

PG Bison 1.618 Education Initiative
2019 Brief
A DELICATE BALANCE
Creating space in a world of densification

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1. PREAMBLE

There is a rapid expansion of African cities underway.

Siemens. (2018). Siemens Presents FABRIC. [Online Video]. 23 August 2018. Available from: <https://www.youtube.com/watch?v=mEzOMtFNE3A>. [Accessed: 6 September 2018].

Johannesburg and Pretoria grow ever closer and are predicted to form a megacity with 300 000 additional people arriving in the cities, annually.

BusinessTech. (2017). Joburg and Pretoria will merge into a new mega-city by 2030: experts. Available from: <https://businesstech.co.za/news/lifestyle/211246/joburg-and-pretoria-will-merge-into-a-new-mega-city-by-2030-experts/>. [Accessed 7 September 2018].

“However, despite rapid developments in the cities, housing solutions have overwhelmingly been provided at the lowest and uppermost ends of the market – leaving the millions of households in the middle without an entry point into the urban property market.” Property Wheel. (2017). Housing Solutions For Middle-Income Earners. Available from:

<https://propertywheel.co.za/2017/05/housing-solutions-for-middle-income-earners/>. [Accessed: 22 January 2019]

“Ponte City, the tallest residential tower on the African continent, was erected at the height of a rental boom in Hillbrow and Berea. Developers competed with each other, putting up gigantic blocks of flats on the ridge to meet the demand.”

Gorelik, B. (2014). A hope for Hillbrow: Ponte shows the way to a better future. Available from: <https://www.artefacts.co.za/main/Buildings/bldgframes.php?bldgid=11961>. [Accessed: 5 September 2018]

"The eThekweni urban renewal programme has started and work will happen in three stages. The first stage is dealing with derelict buildings in the city. The second stage is dealing with cleanliness and safety in the city..."

Mabubula, N. (2017). Multimillion investment projects planned to rejuvenate Durban. Available from:

<http://www.tourismupdate.co.za/article/122377/Multimillion-investment-projects-planned-to-rejuvenate-Durban>

[Accessed: 10 October 2018]

"Densification is not only about building housing. It is also about creating a good built environment for the people who live, work and spend time in the city."

The Swedish National Board of Housing, Building and Planning. (2017). Urban Density Done Right - Ideas on densification of cities and other communities. Available from:

<https://www.boverket.se/globalassets/publikationer/dokument/2017/urban-density-done-right.pdf>. [Accessed: 5 September 2018].

"Densification is a dual spatial and social tool that shapes both the physical landscape and the societal fabric through compact development and incorporating design elements that maximise existing resources, directed at diversifying and integrating communities...Innovative high density plans are essential for ensuring environmental efficiency and sustainability, social integration, economic viability and optimal management systems."

Barger, K, 2016. 'Densification as a tool for sustainable housing development: A case study of Umhlanga High Income Area in Durban'. Masters dissertation. Durban: University of KwaZulu Natal. Available from:

<https://researchspace.ukzn.ac.za/xmlui/handle/10413/14616> [Accessed: 10 October 2018]