



South Africa – Denmark UEMP Annual Conference 2009



Date: Wed, 20 Sept 09 + Thur 21 May 09
Venue: Lord Charles Conference Centre,
Somerset West

Presenter: Marek Kedzieja

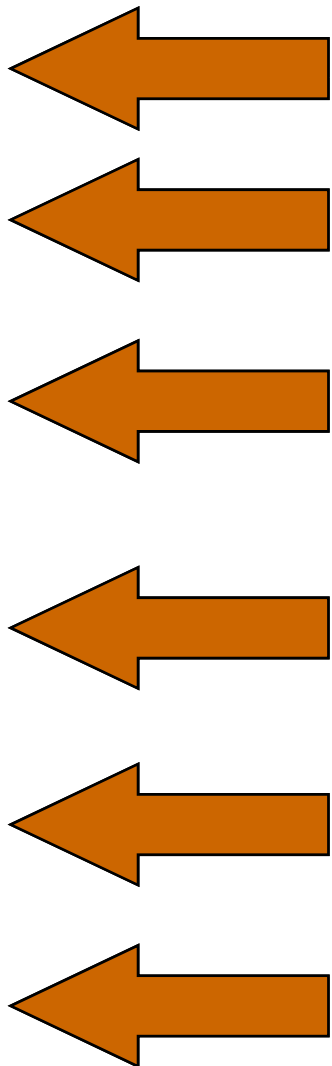


SETTLEMENT RESTRUCTURING:

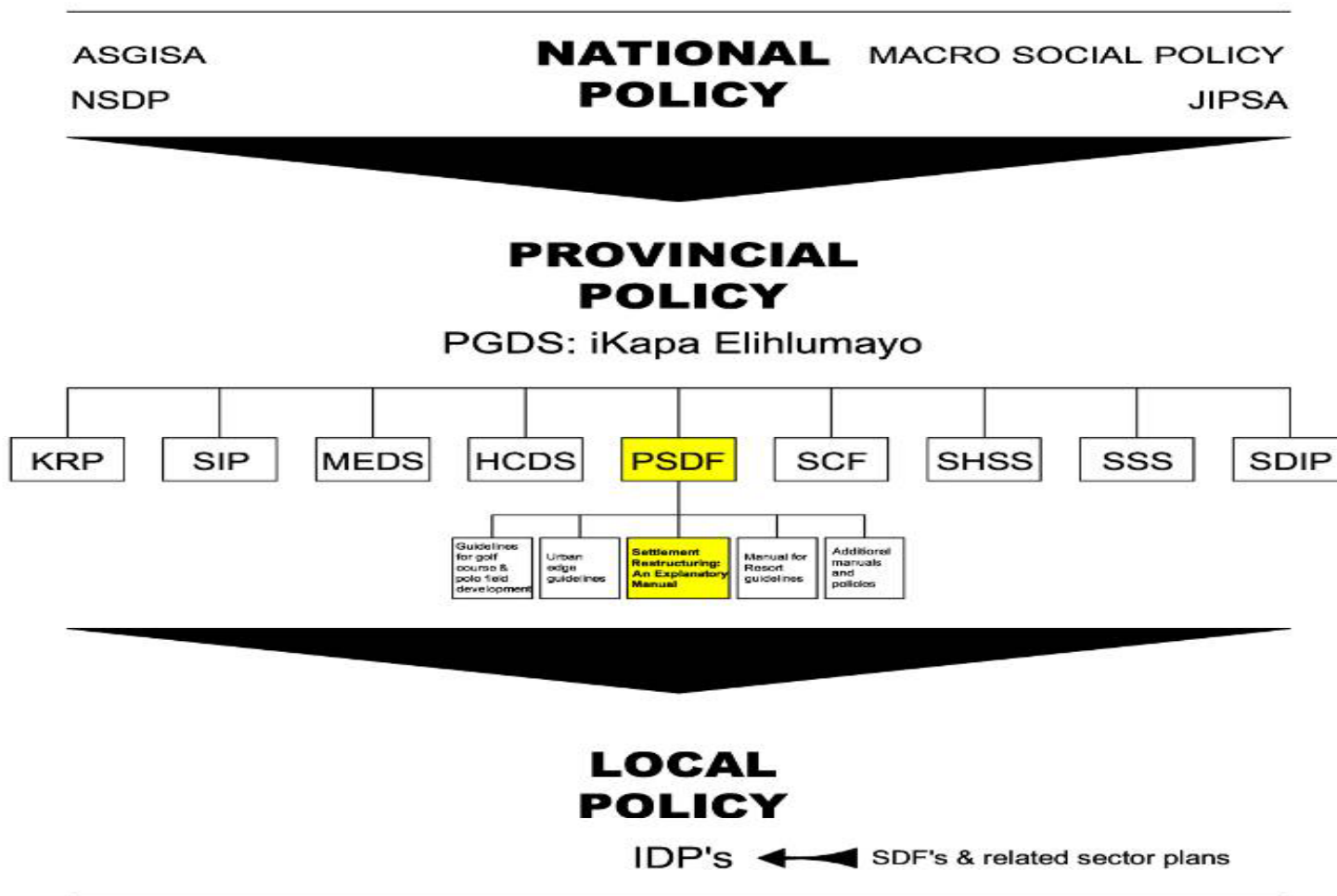
(an explanatory manual in terms of the western cape provincial spatial development framework)

*Department of Environmental Affairs and
Development Planning:
Provincial Government Western Cape*

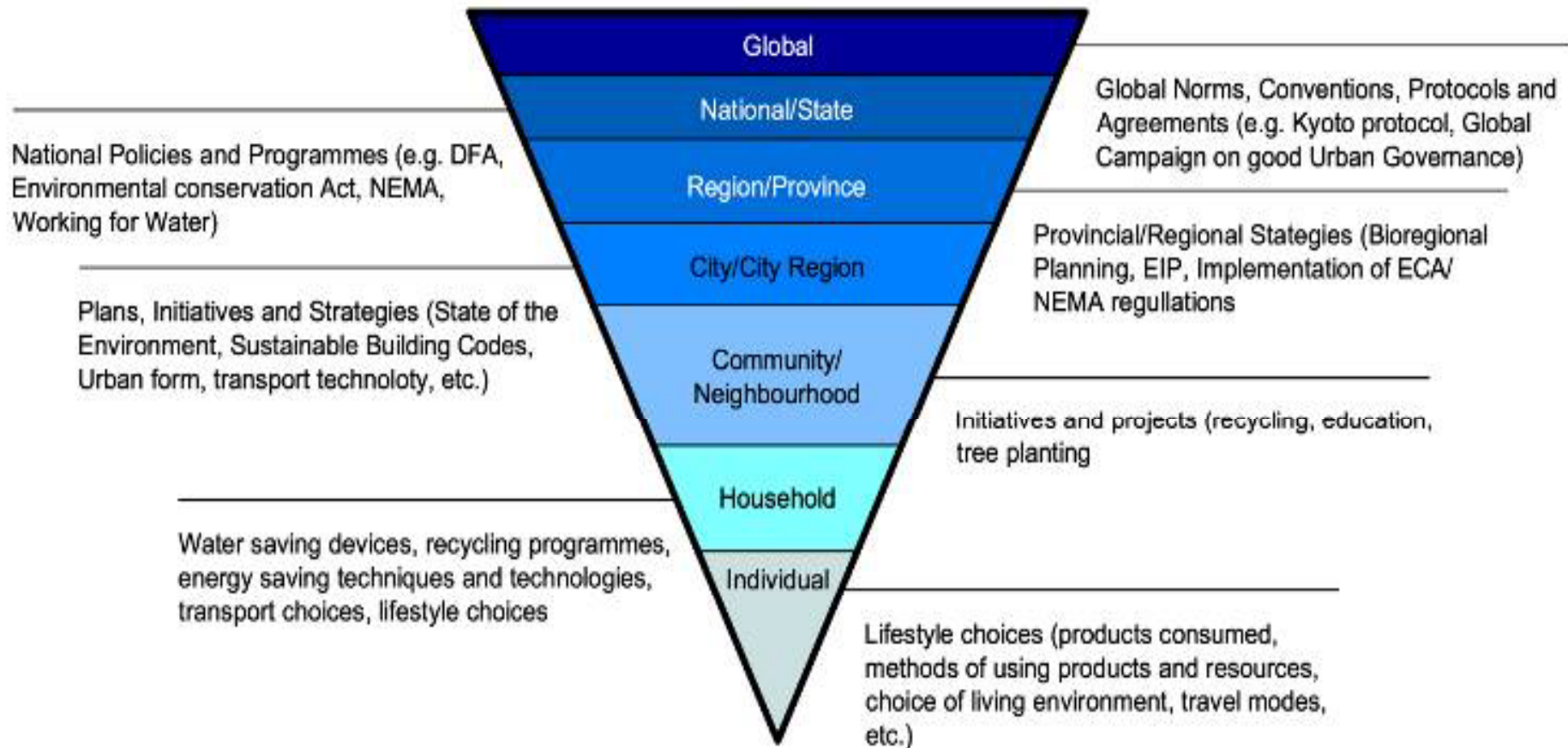
CONTENT : SETTLEMENT RESTRUCTURING

- 1) Project link with bigger context of PGWC?
 - 2) Project description and challenges
 - 3) Institutional / Legislative / Policy changes
 - 4) How does project link to other spheres?
 - 5) Sustainability and Replicability
 - 6) Value added and Lessons Learnt
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Project link with the bigger context



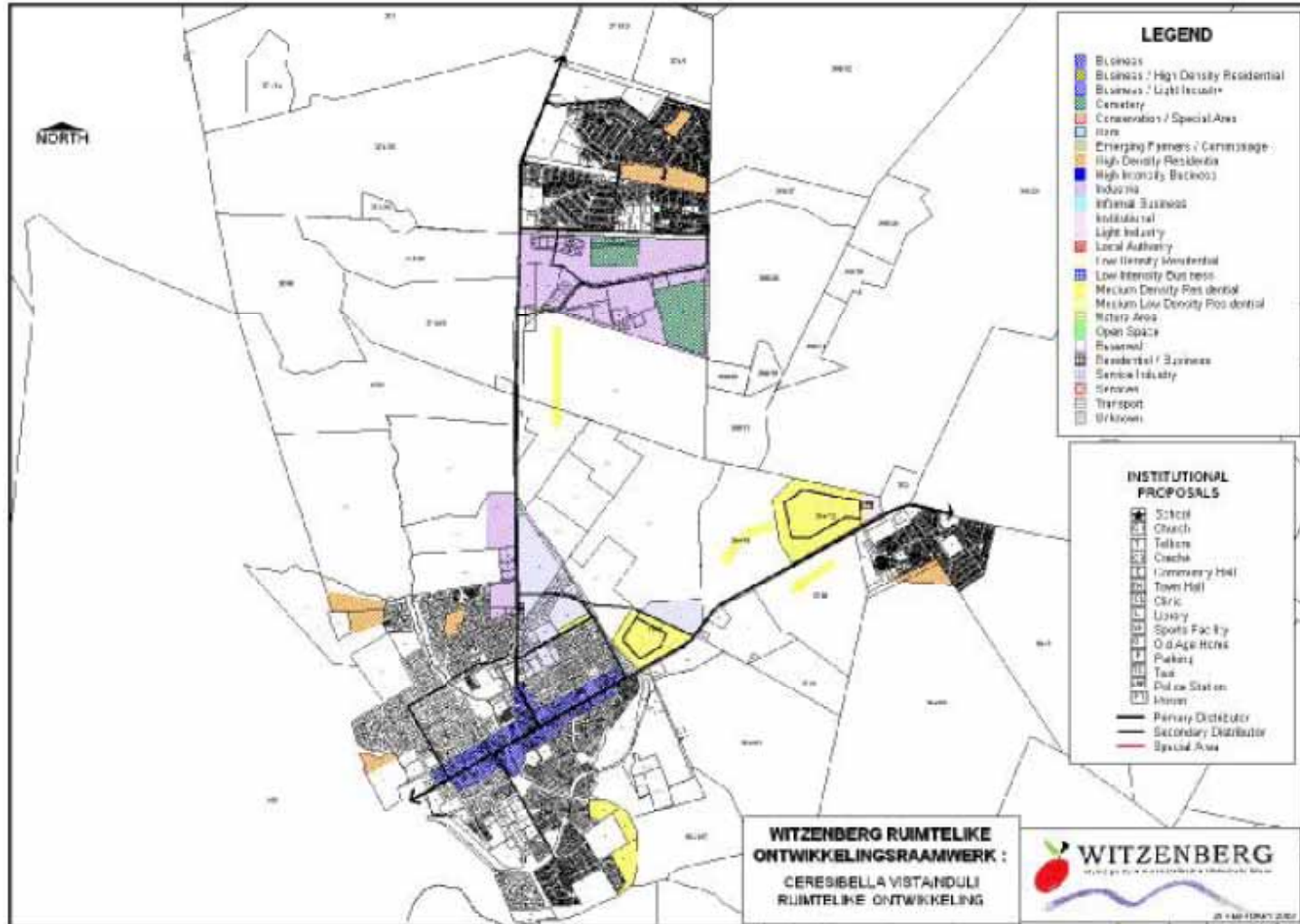
Project link with bigger context (cont.)



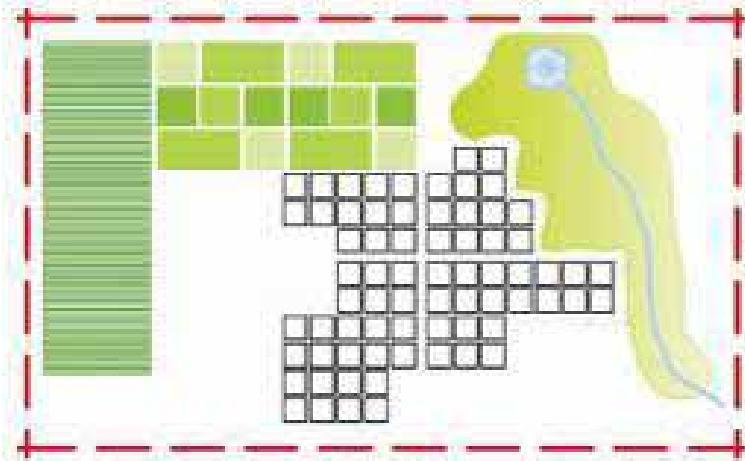
Project description and some challenges

- to produce a “how to” manual to assist municipalities in achieving the aims of **settlement restructuring** and **integration** that contribute towards **sustainable** and liveable urban environments.

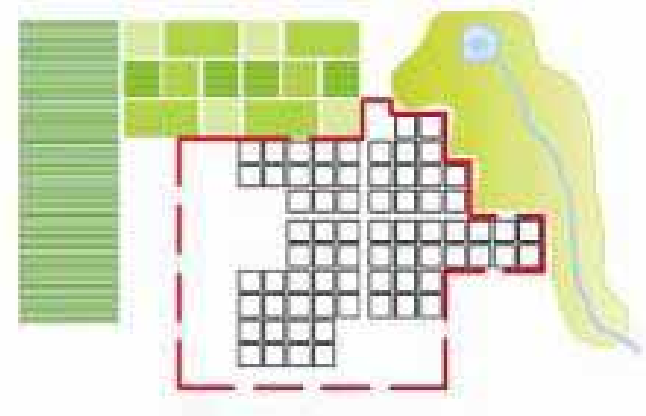
Project process: Restructuring



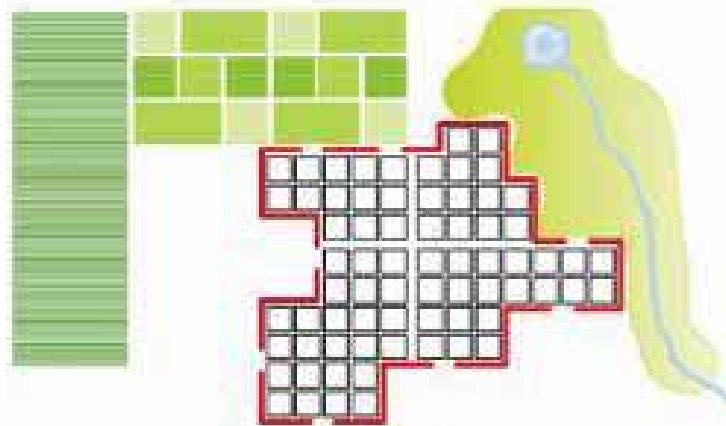
Project process: Urban Edge Issues



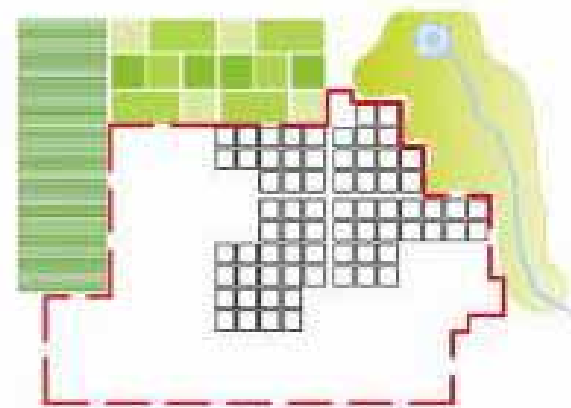
mainline urban edge



certified / credible edge
- medium term / growth management edge

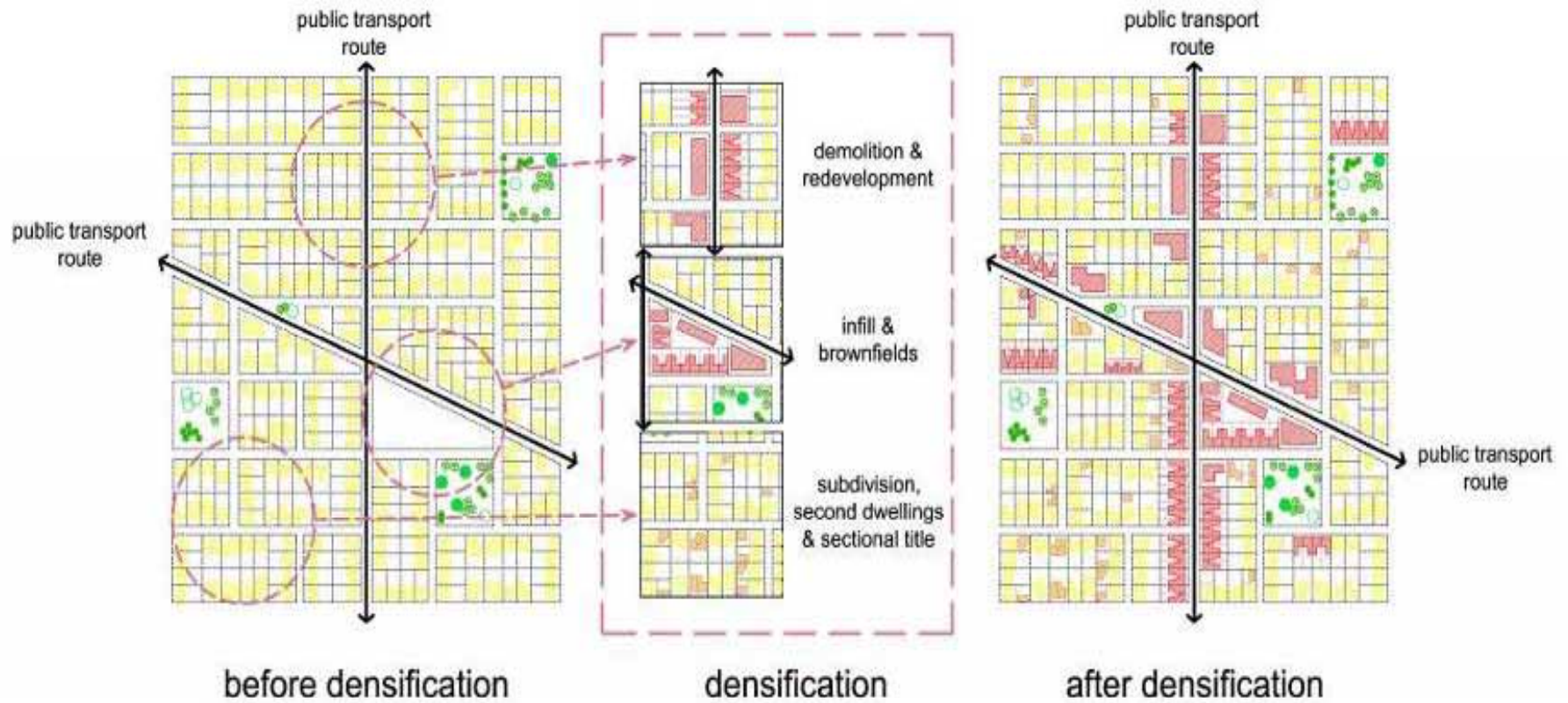


interim / built edge

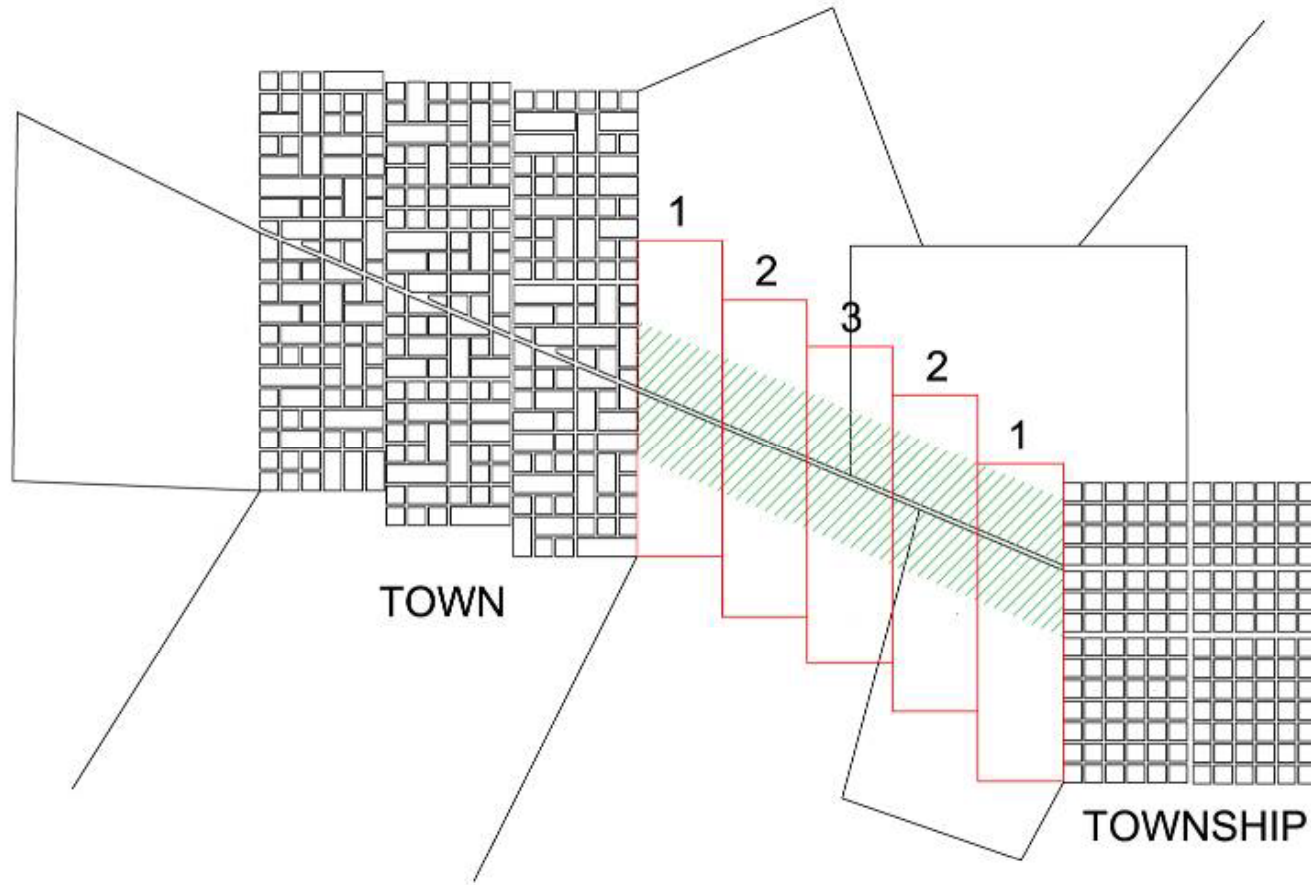


certified / credible edge
- permanent edge

Project process Densification



Project process Restructuring



Project process – highlights & key stages

- An audit of vacant and underutilised land to identify opportunities for infill development,
- The delineation of an urban edge to guide future urban growth, infrastructure development and conserve resources.
- A densification analysis to establish methodology to achieve densification within urban areas,
- Socio-economic and mixed use integration strategies to ascertain an approach to achieve socio-economic and mixed use integration.

Project Challenges to be Overcome

- There is a reluctance on the part of Local Authorities to secure urban edges.
- **Reasons:** Low cost housing, political involvement in development proposals, financial “bonanza” selling off of the last remaining Council-owned land
- Reluctance to deal with socio-economic integration (NIMBY)
- Densification is problematic in rural areas, heritage areas
- Need buy-in from all role players, requires seamless integration into the Spatial Development Frameworks

Institutional / Legislative / Policy changes

- It is a specific goal of this project to develop and refine existing policy governing land use and environmental management.
- The intention is to align the principles of urban restructuring with the upcoming law reform process as well as the other policy and explanatory manuals (Rural Areas, Inclusionary Housing and the SDF Manual)

Project link to other spheres of Government

- The product is designed to capacitate planning functionaries in the Municipal Sphere with an unambiguous guide regarding urban restructuring
- It is intended to be a guide for developers in order to provide greater certainty in policy.
- Links with other Provincial policies and initiatives such as the Development Facilitation Unit and the Built Environment Support Programme.

How sustainable and replicable is the project?

- The project is intended to be part of a “suite” of policy manuals which will lead to increased understanding of the developmental principles of the Western Cape Provincial Spatial Development Framework (WCPSDF)
- The replicability of the project process has already resulted in streamlining of similar initiatives in the DEA&DP (SDF, Rural Guidelines and Inclusionary Housing)
- It is intended to provide a set of principles and toolkits to local authorities which will have an enduring impact on settlements in the Western Cape Province

Value – add and lessons for the institution

- Redress failings of the historical settlement spatial patterns
- Capacitate local, district and provincial government
- Settlements will manifest in a more sustainable ecological footprint
- Lead to greater social justice in settlements in the Western Cape
- Facilitate the implementation of the WCPSDF
- Intention to incorporate these processes into planning legislation



South Africa – Denmark

Urban Environmental Management Programme

Thank You

UEM Programme

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