

Comments on Human Settlements Master Plan

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Master Plan Concept

- Traditional idea of projecting numbers for the future (how much where), follow the plan
- Fell into disrepute – new trends, unpredictability
- More strategic emphasis now – overall view, constant revision/reflection on changing context
- But recognise infrastructure is long-term shaping investment – critical in shaping spatial form of cities

Master Plan Concept

- Housing master plan
- Not old style
- But will need to constantly reflect/revise
- Draw from local, but requires nuanced, reflective local plans
- Emphasis on how inter-government coordination works is important – has been key problem area

National Spatial Targeting

- Housing Master Plan refers to NDP, IUDF
- Presentation refers to 4 types of spatially targeted areas:
 - areas of need/deprivation;
 - Programmatic intervention /targeted priority areas;
 - areas of investment potential (well-located);
 - areas of growth (viable areas)
- However its not so clear what is being said about these areas: is the intervention/housing response the same or different, if so what?
- Some categories not so clear e.g. investment potential

National spatial targeting

- Positive that there is an acceptance of following and supporting areas of growth - often where people are moving to
- And that areas in need require levels of support/housing – may not be growth areas, but people are living there, and will continue to do so
 - Challenge is how much and what sort of housing needed?
 - Try to avoid situation of providing a lot of housing in an area as its easier/cheaper or pushed by energetic individuals , but hasn't much economic base

National spatial targeting

- Intervention areas (targeted priority areas) – a mixed bag – areas of potential growth, areas where policy is trying to reverse decline
 - Need nuanced approaches: differentiate, monitor
 - Can expect economic growth, employment, attracting migration in some of these – but not all
 - History of unevenness of where impact occurs: some places succeed more than others.
 - Don't overestimate ability to create economic growth/employment in spatially marginal places, especially in current economic environment
 - In some cases, there is high unemployment in existing housing – need more for jobs than housing.
 - So don't automatically assume that these intervention areas are also where housing is needed (and what type?)
 - Intersect with local plans – how well-informed are they?

Spatial targeting within municipalities/cities

- Proposes working with objectives of SPLUMA and other policies for compaction, well-located housing
- To address tendencies towards sprawl, location of housing on edges
- and support municipal plans for restructuring/integration, e.g. JHB transit corridors
- These all important – need to link housing with municipal plans (assuming these are well done – are they?)

Spatial targeting within municipalities/cities

- Support idea of promoting well-located housing – long overdue in practice
- Key question though
 - do housing models and finance available support the development of well-located housing?
 - Seems possible for social housing and private market affordable in some contexts (not all), but not under R3500
 - How are higher land costs in well-located areas addressed?
 - Is there a way of producing higher density housing in well-located areas?
 - This is a long-standing problem in our cities
 - What has changed?

Spatial targeting within municipalities/cities

- What is 'well located' – how do we understand it?
- Be careful about what constitutes 'well-located' for whom
 - Multi-nodal city-regions
 - May be local sources of income/employment not recognised
 - Can be mismatches between skills required and skills people have

Spatial targeting within municipalities/cities

- Generally positive for low-income housing to follow areas of economic/employment growth within cities/city-regions
 - often not done, need to look for opportunities (e.g. Cornubia, eThekweni as a rare example)
 - Would be important to include this in long-term municipal and provincial planning especially in city-regions
 - Generally low-income housing and housing for rich are in very different places – not solved
 - This is still quite a state driven vision – how are property developers and private sector brought in?
 - Not a silver bullet however – can be disjunctures

Spatial targeting within municipalities/cities

- Spatial targeting within municipalities can take the form of plans like JHB's Corridors, focusing infrastructure investment (engineering, social infrastructure etc)
- In this case, a positive initiative, including a focus on affordable housing
 - Strong private sector interest in 'affordable' rental and student housing
 - Potentials for social housing
 - Ticks boxes in terms of compaction, density (but lower than desired), shift to public transport, fulfilling needs
 - But still no formal access for the poor <R3500. Where is housing for the poor ?
 - Do housing models exist to enable this? Can housing policy support spatial targeting if it involves higher costs?
 - How does it deal with existing high density well located housing?

Spatial targeting within municipalities/cities

- Compaction/integration/spatial transformation remain important objectives
- Smaller units, spaces a way to access places in areas of higher land prices for lower income
- But high/rising land prices in some cities/parts of them can undermine even this access in some cities
- Need to link to transport and access

Spatial targeting within municipalities/cities

- Position of spatially peripheral areas, very distant from areas of employment/opportunity? E.g former homeland areas
- Several declining
- Population there, need support
- Does new housing investment attract people there?
- Places of importance to people living there? What do they offer?