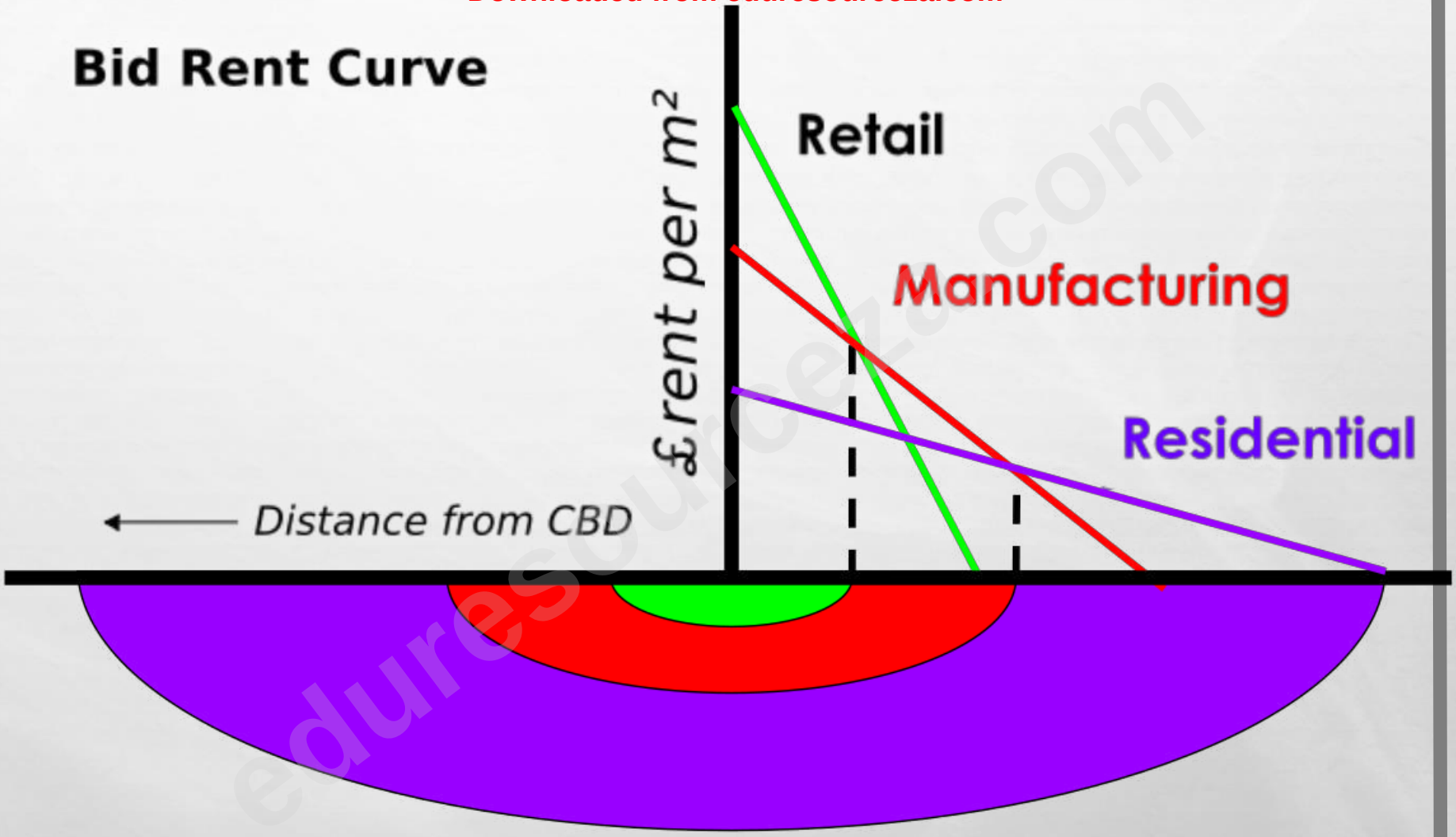
BID RENT CURVE

- FOR ALL TYPES OF LAND USES, THE MOST CENTRAL SITES WILL BE THE MOST ATTRACTIVE
- GIVEN TOTAL SPACE AVAILABLE IN THE CITY, THE CENTRAL SITES ARE RELATIVELY FEW, SO COMPETITION FOR THEM WILL BE INTENSE, & PRICES HIGHER

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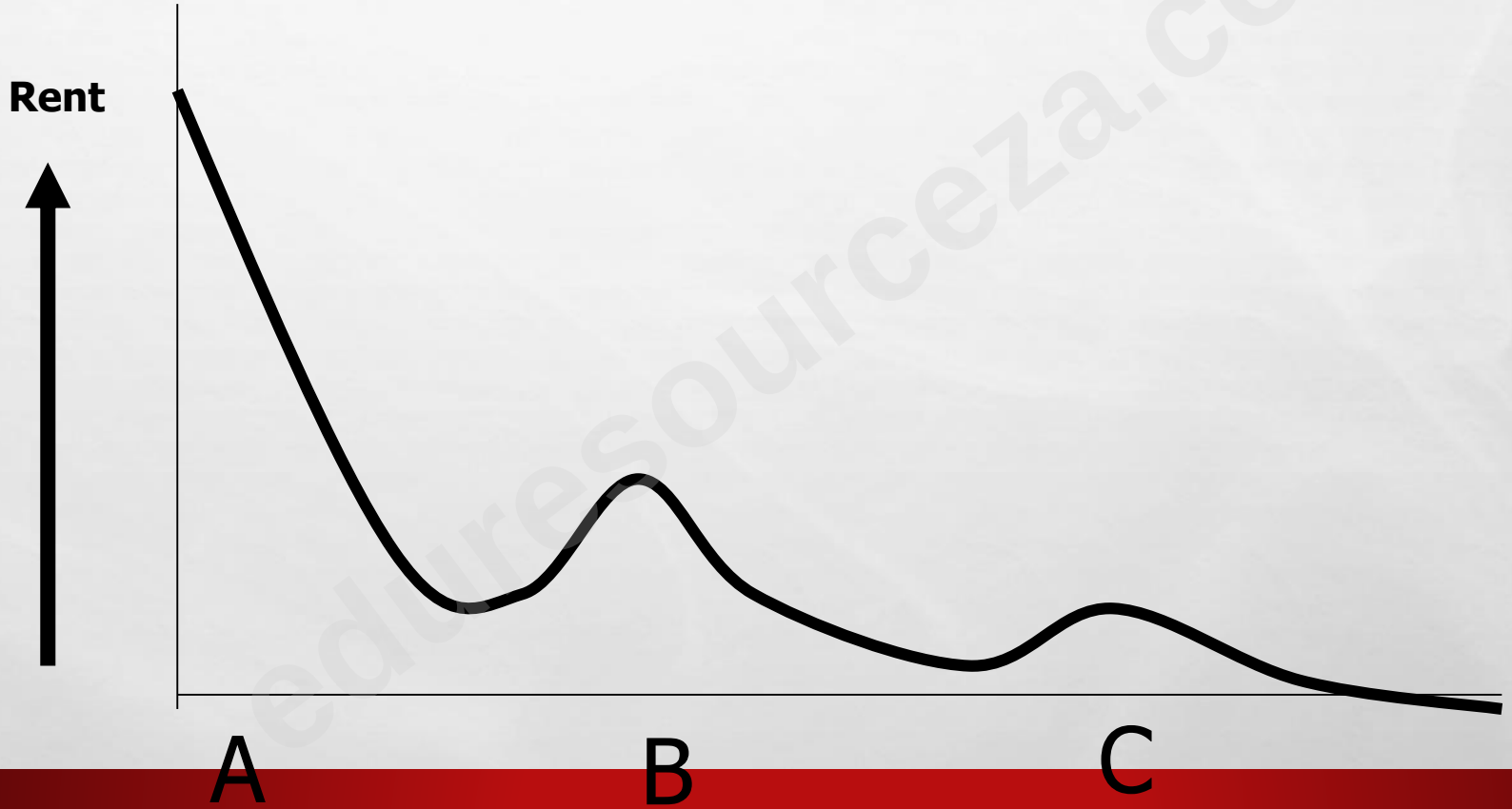
Bid Rent Curve



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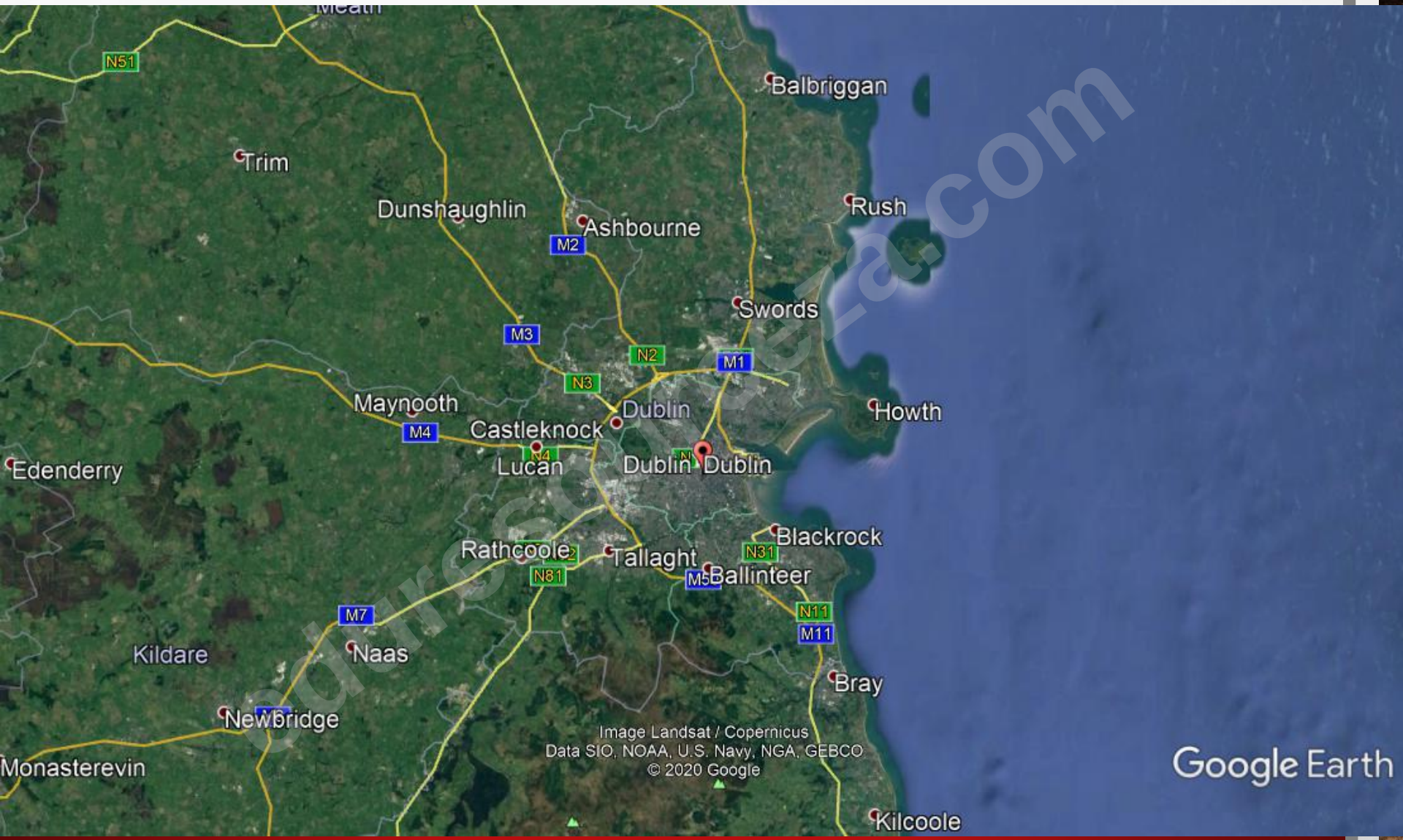
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WHAT COULD CHANGE THE PATTERN TO THIS...?

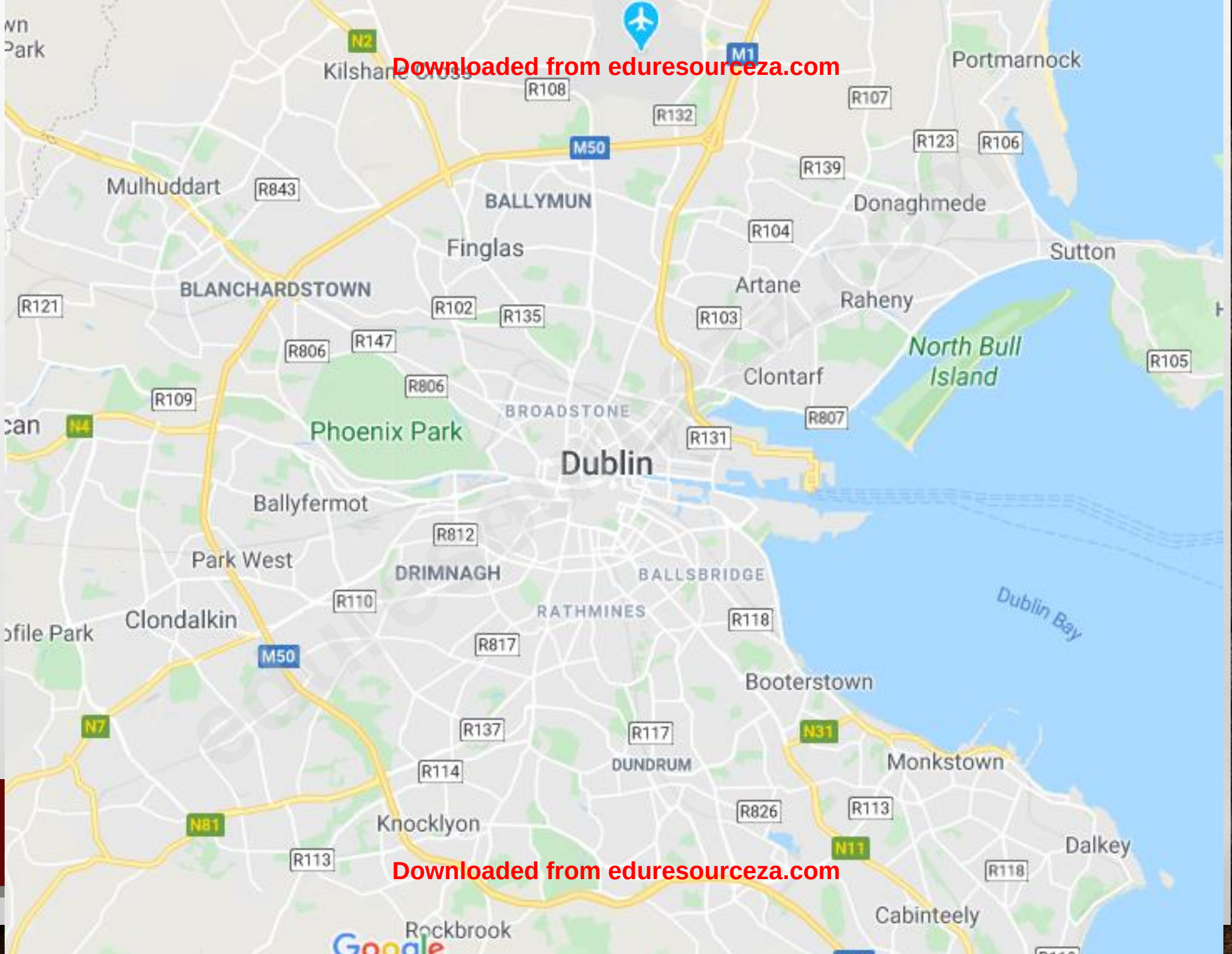


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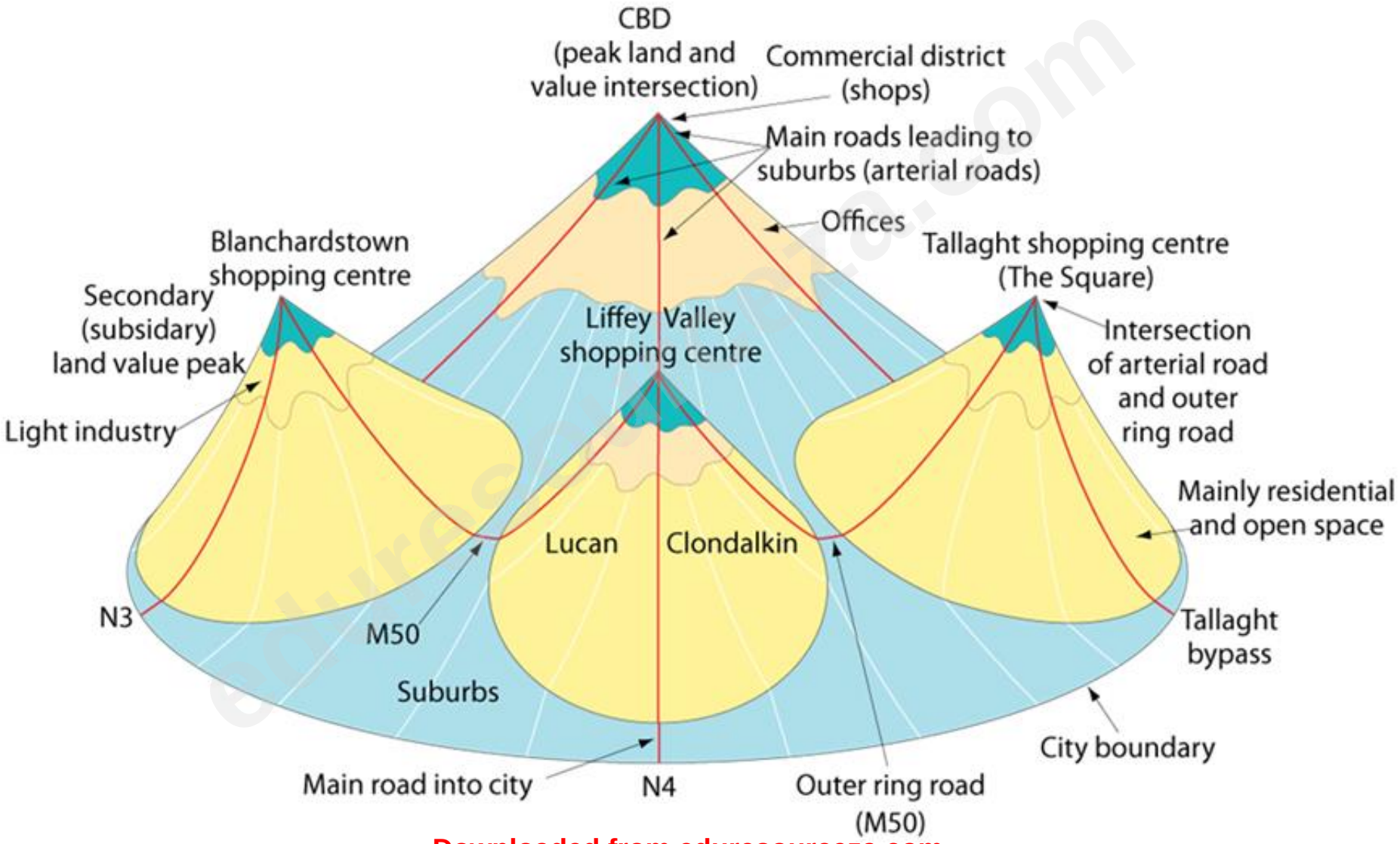


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N2
M1
Portmarnock
R108
R107
R132
M50
R123
R106
R139
Mulhuddart
R843
BALLYMUN
Donaghmede
R104
Finglas
Sutton
BLANCHARDSTOWN
Artane
R121
R102
R135
R103
Raheny
R147
R806
North Bull Island
R105
R806
R109
Clontarf
BROADSTONE
R807
N4
Phoenix Park
R131
Dublin
Ballyfermot
R812
Park West
DRIMNAGH
BALLSBRIDGE
R110
Dublin Bay
Clondalkin
RATHMINES
R118
R817
M50
Booterstown
N7
R137
R117
N31
DUNDRUM
Monkstown
R114
R826
R113
N81
Knocklyon
N11
Dalkey
R113
R118
Cabinteely
Rockbrook
Google
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SECONDARY LAND VALUE PEAKS E.G. DUBLIN

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LAND USE MODELS

- TRY TO EXPLAIN LAND USE ZONES
- A MODEL ATTEMPTS TO PROVIDE A SIMPLIFIED REPRESENTATION OF REALITY
- BASIC PRINCIPLES
  - CBD IN CENTER
  - LOW-INCOME EARNERS LIVE CLOSE TO CBD
  - WEALTHY PEOPLE LIVE SOME DISTANCE FROM CBD
  - INDUSTRIAL AREAS & HIGH INCOME AREAS ARE NOT COMPATIBLE
  - MODELS DO NOT CONSIDER SOCIAL POLICIES LIKE APARTHEID

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OBSERVATIONS ABOUT MODELS

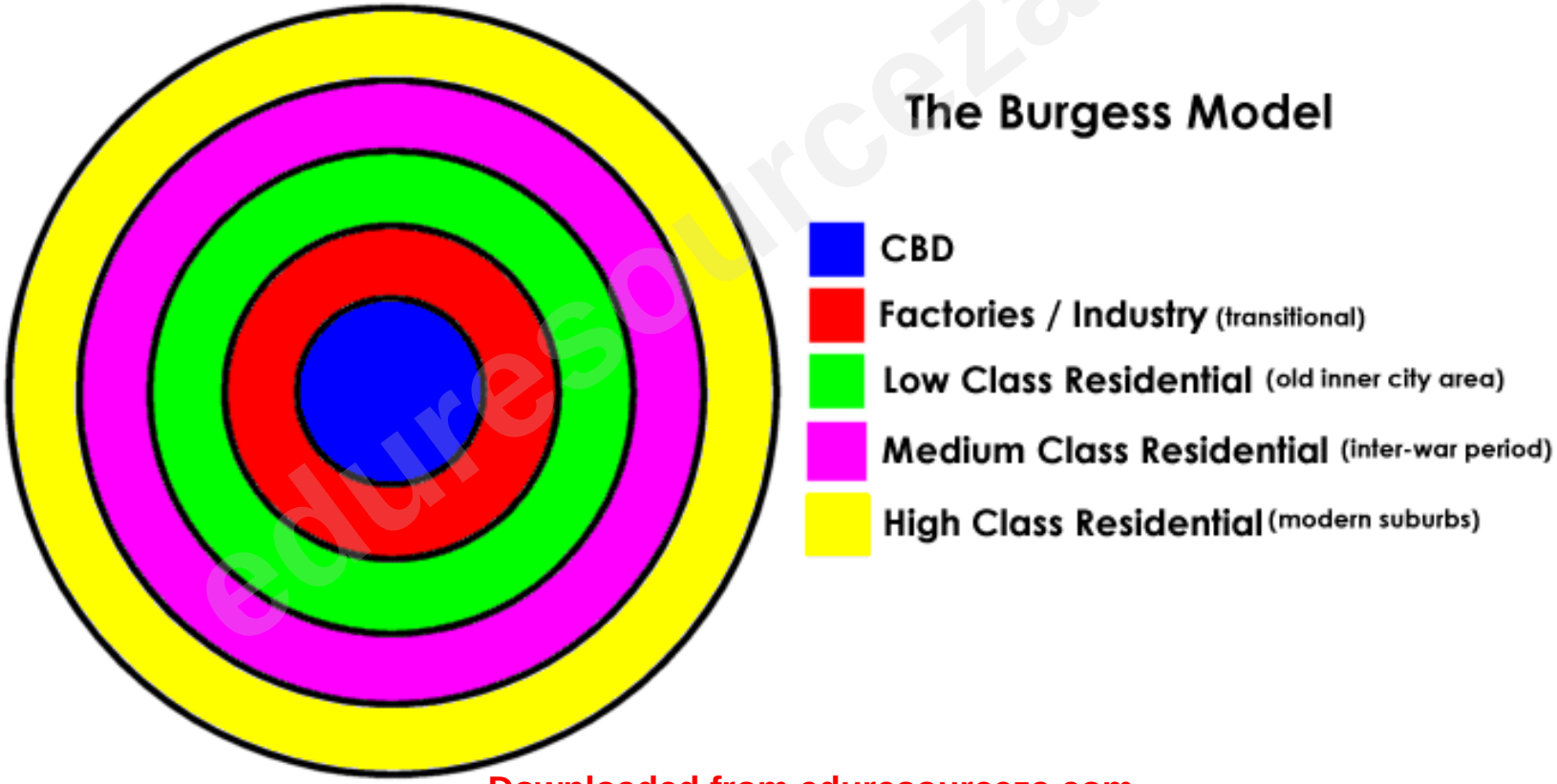
- NOT TOTALLY REALISTIC & DO NOT APPLY TO EVERY SITUATION (TRY TO FIND GENERAL TRUTH)
- IN REALITY, ANY CITY PROBABLY INCORPORATES ELEMENTS OF ALL MODELS
- MODELS DO NOT TAKE INTO ACCOUNT NEW TRENDS

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LAND-USE MODEL 1

CONCENTRIC ZONE MODEL (BURGESS' CONCENTRIC ZONE MODEL 1925)



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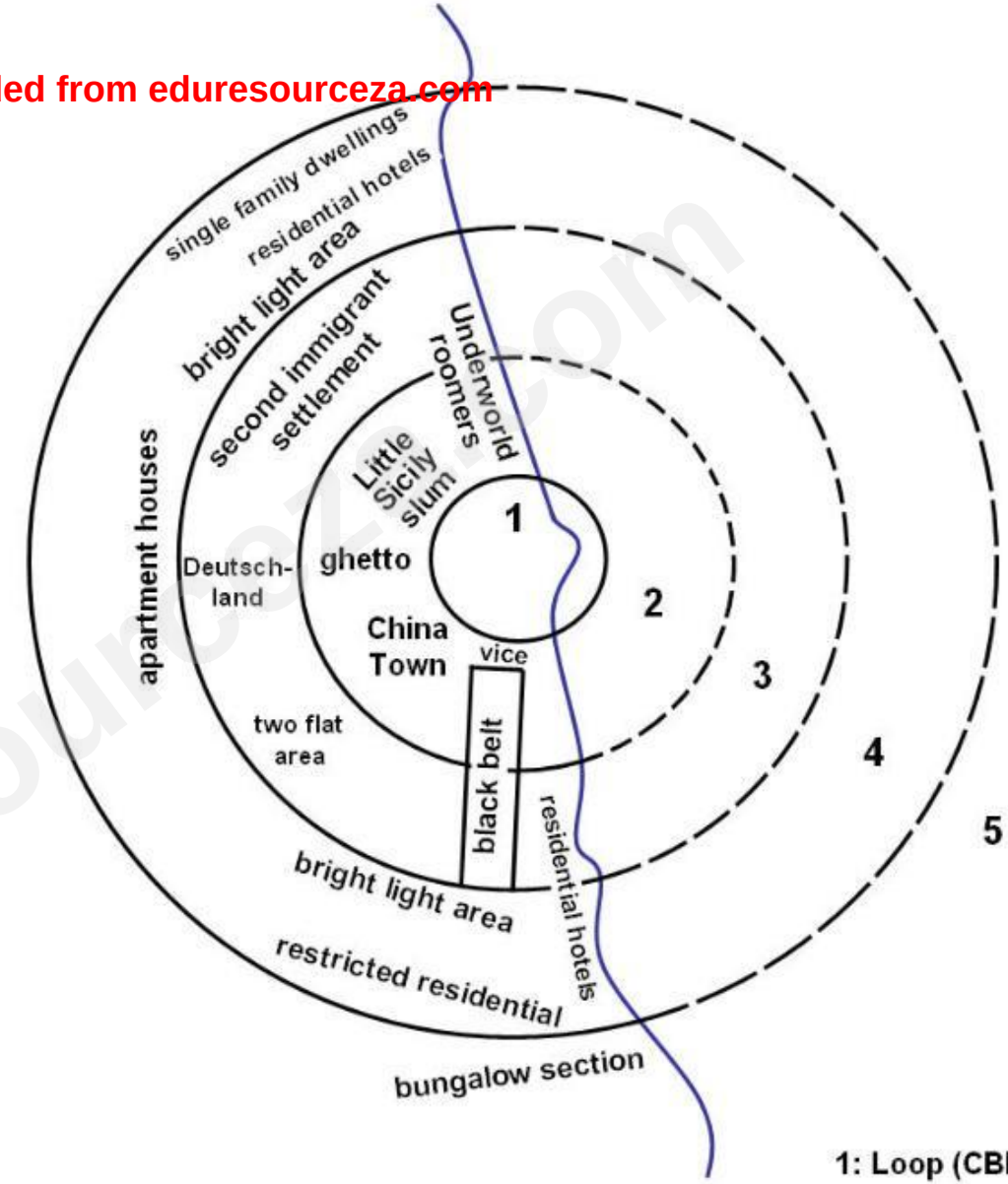
CONCENTRIC ZONE MODEL

- CITY DIVIDED INTO CIRCLES AROUND CBD
- OLDEST PART IN MIDDLE, NEWEST ON OUTSKIRTS
- POORER PEOPLE LIVE CLOSE TO CENTER, WEALTHIER LIVE FURTHER AWAY
- MAJOR FAILING OF THIS THEORY: DOESN'T TAKE ACCOUNT OF DEVELOPMENT ALONG MAJOR ROUTES

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BURGESS APPLIED HIS MODEL TO CHICAGO, USA



1: Loop (CBD).

2. Transition zone.

3. Workingmen's homes.

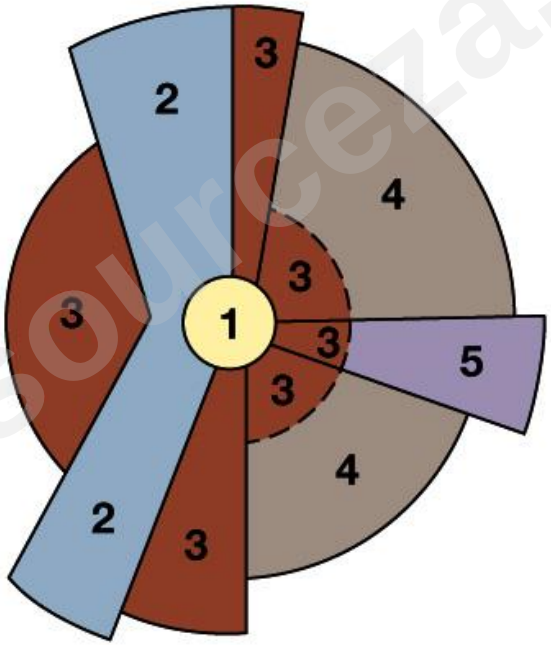
4. Better residences.

5. Commuter's zone.

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LAND-USE MODEL 2
HOYT'S SECTOR MODEL (1939)



1. Central business district
2. Industrial area
3. Working-class residential district
4. Middle-class development
5. High-income residential district

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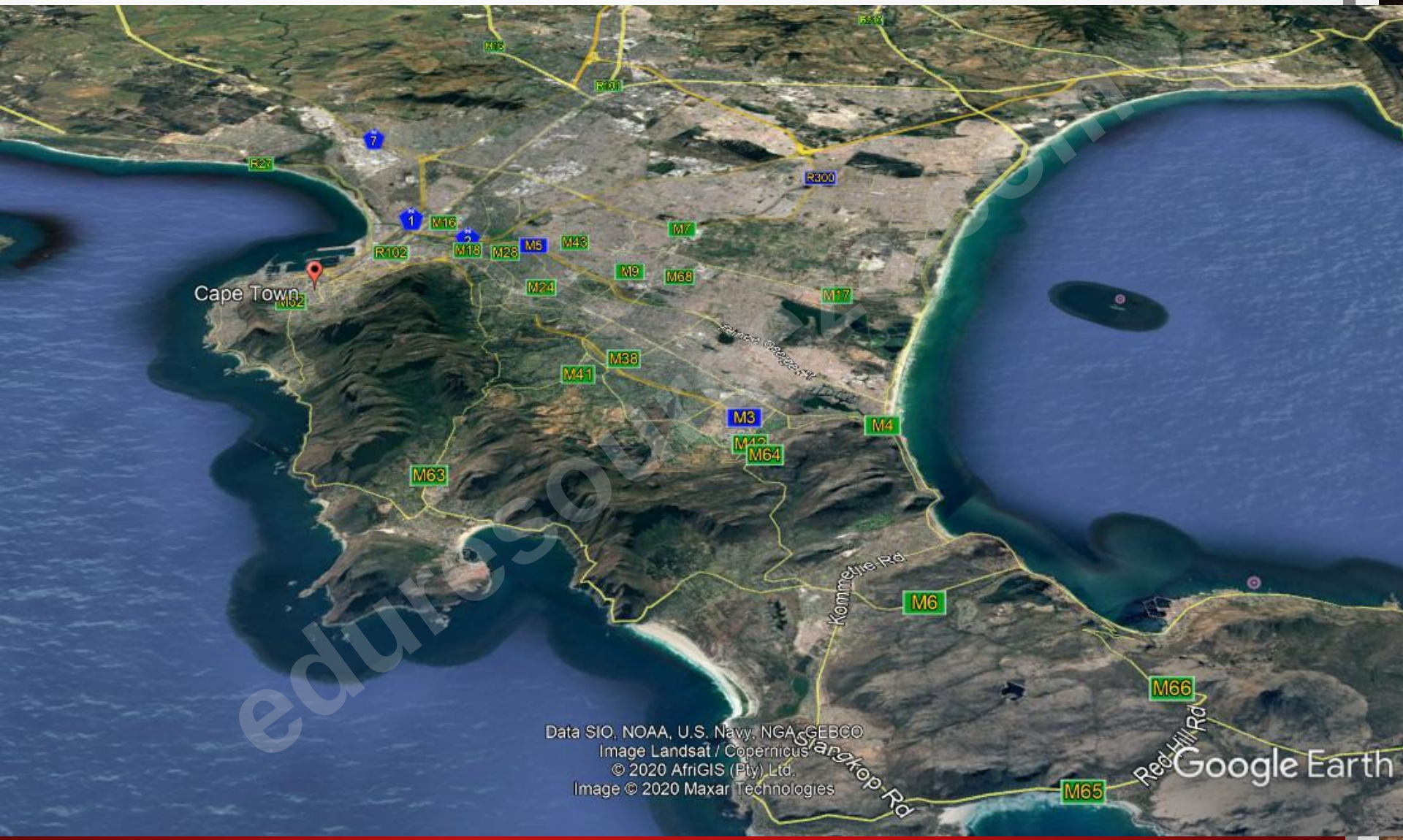
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HOYT'S SECTOR MODEL

- CITY DIVIDED INTO SLICES OR SECTORS RADIATING FROM CBD
- WEALTHY PEOPLE LIVE IN AREAS ALONG TRANSPORT ROUTES AWAY FROM INDUSTRIAL SITES & IN PLACES WITH GOOD VIEWS
- ZONES MIGRATE OUTWARDS FROM CBD
- POORER PEOPLE LIVE CLOSE TO WHOLESALE & LIGHT INDUSTRIES

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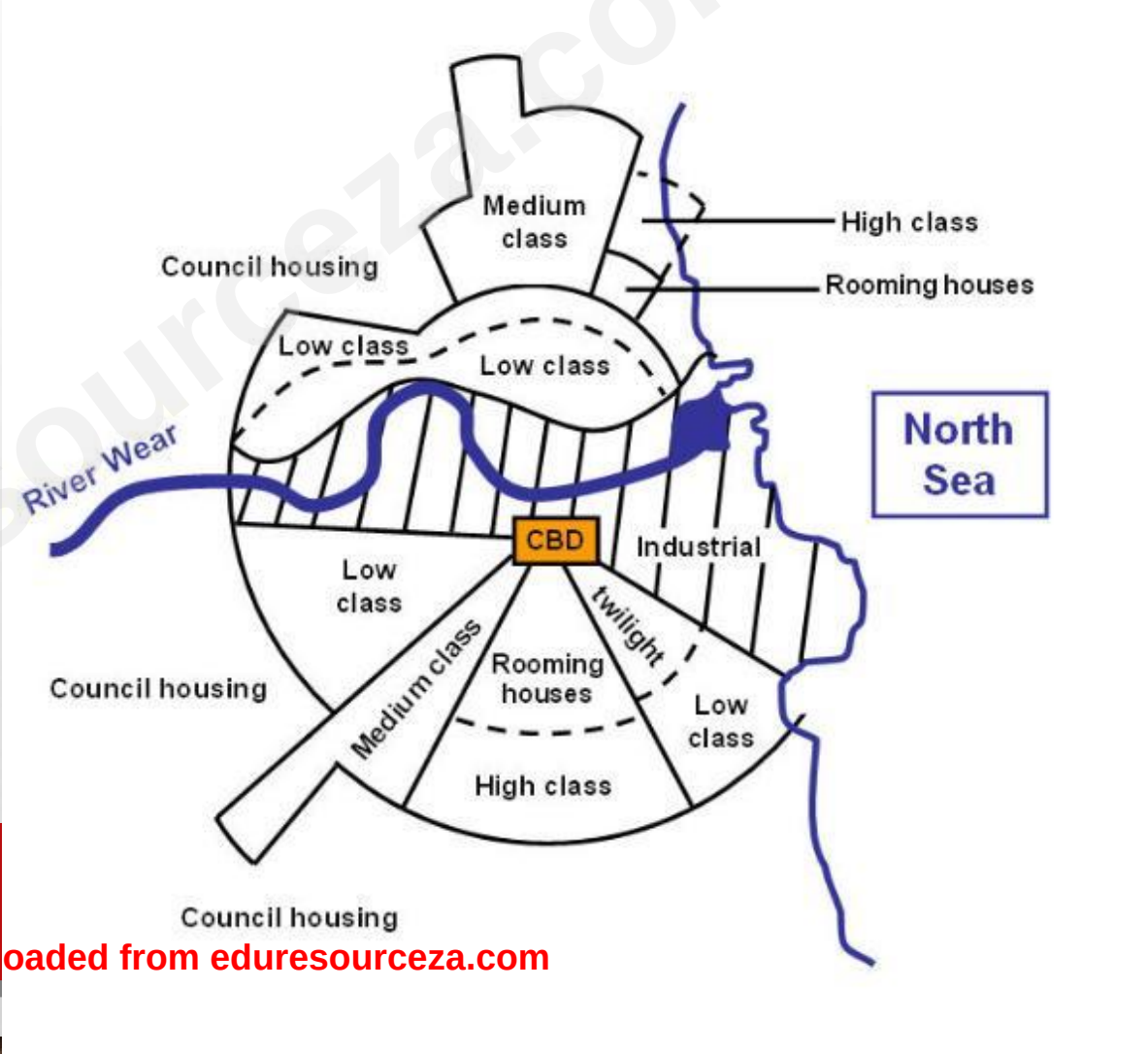
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HOYT'S MODEL APPLIED TO SUNDERLAND, ENGLAND



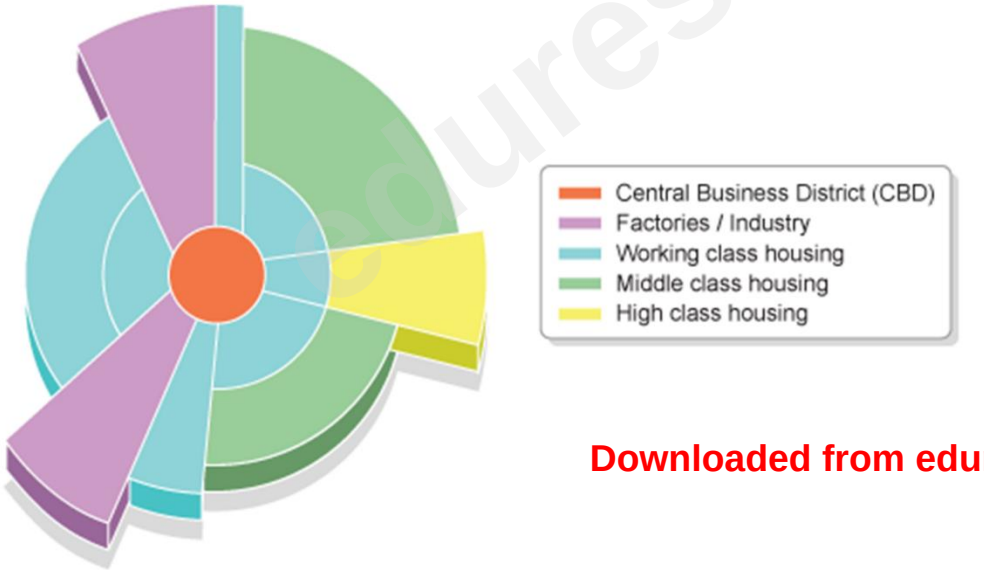
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MEDC EXAMPLE – BIRMINGHAM, ENGLAND

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- Central Business District (CBD)
- Factories / Industry
- Working class housing
- Middle class housing
- High class housing



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LEDC EXAMPLE - SAO PAULO, BRAZIL

- THE PICTURES BELOW SHOW TWO VERY DIFFERENT AREAS OF SAO PAULO – THE CBD & AN OUTER-LYING SHANTY TOWN (FAVELA).





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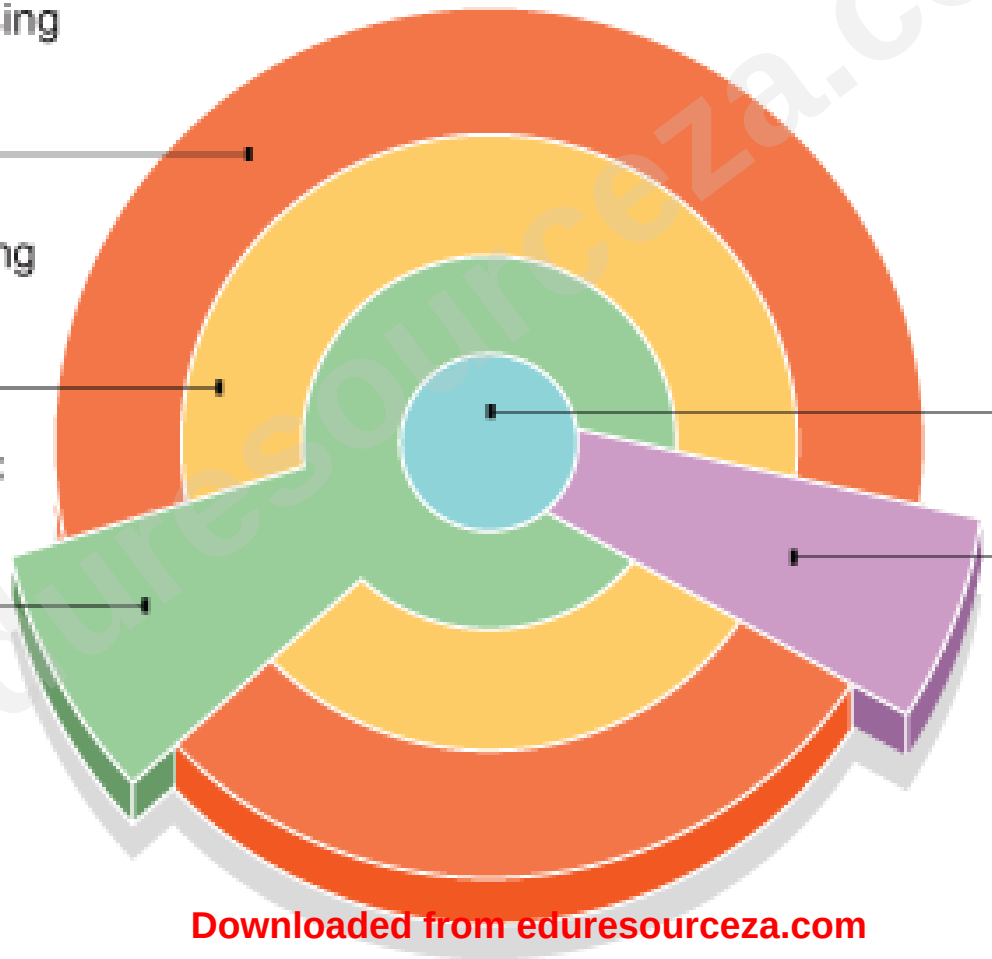
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MODEL OF AN LEDC CITY

Favelas:
recent informal housing (poor quality, often self-built housing)

Periferia:
older informal housing (improved over time, more permanent)

High-cost housing:
luxury flats or detached houses



Central Business District (CBD)

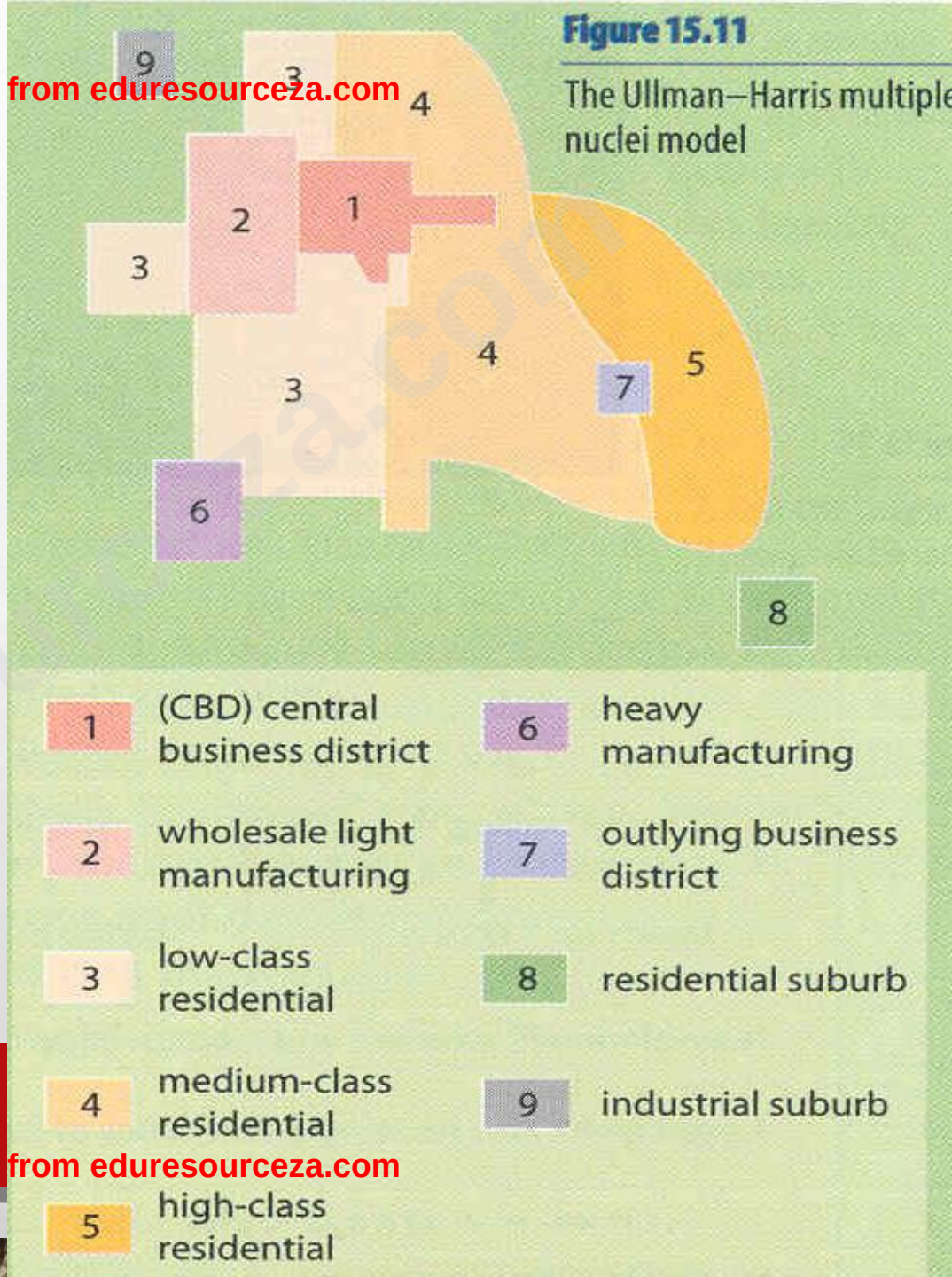
Industry:
along transport routes

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LAND-USE MODEL 3
MULTIPLE NUCLEI MODEL (HARRIS & ULLMAN'S MULTIPLE NUCLEI MODEL 1945)



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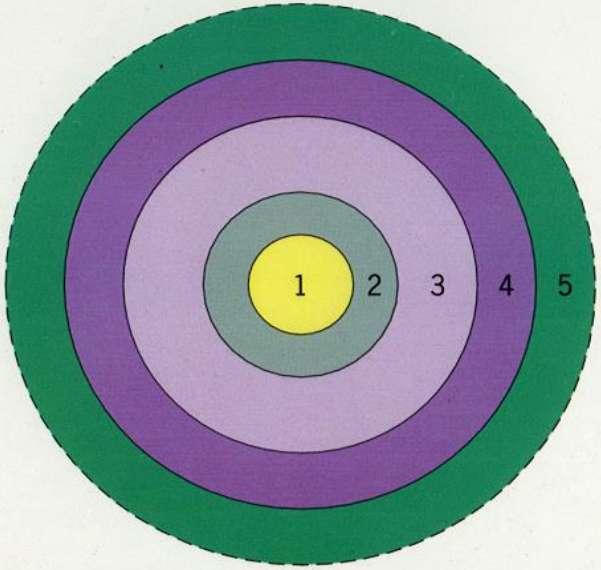
MULTIPLE NUCLEI MODEL

- CBD NOT ALWAYS IN CENTER OF CITY
- CITY CAN HAVE SEVERAL NUCLEI (CLUSTERS OF ACTIVITY)
- OUTLYING BUSINESS DISTRICTS (OBD) CAN EXIST FAR AWAY FROM ORIGINAL CBD
- MODEL CATERS FOR OUTLYING RESIDENTIAL & INDUSTRIAL AREAS

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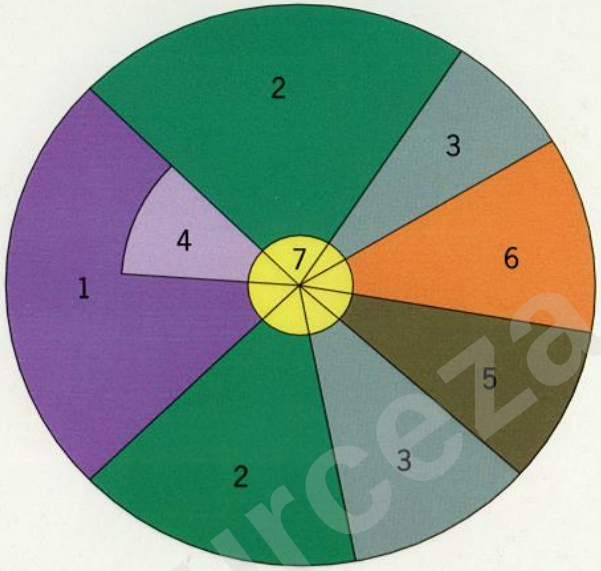
CONCENTRIC ZONE MODEL



A

1 Central business district
2 Zone of transition
3 Zone of independent workers' homes
4 Zone of better residences
5 Commuters' zone

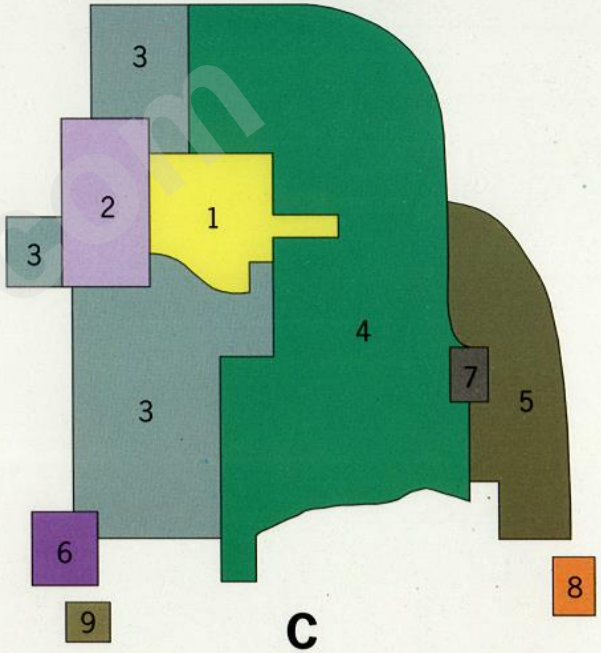
SECTOR MODEL



B

1 High-rent residential
2 Intermediate-rent residential
3 Low-rent residential
4 Education and recreation
5 Transportation
6 Industrial
7 Core

MULTIPLE NUCLEI MODEL



C

1 Central business district
2 Wholesale, light manufacturing
3 Low-class residential
4 Middle-class residential
5 High-class residential
6 Heavy manufacturing
7 Outlying business district
8 Residential suburb
9 Industrial suburb

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LAND-USE MODEL 4
SA CITY MODEL

- SEGREGATION BASED ON RACE
- NON-WHITES WERE LOCATED IN OUTLYING TOWNSHIPS OR LOCATIONS
- PEOPLE OF A PARTICULAR RACE TEND TO LIVE TOGETHER
- INCOME RATHER THAN RACE IS NOW THE DETERMINING FACTOR OF WHERE PEOPLE LIVE

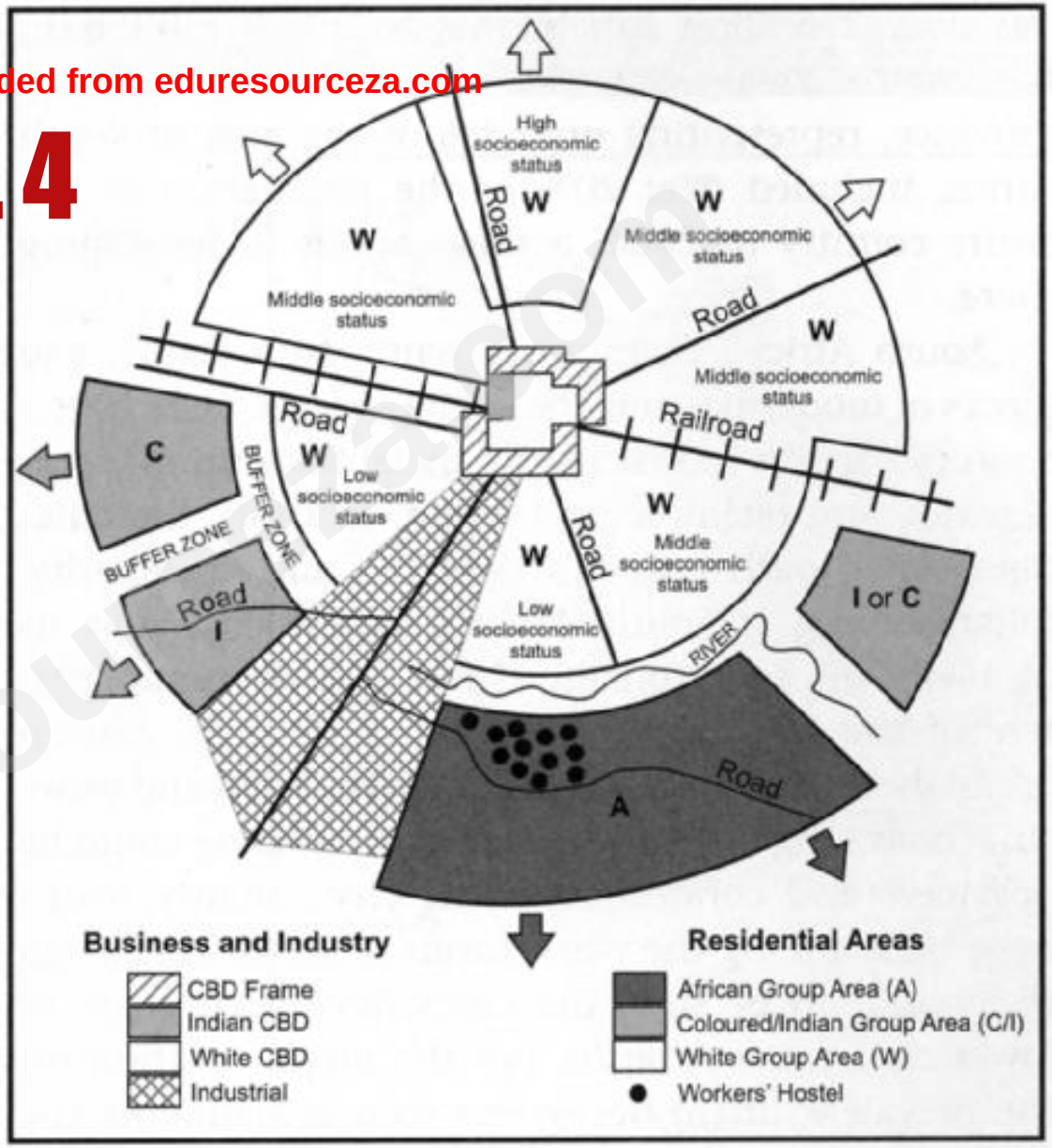
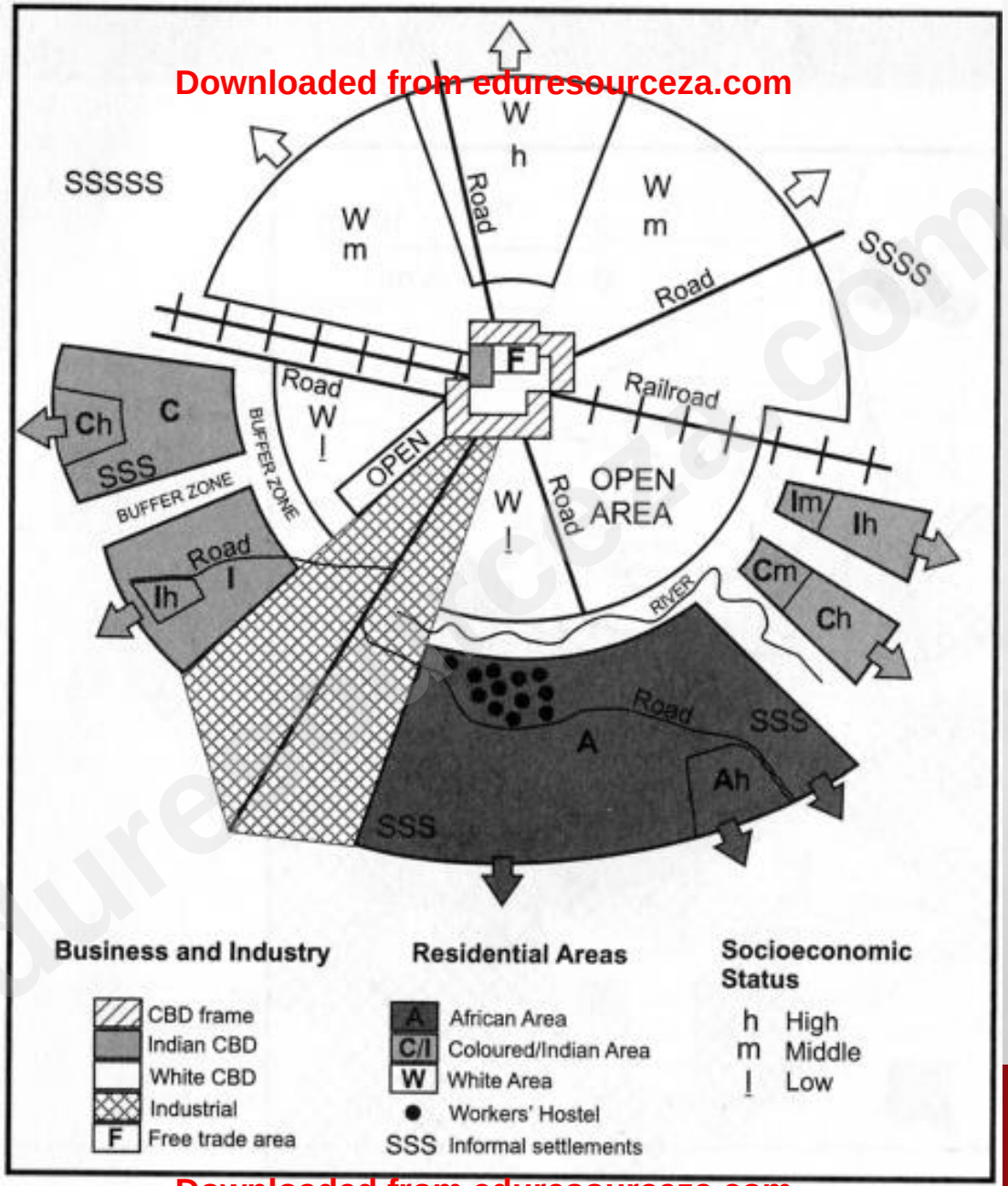


FIGURE 24-12 The model Apartheid city, showing residential and industrial areas and central districts (CBD). *Adapted from Davies (1981).*

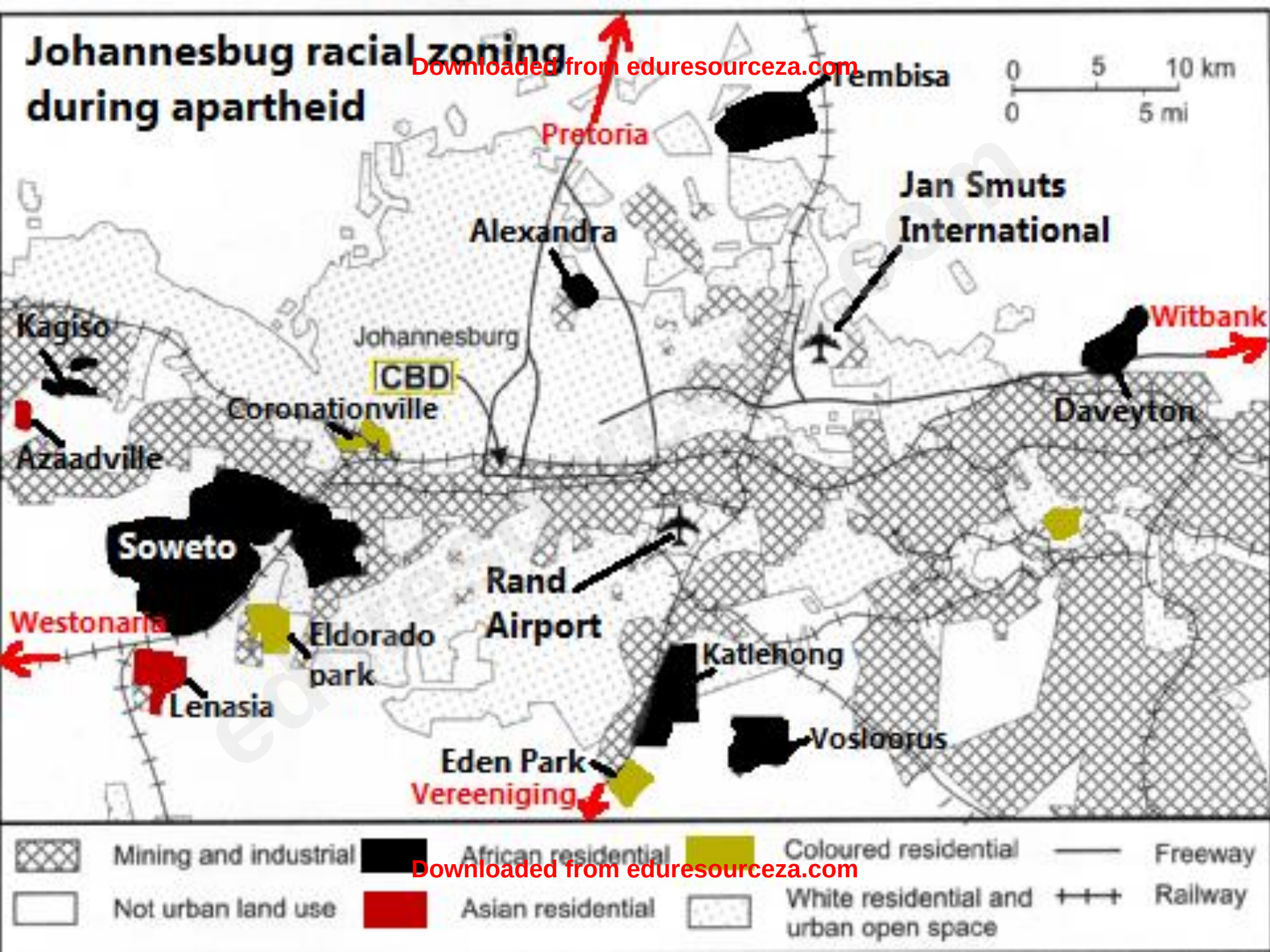
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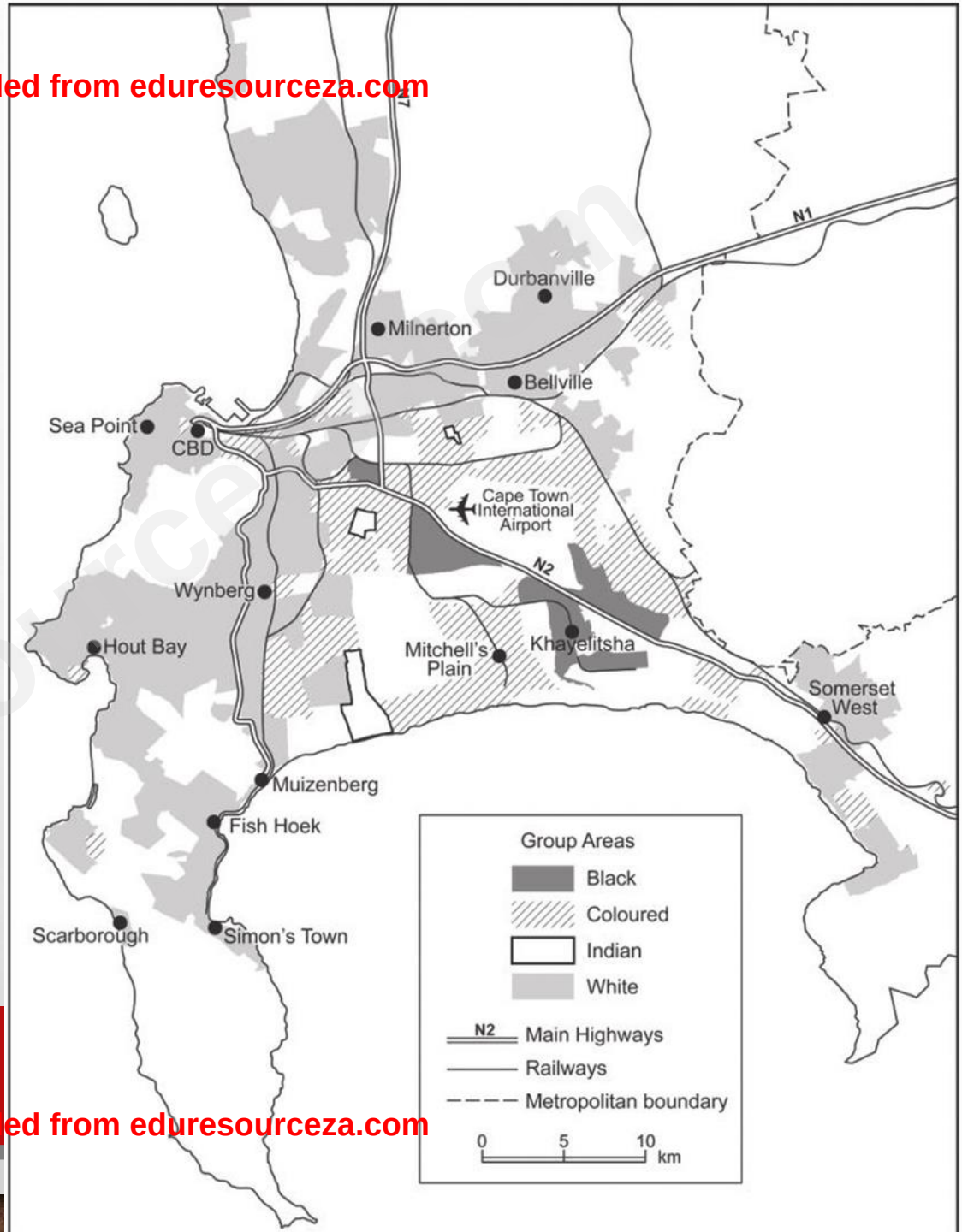
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FIGURE 24-14 The late apartheid city.
Adapted from Simon (1989).


Johannesbug racial zoning during apartheid
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Tembisa
0 5 10 km
0 5 mi
Pretoria
Jan Smuts International
Alexandra
Kagiso
Johannesburg
CBD
Witbank
Coronationville
Daveyton
Azaadville
Soweto
Rand Airport
Westonaria
Eldorado park
Katlehong
Lenasia
Vosloorus
Eden Park
Vereeniging
Mining and industrial
African residential
Coloured residential
Freeway
Not urban land use
Asian residential
White residential and urban open space
Railway
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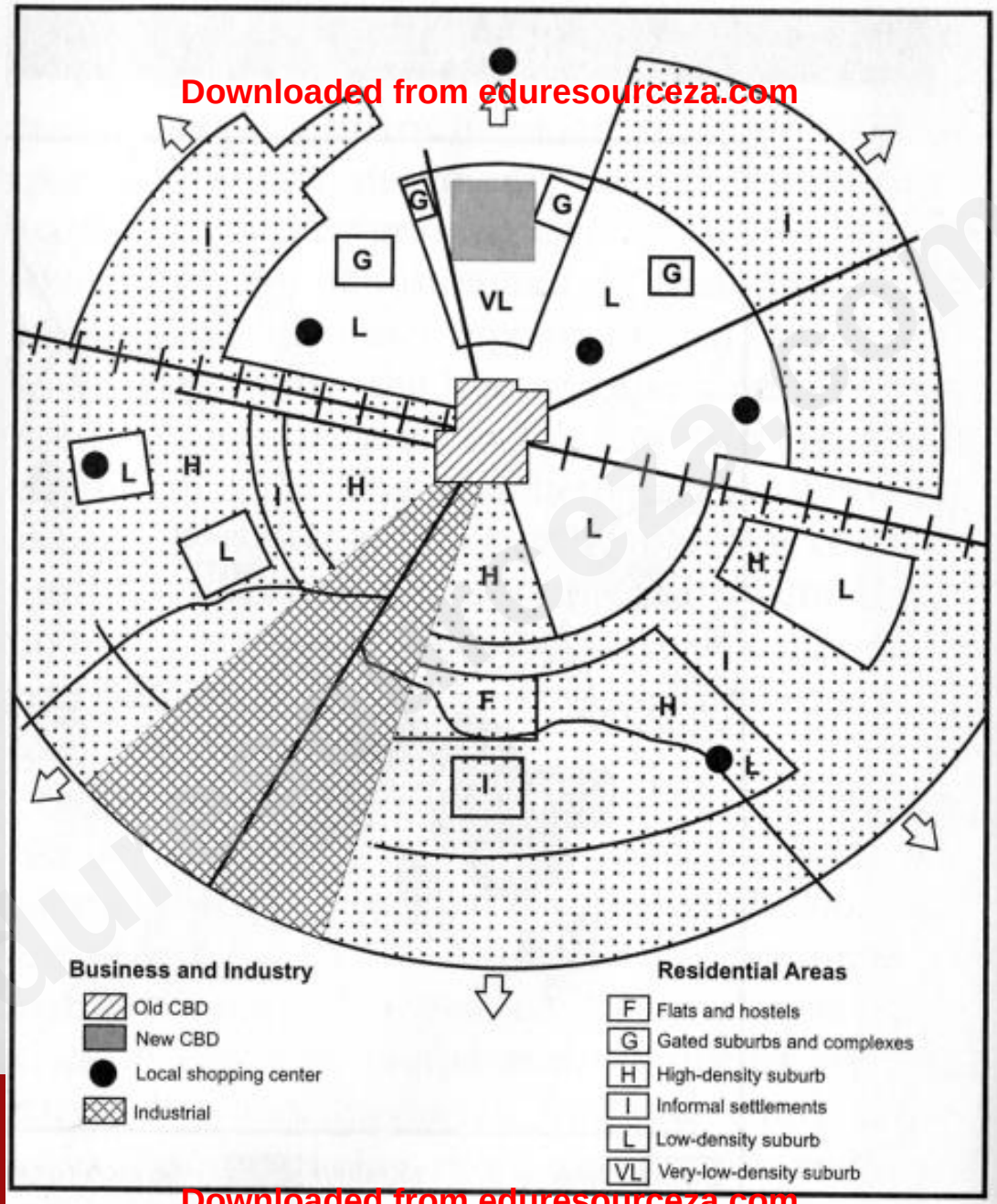
CAPE TOWN DURING APARTHEID

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FIGURE 24-15 The postapartheid city.
Adapted from Christopher (2001).

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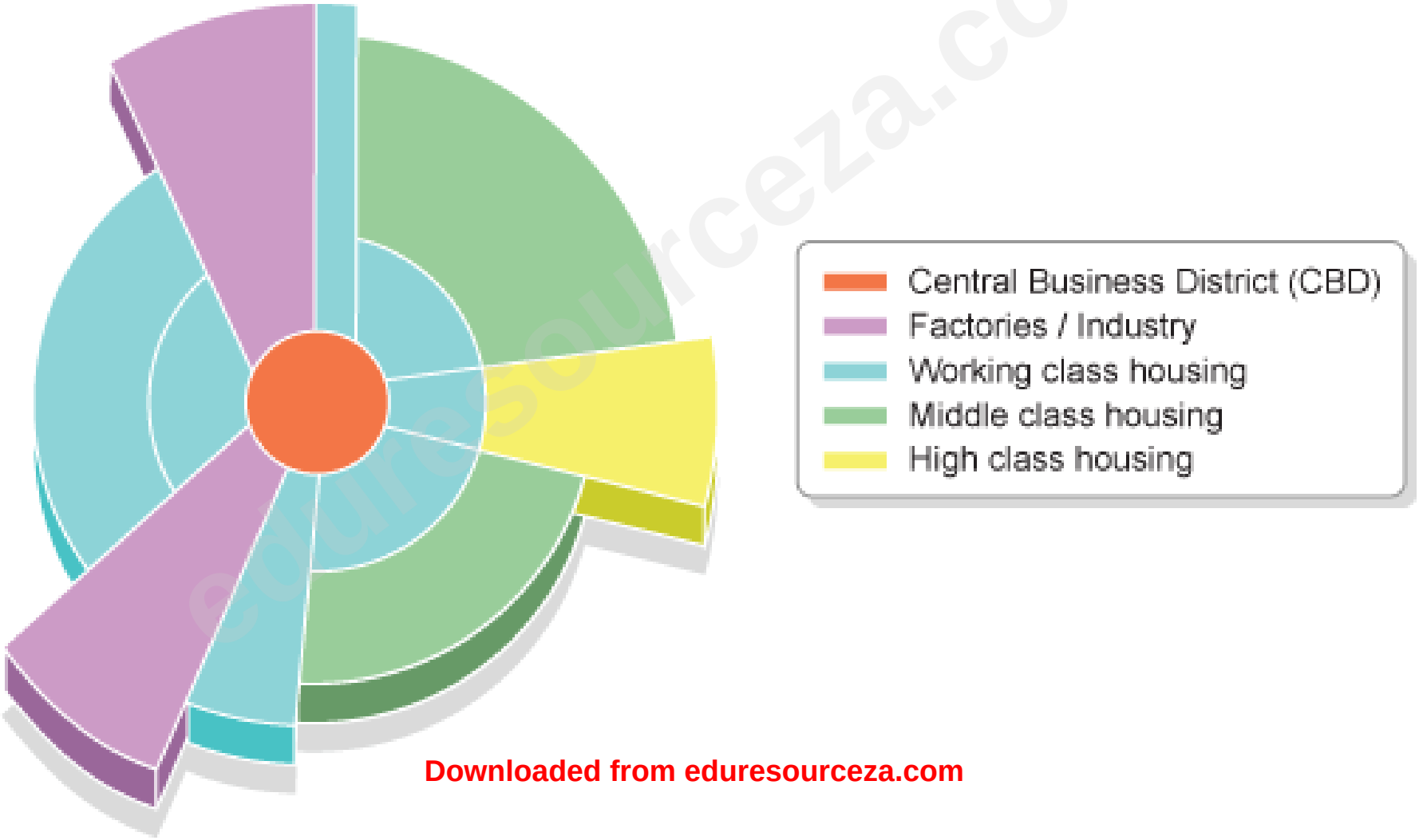
SUMMARY WEBSITE

- HTTPS://CRONODON.COM/PLANETTECH/CITIES_STRUCTURE.HTML

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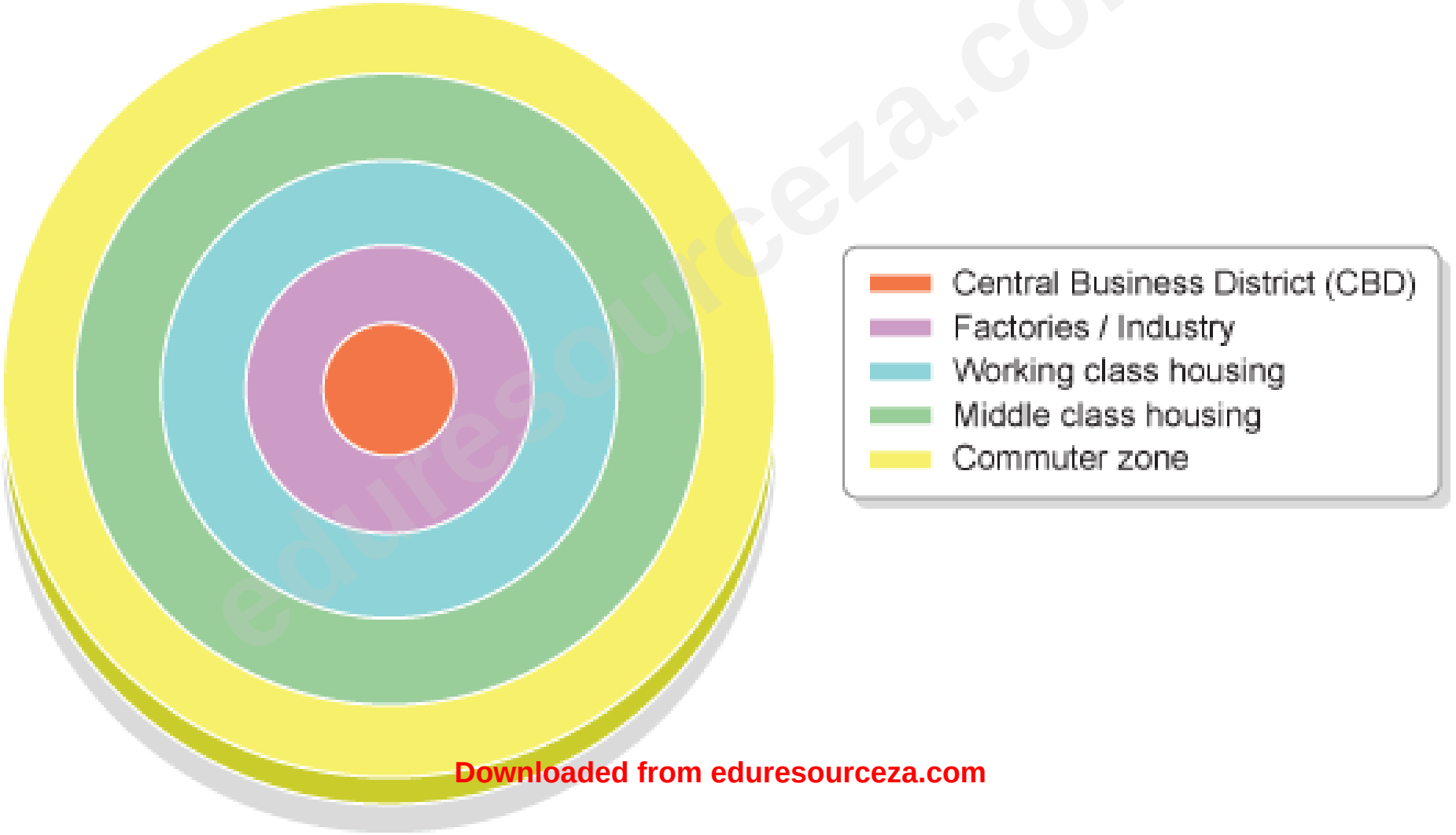
NAME THE MODEL...



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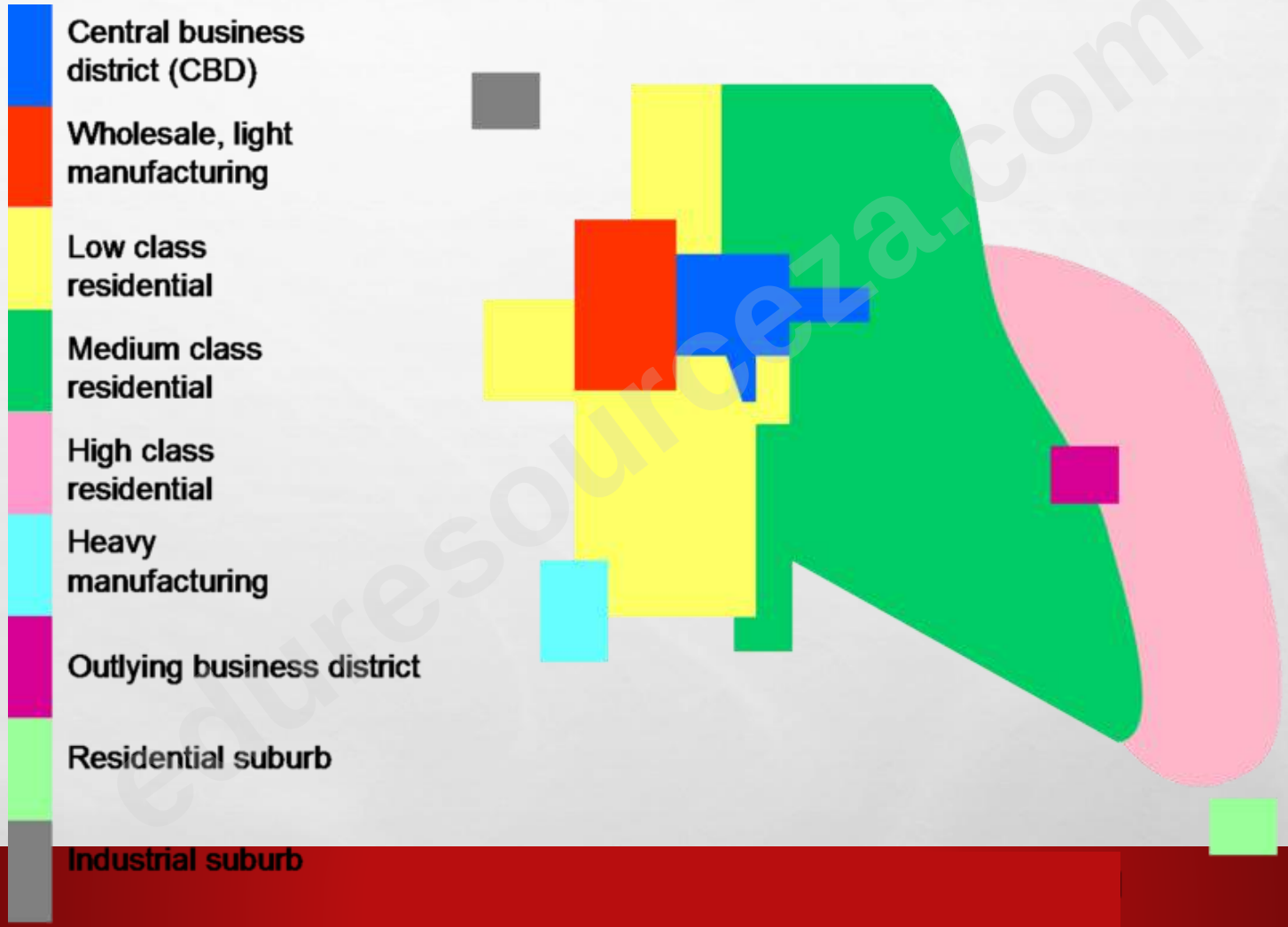
NAME THE MODEL...



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PREP WORK

- ACTIVITY 23 P 214
- ACTIVITY 24 NO. 3 P 215

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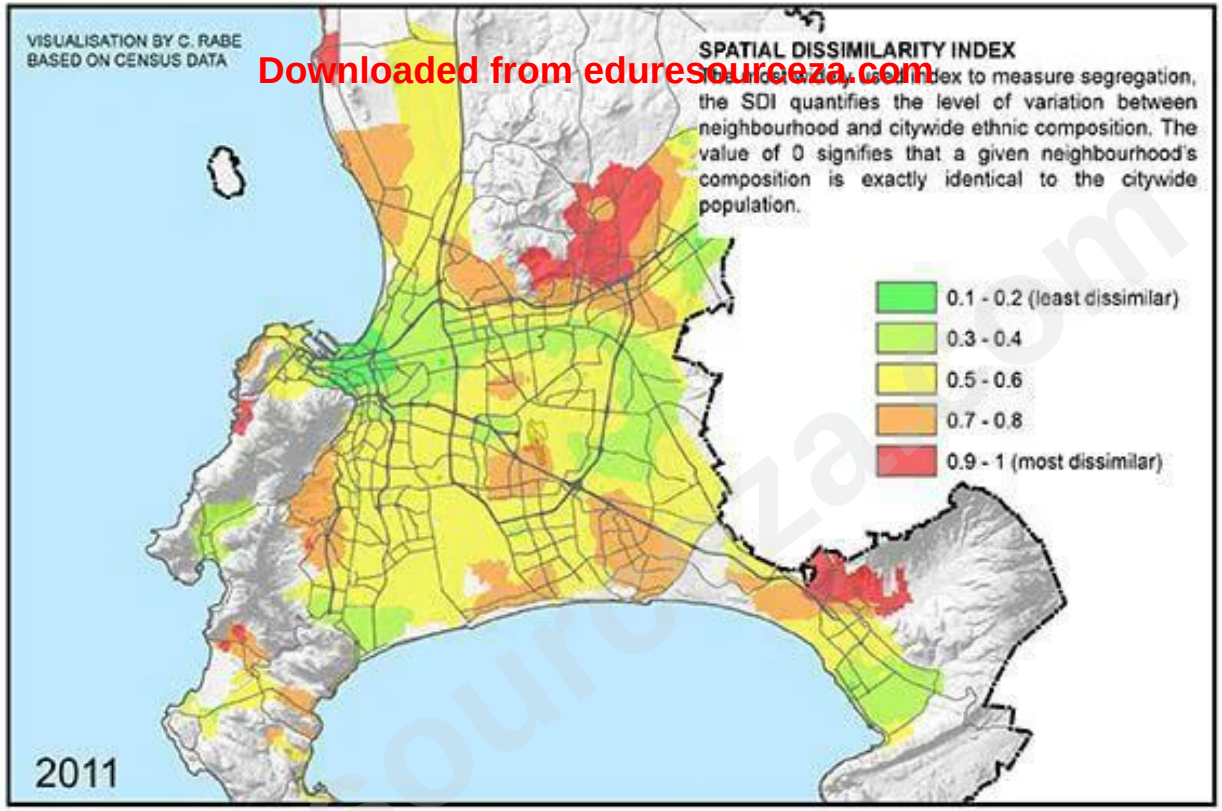
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SA EXAMPLE – CAPE TOWN (1652) – SEE PHOTO P 218

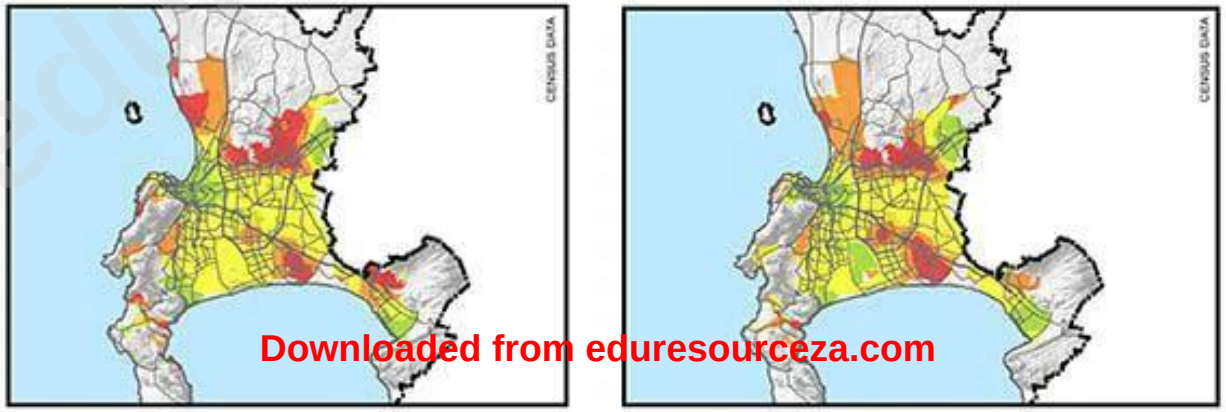
- FORMER RACIAL SEGREGATION STILL AFFECTS CITY STRUCTURE
- LAND USE HAS STARTED TO NORMALISE ACCORDING TO INCOME RATHER THAN RACE

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CHANGE IN SEGREGATION OVER TIME



1996 2001

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VIDEOS – UNEQUAL SCENES

- PLEASE WATCH THESE

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CHANGING URBAN PATTERNS & LAND USE IN SA CITIES

- CITIES ARE DYNAMIC – THEY CHANGE ALL THE TIME
- LAND USE CHANGES DUE TO CENTRIPETAL & CENTRIFUGAL FORCES WHICH INFLUENCE THE MOVEMENT OF PEOPLE

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CENTRIPETAL FORCES

Site attraction e.g. landscape

Functional convenience e.g. accessibility



Functional prestige e.g. having a good address

Functional magnetism e.g. mutual attraction of similar functions

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CENTRIFUGAL FORCES

Spatial force e.g. congestion



Site force e.g. need for site that cannot be found in city

Situational force e.g. noise, pollution

Economic force e.g. high rates & taxes

Status force e.g. city center seen as old

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POPULATION OF URBAN AGGLOMERATIONS



- 83 SOUTH KOREA
- 72 MALAYSIA
- 50 CHINA
- 66% South Africa
- 91 JAPAN
- 50 INDONESIA
- 100 SINGAPORE
- 48 PHILIPPINES
- 36 PAKISTAN
- 15 SRI LANKA
- 17 NEPAL
- 20 CAMBODIA
- 28 BANGLADESH
- 31 INDIA
- 34 THAILAND

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(SOURCE: UN, WORLD URBANIZATION PROSPECTS REPORT, 2011)

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DEFINITIONS

- GENTRIFICATION/CHELSEAFICATION = THE MODERNISATION & IMPROVEMENT OF OLD HOUSES CLOSE TO THE CITY CENTRE
- FAÇADISM = WHEN THE OLD, ORIGINAL FRONT OR FAÇADE OF A BUILDING IS RETAINED & A NEW DEVELOPMENT BUILT BEHIND THE OLD FAÇADE

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URBAN RENEWAL

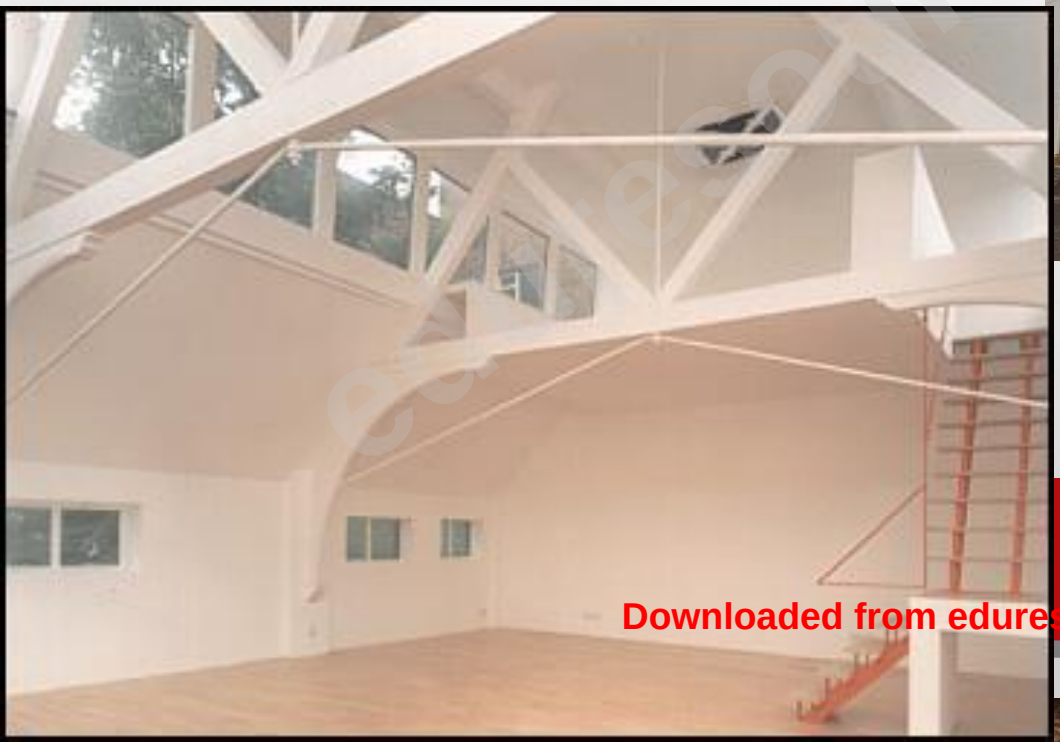
- = MODIFICATION OR CHANGE IN USE OF LAND OR BUILDINGS IN AN URBAN SETTLEMENT TO IMPROVE THE USE OF THE LAND OR BUILDINGS
- AKA GENTRIFICATION OR CHELSEAFICATION OR FACADISM – PREVIOUSLY SLUMMY AREAS ARE TRANSFORMED INTO TRENDY, DESIRABLE & EXPENSIVE AREAS, E.G. MELVILLE, CHELSEA
- INVASION & SUCCESSION = WHERE LAND USE IS NO LONGER APPROPRIATE, A NEW LAND USE (INVADER) TAKES OVER THE ORIGINAL FUNCTION
- THIS TENDS TO HAPPEN IN A CENTRIFUGAL MANNER I.E. OUTWARD FROM THE CBD - OLDER HOMES TAKEN OVER BY SMALL BUSINESSES; OLDER STRUCTURES REPLACED BY NEWER BUILDINGS; NEW BUILDINGS HAVE A NEW FUNCTION
- FORMER WAREHOUSES ARE CONVERTED INTO “LOFTS” – CLOSE TO THE CBD
- RESIDENTIAL AREAS ARE DEMOLISHED FOR OFFICE PARKS OR SHOPS

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WAREHOUSE-TO-LOFT CONVERSIONS





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Warehouse to Loft conversions

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RECENT PATTERNS AND TRENDS IN SA

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CHANGING URBAN PATTERNS OF SA

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- SA'S POP IS INCREASINGLY BECOMING URBANISED (66%, FEB 2020)
- SUBURBAN SURROUNDS OF CITIES ARE GROWING – URBAN SPRAWL (FORMAL & INFORMAL)
- INNER CITY AREAS ARE BEING UPGRADED, REDEVELOPED & REVITALISED; GROWING CBD RESIDENTIAL COMPONENT
- SOME SMALL COUNTRY TOWNS HAVE DECLINING POPS E.G. EDENVILLE, WHILE OTHERS HAVE GROWING POPS E.G. CLARENS
- GROWING TREND TO SECURE LIVING – BOOMED AREAS, ECO-ESTATES, GOLF ESTATES
- LAND REFORM POLICY TRIES TO IMPLEMENT LAND REDISTRIBUTION & LAND RESTITUTION
- LAND IS BEING USED MORE INTENSIVELY – SUBDIVISION & SECTIONAL TITLES – RESULTS IN DENSIFICATION

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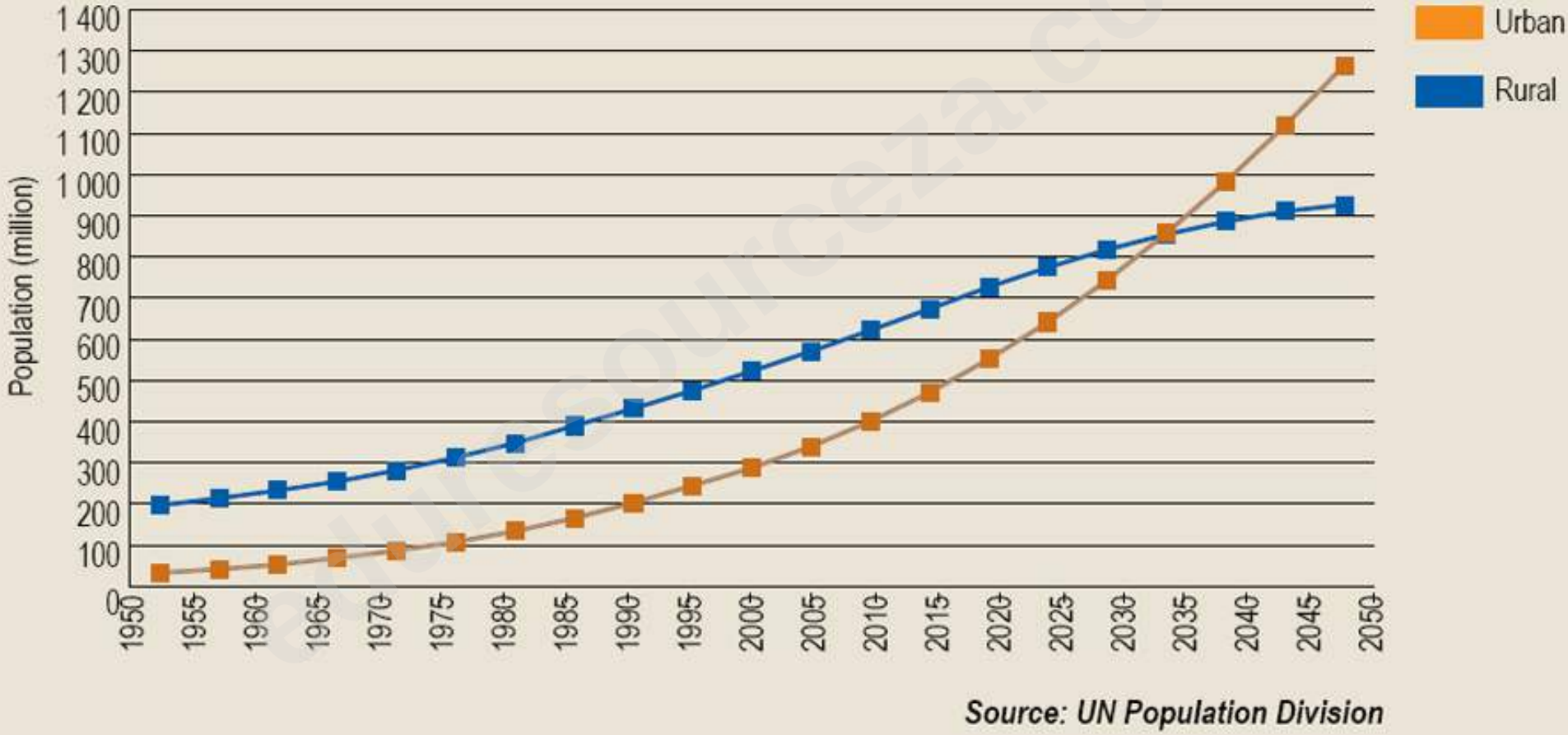
RECENT URBANISATION PATTERNS IN SA

- +- 59,3 MILLION PEOPLE IN SA (2020 EST.)
- +- 66 % URBAN VS 34 % RURAL (2020 EST.)
- 77 % URBAN EXPECTED BY 2050
- AVE URBANISATION RATE IS 1,2 % PER YEAR

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Figure 1: Africa's urban and rural population, 1950-2050

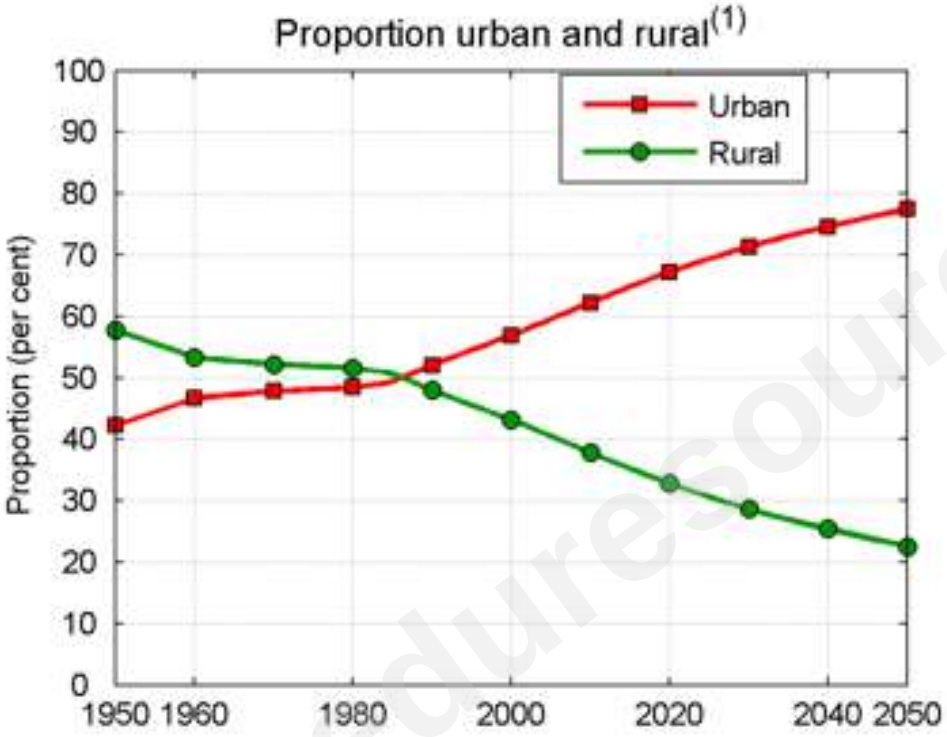


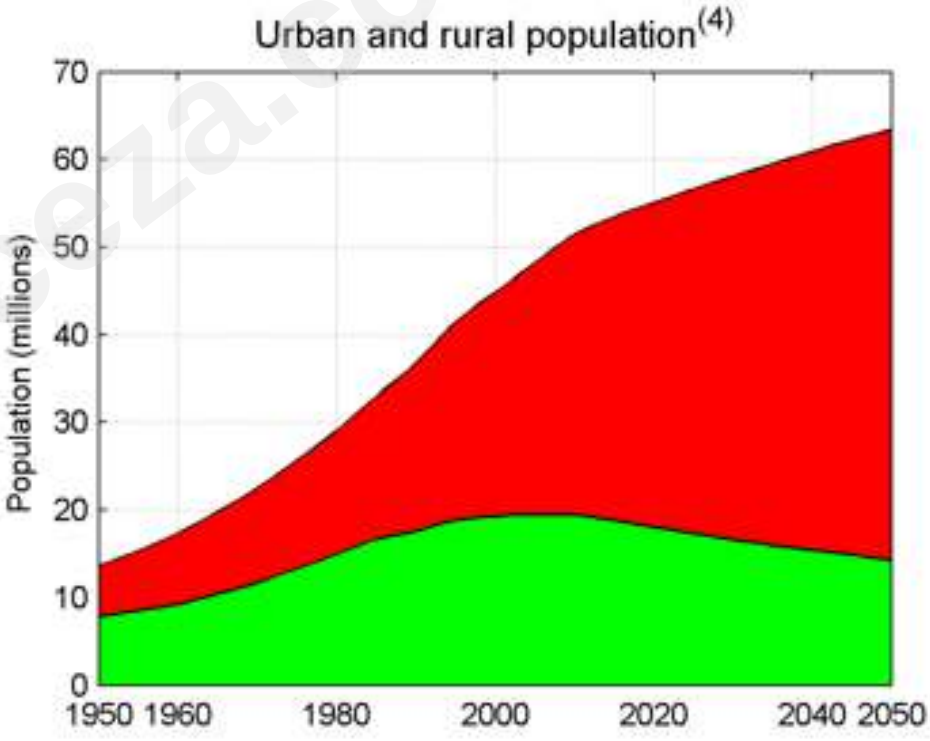
Source: UN Population Division

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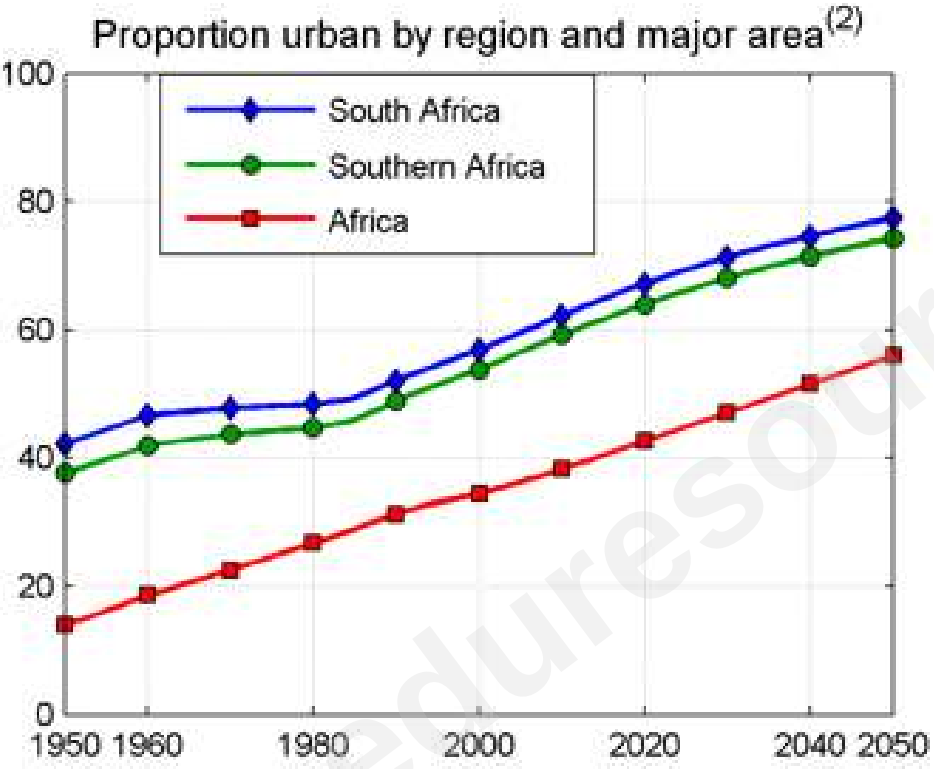
SOUTH AFRICA

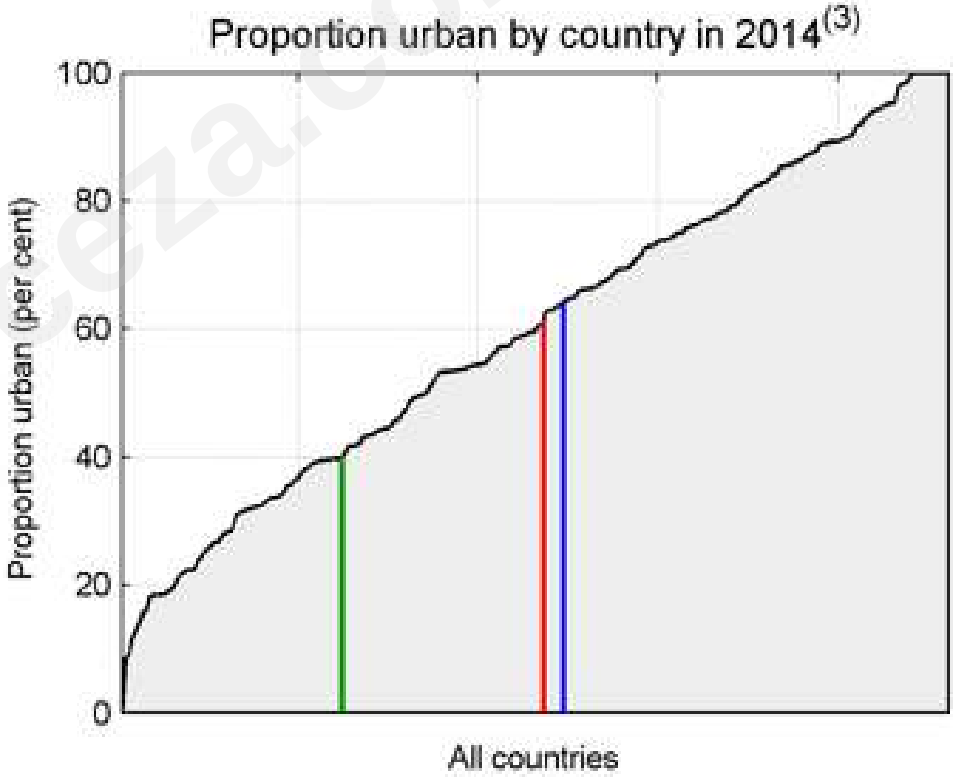




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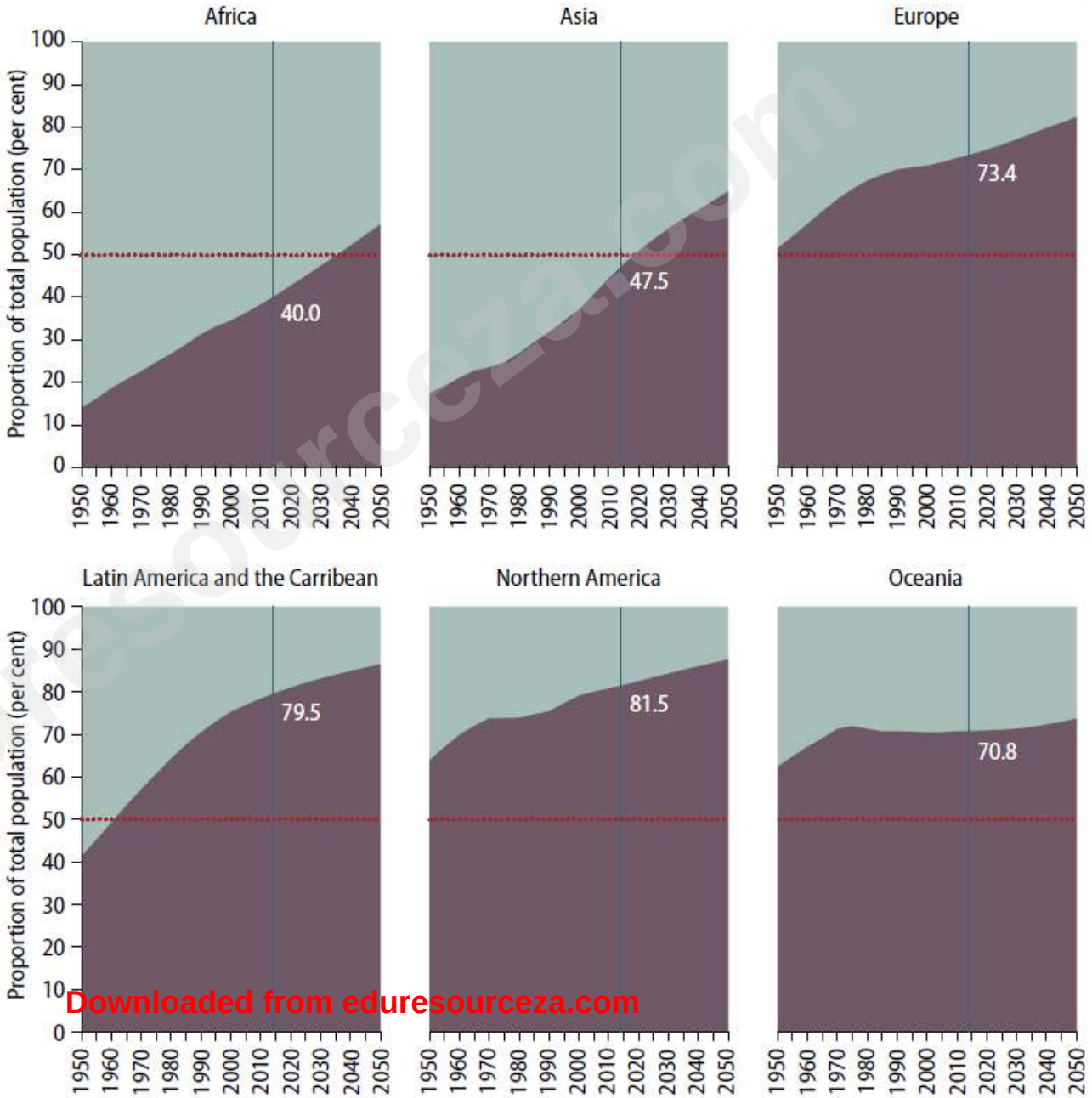
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Urbanization has occurred in all major areas, yet Africa and Asia remain mostly rural

Figure 3.

Urban and rural population as proportion of total population, by major areas, 1950–2050

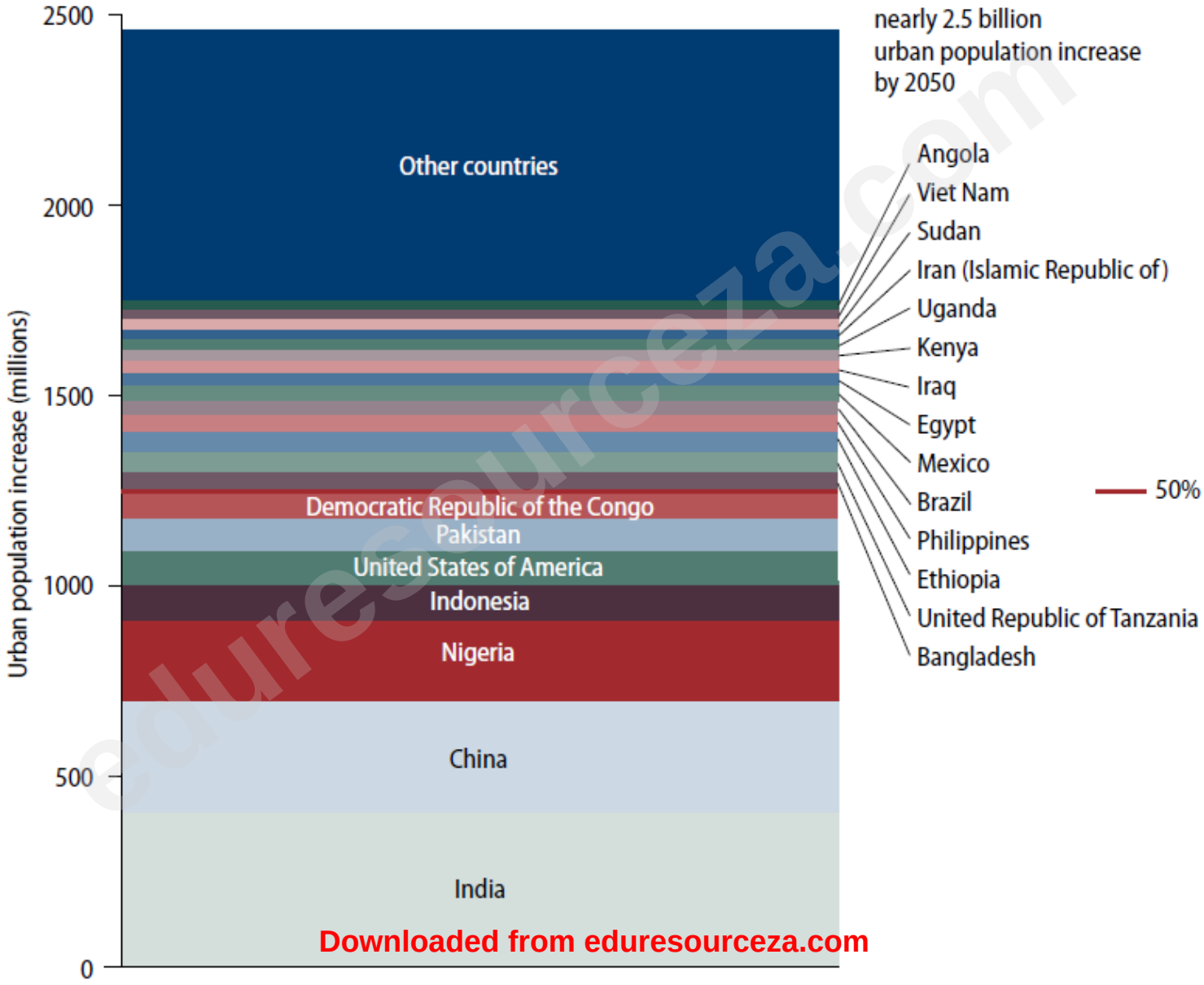
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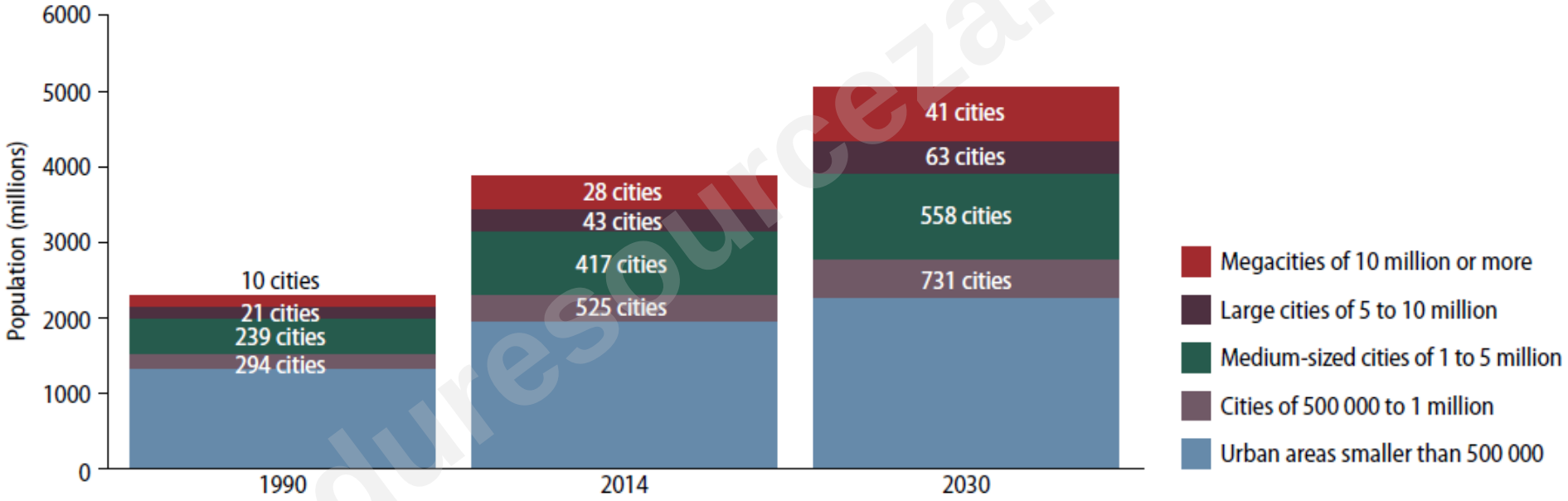
Contribution to the increase in urban population by country, 2014 to 2050



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Global urban population growth is propelled by the growth of cities of all sizes



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COUNTER-URBANISATION

- = THE MOVEMENT OF PEOPLE & ECONOMIC ACTIVITIES AWAY FROM URBAN AREAS TO RURAL AREAS
- PEOPLE MOVE TO NEW TOWNS, NEW ESTATES OR A COMMUTER TOWN OR VILLAGE
- NEW TOWNS & NEW ESTATES WERE ENCOURAGED BY GOVERNMENTS WHEREAS COMMUTER TOWNS & VILLAGES WERE OF CHOICE
- MAIN REASONS WHY MOVEMENT HAPPENED: HIGH LAND VALUES, TAXES, TRAFFIC PROBLEMS, FAST PACE OF LIVING, HIGH LIVING COSTS & POLLUTION
- IT AFFECTS SERVICES (DECREASES) & LAYOUT (MORE MODERN) OF RURAL AREAS

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KAROO BENEFITS FROM COUNTERURBANISATION

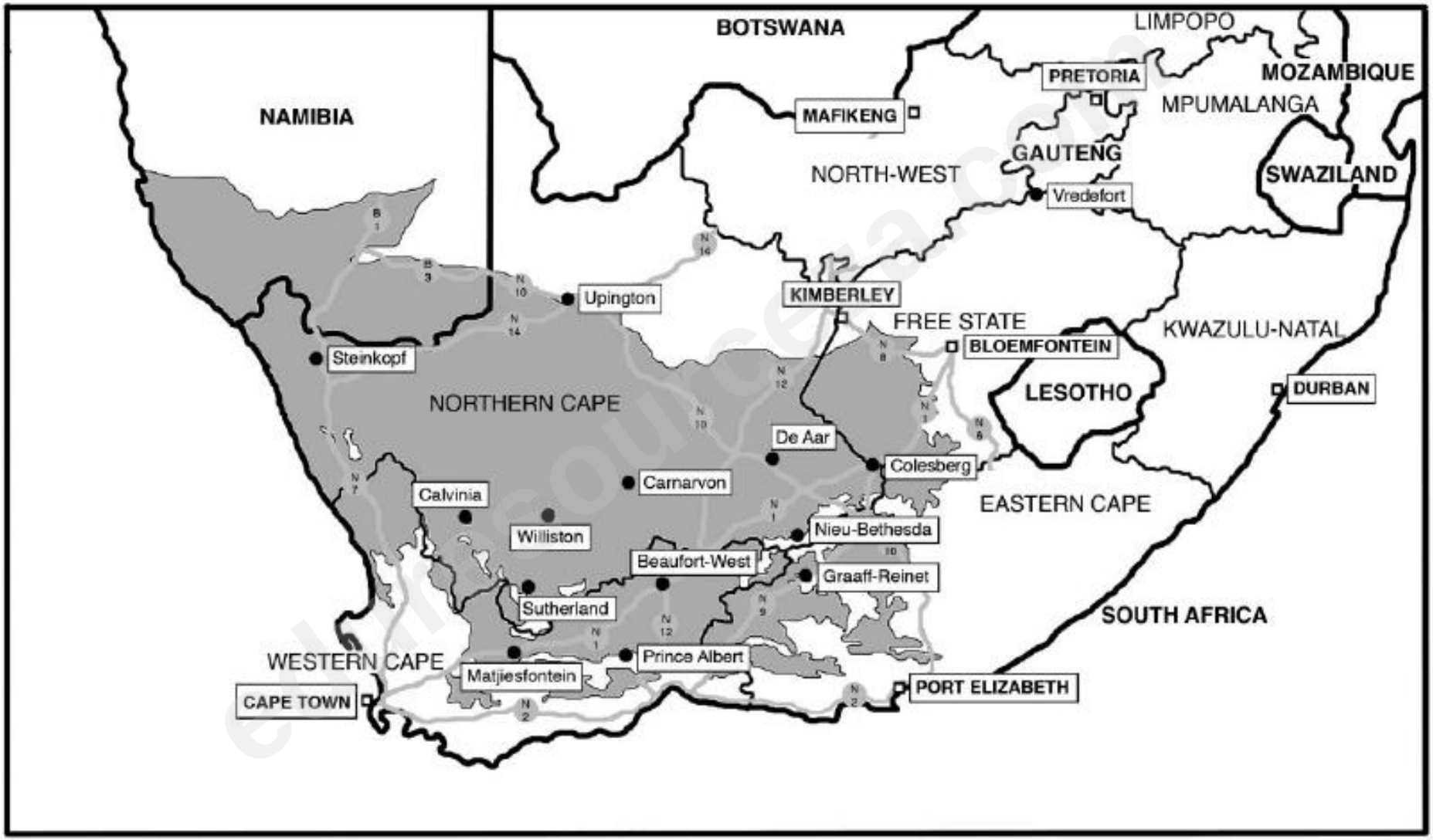
- THE PRIMACY OF AGRICULTURAL PRODUCTION IS SUPPLANTED BY TERTIARY INDUSTRIES SUCH AS TOURISM, RECREATIONAL FARMING, AND ARTS AND CRAFTS PRODUCTION.
- ADVANCES IN COMMUNICATIONS TECHNOLOGY HAVE FACILITATED THE PHENOMENON OF “COUNTERURBANISATION” WHEREBY A NEW BREED OF WELL-QUALIFIED, HIGHLY MOBILE PROFESSIONALS (A “CREATIVE CLASS”) OPT FOR RURAL LIVING, ALL THE WHILE CONTINUING TO DERIVE URBAN-DENOMINATED INCOMES.
- IN RECENT YEARS SOUTH AFRICA’S ARID KAROO HINTERLAND HAS ENJOYED SOMETHING OF A RENAISSANCE OCCASIONED BY AN INFLUX OF HUMAN CAPITAL FROM CITIES.

M. Ingle

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Image 1: South Africa showing the Nama and Succulent Karoo biomes merged

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Source: MK Ingle, "Making the most of 'nothing': Astro-tourism, the sublime, and the Karoo as a 'space destination'", *Transformation*, 74, 2010, p. 94.

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NEW URBANISM (EBENEZER HOWARD – 1898)

- IT IS ESSENTIALLY A SPATIAL PLANNING STRATEGY THAT AIMS TO RECREATE NEIGHBOURHOODS AND COMMUNITIES FOUND IN OLDER SETTLEMENTS BEFORE THE ADVENT OF SPRAWL, HIGHWAYS AND SINGLE-USE SUBURBS.
- THE AIM IS TO CREATE CLOSE-KNIT COMMUNITIES THROUGH SPECIFIC SPATIAL PLANNING TECHNIQUES

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NEW RURALISM

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- = THE PRESERVATION & ENHANCEMENT OF URBAN-EDGE RURAL AREAS AS PLACES THAT ARE INDISPENSABLE TO THE ECONOMIC, ENVIRONMENTAL & CULTURAL VITALITY OF CITIES & METROPOLITAN REGIONS (IT BRIDGES SUSTAINABLE AGRICULTURE & NEW URBANISM [PROMOTES ENVIRONMENTALLY FRIENDLY HABITS])
- A PHILOSOPHY WITH THE CORE IDEA OF RE-CONNECTING WITH THE LAND WHILE ENCOURAGING SMART GROWTH
- THE RATIONALE IS THAT CITIES AND REGIONS NEED A PRODUCTIVE HINTERLAND WHERE INDIVIDUAL FARMS AND RURAL COMMUNITIES CAN LOOK AFTER NATURAL RESOURCES WHILE MAKING A SUSTAINABLE LIVING.

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PRINCIPLES OF NEW RURALISM PROJECTS (KRAUSE, 2006)

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1. ESTABLISHING SPECIFIC RURAL COMMUNITIES CLOSE TO AN URBAN AREA WITHIN A LARGER METROPOLITAN REGION.
2. THE PRIMARY LAND USE SHOULD BE SMALL TO MEDIUM-SCALE AGRICULTURE THAT'S INTERLINKED WITH NATURAL AREAS.
3. EFFECTIVE URBAN-RURAL LINKAGES FOR THE PROVISION OF LOCALLY GROWN PRODUCE.
4. WELCOMING THE PUBLIC AS VISITORS AND RESIDENTS INCLUDING A RANGE OF HOUSING TYPES.
5. THE IMPLEMENTATION OF A COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN INCLUDING SPECIFIC TARGETS FOR LOCAL EMPLOYMENT, EDUCATION AND FOOD PRODUCTION.

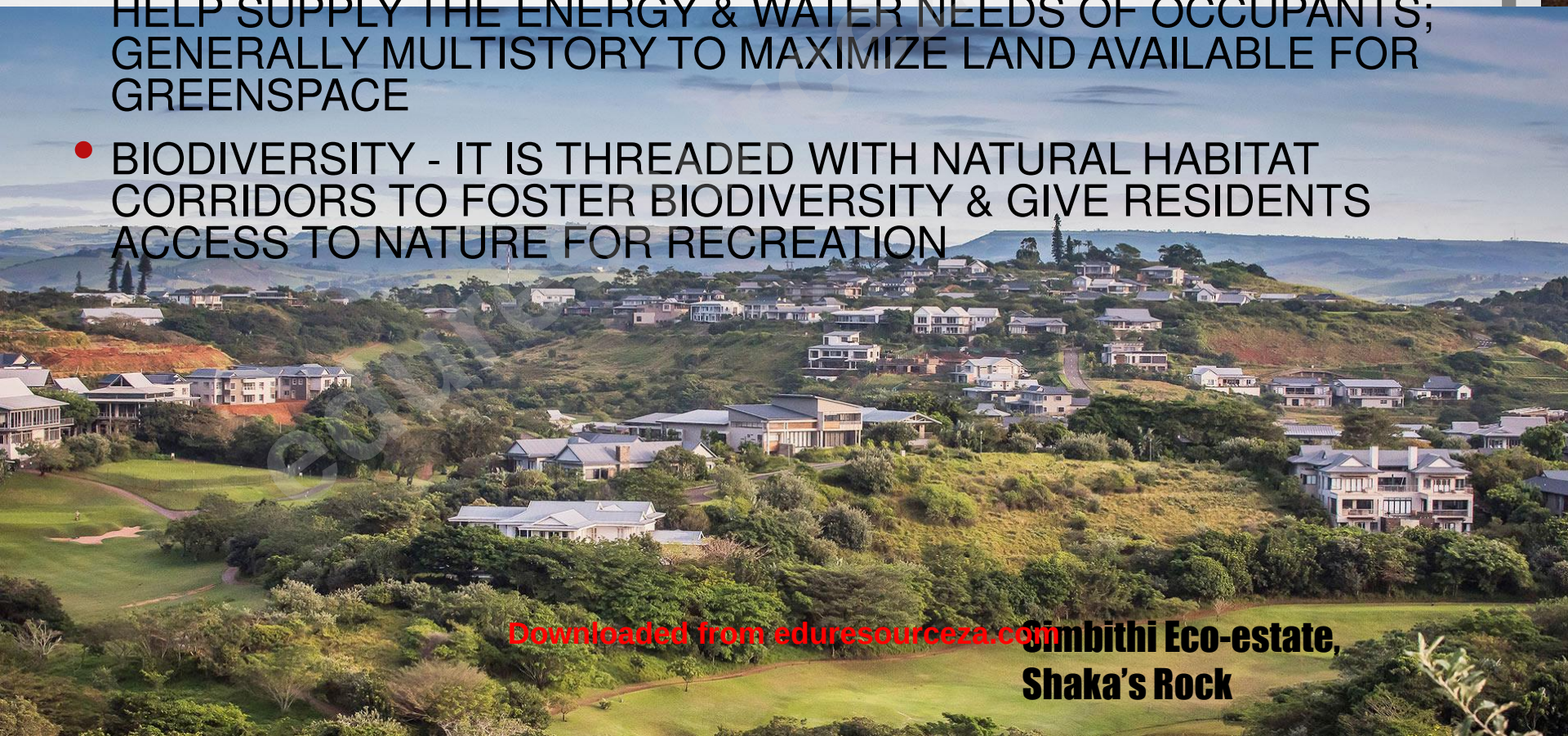


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ECO-ESTATES – CONCEPT, BUILDINGS & BIODIVERSITY

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- = A HUMAN SETTLEMENT THAT ENABLES ITS RESIDENTS TO LIVE A GOOD QUALITY OF LIFE WHILE USING MINIMAL NATURAL RESOURCES
- BUILDINGS - MAKE BEST USE OF SUN, WIND & RAINFALL TO HELP SUPPLY THE ENERGY & WATER NEEDS OF OCCUPANTS; GENERALLY MULTISTORY TO MAXIMIZE LAND AVAILABLE FOR GREENSPACE
- BIODIVERSITY - IT IS THREADED WITH NATURAL HABITAT CORRIDORS TO FOSTER BIODIVERSITY & GIVE RESIDENTS ACCESS TO NATURE FOR RECREATION



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Simbithi Eco-estate, Shaka's Rock

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ECO-ESTATES – TRANSPORT

- FOOD & OTHER GOODS ARE SOURCED FROM WITHIN ITS BORDERS OR FROM NEARBY TO CUT DOWN ON TRANSPORT COSTS
- RESIDENTS LIVE WITHIN WALKING OR CYCLING DISTANCE OF THEIR WORKPLACE TO MINIMISE THE NEED FOR MOTORISED TRANSPORT
- FREQUENT PUBLIC TRANSPORT CONNECTS LOCAL CENTRES FOR PEOPLE WHO NEED TO TRAVEL FURTHER
- LOCAL CAR SHARING ALLOWS PEOPLE TO USE A CAR ONLY WHEN NEEDED

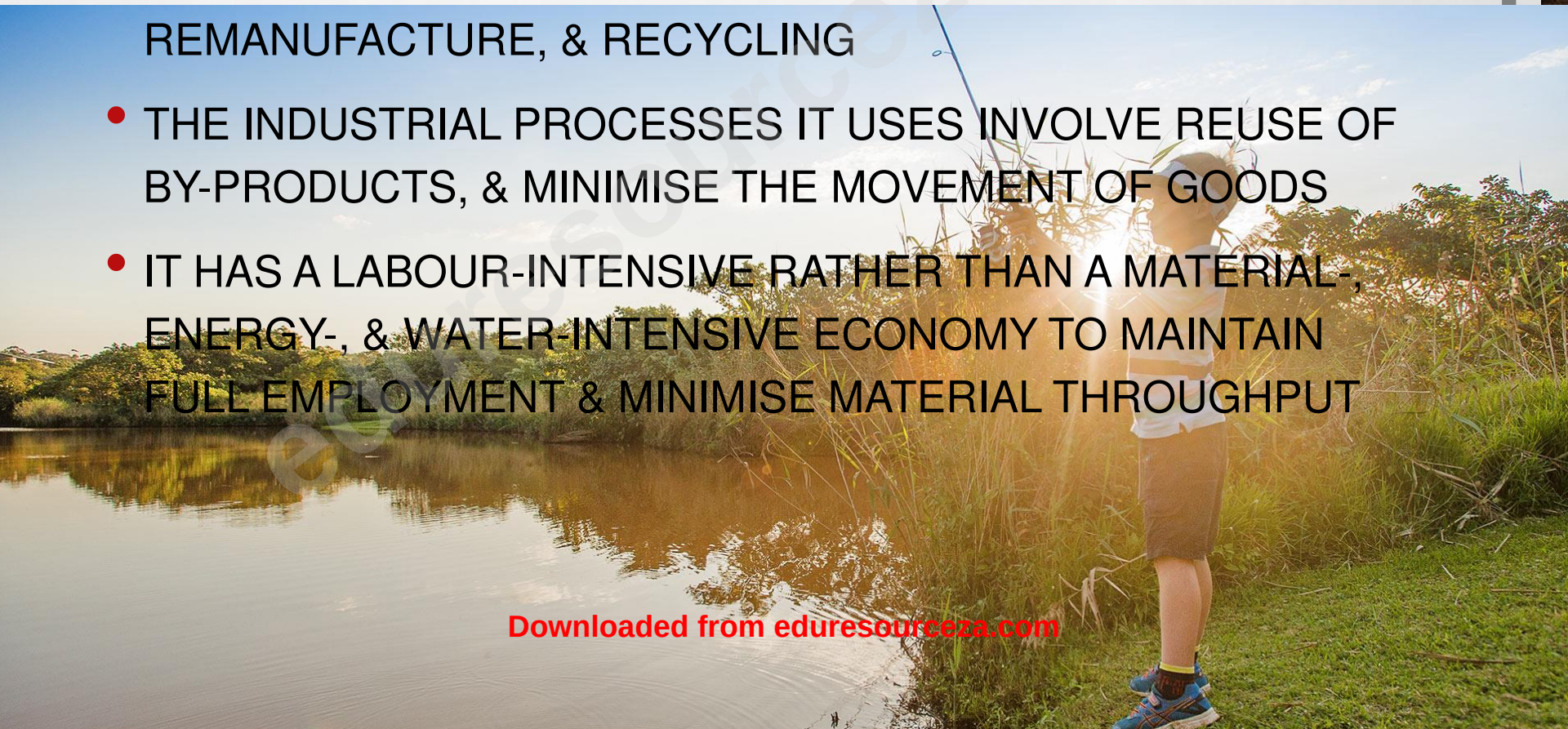


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ECO-ESTATES – INDUSTRY & ECONOMY

- THE GOODS IT PRODUCES ARE DESIGNED FOR REUSE, REMANUFACTURE, & RECYCLING
- THE INDUSTRIAL PROCESSES IT USES INVOLVE REUSE OF BY-PRODUCTS, & MINIMISE THE MOVEMENT OF GOODS
- IT HAS A LABOUR-INTENSIVE RATHER THAN A MATERIAL-, ENERGY-, & WATER-INTENSIVE ECONOMY TO MAINTAIN FULL EMPLOYMENT & MINIMISE MATERIAL THROUGHPUT



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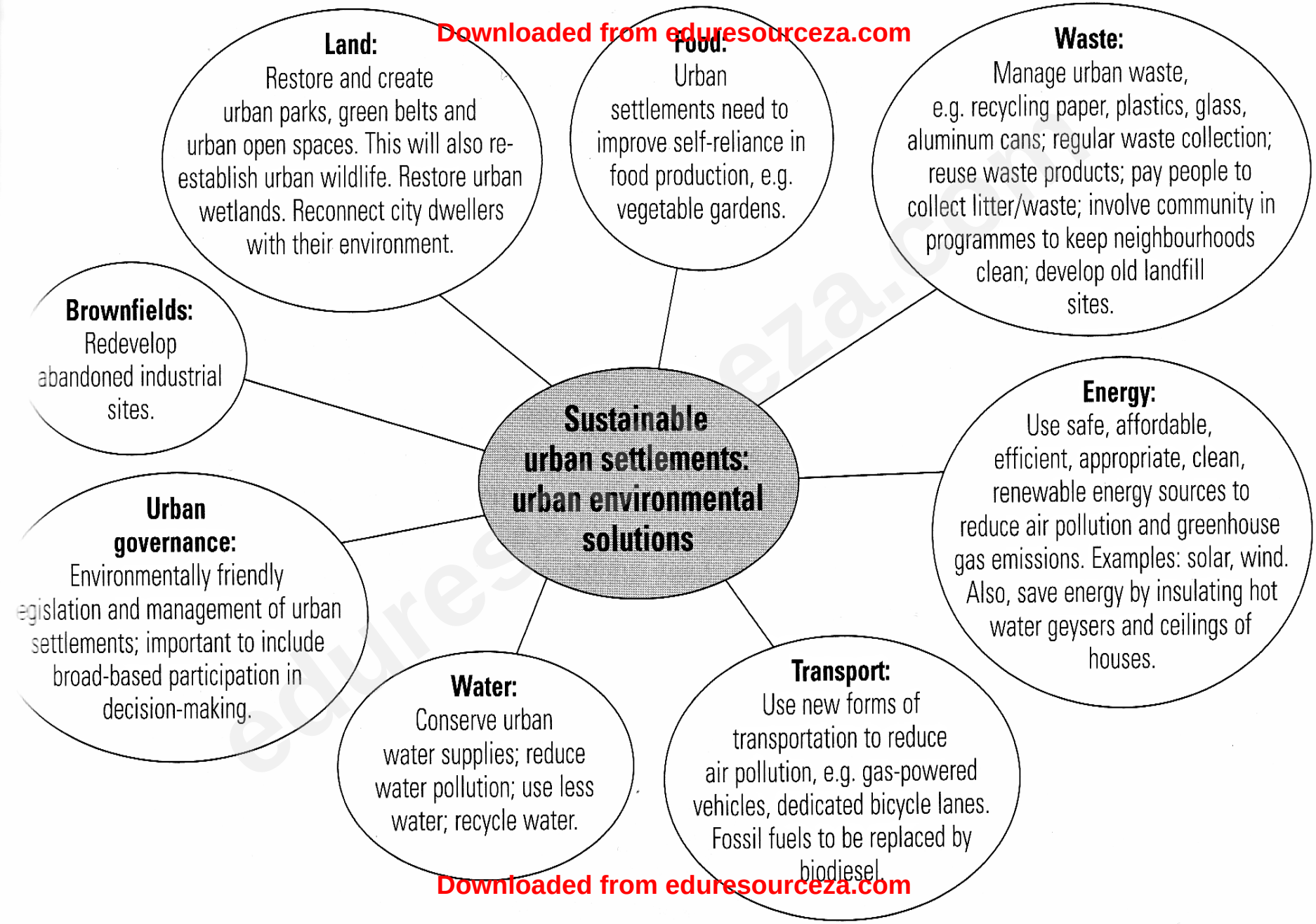
SUSTAINABLE SETTLEMENTS



Are they possible?

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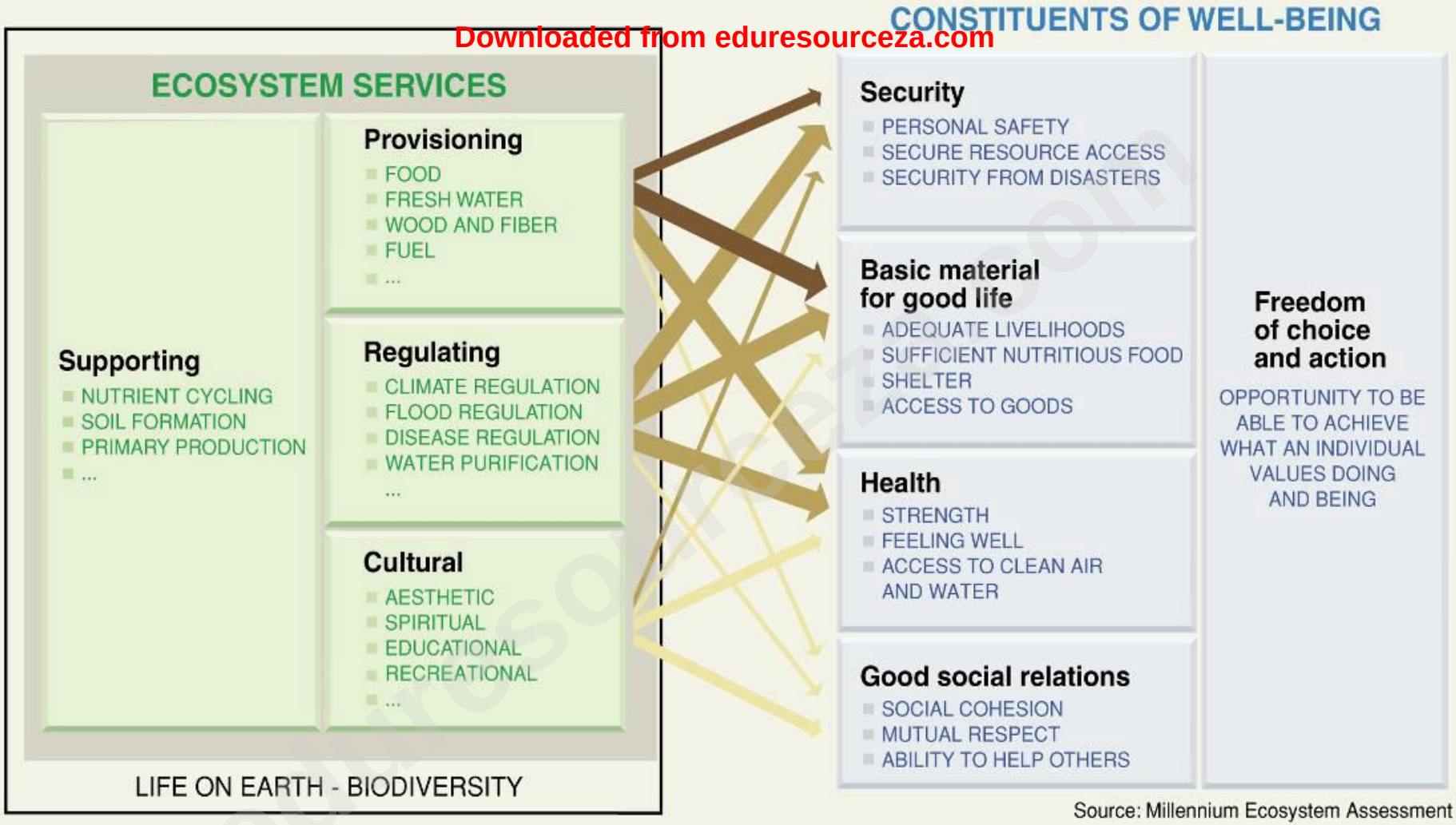
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RURAL >>	RURAL-URBAN INTERDEPENDENCIES	<< URBAN
Livelihoods drawn from crop cultivation, livestock, forestry or fishing (i.e. key for livelihood is access to natural capital)	<< **Funding flows** (remittances) from urban migrants for rural development.	**Livelihoods** drawn from labour markets within non-agricultural production or making/selling goods or services
Access to land for housing and building materials not generally a problem	>> **Rural-urban food transfers**, rural support in bringing up urban dwellers' children	**Access to land for housing** very difficult; housing and land markets highly commercialized
More distant from government as regulator and provider of services	<< **Accommodation** and support for family or fellow villagers who come to urban areas to study or seek employment	**More vulnerable to 'bad' governance**
Access to infrastructure and services limited (largely because of distance, low density and limited capacity to pay?)	>> **Cheaper accommodation** for low-income urban workers in nearby rural areas	**Access to infrastructure and services** difficult for low-income groups because of high prices, illegal nature of their homes (for many) and poor governance
Fewer opportunities for earning cash; more for self-provisioning. Greater reliance on favourable weather conditions.	<< **Access to** different branches of **government and public services**	**Greater reliance on cash** for access to food, water, sanitation, employment, garbage disposal, etc.
Access to natural capital as the key asset and basis for livelihood	>> **Access to customary** institutions	**Greater reliance on house as an economic resource** (space for production, access to income-earning opportunities; asset and income-earner for owners – including de facto owners)
	<< Stimulus for more **diversified livelihood** options	
	>> **Rural markets** for urban dwellers who derive an income from selling goods and services	
	<< **Information** about urban opportunities and alternative/ additional income sources to potential migrants and commuters.	
	>> **Seasonal employment** for urban dwellers in agriculture or rural development projects or on collecting or purchasing resources from nearby rural areas	
	>> Support to protect the assets of urban dwellers retaining **land and livestock** in rural areas	
	<< **Urban refuge** for some of the poorest rural dwellers whose livelihoods were destroyed by development projects, wars, oppression or disasters	
	>> **Rural refuge** for urban dwellers in times of economic and political hardship	

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Source: Millennium Ecosystem Assessment

ARROW'S COLOR
Potential for mediation by socioeconomic factors

- Low
- Medium
- High

ARROW'S WIDTH
Intensity of linkages between ecosystem services and human well-being

- Weak
- Medium
- Strong

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WHAT CAN BE DONE ABOUT THE FOLLOWING URBAN ISSUES RELATED TO RAPID URBANISATION? (READ & SUMMARISE P 225)

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- LACK OF PLANNING
- HOUSING SHORTAGE
- OVERCROWDING
- TRAFFIC CONGESTION
- SERVICE PROVISION
- POLLUTION
- URBAN BLIGHT/DECAY

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GROWTH OF INFORMAL SETTLEMENTS & ASSOCIATED ISSUES

- SHORTAGE OF AFFORDABLE HOUSING – RISE IN INFORMAL HOUSING
- INFORMAL SETTLEMENT = AN UNPLANNED RESIDENTIAL AREA OF SELF-BUILT DWELLINGS MADE OF RECLAIMED, FOUND OR BOUGHT MATERIAL CONSTRUCTED ON LAND TO WHICH OCCUPANTS NORMALLY DO NOT HAVE ANY LEGAL CLAIM
- IN SA THERE ARE 2700 INFORMAL SETTLEMENTS WITH 1,4 MILLION DWELLINGS HOUSING +- 13,6 % OF ALL HOUSEHOLDS (2014)
- MOST LACK BASIC SERVICES

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DAILY MAVERICK, JULY 2019

- INFORMAL SETTLEMENTS ARE THE MOST VISIBLE MANIFESTATION OF **INEQUITABLE LAND ACCESS** IN URBAN AREAS. URBAN INFORMAL SETTLEMENTS ARE THE **FASTEST-GROWING HOUSEHOLD SECTOR** IN SOUTH AFRICAN CITIES. ACCORDING TO THE HOUSING DEVELOPMENT AGENCY, MORE THAN 4 MILLION PEOPLE OR 1.25 MILLION HOUSEHOLDS CURRENTLY LIVE IN **URBAN INFORMAL SETTLEMENTS**. THE AVAILABILITY OF AFFORDABLE, WELL-LOCATED, SERVICED LAND REMAINS A SIGNIFICANT CHALLENGE AND POSES A MAJOR OBSTACLE TO THE REALISATION OF THE CONSTITUTIONAL RIGHT OF ACCESS TO ADEQUATE HOUSING AND ACCESS TO LAND ON AN EQUITABLE BASIS.

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CASE STUDY OF AN SA CITY – KHAYELITSHA – A SHANTY TOWN ON THE CAPE FLATS (PROBLEMS WITH URBAN GROWTH)

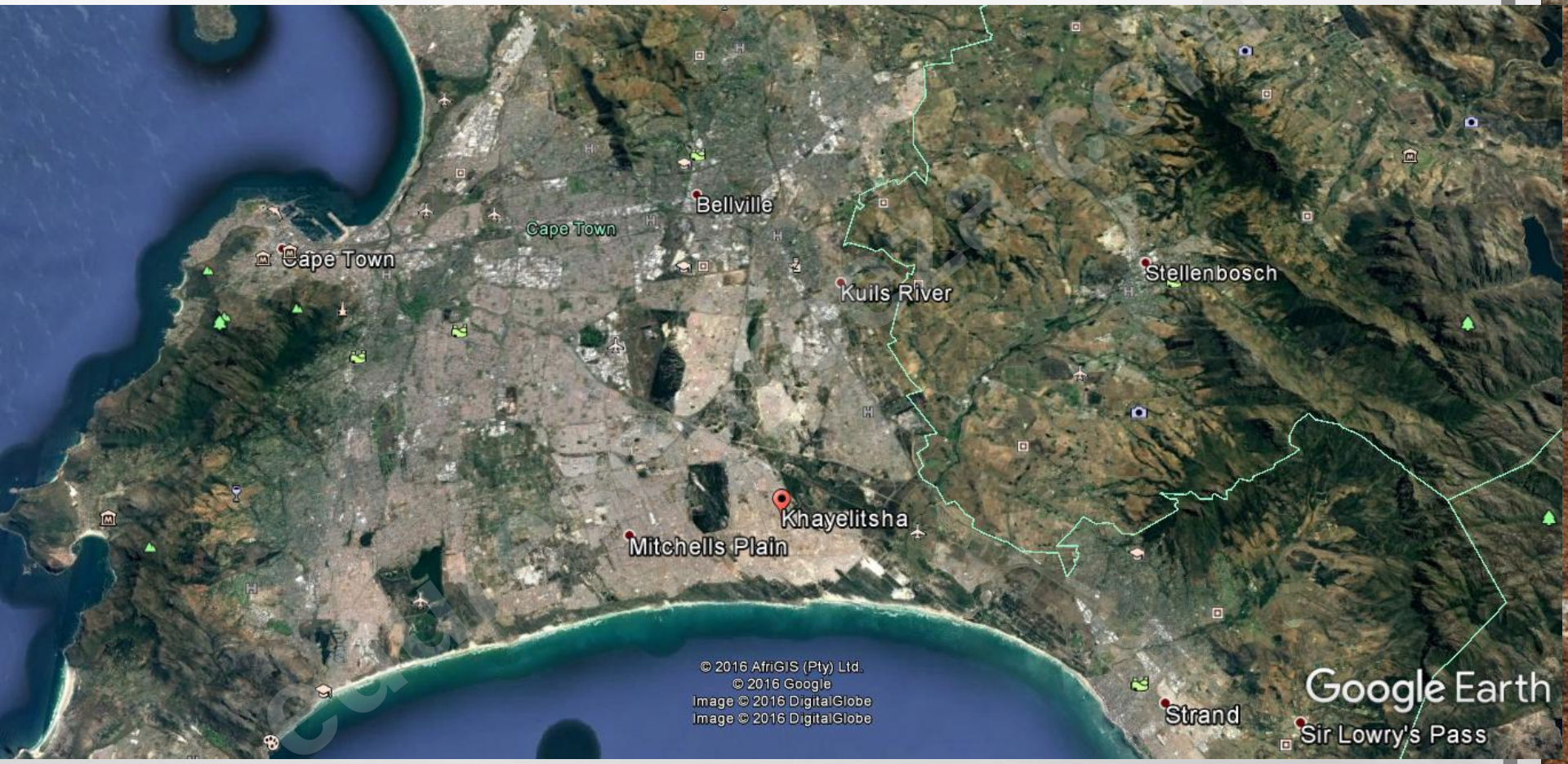
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- **OVERCROWDING** - HIGH POPULATION DENSITY.
- **EXPOSURE** TO ELEMENTS – VERY COLD OR VERY HOT; FLOODING & DAMP
- **FIRES** - CAN SPREAD QUICKLY (CANDLES OR PARAFFIN).
- **OVERPOPULATION** - THE AREA DOES NOT HAVE ENOUGH RESOURCES TO SUPPORT THE GROWING POPULATION.
- **COMPETITION FOR JOBS** - JOBS ARE IN SHORT SUPPLY - UNEMPLOYMENT.
- **DISEASE** - POOR SANITATION & LIMITED HEALTH CARE CAN LEAD TO THE SPREAD OF DISEASE.
- **LACK OF SPACE** - THE NEWEST AND POOREST ARRIVALS MAY BE FORCED TO LIVE ON THE WORST QUALITY LAND.
- **INFRASTRUCTURE** - SERVICES ARE POOR, PUBLIC TRANSPORT IS LIMITED & CONNECTIONS TO THE ELECTRICITY SUPPLY CAN BE LIMITED & SOMETIMES DANGEROUS (ILLEGAL).

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GROWTH OF INFORMAL SETTLEMENTS WORLD CASE STUDY – ROCINHA, RIO DE JANEIRO, BRAZIL

- PLEASE WATCH THIS VIDEO – GOOD MORNING ROCINHA FROM TIME 14:15

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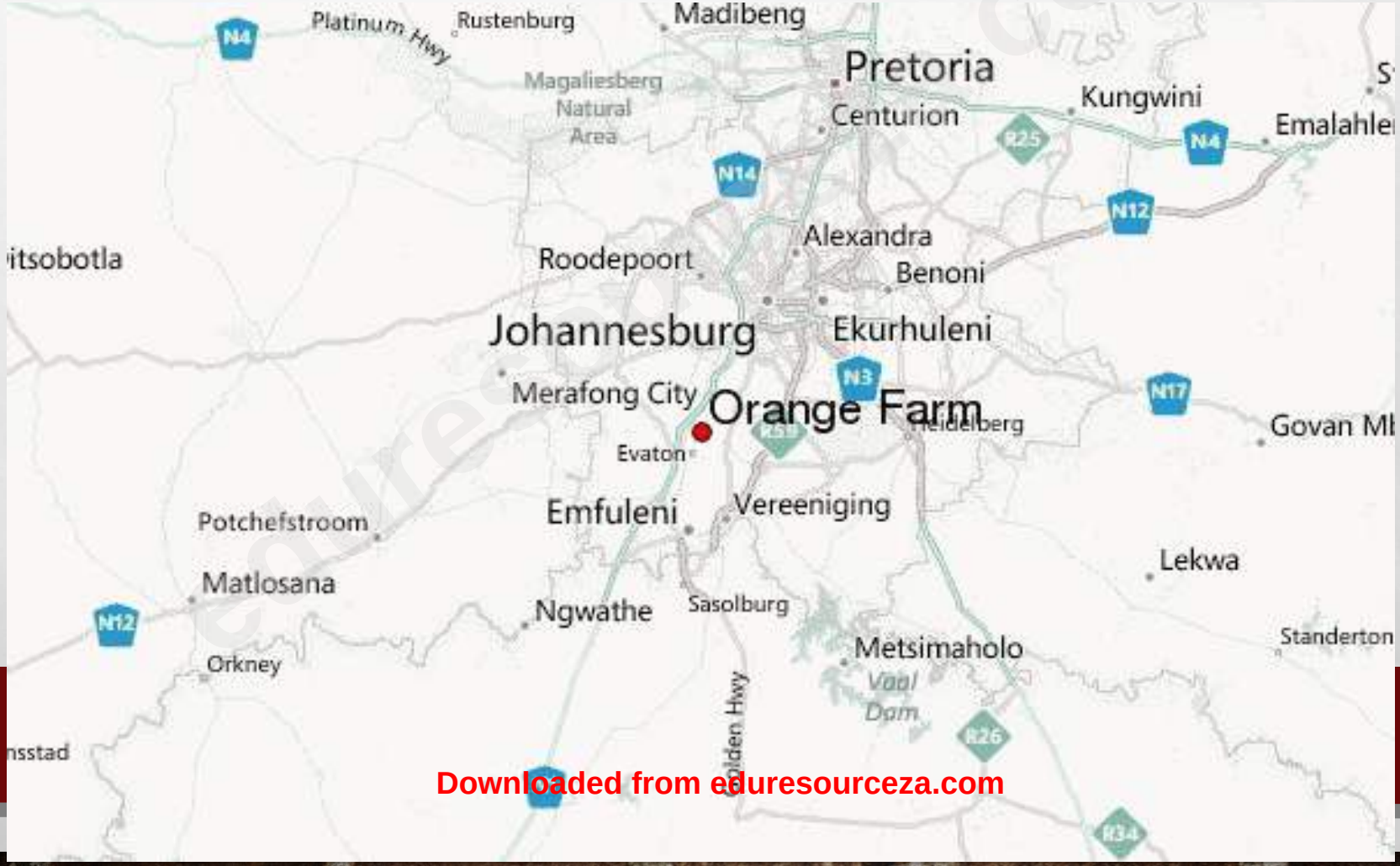
CASE STUDIES OF HOW URBAN AREAS IN SA ARE MANAGING URBAN CHALLENGES, HANDLING ENVIRONMENTAL, ECONOMIC & SOCIAL JUSTICE CONCERNS (PLEASE COMPLETE THESE)

- DISTRICT SIX – SOCIAL JUSTICE CONCERNS ACTIVITY 31 P 236
- ORANGE FARM – ECONOMIC CONCERNS ACTIVITY 32 P 237
- IVORY PARK – ENVIRONMENTAL CONCERNS ACTIVITY 33 P 238

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ORANGE FARM



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VIDEO – DISTRICT SIX

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MAPWORK TASK P239-240

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OTHER IMPORTANT CONCEPTS

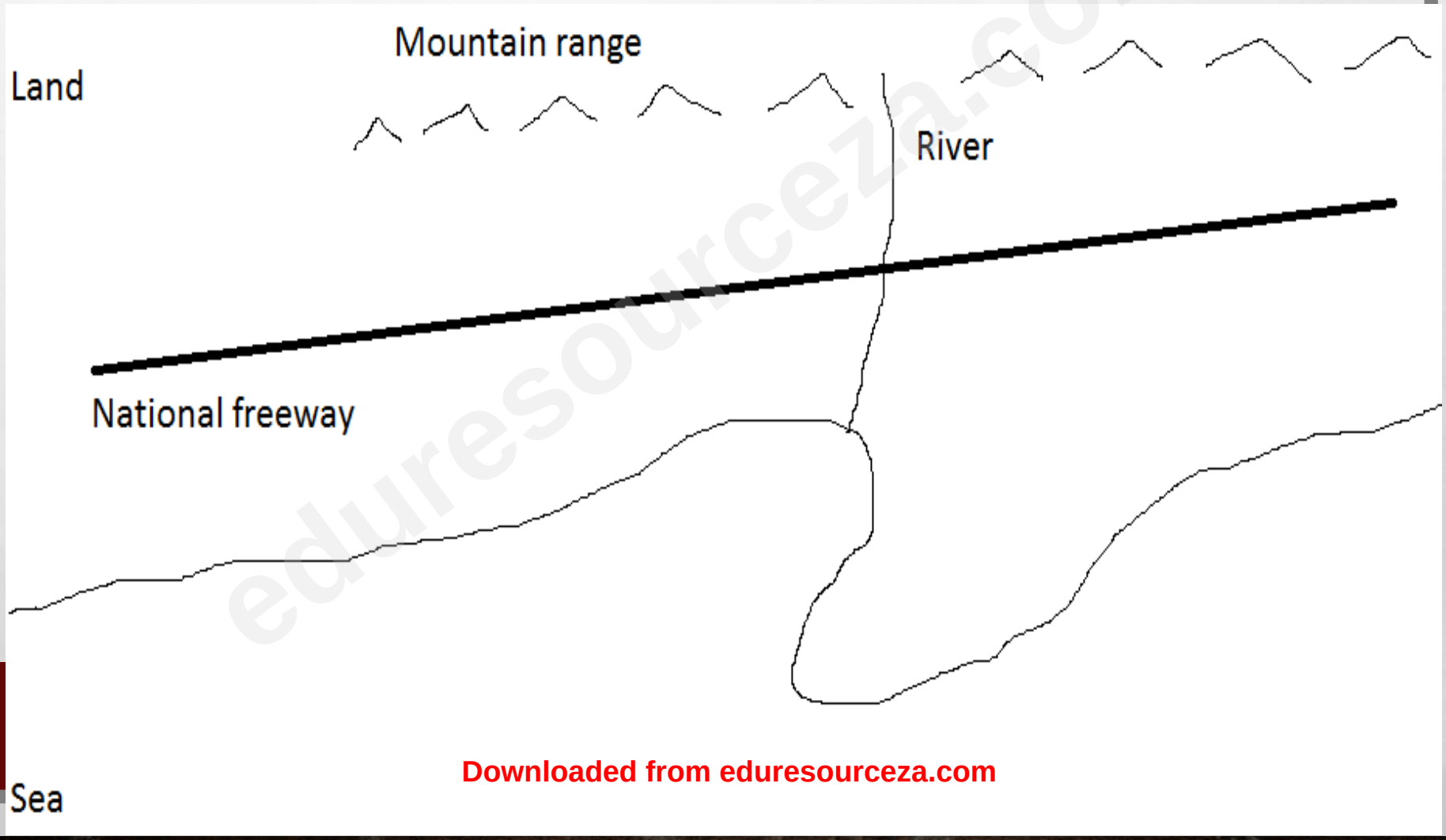


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DESIGN A SETTLEMENT



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URBAN SETTLEMENT ZONE DESIGN

1. PAIR ACTIVITY:

DISCUSS WHERE TO PLACE EACH OF THE 7 LAND USE ZONES. NOTE REASONS AS TO WHY YOU HAVE ALLOCATED THE LAND USE ZONE IN A PARTICULAR AREA.

~~12 min.~~

2. GROUP ACTIVITY:

PRESENTATION: PAIR SHOULD PRESENT TO ANOTHER PAIR IN THE CLASS THEIR LAYOUT OF LAND USE ZONES AND REASONS FOR THE ALLOCATION OF THESE LAND USE ZONES IN PARTICULAR AREAS.

~~4 min.~~

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IMPROVING TOWNSHIPS – SOWETO (SOUTH AFRICA)



- IN MANY LEDCS, LOCAL COMMUNITIES, CHARITIES & GOVERNMENT DEPARTMENTS ARE WORKING TOGETHER TO IMPROVE CONDITIONS IN SQUATTER SETTLEMENTS.
- IMPROVING CONDITIONS IN A SQUATTER SETTLEMENT CAN LEAD TO IMPROVEMENTS IN THE RESIDENTS' QUALITY OF LIFE.

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APPROACHES TO IMPROVEMENT

Site & service schemes	These give people the chance to rent or buy a piece of land. The land is connected to the city by transport links & has access to essential services (e.g. water). People build their own homes using money from a low-interest loan.
Self-help schemes	These give people the tools & training to improve their homes. Low-interest loans may be used to help people fund these changes. People may be given legal ownership of the land.
Rural investment	Improving the quality of life & creating greater opportunities in rural areas may prevent people from migrating to urban areas. Investment in rural areas may therefore help to improve conditions in the city as well.

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COMMERCIAL LAND USE

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SHOPPING CENTRES

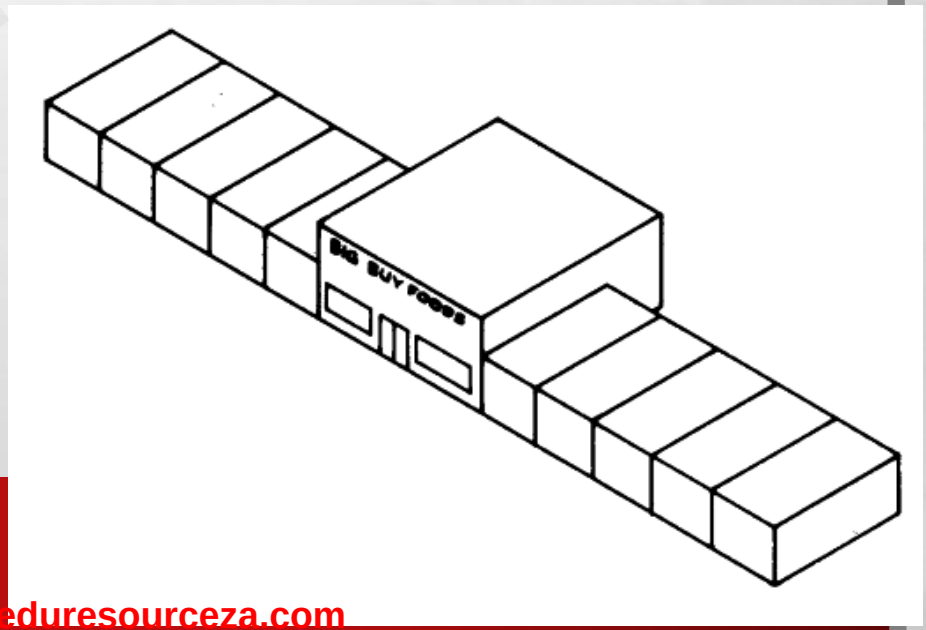
Anchor tenant – major chain store located in shopping centre to draw large number of customers to the centre

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ANCHOR TENANT

- LARGE-SCALE CENTERS MAY HAVE MORE THAN ONE ANCHOR TENANT
- WOOLWORTHS
- PICK ‘N PAY
- GAME / DIONS



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SMALL SHOPPING CENTRE: K'DORP



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COMMERCIAL RIBBON DEVELOPMENT



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LARGE REGIONAL CENTRE



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CRESTA



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SHOPPERTAINMENT

- MIXING RETAIL AND ENTERTAINMENT
- MONTE CASINO – BIRD SHOW, CASINO
- BRIGHTWATER COMMONS – SKATE PARK

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INFORMAL TRADERS

- ABOUT 40% OF ECONOMICALLY ACTIVE SOUTH AFRICANS ARE INFORMAL TRADERS
- BUSINESSES NOT REGISTERED, DON'T HAVE A FIXED BUSINESS ADDRESS AND IN MOST CASES, DON'T PAY TAX.



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IN JOHANNESBURG

- THERE ARE ALMOST 8 000 INFORMAL TRADERS AROUND JOHANNESBURG, THE SURVEY FOUND, WITH AN EQUAL NUMBER OF MEN AND WOMEN TRADERS. STOCK ON THE STREET IS VALUED AT R5-MILLION, WITH A TURNOVER OF R6-MILLION PER ANNUM. THEY WORK LENGTHY HOURS, WHICH FLUCTUATE DEPENDING ON THE SEASON. ON AVERAGE PEOPLE WORK BETWEEN EIGHT TO 11 HOURS A DAY, THE SURVEY FOUND. (WWW.JOBURG.ORG.ZA)

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2. INDUSTRY



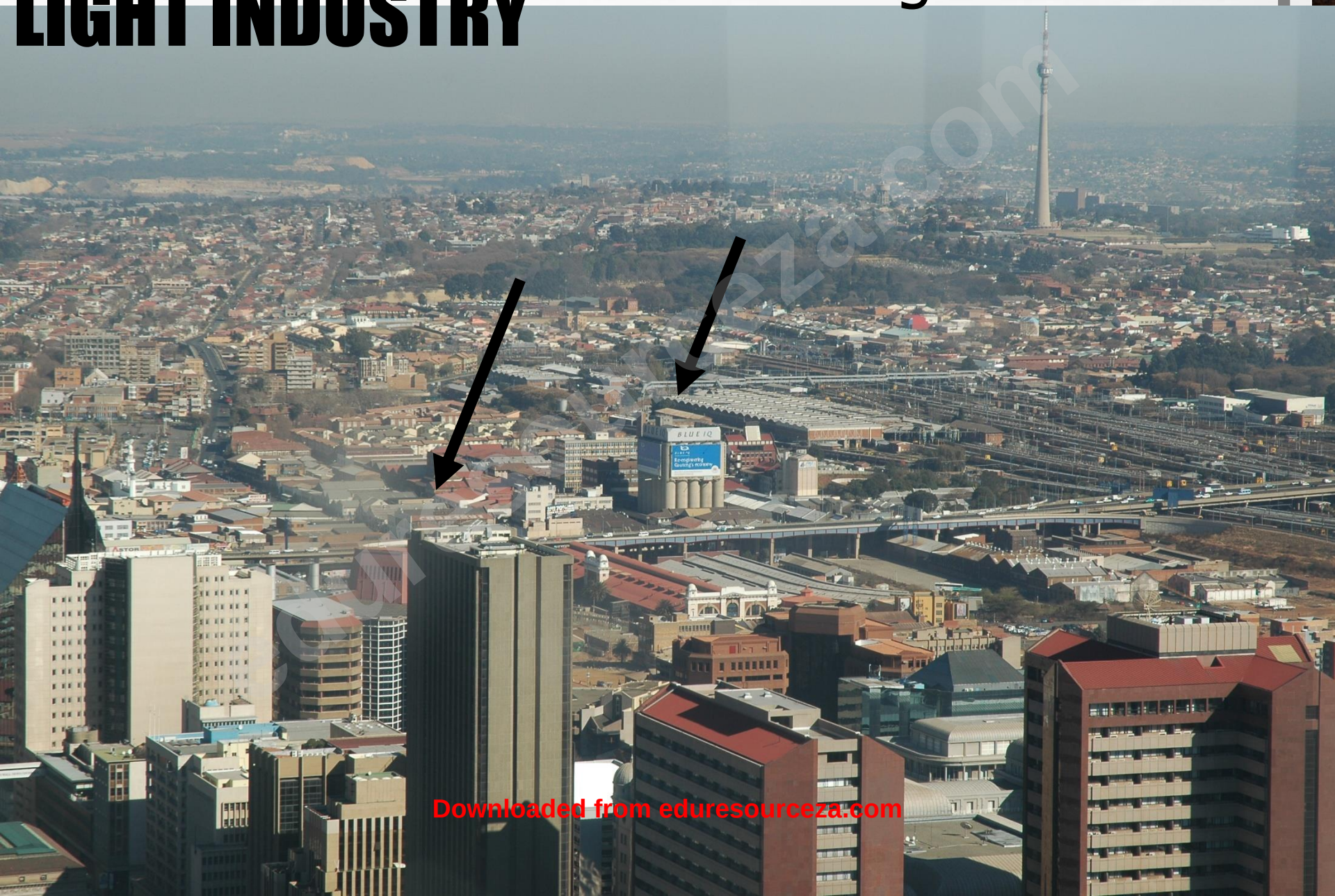
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LIGHT INDUSTRY

Photo: Mrs B Fleming

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CHARACTERISTICS OF THE LIGHT INDUSTRIAL AREAS

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- SMALL TO MEDIUM “CLEAN INDUSTRIES” E.G.’S PRINTING, PANEL BEATING AND FURNITURE.
- NEEDS GOOD TRANSPORTATION NETWORKS
- CLOSE TO THE CBD (MARKET ORIENTATED) OR IN AN INDUSTRIAL PARK

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HEAVY INDUSTRY



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CHARACTERISTICS OF HEAVY INDUSTRIAL AREAS

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- FAR FROM CBD AND HIGH INCOME AREAS
- NOISY
- POLLUTED
- NEED LARGE AREAS OF CHEAP, FLAT LAND
- GOOD TRANSPORT ROUTES FOR HEAVY TRUCKS AND TRAINS

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3. RESIDENTIAL LAND USE

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LOW INCOME RESIDENTIAL



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CHARACTERISTICS OF LOW INCOME RESIDENTIAL AREAS

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- RELATIVELY HIGH DENSITY
- SMALL PLOTS OF LAND
- CLOSE TO THE CBD ON THE OUTSKIRTS OF THE CITY. PERHAPS NEAR AN INDUSTRIAL AREA.
- CAN BE STATE SUBSIDISED
- FEW RECREATIONAL AREAS
- NEAR HIGHWAYS OR RIVERS
- EASY ACCESS TO PUBLIC TRANSPORT AND SHOPS

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MIDDLE INCOME RESIDENTIAL



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CHARACTERISTICS OF MIDDLE INCOME RESIDENTIAL AREAS

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- HOMES ARE GENERALLY MEDIUM SIZE AND SINGLE STORY
- NEAR SCHOOLS AND SHOPPING CENTRES
- HOMES ARE OFTEN UPGRADED

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MIDDLE – UPPER INCOME



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UPPER INCOME



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CHARACTERISTICS OF UPPER INCOME RESIDENTIAL AREAS

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- AWAY FROM CBD AND INDUSTRY. PERHAPS ON HIGHER GROUND E.G. N'CLIFF HILL
- GOOD VIEWS AND BIG GARDENS
- WELL TREE'D, LARGE HOMES – TUSCAN?
- GROWING TREND TO HAVE THESE IN SECURE ESTATES
- EASY ACCESS TO HIGHWAYS AND HIGH END SHOPPING CENTRES
- PLANNED IRREGULAR STREET PATTERN

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PLOTS: MILLGATE



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CHARACTERISTICS OF PLOT AREAS

- ON RURAL URBAN PERIPHERY
- LARGE PLOTS OF LAND
- MIXED FUNCTIONS

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HOSTELS

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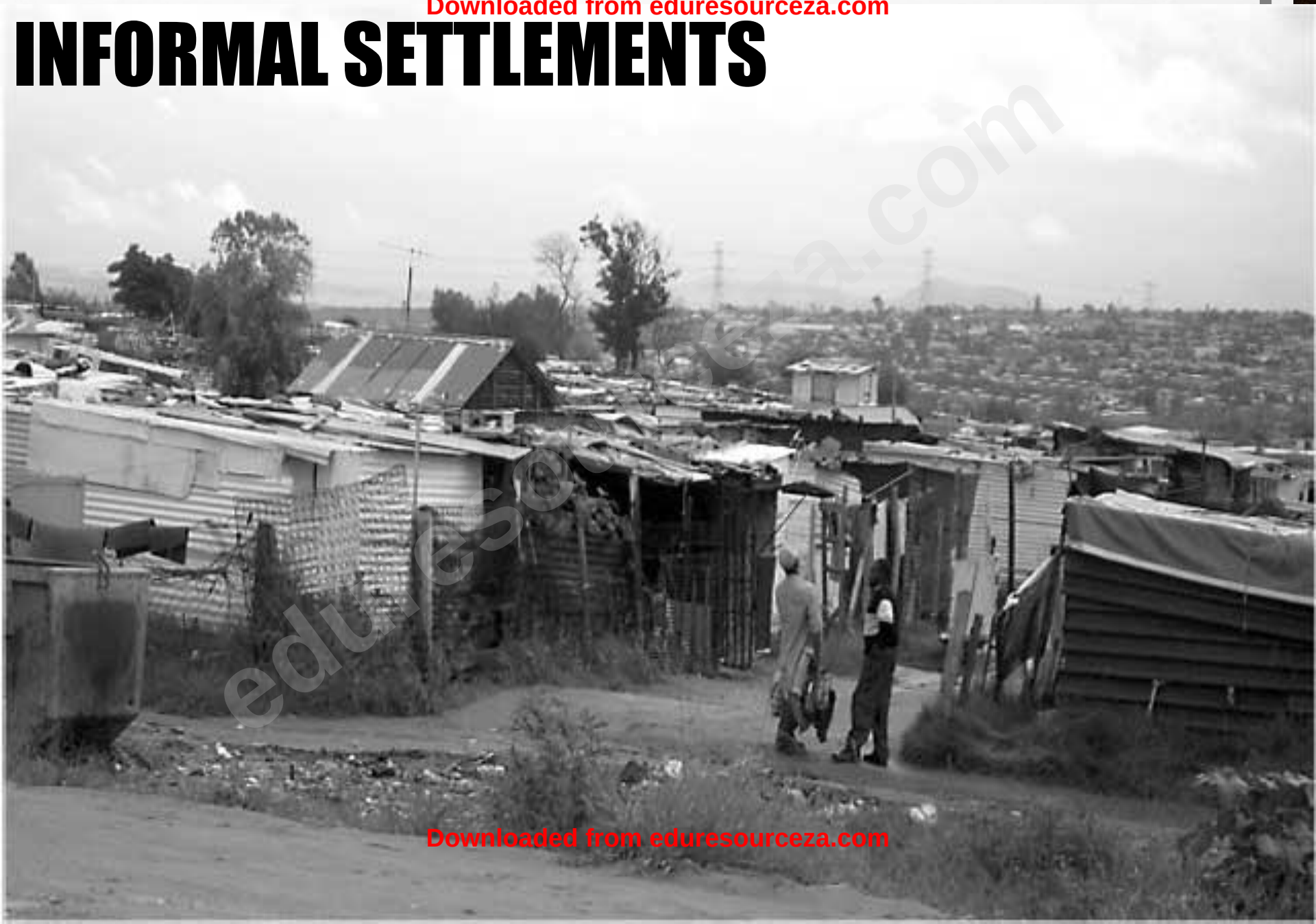
CHARACTERISTICS OF HOSTELS

- CALLED THAT FOR A REASON
- MAJOR SOCIAL ISSUE: LED TO THE BREAKDOWN OF TRADITIONAL FAMILY STRUCTURES E.G. FATHERS IN THE HOSTELS, DRINKING, PROSTITUTES AIDS. MOMS AT HOME, CHILDREN GROW UP WITH AN ABSENT FATHER FIGURE
- DANGEROUS AND CRIME RIDDEN

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INFORMAL SETTLEMENTS



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CHARACTERISTICS OF INFORMAL SETTLEMENTS

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- CAN OCCUR ANYWHERE IN AN URBAN AREA
- LACK OF SERVICES
- VULNERABLE TO COLD, WET WEATHER AND FIRES
- AFFECTS ADJACENT HOUSING PRICES
- HOUSES BUILT OUT OF MAKESHIFT MATERIALS E.G. CORRUGATED IRON, CARDBOARD, TYRES
- MAJOR ISSUE FACING SA'S DEVELOPMENT

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5. RURAL URBAN PERIPHERY



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CHARACTERISTICS OF THE RURAL URBAN PERIPHERY

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- ON THE EDGE OF THE URBAN AREA
- HAS A MIXTURE OF RURAL AND URBAN FUNCTIONS
- FUNCTIONS HERE NEED LARGE AREAS OF INEXPENSIVE LAND; E.G. GOLF COURSES, AIRPORTS, SEWERAGE FARMS, RESIDENTIAL ZONES (IMPACT OF INCREASED OIL PRICE?), NURSERIES, GRAVEYARDS, STORAGE FACILITIES AND SMALL HOLDINGS (PLOTS).

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APARTHEID PLANNING

- CITIES AND SUBURBS “WHITE-BY-NIGHT”
- ONLY “WHITE BUSINESS” ALLOWED IN CBD
- BLACK, INDIAN AND COLOURED PEOPLE HAD SEPARATE AREAS WITHIN THE CITY I.E. LOCATIONS
- LOCATIONS WERE ON URBAN PERIPHERY
- SQUATTER CAMPS IN SUBURBS
- GHETTO’S IN CITY CENTRE

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CHANGES IN URBAN MORPHOLOGY

URBAN CONCEPTS

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DORMITORY SUBURBS

- AREAS LOCATED OUTSIDE A MAIN URBAN AREA AND USUALLY ONLY PROVIDE A RESIDENTIAL FUNCTION E.G. SOWETO, SQUATTER CAMPS

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SOCIAL AMENITIES

- SPORTS CLUBS, MUSEUMS, RESTAURANTS, THEATRES, SCHOOLS, CLINICS, HOSPITALS AND PARKS.

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URBAN PROBLEMS

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TRAFFIC CONGESTION

- TOO MANY CARS IN SUBURBS - DENSIFICATION
- GRID IRON STREET PATTERN
- EVERYONE AND THEIR DOG HAS A CAR



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SOLUTIONS

- DECENTRALISE OFFICES AND SHOPS
- FLEXITIME
- TELECOMMUTE
- SYNCHRONISE ROBOTS
- IMPROVE PUBLIC TRANSPORT
- PARK AND RIDE SCHEMES
- EXTRA LANES ON HIGHWAYS
- SINGLE DRIVER TAX
- ONE WAYS IN THE CBD

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NOT ENOUGH GREEN SPACE



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ADMINISTRATIVE PROBLEMS



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SOLUTIONS

- EDUCATE PUBLIC
- HIRE MORE SKILLED MANAGEMENT
- HOLISTIC PLANNING
- ALTERNATIVE SOURCES OF FUEL
- MAINTENANCE CULTURE

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URBAN DECAY

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SOLUTIONS

- COMMUNITY INVOLVEMENT
- URBAN RENEWAL PROJECTS SPONSORED BY BIG BUSINESS
- UPGRADING OR DEMOLISHING OF OLD BUILDINGS (BE AWARE OF BUILDINGS OF HISTORICAL SIGNIFICANCE) – COMMUNITY CONSULTATION IS VITAL

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OTHER ISSUES



Noise and Air Pollution





Water pollution



Lack of housing

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SOLUTIONS

- LOW COST HOUSING
- BETTER PUBLIC TRANSPORT
- FILTERS ON CHIMNEYS
- WATER TESTING
- EDUCATE PUBLIC
- CREATE OPEN SPACES
- FINING DUMPERS

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OTHER URBAN RENEWAL STRATEGIES

- UPGRADE ROADS
- BUILD ORGANISED AREAS FOR INFORMAL TRADERS NEAR TAXI RANKS
- BUILD TAXI RANKS, SHOPPING CENTRES, SPORTS GROUNDS, MODERN CLINICS, DAY-CARE CENTRES, LIBRARIES AND SCHOOLS
- EXAMPLES: KHAYALITSHA AND MITCHELLS PLAIN (CAPE TOWN)

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DENSIFICATION

- INCREASED DEVELOPMENT IN ALREADY DEVELOPED AREAS
- IN ORDER TO “RATIONALISE” THE USE OF INFRASTRUCTURE [MAKE EXISTING INFRASTRUCTURE CATER FOR A LOT MORE PEOPLE]
- EXAMPLE: FOURWAYS

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NEW URBANISM

- MIXED USE ESTATES
- NEW TOWNS
- EDGE CITIES
- SUSTAINABLE STRATEGIES TO MANAGE EXPANDING URBAN CENTRES
- HOUSING PROBLEMS IN SA

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MIXED-USE ESTATE

- THE ESTATE WILL PROVIDE THE INHABITANTS WITH AN INTEGRATED, STIMULATING ENVIRONMENT FOR OPTIMAL LIVING, LEISURE AND WORKING – MIXED USE LIVING

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MIXED USE DEVELOPMENT ON THIS SITE

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MIXED-USE ESTATE



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MIXED USE ESTATE ADVERT

- THE ESTATE WILL PROVIDE RESIDENTIAL, COMMERCIAL AND RECREATIONAL FUNCTIONS.
- “PLANNED FOR HIGH-RISE CONDOMINIUMS, ADDITIONAL OFFICE BUILDINGS AND COMMERCIAL REAL ESTATE, A HOTEL WITH CONFERENCE CENTER, RETAIL SHOPS, RESTAURANTS, AND STRUCTURED PARKING, THE PROJECT IS INDEED A COMPLETE MASTER PLANNED COMMUNITY RIGHT IN THE HEART OF CENTRAL FLORIDA.”

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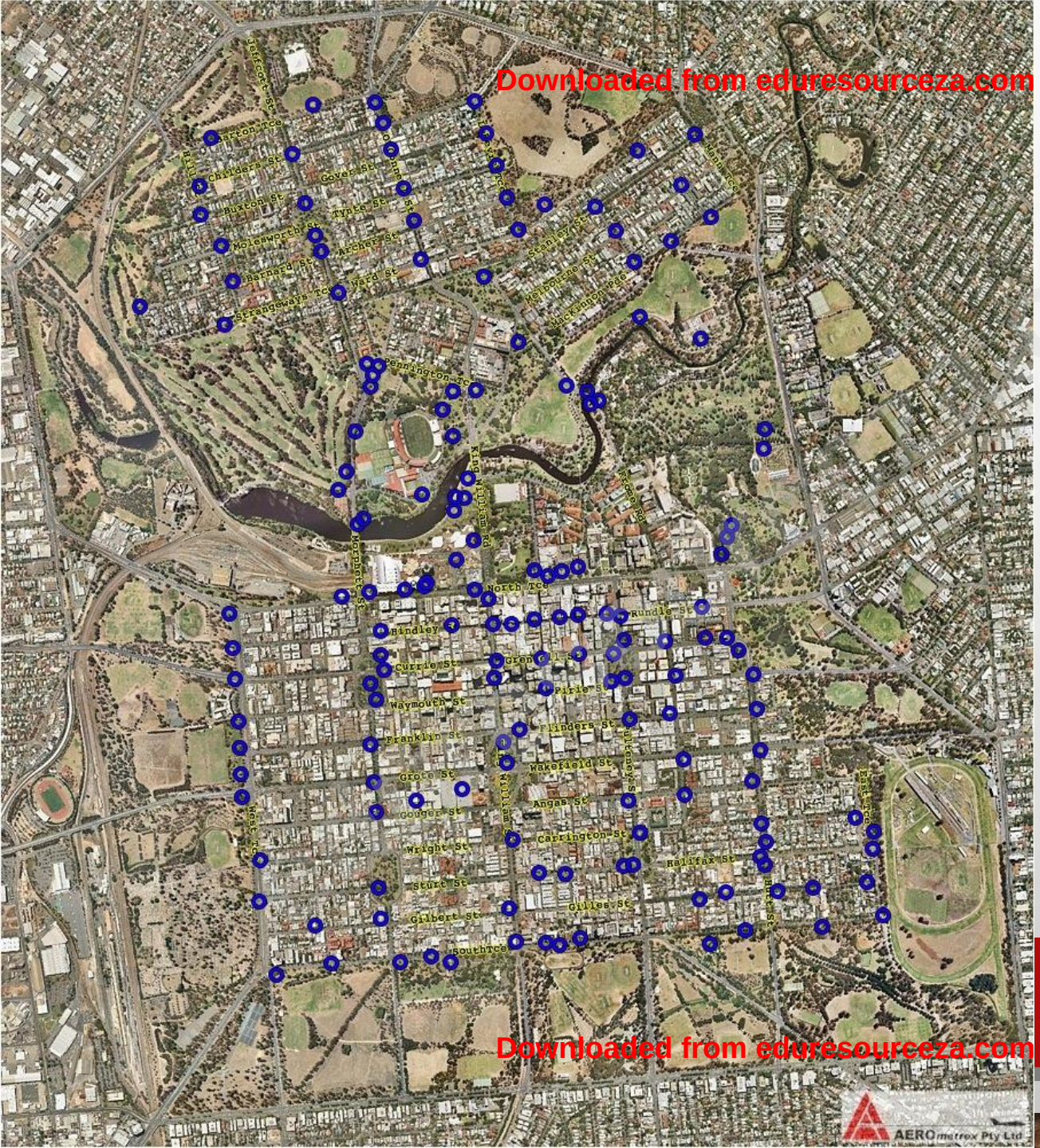
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NEW TOWNS

- TOWNS THAT HAVE BEEN PLANNED FROM SCRATCH ON COMPLETELY NEW SITES. ALL ASPECTS OF DEVELOPMENT ARE DETERMINED BEFORE DEVELOPMENT BEGINS
- ADELAIDE, NEW DELHI, CALGARY
- GARDEN TOWNS, GREENBELT TOWNS AND ECO-CITIES

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ADELAIDE

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REASONS FOR NEW TOWNS

- ALLEVIATE GROWTH PROBLEMS – PROVIDE NEW SPACE, HOUSING AND INFRASTRUCTURE
- STIMULATE ECONOMIC GROWTH
- DECENTRALISE URBAN POPULATIONS
- BUILD ATTRACTIVE URBAN PLACES

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FEATURES OF NEW TOWNS

- HOLISTICALLY PLANNED – BETTER THAN THE *AD HOC* STYLE OF PLANNING THAT DEFINES MANY CITIES
- INTEGRATE PHYSICAL, SOCIAL AND ECONOMIC ASPECTS OF CITY LIFE
- GREEN SPACES BUILT IN
- ATTRACTIVE AND FUNCTIONAL – WIDE STREETS, TRAFFIC CIRCLES AND TRANSPORT NETWORKS
- STRICTLY REGULATED

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FEATURES OF NEW TOWNS

- GENERALLY ACT AS SATELLITE OR DORMITORY TOWNS
- INTENDED TO BOOST ECONOMY IN RURAL AREAS
- PURPOSE BUILT – E.G.
  - DUBAI – COMMERCE HUB
  - PARDIS IN IRAN – SCIENTIFIC CITY
  - ADELAIDE – GOVERNMENT CITY
- SELF SUSTAINABLE – NO NEED TO VENTURE OUT I.E. ALL EDUCATION, RECREATION AND HEALTH CARE FACILITIES ARE “BUILT IN”

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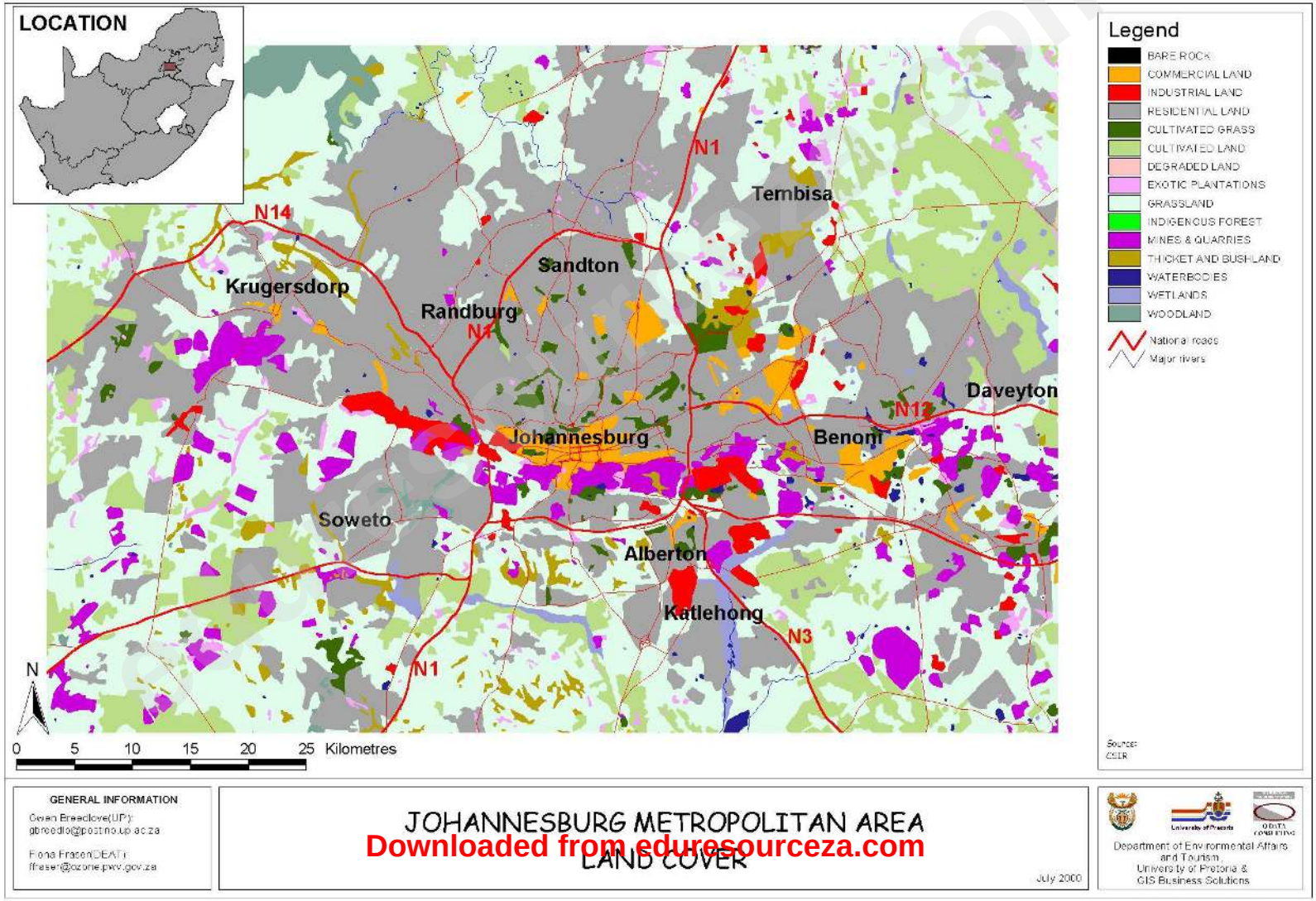
POST MODERN SETTLEMENTS

- NOT CONCENTRIC LAND USE – PATCHWORK OF LAND USES
- SUBURBIA
- NO CLEAR CENTRE
- CONTRASTS
- UNRESTRICTED GROWTH
- ETHNICALLY DIVERSE

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PATCHWORK OF LAND USES

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SUBURBIA

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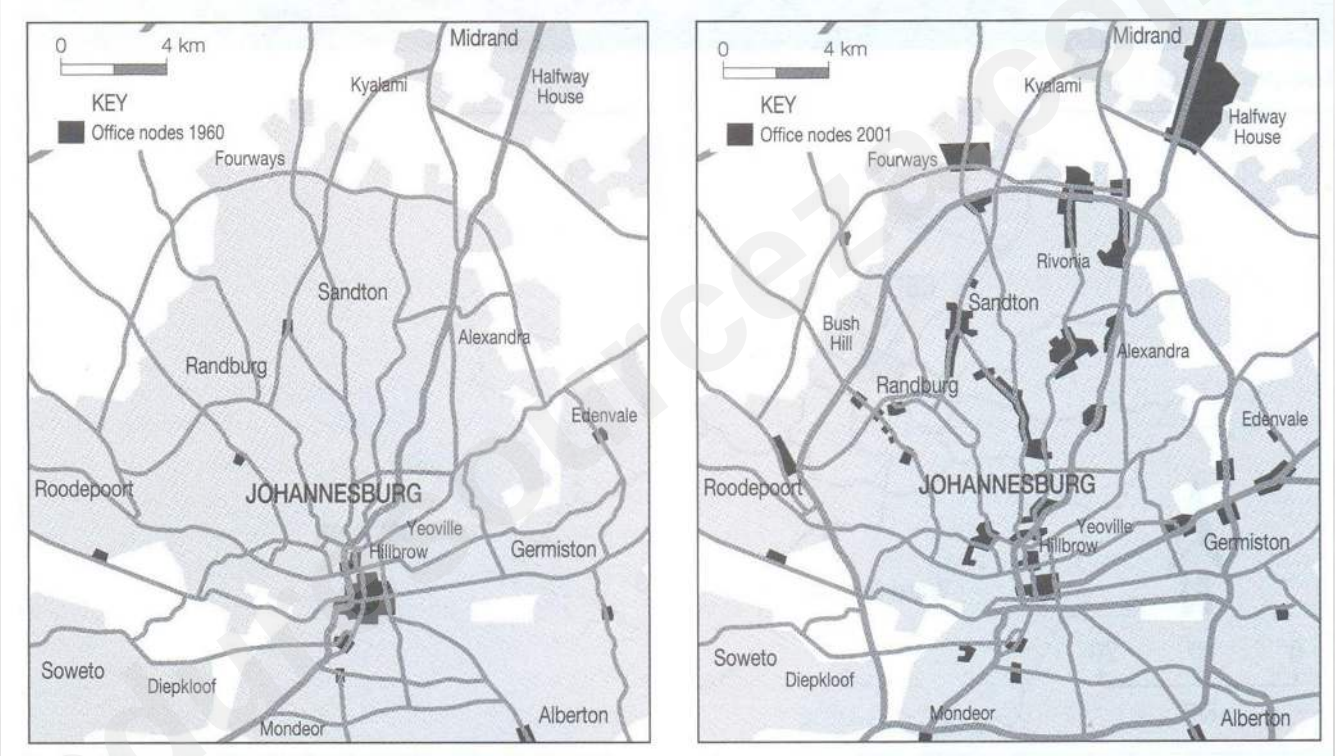
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DECENTRALISATION



RELOCATION OF BUSINESS / COMMERCIAL FUNCTIONS TO THE AREA OUTSIDE THE CBD E.G. RANDBURG

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CAUSES OF DECENTRALISATION

- CBD CONGESTED
- NOISE AND POLLUTION LEVELS
- RENTS TOO EXPENSIVE
- INVASION OF POOR PEOPLE TOWARDS END OF APARTHEID
- URBAN BLIGHT – NEGATIVE PERCEPTIONS
- CRIME
- SHOPPING CENTRES ATTRACT COMMERCIAL FUNCTIONS TO SUBURBS

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CONSEQUENCES FOR CBD

SOCIAL IMPACTS

- LOW INCOME GROUPS TAKE OVER CBD
- UNEMPLOYMENT INCREASES
- CRIME
- SQUATTERS INVADE UNOCCUPIED BUILDINGS
- UNHYGIENIC LIVING CONDITIONS
- BUILDINGS BECOME HAZARDS

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CONSEQUENCES FOR CBD

ECONOMIC IMPACTS

- STAGNATION AS BUILDINGS ARE UNOCCUPIED – JOB OPPORTUNITIES DECREASE
- INFORMAL TRADING INCREASES
- PROPERTY OWNERS LOSE REVENUE
- BUILDINGS DETERIORATE AND LOSE VALUE

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POSSIBLE SOLUTIONS

- URBAN RENEWAL PROJECTS
- OLD BUILDINGS RESTORED
- IMPROVE SECURITY
- TAX INCENTIVES FOR PROPERTY DEVELOPERS AND COMPANIES WHO OPERATE FROM CBD

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SELF-HELP APPROACH

- WHEN LOCAL AUTHORITIES & GOVERNMENTS DON'T HELP, COMMUNITIES CAN ADOPT A SELF-HELP APPROACH TO IMPROVE QUALITY OF LIFE

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HOUSING PROBLEMS IN SA

- CONSTITUTION REQUIRES THAT ALL HAVE *ACCESS* TO HOUSING
- HABITAT FOR HUMANITY
- ISSUES: SQUATTER RIGHTS, RELOCATION, QUALITY OF LIFE IN INFORMAL SETTLEMENTS

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GOLFING ESTATES



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GOLF ESTATES

ADVANTAGES

- AESTHETICALLY PLEASING
- AWAY FROM CITY NOISE
- GOOD NEIGHBOURS
- INVESTMENT
- RECREATION NEARBY
- SAFETY

DISADVANTAGES

- EXPENSIVE
- GOLF MEMBERSHIP FEES
- POOR ACCESS ROADS
- TRAVEL TO WORK/SCHOOL
- NO FENCES AROUND HOUSES – PRIVACY
- PRONE TO HIJACKING

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GATED COMMUNITIES

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GATED COMMUNITIES

- MIDDLE TO HIGH INCOME
- EXCELLENT PROVISION OF SERVICES
- WALLED AND SECURE
- UNIFORM DESIGN AND STYLE
- STRICT RULES AND REGULATIONS
- INTERNAL ROADS WITH SINGLE EXIT POINT
- OFTEN ON EDGES OF CITY
- HIGHLY PLANNED
- RESIDENTS BUY THROUGH A DEVELOPER
- CAN HAVE NEGATIVE IMPACT ON THE ENVIRONMENT, HOWEVER, MANY ARE ENVIRONMENTALLY AWARE

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FACTORS INFLUENCING SITE

- **PHYSICAL:** CLIMATE, RELIEF, DRAINAGE, NATURAL HARBOURS, AVAILABILITY OF WATER AND RESOURCES
- **ECONOMIC:** TRADE, AVAILABILITY OF RESOURCES, TRANSPORT ROUTES, JOBS AND INDUSTRY
- **POLITICAL:** GOVERNMENTS DECIDE
- **SOCIAL:** RELIGION, LANGUAGE AND CULTURE



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FUNCTION

- URBAN SETTLEMENTS TEND TO BE **MULTIFUNCTIONAL** INVOLVING ***SECONDARY*** (MANUFACTURING), ***TERTIARY*** (TRADE, TRANSPORT, EDUCATION, SERVICE, ADMINISTRATION) AND ***QUATERNARY*** (LAW, FINANCE, MEDIA, RESEARCH, IT) *ACTIVITIES*

- FUNCTIONS OF URBAN SETTLEMENTS CAN CHANGE WITH TIME, SUCH AS JOHANNESBURG WHICH WAS ORIGINALLY A GOLD MINING TOWN AND IS NOW AN ECONOMIC CENTRE OF BUSINESS, FINANCE AND INDUSTRY.

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TYPES ACCORDING TO FUNCTION

- **CENTRAL PLACES:** ACCESSIBLE AND PROVIDE GOODS AND SERVICES TO SURROUNDING POPULATION.
- **JUNCTION TOWNS:** DEVELOP AT IMPORTANT TRANSPORT JUNCTIONS SUCH AS RIVER CROSSINGS OR RAILWAY AND ROAD JUNCTIONS.
- **TRADE AND TRANSPORT CITIES:** AT A GOOD LOCATION FOR ROAD, RAIL OR SEA TRANSPORTATION.
- **BREAK-OF-BULK POINTS:** GOODS ARE MOVED FROM ONE MODE OF TRANSPORT TO ANOTHER.
- **SPECIALISED CENTRES:** SPECIALISE IN A PARTICULAR ACTIVITY SUCH AS VEHICLE MANUFACTURING, IT, TOURISM OR MINING.
- **GATEWAY OR GAP TOWNS**: AIRPORT/ SEAPORT THAT SERVES AS AN ENTRY POINT TO A COUNTRY; LOCATED IN A PHYSICAL GAP SUCH AS A PASS THROUGH A MOUNTAIN.

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URBAN DECAY AND RENEWAL

- JUST LIKE RURAL AREAS, URBAN AREAS CAN ALSO UNDERGO **DECAY** (GET RUN DOWN)
- BUSINESSES MAY DECIDE TO **DECENTRALISE** TO NICER SURROUNDING AREAS, LIKE THE OBD
- **URBAN RENEWAL** IS THE CHANGE IN USE OF LAND OR BUILDINGS TO IMPROVE THEM
- ANOTHER TERM THAT IS USED IS "**INVASION AND SUCCESSION**"



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EXAMPLES OF URBAN RENEWAL

- **FAÇADISM:** ORIGINAL FRONT OR FAÇADE IS RETAINED WITH A NEW DEVELOPMENT



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EXAMPLES OF URBAN RENEWAL

- **GENTRIFICATION OR CHELSEAFICATION:** OLD COTTAGES AND HOUSES CLOSE TO THE CITY CENTRE ARE MODERNISED AND IMPROVED.
- PREVIOUS SLUMS OR GHETTOS CAN BE TRANSFORMED INTO TRENDY, DESIRABLE AND EXPENSIVE NEIGHBOURHOODS





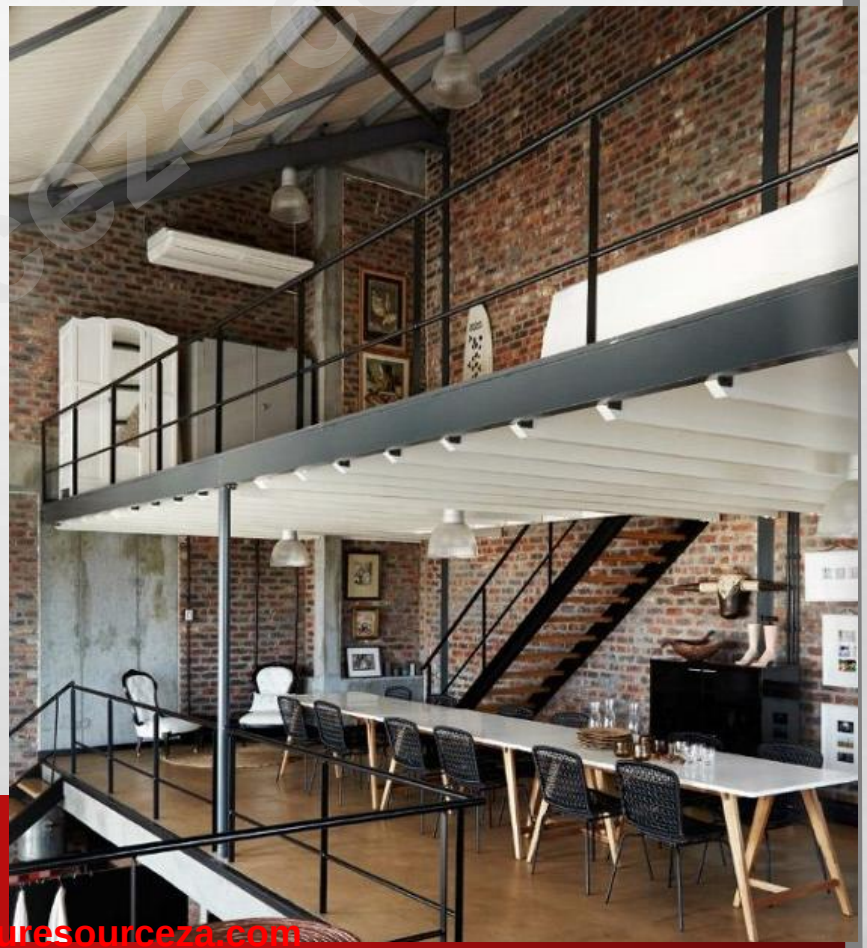
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EXAMPLES OF URBAN RENEWAL

- FORMER WAREHOUSES, SHEDS, FACTORIES AND OTHER SPACES IN THE INNER CITY ARE CONVERTED INTO LOFT APARTMENTS

- **TAX INCENTIVES** ENCOURAGE PROPERTY DEVELOPERS TO RENOVATE OLD CITY BUILDINGS OR BUILD NEW ONES



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CITY IMPROVEMENT DISTRICTS

- SEVERAL SOUTH AFRICAN CITIES HAVE ESTABLISHED **CITY IMPROVEMENT DISTRICTS (CIDS)**
- HOWEVER THE DOWNSIDE OF THIS URBAN RENEWAL IS THE **DISPLACEMENT OF LOW-INCOME RESIDENTS** AS THEY CANNOT AFFORD TO LIVE IN THE UPGRADED BUILDINGS



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CASE STUDY: RISING CBD PROPERTY VALUES A BARRIER TO AFFORDABLE HOUSING

- ABOUT R16 BILLION WORTH OF INVESTMENT IN PROPERTY HAS BEEN COMMITTED TO THE CENTRAL CITY SINCE 2012, ACCORDING TO THE CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT (CCID).
- THE CBD HAS SEEN A 77% INCREASE IN PROPERTY VALUES FROM 2014 TO 2017.
- CURRENTLY, THE RESIDENTIAL RENTAL MARKET WITHIN THE CBD ITSELF REMAINS UNAFFORDABLE TO MANY OF THOSE WHO WORK IN THE CITY.



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RISING CBD PROPERTY VALUES A BARRIER TO AFFORDABLE HOUSING

- THE AVERAGE MONTHLY RENTALS: R10 608 FOR A BACHELOR/STUDIO APARTMENT, R15 000 FOR A ONE-BEDROOMED UNIT, R22 290 FOR A TWO-BEDROOMED UNIT, AND R27 500 FOR A THREE-BEDROOMED ONE.
- STUDENT HOUSING RENTALS RANGE FROM R2 850 TO SHARE A DOUBLE ROOM AND R6 000 A MONTH FOR A STUDIO APARTMENT.



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RISING CBD PROPERTY VALUES A BARRIER TO AFFORDABLE HOUSING

- AS PART OF THE **CITY'S FORESHORE FREEWAY PROJECT** IT IS HOPED TO SECURE PUBLIC-PRIVATE PARTNERSHIPS TO BRING MUCH-NEEDED AFFORDABLE HOUSING TO THE CENTRAL CITY.
- "WE HAVE A SUBSTANTIAL WORKFORCE IN THE CBD THAT COMMUTES MANY HOURS A DAY TO GET TO WORK AND SPENDS UP TO 40% OF THEIR INCOME JUST ON TRANSPORTATION.
- PROJECTS LIKE THIS AIM TO REVERSE THE LEGACY OF APARTHEID'S SPATIAL PLANNING AND REDRESS THE INJUSTICES OF THE PAST BY STOPPING LONG TRAVELLING DISTANCES AND URBAN SPRAWL AND BRINGING PEOPLE CLOSER TO RESIDENTIAL AND WORK OPPORTUNITIES IN THE CBD.

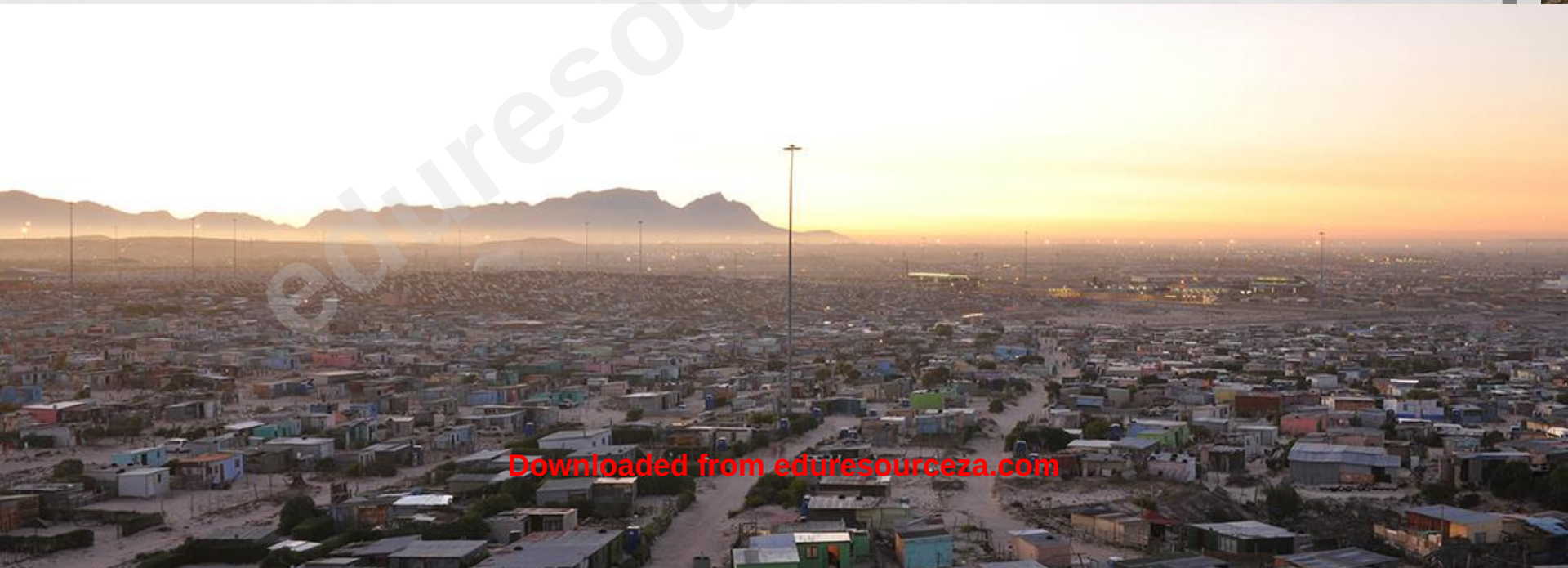


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INFORMAL SETTLEMENTS

- SOUTH AFRICA'S POPULATION IS BECOMING INCREASINGLY MORE URBAN
- ONE CONSEQUENCE IS THE SHORTAGE OF AFFORDABLE HOUSING WHICH RESULTS IN MANY PEOPLE LIVING IN **INFORMAL SETTLEMENTS**
- THESE SETTLEMENTS CAN INCLUDE **INFORMAL AND LOW-COST HOUSING**
- AND MAY LACK BASIC SERVICES LIKE WATER, ELECTRICITY AND PROPER SANITATION

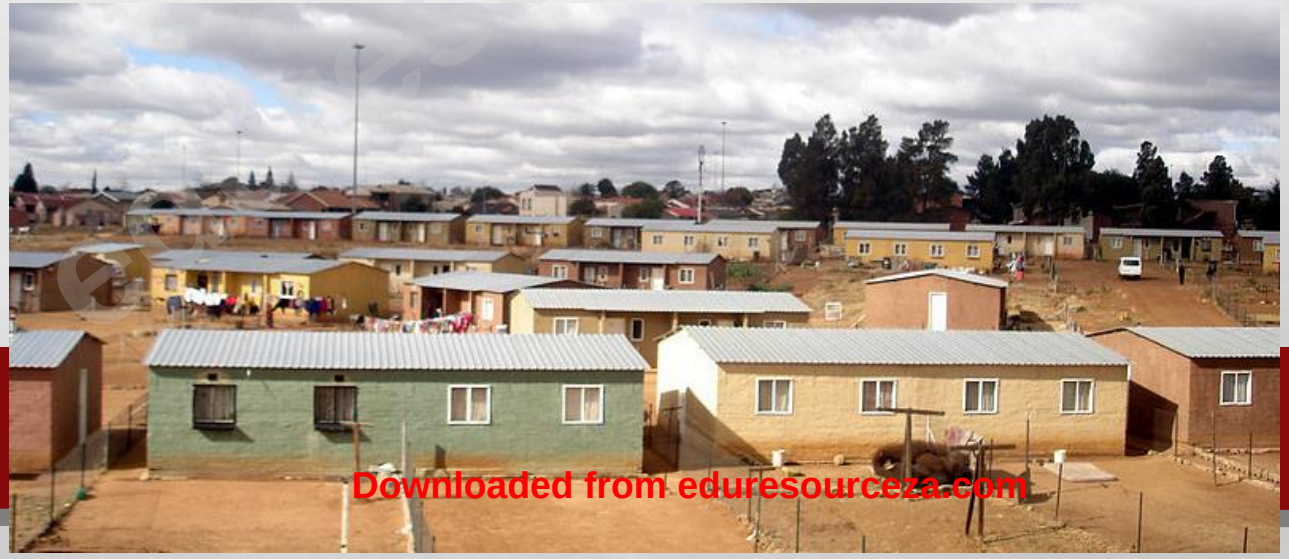


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RDP HOUSES

- RDP (RECONSTRUCTION AND DEVELOPMENT PROGRAMME) HOUSES ARE PART OF A PROGRAMME STARTED BY THE ANC IN 1994 TO PROVIDE PROPER HOUSING, CLEAN WATER AND ELECTRICITY TO THOSE IN NEED.
- SINCE 1994 OVER 3 MILLION LOW-COST HOUSES HAVE BEEN BUILT
- CRITICS ARGUE THAT THE PROGRAMME HAS NOT ACHIEVED THE RESULTS THE GOVERNMENT CLAIMS, SPECIFICALLY ATTACKING THE STANDARD OF THESE HOUSES AND THE SERVICE DELIVERY



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MANAGING URBAN CHALLENGES

- THREE MAIN CONCERNS WITH URBAN DEVELOPMENTS
- 1. **SOCIAL JUSTICE**: ARE PAST INJUSTICES BEING RECTIFIED? WILL THE SOLUTION BE FAIR TO ALL?
- 2. **ECONOMIC**: WHO IS BENEFITING? DOES IT MAKE ECONOMIC SENSE?
- 3. **ENVIRONMENTAL**: HOW IS THE ENVIRONMENT BEING AFFECTED? IS IT SUSTAINABLE?

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CASE STUDY: DISTRICT SIX

- WHEN THE NATIONAL PARTY ENFORCED THE GROUP AREAS ACT IN 1950, THE RESIDENTS OF DISTRICT SIX WERE FORCIBLY REMOVED CAUSING GREAT SUFFERING, TRAUMA AND PAIN.
- IN 1996 SOUTH AFRICA'S FIRST DEMOCRATICALLY ELECTED GOVERNMENT PASSED THE LAND RESTITUTION ACT WHICH ALLOWED FORMER RESIDENTS TO CLAIM THEIR LAND BACK.
- THE PROCESS HAS BEEN VERY SLOW. FORTY FAMILIES WHO LODGED CLAIMS IN 1995 MOVED INTO THEIR NEW HOMES IN EARLY 2012.



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CASE STUDY: DISTRICT SIX

- IN 2012 A NEW DEVELOPMENT PLAN FOR DISTRICT SIX WAS RELEASED. THE DEVELOPMENT OF 42 HECTARES WOULD COST R7 BILLION.
- **ENVIRONMENTAL IMPACT ASSESSMENTS** WERE COMPLETED BEFORE DEVELOPMENT BEGAN.
- THE DEVELOPMENT INCLUDES RESIDENTIAL (88%), COMMERCIAL (8%), RETAIL (3%) AND COMMUNITY FACILITIES (1%).
- THE REDEVELOPMENT FORMS PART OF A LARGER DEVELOPMENT PLAN AIMED AT REVITALISING CAPE TOWN CITY'S CENTRE. BY EXPANDING THE RESIDENTIAL FUNCTION OF THE INNER CITY, IT HOPES TO STOP THE **DECENTRALISATION** TREND OF BUSINESSES AND PEOPLE LEAVING THE CITY CENTRE FOR THE SUBURBS.

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CASE STUDY: DISTRICT SIX

- IN 2012, ONLY 115 HOMES WERE BUILT, IN 2015 ANOTHER 108 FLATS.
- MOST OF THE LAND IS OCCUPIED BY CAPE PENINSULA UNIVERSITY OF TECHNOLOGY
- OVER 3,000 EX-RESIDENTS ARE STILL ON THE WAITING LIST.



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