

The production of space in Gauteng

Spatial transformation and GSDF review
symposium

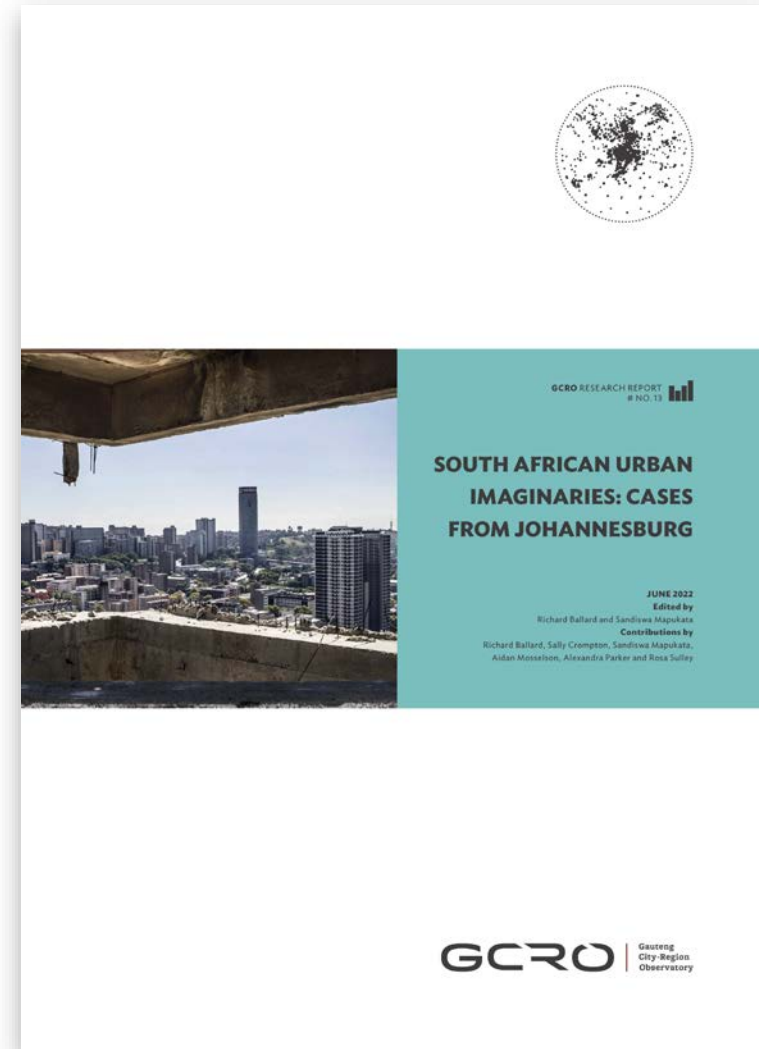
18 August 2022

Richard Ballard,
Gauteng City-Region Observatory (GCRO)



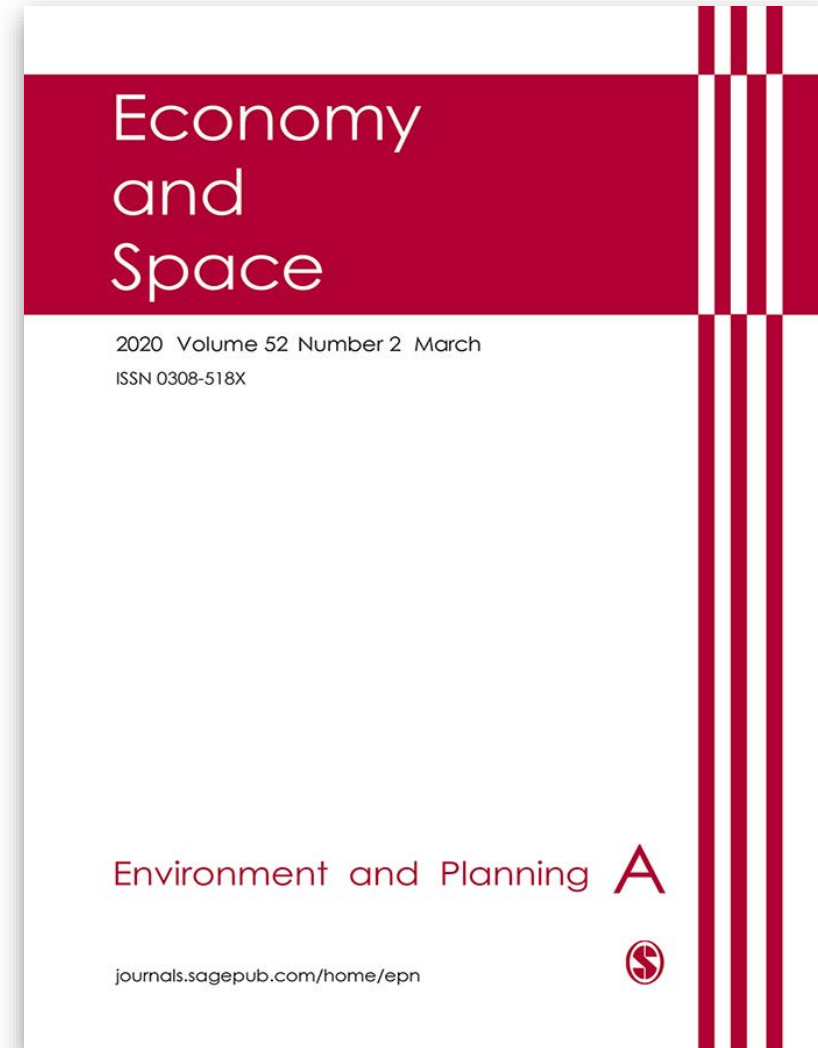
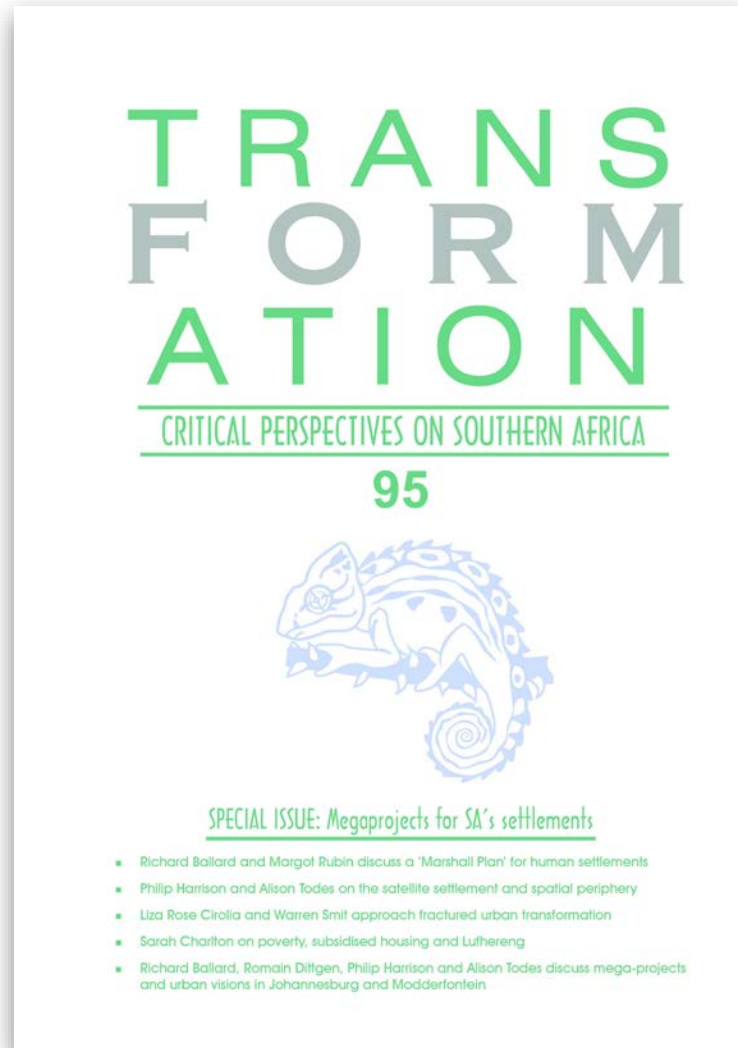
GCRO publications on spatial transformation

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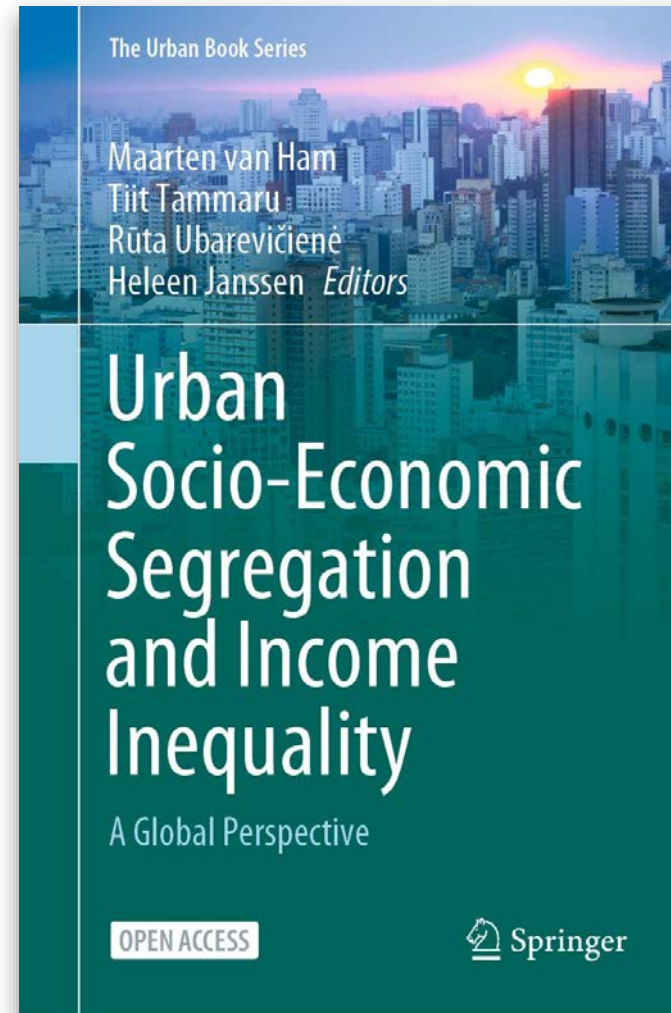
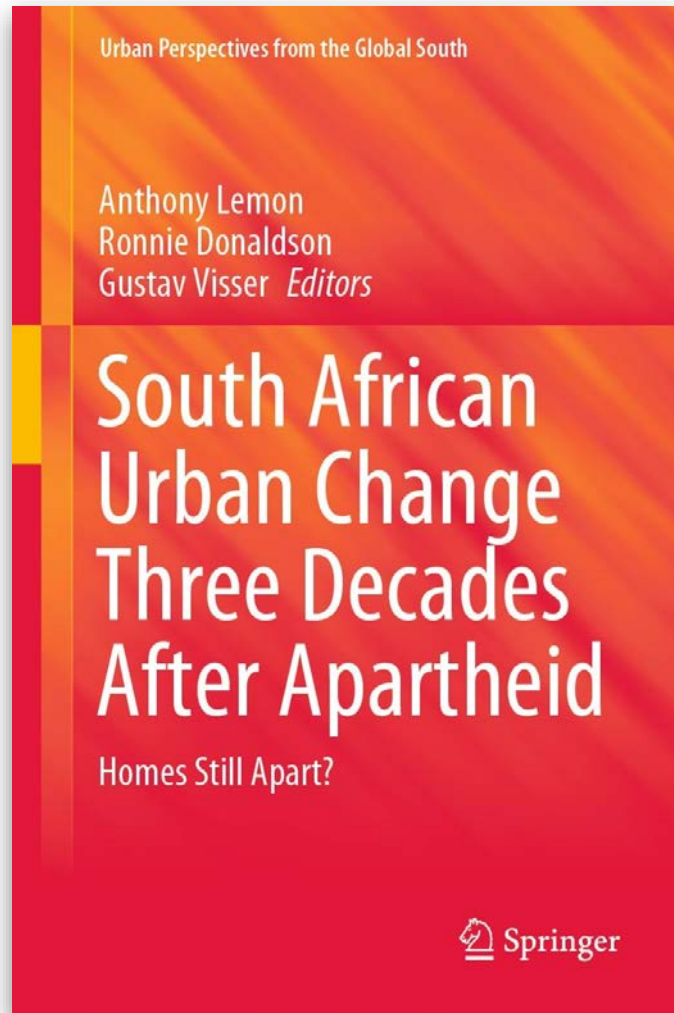
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1. The limits of idealised futures

GSDF review “The future we want”

P 46 In a precise sequence of steps, Nayi le Walk choreographs a vision of South Africa where growing social cohesion, economic expansion and a renewed sense of constitutionalism gets South Africa Going.

P 48 Spatial development must: Lead to the creation of settlements in which people live their lives in a way that is worth of ‘being human’ in the fullest sense of the phrase and enables contentment, personal growth and healthy social interaction

National Planning Commission 2012

By 2050, South Africa will no longer have: poverty traps in rural areas and urban townships; workers isolated on the periphery of cities; inner cities controlled by slumlords and crime; sterile suburbs with homes surrounded by high walls and electric fences; households spending 30 percent or more of their time, energy and money on daily commuting; decaying infrastructure with power blackouts, undrinkable water, potholes and blocked sewers; violent protests; gridlocked roads and unreliable public transport; new public housing in barren urban landscapes; new private investment creating exclusive enclaves for the rich; fearful immigrant communities living in confined spaces; or rural communities dying as local production collapses.

Spatial outcomes, non spatial causes

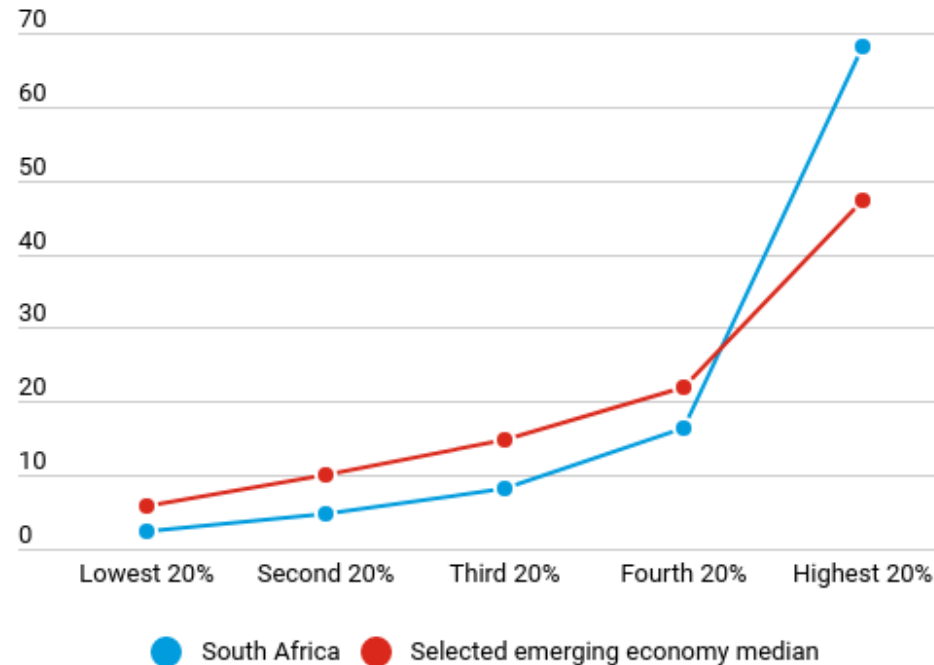
“The top 20 percent of the population holds over 68 percent of income (compared to a median of 47 percent for similar emerging markets).”

<https://www.imf.org/en/News/Articles/2020/01/29/na012820six-charts-on-south-africas-persistent-and-multi-faceted-inequality>

Concentrated wealth

South Africa's income distribution is skewed towards the richest 20 percent.

(income held by income group, 2017, or earlier, percent)



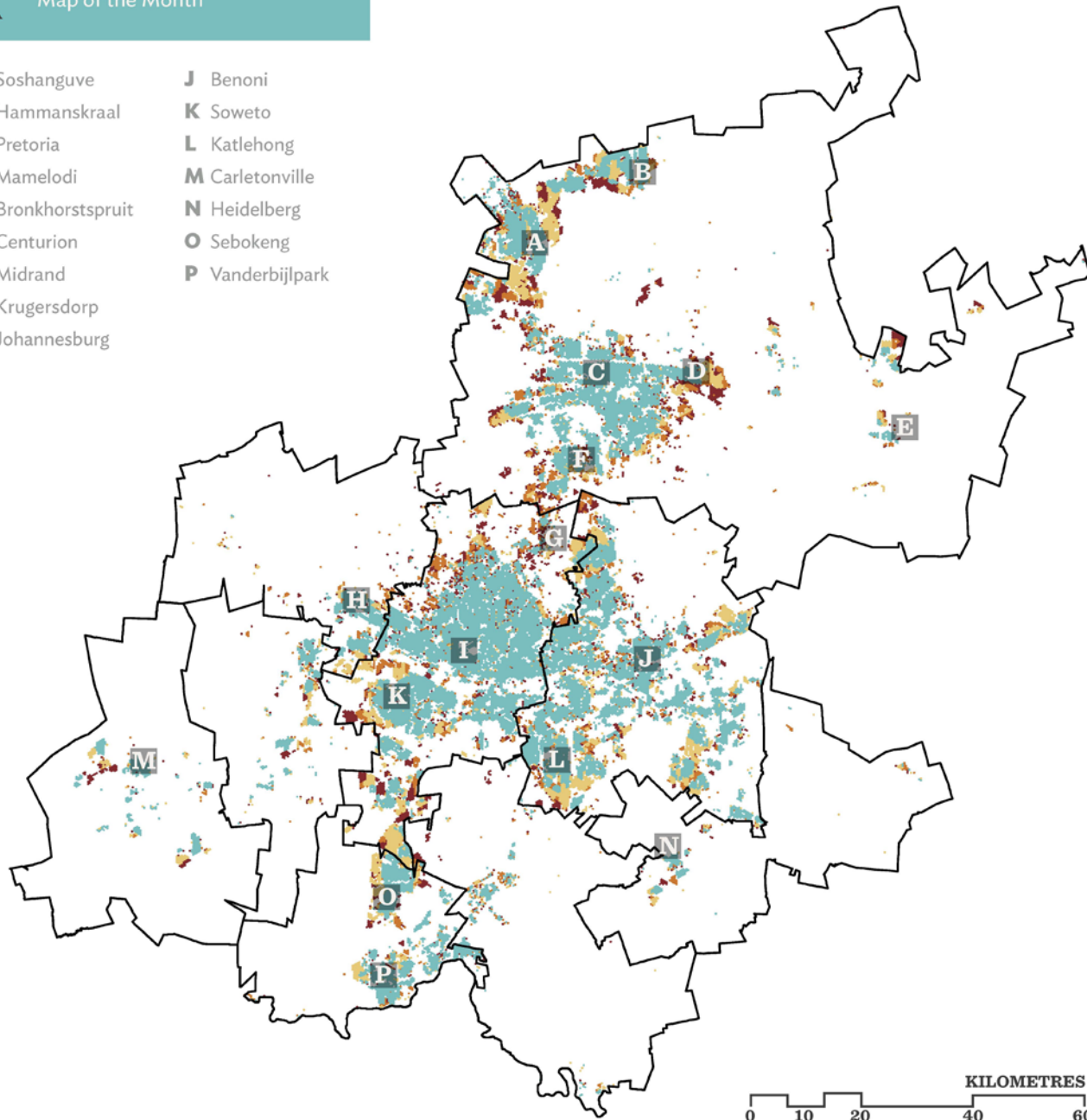
Source: World Bank Poverty and Equity Database.



2. Starting with the cities that we have



- | | |
|--------------------------|-------------------------|
| A Soshanguve | J Benoni |
| B Hammanskraal | K Soweto |
| C Pretoria | L Katlehong |
| D Mamelodi | M Carletonville |
| E Bronkhorstspuit | N Heidelberg |
| F Centurion | O Sebokeng |
| G Midrand | P Vanderbijlpark |
| H Krugersdorp | |
| I Johannesburg | |



Gauteng's urban footprint growth: 1990-2020

Hexagons that are covered by more than 30% urban land use

- 1990
- 2000
- 2010
- 2020
- Municipalities in Gauteng

Authors

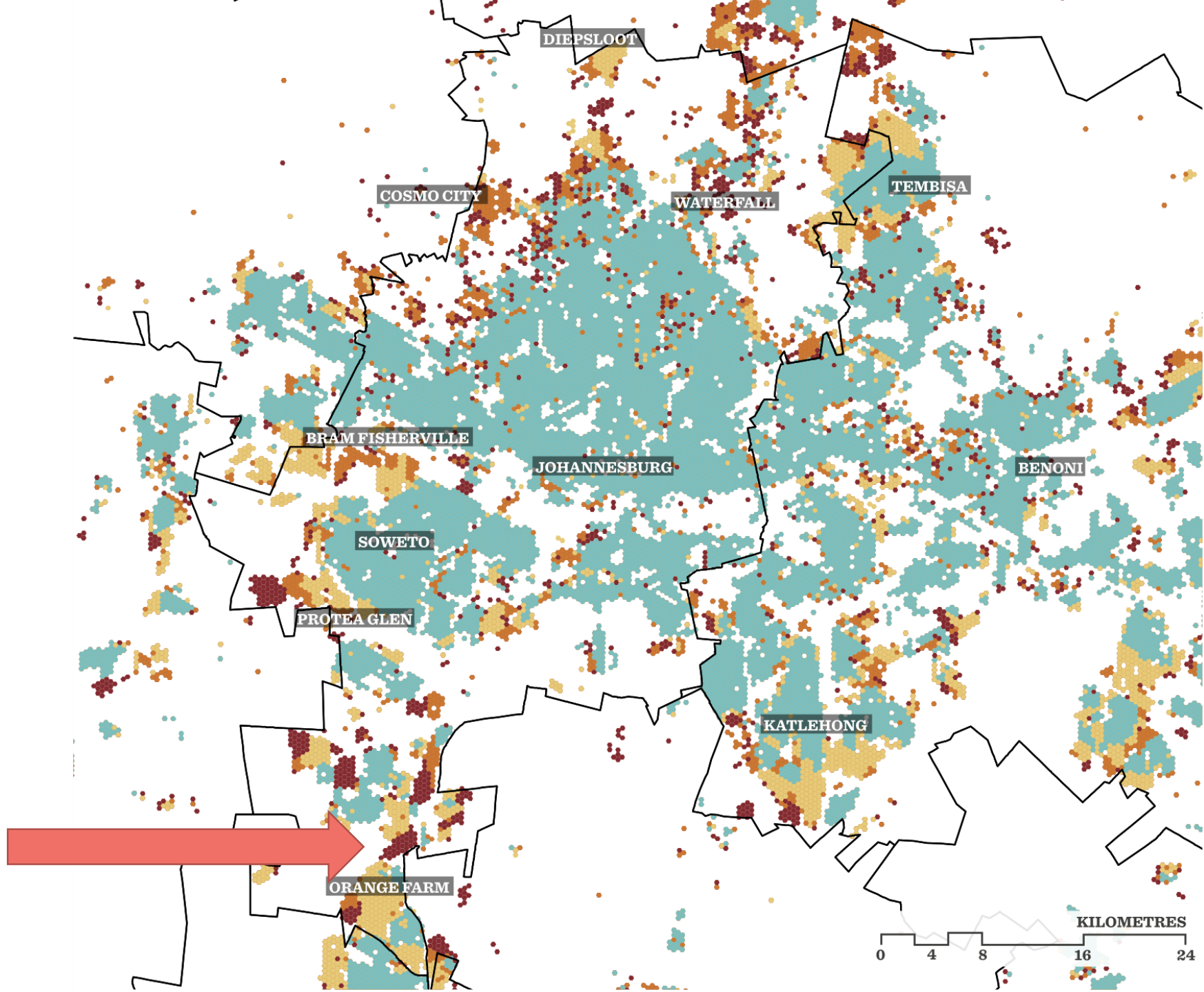
Richard Ballard and Christian Hamann

Map

Christian Hamann

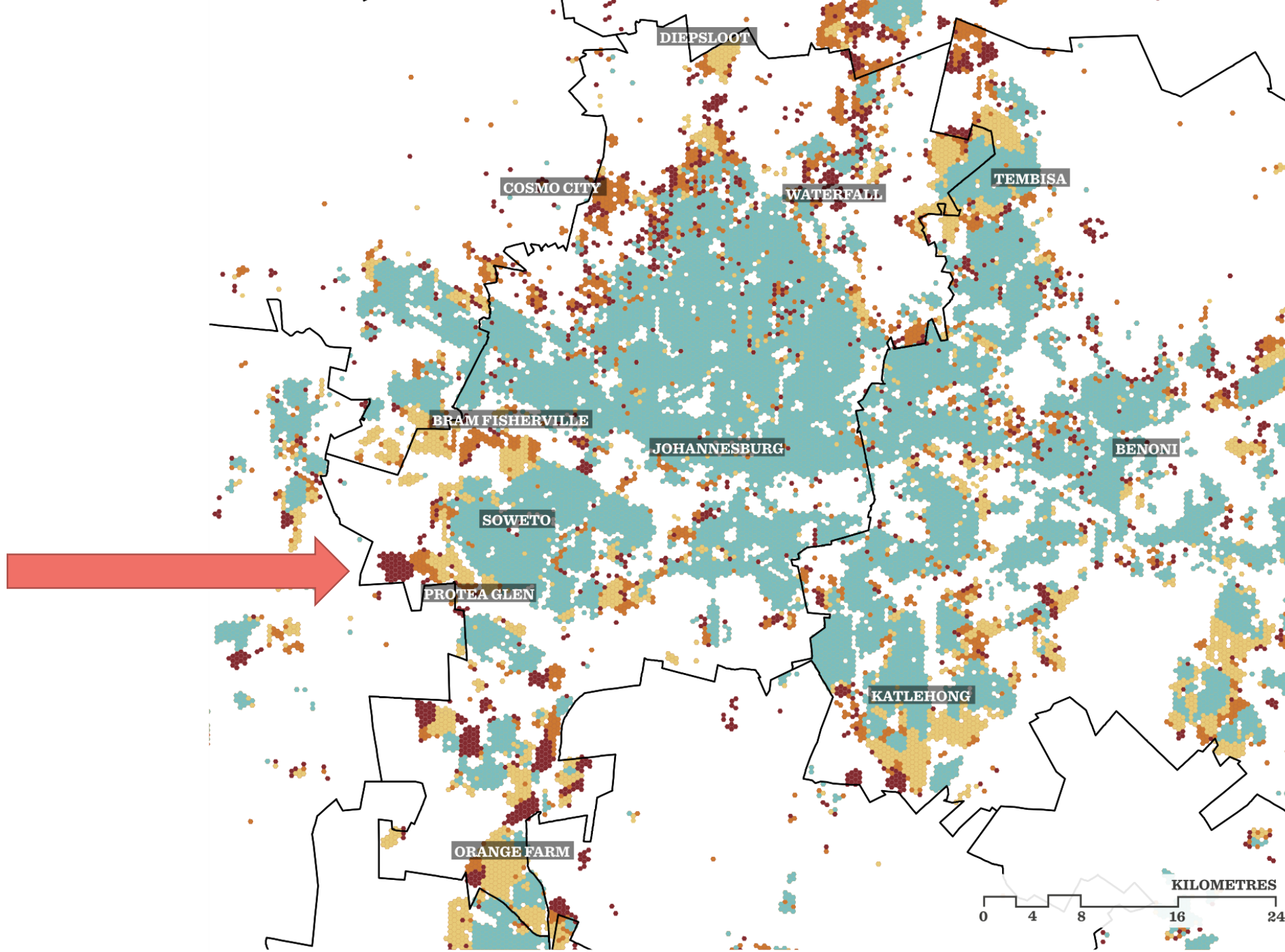
Data Source

GeoTerralImage (2021)



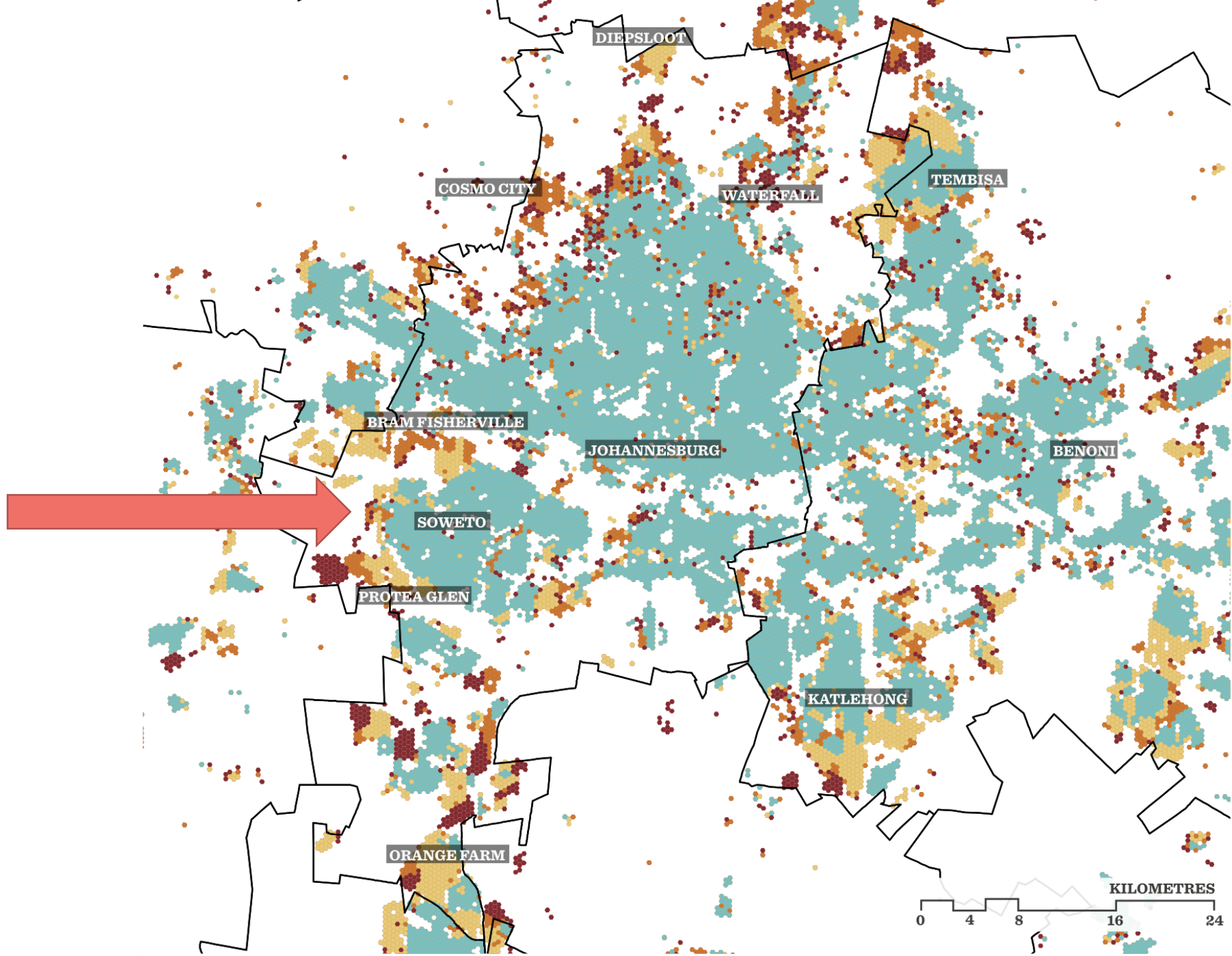
North of Orange Farm (Informal)





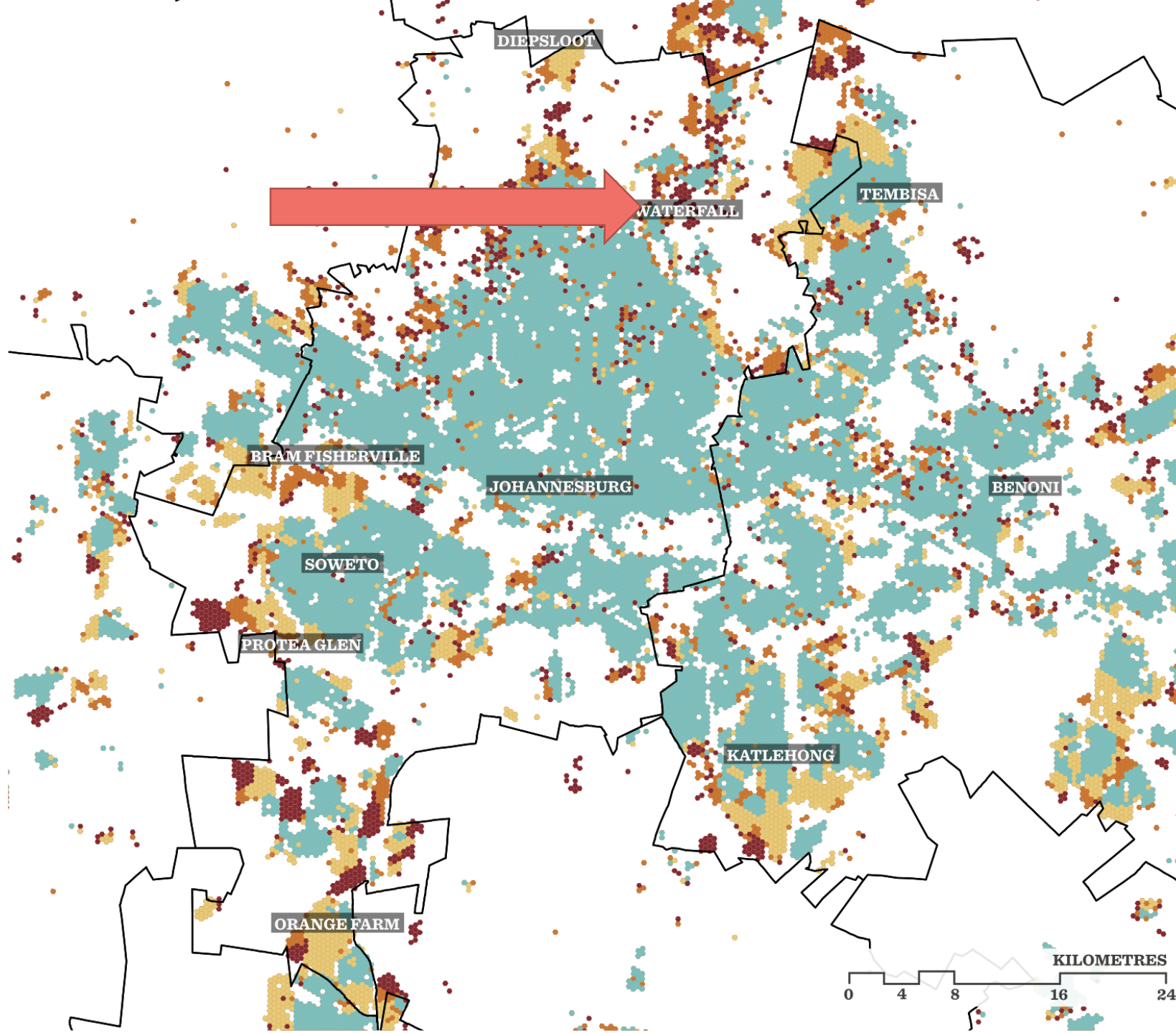
Protea Glen Extension (private sector fully bonded)



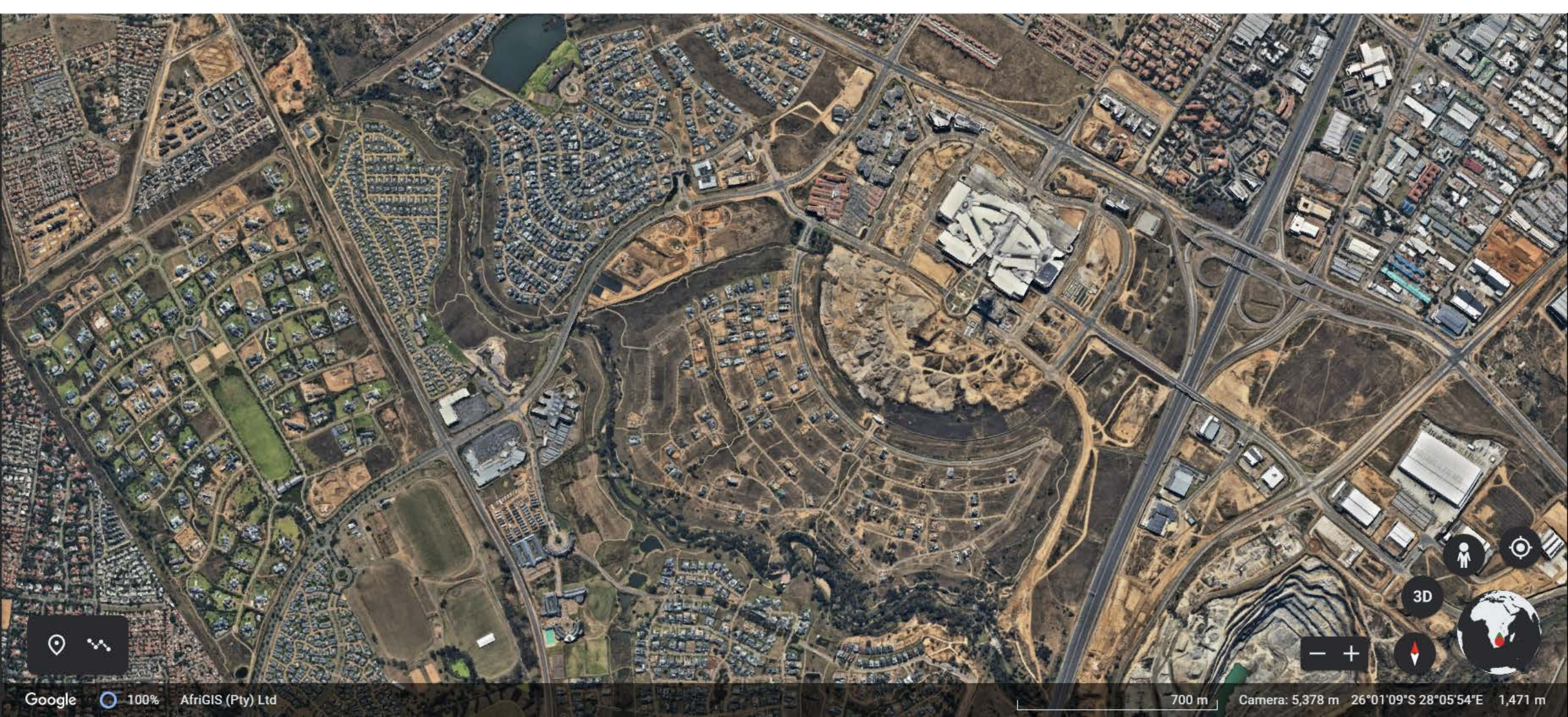


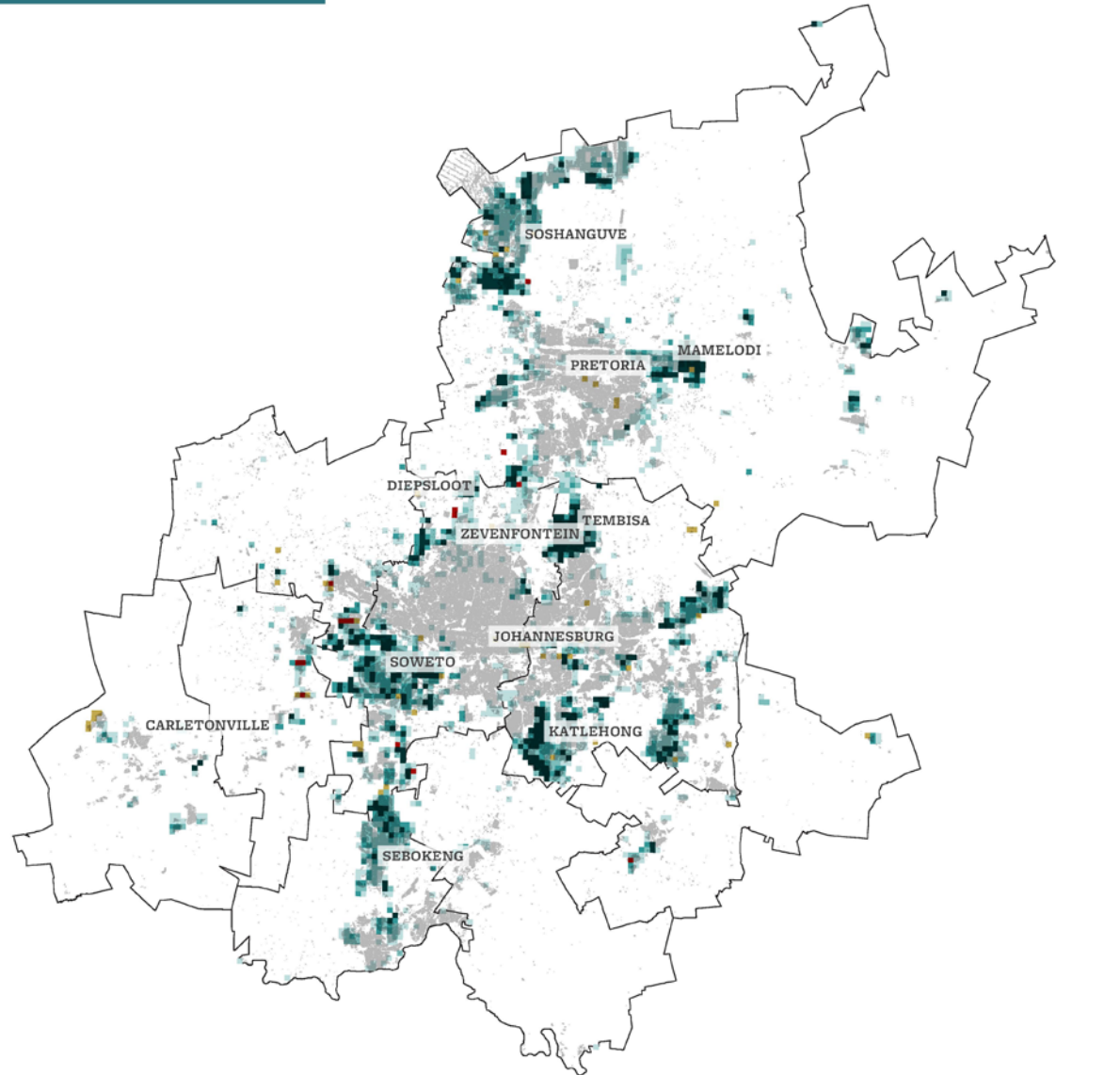
Lufhereng (Integrated Human Settlement)





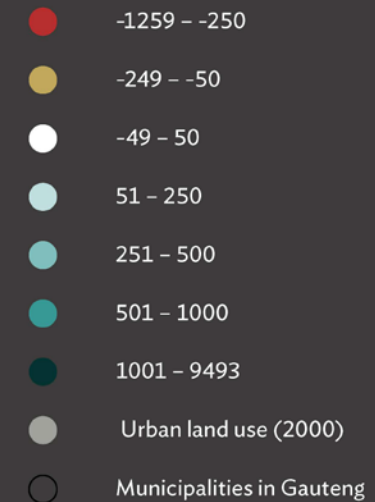
Waterfall ("Instant city")





Residential buildings in Gauteng

Change in the number of buildings per km²
between 2001 and 2016



Map

Christian Hamann

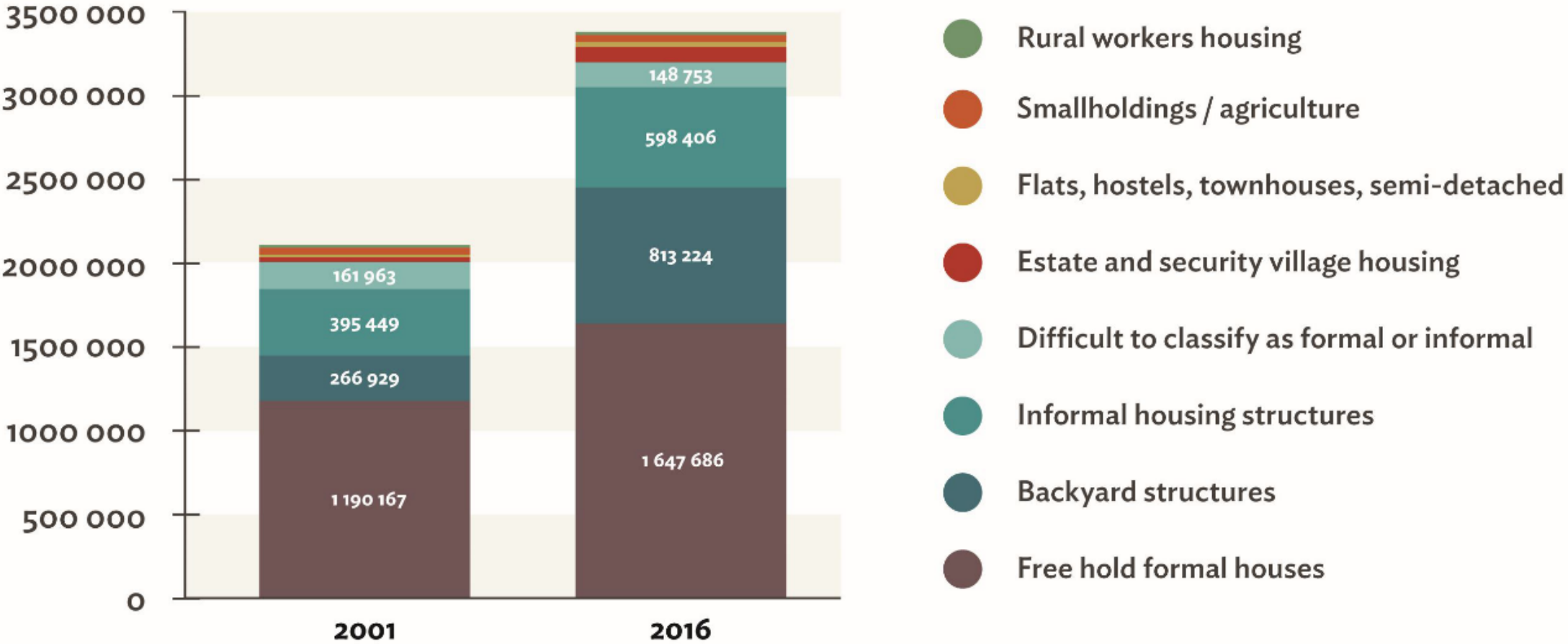
Authors

Christian Hamann

Data Source

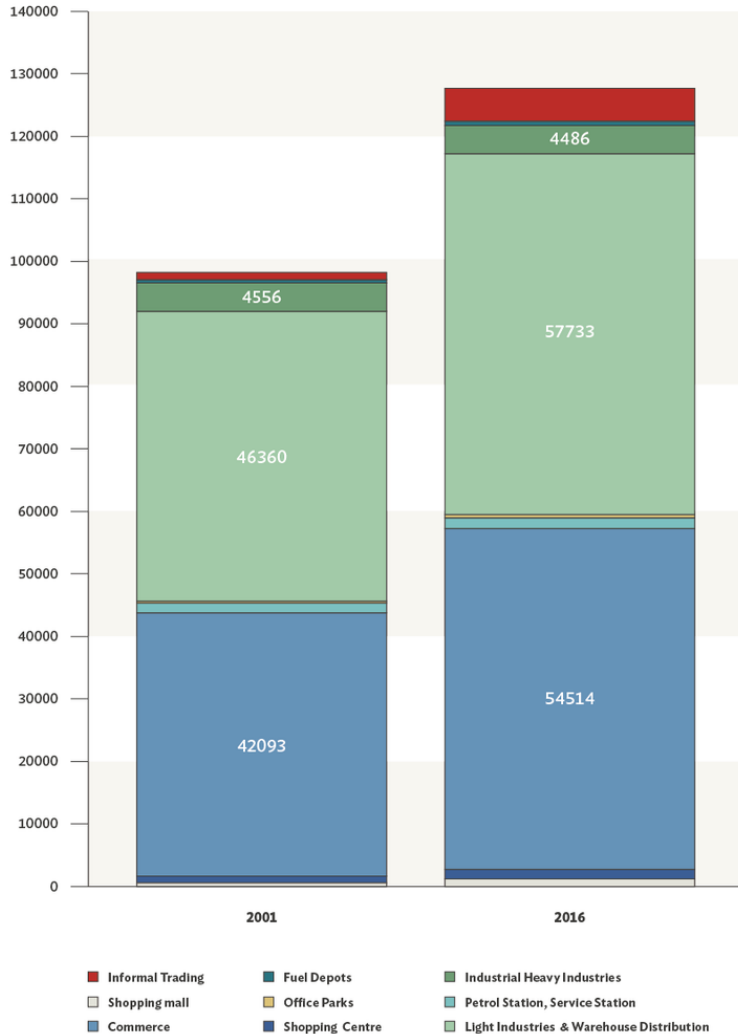
GeoTerraImage (2000, 2001, 2016)

Residential building growth in Gauteng



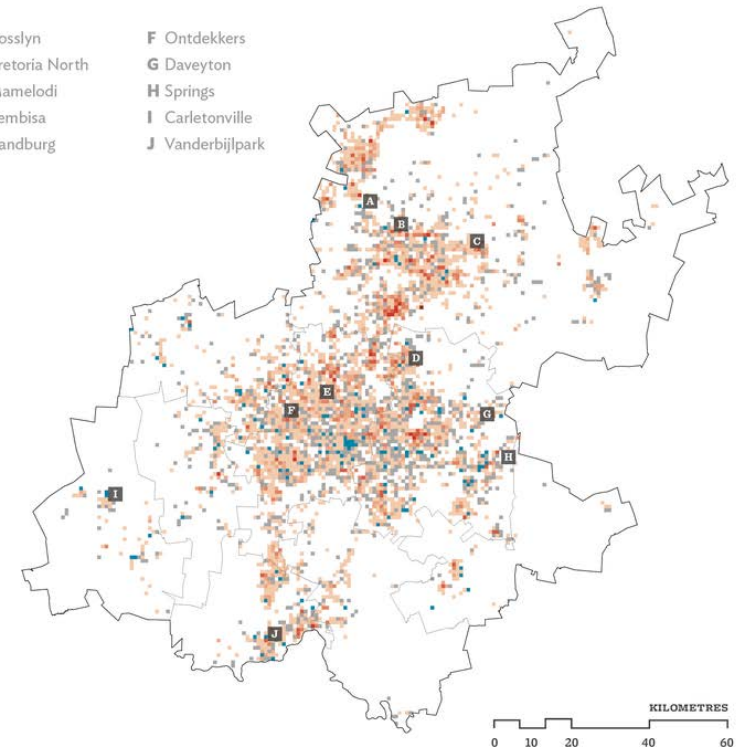
Industrial and commercial building growth Gauteng

Change in number of commercial and industrial buildings GCRO

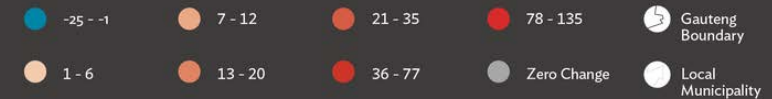


Change in commercial buildings GCRO

- A Rosslyn
- B Pretoria North
- C Mamelodi
- D Tembisa
- E Randburg
- F Ontdekkers
- G Daveyton
- H Springs
- I Carletonville
- J Vanderbijlpark



Change in commercial buildings per square kilometre:



Data Source: GeoTerra Image (2001, 2016)

Who is shaping Gauteng? 1/2

- National government and its various departments.
- Provincial government with its various departments.
- Local government, each with its many departments and utilities.
- State-owned enterprises and utilities.
- Regulating agencies such as the Municipal Demarcation Board, heritage associations, and planning approvals functions.
- Existing owners of land and property.
- Those seeking to invest in land and property.
- Private-sector finance for urban development: banks, pension funds, real estate investment trusts.
- Private sector developers working in various residential market segments: instant cities (Steyn, Waterfall), golf estates, complexes, apartments, individual home builders, entry level homes.

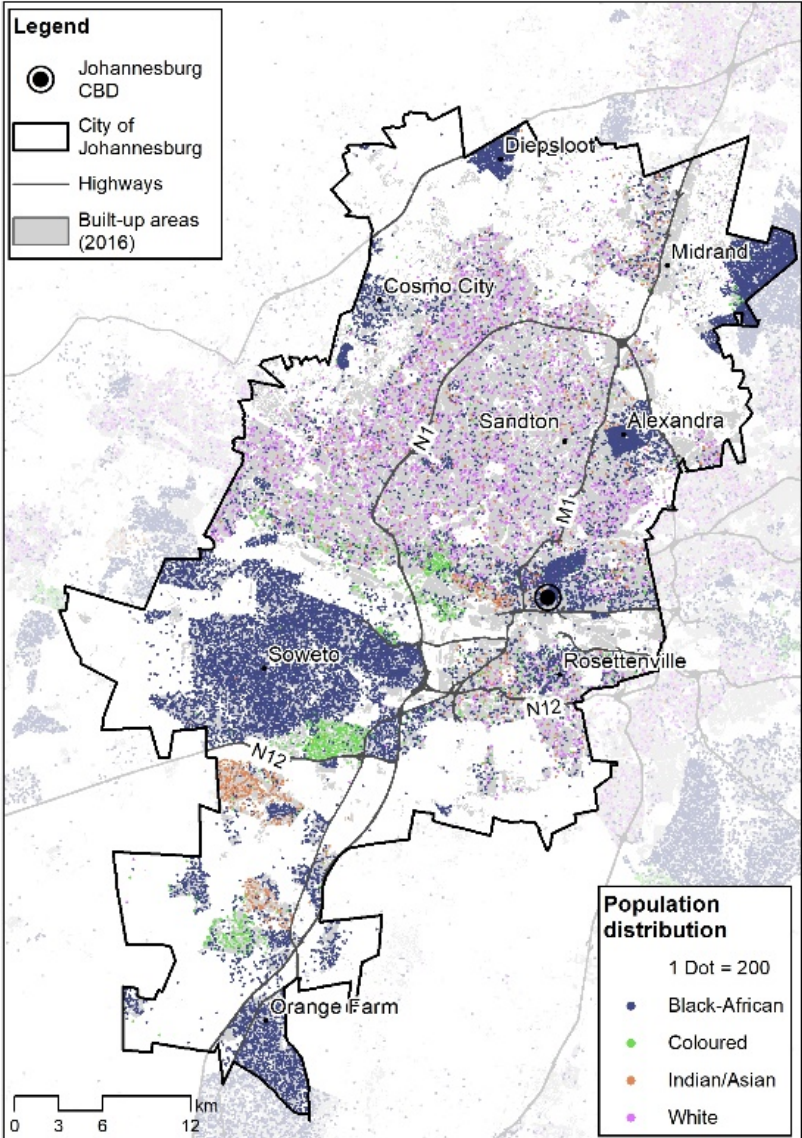
Who is shaping Gauteng? 2/2

- Other parts of the private sector that take up space for their activities: agriculture, industry, mining, retail, telecommunications, services.
- Public-sector institutions that need space for their activities: infrastructure, hospitals, schools, universities, recreation, airports.
- Planners, architects, construction companies, construction workers, interior designers, landscapers.
- Users of space who create demand: residents, commuters, learners and students, workers and job seekers, hospital patients, faith-based groups, shoppers.
- Tax payers, utility payers, toll payers, bus ticket payers.
- Interest groups/collectives: city improvement districts, ratepayers' associations, body corporates



3. Which elements of growth are taking us towards our goals?

Using sprawl to reduce the scale of segregation



Mega Projects and PSHDA

