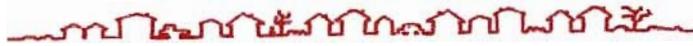


**An Analysis of a Degenerating Urban Area and  
Recommendations for its Renewal,  
A Case Study of South Beach, Durban**

**By:  
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Submitted in partial fulfilment for the degree:  
Master of Town and Regional Planning  
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## ABSTRACT

The degeneration and decay of urban areas is a result of a combination of factors that lead to the downward spiraling of the performance of the economy concerned, the quality of life of citizens residing in the area, a lack of investor-confidence, and environmental degradation and vice versa.

The purpose of this study was to determine if South Beach, Durban, is blighted, what the causes of blight in the area are, how the existing blight can be eliminated and if it requires an urban renewal intervention. Through various methods, such as mapping, observation studies, questionnaire surveys, and interviews, it was determined that certain areas of South Beach are in a state of economic, physical and social decline. The decay of the case study area is occurring in pockets, with a greater concentration on Point Road. The decay of the region is due to a culmination of contributive elements that are slowly leading towards a blighted neighbourhood.

Forms of blight that have been noted in the case study area are physical, functional, frictional and economic. This is partially because land-uses are incompatible, there are several vacant sites and empty buildings, the area lacks green spaces, and there are also several irregular-shaped sites. Other factors contributing to the blight of the area are the land-uses of South Beach, which are not in keeping with what was the original intent, i.e. what the area was zoned for. This has also given rise to blight in the case study area. South Beach's deterioration and urban decay is due to many factors, including poor maintenance and the mismanagement of buildings, poor co-ordination between key role-players and stakeholders, a lack of urban management, unsafe areas, and a lack of the private sectors' contribution.

In order to reduce the spread of the various forms of blight evident in the area, the South Beach case study area requires an urban renewal intervention. Urban renewal of the area is required to attract investment; to create an environment that is aesthetically similar to, and works in conjunction with the new uShaka Island and Marine Theme Park, attractions at North Beach, Suncoast Casino and Entertainment World; and to position itself as an active role-player within the Golden Triangle of Suncoast, uShaka Island and the International Convention Centre.

Recommended methods of renewal are aimed at sustainability and the rehabilitation, conservation, and revitalisation of the area. There is a need to collaborate strongly with the private sector in order to renew South Beach. The



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collaboration will increase the confidence levels of both domestic, as well as foreign investors. Other recommendations for the sustainable urban renewal of South Beach include the proper urban management of the case study area, management of the buildings, incentives provision to the respective stakeholders, and ongoing public participation processes. By-laws also need to be passed to ensure that the area is properly renewed and that it will be sustainable over the long-term.

South Beach does require an urban renewal intervention in certain areas that will address the physical, social and economic spheres of the case study area. In order for the area to be renewed in a sustainable, transparent and equitable manner, all stakeholders must be equally represented and their views taken into account in the planning, implementation and monitoring phases of the renewal of South Beach.

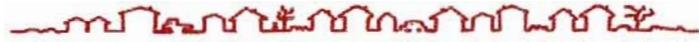


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- To my friends, family and colleagues. Thank you all.



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## Declaration of Originality

This states that all work documented in this Dissertation is the originality of the author, with the exception of otherwise being stated.

This Dissertation has not been previously submitted to any other University, organization or institution.



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## CHAPTER ONE: RESEARCH FRAMEWORK

### 1.1 INTRODUCTION

Urban renewal began as a means to clear slums in the United States of America during the 1930's (Doxiadis, 1966: 3). The aim of renewal in America was to redevelop dilapidated neighbourhoods by creating middle to upper class neighbourhoods (Holcomb and Beauregard, 1981:1). This proved unsuccessful and renewal evolved to become a more democratic means of planning through increased public participation and transparency of the government. New urban renewal approaches ensure that all people have access to good infrastructure, social facilities and services, and a good quality of life. These new renewal objectives are based upon achieving a democratic, integrated nation that can address and resolve past development imbalances.

This Dissertation focuses upon the subject of Urban Renewal, and uses the above-mentioned objectives, aiming to ensure that sustainability of the case study area is achieved via democratic and transparent planning methods.

This chapter introduces the purpose of this Dissertation, the reason for the study, and it provides a backdrop against which this Dissertation is based.

### 1.2 MOTIVATION

Urban renewal is a very controversial method of planning. There are various debates that surround it. It can be beneficial to some residents and at the same time it can be detrimental to others. The success and failure of urban renewal has gained the researcher's interest. Therefore, it has been chosen as the topic of this Dissertation.

The positive side of urban renewal can be largely beneficial to decaying, or dilapidated areas. The researcher is keenly interested in planning for such areas and poor communities, and has thus been motivated for choosing this Dissertation topic, as a tool to help the people and the place concerned in this Dissertation.



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### 1.3 AIM OF DISSERTATION

Urban renewal is used in this Dissertation as a method of planning to restore, revive and regenerate a decaying area. The case study that is focused upon is that of the South Beach area in Durban.

South Beach has been analysed to determine how the area can be renewed. Recommendations for solving the problem of economic decline and physical decay of South Beach have been provided. These proposals encourage a sustainable environment aimed at improving the quality of life of the residents in the case study area.

This Dissertation has been formulated to understand the case study area, the needs of the residents, businessmen and patrons of South Beach. Recommendations are aimed at meeting the needs of various groups involved in order to improve the local economy and to create a more livable, aesthetically appealing environment for locals, visitors and tourists of South Beach.

### 1.4 MAIN RESEARCH QUESTION

The main research question has been asked to adequately meet the objectives of this Dissertation. This main question is:

“In what aspect(s) is South Beach decaying or downgrading, and how can this problem of urban degeneration be addressed and adequately resolved?”

#### 1.4.1 SUB-QUESTIONS

Sub-questions to answer the main question are:

a) *What are the causes of urban decay in South Beach?*

This question explores the reasons as to why South Beach is degenerating i.e. what contributing factors have given rise to the decay of the area. It is used to determine if urban decay is a result of physical factors, economic factors, social factors, political factors, or a combination of various factors. Once this was understood, recommendations were aptly provided.



*b) What parts of South Beach require renewal?*

This question was asked to determine which particular precincts, buildings, streets, shops, facilities, etc. require renewal. It gives particular attention to the dilapidated, run-down and decaying parts of South Beach.

*c) What is the current socio-economic status of the residents of South Beach?*

This was asked to determine what the socio-economic status of the residents of South Beach are, what their views on their neighbourhood is, and whether they are satisfied with the environment that they reside in. Their needs and wants were determined via questionnaires in order to adequately provide policies and renewal recommendations that incorporate these views, and to thus help improve their quality of life. It is important to determine the residents' economic status to understand whether they can afford the implementation of a rehabilitation or redevelopment program in their neighbourhood.

*d) What methods of renewal need to be pursued in order to achieve successful renewal?*

Different areas will require different renewal approaches that are best suited to ensuring the sustainability of that particular area. Thus, this question was used to determine which part of South Beach needs what method of renewal in order to enhance its economic, social and physical development.

*e) What form of renewal intervention will be used for South Beach?*

This question was asked in order to determine whether the proposed plan is a public only, private only or public-private partnership initiative. It was used to derive which sector is responsible for financing, implementation, management, etc. for the renewed areas of South Beach.

These questions are asked in conjunction to answer the Main Research Question. They are the basis upon which this Dissertation develops.

## 1.5 HYPOTHESIS

The estimated hypothesis that shall be the assumed outcome of this Dissertation is as follows:



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South Beach is degenerating in terms of its physical and social environment, as well as its economy. It thus requires an urban renewal intervention that can meet the residents', businessmen's, and other users of the area's wants and needs, which will make it a more thriving and sustainable urban environment.

## **1.6 CASE STUDY AREA: SOUTH BEACH, DURBAN**

The case study area of South Beach has been selected as it is currently dilapidating and needs a renewal intervention to save it from further deterioration. The area that is part of this case study is from Bell Street to Rutherford Street and from the Beachfront up to Point Road (refer to Map 1 on next page for the location of the case study). Durban is currently implementing a renewal program called iTRUMP (Inner Thekwini Renewal and Urban Management Programme). The approach adopted by iTRUMP is a collaborative one where the public is incorporated into the planning process. This creates transparency and accountability, as residents are aware of planning procedures that are occurring in their neighbourhood.

Such a collaborative approach assists in the analysis of South Beach, via the researcher, as the public definitely needs to be taken into account for the renewal process from the beginning of the plan. Due to time constraints and the nature of a Dissertation, the researcher cannot undertake a fully participative procedure. However, the identification of stakeholders' and key role-players' views and opinions have been determined and incorporated into this Dissertation. By incorporating the needs of residents, and other users of South Beach, sustainable recommendations have been formulated where the satisfaction of people can be simultaneously delivered.

The iTRUMP initiative uses a public-private partnership approach where the private sector is intricately involved in the formulation and execution of renewal methods and procedures. It has been learnt that such a partnership enhances the strength of the plan. The recommendations for South Beach propose such a public-private partnership, as investment from the private sector will be needed to drive the implementation phase of the plan.





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South Beach is currently degenerating in terms of its physical appearance, due to its vacant sites and dilapidated buildings, which make it less appealing. Shops are closing and ownership of these shops is changing continuously. South Beach needs to be placed in an advantageous position in terms of bringing revenue into the area, attracting residents, potential investors and businesses, and to increase the overall quality of life of the residents of the area. This can only be achieved when the aesthetics of the built and natural environment improves, the various functions and roles of the area diversify, and the safety and security of the area is improved.

## 1.7 CHAPTER OUTLINE

This Dissertation has been constructed through separate chapters, that each exemplifies different facets of the objectives. The chapters are:

### *Chapter One: Research Framework*

This current chapter has introduced the purpose of the Dissertation to the reader as well as the aims of the research. It incorporates the research question, sub-questions, and the hypothesis and introduces the case study area.

### *Chapter Two: Methodology*

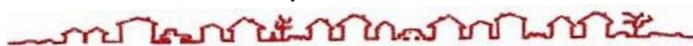
This chapter explains the approaches that will be undertaken in order to fulfill the research aim and to successfully answer the research question. There are numerous steps involved in this process and this chapter provides a description of these steps that are necessary for the conduction of the research.

### *Chapter Three: Conceptual Framework*

This chapter outlines the concepts, theories, national and international case studies of urban renewal. It particularly highlights the relevance of these concepts, theories and precedents to this Dissertation and how the conceptual framework informs the research undertaken here.

### *Chapter Four: The Case Study*

The data collected is first stated and then analysed to understand the dynamics of the area. Maps showing land uses and the condition of buildings are discussed in this chapter in order to analyse the existing situation and to provide recommendations for the upcoming chapter.



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### *Chapter Five: Results from Questionnaires and Interviews*

Findings from interviews and questionnaires will be analysed in order to provide recommendations for the renewal of the area. Responses from residents, shop owners, businessmen and the various stakeholders involved shall be included in this chapter.

### *Chapter Six: Recommendations for the Renewal of South Beach*

This chapter is formulated from the analysis of findings in the previous chapter. Policies and recommendations for the renewal of South Beach are proposed here. The area requiring renewal, the type of renewal, and the method of renewal are all fully discussed.

### *Chapter Seven: Conclusions*

This chapter tests the hypothesis and the research question. It provides closure to the Dissertation with concluding comments.

## **1.8 CONCLUSION**

This chapter has outlined the aim of the Dissertation, it has stated the hypothesis the main research question, and the sub-questions, which provide answers to the main question that will drive this Dissertation in order to prove the assumed hypothesis.

The borders of South Beach, its surrounding areas, its context within the extended CBD of Durban, its strong and weak points have all been touched upon in this chapter. This introduction has provided the reader with a clearer picture of the case study area and its current position regarding spatial, physical, social and economic aspects. It has also provided a chapter outline of the various components that will form this Dissertation. The next chapter discusses the methodology that will be pursued to answer the main research question and the sub-questions thereof.



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## CHAPTER TWO: METHODOLOGY

### 2.1 INTRODUCTION

In order to analyse the area concerned in this Dissertation i.e. South Beach, and to thereafter propose an adequate urban renewal approach, various tasks have been undertaken. The methodology approach includes questionnaires, interviews, and observation studies. These steps shall be further discussed in the sequence that they have been carried out.

### 2.2 LITERATURE REVIEW

The first step was to gain access to relevant literature on urban renewal. Sources were books, journals, the worldwide web, lecture material from lecturers, and case studies. The literature review helped understand and explain appropriate and common terms used in renewal procedures that enabled the familiarisation of these relevant concepts.

The libraries that have been used are the University of Natal Library, the University of Westville Library, the Campbell Collections Library, and the City Engineers' Library. The literature review was also used to gain a better understanding of urban renewal procedures, and the local and international policies and legislation regarding renewal, in order to compare and contrast places that have worked with renewal and those that have failed. This has provided an understanding of the criteria that enables the success of renewal.

The literature review enhanced an understanding on controversial issues of urban renewal and the complications of planning that can occur through it.

The various methods and procedures of urban renewal, and the appropriate designation of these types to a particular case study have been learnt through the literature review. This has fundamentally assisted in the research for the renewal of South Beach.

### 2.3 PHYSICAL ANALYSIS OF SOUTH BEACH

Once the review of literature had been completed, the process of understanding the area to a deeper extent was undertaken. A cadastral map and a zoning map of South Beach were obtained from the City Engineer's Department. With this map, the area had been analysed. It was driven through, walked through, mapped and photographed to gain a better understanding of the spatial,



economic and social aspects of the area. The physical analysis of South Beach was determined through different surveys. By walking through the area and using a clean base map of showing merely the cadastral boundaries of South Beach, the area was mapped, according to the undertaken survey.

### **2.3.1 LAND USE SURVEY**

The first survey was a land use survey. The existing land uses were mapped into broad land-use categories, which were further broken down into more detailed and specific land uses. This unerringly depicted what uses are juxtaposed, how the area contributes to the local economy, the strengths and weaknesses of South Beach in terms of its land uses, and whether these land uses give rise to any form of blight.

### **2.3.2 CONDITION OF BUILDINGS SURVEY**

A survey, on the condition of buildings in South Beach was carried out. A map was formulated to assess the degree of blight and to thereby determine which buildings require what type of renewal. The categories that were used to define the condition of the buildings were "Good", "Fair" and "Poor". The buildings were judged upon their condition, aesthetics and contributing function to South Beach. Forms of blight were therefore determined from the observation study.

### **2.3.2 OBSERVATION STUDIES**

A series of observation studies were conducted to establish the factors that give rise to the blight in South Beach. One of the observation studies was of the street furniture in South Beach. The street furniture map includes the position of streetlights, refuse bins, benches, taxi stops, and bus stops that provide appealing aesthetics to the area. These were mapped to determine what South Beach is lacking in terms of maintaining its overall appearance and proper functioning of the area.

Other observation studies included the determination of the clustering of people in South Beach, the concentration of litter, vagrancy, parking facilities, areas with high noise levels, and ill-lit or lonely places. The observation studies shall be discussed in further detail in Chapter Four: The Case Study.

Photographs were taken to provide the reader with a proper physical perception of South Beach. The drawing of maps and the taking of photographs have



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provided a clearer understanding of existing facilities, the condition of buildings, houses and the existing land-uses of South Beach. Once these aspects were understood, an analysis of the area was conducted in order to provide recommendations for renewal.

## **2.4 QUESTIONNAIRE SURVEYS FOR THE RESIDENTS OF SOUTH BEACH**

A survey of the residents of South Beach was conducted through questionnaires, because they can be self-administered. Also, the researcher is equipped to deal with surveys, instead of workshops, which are expensive. The questionnaire was drawn up with relevant questions pertaining to the residents of South Beach, who were the respondents in this study, in order to gain a better insight of the socio-economic characteristics of the area, as well as the residents' views on renewal. Please refer to Annexure A for the questionnaire that was utilized for the residents of South Beach.

The questionnaire was carried out for forty households, via face-to-face interaction. The residents of South Beach are easier to reach in this manner as compared to over the phone where phone numbers of the residents will be required. If questionnaires are left at residences, they need to be picked up; therefore face-to-face is timesaving as well. Face-to-face interaction is faster and more efficient as results are obtained in a shorter space of time.

## **2.5 QUESTIONNAIRE SURVEY FOR THE BUSINESSMEN OF SOUTH BEACH**

A separate questionnaire was formulated for shop owners or managers. They were questioned to determine their views and perceptions of South Beach regarding their business, what intentions they have of remaining there, and their overall opinions of the area. This was used in the formulation of recommendations. Please refer to Annexure B for the questionnaire utilized for the businesses of South Beach.

Twenty businesses were questioned in order to get an even spread of the variety of businesses that are found in the case study area. They were questioned at their business premises during working hours.

Several pilot studies were first conducted as a trial method of testing the responses of the residents, shop owners, and businessmen to the questionnaire. Questions that was unfeasible, unimportant or difficult for the respondents to



answer, have been modified to make them clearer to the respondents. After the final and edited questionnaire had been drawn up, the survey had taken place.

## 2.6 INTERVIEWS

Face-to-face interviews with various stakeholders that are involved with South Beach were conducted. They were asked questions regarding the decay of the area, and what can be done to save South Beach from further deterioration. Six interviews in total were conducted with the key role-players identified in the South Beach case study area. They were:

- A Town Planner from the eThekweni Municipality who had previously conducted extensive research on South Beach.
- An Urban Designer from eThekweni Municipality who had also had sufficient interaction with, and experience on the South Beach vicinity.
- The Deputy Principal of the Addington Primary School. The interview was envisaged to be conducted with the Principal, however, she was unavailable at the time of the interview conduction. Therefore the Deputy Principal was opted for in this interview. Addington Primary is an integral stakeholder, as the needs of the children must be accounted for in the urban renewal of South Beach.
- A policeman who interacts with South Beach on a regular basis. The policeman was interviewed in order to determine where the greatest concentration of criminal activities are and what recommendations can be made to reduce crime in the area.
- A Councilor, who is also the Chairman of the South Beach Ratepayers' Association.
- A spokesperson from Tourism Durban. Tourism Durban has been identified as a key stakeholder as tourism is a major role player in the South Beach economy.

All the interviews were conducted on a face-to-face basis, with the exception of the interview with the policeman. This was due to time constraints on the part of the policeman. Therefore, the interview was conducted telephonically. Please refer to Annexure C for the interview prompts used for the various stakeholders.

## 2.7 DATA ANALYSIS

Data obtained from the various studies, surveys, questionnaires and interviews were analysed. From the land use survey, the varying and actual uses of South Beach was determined, as well as the forms of blight that are occurring in the



area. The results from the condition of buildings map were analysed to determine which buildings require what type of renewal. The condition of buildings map was therefore analysed to determine areas for renewal interventions.

With regards to the questionnaire surveys, the data was first tabulated to determine the percentages of responses to the questionnaire. Thereafter, the data was analysed once an indication of the responses was achieved.

The proposed maps and the information from a range of interviews and questionnaires gave further insight into the area and the understanding of South Beach at a better level. By the use of the questionnaires and responses to urban decay, it was determined who wants a renewal plan and who does not want one (i.e. the basic perceptions and views of residents). The questionnaire also helped deduce the needs of concerned citizens with the proposed plan. The information collected thus aided in formulating recommendations to address the urban problems of South Beach.

The observations study was analysed through different aspects, i.e. clusters of people, litter, vagrancy, noisy areas and the existing street furniture of South Beach. The street furniture survey also provided indications of the forms of blight that are occurring in South Beach. Causes of blight were therefore understood through the analysis of the data emerging out of this survey.

## 2.8 RECOMMENDATIONS FORMULATION

Areas requiring different methods of renewal were identified. The final task was to prepare and propose recommendations that will reduce the blight in South Beach and will meet the wants and needs of residents. Please refer to Chapter Six for recommendations of what needs to be done to reduce the blight in South Beach. The provision of relevant maps, with proposed facilities, land-use, and buildings requiring renewal has thus been made. The recommendations also states how the proposals will help eliminate blight and increase the potential of South Beach, and how the citizens shall benefit from such procedures of renewal. Intervention forms are also stated with formulated policies to guide and inform the proposed renewal of South Beach.

## 2.9 CONCLUSION

The methodology chapter has briefly discussed the methods and procedures that will be employed in order to conduct the research of the case study area.



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The data obtained through the research conducted via questionnaires, interviews, and maps were thereafter analysed to propose recommendations for a renewal plan for South Beach that will meet the needs of various stakeholders involved in the area.



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## CHAPTER THREE: CONCEPTUAL FRAMEWORK

### 3.1 INTRODUCTION

The chapter discusses the conceptual framework, which is essential for the formulation of pursuing a Dissertation. It provides the foundation upon which the research shall be based, as it deals with the concepts, theories, national and international precedents, as well as policies that are used in urban renewal. It gives a more distinctive understanding of urban renewal by explaining the various terminology used, the related theory involved, examples of completed case studies and the affect that policies have on renewal.

This entire chapter is derived from the first step of the methodology i.e. the literature review.

### 3.2 CONCEPTS INFORMING STUDY

The following concepts are described in order to clarify the common and significant terminology employed in this Dissertation.

#### 3.2.1 URBAN RENEWAL

Urban renewal aims at enabling the betterment of communities, physical environments and local economies. It seeks to achieve these goals via sustainable planning and community involvement. Urban renewal also aims at preserving an area's cultural, historic or architectural heritage that makes that particular area attractive or unique.

Renewal has been a very controversial issue of planning in the past, especially in the United States of America, as people and communities have been displaced due to renewal procedures. However, policies are changing, and people and the environment are taken into consideration to a much larger degree in current renewal initiatives (Reichert, 1999:27).

There are four methods of urban renewal. They are different approaches that basically try to achieve the same objective of improving physical and social environments. These approaches of urban renewal are:



### *a) Redevelopment*

Redevelopment is a method of urban renewal that demolishes buildings or neighbourhoods in order to build new buildings at higher costs in their place. Redevelopment therefore often results in families and communities being relocated to other slums or areas of cheaper accommodation, as they can no longer afford to stay in the same neighbourhoods (Reichert, 1999: 37).

This method gives rise to controversy as it often results in the eviction of the poor from their homes, which inevitably causes the displacement of families and even communities, as mentioned above. Redevelopment occurs because old, dilapidated and run-down buildings are demolished and new buildings are erected in their place. The area is usually re-planned and is successful with regards to uplifting the physical environment as well as the local economy, but it does not help poor communities. Better environments with better social conditions result, as they are erected in the place of the dilapidated neighbourhood.

### *b) Rehabilitation*

Rehabilitation is a method of urban renewal that changes the existing building or area to meet the needs and demands of the contemporary world. Such changes include improvements, extensions or additions to a building that enable an environment conducive to sustainability. Rehabilitation therefore meets the needs of a contemporary environment or society. For example, an old block of flats may not be in demand as it was twenty years ago, due to it being inadequate in terms of not being able to meet demands. Such demands could be the number of bathrooms, lock-up-garages or visitor parking bays. The rehabilitation of the flat would therefore be to increase the number of bathrooms, provision of lock-up-garages or parking bays in order to increase the value of the property and to also meet the demands of contemporary society.

This is a method of urban renewal that encourages owners to improve the condition of their own buildings. Owners are provided with incentives to rehabilitate their own buildings. Such incentives include cheap building materials, low-interest loans, building plans and cheap labour by the city council to the private developers.

Gentrification and rehabilitation thus in turn improves the condition of the neighbourhood as a whole. It helps to prevent the decay of the existing environment. Whether it is the public or the private sector, or both sectors



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jointly, it is concerned with the renewal of the particular area. Assistance to building owners is given, with incentives that prompt owners to upgrade their residences. The role of the public sector in rehabilitation would regard the upgrading of roads, pavements, parking bays, street furniture and utilities.

*c) Conservation*

Conservation maintains the buildings of an area undergoing renewal. This can be very beneficial to an area as its uniqueness is enhanced and this gives it a particular specialised, local quality as conservation preserves and enhances the historic, architectural and cultural heritage of an area. Conservation often encourages a collaborative planning approach by working in close contact with the relevant stakeholders and communities. This renewal process preserves a building, or precinct through conservation.

*d) Revitalisation*

This is a generic term for urban renewal. It enhances the existing features of an area by capitalising on these features and turning them into a more productive, aesthetically appealing, sustainable environment. It gives strength and character to weakening development. It does not demolish buildings as redevelopment does. Instead, it builds on existing features and changes the area without clearance.

(Adapted from [www.hkura.org](http://www.hkura.org) 28 March 2002).

Therefore, there are many directions of urban renewal that can be taken. All directions may work in synergy with each other, or they may work independently of each other. This would depend on the area requiring renewal and how the area can be regenerated. In the case of South Beach, a holistic renewal approach is proposed.

### **3.2.2 BLIGHT AND URBAN DECAY**

Blight is the result of urban degeneration as the environment deteriorates to an unacceptable state.

Blight can result from a single major factor, or it can result from a collection of contributing factors. These include crime, which leads to a decrease in investor potential; violence; poor living conditions, such as a lack of facilities, basic



services, insufficient living spaces, or inadequate residences; diseases and the age of the building, as well as changes in the context of an area. The lack of maintenance and the mismanagement of buildings is also a cause of urban decay. It generally occurs in low-income neighbourhoods that have dilapidated. Blight is also related to resource allocation (Whinston, 1966: 53).

The traditional forms of blight are:

**A. Frictional Blight**

This form of blight results from the incompatibility of two or more juxtaposed land-uses (www.netcore.ca - 28 March 2002). The one land-use may hinder the performance of the other, which results in the poor performance of the other land-use. This in turn eventually leads to the decline of the area. For example, a school may be located next to an industry. These two land-uses (educational and industrial) do not have a symbiotic relationship where they benefit from each other. Contrary to this, the industrial land-use has an adverse effect on the school, as the children will be breathing in toxic fumes from the industry. Also the levels of noise pollution emitted from the industry will be non-conducive to the well being of the children. Therefore, frictional blight results, as the land-uses are inharmonious.

Another land use that creates blight is a major road with heavy traffic flows, decreasing a resident's quality of life that lives nearby the major road, due to high noise levels and pollution emanating from the high volume of cars.

**B. Functional Blight**

This results as land-uses, or buildings, are not appropriate with the purpose that the area was originally intended for (www.netcore.ca - 28 March 2002). The new land-uses cannot meet the demands with the surrounding areas and this leads to urban decay, as the area is not in keeping with surrounding land-uses, as well as the needs of the potential users. For example, the building becomes inadequate due to not meeting the public's demands, such as air-conditioning or sufficient parking bays for a shop. Flat units become inadequate and are not dynamic enough to meet the needs of residents. For example, old buildings do not have en suites, full bathrooms, air-conditioning or sufficient parking bays to meet the increasing demand of tenants.

**C. Economic Blight**

This results from the inadequacy of the area to be productive. As a result, vacant sites are common and left undeveloped and commercial space is not utilised properly (www.ci.sf.ca.us/sfra/legalframework - 29 March 2002).



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Economic blight also results because the threshold support of the commercial areas decrease. Other dominating factors that give rise to economic blight are:

(i) *Economic Transition and Employment Change:*

Industries move out of the city to suburban locations that have appeal and advantages to firms and corporations such as the low cost of rent (Fainstein, 1996: 172). Therefore, an area suffers from economic blight.

A weak economic base, the inability to adapt to new infrastructure and the lack of skills to drive the local economy result in the economic blight of an area. The decentralisation of industry and manufacture is the outcome of such blight. Several areas are still suffering from the loss of jobs, which leads to high unemployment rates within the city (Fainstein, 1996: 173).

Cities need to adapt to change such as requirements by commerce, changes in the transportation network and the needs of residents (Hieber, 1994). Shops also find themselves to be inadequate, with no further room for expansion (Reichert, 1999: 82). If the city cannot keep up with these changes, economic blight will occur.

Economic blight also occurs due to a decreased amount of capital being used for the maintenance of the area (Ahlbrandt and Brophy, 1975: 18). As a result, properties become vacant and all land uses of the area depreciate (Smith, 1996: 346).

If investment in the area decreases, the demand for housing will also decrease. Therefore, the supply of dwellings for sale will increase. This reduces the land rent or sale price of the dwelling. The neighbourhood thus decays due to the lack of investment (Ahlbrandt and Brophy, 1975: 11), which leads to the economic blight of an area.

(ii) *Social and Community Issues:*

Social and economic issues also contribute to economic blight as migration out of an area results in urban decay as the community changes, and disadvantaged groups settle in these areas (Roberts, 1999), due to rents decreasing. Living in these areas therefore becomes more affordable as the affluent leave the area (Dr. Reichert, 1999: 84). Due to the inflow of low-income residents into the area, the neighbourhood further deteriorates because these individuals cannot afford renovations. In turn, the landlord cannot make improvements to the building either, as the tenants will not be able to afford it or an increase in the rent. This results in the economic



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blight or decay of the individual structures, and eventually the entire neighbourhood as the economic status of the population within that neighbourhood declines (Ahlbrandt and Brophy, 1975: 5).

People also relocate to the suburbs as a means of seeking larger areas of open space, where their overall quality of life is enhanced. Suburbs are less polluted with regards to noise and air pollution. This leaves the residential areas of the city to the disadvantaged groups.

The decay of the neighbourhood is also due to the fact that property improvements of existing structures are not encouraged because the municipality responsible for the building or site is relied upon for upgrading and renovations. Besides, municipalities would rather invest in a land-use, such as a commercial one that they can reap benefits from, than investing in a residential land use that does not reap many returns (Whinston, 1966: 53). Therefore, economic blight results from a range of contributing factors.

#### *D) Physical Blight*

This is a result of the physical environment (building or infrastructure) declining, as sustainability was not considered at the time of planning for the sole purpose of profits only (Roberts, 1999). Places of urban decay usually have few or no open spaces and playgrounds. Attraction to the area deteriorates and eventually becomes lost. Also, blight results from the process of aging and a lack of maintenance. Buildings, areas and structures depreciate with age. Thus, these areas are no longer aesthetically appealing.

Inadequate infrastructure, irregular layout, dilapidated buildings and structures are all signs of physical blight ([www.ci.sf.ca.us/sfra/legalframework](http://www.ci.sf.ca.us/sfra/legalframework) - 29 March 2002). Buildings become unsafe and unhealthy for people to live and work in. Lack of parking, the irregularity of lot sizes and types, and poor design all give rise to physical blight. The age of a building also contributes to physical blight.

These factors of urban decay or blight also relate to South Beach. They will be specifically determined via analyses of the area by means explained in the Methodology chapter of this proposal. Once these factors are clearly understood, they can be eradicated to reduce the problem of urban decay in South Beach via appropriate renewal methods.



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### 3.2.3 SUSTAINABILITY

The term of sustainable development emerged out of the Rio Earth Summit in 1992. It is the procedure of planning, by ensuring that future generations will have the privilege of using both renewable and non-renewable resources. Sustainable development tries not to jeopardise the needs of the future. It builds capacity with the aim of maintaining an activity over time (White Paper on Local Government, 1998: 157). According to the International Council for Local Environmental Initiatives, 1994, "sustainable development is development that delivers basic environmental, social and economic services to all residents of a community without threatening the viability of the natural, built and social systems upon which the delivery of these services depends".

Sustainability is vital in urban renewal as it ensures that the strength of the physical, economic and social environment can be maintained over a long time. New renewal plans encompass and focus on sustainable development to a larger degree (European Union Commission, 2000). It is a principle of regeneration methods where available resources must be used to their full potential. Urban renewal aims at planning sustainably to ensure that a lasting improvement of the urban environment is maintained even after renewal.

### 3.2.4 COMMUNITY PARTICIPATION

Community participation is a procedure of incorporating residents of the area concerned into the planning process. Participation takes their views into account in the formulation of plans, so as to achieve a successful outcome that will meet their needs. It involves meeting the demands and requirements of the people and encouraging the involvement of residents, so that democratic planning can occur. Having frequent meetings with the various stakeholders of the community or representatives of the community so that their needs can be considered on an ongoing basis is a vital part of community participation. The community involved is incorporated in decision-making, is consulted with regards to decisions, and they are informed of all decisions made. It is best that the community gets thoroughly involved in decision-making as their needs, views and suggestions are imperative in ensuring that the end-result meets their wants. Related theories to community participation shall be further discussed in section 3.3, "Theories Governing Urban Renewal".

According to Ahlbrandt and Brophy (1975: 32), citizen participation is essential in the renewal process as elected officials involved with the area being renewed



need pressure by these residents to achieve their goals. Without such pressure being inflicted upon them, council members will believe that the community is pleased and content with their current efforts that are being made towards the neighbourhood. Councilors obviously want to make a good and lasting impression, and also want to be re-elected into council after their term is over. Thus, if the citizens place pressure upon them, they will feel the need to address their issues and thus maintain a good and healthy neighbourhood environment that is free from decay.

In the United States of America, it is federal policy that local citizen participation is carried out for the proposed renewal of a neighbourhood prior to implementing the renewal program (Wilson, 1966: 407). This participative measure ensures that local members of the community can assist in the plan. This is a measure that is absolutely essential in the formulation of renewal plans, as it enhances the sustainability of the neighbourhood.

#### 3.2.4.1 Arnstein's Model of Participation

According to Arnstein (1969) there are eight different levels of participation. These levels have been modeled into a ladder and interpreted according to the situation requiring the participation level. The Arnstein Model is as follows:

**Diagram 1: The Arnstein Model**

8. Citizen Control
7. Delegated Power
6. Partnership
5. Placation
4. Consultation
3. Informing
2. Therapy
1. Manipulation



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The above ladder depicts the levels of public participation as identified by Arnstein. Levels 1, "Manipulation" and 2, "Therapy", do not allow the participation of the public. It is a dictatory process where the wants and needs of the citizens are not taken into account. This method of participation was used in earlier methods of planning in South Africa.

Level 3, "Informing", is merely a method of letting the public know what plans or procedures will be implemented. It does not allow for the feedback of information from citizens. The planning agency only informs the public. Level 4, "Consultation", involves surveys, neighbourhood meetings and public enquiries. This procedure allows a "degree of tokenism", as identified by Arnstein, but does not allow a substantial amount of participation by the public in advising or planning.

Level 5 of the ladder is "Placation" and involves the community representatives in committees and meetings. This level of participation therefore allows the public to advise and plan through a larger degree of involvement.

Level 6, "Partnership", allows the sharing of planning and decision-making between citizens and Government representatives, i.e. those with power. The responsibility level of the citizen is thereby increased.

"Delegated Power", level 7, allows a citizen to make decisions. The public has power to participate at a high level. The public now has participative capacity to delegate in planning procedures.

Level 8, "Citizen Control", is where the community controls the management and co-ordination of the planning programme. Citizens make policies, citizens control funds, and the citizens of that particular area run the entire procedure.

While it is important for the public to be actively and thoroughly involved in the planning procedures of urban renewal, it is also important for the power holders to have a degree of authority. Therefore, a mutual understanding between both parties is essential for ensuring an optimum level of public participation.

#### **3.2.4.2 Public Participation Techniques**

There are several techniques that can be employed for public participation. They are outlined below:



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● **Public Meetings**

This is the most commonly used technique for public participation. It is usually followed by a “questions and answers” session. However, conflict between the affected parties often results and difficulties therefore arise out of the meeting

● **Telephone**

This method helps the public to identify the people who hold the information. However, there are limitations, such as it is not effective as face-to-face interaction, and many people do not have phones.

● **Exhibits and Displays**

Displays provide general information. This method can be expensive and time consuming and may also present a subjective view as specialists provide the information.

● **Newspaper Advertisements**

Newspapers provide the opportunity for people to comment and to also increase the awareness of the affected parties. However, it is limited to those who read newspapers

● **Written Information**

This type of public participation method describes the study and the issues involved. However, it is often expensive and reaches those on a list of stakeholders identified by a consultant or the public sector.

● **Surveys, Interviews and Questionnaires**

This method of public participation can be self-administered and involves personal interviews as well as telephonic interviews. However, it can be expensive, as well as time-consuming. It also limits the number of people involved.

● **Open house**

This method is primarily used for education purposes. It is usually held at a community centre.

● **Workshops**

Workshops may be up to 25 people. They usually encourage brainstorming of ideas. A desired outcome needs to be identified and a series of tasks must be designed and fulfilled to achieve



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particular outcome. However, participants need to be properly informed.

● **Advisory Groups**

Personal relationships are established in these groups. Advisory groups seek to reach consensus amongst conflicting groups. They also serve as communication links that link back to the constituencies that they represent.

(Adapted from the University of Natal, Department of Geographical and Environmental Sciences, 2001)

Community participation is an important ingredient in the urban renewal procedure. The needs of the communities concerned with the plan are extremely vital in the development of the plan itself. The renewal of a neighbourhood cannot be planned without an assessment of the views of its residents. By being thoroughly and continuously involved, they will be informed of the plan, thereby increasing their awareness of any changes in the neighbourhood. This makes the renewal procedure a just and democratic one, which is an important and essential characteristic of planning.

However, participation can be controversial in urban renewal because if the residents of the concerned area are included in the renewal procedure via participation, and redevelopment is implemented as a method of renewal, the low-income individuals may most probably have to move because they will be unable to afford the renovation of their homes. In turn, the middle-income families will be planned with as they can afford renovation (Wilson, 1966: 418).

### 3.2.5 ECONOMIC DEVELOPMENT

Economic development is the growing of the local economy to enhance the economic stability of an area. It develops the area in terms of monetary wealth to therefore make it a more prosperous and competitive place.

Renewal aims at promoting and enhancing the outputs of existing businesses by making the area more attractive to residents, the public and potential tourists. Economic development is important in renewal procedures, as a declining economy is one of the contributing factors that lead to urban degeneration (Wilson, 1966). Therefore, an economic transition from a stagnant or deteriorating economy that leads to economic development is highly required in a decaying area.



Urban renewal thus aims to at least stabilise currently unstable economies by boosting its economic development and thus making these places more competitive.

### 3.3 THEORIES GOVERNING URBAN RENEWAL

Urban renewal is governed by different theories and processes, which in turn lead to varying outcomes. These include Collaborative Planning, The Political Economy, and Structural Theory. Each of these theories and their significance to urban renewal are discussed below. Some theories are more relevant than others. However, all are relevant in the understanding of renewal.

#### 3.3.1 COLLABORATIVE PLANNING

The first theory that will be explained is that of Collaborative Planning. This is the method or procedure that allows planning to achieve its goals via the participation of the citizens or residents concerned with the plan. It allows and encourages various stakeholders to democratically participate in the plan via communication with planners (Healey, 1992).

The relevance of Collaborative Planning in urban renewal is that it encourages planners to actively communicate with residents, community representatives and various other stakeholders concerned with the urban renewal area and therefore the plan via active discussion. It enables planning for a blighted area to be a democratic process by strategically addressing the issues raised by communities.

Collaborative Planning does have major drawbacks, however idealistic it may seem on the surface. It is a difficult and time-consuming procedure that is not always done properly. It is also an expensive procedure to carry out.

Many critics often regard Collaborative Planning as far-fetched. They claim that this method of planning does not take human behaviour and other intricacies, such as reaching all citizens, into account. It is therefore viewed as a Utopian model that is unrealistic and extremely hard to achieve. Collaborative Planning critics also believe that it is too idealistic and optimistic (Tewdwr Jones and Allemdinger, 1998: 1987).

According to Habermas (Tewdwr Jones and Allemdinger, 1998: 1976), Collaborative Planning is an "interactive process" that allows for "intercultural



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discussion" via problem discussion, and therefore the necessary mediation. It includes all necessary parties and thus aims at a participatory, and democratic method of planning. However, it does not take the individual into account (Healey, 1993: 237). But, Tewdwr Jones and Allemdinger question how consensus can be reached without conflicting arguments amongst individuals in the community concerned.

Collaborative Planning approaches also suggest that answers can be reached via openness, honesty, and legitimacy. But this is too idealistic and fails to incorporate human nature and tendencies, such as lying to for selfish reasons (Tewdwr Jones and Allemdinger, 1998: 1982).

However, planning openly and democratically is essential in achieving sustainability. Thus, this Dissertation attempts to plan actively and collaboratively with all relevant stakeholders involved with South Beach in order to ensure its sustainable development.

### 3.3.2 THE POLITICAL ECONOMY

The Political Economy approach describes how powerful leaders have exploited and further undermined poor and powerless communities. Renewal procedures in the past have destroyed many poor communities by displacing them.

This is how the Political Economy has come into play in the process of urban renewal. People and communities in general that have been part of an urban renewal plan, have had conflicting interests with the planners regarding the use of their neighbourhood space and physical environment. The Political Economy theory states that powerful individuals use urban renewal as a method to increase their personal profits and personal gains (www.union.edu - 02 April 2002). The powerful also use communities as commodities under capitalism.

These injustices must not occur in renewal programs as people must be planned for and with, not against.



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### 3.4 NATIONAL AND INTERNATIONAL PRECEDENTS OF URBAN RENEWAL INITIATIVES

The following examples of urban renewal, both completed and proposed, help to understand the characteristics of both successful and unsuccessful plans. This section provides a brief overview of the methods within which urban renewal was employed in the past and how it is contemporarily being used. This section explains current and previous plans in order to deduce between the successful and unsuccessful plans.

#### 3.4.1 NATIONAL PRECEDENT

##### 3.4.1.1 DURBAN

There are many proposed projects for renewal in South Africa, especially in Durban. Although they are completed plans, they have not been implemented as yet. They are part of iTRUMP (Inner Thekwini Urban Renewal and Management Programme), an urban renewal project for the Durban inner city. Current proposed urban renewal projects include renewal plans for Albert Park, Warwick Triangle and the Point Project. These projects aim at placing Durban as the most "excellent city in the country" ([www.ocr.org.za](http://www.ocr.org.za) - 28 March 2002), and could perhaps spontaneously renew South Beach. However, we cannot rely on predictions and need to save South Beach from further deterioration via a sustainable renewal plan.

The iTRUMP initiative is aimed at improving the physical environment of the inner city and the beachfront, via proper and sustainable management principles and strategic interventions. A strong and representative institutional system that incorporates key stakeholders is also characteristic of iTRUMP's efforts at urban renewal for the Greater Durban Area. Planning is bottom-up, holistic and integrated. iTRUMP also ensures that maintenance of infrastructure and services are sustained through upgrading, development and overall renewal of the project areas.

##### 3.4.1.2 JOHANNESBURG

During the 1980's and the early 1990's, Johannesburg began to decay. The degeneration of the Central Business District (CBD) was due to many changes that had occurred in the area. The apartheid policies of racial segregation and separate development had an adverse impact on Johannesburg. Due to the apartheid regime, Blacks were kept out of the CBD. However, when apartheid



policy had collapsed, Blacks flocked to the CBD, seeking job opportunities and a better quality of life (Kihato, 1999). Johannesburg was not prepared for the large influx of Blacks from neighbouring countries, rural areas and townships. The massive influx of people resulted in the moving out of businesses. Therefore, activities taking place have changed as the corporate sector had been replaced by small and emerging businesses.

The demand for residential accommodation had also grown as the number of people working in the city had increased. Informal trading and informal employment therefore increased considerably. The built environment was therefore under-capacitated to accommodate the large-scale changes that had occurred in the CBD (Kihato, 1999).

The CBD changed mainly due to the social and physical changes. Such changes included environmental degradation, the physical decay of the buildings (caused by natural processes, chemical processes and human factors), unemployment and poverty, a lack of investor confidence, the disinterest of property owners to renovate or maintain their buildings, the rise in crime, the devaluation of property, the overcrowding of tenants, skilled people out-migrating from Johannesburg, and litter on the streets (Progress, First Quarter 2003: 9). Major businesses are moving out of the city centre, thus depleting the cities' resources and lowering its advantage, which is the similar problem of most inner cities and CBD's (Kihato, 1999).

Johannesburg has a proposed renewal project that will help to improve the quality of its CBD. The renewal projects of the Johannesburg CBD target major areas of the inner city. The projects include new housing and cultural facilities in Newtown, museums and a hotel in Constitutional Hill ([www.goafrica.co.za](http://www.goafrica.co.za) - 20 March 2002). Johannesburg has used a revitalisation strategy to renew its CBD. It has also used varied land uses.

The physical and social upgrading of Johannesburg has been implemented to revive the decaying CBD. Johannesburg uses a holistic approach that aims at catering for the needs and interests of the people. It also uses a partnership approach, forming a body called the "Central Johannesburg Partnerships" ([www.cpj.org.za](http://www.cpj.org.za) - 17 April 2002). Its new renewal policy focuses on community development through community participation and consultation. It has secured the participation of affected stakeholders, big and small businesses, property owners, etc. It has also sought help from the private sector, Non-Governmental Organisations (NGO's) and Community Based Organisations (CBO's) as well as communities (Kihato, 1999). The urban renewal of Johannesburg is jointly



funded and implemented by government and the private sector through public-private partnerships ([www.cjp.co.za](http://www.cjp.co.za)).

Policies that have emanated from the urban renewal of Johannesburg are:

- To convert empty offices to other uses
- To respond to local conditions
- Formulation of public-private partnerships between public sector, private sector and civil society. The urban renewal of Johannesburg is jointly funded and implemented by government and the private sector through public-private partnerships
- Ensuring the harmonization of rural policies that will affect the urban and CBD areas of Johannesburg
- Enhancing the accountability of government to the citizens of Johannesburg
- Rehabilitation of public spaces and buildings, focusing on people and cultures
- Promotion of public use and value
- To cater for the varying needs of people
- To ensure that local government enforces health, building maintenance, and environment regulations
- To monitor overcrowding
- Preservation of historic buildings of significance
- Cleansing of crime and grime
- Enhancing social inclusion

### 3.4.2 INTERNATIONAL PRECEDENTS

#### 3.4.2.1 SOUTH BRONX, UNITED STATES OF AMERICA

South Bronx, in New York City was a neighbourhood of great prosperity prior to the 1960's. Many people dreamed of living there, as it was the ideal neighbourhood. Even during the Great Depression, it flourished. In the 1960's, Whites left the area. This resulted in a 57% drop in its population, which gave rise to the physical, social and economic blight of South Bronx. The blighted area was also caused through the undemocratic decisions of the Government ([www.union.edu](http://www.union.edu) - 02 April 2002), as they did not incorporate the public into its planning procedures. The Government was responsible for the planning and implementation of all changes to South Bronx. The community had no say in any matter that arose. There were no methods of community participation or collaborative planning whatsoever in their renewal program. The United States



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Government (The Department of Housing and Urban Development) decided upon everything. The mismanagement of the neighbourhood by this department led to an increased amount of blight in the neighbourhood.

The approach adopted for the renewal of South Bronx was a Local Government only driven one, which led to its downfall. A combination of government failures resulted in the dilapidation of South Bronx. One Government failure was that the local government's policy of rent control left building owners with no incentives to upgrade or maintain their properties. Housing became less desirable and vacancies increased, contributing to physical and economic blight. Another fault of Government was that the city had been increasing business and personal taxes, which led to the reduction in the manufacturing sector of South Beach. Public policy was poor and urban renewal methods were unsustainable.

The community was weak in terms of political power and money and the Department of Housing and Urban Development took advantage of this. The Department made all decisions, leaving the community with no choice or means to participate. Urban renewal policies were top-down and dictatory. They were tried in the late 1970's but failed. The Department of Housing and Urban Development collected money from the communities for redevelopment, but the community saw no improvements ([www.union.edu](http://www.union.edu)). Locks on doors as well as windows still remained broken, and the plumbing was very poor. The communities therefore needed to get involved in the renewal process and they also needed outside help.

Another factor that resulted in the blight of the area was that rent control policies offered no incentives to upgrade or maintain properties. Housing was therefore less desirable and vacancies rose.

However, South Bronx has been renewed through sustainable methods. A transformation to good Government policies has sustained the neighbourhood. The new policies are more decentralized and include private sector funding through public-private partnerships. Partnerships in South Bronx ensure that the area is well maintained on a regular basis and that the role of the public sector is accounted for in its renewal processes. Participatory procedures with the public have transformed to ensure that the wants and needs of the residents of South Bronx are taken cognisance of at a larger degree.

Also, people now own their homes instead of renting. Renters are also offered the chance to buy their homes. This has increased the onus and responsibility of the residents of South Bronx (Wendell Cox Consultancy). By allowing residents to buy their own homes, citizens therefore maintain their homes, as a greater



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degree of pride exists. This has resulted in resolving the blight of South Bronx, where individual maintenance levels of homes exist.

#### 3.4.2.2. BEACH 20<sup>TH</sup> STREET, QUEENS, NEW YORK CITY

This street, in the Queens area of New York, was decaying tremendously in terms of economic, physical and social aspects. The street had varied land-uses that ranged from stores to churches and synagogues, hardware stores and markets. Apartments were located above retail stores.

The area began to decay because of various aspects. Noise levels were an aspect that increased significantly. The area had become loud and rundown, parking was insufficient and pavements were too narrow. It was determined that the economy of the street was declining as businesses were pulling out as they felt that the area became inadequate in meeting their needs. Functional blight therefore emerged. The street remained a retail street and the beach became only a local attraction. A local shopping centre diverted all shopping from the street. There were numerous flats above the retail stores, which created a dense residential environment but were unappealing to prospective residents. The image of the street declined. The street was used as a delivery zone by trucks, and the street furniture was unkempt and disorganised (Ramati, 1981: 107).

The Borough office of the City Planning Department of Queens had daily contact with residents during the 1970's. Major problems in the area were therefore identified. A task force was organized to revitalize Beach 20<sup>th</sup> Street. The task force included merchants, residents, and representatives of the Borough Office, the Mayor's Office, and other city agencies. The task force drew plans, marketed the area, and developed a stronger transportation network. Beach 20<sup>th</sup> Street was also analysed via questionnaires, interviews, surveys, and an analysis of the physical aspects, and a rating on its pavements, buildings and the condition of the streets, through the public sector, i.e. local Government and the Urban Design Group of the Department of City Planning in New York City.

Stakeholders, such as the community, shop owners and the private sector (developers, etc.), became involved with the process. However, some groups, such as disadvantaged groups from the public, were not adequately represented at community meetings. This was the only flaw of the plan. Thus, it has been learnt, that adequately representing all concerned groups is extremely essential in proper decision-making, plan formulation and implementation.

The plan that was implemented changed the infrastructure and improved the layout of the street furniture to enhance overall aesthetics in the area. The plan



was intended to stimulate economic growth in the area. Infrastructure, such as parking facilities were increased to meet the growing demands of residents, the pavements were widened to increase the pedestrianisation of Beach 20<sup>th</sup> Street, new trees were planted in locations that did not interfere with underground cabling and to enhance the aesthetics of the precinct, and streetlights were improved upon to increase the safety of patrons.

The new street image was an enlivened pedestrian experience (Ramati, 1981: 110). The government set grants aside, to restore individual stores and the overall maintenance of the area.

By using the public's response to the questionnaire, workshops with the residents, and gaining regular and ongoing feedback from the community, a design for Beach 20<sup>th</sup> Street was created. By using community participation as a key to renewal, a plan was formulated. Likewise, the proposed recommendation for that of South Beach will be decided upon via the community's response.

Residents raised the issue of their personal safety as a means of intervention that should be met by the renewal of Beach 20<sup>th</sup> Street. Therefore, the safety of residents and customers was accounted for in the plan formulation.

With regards to the street furniture, benches were properly placed in areas (by the local Government) that they were needed; awnings were placed overhead stores which created a sense of uniformity throughout the street; street lights were replaced; trees were repositioned; and metre parking was eliminated as the parking lot was built to accommodate many more vehicles (Ramati, 1981: 121). This was all undertaken as an initiative by the Local Government. The public sector therefore improved the infrastructure of Beach 20<sup>th</sup> Street by upgrading parking facilities and improving on the existing street furniture of the area. Policies of urban management, conservation and maintenance were implemented to ensure the sustainable revitalisation of Beach 20<sup>th</sup> Street.

### **3.4.2.3 HYDE-PARK, CHICAGO**

This case study is about the role of participation in urban renewal. Hyde-Park is where professionals and wealthy businessmen resided. The neighbourhood comprised of predominantly upper-income households. It also had a minority of Black, low-income households.

The community of Hyde-Park was committed to ensuring that their neighbourhood was blight-free. Therefore, they undertook an urban renewal plan to save their neighbourhood from any deterioration that could occur. The



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Chicago City Council approved the plan that was formulated by the staff of the University of Chicago and other related agents. The community was then made aware of the plan and they also provided relevant feedback regarding the general goals of the final plan. However, the low-income Black members of the community were not directly represented (Wilson, 1966: 411).

The plan was also not in keeping with its own objectives. The specific details, such as redevelopment of the area, were also kept from the community. The end-result was in favour of the middle and upper class, but the Blacks were forced to move from Hyde-Park (Wilson, 1996: 412).

This is yet another example of inadequate participation procedures and the lack of communication between various stakeholders. Renewal needs to be a more participatory form of planning that addresses the needs of the rich, as well as the poor communities and households. Also, residents must be informed on details of the developments occurring in their neighbourhood. The objectives of the plan must be in sync with the development, and the public must be made aware of any changes that may occur. This will be considered in the proposed plan of South Beach.

#### **3.4.2.4 BALINGEN, GERMANY**

Balingen is a small town in South Germany, which was rapidly deteriorating. It was deteriorating due to physical blight as a result of age. The government decided that a renewal plan needed to be put into play to save the small town from further deterioration. A competition was held where several architect and planning companies aimed for first place. A private company named "Archiplan" successfully won the competition and their plan was implemented in 1982 (Reichert, 1999: 94).

The renewal of the area was done by gentrification where the value of the land was increased. What was done was that the transportation network was drastically altered, by the local Government, to create a ring road around the town that would eliminate the traffic congestion in the shopping and recreational area. A pedestrian zone was also created to eliminate traffic congestion. The infrastructure of the area was changed to revitalise the area by the ring road and a pedestrian zone. The pedestrian zone had varied land-uses on either side, such as sit-down restaurants, residential units, cafes, take-aways, clothing shops, a church and several other stores. The public sector had therefore changed the zoning of the area, improved and renewed the infrastructure. Changes made by the local Government further induced renewal by the private sector and the residents of the area.



The owners of homes along the pedestrian zone renewed their houses on their own through a process of gentrification. They realised that the value of their land was increasing and their houses did not meet the standard of the surrounding area. Thus, the area was spontaneously rehabilitated through partnerships with the public and private sectors. Balingen had also established an urban management committee as part of its ongoing monitoring of the implementation of the urban renewal plan.

### 3.5 PREDICAMENTS OF URBAN RENEWAL

As it has been mentioned earlier, urban renewal is a very controversial method of planning, with several factors that give it this status. The most controversial of all issues is that renewal has displaced families, especially low-income households, and communities from their neighbourhoods. This is because the rehabilitated neighbourhood is upgraded and low-income families cannot manage to pay the increased rent. This forces them to move elsewhere, create new lives for themselves and find new jobs that are closer to their new residence. It is thus said that renewal worsens the socio-economic conditions of the poor. However, renewal does create a more livable built environment for those who can afford to continue living in their neighbourhoods, as well as higher income-groups that move into the redeveloped houses.

In certain poor areas of Manhattan, New York, during the 1950's, most people could not afford the rents due to the implementation of renewal measures, so they were relocated to other slums. Others moved to areas that were affordable. They overcrowded their new premises, which resulted in the dilapidation of the neighbourhood, thereby creating more slums (Gans, 1966: 537).

There are also cases where renewal has increased the economic competitiveness of CBD's, thus helping businessmen and the middle-class to benefit. Unfortunately, the poor did not benefit from such projects. Urban renewal and other federal programs for the upgrading of American cities created massive projects that were beneficial to contractors, unions, politicians, white groups and some racial minorities (Squires, 1996: 274).

Renewal was implemented to uplift the housing conditions of the urban poor. However, it encouraged private development for shopping centres, office blocks and convention centres (Squires, 1996: 274). Public subsidies were used for business development instead of housing the poor. This has left families and communities economically disadvantaged. Also, their social lives are lost, as they have to leave their neighbourhoods and relocate to a strange place that they



are not comfortable with. Thus, undemocratic forceful renewal procedures deprive people of good-quality livelihoods, displace them and it creates emotional trauma.

Another controversial issue of renewal is that in some cases it has created more blight than actually resolving the problem (Wilson, 1966). Previous methods of renewal have not incorporated public participation in their procedure. This has resulted in unsustainable plans that worsened the condition of blighted neighbourhoods as the needs of the community were not addressed. Slum dwellers are often paid very little attention to in renewal procedures, and are even ignored in some cases. There are also several instances where renewal has been left incomplete (Wilson, 1966).

The roles that powerful stakeholders play in renewal are also controversial. Mayors, for example, are eager at first to be totally involved in renewal projects. They become preoccupied with the success and popularity such a project would bring them. What they do not realise is that renewal is a complex procedure, and when the public becomes frustrated, they are no longer prepared to be responsible.

Public participation in urban renewal is a very difficult part of the urban renewal process. In some cases, the public is merely informed of the renewal of the area. Their needs are not planned for. Not all sides were represented in the planning process in the urban renewal programme of the United States after World War II. Unequal participation was evident (Squires, 1996: 275). Poor participation is evident as in the case of the South Bronx precedent, where no public participation was undertaken. This had resulted in the downfall of the neighbourhood and its consequential blight that had arisen from the lack of public participation in the planning process. The same situation had arisen in the Hyde Park case study, where there was minimal participation from the residents of the area. The participation procedure was unjust and the minorities were eliminated in the public participation procedures.

Apart from this, the procedure of participation is a very lengthy, costly and tiring process. It often does not work very easily as the public has conflicting interests, as compared to the planner(s) involved. The resolution of interests is thus problematic. Various stakeholders demand different wants and it is very difficult to meet all these demands. However, wide participation is essential.

But, not only is the alliance between planner and citizen difficult, but the alliance between planner, mayor, councilors, engineers and other related professionals is also disintegrating. Environmentalists are fighting more for saving the natural



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environment and planners are opting for the clearance of it to build better housing and therefore resolve blight.

The public usually has a positive attitude regarding being a part of the renewal process. However, this lasts until it becomes known to them that their houses are going to be demolished. Residents are also not too keen on renovating their homes to keep up with the approved standard of the renewal agency.

In America, in the 1960's, the biggest downfall of urban renewal was that it started off as a means to rectify city decline. However, there were very few success stories and more stories of failure. Many projects that started were left incomplete. CBD's prospered, but not the low-income residential areas. However, people that came to the city in the hope of a better life benefited from the renewal initiatives. But these benefits were benefits to these people only.

The public is increasingly becoming aware of the major drawbacks on their part. This adds to the urban renewal controversy where voters complain about being termed slum-dwellers and being evicted via redevelopment (Wilson, 1966: 408).

It is therefore imperative that the renewal procedure is a just and democratic one where families are not displaced. This can be achieved by planning with the people instead of against them. As important as it may be to stimulate economic growth within the city, attract private development and investment by creating a first class living environment, it is also essential that democracy is achieved and that communities are not disadvantaged in any manner.

This Dissertation aims to provide recommendations for the renewal of South Beach by not displacing individuals from their residence. The residents shall be planned with and their needs and economic status shall be determined in order to provide recommendations to suit their wants and socio-economic status.

### **3.6 THE ROLE OF PLANNING POLICY IN URBAN RENEWAL**

Blight and urban decay is due to many contributing factors, as previously mentioned. During the 1970's, policies were aimed at encouraging decentralization and attracting industry away from the city. (Kihato, 1999). However, this has changed in recent times. Realising that cities are declining, policy has transformed to help cities regenerate themselves. The decline of cities is a challenge faced by cities worldwide, not just South Africa. Policies around the globe are also changing. These are aimed at reviving the city.



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Policies have changed to encourage economic growth in urban areas. New policies are pro-community empowerment and collaboration. They encourage partnerships between the public, the private sector and the planners and other professionals involved in the renewal process. The citizens of the area to be renewed now play a more important part in the planning process and their livelihoods are more valued.

Recent renewal policies also aim at eliminating other problems associated with renewal, apart from blight and the decay of the urban area. These predicaments include crime, poverty, disease, unemployment and housing. Focusing on physical aspects of decline is insufficient (Lottman, 1976). Therefore, policies now include the social factor in urban renewal. Thus, the public is better addressed and catered for, as compared to previous policies on renewal. Social policy has thereby arisen out of this.

Social policy addresses the personal needs of the residents involved in the renewal process. For example, children are also being more catered for with playgrounds and schools. Social policy needs to cater for various social groups and their needs. This is slowly being implemented; however, it is very hard to please all parties, especially when interests conflict. Such clashing of interests could be where a community wants a vacant lot to be turned into a site for a community hall, but the businessmen in the area want it to be turned into a collection of shops. Conflict resolution is therefore a lengthy and tedious process in meeting the demands of all role-players.

Policy is also focusing on the natural environment and the importance of sustaining and protecting it. The awareness of sustainability and sustainable development is being encouraged by new policies of renewal.

In America, urban renewal was always interpreted as displacing Blacks only. But the civil rebellion in the 1960's brought about a great change in this. Programs thereafter focused on empowering Black and other low-income race communities. Citizens were thus empowered to improve their communities. They therefore helped with the redevelopment of their neighbourhoods. Oppressive renewal programs became the past tense.

In Europe, policies have also transformed (Roberts, 1999). The last twenty years of urban regeneration has had a very strong theme. It has especially focused on diversifying its urban economic base in order to regenerate the decaying urban areas. It has been achieving this aim by attracting international funds and improving its array and quantity of professionals and skilled workers.



The social part of Europe's policy on renewal aims at integrating displaced groups, foreigners, and the unemployed. The European policies on renewal want to give strength to disadvantaged and poorly resourced groups such as these so that social equity can be enhanced, which in turn will bring revenue into the country.

Europe is also marketing itself to a great extent in order to encourage renewal. Incorporating social inclusion and environmental sustainability as the key procedures for its renewal policies. Europe has adopted a more integrated approach to urban policy than its previous policies. These are contemporary methods of renewal being practiced by First World Countries that Third World Countries, such as South Africa can learn from.

### 3.7. CONCLUSION

This chapter forms the basis for the next two chapters i.e. "Research Findings and Analysis" and "Recommendations for the Renewal of South Beach". The various reasons for the decay of the area will be identified, documented and analysed by using the reasons mentioned in the theory section of this chapter. Thereafter, the provision of possible solutions to reduce the predicament of blight in South Beach will be provided.

Precedents give direction to policy formulation, the methods of renewal, the objectives of renewal, and the types of renewal (rehabilitation, revitalisation, conservation and re-development) employed for South Beach.

Many lessons were learnt from the conceptual framework, which give direction for this Dissertation. From collaborative planning, it was learnt that an ethical planning approach must be executed, as will be the case of the proposed renewal plan for South Beach. The planning approach must be people-orientated, not dictator-driven.

From the Johannesburg precedent, it was learnt that revitalisation should be opted to revive, diversify and increase its local economy through varied land-uses and various attractions, as these were the principles that were used for Johannesburg. The same approach could be adopted for South Beach to eradicate inner-city decline as it will develop the city and thus attract residents, businesses, and foreign and local investors into the area, which would inevitably lead to economic growth of the city. The approach proposed for South Beach is a public-private one that will encourage participation and democracy.



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From South Bronx, it was learnt that the government dealt with all matters, and only their decisions were implemented. Thus, undemocratic means of planning are unsustainable and ruin the neighbourhood, either causing blight or worsening the blight situation. Once again, it is clearly seen that collaborative planning is essential to ensure sustainability and is an imperative aspect of data collection that will be undertaken in the research phase of this dissertation.

The Beach 20<sup>th</sup> Street precedent bears relevance for the South Beach case study area, as there are numerous characteristics that are common with both areas. It is also a beach vicinity that had become blighted. The lessons learnt from this precedent can be employed for the analysis of and recommendations for South Beach. An example is improving the safety of the area, a very important criterion that must be considered for the successful renewal of South Beach. Investment was drawn into the area to rejuvenate the degenerating economy of Beach 20<sup>th</sup> Street, another concept that will be considered for South Beach.

The renewal recommendations for South Beach will be influenced by the methods and procedures adopted by Balingen. It will ensure long-term sustainability as the plan will include policies for management, and it will adopt a public-private approach as that adopted by Balingen, to ensure success. Rehabilitation could also be implemented in South Beach so that people are not evicted out of their buildings, and it will also encourage owners to renew their own buildings. Therefore, recommendations and policy formulation will be informed and influenced by theories and successful precedents in this chapter.

From the Conceptual Framework, the various concepts will be put into play. Redevelopment of buildings needing demolition; buildings and streets needing revitalisation; buildings needing to be preserved or conserved for architectural, historic or cultural reasons; and areas needing rehabilitation will all be discussed providing reasons why each area needs what type of renewal. This will be better understood to provide recommendations after the methodology is conducted via citizen involvement.

The Policy Formulation for South Beach will be influenced by principles that First World Countries have used in ensuring that a successful renewal project will be achieved. Policy formulation is essential as it guides and informs the renewal of the area in concern. Thus, it needs to be formulated in a manner that encourages sustainability, democracy and integration – the criteria that that First World Countries' policies are made of.



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Therefore, the Conceptual Framework has therefore highlighted key areas of focus for this Dissertation. The analysis of the decay and subsequent urban renewal of South Beach are essentially influenced and guided by the urban renewal terms, concepts, theories and precedents that are discussed in this chapter. The Conceptual Framework has therefore created a deeper understanding of the necessary procedures that are required for sustainable renewal to occur in the case study area, through the uncovering of the key and underlying concepts of urban renewal.



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## **CHAPTER FOUR: THE CASE STUDY**

### **4.1 INTRODUCTION**

This chapter provides an analysis of the data that has been uncovered in the various methodology steps, which have already been undertaken. It forms a basis for the Chapter Six i.e. "Recommendations for the Renewal of South Beach".

### **4.2 ORIENTATION TO THE CASE STUDY AREA**

#### **4.2.1 HISTORY AND BACKGROUND OF SOUTH BEACH**

Durban is situated on the east coast of South Africa in the province of KwaZulu-Natal. South Beach is on the outskirts of Durban's CBD. The coast of Durban is a major tourist attraction, drawing millions of tourists from around the globe on an annual basis. Durban is KwaZulu-Natal's powerhouse, which is concentrated with industry and economic activities.

South Beach was initially advantageous to Durban, due to its close proximity to the Durban harbour. The harbour, to the western-end of South Beach was previously the main harbour. The Durban harbour today is a world-class port that is the largest of its kind in Africa, handling more cargo than any other port in the continent (National Ports Authority of South Africa, 2002). The South Beach side of the harbour was previously used for the handling and storage of cargo and containerisation. Point Road was used for servicing and accommodating port activities. However, this use changed during the early 1980's, where containerisation and port activities were transferred to other areas, such as Bayhead, and other areas that belonged to Portnet. Therefore, the Point Road area declined with significant and consequential impacts on South Beach. However, it must be borne in mind that some of the residential areas in Point Road were low-income and related to harbour activities.

The land uses of South Beach changed, as shops converted into service industrial uses. Low order goods were especially sold on Point Road and the public found them to be inadequate to their shopping needs, contributing to the blight of the area.



This change in the use of the South Beach region has transformed the area into a less appealing place of residence, work and business, recreation, and investment. The area became less competitive and attractiveness of businesses rapidly declined. Investor confidence in the area reduced and businesses therefore pulled out, resulting in poor employment rates.

#### 4.2.2 SOUTH BEACH TODAY

The case study area of South Beach lies between the Marine Parade, North Beach and the Point Waterfront, south of Bell Street (refer to Map 2 for the aerial view of the area). South Beach falls under the jurisdiction of the eThekweni Municipality of KwaZulu-Natal. The Marine Parade to the north is more tourist-orientated than South Beach as it is attractive in terms of leisure (hotels), recreation (beach activities such as the Ocean Action), and its overall physical appearance (street furniture being one aspect). The proposed Point Waterfront is also attractive in terms of recreation (flea markets and discotheques) and restaurants. Also, with the new Point Waterfront Development, this area will be a major attraction to both local residents as well as tourists, in terms of its proposed variety of land uses. These include recreational facilities (an aquarium, and a theme park), residential areas (hotels, flats) and commercial areas (shopping). Also, the Suncoast Casino and Entertainment World is situated at the far end of the Marine Parade.

The Golden Triangle, consisting of the International Convention Centre (ICC), the new Suncoast Casino and Entertainment World, and the Wilson's Wharf and uShaka Island Marine Theme Park are all developments that will spur economic growth in Durban. These massive and astronomically expensive projects will also increase the amount of tourism in the area as well as private investment. However, South Beach is currently not part of the tourism-generating initiative. To thus increase its prospects for tourism and the attraction of private investment, renewal of the area must first take place.

Erskin Terrace has a few restaurants, which are an asset to the area in terms of tourism. The Starfish Restaurant had recently been upgraded in terms of renovation to meet the demands of the growing number of tourists. The case study area's greatest asset is by far the beach, attracting thousands of people during peak periods. In terms of ownership, the Council does not own the buildings in the case study area. Private developers own the buildings, which are on long-term leasehold from council. The buildings are therefore developed by the private sector, under permission from council, as the land is still on leasehold from the city.

MAP 2: AERIAL VIEW OF CASE STUDY AREA (—)

City of Melbourne - Municipality (Urban Design Division)





Land uses in South Beach are mixed. The area is predominantly residential with an increasing amount of commercial activity. Point Road is predominantly commercial with some residential. Prince Street has also commercial activity in a small cluster of shops, with dense residential activity. The residential categories that are found in South Beach include holiday flats, timeshares, hotels and sites of permanent residence. Erskine Terrace consists mainly of health with Addington Hospital as well the Children's Hospital. Erskine Terrace also includes a residential land-use. Educational and recreational land uses are also found within the case study area on Bell Street and Rutherford Streets respectively.

The residents of South Beach are low to middle-income. The area used to be White dominated but many of the affluent and middle-income residents have moved to suburbs and lower-income groups, being able to afford housing here, have moved in. This phenomenon usually happens in cities (Reichert, 1999, 84).

South Beach's strong points are its Beach, the pleasant harbour views from the flats, a dense population, and the Golden Triangle, which may encourage, and spur the spontaneous economic growth of the area.

### 4.3 ZONING OF SOUTH BEACH

The zoning of South Beach is the intended land-uses that were to be undertaken in the area. They are:

- General Business
- General Residential 5
- Park or Playground
- Educational
- Harbour uses
- Special Land use

With reference to Map 3, the zoning of South Beach is predominantly of residential use. The zoning of commercial activity is mainly on Point Road, with a bit on Rutherford Street and Bell Street - roads opposite to that of Point Road. Thus, it can be seen that commercial activity has been zoned for Point Road and its neighbouring streets in the South Beach case study area. However, commercial activity is located on Rutherford Street and on Prince Street.

South Beach has been zoned for the incorporation of only a single playground. This site is small (please refer to the green shade in Map 3 for the zoned



playground in South Beach), and does not provide sufficient space to accommodate the residents of the area.

Map 3 also shows that the area has been zoned for education as well (on the far left of the case study area). This is where the Addington Primary School is located.

#### 4.4 THE EXISTING LAND-USES IN SOUTH BEACH

The land use study was essential as it provided a detailed map of the current uses that are occurring in South Beach, in relation to what it was originally zoned for. This was used to determine if this is a contributing factor to the decay of South Beach.

The land use map was also used to determine if the residents of South Beach have access to adequate facilities in the area, i.e. if relevant and needed land use requirements were being provided to meet their basic needs. The case study area was driven and walked at an average of three hours per day to conduct the land use survey. It took two days, and a total of approximately six hours to complete during November 2002. The area was walked especially in the mornings, and seldom in the afternoons, until 15h00; during the weekdays as well as weekends, and during the Festive Season to conduct further research into the case study area, such as street furniture and observation studies. The area was therefore analysed during both peak, and off-peak periods. All streets were walked for observation purposes. It was noticed in this time that people clustered especially around shops on Prince Street and Rutherford Street, and retail outlets and pubs on Point Road, on the benches of the beachfront and Erskine Terrace. Workers, on the other hand, cluster along Point and Rutherford Streets, whilst some visitors attending the hospital cluster around its entrance on Erskine Terrace. The residents of South Beach use the area to work, reside, attend school and crèche, and to shop there. Thus, it has a variety of purposes.

##### 4.4.1 THE LAND USE STUDY

With reference to Map 4, the land use of South Beach was mapped according to the existing land use of the building in the categories of:

- A. Residential** - This category was used to map the area according to the type of housing, using conventional colour codes, in the categories of detached single house, flats, and holiday flats/resort/timeshare.



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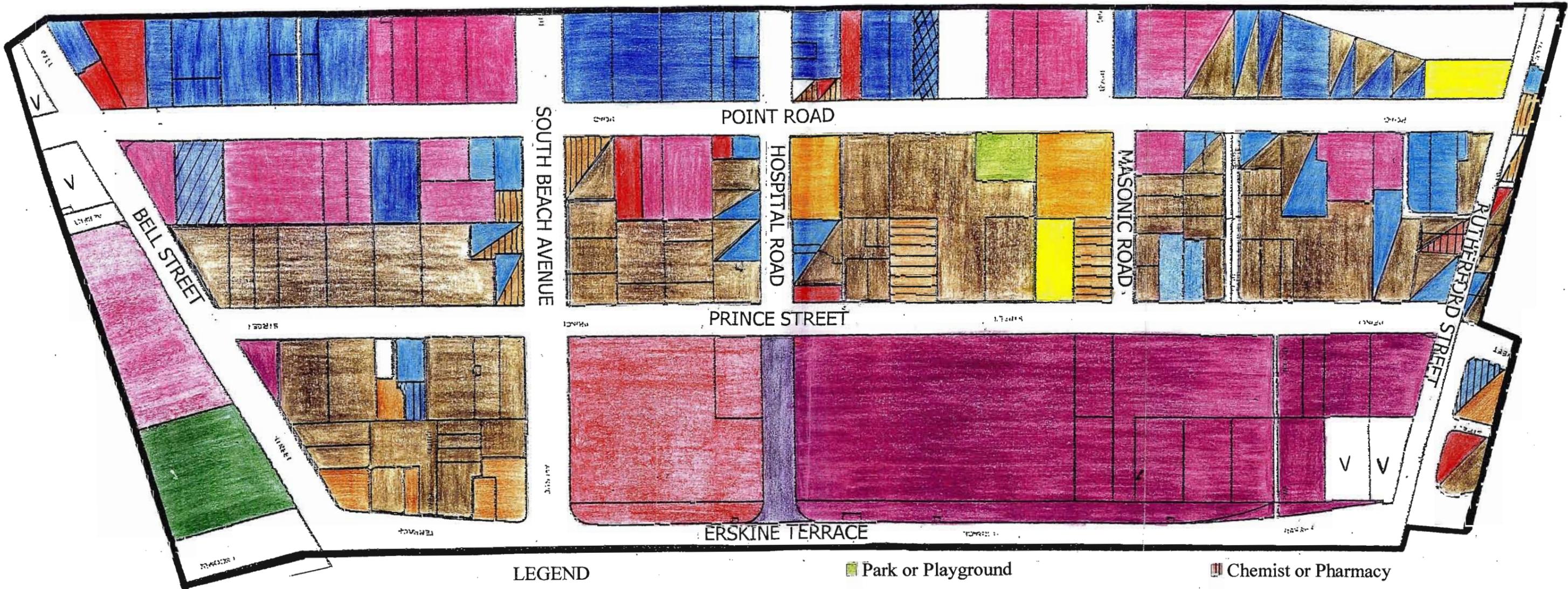
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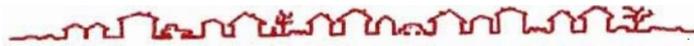


SCALE - 1:2750



LEGEND

- |                              |  |                                 |
|------------------------------|--|---------------------------------|
| Detached House               | Park or Playground                               | Chemist or Pharmacy             |
| High Rise Flat               | Health and Medical Services                      | Bar/Pub/Nightclub/Escort Agency |
| Low Rise Flat                | Addington Staff Parking                          | Police Station                  |
| Holiday Flat                 | Café or General Dealer                           | Post office                     |
| Crèche (Children's Hospital) | Take-away  | Clinic                          |
| Primary Education            | Motor Repairs, Service Station or light industry | Church                          |
| School Playground            | Warehouse/Distributor or Trade                   | Vacant Lot                      |
|                              | Doctors' / Nurses' Quarters                      | Vacant Building                 |



- 
- B. Business** - This category was further broken down into the categories of auto repairs, take-aways, general business services, shops, eating and catering places, light or service industry, offices and trade (large areas for displaying the sale of goods).
- C. Recreational** - Recreation was categorised in terms of parks and playgrounds for the public, pubs/nightclubs/bars, restaurants and amusement centres.
- D. Educational** - This was used to state the location of the schools in South Beach, which included crèches, nurseries, primary or secondary schools.
- E. Religious** - The only place of worship that exists in the case study area are churches. Thus, this was the only category used in this particular land use.
- F. Health** - The category that was mapped in terms of health are clinics, hospitals (Addington and Children's Hospital), doctors' quarters, and other health and medical services.

Other services such as police, Telkom and postal services are also included in the land use study.

#### 4.4.2 FINDINGS OF THE LAND-USE SURVEY

##### 4.4.2.1 POINT ROAD

With reference to Map 4, it can be seen that South Beach has an array of land-uses. They include the above-mentioned broad land-use categories. It is noted that on Point Road, the dominant land-use is commercial. By commercial, it is meant that Point Road has a service station (at the beginning of the case study area, towards Rutherford Street); it has panel beaters and motor repairs workshops (there are several on Point Road); and it has warehouses for tile and ceramic dealerships (towards the end of the case study area, near South Beach Avenue). Point Road therefore has trade and industrial services. It also has five bars or nightclubs, and eight take-aways. A cluster of commercial activity is therefore noted on Point Road. Point Road has a high degree of businesses, especially panel beaters and service stations.



Point Road has a series of flats that are located above the retail and commercial uses. These flats range in their densities. They are medium-rise (less than or equal to four storeys) to high-rise (more than four storeys) buildings. There is a block of flats, however, that are build on ground, level and not above retail space.

In terms of recreation, Point Road has a small playground depicted by green on Map 4. Map 4 also shows that there are two churches which are both located on the same block. There is a single detached house located on the very first site of Point Road within the case study area. A post office is also located at the end of Point Road. Therefore, it can be seen that the land-uses of Point Road has changed considerably from previously as the area was predominantly used for the purpose of containerization and cargo handling for Portnet. These uses have now changed to general commercially zoned areas that are more varied as compared to being specific land-uses for the Port.

#### **4.4.2.2 PRINCE STREET**

As seen on Map 4, Prince Street has the most amount of residential activity. The one side of the street is predominantly occupied by residential land-use. Apart from residences, the second most prominent land-use on Prince Street is that of health and its related services.

The Children's' Hospital, Addington Hospital's related services, and doctor's quarters are all located on Prince Street. Prince Street therefore sees the clustering of medical and health land-uses.

A police station, a single detached house and a small cluster of shops are also located on Prince Street. The cluster of shops includes a butchery, a green grocer, and a bottle store.

#### **4.4.2.3 ERSKINE TERRACE**

Erskine Terrace, as mentioned previously, has a great deal of health-related land-use due to the vast area that Addington Hospital occupies. Apart from the occupation of land by Addington Hospital, the Children's' Hospital also occupies a large area of land on Erskine Terrace. Please refer to Map 4 to identify the amount of space that that medical and health occupies on Erskine Terrace. The parking space allocated for Addington's staff is also indicated on Erskine Terrace via the grey shading.



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Erskine Terrace also has a small cluster of holiday flats, timeshares and hotels. These places of tourist accommodation are located in close proximity to the uShaka Island and Marine Theme Park. The location of these activities could have repercussions for the holiday accommodation areas located in the South Beach case study area.

#### **4.4.2.4 BELL STREET**

Map 4 shows that Bell Street has a mixture of land uses, which includes Addington Primary School, i.e. educational land-use, a playground for the school, residential land-uses, a bar that falls on the corner of Bell Street and Point Road, St. Giles home for the handicapped on the corner of Bell and Prince Streets, and a holiday flat on the corner of Bell Street and Erskine Terrace.

#### **4.4.2.5 RUTHERFORD STREET**

Rutherford Street also has mixed land-uses. It forms the edge of the case study area identified for the purpose of this Dissertation. The sites on Rutherford Street are irregular, odd-sized and shaped. Rutherford Street has many flats that are located above retail land-uses. It has a nightclub, a holiday flat, a plot from Addington Hospital, a pharmacy, an optician, and a bar.

#### **4.4.2.6 MASONIC ROAD**

It can be seen on Map 4 that Masonic Road does not lead to Erskine Terrace such as South Beach Avenue. Masonic Road is mainly residential and is a minor road in terms of land-use and scale.

#### **4.4.2.7 HOSPITAL ROAD**

This road also does not lead onto Erskine Terrace and is therefore a deterrent from Erskine Terrace. Hospital Road consists mainly of residences above commercial land-uses.

#### **4.4.2.8 SOUTH BEACH AVENUE**

South Beach Avenue runs down to Erskine Terrace and therefore allows easy access by tourists to the holiday flats on Erskine Terrace. South Beach Avenue consists predominantly of flats, and holiday flats on the corner of Erskine Terrace.



From the findings of the land-use study, it was determined that there are clusters of related land-uses. There is a cluster of holiday flats on Erskine Terrace, clustering of trade and service-industry on Point Road, a clustering of medical and health related activity on Erskine Terrace, Prince Street and Rutherford Street, and the clustering of residences on Prince Street, Rutherford Street, and Point Road.

#### **4.5 OBSERVATIONS NOTED OF THE EXISTING SITUATION IN SOUTH BEACH**

A series of observation studies were conducted to assess the current situation of South Beach. The street furniture of Erskine Terrace was part of the observation study, the condition of the buildings, as well as the different forms of blight that are currently existent in South Beach. An observation study was essentially needed as it helped determine what factors are giving rise to the blighted areas of South Beach. Observation studies conducted were:

- To determine where the clustering of people were. This criterion was established in order to derive where the clustering of activities is, and to also determine what times and dates that activities are the highest.
- The positioning of the street furniture and its functions. This criterion was used in order to determine if the street furniture is conducive to a fully functional working physical and built environment.
- The condition of buildings. This criterion was used to assess which buildings are in poor condition and therefore require renewal. Please refer to Annexure D for the criteria used to assess the condition of the buildings in South Beach.
- The concentration of litter and pollution at which particular areas. This criterion was established in order to determine where the forms of blight are arising from in order to effectively deal with it.
- Places with concentrations of vagrants were determined. This was done in order to provide recommendations that will reduce or eliminate vagrancy in South Beach.
- Parking facilities were also a part of the observation study, incorporated to determine whether parking in the area was sufficient, and where there were insufficient parking bays.
- Noisy areas were also determined via an observation study in order to determine where the high noise-levels are emanating from in order to reduce them.
- Ill-lit and lonely places were also determined to understand unsafe areas and factors that may be giving rise to crime in South Beach.



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## **4.5.1 THE CLUSTERING OF PEOPLE**

Via an observation study during four different days in November and December 2002, and at different times in the mornings and evenings, it was noted that people cluster at the entrance to Addington Hospital, at the small collection of shops on Hospital Road, at the Corner of Rutherford Street and Point Road, and at the collection of shops at Prince Street. People also cluster at the benches and deck on Erskine Terrace, facing the beach.

### **4.5.1.1. CLUSTERING OUTSIDE ADDINGTON HOSPITAL**

The clustering of people at the entrance to Addington Hospital is mainly during the day, when outpatients queue to be attended to. The high volumes of people outside Addington Hospital is also due to the cheap and affordable medical rates charged by the hospital to the poor public in need of its service(s). This has led to large amounts of people queuing outside the hospital on a daily basis in search of cheap and affordable medical treatment.

### **4.5.1.2 CLUSTERING ON HOSPITAL ROAD**

The clustering of people at the shops on Hospital Road is probably due to the high concentration of flats in that area, therefore giving rise to a good threshold of people in that particular vicinity. This area seems to be the meeting place of friends where many groups of people were observed on different occasions.

### **4.5.1.3 CLUSTERING ON RUTHERFORD STREET AND POINT ROAD**

It was noted that there is a lot of activity, traffic and clustering of people on the corners of Rutherford Street and Point Road. This vicinity has varied land-uses, including a residential land-use above take-aways, a pharmacy, shops, and a nightclub. The variety of land-uses at this area could be the reason for the clustering of people and activities at these points.

### **4.5.1.4 CLUSTERING ON PRINCE STREET**

The clustering of people on Prince Street is at the small collection of shops, towards the end of the street, near Bell Street. A concentration and clustering of people is noted at these shops, and this clustering is due to the clients of the shops. The clustering at these shops had been especially noted on Saturday mornings and on evenings during the weekdays.



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#### 4.5.1.4 CLUSTERING ON ERSKINE TERRACE

Erskine Terrace is the road adjacent to the beach. Therefore it has a very high concentration of people and activities during peak periods. Apart from peak periods, the area is rather quiet, with small clusters of people strewn across the beach side of Erskine Terrace. Clusters of people (during off-peak periods) were noticed at the benches and the deck on Erskine Terrace that faced the beach. This is probably due to the attractive aesthetics of the beach, therefore having clusters of people at the benches on Erskine Terrace.

#### 4.5.2 STREET FURNITURE

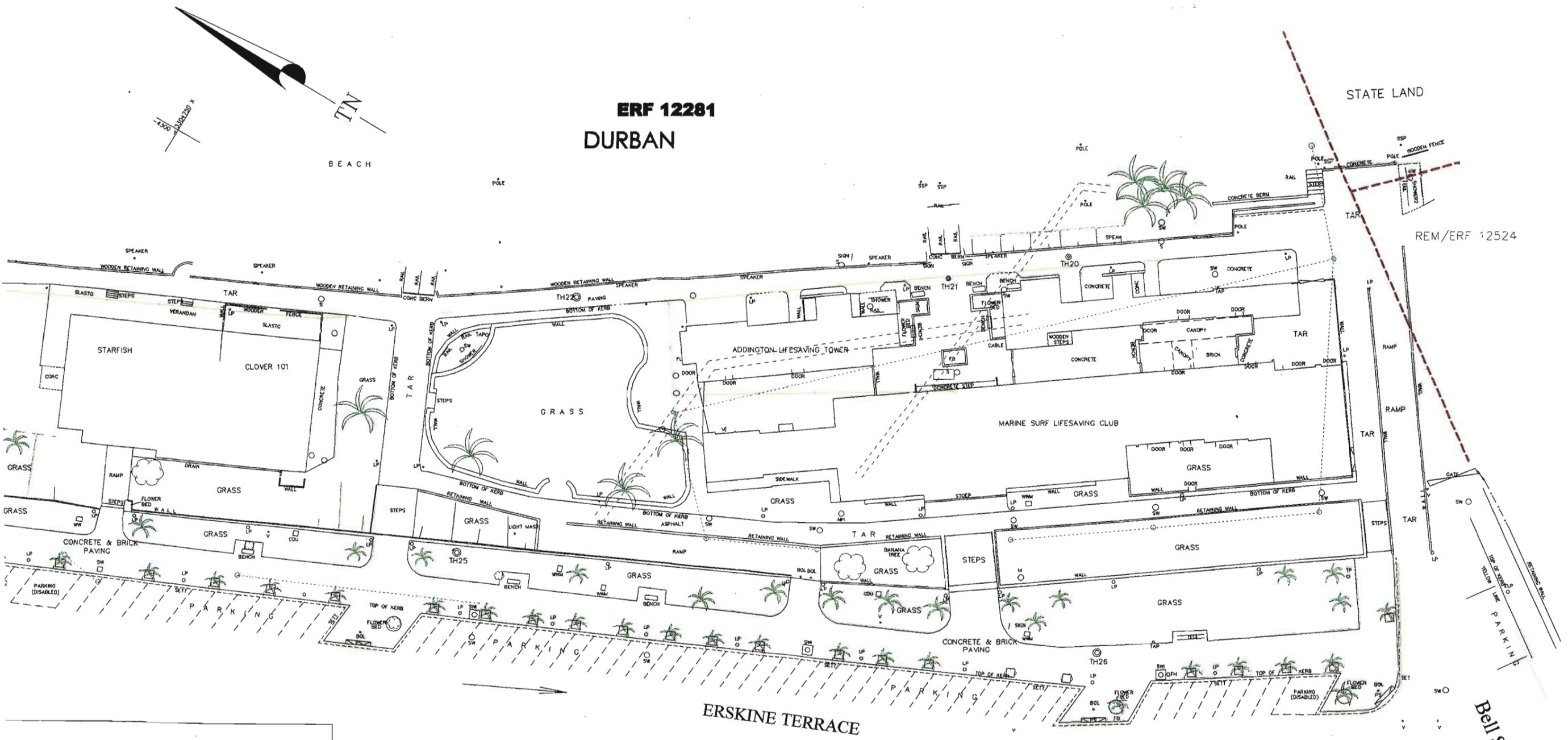
Erskine Terrace only was used for this study as this area has the most important street furniture layout as compared to the other areas of the South Beach case study area. This is because Erskine Terrace experiences a great deal of tourism during peak periods. Therefore, this area has been identified as being significant in drawing larger amounts of tourists that spend a longer time period at South Beach.

The streetlights on Erskine Terrace were evaluated to assess the street furniture of the case study area. A measuring wheel was used to determine the distance between the streetlights in order to determine their positioning. The measuring wheel is a tool used in the construction sector to determine the distance between points. It is a wheel that one rolls on the ground and it determined the distance in metres. This instrument was therefore used to determine the distance between streetlights. The distance between streetlights was established, as there is an ad-hoc and scattered form of streetlights that exist on South Beach. Also, there are several streetlights that do not work at night. This was noted on two different evenings during the conduction of questionnaire surveys.

As seen in Map 5, the positioning of the streetlights is not equidistant and is also inconsistent. The pattern is disorderly and aesthetically unappealing. Erskine Terrace has streetlights on one side only, hindering visibility at night for pedestrians, and tourists.

# MAP 5: STREET FURNITURE OF ERSKINE TERRACE

**ERF 12281  
DURBAN**



SERVICES OBTAINED FROM G.I.S.

CULVERT	---
SEWER	---
STORMWATER	---
CADASTRAL	---
STREETLIGHT	LP

SCALE 1:500



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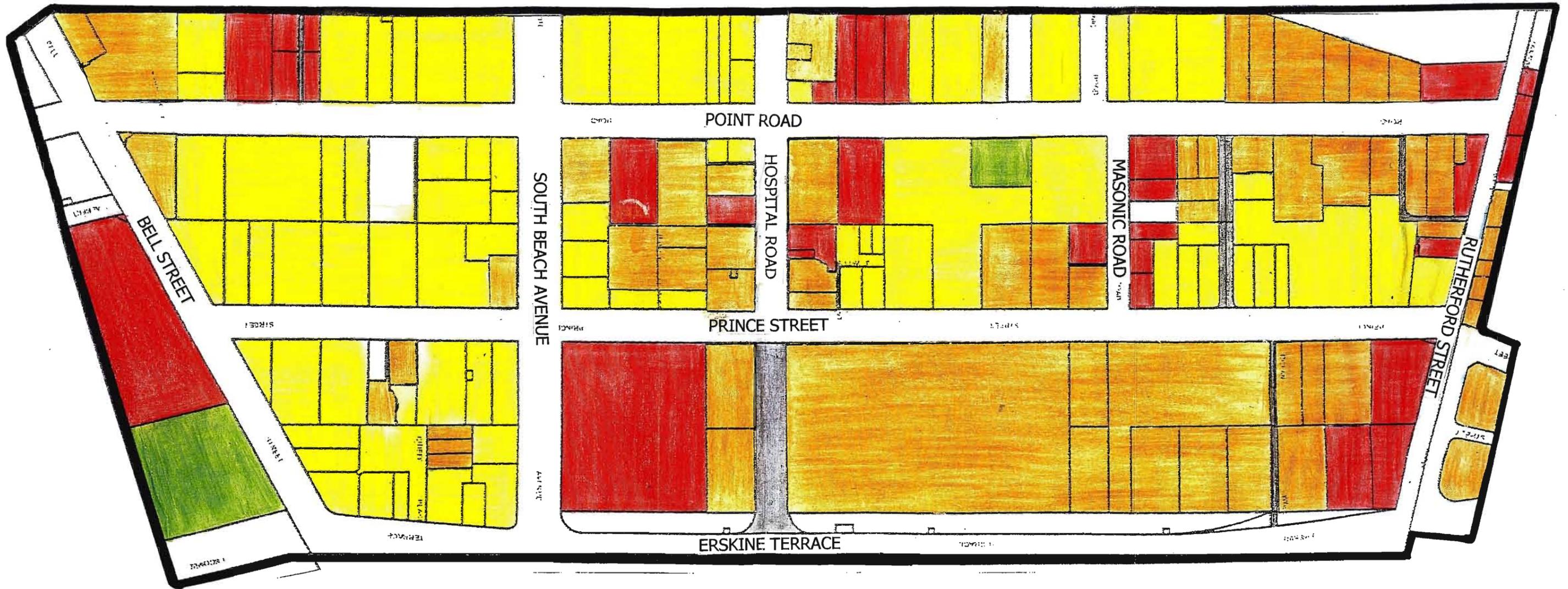
### 4.5.3 CONDITION OF BUILDINGS

The assessment of the condition of buildings in South Beach was conducted by walking through the entire case study area with a schedule to rate the condition of the buildings. The study was carried out on two consecutive days and not during the evenings when visibility was hindered. The residents, via a questionnaire that will be discussed in the next chapter, were also asked to rate the parking facilities, as well as the infrastructure of the building. These were amongst the deciding factors upon which the condition of the building was rated. Thus, the buildings were scored upon its physical appearance as well as its function.

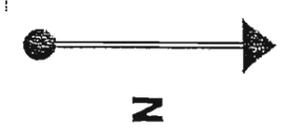
The schedule was drawn according to various aspects of the building and therefore rated according to these aspects. These aspects or criteria used to evaluate the condition of buildings in South Beach were windows, roofs, elevators and a host of other criteria. Please refer to Annexure D for a full list of the criteria utilized in the condition of buildings study. The categories of "Good", "Fair", and "Poor" were utilized. Each building was therefore rated according to each aspect. By this, it is meant that an aspect such as "paintwork" was taken and measured against being in good, fair or poor condition. An aspect or criterion that was in good condition was given a ranking of "1", and an aspect in fair condition was given a rating of "2", whilst an aspect or criterion in poor condition was given a ranking of "3". There were 10 criteria that were used to rate the condition of buildings in South Beach. The building ratings were thereafter totaled (see the last column of the schedule in Annexure D) to determine a final rating for a particular building. If the building ranked "10" (which is a minimum ranking), it was in "Good" condition, if it ranked between 11 and 20, it was given a fair condition rating, and if it was ranked between 21 and 30, it was ranked as being in poor condition.

There are many old buildings in the area that are lacking maintenance and are therefore decayed or decaying. Please refer to Map 6 for the condition of buildings in the case study area. This makes the area aesthetically unappealing and contributes to the physical blight of the area. Out of the 161 buildings in the case study area, 82 are in "Good" condition, 51 are in "Average" condition, and 28 are in "Poor" condition. Thus, 17% of the buildings are dilapidated and 32% are in average condition. A considerably large percentage (almost a fifth of the buildings) is in an unacceptable standard and contributes to the physical blight of South Beach. By this, it is meant that its paintwork inside and outside the building (peeling and untidy); its gutters (dysfunctional); its windows (broken or in poor condition); and its lifts (not working) are in an overall bad condition.

# MAP 6: EXISTING CONDITION OF BUILDINGS



SCALE - 1:2750



## LEGEND

- |      |                             |
|------|-----------------------------|
| Good | Park / Playground           |
| Fair | Parking Lot / Lane          |
| Poor | Vacant Lot / Empty Building |

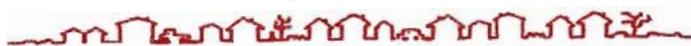


From Map 6, it was determined that buildings in poor condition are on different streets and are of different land-uses. Table 1 below depicts the findings of the condition of buildings in poor condition according to Map 6. The buildings in poor condition have been especially focused on as they are the buildings that require renewal and it was an aim of this Dissertation to determine these buildings.

**Table 1: Buildings in Poor Condition in South Beach**  
(as Identified in Map 6)

Place or Building	Street Name	Land Use	Possible Factor(s) Giving Rise to Blight
Take-away	Rutherford Street	Commercial	Vagrancy outside take-away, poor maintenance of building
Four flats	Rutherford Street	Residential	Mismanagement and maintenance of buildings, paint peeling, etc.
A building part of Addington Hospital property	Prince Street	Health	Poor maintenance
Panel beaters	Point Road	Industrial Service	Mismanagement, unkempt
Bar	Point Road	Recreational	Incompatible land-use in the area
Detached, single house	Point Road	Residential	Isolated house that is unkempt
Three flats	Point Road	Residential	Poor maintenance, overcrowding
Six flats	Masonic Road	Residential	Poor maintenance, overcrowding, mismanagement
Old Addington Primary School	Erskine Terrace	Educational	Under-utilisation, broken windows contributing to physical blight
The Children's Hospital	Erskine Terrace	Health	Old age, poor maintenance, lack of management
Addington Primary School	Bell Street	Educational	Broken windows, burst water pipes, broken gutters

Clusters of blighted buildings were also identified as the buildings in poor condition occurred in pockets. This is shown in Map 6. Evident clusters were apparent on the corners of Point Road and Rutherford Street; at the bottom of Rutherford Street; on Masonic Road; and on Point and Hospital Roads. Clusters of poor condition buildings are therefore located along Point Road and Roads that run perpendicular to it or off it.



Photograph 1<sup>1</sup>: A building in "Poor" condition that is also overcrowded is shown below  
Location: Point Road



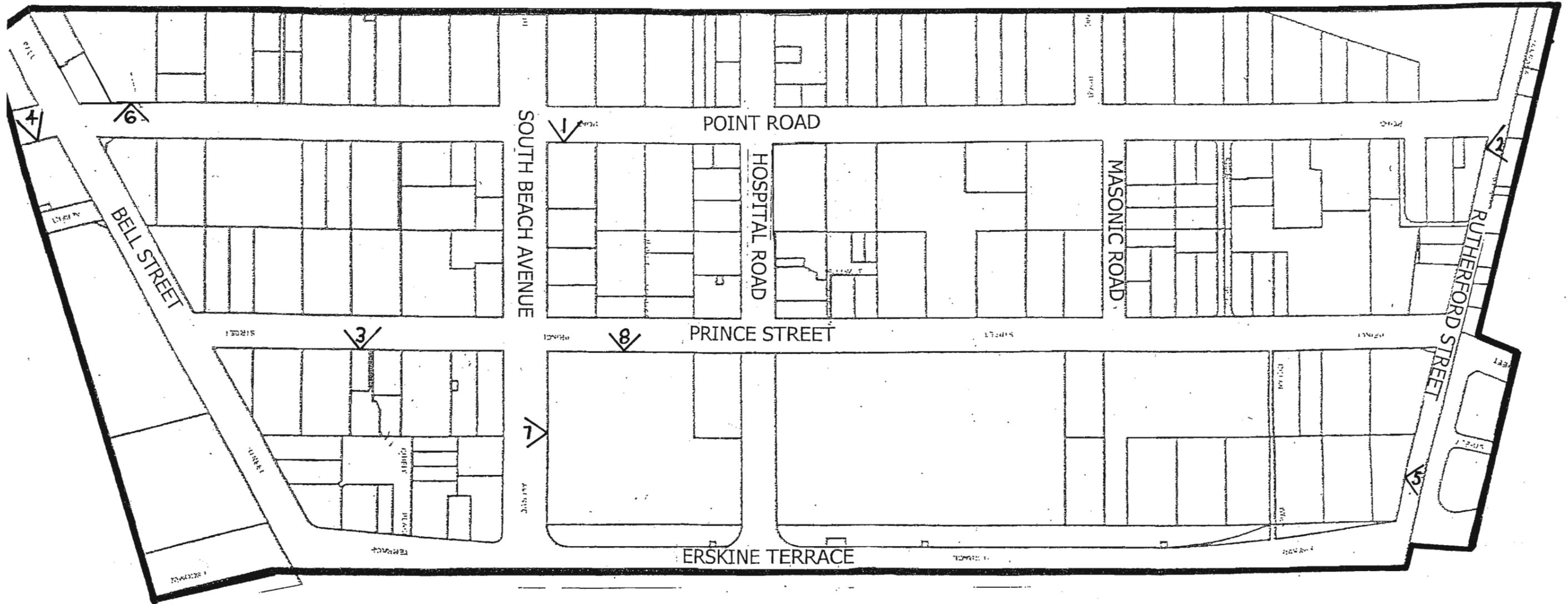
#### 4.5.4 LITTER

In November 2002, the litter observation was conducted on different days and during different time periods. From this study it was noted that the litter on South Beach is concentrated on Point Road (towards Rutherford Street), at the collection of shops on Prince Street, on Rutherford Street and outside Addington Hospital. The concentration of litter at these points is probably because of the situation of shops and take-aways at these places, as they are predominantly located at the areas where there are clusters of people, as seen on the "Observations Noted" map.

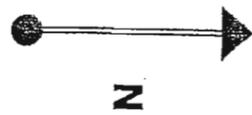
On Point Road, the litter is outside the butchery, near the intersection at Rutherford Street. On Prince Street, litter is located outside the shops. This

<sup>1</sup> Please refer to Map 7 on the next page for the location of all photographs taken of the case study area

MAP 7: LOCATION OF PHOTOGRAPHS



SCALE - 1:2750



LEGEND

- 1 - Dilapidated flat
- 2 - Dilapidated flat
- 3 - Empty lot
- 4 - Empty building
- 5 - Old primary school
- 6 - Hawk's Auto Parts
- 7 - Children's Hospital
- 8 - Children's Hospital



could be due to the higher concentrations of people who frequent the shops, therefore leaving the place untidy as compared to areas where there are no shops, just flats, such as parts of Prince Street. Rutherford Street also has concentrations of litter. As mentioned previously, in the "clustering of people", this is probably due to the mix of land-use types in the area. High traffic volumes and the large amounts of people clustering at Rutherford Street and the subsequent varied usage of the area gives rise to the litter on this street.

Litter outside Addington Hospital is once again due to the high volumes of people that frequent the area. Hawking and informal trade occurs outside the hospital. Through sales of goods by hawkers, it had been noticed by the researcher that individuals who purchased goods from hawkers often littered, creating ground pollution at Erskine Terrace. Therefore, the litter at Erskine Terrace is caused by patrons of the area.

#### **4.5.5 VAGRANCY**

It was noticed, especially during the Festive Season, that the vagrancy at South Beach was predominant on Erskine Terrace. This is due to the high concentration of tourists and visitors of South Beach during the Festive Season. Beggars often bother tourists on South Beach, and according to KwaZulu-Natal Tourism Authority, James Seymour (2003), tourists feel anxious and uncomfortable with beggars, hindering their recreation time spent at South Beach. Vagrants were noted at the far end of Erskine Terrace, towards Bell Street. Vagrants were also found in clusters.

Apart from the peak seasons, vagrants were noticed at Erskine Terrace, but in smaller numbers. This was during October / November when the initial stages of the research was conducted. Vagrants were predominant on Saturday mornings, on the beach side of Erskine Terrace.

#### **4.5.6 PARKING FACILITIES**

The parking in South Beach appears adequate for most parts of the year, but falling short of abundant during peak periods. This was noted in December and the beginning of January 2003, when there was notably insufficient parking bays to accommodate the vast amounts of tourists visiting South Beach. However, this could also be due to several roads leading to South Beach being closed



during this period, thereby preventing people from finding parking near to the beach.

Apart from peak periods, parking seemed adequate for residents and patrons of the area. This is because during the conduction of observation studies on different days and at different times, ample parking bays were noted throughout the case study area. Parking is also provided on roadsides, such as on Point Road and Prince Street, thereby making it sufficient for long and short-term visitors of the area.

#### **4.5.7 NOISY AREAS**

Noisy areas were noted during the evenings. The South Beach case study area was noted as being quiet during the days that observation studies and other research was conducted. However, it was noted that areas outside bars were especially rowdy at night. Point Road and Rutherford Street were therefore identified as noisy areas.

#### **4.5.8 FORMS OF BLIGHT OCCURRING IN SOUTH BEACH**

##### **4.5.8.1 FUNCTIONAL BLIGHT**

The land use study was the first map drawn for the physical analysis of the case study area. As seen in Map 4 and discussed earlier, South Beach comprises of a range of land uses. They include residential; special residential (holiday flats, holiday resorts); commercial (businesses, take-aways, auto repairs, etc.); recreational; educational; religious and health.

By looking at Map 3, as per the data from the City Engineers', it can be seen that the area is not developed according to the zoning of the area. The case study area has been zoned specifically for General Residential 5, Educational, General Business on Point Road, Hospital Road and South Beach Avenue, a bit of Public Open Space, a Special land use, and a Harbour use.

However, the land use map clearly shows that Health facilities and hospitals are in use in the area that has been zoned for general residential. Also, the area zoned for residential is currently being used for educational, and various commercial and recreational activities. South Beach is zoned for general residential 5, and not for the mixture of land-uses that are currently existent in the area.





With reference to the zoning of South Beach in Map 3, the current land-uses in Map 4, and the Condition of Buildings map, it can be seen that functional blight thus exists in South Beach as the area's land uses are not in keeping with its original zoning i.e. what was the intended function of the area. This is evident because the area has been predominantly zoned for general residential 5 and yet a mixture of land-uses persists.

Functional blight of South Beach therefore exists on Point Road, where the area is zoned for General Residential 5 and is used for recreational and commercial purposes; on Prince Street where commercial activity takes place in the area where it is supposed to only be used for General Residential 5; and at the bottom of Rutherford Street, where the area is supposed to be used for General Residential 5, it is actually used for recreational and commercial purposes. Erskine Terrace has been zoned for General Residential 5 and is predominantly used as a health land-use with Addington Hospital and the Children's Hospital. It can thus be concluded that since land-uses are not in keeping with the original intention of the area, blight has occurred in South Beach. However, it is noted that the Educational land-use, the Special land-use and the Harbour land-use are all in keeping with their original land-uses and zoning.

#### 4.5.8.2 FRICTIONAL BLIGHT

Frictional blight is also evident in the case study area. This is because various clashing land uses are in close proximity to one another. They do not benefit each other in any possible way. The one affects the other. For example, on Point Road, an escort agency is in-between a take-away and panel beaters; a bar is next to an auto repairs shop on the corner of Point and Bell Street; a nightclub is next to an auto valet and a tailor. Also, a bar/nightclub is next to residential flats, which causes disturbance to the residents. Several bottle stores are also located in the area (please refer to Map 4 for the location of incompatible land-uses in the case study area). This contributes to disturbance of the peace regarding residents of the area as customers of the bottle stores, pubs and clubs are usually under the influence and create a din in the neighbourhood.

Therefore, the side-by-side positioning of incompatible land uses within South Beach has created frictional blight that is detrimental to the efficient and proper functioning of the area.



Photograph 2: Incompatible land uses in South Beach- the juxtaposition of a Nightclub and a block of flats. Please refer to Map 4 for the location of incompatible land uses.  
Location: Corner of Point Road and Rutherford Street.

#### 4.5.8.3 PHYSICAL BLIGHT

There are several vacant sites on Bell Street (refer to Map 4), Prince Street and Rutherford Street. This is a sign of economic blight that also adds to physical blight, as it is a poor sight for residents and tourists of South Beach. Most shops in the area seem very quiet, with hardly any customers. As will be further discussed in the next chapter, 65% of interviewed businessmen say that business is deteriorating, due to an increase in the crime within the area. Due to the escalating crime rate within South Beach, the area is becoming economically blighted. According to Ahlbrandt and Brophy (1975), businesses decentralise and move to suburbs as they seek greener spaces and more room for expansion. This leaves the area in a state of economic decline. This could be the case in South Beach where businesses have vacated and relocated to areas that permit the expansion of the industry or businesses.



Photograph 3: A vacant lot, adding physical and economic blight to South Beach.  
Location: Prince Street



Photograph 4: A vacant building, also adding to the physical and economic blight of South Beach.  
Location: Point Road





With reference to the pictures above, vacant sites in South Beach add to its economic and physical blight. Please refer to the Condition of Buildings Map – Map 6 for the buildings in poor condition that contribute to the physical blight of South Beach.

There are several irregular sites in the case study area, such as triangular-shaped sites, and odd-shaped sites. Irregular layout of the street furniture on the beachfront also exists (refer to Map 5). The irregular layout of the sites and the street furniture in the South Beach case study area also gives rise to physical blight.

#### **4.5.8.4 ECONOMIC BLIGHT**

The economic blight of South Beach is evident in its physical blight, i.e. in its vacant sites (as mentioned in 4.5.3.3 Physical Blight), undeveloped land (on Prince Street, please refer to Map 4) and unutilized commercial space (corner of Point Road and Bell Street). The economic blight is also the result of industries that have moved out of the area (Ajiv Maharaj, 15 November 2002).

The amount of capital invested in the maintenance of South Beach is clearly inadequate as a degree of physical blight is evident in the area. This could be the result of the amount of vacant sites in the area. Another factor that has contributed to the economic blight of the case study area is that the more upper-middle and upper-income individuals have moved from the area, giving rise to a predominantly lower-income community. This has been determined from the income levels of respondents in Chapter 5 as well as the length of stay of individuals.

Therefore, South Beach is also experiencing a degree of economic blight due to a number of vacant sites, poor maintenance levels and a high number of low-income levels of people residing in the community.

#### **4.5.9 UNSAFE AREAS**

Ill-lit, lonely, quiet and grey vicinities in the case study area were identified as unsafe areas. Such areas identified were Point Road (towards Rutherford Street), Masonic Road, parts of Erskine Terrace where streetlights did not work (near the Children's Hospital), and Prince Street (the collection of shops). Prince Street has been identified as an unsafe area from responses of businessmen at the collection of these shops, which will be discussed in the next chapter, Chapter Five.



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## 4.6 CONCLUSION

From this chapter, the existing situation in South Beach has been determined in terms of the zoning and its current land-uses. The results from observation studies have also been documented, where the street furniture, condition of buildings and forms of blight have been noted. This chapter has therefore been integral in establishing the forms of blight existing in South Beach.

The Street Furniture observation study, with reference to Map 5, has established that the street furniture on Erskine Terrace is ad-hoc, and many lights do not work. The arrangement of the street furniture is significant as tourists frequent the area during peak periods. Therefore, the street furniture is an eyesore that lends to the poor aesthetics of the area.

The condition of the buildings, with reference to Map 6, has shown that there are clusters of dilapidated buildings that give rise to blight in the area. Clusters of dilapidated buildings are located on the bottom of Rutherford Street and the corner of Point Road and Rutherford Street, on Masonic Road, on Hospital and Point Roads, on Bell Street, towards the end of Point Road, near Bell Street and on Erskine Terrace. Therefore, clusters of dilapidated buildings are especially noted along Point Road and roads running perpendicular to it. There are various forms of blight that are existent in South Beach. They include frictional, functional, economic and physical blight. The blight of South Beach is occurring in pockets and clusters. Functional blight is evident through the comparisons of the Zoning and Land-uses maps, physical blight can be seen in the Conditions of Buildings map, and economic blight has resulted from the mismanagement of the buildings, the change in the socio-economic characteristics of the area, and also the contribution by the vacant lots and buildings in the area.



## CHAPTER FIVE: RESPONSES FROM QUESTIONNAIRES AND INTERVIEWS

### 5.1 INTRODUCTION

Questionnaires were used to survey the stakeholders of the case study area in order to gain a clear perspective of the socio-economic groupings of the South Beach vicinity. The residents used in the questionnaire survey were chosen via a stratified systematic sampling procedure. Forty residents were chosen from the case study area. They were personally approached at their homes.

All streets that are a part of the case study area were used. There are eight main streets in total. Namely, Point Road, Prince Street, Erskine Terrace, Rutherford Street, Masonic Road, South Beach Avenue, Bell Street and Hospital Road. Since there is a total of forty residents that were questioned, five persons on each street were chosen from a flat or building on that street. The stratified systematic sampling procedure that was used was that five households were questioned, with a head of household being questioned per household. Regarding the first household chosen on any of the particular streets from the case study area, the 48<sup>th</sup> unit was chosen in the first building. If there was no unit 48, then an alternative unit, unit 12 was chosen as part of the questionnaire study. The second unit chosen on a particular street was unit 53, and if this unit was unavailable, unit 24 was to be chosen from the second building chosen on that particular street. The third building was unit 11 and its alternative should unit 11 be unavailable was unit 5. The fourth unit chosen on a particular street would be unit 37 and its alternative was unit 14. The fifth unit was unit 20 and its alternative was unit 9. This sampling procedure used two different units as a safeguard against the first unit being unavailable. Please refer to Table 2 below for a simplified description of the sampling procedure:

**Table 2: Sampling Procedure used for South Beach**

HOUSEHOLD CHOSEN	UNIT NUMBER IN BUILDING	
	FIRST OPTION	SECOND OPTION
Household 1 on Street X	48	12
Household 2 on Street X	53	24
Household 3 on Street X	11	5
Household 4 on Street X	37	14
Household 5 on Street X	20	9



In this manner, views from residents throughout the case study area were taken into account, not just a concentrated volume of people in one particular section of the case study area where income groups may fall within a single bracket. Also, by using the main streets in the case study area, all income groups can be equally involved in the study, which in turn enhances the democracy of the study.

The surveys were conducted during the day when it was safer, as compared to the evenings in South Beach. This was done due to intense criminal activities occurring at night in South Beach. The researcher was warned by several interviewees and surveyed stakeholders to conduct the survey during daylight hours. Hence, the survey was conducted over a period of seven days, on an average of four hours per day. Thus 28 hours were used for the administration of the questionnaires with residents and shop owners. The whole area was walked on most of these days in search of head of households to answer the questionnaire. Since the survey was conducted in summer, residents were interviewed until 19h00. This was done to avoid interviewing only the unemployed, pensioners, or housewives during the day on weekdays. Therefore, the survey was conducted till 19h00 on weekdays as well as on the weekend to reach the economically active individuals as well as heads of households. On two instances, appointments were made with the heads of households, to conduct the survey in the weekend, as they were unavailable during the week.

## 5.2 RESULTS FROM QUESTIONNAIRES WITH RESIDENTS

The questions were read to the heads of households and filled out by the person conducting the questionnaire. Different income groups were established via the questionnaire and their resources therefore needed to be considered. Different needs of different income groups must be taken into account so that recommendations can meet the needs of the poor as well as the needs of other income-groups. The living conditions, state of the buildings, services provided, infrastructure facilities, parking, the quality of open spaces and their attitudes to renewal were all focused on in the questionnaire. In this way, it can be better understood as to what needs renewal in South Beach and what needs priority to be renewed (Please refer to Appendix A for the full questionnaire). The questionnaire used for the residents of South Beach have been catalogued into the following broad categories:



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◆ **Section A: Socio-Economic Details**

This category had been used to establish the age, occupation, marital status, income, gender, and race of the respondent. Sensitive questions such as age and income have been categorised in order to avoid awkward situations and to prevent the embarrassment of the respondents. The income and employment status of the respondent was asked to determine what type of population exists in South Beach. Questions such as gender were asked to determine if the households are female or male-headed. Race was asked to determine the nature of the population as compared to the population previously.

◆ **Section B: Assessment of Attitudes and Opinions of South Beach**

This sub-section of the questionnaire asks questions to residents that establish whether they are a long-term or transient population through questions such as "How long have you been residing in South Beach?" It assesses the resident's attitude towards and perceptions of South Beach; if they intend on moving or staying and why; how safe they feel in the area and their opinions on community policing; what they like or dislike about the area; if they perceive their community as being close-knit; their access to basic individual as well as community facilities and services; and their assessment of South Beach in terms of pollution, cleanliness and traffic congestion.

◆ **Section C: Attitudes to the Proposal of Renewal in South Beach**

Open-ended questions have been asked for respondents to provide their personal opinions, views and basically what they want improved in the area to suit their needs as patrons of South Beach. Residents were questioned to determine what they want improved in their neighbourhood, and South Beach in general, which areas or aspects they felt required the most attention, what they thought required the most urgent attention, and if renters could afford an increase in their rent. Residents were also asked if they knew their councilors, or community representatives.

◆ **Section D: To be Completed by Dwelling Owners Only**

This section was only for owners and not renters. It established whether residents would be able to renovate their building or unit and if they were willing to help assist South Beach in the renewal process. This question



was asked to determine whether residents would participate in the renewal process and how exactly they would contribute.

## 5.2.1 SOCIO-ECONOMIC CHARACTERISTICS OF RESIDENTS IN SOUTH BEACH

From the findings of the questionnaire survey conducted for the residents of South Beach, it was deduced that the respondents predominantly ranged between a low to middle income bracket (see Table 3 below). The categories used for the socio-economic groupings have been derived from the Department of Housing as well as the Development Bank of South Africa, where less than a monthly earning of R1500 is below the poverty line, until and including R3500 is low-income, between R3501 and R12 000 is varying degrees of middle income, and above R12 000 is upper-income.

The majority of respondents (40%) fell into the middle-income category of earning between R3501 and R6000 per month. Fifteen percent of interviewed residents earn less than R1500 per month, therefore living in poverty; 32,5% of the interviewed population is low-income individuals, earning between R1501 and R3500 per month, and 7,5% of surveyed residents earn between R6001 and R12 000. Only two respondents (5% of the surveyed population) earned more than R12 000, therefore falling in the upper-income category. Please refer to Table 3 for the full list of income findings regarding the residents surveyed for South Beach.

South Beach comprises of a lower to middle-income community. The low-earning rate is also due to the fact that there are many pensioners residing in the area whose monthly earnings is their grant or pension, being below R1 500.

**Table 3: Economic Status Of South Beach's Residents**

Number of Respondents	Income Bracket (Rands per Month)	Percentage of Respondents (%)
06	< R1 500	15,0
13	R1 501 - R3 500	32,5
16	R3 501 - R6 000	40,0
03	R6 001 - R12 000	07,5
02	> R12 001	05,0
<b>40</b>		<b>100</b>

*N.B. "40" in Table 3, above, denotes the total number of respondents used for the questionnaire survey, whilst "100" above denotes the total percentage of respondents.*



All major South African races were involved in the research i.e. Black, White, Indian and Coloured. The survey findings from the research conducted for South Beach via this Dissertation indicated that the population of South Beach is predominantly White (47.5 %), with Blacks being the second major race group residing in South Beach (32.5 %). Prior to the Apartheid Era, South Beach was a "White" area. However, this changed after 1994 when other race groups were allowed to reside in the area. When residents were asked about their length of stay in the area, mostly Blacks responded as "less than two years". This shows that the population of the area is rather transient, than a long-term population. From the survey conducted, it was found that Whites residing in South Beach are living in the area for a long period, where many Whites respondents said that they had been living in the area for more than 15 years.

**Table 4: Race Percentage Of South Beach's Residents**

Race of Respondent	Number of Respondents	Percentage of Respondents
White	19	47.5 %
Black	13	32.5 %
Indian	3	7.5 %
Coloured	5	12.5 %
<b>Total</b>	<b>40</b>	<b>100 %</b>

South Beach has a racial mix that is very characteristic of South Africa's diversity. This is a unique characteristic to such a multicultural society. It is a great asset that must be capitalised upon.

With regards to the gender of the respondents involved in the study, they were predominantly female. The head of a household was questioned, and they comprised of 55% female, and 45% male. This is characteristic of decaying areas, where heads of households are predominantly female. This shows a breakdown of the community in terms of social stability (Ahlbrandt and Brophy, 1975). This statement comes across as being sexist, but it shows that the family has disintegrated. However, it must be borne in mind that a larger female population of 55% to a male population composition of 45% is characteristic of KZN in general. This could be due to HIV/AIDS, or the outmigration of men in search of better employment opportunities (The Development Bank of South Africa, 2002).



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## 5.2.2 RESIDENTS' OPINIONS ON SOUTH BEACH

The respondents to the questionnaire survey stated various predicaments that they had with the area. These problems are probably the cause of the decaying urban environment of South Beach. They are further discussed below.

### 5.2.2.1 THE CRIME FACTOR

The most frequently mentioned factor that residents did not like in South Beach was that of the crime within the area. Seventy eight percent of residents said that the crime is increasing, 16% felt that it is decreasing, and 6% of respondents said that it is remaining the same. Sixty five percent of respondents said that the crime rate must be dealt with first and foremost before any other measure is taken to improve South Beach. Most people who said that they consider moving from South Beach said that they would move in search of a safer neighbourhood.

Crime is therefore the factor that is driving residents out of the area. The safety of residents is vital in any neighbourhood. If people feel secure in their area of residence, they feel more confident about their neighbourhood. Safety will improve the confidence of potential public and private investors with regards to investing their capital into South Beach. If investment within the area increases, it will grow economically and the area will sustainably develop. Thus, ensuring the safety the residents, shop owners, businessmen and potential tourists and patrons of South Beach is absolutely essential for its successful renewal.

### 5.2.2.2 SENSE OF ATTACHMENT

Sixty three percent of respondents said that they like living in the South Beach area and they have no intention of moving, while 37.5 % of residents said that they do not like living in South Beach and intend to move elsewhere.

The above response shows that the majority of residents have a sense of attachment and a positive attitude to South Beach, whilst more than a third of the population does not have a sense of attachment to their neighbourhood. This is a negative aspect where people's opinions of their place of residence needs to be one that incorporates a sense of pride, a criterion necessary for effective and sustainable renewal.



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### 5.2.2.3 SERVICE PROVISION

Regarding the service provision of buildings, most residents were completely satisfied with their water supply, sanitation, electricity, public transport and private as well as public telephone lines. The only problems that were experienced by residents were refuse removal and poor drainage in some old buildings.

Thus, based on an overall judgment, the service provision within South Beach is good, except for a few old dilapidated buildings that have improper storm water drainage due to age. Therefore, they are inadequate to deal with storm water. The storm water drainage in South Beach is therefore a problem with old buildings only and not with the area on a macro-level.

### 5.2.2.4 NOISE POLLUTION

Some residents said that they disliked the noise that was created by the customers from the bars, and the noise that emanated from the pubs and nightclubs. Residents complained of the noise as being a disturbance to them during the early hours of the morning, and especially on weekends. Residents said that noise levels from Point Road and Rutherford Street were extreme.

These pubs, clubs and bars are creating noise pollution and are a disturbance to the residents of the area. This in turn increases the stress levels of residents. Noise is also created by loud music emanating from taxis that pass through the area. Noise pollution in South Beach is therefore concentrated near pubs and nightclubs, and is not found throughout the whole case study area. Instead, it is located at certain points.

### 5.2.2.5 LITTER

Another factor, apart from noise, that residents disliked was the litter in South Beach. The litter is especially concentrated on Point Road and Prince Street where the shops, take-aways and retail outlets are located. Litter is also found outside Addington Hospital where hawking activities are prominent.

Litter in the area destroys its overall appearance, giving it a dirty feel and decreasing its attractiveness. Tourists and visitors cannot be attracted if the area is littered.



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### 5.2.2.6 BUILDING FACADES

Several residents said that they disliked the dilapidating exterior of the shops on Point Road. Residents said that they disliked the decaying facades “as it was an eyesore”, which left a “sense of uneasiness” to live in such a decaying neighbourhood.

Building facades are a visual characteristic that residents mentioned which means that it is clearly noticeable and unappealing. If residents are evidently conscious of it, then it is obviously a poor sight for potential tourists and visitors of South Beach. It is imperative that residents are proud of their neighbourhood and a sense of belonging to South Beach exists. This needs to be created or enhanced to stimulate growth in the area, in terms of economic, social and safety aspects.

### 5.2.2.7 MANAGEMENT OF BUILDINGS

From the questionnaire survey for the residents of South Beach, it was determined that many residents said that they did not like the manner within which their buildings were managed. They felt that it was inadequate and unfair as their needs were hardly catered for. Residents complained, saying that their landlords and building owners do not maintain their buildings to ensure that the service provision of all units are good, or that residents are satisfied with their building of residence. Residents said that building trash was not regularly removed, geysers were often left broken for a long period of time prior to repairs, and lights in corridors were regularly out of order.

Therefore, the poor management of buildings also adds to the blight of South Beach as landlords do not take proper care of and maintain buildings to an acceptable standard where the decay of the physical environment is prevented.

However, it must be noted that many residents (28%) said that they do not pay their rents or levies on time due to the lack of financial resources or personal reasons. The non-payment of rents and levies by the residents of South Beach could be the reason why building owners do not maintain buildings, as they experience a lack of funds required to upgrade, renovate or maintain buildings.

### 5.2.2.8 MOST LIKED QUALITIES OF SOUTH BEACH

From the response of residents of South Beach, most people said that they like the beach most and that it is South Beach’s unique quality that should be

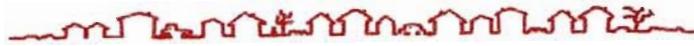


enhanced or upgraded. The second most major factor that respondents liked was the people. Also, many respondents said that South Beach is a rather close-knit community, when asked this question. Other respondents said that they liked the cool weather, fishing, and felt that it is a convenient central location for shopping, recreation, work, etc. Some respondents said that they found their buildings to be quiet and peaceful, as opposed to those who found their residences to be rowdy. Residents also enjoyed views and vistas, which they said they found calming and very appealing. Good and easy access to facilities within the city centre was also a quality that was strongly liked by the residents of South Beach. Fifty eight percent of residents said that they moved to South Beach because of affordable rents. Thus, lower income groups move into the area and contribute to the decay of the area, as they are unable to afford rent increases. This usually occurs in decaying or dilapidated neighbourhoods (Ahlbrandt and Brophy, 1975: 5).

Therefore, there are many qualities that the residents of South Beach enjoy. Residents do have many reasons to like South Beach, hence the 63% of residents who said that they enjoyed living in the area.

**Table 5: Number One Most Liked Quality of South Beach as Identified by the Residents of South Beach**

Most Liked Quality of South Beach	Number of Respondents	Percentage of Respondents (%)
Quietness	02	05,0
Cool weather	03	07,5
Place in General	04	10,0
Fishing	04	10,0
Convenient and Central Location	06	15,0
Sea / Beach	08	20,0
People	13	32,5
<b>Total</b>	<b>40</b>	<b>100</b>



**Table 6: Number One Most Disliked Quality of South Beach as Identified by the Residents of South Beach**

Most Disliked Quality of South Beach	Number of Respondents	Percentage of Respondents (%)
Littering	02	05,0
Point Road aesthetics	03	07,5
Overcrowding	04	10,0
Bad management of building	07	17,5
Noise levels are too high, especially by taxis	08	20,0
Crime	16	40,0
<b>Total</b>	<b>40</b>	<b>100</b>

#### 5.2.2.9 RESIDENTS' RESPONSES TO THE PROPOSED RENEWAL OF SOUTH BEACH

All respondents to the questionnaires have made it clear that South Beach is in a state of decay and requires a renewal intervention. This shows that the area is clearly deteriorating and needs to be saved from further decay that could most probably occur. Chapter Four had established that there are different forms of blight existent in South Beach, therefore showing that the area is decaying in portions. Thus, the renewal of South Beach is needed in parts, in certain areas, buildings and spaces that require it.

Residents were asked whether they could help improve their neighbourhood as part of a renewal program in any possible way that they are able to assist. Regarding this question, almost all said "Yes", they would like to, save one respondent who said that she is currently involved in too many activities at present, and not because of the fact that she did not want to help improve her community.

Thirty-nine out of forty respondents were eager in the offer of assisting to help improve South Beach. Thus, it can be deduced that residents within the group questioned feel committed and dedicated to help improve the state of their neighbourhood.

When tenants were asked whether they would be able to stay if rents in their buildings increased, 57,5 % of renters said that they could stay, while 42,5 % said that they could not stay.



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Of all the residents interviewed, 27 were renters and 13 were dwelling owners. Of the 13 dwelling owners, twelve said that they could renovate their dwelling in order to be in keeping with proposed renewal standards, while a mere one owner said that he could not.

Ninety five percent of respondents said that they do not know their local councilor or community representative. This could be due to inadequate public participation by the residents, or the under-representation of the South Beach community at meetings. The community is essential in ongoing decisions that need to be made for the neighbourhood of South Beach. They play a pivotal role in ensuring the sustainability of South Beach, as they are key, daily role-players in the area. They understand the dynamics of the area in a different angle as compared to professionals. Thus, they can largely assist professionals with the appropriate planning and management of the area.

When residents were asked what aspects or areas that they felt should be improved, most respondents said the dilapidating buildings, pointing out the buildings, "especially on Point Road". The Children's Hospital, the condition of the pavements, the cleanliness of the streets and the beachfront were all places and aspects that respondents mentioned that needed urgent renewal. Thus, once again, it can be seen that residents want the physical appearance of their neighbourhood improved.

Policing was also strongly requested by most residents used in this study. The second most requested criterion was a park or a recreation centre for children. Some residents requested that Addington Hospital be upgraded. Most residents did not like living near a hospital and they felt it created an uninviting atmosphere at the Beachfront, and reduces the attraction to the area, especially to tourists.



**Table 7: Most Important Areas Requiring Renewal in South Beach as Identified by Residents Involved in the Study**  
(via questionnaires)

Most Important Areas Requiring Renewal in South Beach	Number of Respondents
Road signage	2
Busses parking everywhere	3
The Beachfront	5
Reduction of taxis permitted in the area	6
Vagrancy	7
Point Road in general	8
Overcrowding	8
The Children's Hospital	9
Cleanliness of Streets	12
Old Buildings	14

*N.B. The responses in the above table do not add up to 40, i.e. the number of residents involved in the survey sample size. This is because the "Number of Respondents" column identifies the number of residents that answered to the area that they felt requires renewal. Residents may have answered with many areas that they felt required renewal. Thus the total for the "Number of Respondents" column does not tally to 40.*

#### 5.2.2.10 COUNCIL'S INVOLVEMENT WITH SOUTH BEACH

With regards to the development of the area, council has last refurbished the area in 1985. Starfish Restaurant on Erskine Terrace has also been revamped, with a R500 000 capital expenditure been allocated for the area. A traffic circle at the end of Rutherford had been inserted in 1996 (Martin Prange, 29 November 2002). Thus, the council has been doing remedial work for South Beach, but no major capital expenditure has been allocated for the upgrading of the area. The refurbishment also included the insertion of new street furniture, such as light poles, trashcans and benches.

Council currently maintains South Beach in terms of planting trees, refuse removal, streetlights, cleaning streets and bins provision. However, regarding maintenance of the area, council's efforts are insufficient. Less money is also being used for the maintenance of the area (Martin Prange, 29 November 2002).



The area has good infrastructure and landscaping. Council also maintains the Beachfront. The buildings on Erskine Terrace are well maintained as they face the ocean and owners therefore take pride in the maintenance of their buildings. These flats are mostly holiday flats, therefore the flats need to be well kept. The State does not maintain the hospital although the Public Works Department (PWD) owns it (Martin Prange, 29 November 2002). The council has maintenance teams for South Beach, but there is a decrease in the amount of capital expenditure for the area (Ajiv Maharaj, 15 November 2002). However, a higher percentage of expenditure from rates has recently been allocated towards the maintenance of the area. This is a positive sign and could help improve the condition of the area.

### 5.3 RESULTS FROM QUESTIONNAIRES WITH BUSINESSMEN

The concentration of businesses is on Point Road, Prince Street and Rutherford Street, and shop owners were therefore questioned on these streets, as businesses are predominant on these streets. Shops and businesses were chosen from the above-mentioned streets, as they have the greatest concentration of commercial land uses. A variety of shops and businesses were used in this research, chosen via a stratified sampling procedure, which was applied to the study area by the type of shop. Every fourth shop identified was sampled. They include pawnbrokers, take-aways, auto repairs, restaurants, butcheries, green grocers, bars, pubs, wholesalers and retailers. Two of each business type was used for this study. This was done to get a broad feel of the various business types and their position in the area, the overall attitudes of businessmen to South Beach and to renewal, as well as what the owners would like improved in the area (please refer to Appendix B for the full questionnaire).

A majority of the respondents (75%) said that they liked to operate their businesses in South Beach, whilst 25% of respondents said that they did not like operating their business from South Beach. When asked if business is improving or deteriorating, 55% of respondents said that business was improving, while 40% of respondents said that it was deteriorating, and 5% percent of respondents said that business had remained constant. Forty percent is a fairly large number and this statistic shows that the economy of South Beach could be weakening. Respondents said that this is due to the crime within the area, and most businessmen said that they did not like the high crime factor in South Beach. Also, three businessmen said that their shops had been robbed within the past month (at the time of the conduction of the survey). These shops were the butchery on Prince Street, the take-away on Rutherford Street and the bottle store on Point Road. The decrease in business could also mean that local residents no



longer find shops adequate to suit their wants and therefore shop elsewhere. These businessmen were also relatively new to the area (less than six months), which could be a contributive factor to their poor performance. The previous businesses must have found themselves to be inadequate, therefore relocating. The current businesses also find themselves to be performing poorly as these areas have high crime rates. The butchery had also been recently robbed at the time of survey conduction. Therefore, the poor performance of businesses in South Beach could be correlated to the high crime rates, thereby decreasing customer confidence and the overall shopping potential of the area.

Seventy five percent of respondents said that they intend on staying in South Beach, while 25% of respective respondents said that they intend on moving their business elsewhere. A quarter of respondents are dissatisfied with their shops, the support for their business, and the location of their business, which has prompted them to consider moving elsewhere.

Almost all respondents (95%) said that they would be able to renovate their shop to meet renewal standards. This shows that they are eager and willing to improve their shops and South Beach as a neighbourhood. A positive attitude is thus evident.

South Beach is a dense area that can provide a necessary and good threshold support for local business. Therefore, this threshold must be used to the maximum advantage by encouraging locals to support businesses in their community.

However, businesses in South Beach are specialized to a degree, and residents do not require these services on a regular basis. Such businesses include tile wholesalers, panel beaters and clearing and forwarding agents. A much wider geographic clientele seeks such services. Therefore, although such businesses may rely on broader, larger-scale catchments of clients, and not necessarily on the residents of South Beach, residents must be encouraged to support their local businesses in order for positive repercussions for its local economy to be encouraged and enhanced.

## 5.4 RESULTS FROM INTERVIEWS WITH STAKEHOLDERS

Appointments with stakeholders were made, via telephone, prior to interviews in order to set an appropriate time, date and venue for interviews that are suitable for both the interviewer and interviewee. Succinct interview prompts were prepared before the interview in order to maintain a smooth flowing, concise interview with relevant questions pertaining to the study. Interviews



helped gain particular information from respondents who were equipped to aid with the research.

A planner, and an urban designer from eThekweni Municipality, who are both actively involved in South Beach, were interviewed to gain a professional perspective on the design of the area, the various land-uses, the layout system of the area, and the infrastructure facilities to determine the cause of blight in South Beach. They were also questioned as to what plans were being made regarding the renewal of South Beach.

A councilor, a representative from the community based organisation of South Beach, a representative from the Tourism Association, and a policeman were also interviewed. These people's views of South Beach are all imperative as they work here, interact with the community of South Beach, and know the area relatively well in terms of its decay, crime and overall function.

The Deputy Principal of the Addington Primary School was also interviewed at the school. She was asked about the safety of children, her overall perception of the area, and what she thinks should be improved in South Beach, etc. The primary school is an educational institution located and involved in the area and should therefore be taken into account as part of the research. The Principal had originally been chosen to be interviewed. However, she was unavailable at the time, thus, the Deputy Principal had been selected for the conduction of this research.

These people were questioned to ensure that all relevant stakeholders' views are considered. Their views provided directions towards which policies and recommendations were formulated.

## **5.4.1 RESPONSES TO THE CAUSE OF URBAN DECAY OF SOUTH BEACH FROM INTERVIEWED STAKEHOLDERS**

### **5.4.1.1. ILLEGAL IMMIGRANTS**

When the identified stakeholders were questioned on whether they thought that South Beach was decaying, all stakeholders replied: "Yes", providing reasons as to why they thought so. The Councillor that was interviewed, Councillor Corbett, had said that South Beach has degenerated, due to various problems. He had stated that one of the problems was due to the population mix of South Beach. Miss Richards, the Deputy Principal of Addington Primary School has



said that one of the factors lending to the cause of decay in South Beach is a socio-economic problem, caused mainly by the influx of illegal immigrants into South Beach. Mr. Martin Prange was the Urban Designer who had been interviewed for this Dissertation and has been actively involved with South Beach. Mr. Prange had also stated that one of the factors contributing to the deterioration of South Beach is because the illegal immigrants in the area are involved in unlawful activities within South Beach, and that they do not pay their rents timeously, they overcrowd apartments and that they are involved in drug-trade. This, he said, was a contributing factor by illegal immigrants to the decay of South Beach.

#### **5.4.1.2 POOR MANAGEMENT OF BUILDINGS**

Another factor, that has resulted in the blight of the area, according to Councillor Corbett, is that the buildings are poorly managed. Mr. Prange had also stated that the poor maintenance of the buildings by landlords has led to the decay of South Beach. The overcrowding of residents in flats in South Beach, due to lowered rents as a matter of many residents sharing one flat, Mr. Prange said, has also led to an increase in noise levels as well as the deterioration of the buildings in the area. Councillor Corbett has said that poor building maintenance has led to the "unsavoury character" of the area in general. He also stated that because of the decay of South Beach, businesses have deteriorated, thereby forcing owners to let their premises out for dubious activities.

#### **5.4.1.3 CRIMINAL ACTIVITIES**

Dubious activities occurring in South Beach, as noted by Councillor Corbett, were drug-dealing, cellular theft, robberies, mugging, and prostitution by illegal immigrants who seek a means of survival and accessing money through criminal activities. Miss Richards has also stated that the large amount of unemployed individuals in the area seek means of generating income through crime. The Town Planner questioned for the purpose of this Dissertation, Mr. Ajiv Maharaj, has said that public toilets have been taken over by drug lords and are also being occupied by prostitutes. Mr. Prange had also stated in his interview that the cause of blight in South Beach is due to drug-trade and prostitution. Mr. Maharaj also believes that South Beach is degenerating due to the high crime rate in the area.

The policeman interviewed from Tourist Protection was Rakesh, who said that crime in South Beach was increasing, thereby leading to decay of the area. Rakesh had said that this is due to the high number of illegal immigrants in



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South Beach, as well as the level of unemployed people who seek income through crime.

#### 5.4.1.4 DECREASE OF INVESTOR POTENTIAL

Mr. Maharaj had stated in the interview, that the criminal situation of South Beach has provided an unwillingness of potential investors to invest in the area, thereby contributing to the decay of the area. Mr. Maharaj has stated that there are many uncertainties in South Beach, as investors do not know whether it will improve or if it will deteriorate further. Councillor Corbett had said in his interview, that the influx of illegal immigrants into South Beach had a severe and negative impact on businesses in the area, which has therefore led to a decrease in investor confidence in the area. Councillor Corbett has also stated that the blight of South Beach is spreading as investor confidence in the area is decreasing and the amount of illegal immigrants flocking into the area is increasing.

Njabulo, the representative of Tourism Durban had said that the relocation of businesses out of South Beach and the poor condition of buildings, has led to the decay the area, and has also hindered the tourism potential of South Beach.

#### 5.4.1.5 VAGRANCY

As stated in Chapter Four, in the observation studies, and shown on the "Observations Noted" map, vagrancy does occur on Erskine Terrace. Vagrancy in South Beach has been identified by Miss Richards as well as Mr, Maharaj as factors that give rise to the decay of South Beach. Vagrancy on the ends of Erskine Terrace, towards Bell Street and Rutherford Street; beggars deterring tourists from the area; the homeless searching for food in bins; are all unattractive qualities that Miss Richards and Mr. Maharaj have collectively stated as being additive qualities to the blight of South Beach.

Thus, vagrancy has been identified by the researcher in an observation study, as well as by interviewed stakeholders, to be a predicament in the area. Therefore, it is a problem that adds to the decay of South Beach.

#### 5.4.1.6 MISMANAGEMENT

Mr. Maharaj had stated that that another factor that contributes to the blight of South Beach is council's poor management of the area, in terms of building supervision and decreasing the crime rate of South Beach. Mr. Maharaj had said that the maintenance of South Beach via council was uncoordinated, and that



reluctance by council to enforce by-laws that will enhance the sustainability and an increased quality of life of the area by decreasing the crime levels, is evident. Miss Richards has also stated that the management and maintenance of South Beach by council is poor (in terms of cleaning the area and eradicating it of illegal activities) and this has therefore led to the urban decay of the area.

#### **5.4.1.7 POOR PAYMENT OF RATES AND LEVIES**

Councillor Corbett is also the Chairman of the South Beach Ratepayer's Association and has said that many owners do not pay their levies and several renters do not pay their monthly rents. This, he has said, is also a factor that has given rise to the blight of South Beach.

#### **5.4.1.8 OTHER FACTORS CONTRIBUTING TO BLIGHT IN THE AREA**

Mr. Maharaj has been involved in extensive research for the South Beach area and has stated that other factors contributing to the blight in South Beach include alcohol abuse of patrons of bars and nightclubs, loud music emanating from these areas, and disturbingly loud fights caused by intoxicated patrons of bars in the area. Fights caused by patrons of the bars in the area thereafter spilled out onto the street and created a din on the streets. This leads to frictional blight between residential flats and the bars or clubs.

Other factors that Mr. Maharaj had said contributed to the blight of the area were the poor condition of buildings, posters on buildings that have been untidily removed, the ad-hoc parking of taxis in the area, oil stains on the road, dirt on pavements, and traders sleeping on pavements. Mr. Prange said that the poor aesthetics of Addington Hospital is a deterrent to tourists. Mr. Prange had said that the hospital is currently under-utilised, and is occupying prime beachfront land.

From the responses of various interviewed stakeholders, it was learnt that the cause of blight of South Beach is therefore predominantly a mixture of socio-economic problems. It is due to the poorly managed buildings, which are deteriorating with regards to the standard of their appearance as tenants do not pay rents accordingly, and owners do not pay their levies on a regular basis, a high crime rate in the area, illegal immigrants, drug-trade and abuse, prostitution, vagrancy and a decrease in the investor confidence in the area.



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## 5.5 CONCLUSION

From interviews with stakeholders, responses from the residents and businessmen, it was noted that there are various contributing factors that have given rise to the decay of the area in concern.

One of the major factors contributing to the frictional blight of South Beach is the crime, as it is an unpleasant attribute. From questionnaires, it was determined that many people have lost faith in the area due to the escalating amount of crime occurring in the area. This has decreased the potential for investment, as investors do not want to put their capital into a place that has a large crime rate. The physical blight of South Beach is due to the unkempt buildings, poor management of the public and private spaces and posters being untidily torn off building walls. Traders sleep on pavements due to a lack of enforcement, which is ill for the tourism potential of South Beach. Dirt and oil stains on the roads are poor sights, which adds to the physical blight of South Beach. Unsafe areas prevail at night, on Point Road, Prince Street, and Erskine Terrace.

Poor building facades of old flats on Point Road, Rutherford Street and the old Children's Hospital, Addington Primary School; vacant sites (three) and vacant buildings (five), ground pollution on Prince Street at the collection of shops; broken windows and the paint peeling off from buildings are all elements that add to the physical blight of South Beach. This is clearly a negative aspect of South Beach, which has contributed to the decrease in tourism. Tourism is the prime criteria that can bring revenue into South Beach as the area has very safe swimming and surfing conditions due to its waves and also because it is not rocky. Thus, the physical blight of the area must be reduced in order to encourage and enhance tourism within South Beach and to thus increase the inflow of capital into the area.

Apart from physical blight, economic, functional and frictional blight also exist within South Beach due to incompatible land uses, mismanagement, crime and the use of land that is not in conjunction with the original, intended use of that space. Shop owners and businessmen like running their businesses from their current premises, although a few intend on moving, adding to the economic blight of the area as businesses are pulling out. This has led to a decrease in the potential for the investment in South Beach.

Overcrowding within apartments has also led to the decay of South Beach. Instead of two people living in a one-bedroom apartment, four or five people are



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living there. This occurs due to affordable rents. A lower class area results where it creates noise pollution, drug trade, prostitution and urban decay.

There are several illegal immigrants and refugees involved in dubious activities in South Beach. The influx of these immigrants has led to the decay of South Beach as they seek employment and income-generating opportunities in the black market. This in turn has also led to the increase of the crime rate in South Beach.

From observations by the researcher, on several different days, and at different times, and from responses from the public, it was determined that vagrancy, on Erskine Terrace, by unemployed individuals also contributes to the physical blight and decay of the area. Homeless people pick up food from rubbish cans along the beachfront, which is an eyesore to residents as well as tourists. This deters tourists from South Beach, as vagrancy is unappealing to them.

From the conduction of the questionnaire survey for shop owners and businessmen, it was determined that several owners were relatively new to the area. They have been on the premises for one to two years, some even less than a year. Thus, it can be seen that businesses have been, or are pulling out of South Beach and thus relocating elsewhere. Such examples include a business on Point Road, which was previously a butchery, and is now a bar; and a liquor store on Prince Street has replaced a take-away.

The exodus of businesses has also led to the decay of South Beach. This in turn has left people unemployed, and decreased the economy of South Beach by weakening its economic base. The investment within South Beach has decreased. This has impacted severely on businesses within the area.

The maintenance of the buildings in South Beach is a problematic issue, which contributes to the physical decay of South Beach. Due to these constraints and weak points, investors are unwilling to invest in South Beach.

The management of the area by the council, and building owners is also poor and weakening. Less attention is being paid to the area, which is due to a decrease in the amount of investment flowing into South Beach.

The decay of South Beach is also due to affluent groups leaving the area. This move occurs through people seeking larger properties, more green spaces and a neighbourhood that is free from any forms of blight and urban decay i.e. a more pleasing urban environment. This results in lower income groups moving into the area.



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Therefore, the blight and physical decay of South Beach is due to a combination of socio-economic factors. The degree of blight in South Beach is currently small-scale, but has the potential to spread to adjacent areas. This is because clusters of dilapidated buildings, and decayed or decaying areas are evident in South Beach, as seen on Map 6.

The residents of South Beach are optimistic about the proposed renewal of the area. Every single person questioned in this study i.e. residents, has stated that South Beach requires a renewal intervention. This clearly shows that South Beach is decaying and needs to be saved from further deterioration. However, a positive attitude exists amongst a large percentage of residents, which is advantageous to the renewal of South Beach. Residents are also eager to get actively involved to renew their neighbourhood.

From the research findings, it can be determined that the best asset that South Beach has is its beach, due to its safe swimming and surfing conditions. The worst aspect is the crime, as it is decreasing investment potential and the confidence in South Beach. The existing services and infrastructure of South Beach is also good, except for the storm water drainage in a few old buildings, which is due to age. Noise and ground pollution exists in some areas and these need to be appropriately dealt with to ensure that the area is adequately renewed.



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## **CHAPTER SIX: RECOMMENDATIONS FOR THE RENEWAL OF SOUTH BEACH**

### **6.1. INTRODUCTION**

This chapter aims at reducing the problem of urban decay within South Beach by providing possible recommendations that will encourage the sustainability of the area. The recommendations have been formulated from the conducted research, i.e. via the responses in surveys by various relevant stakeholders that have been involved in the study, successful precedents, and also by proposals from the researcher. The findings have assisted in determining what buildings, vicinities, facilities and aspects require renewal as per requests from residents.

There are many aspects that require improvement in South Beach, however funds are unfortunately limited. Therefore, only high priority projects have been recommended in this Dissertation. These identified projects are absolutely essential for the renewal of South Beach to occur.

Projects have been recommended on two different levels. The first level is a more realistic, shorter term one. These projects are required immediately in order to renew South Beach. The second category of projects is on a longer-term basis, and is less attainable in the near future, requiring a larger-scale amount of capital.

### **6.2 RECOMMENDED POLICY FOR THE RENEWAL OF SOUTH BEACH: A PUBLIC-PRIVATE PARTNERSHIP**

This section discusses the recommended policies required to reduce the blight currently evident in South Beach, or to prevent the spread of blight.

Private developers own the buildings in South Beach. Council is inexperienced with many aspects that are required to efficiently manage an area. Thus, a partnership between the public and private sectors is required to efficiently renew and manage South Beach.

A public-private partnership (PPP) will allow the input of capital from both the public and private sectors. Investment within the area will also increase. The coalition between the private and public sectors will increase the confidence within the area. The proposed PPP is needed in order to spur economic growth in South Beach and to ensure the sustainable development of the area.



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From the public sector, all relevant stakeholders must be actively involved. This includes residents, community representatives from community organisations, representatives from religious organisations in South Beach, the councilors involved with the area, shop owners, businessmen, Non-Governmental Organisation representatives, Community Based Organisation representatives, the local government, policemen, planners, designers, and private enterprises that are involved with South Beach. Stakeholders must interact with each other by holding regular meetings to create an alliance between the private and public sector in order to ensure the effective renewal of South Beach.

Representatives from community organisations must work co-operatively with representatives from private organisations and executives from leading businesses to ensure a strong PPP (Squires, 1996). All relevant areas that are problematic and require solutions must be dealt with during these regular meetings.

A PPP is absolutely necessary for ensuring the economic development of South Beach. Growth, and the sustenance of economic development of the area are required through the formation of a strong public-private partnership.

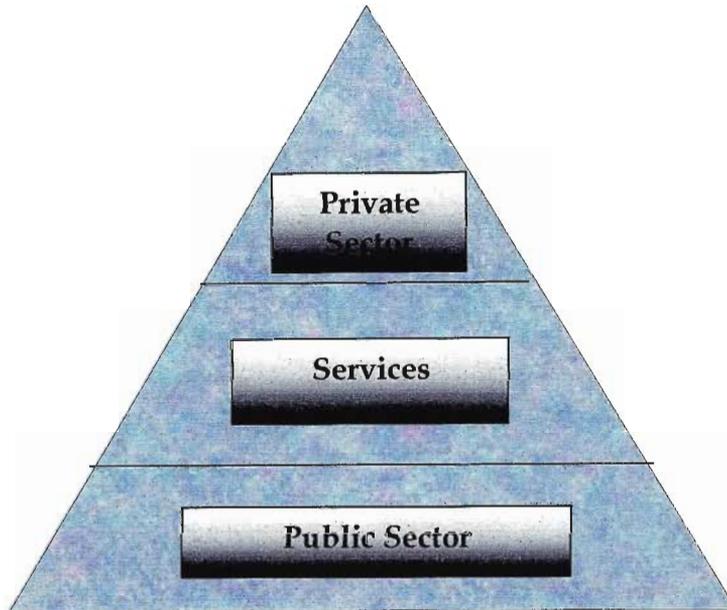
According to Ahlbrandt and Brophy (1975), in order to attract private investment, public investment is required first. This will increase the attraction for private investment. Public investment is required to facilitate and spur private investment, via the provision of infrastructure. Infrastructure will provide a base for private sector to invest in South Beach. Public investment is required to facilitate and spur private investment, via the provision of infrastructure. Infrastructure provides a base for the private sector to invest in South Beach. As seen in the diagram below, the public sector is required to provide physical and social infrastructure in order to facilitate private sector investment, and to induce businesses to relocate into an area. Services also require the provision of infrastructure from the public sector.

Thus, in order for South Beach to be renewed in a sustainable and democratic manner, a PPP is necessary. If the public sector shows interest in South Beach by first investing in it, the confidence of the private sector will increase, thereby enhancing the potential of attracting direct, external investment.



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## Diagram 2: The Strata of Roles in Urban Renewal



In the case of South Beach, the Local Government, i.e. eThekweni Municipality, is the facilitator of urban renewal. It is this very role that needs to be implemented in South Beach in order to attract investment.

### 6.3. CRITERIA FOR PROJECT IDENTIFICATION

In order to identify which projects were necessary to be implemented, a selection of criteria, which was strategically formulated, were used. These criteria are:

- **Local Economic Development**

If the project can improve the local economy of South Beach, it must be prioritised.

- **The Urgency for the Implementation of the Project**

Issues that were requested as being desperately needed by the community of South Beach or projects that are urgently needed for the renewal of South Beach to be fast-tracked.



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- **The Profitability or Benefaction of the Community of South Beach**

If a community; low, medium or high-income residents; businessmen or tourists are going to benefit from the implementation of the project, it should be prioritised. This encourages one of the objectives of planning with and for the people, instead of against them.

- **The Project Feasibility and Viability**

If the project is economically viable, it should be implemented.

- **Minimal Risks**

If the project has low risks, it should be implemented. This will ensure that the budget of the project is not exceeded and other such risks are minimised.

- **Sustainability of the Project**

If the project is sustainable in terms economic, social and environmental sectors, and if it can prove profitable in these categories over the long run, it should be implemented.

- **Employment of Locals**

If the project creates jobs for the local inhabitants of South Beach, it should be prioritised, as it will assist with alleviating the poverty and crime rates of the area. Also, it will aid in the local economic development of South Beach.

- **Impacts Upon the Natural Environment**

If the project is not harmful to the natural surroundings of South Beach, or if it plans by taking the natural environment into consideration, it should be prioritised.



### ◆ The Efficient Use of Existing Resources

If the project can utilise local resources to its full potential, without depleting it and using it sparingly, it should be prioritised.

(Source: Urban-Econ Development Economists, 2003, Nongoma Economic Regeneration Study)

## 6.4 COUNCIL-ORIENTATED PROJECTS IDENTIFIED FOR THE RENEWAL OF SOUTH BEACH

There are many aspects that require improvement in South Beach in order for effective urban renewal to be ensured. However, funds are limited. Therefore, only high priority projects have been recommended in this Dissertation. These identified projects are absolutely essential for the renewal of South Beach to occur.

These are projects that the council of Durban, i.e. the eThekweni Municipality must implement in order to ensure that South Beach improves its aesthetics and function within the greater CBD area.

### 6.4.1. IMPROVING THE SAFETY OF SOUTH BEACH

#### a) INCREASING POLICING

This project has been selected under the criteria of urgency, benefaction to the community as well as because it will employ locals.

Since the largest and most serious problem of South Beach is the crime factor, it is essential to prioritise. To reduce the crime rate in South Beach, sufficient policing must be allocated to the area. The crime rate is high after 17h00. Therefore, a stronger security and police force will be required after this time. Currently, there are policemen on bicycles patrolling the area on the Marine Parade. If this method of monitoring the crime in the area can be extended down to Bell Street, the safety of the area would increase.

Policing is especially required outside and around shops and businesses, as these areas seem to be the most targeted areas for theft and robberies. The small collection of shops on Prince Street has been notorious for robberies to occur there. Owners intend moving and their business is deteriorating due to the crime rate, especially after noon. If the security increases, then the profits of



businessmen within South Beach shall also increase, as people will feel more confident shopping there.

The security for the area can also be improved by increasing the functioning of the existing streetlights. Many residents involved in the research have stated that the quality of the street lighting must be improved, as many do not work on a regular basis. This will increase the safety of the residents and businessmen of the area alike. The area will also improve in terms of economic development. Money will not flow out of the area, as investment will also increase. Therefore, improving the means of security in South Beach and eliminating crime are extremely essential factors to renew the area.

Residents of South Beach can get involved in a neighbourhood watch program where they can alternate surveying their neighbourhood at night. This will help reduce the crime rate of South Beach by encouraging residents to get actively involved in improving their neighbourhood. Many shop owners and residents said that the area is unsafe after 17h00. Therefore, a neighbourhood watch program is required to help improve the confidence and safety of residents. The unemployed residents of South Beach, the lower-income individuals, and the youth and students can be employed in this project to increase the safety of their neighbourhood. It is a successful method used in many neighbourhoods in the eThekweni jurisdiction.

Apart from crime, several other illegal activities take place in South Beach. These include drug selling and drug taking, prostitution, and gangsterism. Bylaws for the area must be strengthened, as stated by Mr. Maharaj and Mr. Prange in their interviews, to prevent these illegalities from further taking place. These activities are especially common in Point Road. According to the interview conducted with Mr. Maharaj, approximately R2 billion of drugs flow into the South Beach vicinity annually, making it the centre for drug dealing in Durban. This is a massive amount of money that has undoubtedly contributed to the blight of South Beach. Policing in this vicinity is therefore absolutely imperative. According to Rakesh, from Tourist Protection, South African Police Services currently has an organized crime unit, termed "Operation West", headed by Captain Villie Louwe. This operation is aimed at freeing South Beach of its criminal activities, especially the drug-trade on Point Road.

Vagrancy is also very common on the beachfront. Bylaws from the eThekweni council, regarding the strict control of vagrants need to be enforced as these unemployed individuals also contribute to the crime of South Beach. The provincial government should pass bylaws in order to ensure that these activities



are strongly monitored and eventually eliminated completely, ridding the area of all illegal activities.

The provincial government must pass them in order to ensure that these activities are strongly monitored and eventually eliminated, ridding the area of illegal activities. Strengthening bylaws by eThekweni Municipality, in collaboration with the South African Police Services as well as private security firms, and thereby creating rules and regulations regarding these aspects shall reduce the unpleasantness of South Beach. The improved monitoring of the area through such a collaboration will lead to the renewal of the area by a reduction in its crime rate.

#### **b) INCREASING THE ROAD SAFETY OF SOUTH BEACH**

This project was selected upon the criteria of benefaction to the community, having minimal risks, employing locals and using existing resources such as electricity cables.

The location of the Primary School in relation to Bell Street and Prince Street is a dangerous one in terms of safety for the school children. This intersection should be controlled by traffic lights. A resident had requested that traffic lights at this intersection be installed. By introducing traffic lights at this intersection, the road safety of motorists, pedestrians, residents and tourists will be enhanced. Miss Richards, the Deputy Principal of Addington Primary, has suggested that traffic lights be erected at this intersection to improve the safety of the children attending the school.

Apart from this area, residents did not mention other areas that required road safety measures. Thus, this is the only area proposed for road safety.

#### **6.4.2 A PARK OR PLAYGROUND**

This project was selected on the criteria of using available resources and employing locals. Interviewed stakeholders (Miss Richards, Councilor Corbett, and Mr. Prange) had stated that many of the residents of South Beach are unemployed, and therefore require employment in order to ensure that they do not engage in criminal activities. Therefore, local unemployed residents of South Beach could be offered employment opportunities. They can be employed, by council, as security guards for the park; to help with the assembling of furniture of the park – such as benches, lights, bins; or they could be employed for the maintenance of the park, through mowing or keeping it clean. This project was also selected, as it will be beneficial to the residents of South Beach.



Twelve residents requested a park or a playground for children. That is, 30% of residents involved in this study requested open space within South Beach. The area lacks in green, open spaces. This also contributes to the blight of the area, as recreation is limited for children. The current playground is ill lit and is not large enough, or well equipped to cater for the children residing in South Beach. As a result, it is under-utilised. South Beach needs a larger green space for children to enjoy. Most children within the area are residing in flats with no gardens or courtyards. A playground is needed for children living in the flats of South Beach as an open space where they can enjoy active, as well as passive recreation. An open space is essential for the development of children as they can part take in physical activities. The incorporation of a park or playground will be of benefaction to the children residing in the case study area as they currently lack this essential land use. Therefore, they require a green space where they can enjoy the freedom of the open grounds.

Possible sites for creating a playground are the vacant plots such as the one on Prince Street. This is a small piece of land, but it is vacant property and can be utilised as a playground for the children living in the flats on Prince Street. This plot is suggested for usage as a park because it is vacant and especially because it is in the vicinity of a dense neighbourhood. There are many high-rise flats on Prince Street that do not have adequate access to open spaces and playgrounds. Another area that can be used as a park is the vacant site on Rutherford Street. The parks must be maintained on a regular basis, and as often as necessary. In order for this project to be a successful one, the council will need to be actively involved in its implementation, management and maintenance. The parks should be completely under control of the council. They will need to convert the currently vacant sites into parks or playgrounds. This will be done by planting appropriate vegetation in the playground; installing proper lighting into the park, so as to ensure that the park is well lit at night for the safety of the park's patrons; and minimising any criminal activity that could occur there.

Street furniture, such as bins and benches are also required for the park to ensure that it remains clean, and litter-free. Benches must be provided for parents or guardians to relax whilst monitoring and supervising the children. The parks must be made easily accessible to the public, it must be safe and secure, and it must be appealing to the residents of South Beach.



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### 6.4.3 A PUBLIC PARTICIPATION INITIATIVE

The involvement of the communities in South Beach in terms of its renewal is imperative. This is because different role-players have different and varying needs that need to be met in order for effective, sustainable and democratic renewal to take place.

With reference to Arnstein's Ladder of Participation (1969), the degree of participation that is proposed for South Beach is that of until and including Level 6, "Partnership". This level ensures that the public of South Beach are involved in the decision-making and plan formulation of the renewal of the area, but they do not have sole say in the implementation of projects. They can participate, not delegate in the renewal process. Therefore, this level in the ladder allows for democratic public participation.

The Partnership level will allow the sharing of planning and decision-making of South Beach's civil society and businessmen of the area to the council, Government representatives, as well as the private sector. This participation level empowers the local citizens of South Beach by providing them with the opportunity of getting actively involved with the planning process.

Meetings, or workshops when necessary, should be held every three months, i.e. quarterly. This will enable the constant and ongoing interaction between all concerned parties, stakeholders and role-players. A member from council, a councillor, a representative from the residents' party, a representative of the businessmen and entrepreneurs in the area, and a representative from the private sector should undertake the management of the public participation initiative. The representation of various parties is thereby achieved, allowing for a democratic and sustainable renewal procedure.

The private sector should be approached for funding for this initiative. However, not much money would be required. Meetings could be held at a common venue in South Beach, such as the Children's Hospital. Meetings should encourage the local residents of the area to get actively involved in the participation process through "advertising and marketing" of the initiative. This can be done through flyers to handed out to residents of the area, in their post-boxes or posters on streetlight poles.

A public participation initiative is needed in South Beach in order for successful and sustainable renewal to occur in the area.



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## 6.5 PUBLIC-PRIVATE PARTNER SHIP (PPP) PROJECTS

In order for the following projects to be realised, PPP's are necessary for the facilitation, financing, implementation, management and monitoring of the recommended projects for the urban renewal of South Beach. According to Councilor Corbett and Mr. Maharaj, PPP's are needed for the renewal of South Beach as council does not have the capacity to fund and implement capital-intensive projects. Mr. Maharaj had said that strong PPP's have already been created between council and the private sector at North Beach. This project is the Suncoast Casino and Entertainment World, which is a successful project that has been realised through a PPP.

Therefore, PPP's are highly relevant and useful in terms of financing and implementation. They enable the implementation of projects that are under-capacitated by the public sector. Suggested PPP projects are listed below:

### 6.5.1 ENHANCING THE MAINTENANCE OF SOUTH BEACH

This project has been identified for implementation because it will employ locals for maintaining the streets, through the cleaning of the streets, maintaining trees on pavements, the painting of buildings, and keeping vicinities and shops clean. This will encourage the sustainability of the area and will also be beneficial to the residents of South Beach.

As mentioned in Chapter 5, the poor maintenance of the buildings of South Beach is a factor that adds to the decay of the area. Therefore, to reduce the physical blight of South Beach, which is leading to the economic blight of the area as investor confidence in the area is decreasing, proper and regular maintenance of the area is required.

From interviews with stakeholders, it was determined that the management and maintenance of South Beach is needed. Mr. Maharaj had suggested that the complete management of South Beach is necessary to renew the area. In order to do this, he said, council needs to buy buildings that are poorly managed by private owners. Council therefore needs to renovate these buildings in poor condition, and they thereafter need to sell the individual flat units to owners who will maintain their buildings by themselves and also through the responsibilities of body corporates. Therefore, council should purchase dilapidated buildings that require rehabilitation and maintenance. Please refer to Map 9 for buildings requiring rehabilitation. This will further be discussed in section 6.5.3. Mr.



Maharaj has also said that council needs to establish by laws that will ensure South Beach is well maintained through the regular monitoring and assessment of the condition of shops and residential flats.

In order to encourage the landlords of South Beach to maintain their buildings on a regular basis, as required, incentives need to be provided to the landlords by eThekweni Municipality. Such incentives, to be provided by eThekweni, are the following:

- A monetary award to be presented to the landlord who best maintains their building
- The provision of maintenance materials, such as paint, windows, new gutters, etc. at a reduced cost to the landlords or buildings owners of derelict buildings in South Beach
- The provision of cheap labour, recruited by the landlords, and subsidized by council.

Landlords, in conjunction with eThekweni Municipality, need to maintain buildings and council must maintain the streets, pavements, street furniture, streetlights and the policing of the area. The area must be constantly monitored on a regular basis, via the urban management of eThekweni Municipality. In this way, it can grow in a sustainable manner.

Councilor Corbett had stated in his interview, that the management of South Beach is poor and that is therefore needed for the whole area in order to reduce its urban decay. He had said that the bad building management of the area must be rectified through the municipal courts for the central area, which will ensure that the building owners of poor condition buildings get prosecuted.

Shop owners and businessmen should maintain trees in front of their premises. Also, they should keep their pavements clean and litter-free. Bylaws from council need to be passed where it becomes policy for business owners to maintain their shops and pavements to a required standard. This will keep the area clean at all times, eradicating the litter problem and ensuring that the environment is healthy and well maintained. Each building owner or leaser must sign a contractual agreement, with the eThekweni Municipality and the South Beach Ratepayer's Association, stating that they will maintain their building or shop, its pavement, parking lots and entire space that he or she has under their jurisdiction. This will ensure the proper, long-term maintenance of the area.



By-laws for reducing overcrowding in Point Road and Rutherford Street need to be passed in order to reduce the noise pollution of the area and to improve the quality of life of the residents in South Beach.

### 6.5.2 STREET REVITALISATION FOR ERSKINE TERRACE

This project has been selected, as it will be beneficial to South Beach and its residents. It will also increase the local economic development of the area through an increase in investment and investor potential, as well as an increase in employment opportunities and income generated by the area. This will be achieved through the revitalization of Erskine Terrace, methods of which are discussed below.

South Beach has great potential in terms of tourism enhancement, due to its safe beaches. The area can improve to a large extent if tourism is increased. This will also diversify its economic base. Therefore, it should be renewed to increase its tourism potential. Street revitalisation for Erskine Terrace is a good method of renewal as it uses existing land to improve the area in terms of its aesthetics, function, economic, and social development. The revitalisation of Erskine Terrace will increase the tourism of South Beach, as tourists, both local and abroad, will feel safer in an improved and cleaner environment.

Erskine Terrace is the ideal vicinity for tourism as it is the beachfront of South Beach. As mentioned by Njabulo in his interview, the safe beach of the area is appropriate for increasing the tourism of South Beach. But, vagrants and a high crime rate dominate Erskine Terrace, thereby decreasing its potential for the growth of tourism in the area. Also, the street furniture is cluttered, with no specific order. Bins, benches, and streetlights are all placed with no specific order, as seen in Map 5. Trees are also scattered along the terrace, unstrategically positioned. These trees also create dirt.

Erskine Terrace is well managed on the beach side. Via observations, it was determined that the area is cleaned regularly. However, the parking side of Erskine Terrace is poorly maintained, as it is littered. Leaves from trees also create a mess on this side of Erskine Terrace. This needs to be cleaned on a daily basis during the mornings in order to prevent dirt from accumulating and therefore being an eyesore to the residents and tourists of South Beach.



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Areas that were especially littered were outside shops, on Rutherford Road, Prince Street and Point Road. Bins need to be provided at these areas at a larger scale and concentration in order to reduce the litter on the streets of South Beach.

The streetlights should be used as a multi-purpose feature. Plastic bins should be attached to the middle of the streetlight. In this way, tourists and patrons of the beach can also use the light as a means of garbage disposal. To make it attractive, the streetlight should also have artificial flowers around the bin so that it adds a good aesthetic to it. Plastic flowers have been proposed, as they require no maintenance. This has been done for the revitalisation of Beach 20<sup>th</sup> Street. It is a good idea where the potential of the streetlight can be used to a greater degree. The streetlights should be blue in colour, in order to blend in with the sea and add to the beachfront theme.

More benches are also required on the Beachfront of Erskine Terrace. This will encourage locals to utilise the Beachfront more regularly during weekdays. The area will be more inviting with benches. An open and inviting atmosphere for patrons is essential in ensuring an enjoyable environment.

Erskine Terrace can also be revitalised by introducing local artwork such as large sculptures on streets. Art museums in Durban can sponsor works from emerging or freelancing artists for these street sculptures. Also, the Durban Institute of Technology Art School can have a competition where their three best students receive an award for their talent and the display of their sculptures on Erskine Terrace. This has been done in the renewal of Balingen, which also encourages local artists to get involved with the renewal process. This also adds culture to the streets of a neighbourhood, defining it and setting it apart from other cities and cultures. Cultural heritage is essential in maintaining a sustainable neighbourhood and local street art can amplify the heritage of an area such as South Beach. Artworks will also add to the tourist's experience where they can learn more about local art. Ramati (p.24) also says that local artists should get involved in the renewal process by the provision of ethnic artwork in order to enhance the local flavour of an area.

Erskine Terrace can also be used for local musical performances, such as live African jazz. The grassed area, on the back of the beach, of Erskine Terrace can be especially utilized for this purpose. The jazz performances should take place on sunny days, in order to prevent the erection of tents or marquees. If however, there are funds available, the event could occur under a tent. The event should also be free and open to the public in order for an initial attraction to occur to the event. A private sector sponsor for senior citizens, the handicapped or other disadvantaged persons, should provide chairs.



Pedestrians, locals and tourists will thoroughly enjoy live African music performances. This will also give local musicians a chance to display their talent. Live performances of local music will also enhance the local culture and heritage. This in turn will give grow the local community. It will also make them increase their appreciation for their culture. Beginners, amateurs and professionals can all participate. This will give all musicians a chance to develop their skills and also contribute to their neighbourhood or city in general. Sponsorships from established music shops, and Multi-National Corporations such as the Coca-Cola Company, can be acquired in order to gain access to the capital required for the implementation of the project.

### **6.5.3 BUILDINGS REQUIRING REHABILITATION**

This project has been chosen to meet the needs of the residents of South Beach. Therefore, it will be beneficial to the residents. Also, it will encourage the local economic development of South Beach.

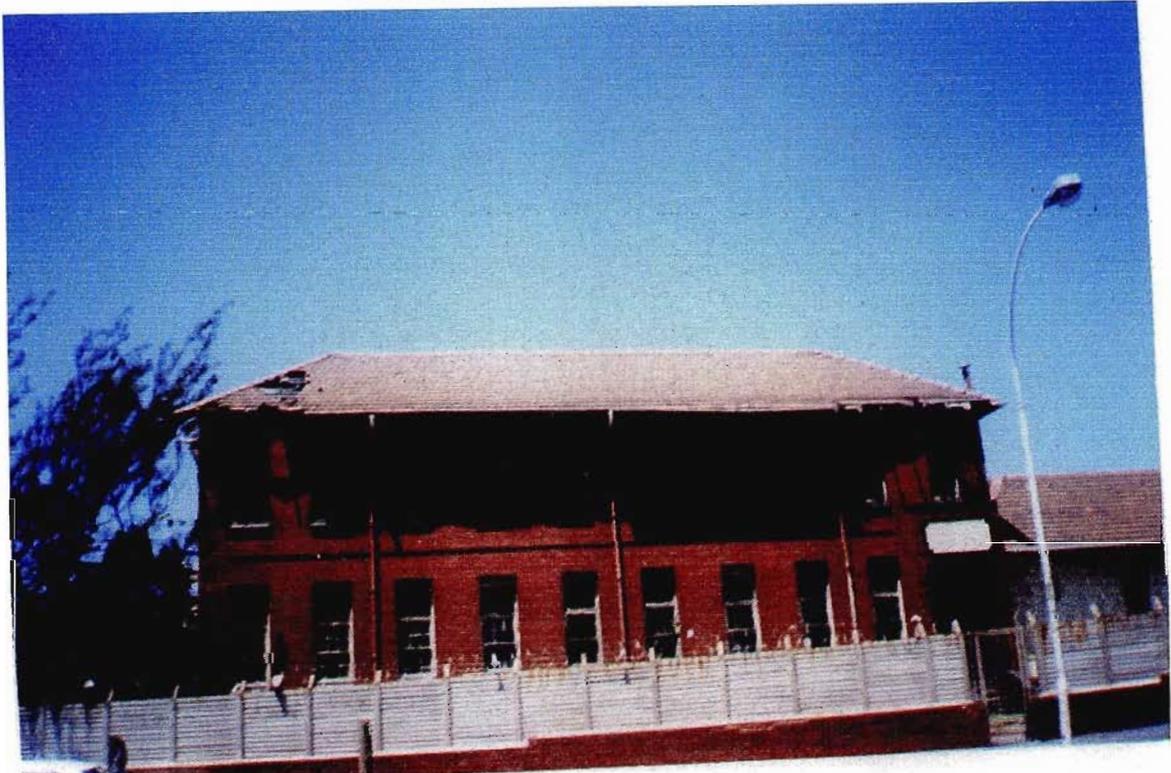
#### **a) THE OLD PRIMARY SCHOOL**

The old primary school on the corner of Rutherford Street and Erskine Terrace is dilapidated and should be rehabilitated (please refer to Map 9). It is currently unused and can be rehabilitated and utilised as a museum. Three respondents identified the need for a museum in South Beach. The old school has broken windows and has been empty for a while. It creates a gloomy and unappealing sight that is non-profitable to the area. The eThekweni Municipality must work in conjunction with private developers to convert the unused school into a museum. eThekweni can buy the building and thereafter contract private developers to rehabilitate the school in terms of painting, repairing windows, and upgrading services, such as the water, plumbing and electricity, within the building. eThekweni can thereafter either sell the museum, or keep it as a council asset.

The museum should display purely local artworks and thereby market itself as completely ethnic and South African. A museum would draw tourists to South Beach and at the same time give local artists a chance to sell their artworks. Not only will the museum draw tourists to the area, but also locals. It will thus contribute to the local economy as well as add a pleasant sight to the South Beach vicinity.



Photograph 5: The old school on the corner of Rutherford Street and Erskine Terrace needs to be rehabilitated to reduce the adverse blight effects on South Beach



A good example of a museum that could be used as an example for the rehabilitation of the old school is the NSA Art Gallery in Berea. This art gallery has art works displayed on its first floor, and a restaurant on its ground floor. The same concept could be used for the rehabilitation of the old school as a museum.

#### **b) FLATS REQUIRING REHABILITATION**

Some flats (19) also require rehabilitation. Please refer to Map 9 for the proposed buildings that require renewal. The flats on Point Road especially require renewal. There are many flats that are in a poor or dilapidated condition. In order to prevent the eviction of residents via redevelopment, the rehabilitation of these flats will have to occur. The services of the flats are in good condition. Thus the aspects needing renewal in these flats are the paintwork, the gutters, the windows, the window frames, the gardens or hedges, and the elevators. The landlords need to start investing more money into maintaining their flats. In this way, the area can be sustainable in terms of aesthetics. Council needs to



purchase buildings that are dilapidated, rehabilitate them, and sell them to people who are willing to buy and therefore own individual units, as suggested by Mr. Maharaj in his interview.

Incentives can also be provided to building owners, such as those mentioned earlier, in the suggested maintenance of South Beach. Incentives will encourage building owners to renovate and rehabilitate their buildings. Such incentives are:

- Cheap labour that could be offered to the flat owners. The labour should be recruited by the building owners, and subsidized by eThekweni.
- Low-cost building materials that can be obtained directly from factories by the private sector developers, and facilitated by eThekweni, i.e. eThekweni is to approach the factory directly and thereby help the building owners with the access to these required materials.
- Subsidised or free building plans from eThekweni Municipality
- An award to the best-renovated building, which will be presented by eThekweni Municipality

Flats on Point Road and Rutherford Street especially require rehabilitation as well as the pocket of flats located on the intersections of both these streets. Another pocket of buildings in need of rehabilitation is those on Masonic Road, and Hospital and Point Roads. Point Road requires the most rehabilitation, a total of ten proposed buildings.

Flats requiring rehabilitation can use its residents to help with the renewal process as almost all residents involved in this study said that they would like to get involved with the upgrading of their individual unit as well as the entire flat. Residents said that they would like to help paint, and perform any small task that they were capable of. This shows the enthusiasm of the residents of South Beach, an imperative factor for sustainable renewal. Regarding residents, those who own their flats can also help to maintain these flats. In the case studies of Little Italy and Balingen, residents took the individual initiative to improve their dwelling. This in turn had led to the rehabilitation of the entire neighbourhood.

Residents must also be encouraged to take pride in their neighbourhoods. Seminars and workshops must be held with the residents to increase their environmental awareness. As mentioned previously, in the observation study, litter is found at many locations, not only during peak seasons when litter can be caused by tourists, but off-peak as well. Therefore, residents, businesses and patrons of South Beach are liable for litter in the area. In order for residents to really appreciate their neighbourhood, they must be involved in its dynamics. This will encourage them to maintain their neighbourhood. In order to keep the



area litter-free; residents must be educated on methods of keeping their neighbourhood clean. This will make them understand how important it is to live in a healthy and clean environment.

## 6.5.4 THE CONSERVATION OF SOUTH BEACH

It is important to develop upon existing qualities that define South Beach and give it its unique character. There are buildings within the case study area that require conservation as they add to the area's unique character. They are located on Point Road and the corner of Point and Bell Street. The Children's Hospital is also of architectural value, as stated by Mr. Prange in his interview. Buildings requiring preservation are the Hawks' Auto Parts building on Point Road and its neighbour, the bar on the corner of Bell Street and Point Road (also stated by Mr. Prange). These buildings show the history of the area. They are in good condition and need to be maintained in such a manner so that the heritage of South Beach is preserved via conservation methods.

Photograph 6: This building is in "Good" condition and needs to be conserved to preserve the architectural heritage of South Beach, as identified by eThekweni Municipality  
Location: Hawk's Auto Part, Point Road





The conservation of historic buildings is important in preserving the significant heritage of an area. Council has plans for preserving these buildings, but these plans need to be implemented. The buildings requiring conservation are therefore located on Point Road, and the Children's Hospital, which is located on Prince Street. They have been identified as merely individual sites, and not necessarily as pockets. The eThekweni Council has identified these three buildings as buildings with historical, architectural, and cultural significance. Mr. Prange had stated that these buildings are of such significance, and therefore need to be preserved.

Building owners need to be prompted and motivated as to why their buildings require preservation and conservation. Therefore, these owners must be identified and identified to a workshop where they can understand the need for preservation. Thereafter, incentives need to be offered to these building owners in order for them to be induced to preserve their buildings. Possible incentives include the following:

- A competition between the owners of buildings that need to be preserved must be held.
- The winner of the competition will receive an award, as well as a 50% reduction on further renewal costs every five years from eThekweni Municipality, for the next 20 years.

Such incentives will motivate building owners to maintain the standards of their buildings.

Significant buildings that have good architectural, cultural or historic heritage also give communities and residents of the area a sense of attachment to their place of residence. Culture sets cities and nations apart. It attracts investment into the area. Conservation will also increase the communities' confidence in their area with the creation of a positive community identity. The heritage of an area also increases tourism.

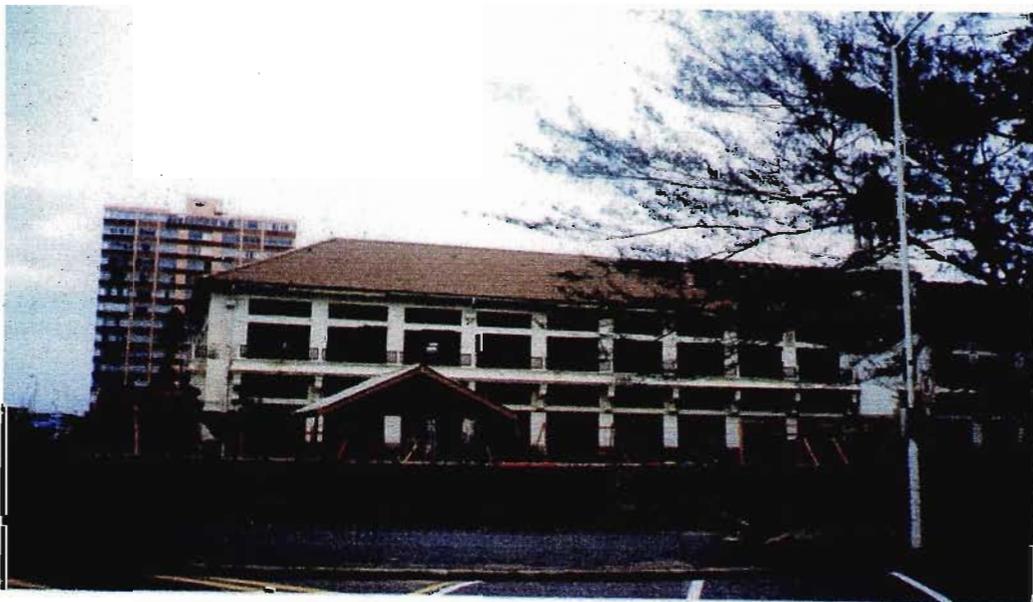
The Children's Hospital on Prince Street is dilapidated and needs to be restored with a new coat of paint, new windows and doors, and new roof tiles. Its design gives it a unique appearance and this design element must be preserved to enhance the heritage of South Beach. It is currently being used as a crèche and should be upgraded to better meet the resident's needs. The current condition of the crèche is non-conducive to the hygiene of the children attending the centre, and it is also unappealing to the community of South Beach. It needs to be revamped to improve its physical condition. The land use of a crèche should be maintained, as it is currently a compatible land use within South Beach. A crèche



is much needed for the community of South Beach, as there are several parents with children residing in the area whom seek the services of a day-care or crèche facility. The building seriously requires rehabilitation on its inside and conservation to its exterior. The private sector, i.e. architects, conservers, technicians and engineers, need to work with council to preserve these buildings. Council therefore needs to contract them in order to make the necessary amendments. These include:

- ◆ Contracting preservers and architects to maintain the aesthetics of the building's exterior, by the city council
- ◆ Getting the plans passed and approved by council
- ◆ Engineers should be contracted by council to repair and upgrade the plumbing, sanitation, and water works of the Children's Hospital
- ◆ A project manager needs to be hired, probably on the part of the engineers, in order to monitor the implementation of the project, as well as to monitor it as an ongoing process upon completion of the project. This will be needed to ensure that the maintenance of the building is carried out.

Photograph 7: A building requiring rehabilitation – the Children's Hospital.  
Location: Taken from South Beach Avenue



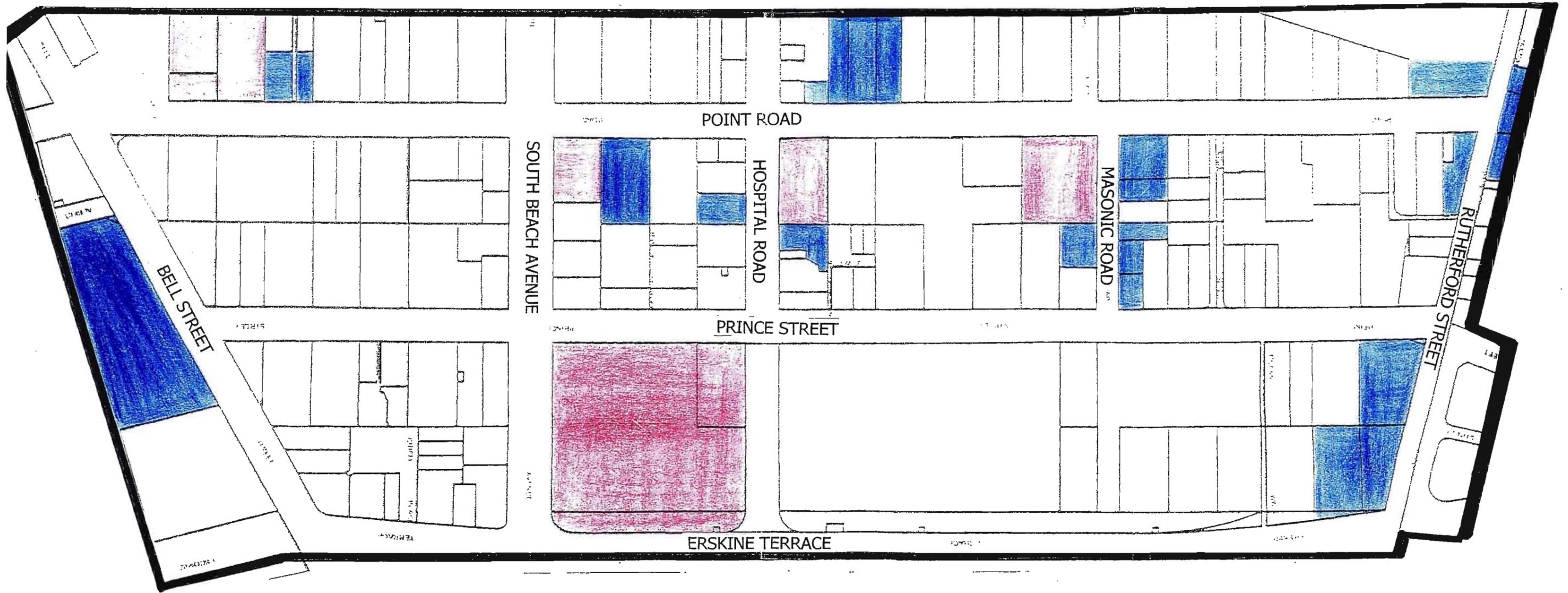


Photograph 8: A building requiring rehabilitation – the Children’s Hospital.  
Location: Taken from Prince Street (same building as Photograph 7)



The Children’s Hospital must be rehabilitated to conserve it as the piece of architectural heritage that it is. Cultural heritage mobilizes communities by reducing poverty and increasing economic growth. It also increases the quality of life of the residents of that particular area. It preserves amenities and allows a mixture of activities (World Bank, [www.worldbank.org](http://www.worldbank.org), 13 June 2002).

Map 9: Proposed Renewal of Buildings



SCALE - 1:2750



LEGEND

-  Building Requiring Rehabilitation
-  Building Requiring Conservation



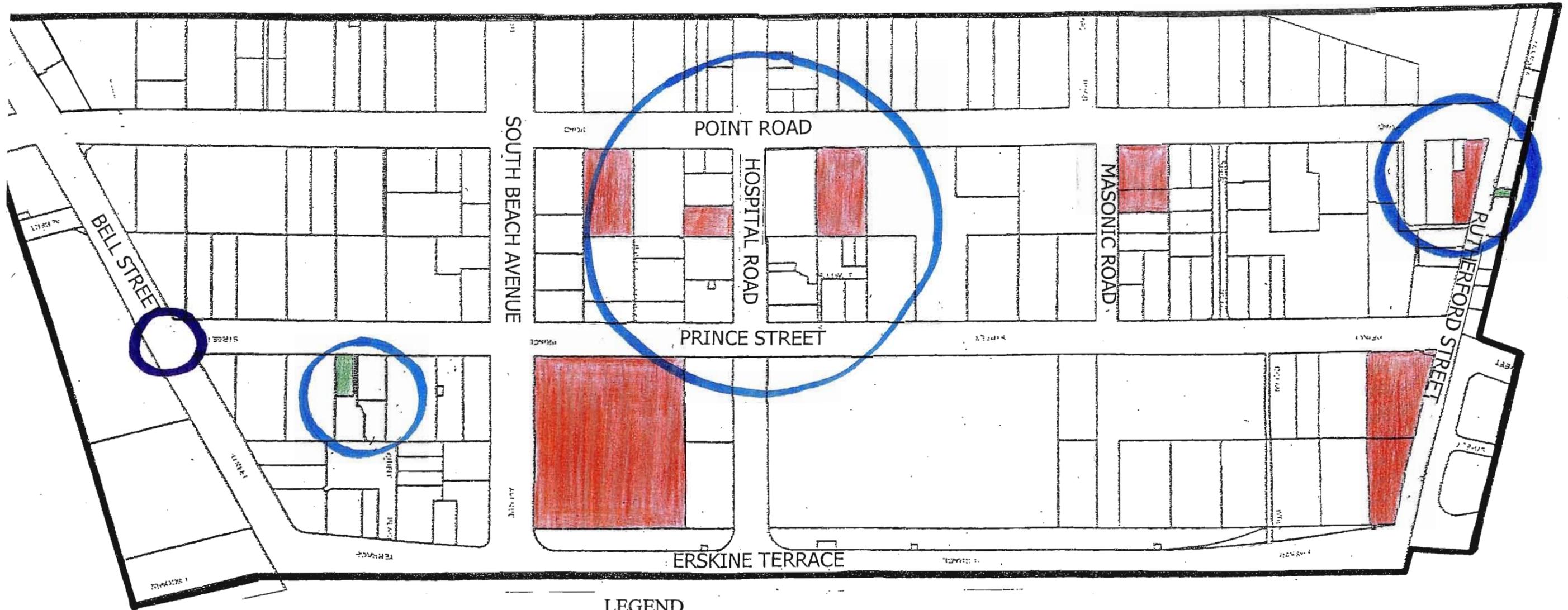
**Table 8: Schedule of Projects**

Name of Project	Type of Project	Public Initiative	PPP	Realism	Long term	Short Term	Responsible Authority
Improving the safety of South Beach	Infrastructure			R			eThekwini
Increasing Policing	Institutional			R			eThekwini
Increasing Road safety of South Beach	Infrastructure			R			eThekwini
A Park or Playground	Capital			R			eThekwini
Public Participation Initiative	Institutional			R			Ethekwini, Residents Businessmen, NGO's, CBO's, parastatals
Enhancing Maintenance Levels	Institutional			R			Landlords, residents, eThekwini
Street Revitalisation for Erksine Terrace	Capital			U			Private Sector, in collaboration with eThekwini
Buildings Requiring Rehabilitation	Capital			R			Private Sector, in collaboration with eThekwini
Old Primary School Rehabilitation	Capital			R			Private Sector, in collaboration with eThekwini
Flats Requiring Rehabilitation	Capital			R			Private Sector, in collaboration with eThekwini
Conservation of South Beach	Capital			R			Private Sector, in collaboration with eThekwini

R = Realistic

U = Unrealistic, requiring large-scale capital private investment. Longer-term projects.

MAP 10: RECOMMENDATIONS



LEGEND

-  Proposed traffic lights
-  Proposed Neighbourhood watch vicinity
-  Park or playground site
-  Buildings to be bought by eThekweni Municipality

SCALE - 1:2750





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## CHAPTER SEVEN: CONCLUSIONS

### 7.1 INTRODUCTION

The aim of this Dissertation was to determine the cause of blight in South Beach and to thus provide recommendations for the renewal of the area. This has been achieved through the determination of which buildings and areas are blighted, what gives rise to the blight of these areas, and how they can be decreased or eliminated.

### 7.2 THE DECAY OF SOUTH BEACH

Via the conduction of various research methods, it was determined that South Beach *is partially decaying* in terms of physical, social and economic aspects. The hypothesis stated that it is in these very aspects that the area is declining. Therefore, the assumed hypothesis held true to the research findings.

Regarding economic aspects, the area is deteriorating in terms of businesses pulling out, an increase in the amount of empty lots and vacant or undeveloped property (eight vacant lots and buildings in total). From interviews with stakeholders, it was determined that the area is deteriorating because of its escalating crime rate, drug trade, prostitution, vagrancy, and the mismanagement of buildings. Other factors that stakeholders had identified were pollution and the poor maintenance of the area.

Some of the interviewed stakeholders had stated that there are many unemployed, illegal immigrants of the area, whom contribute to dubious and criminal activities in South Beach, therefore adding to its blight.

### 7.3 THE RENEWAL OF SOUTH BEACH

South Beach thus *requires a degree of urban renewal*, in the particular areas that require it. This will reduce the various forms of blight in the area. One of the reasons why urban renewal is needed for South Beach is because it needs to be placed in a more competitive position in comparison to the proposed world-class uShaka Island Marine Theme Park. The Point Waterfront/proposed uShaka Island Marine Theme Park area is a large-scale renewal attempt that will change this part of the South Beach vicinity. South Beach is currently degenerating and falls between the Marine Parade and the wider Point Waterfront area. It is not tourist-orientated (except for the Festive Season), and thus needs to be renewed in order to attract potential tourists. The new Theme Park will be drawing many



tourists and South Beach is adjacent to this area. It needs to be aesthetically and functionally appealing to tourists. Thus, a renewal intervention is required.

Also, the increase of tourism in South Beach will increase its economic growth. With the proposed restaurant strip on Erskine Terrace, the economy of South Beach will increase as tourists, as well as locals, will be frequenting this area.

Urban renewal is also needed for South Beach because the crime rate is currently high in the area. Residents, shop owners and businessmen feel unsafe in the area. In order to increase the confidence of these people and to increase the investment into the area, the reduction of crime is necessary. This Dissertation has provided recommendations to reduce the crime rate via extra policing at certain times, a neighbourhood watch, etc.

The proposals provided in this Dissertation for the renewal of South Beach practiced democratic planning methods where residents, neighbourhood shop owners and businessmen were all given the opportunity to provide their views and opinions. By planning with the community, their confidence in their area also increases, as they become more aware of the positive changes occurring in their neighbourhood. It is important to plan collaboratively with the public, also an aim of this Dissertation, which was achieved. The public of South Beach will be involved as an ongoing process in order to create an accountable and transparent level of communication between council, the private sector, the entrepreneurs of the area, and the civil society of South Beach.

Another objective of the Dissertation was to enhance the sustainability of the case study area. This will ensure stable growth and encourage investment. One way in which this objective was achieved was ensuring the regular maintenance of all buildings and streets. This will sustain the proper, clean, and appealing physical environment, which will encourage ongoing investment, whether private or public.

A public-private partnership has been proposed for the renewal of South Beach. This will encourage investment from not only the government, but from private investors as well. By getting private investors involved, the area will grow sustainably. Collaboration between all concerned and relevant stakeholders of both the private and public sectors is needed for the renewal of South Beach to be efficient and effective.



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## 7.4 LIMITATIONS TO THE STUDY

### 7.4.1 ANALYSIS

There are some areas that have not been analysed in detail in order to propose adequate recommendations. These include the following, listed below:

- The range of interviewed stakeholders should have been increased. Stakeholders that should have been interviewed are Trade and Investment, KwaZulu-Natal and Ithala Bank, with regards to financing projects; and building owners and landlords were not interviewed. The opinions and responses of the landlords would have been interesting to note, with regards to what incentives they would like to see in order to renew their buildings, or to note their attitudes and grievances with their tenants regarding the regularity of rent payments.
- The knowledge of the age of the buildings in South Beach was needed to be known in order to determine if the age of the buildings correlated to the condition of the building, i.e. if it had contributed to the decay and blight of the building. The age of the buildings was not determined due to time constraints. This was an objective that was not met.

### 7.4.2 RECOMMENDATIONS

There were some recommendations that were insufficiently detailed. Recommendations needed to have been made, or improved upon were the following:

- A recommendation of an institutional framework for the management and maintenance of South Beach was not provided, once again due to time constraints.
- The "Conservation of South Beach" was not detailed enough and lacked succinct particulars regarding the implementation of the project.



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## 7.5 SUGGESTIONS TO IMPROVE THE STUDY

Further research is required regarding the assessment of the existing situation of the study. The following measures are therefore needed:

- The identification and incorporation of a broader level of stakeholders. The conduction of interviews with these stakeholders is thereafter needed.
- An assessment of the age of the buildings in the case study area. This will need to be completed through several sessions of finding maps of the buildings located in the case study area at the City Engineer's Information Centre, and thereby determining their ages.
- An institutional framework to be proposed that incorporates all stakeholders identified for the renewal of South Beach. Their roles, functions, responsibilities and their hierarchy need to be diagrammatically represented.

## 7.6 CONCLUSION

The main research question and subsequent questions that have arisen from the main question have been achieved. This is because, according to the main research question, aspects in which South Beach is decaying have been identified. These aspects have included forms of blight, socio-economic factors and the mismanagement of the area and buildings. This also answers sub-question (a), "What are the causes of urban decay in South Beach?" Sub question (b) was where are the parts of the area that require renewal. This was achieved because recommendations were provided with which buildings require what method of renewal, and also possible interventions were proposed in the "Recommendations" chapter. Sub-question (c) - "What is the current socio-economic status of the residents of South Beach". This question was answered, providing a description of the socio-economic characteristics of South Beach's residents in Chapter Five. Sub-question (d) asked about the "Methods of renewal", which has been proposed in Chapter Six. The last sub-question, (d), asked about the "renewal intervention". This was also documented in Chapter Six, stating that public-only, or public-private partnerships are necessary for particular projects. Thus, the main research question, as well as the sub-questions was answered.

Therefore, it can be concluded that South Beach is decaying in terms of social, economic and physical aspects. In order to save the area from further deterioration, it needs an urban renewal intervention that can rectify its current drawbacks and negativities. This renewal intervention should be a public-private

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partnership that encourages democracy and sustainable planning methods by incorporating all relevant stakeholders into the urban renewal planning process.



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## ANNEXURE A: QUESTIONNAIRE FOR THE RESIDENTS OF SOUTH BEACH

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### SURVEY OF SOCIO-ECONOMIC CHARACTERISTICS OF RESIDENTS OF SOUTH BEACH AND THEIR ATTITUDES TO URBAN RENEWAL

*Survey conducted by Miss S. Naidoo (student at the University of Natal), for the purposes of a Dissertation.*

Questionnaire No: \_\_\_\_\_

Building Type : Good  Fair  Poor

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**To Be Please Completed By Head of Household. Thank You.**

#### Section A: Socio-Economic Details

1. Age : 18-25  26-35  36-45  46-55  56-65   
66-75  more than 75  [Tick (✓) one]
2. Occupation : \_\_\_\_\_
3. Marital Status :  
Single  Married  Divorced  Widowed
4. Income per month :  
Less than R1000  R1001 - R2000   
R2001 - R5000  R5001 - R8000  More than R8000
5. Sex : Male  Female
6. Race : Black  White  Coloured  Indian  Other

#### Section B: Assessment of Attitudes and Opinions of South Beach

7. Why did you move to South Beach?  
\_\_\_\_\_
8. How long have you been residing in South Beach?  
Less than a year  1-2 years  2-5 years  5-10 years  10-15 years   
More than 15 years
9. Tenure Type?  
Rent  Own  Board  Other
10. If responded "Other" to Question 9, please specify ...  
\_\_\_\_\_



- 
11. Do you like living here? Yes  No
12. Do you intend on staying or moving?  
Staying  Moving   
Why? \_\_\_\_\_
13. Do you think that the crime rate in South Beach is increasing or decreasing?  
Increasing  Decreasing  Remaining the same
14. Do you feel safe living here? Yes  No
15. What do you like most about living here?  
\_\_\_\_\_
- 
16. What do you dislike most about South Beach?  
\_\_\_\_\_
- 
17. Do you know your neighbours? Yes  No
18. Are you a close-knit community? Yes  No
19. How would you rate South Beach's overall appearance?  
Good  Average  Substandard
20. In your building, do you have access to good...
- |                      |                              |                             |
|----------------------|------------------------------|-----------------------------|
| Water ?              | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Electricity?         | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Sanitation?          | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Drainage?            | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Public Transport?    | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Private Phone Lines? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Refuse Removal       | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
21. What do you feel is South Beach's unique quality/qualities?  
\_\_\_\_\_  
\_\_\_\_\_
- 
22. Rate the condition of the following in your neighbourhood :
- |                        |   |                               |                                  |                                      |
|------------------------|---|-------------------------------|----------------------------------|--------------------------------------|
| Pavements              | : | Good <input type="checkbox"/> | Average <input type="checkbox"/> | Substandard <input type="checkbox"/> |
| Condition of Buildings | : | Good <input type="checkbox"/> | Average <input type="checkbox"/> | Substandard <input type="checkbox"/> |
| Parking Facilities     | : | Good <input type="checkbox"/> | Average <input type="checkbox"/> | Substandard <input type="checkbox"/> |
| Street Lights          | : | Good <input type="checkbox"/> | Average <input type="checkbox"/> | Substandard <input type="checkbox"/> |
23. Is the policing of your neighbourhood adequate? Yes  No
24. Is air pollution a problem in your neighbourhood? Yes  No
-



If YES, where? \_\_\_\_\_

25. Is your neighbourhood clean and well kept? Yes  No
26. Is your building clean and well kept? Yes  No
27. Has your building been renovated recently? Yes  No
28. If you have answered "Yes" to the above question, when was it last upgraded/ renovated, and what renovations have been done?
- \_\_\_\_\_
- \_\_\_\_\_

29. If NO, Where do you find it to be untidy or neglected?

\_\_\_\_\_

30. Are noise levels too high? Yes  No

If YES, where, and at what times?

\_\_\_\_\_

\_\_\_\_\_

31. Is traffic congestion a problem in your neighbourhood? Yes  No

If YES, where? \_\_\_\_\_

### Section C: Attitudes to the Proposal Of Renewal in South Beach

32. Do you think Renewal (upgrading/renovation/tearing down of old buildings to replace it with new ones) should occur in South Beach?

Yes  No

Why? \_\_\_\_\_

33. What do you think are the most important places/ areas within South Beach requiring renewal?

\_\_\_\_\_

\_\_\_\_\_

34. What should be dealt with first?

Crime  Condition of buildings  Pavements

Recreational Facilities  Other  Specify \_\_\_\_\_

WHY? \_\_\_\_\_

### Section D: To be answered by renters only.

35. How much rent do you pay per month?

< R500     R501 - R1000     R1001 - R1500     R1501 - R2000

> R2000

36. Do you pay your rent on a regular basis? Yes  No

If "No", what is your reason?

\_\_\_\_\_



---

36.If rents in your building increase after renewal, will you be able to stay here?

Yes  No

37.If not, where will you go? \_\_\_\_\_

38.Would you be prepared to help improve your neighbourhood as part of a renewal program? Yes  No

39.In what way would you be able to assist?

---

40. Do you know your community representative?

Yes  No

41. Do you know your local councilor? Yes  No

42.What facilities do you feel are required in South Beach?

---

43. What would you like preserved if renewal occurs here?

Section E: To be Answered by Dwelling-Owners Only

44.How much levies do you pay per month?

< R500     R501 - R1000     R1001 - R1500     R1501 - R2000  
 > R2000

45. Do you pay your levies on a regular basis? Yes  No

46.If you had answered "No" to the above question, please state why?

---

47.Would you be able to renovate your flat as an individual unit if you are required to meet new renewal standards? Yes  No

48.Would you be prepared to help improve your block of flats as part of a renewal program? Yes  No

49.Would you be prepared to help improve your neighbourhood as part of a renewal program? Yes  No

50.In what way would you be able to assist?

---

Thank you for your co-operation, time and patience. Have a nice day!



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## ANNEXURE B: QUESTIONNAIRE FOR THE BUSINESSMEN OF SOUTH BEACH

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### SURVEY OF SOUTH BEACH'S BUSINESSMEN AND THEIR ATTITUDES TO RENEWAL

*Survey conducted by Miss S. Naidoo (student at the University of Natal), for the  
purposes of a Dissertation.*

Questionnaire No: \_\_\_\_\_

#### SHOP/BUSINESS TYPE :

TAKE-AWAY/CAFÉ       RESTAURANT       BAR   
AUTO REPAIRS       BUTCHERY       PAWN SHOP       WHOLESALE  
      OTHER  \_\_\_\_\_

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**To be Please Completed by the Manager or Owner of the Business. Thank  
You.**

1. How long have you been in these premises?  
Less than a year       1-2 years       2-5 years       5-10 years   
10-15 years       More than 15 years
2. What shop/business type was this when you purchased it?  
\_\_\_\_\_
3. Is business improving or deteriorating?  
Improving       Deteriorating       Remaining the same
4. Where do you live? \_\_\_\_\_
5. Do you like operating your business in South Beach?  
Yes       No       WHY? \_\_\_\_\_
6. Do you intend on keeping your business here or moving elsewhere?  
Staying       Moving       WHY?  
\_\_\_\_\_  
\_\_\_\_\_



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7. If you wanted to expand your business, would you have sufficient room for expansion  
Yes  No   
Why? \_\_\_\_\_
8. Do you think that the crime rate in South Beach is increasing or decreasing?  
Increasing  Decreasing  Remaining the same
9. What do you like most about South Beach?  
\_\_\_\_\_
10. What do you dislike most about South Beach?  
\_\_\_\_\_  
\_\_\_\_\_
11. How would you rate South Beach's overall appearance?  
Good  Average  Substandard
12. How would you rate South Beach in terms of customers/clients/support for your business? Good  Average  Substandard
13. Do you think renewal (upgrading/renovations/demolishing of buildings to erect to new ones) should occur in South Beach?  
Yes  No  Why? \_\_\_\_\_
14. What do you think are the most important places/areas/buildings requiring renewal?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. What should be dealt with first?  
Crime  Condition of buildings  Pavements   
Recreational Facilities  Other  \_\_\_\_\_  
Why? \_\_\_\_\_
16. Would you be able to renovate your shop/business if you are required to meet new renewal standards?  
Yes  No
17. What facilities do you feel are needed in South Beach?

An Analysis of a Degenerating Urban Area and Recommendations for its Renewal:  
A Case Study of South Beach, Durban



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18. Are there any unique qualities that you feel should be preserved if renewal occurs here?

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19. What do you think could be improved in South Beach to meet your needs as a shop owner here?

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Thank you for your co-operation, time and patience. Have a nice day!



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## ANNEXURE C: PROMPTS FOR INTERVIEWS WITH STAKEHOLDERS

### Prompts for Town Planner

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Date: 15 November 2002  
Time: 11:00  
Interviewee: Mr. Ajiv Maharaj  
Venue: City Engineers' Department, Durban  
Organisation/  
Company: eThekweni Municipality

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- Do you think that South Beach requires an Urban Renewal initiative? Why?
- What do you think has given rise to the decay/degeneration/blight of South Beach?
- Have businesses pulled out?
- What forms of blight are evident?
- What renewal interventions need to be put into play to restore South Beach?
- Where do they need to be implemented? And How?
- Is management of the area good or poor? Please elaborate.
- Are any plans for the renewal of South Beach currently underway at eThekweni?
- Do you personally think that South Beach has the potential for successful renewal?
- Do you think that a public, private, or public private partnership should be adopted for the renewal of South Beach?
- For parts of South Beach, or the area as a whole?



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## Prompts for Urban Designer

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Date: 29 November 2002  
Time: 09:00  
Interviewee: Mr. Martin Prange  
Venue: City Engineer's Department  
Organisation/  
Company: eThekweni Municipality

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- Do you think that South Beach is decaying or degenerating?
- What do you think has given rise to this decay?
- Do you think that South Beach requires an urban renewal intervention? Why?
- What methods of design can be adopted to reduce the blight of South Beach?
- Are any plans regarding the urban design of South Beach currently underway at the Department that you work in?
- Do you think that a public, private, or public private partnership should be adopted for the renewal of South Beach? For parts of South Beach, or the area as a whole?
- Has investment in the area decreased from council?
- Do you think that the area is well-managed?



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## Prompts for Principal of Primary School

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Date: 15 November 2002  
Time: 12:00  
Interviewee: Miss Richards  
Venue: Addington Primary School  
Organisation/  
Company/  
Institution: Addington Primary School

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- ◆ Do you feel that South Beach is degenerating? If YES, in what aspect(s)?
- ◆ Do you feel that South Beach should be renewed?
- ◆ Do you think that South Beach is a safe environment for the children of this school (in terms of pedestrian crossings, crime and violence in the area etc.)?
- ◆ Do you think that recreational facilities for the children of South Beach are adequate (parks, playgrounds, pools etc)?
- ◆ What areas, streets, buildings, recreational facilities etc., do you feel should be renewed?



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## Prompts for Tourism Association Representative

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Date: 29 November 2002  
Time: 10:30  
Interviewee: Njabulo  
Venue: Durban Tourist Junction, 160 Pine Street  
Organisation/  
Company: Tourism Durban

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- Is the tourism within South Beach increasing or decreasing?
- What has led to the increase/decrease of tourism in South Beach?
- Do you think that South Beach is adequately oriented towards tourism?
- What is South Beach's greatest asset i.e. where does its greatest potential lie?
- Do you think that it is competitive with the potential of North Beach?
- What is its greatest drawback(s)/downfall(s)/weak point(s)?
- Do you think that it should be renewed/renovated/upgraded? Why? Where?
- What areas should be renewed/upgraded/renovated?
- How can this be achieved?
- What do you feel needs to be improved within South Beach to place it in a more competitive position in terms of tourism?



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## Prompts for Councilor

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Date: 15 November 2002  
Time: 12:45  
Interviewee: Councillor Peter <sup>2</sup>Corbett  
Venue: His Residence, 34 Grandborough Court, Marine Parade  
Organisation/  
Company: eThekweni Municipality

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- Do you think that South Beach is degenerating? Why?
- In what aspect(s) do you think it is decaying? (economic, physical, social, etc?). Please elaborate.
- Do you often interact with the community of South Beach? If YES, how often?
- What are the most regularly raised issues by the community to you?
- Do you think that South Beach should be renewed? Why?
- What areas, facilities, aspects require renewal?
- Are there any current plans for the renewal of South Beach at council?
- What potential does South Beach have for successful renewal?
- Do you think that a public, private, or public private partnership should be adopted for the renewal of South Beach?

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<sup>2</sup> Councillor Corbett is also the Chairman for the South Beach Ratepayers' Association



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## Prompts for Policeman

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Date: 29 November 2002

Time: 14h00

Interviewee: Rakesh

Organisation/

Company: Tourist Protection

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- Is the crime in South Beach increasing, decreasing or remaining the same?
- Has this led to the decay of South Beach?
- What are the most dangerous vicinities in South Beach?
- What do you think has given rise to the high crime rate in South Beach?
- Are there any measures that are being employed to reduce the crime rate within South Beach?
- What do you think can be done to make South Beach a safer place for residents, shop owners, shoppers and tourists?

