



UNIVERSITY OF TM
KWAZULU-NATAL
—
INYUVESI
YAKWAZULU-NATALI

SCHOOL OF BUILT ENVIRONMENT AND DEVELOPMENT STUDIES

DISCIPLINE OF TOWN AND REGIONAL PLANNING

**Assessing the impacts of urban decay on the residential
land-uses: The case of Durban South Beach, South Africa.**

By

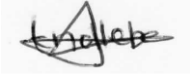
TULISA ABLE NDLEBE

**A Thesis Submitted in Partial Fulfilment of the Requirements for the
Masters Degree in Town and Regional Planning.**

2017

DECLARATION

I Tulusa Able Ndlebe therefore confirm that this dissertation is my unique work except for where citations state otherwise. Neither the entire work on this dissertation or any piece of it has been, is being, or is to be submitted for another degree in this or some other university.

Signature..........

Date.....02/05/2017.....

DEDICATION

I would like to dedicate this dissertation to my parents Mendile, Nombuyiselo Ndlebe and my daughter, Luhle Ndlebe.

ACKNOWLEDGEMENTS

Firstly, I would like to thank God for making this day possible through trials and tribulations. I would also like to express my sincere gratitude to my supervisor Dr. Hope Magidimisha who continued to push me to reach my full potential even when it seemed impossible. All your suggestions and cheer have led me to the submission of this dissertation. I would like to extend my appreciation to all the respondents of this research. To my parents “*Ndiyabulela kakhulu bazali bam ngethuba lokuba ndiqhubeke nemfundo kunye nenkxaso nothando enilundinike lona koluhambo*”. Lastly, I would like to thank everyone who expressed their support especially my siblings (Lungelwa, Mihle and Unathi), my friends and my supervision group.

TABLE OF CONTENTS

DECLARATION	i
DEDICATION	ii
ACKNOWLEDGEMENTS	iii
LIST OF FIGURES	viii
LIST OF TABLES	ix
LIST OF PLATES	x
LIST OF MAPS	xi
ACRONYMS	xii
ABSTRACT	xiii
CHAPTER ONE	1
RESEARCH INTRODUCTION	1
1.1 Introduction	1
1.2 Problem Statement	1
1.3 Background	3
1.4 Objectives	5
1.5 Key research question	6
1.5.1 Subsidiary questions	6
1.6 Aim	6
1.7 Hypothesis	6
1.8 Rationale of the study	6
1.9 Chapter outline	7
1.10 Summary	9
CHAPTER TWO	10
RESEARCH METHODOLOGY	10
2.1 Introduction	10
2.2 Sampling	10
2.2.1 Purposive sampling	10
2.2.2 Snowball sampling.....	11
2.3 Data sources	11
2.3.1 Primary data source.....	11
2.3.2 Primary Data Techniques.....	12
2.4.3 Secondary data sources	13
2.4 Data analysis	13
2.5 Validity, reliability and rigour	13
2.6 Limitations of the study	14

2.7 Summary.....	14
CHAPTER THREE.....	15
LITERATURE REVIEW	15
3.1 Introduction.....	15
3.2 Understanding urban decay.....	15
3.3 Urban decay patterns in international level	15
3.3.1 Developed regions: Case study of Detroit, USA	16
3.3.2 Developing regions: Case study of Nigeria, Africa	20
3.4 Urban decay patterns in South African context.....	23
3.4.1 Johannesburg precedence case study	25
3.5 Urban decay patterns at local level	28
3.5.1 Study area: Durban KwaZulu-Natal.....	28
3.6 Summary.....	29
CHAPTER FOUR.....	31
CONCEPTUAL AND THEORETICAL FRAMEWORK.....	31
4.1 Introduction.....	31
4.2 Concepts.....	31
4.2.1 Urban decay/ urban blight/ urban degeneration	31
4.2.2 Urban regeneration/ urban renewal.....	33
4.2.3 Gentrification	33
4.2.4 Sustainable Development.....	35
4.2.5 Urbanisation.....	37
4.3 Theories.....	38
4.3.1 Collaborative planning.....	38
4.3.2 Social disorganisation	41
4.3.3 Dependency theory	43
4.4 Summary.....	45
CHAPTER FIVE	46
CASE STUDY OF SOUTH BEACH POINT (Durban CBD).....	46
5.1 BACKGROUND TO SOUTH BEACH POINT.....	46
5.2 The Socio-economic profile of South Beach.....	46
5.3 Public facilities in south beach.....	49
5.4 Land-use planning in South Beach.....	49
5.4.1 Development in the precinct	50
CHAPTER SIX	54
FIELD WORK FINDINGS AND ANALYSIS	54

6.1 Introduction.....	54
6.2 The socio-economic status of residents.....	54
6.3 Respondents’ definition of urban decay.....	59
6.4 Conditions of buildings.....	60
6.4.1 Five most decaying buildings	61
6.4.2 Ownership, age and tenancy of the buildings	66
6.5 Negative impacts of urban decay on the residential land-use	66
6.5.1 The crime factor	67
6.5.2 Grime	71
6.5.3 Health risks	73
6.5.4 Overcrowding	73
6.5.5 Noise	74
6.5.6 Unhygienic spaces.....	74
6.5.7 Congestion	75
6.5.8 Disintegrated community	75
6.5.9 Lack of investors	76
6.5.10 Negative effects on service delivery	76
6.6 Positive impacts of urban decay	77
6.7 Challenges that lead to urban decay	78
6.7.1 Poor management and maintenance of buildings.....	78
6.7.2 Overcrowded buildings	79
6.7.3 Immigration and urbanisation	80
6.7.4 Incompatible zone and land-uses	81
6.8 Forms of urban decay	81
6.9 Possible solutions to urban decay from respondents’ perspectives	83
6.9.1 Possible remedial actions	83
6.9.2 Parts of the building and area that require immediate attention.....	85
6.9.3 Plans to redress urban decay in Durban	85
6.9.4 Feasibility of renewal plans in the long run	87
6.10 Summary.....	88
CHAPTER SEVEN.....	90
RECOMMENDATIONS AND CONCLUSIONS	90
7.1 Introduction.....	90
7.2 Summary of findings.....	90
7.3 Recommended remedial action.....	92
7.3.1 Supervision of the current police force	92

7.3.2 Removal of undocumented immigrants	92
7.3.3 Implementation of the problem buildings by-law	93
7.3.4 Raiding of flats.....	93
7.3.5 Suitable zoning of the precinct.....	93
7.3.6 How can urban renewal plans address socio-economic inequalities in a residential land-use?	93
7.3.7 The Social Housing Department	94
7.4 Conclusion	94
REFERENCES.....	96
Appendix One.....	101
Appendix two.....	108
Appendix three.....	109
Appendix four.....	110
Appendix five.....	111
Appendix six	112
Appendix seven.....	113
Appendix eight	114
Appendix Nine.....	116

LIST OF FIGURES

Figure 3.1 South African urbanisation level trends	24
Figure 5.1 Employment profile of Durban residents	48
Figure 6.1 Age groups of the residents	55
Figure 6.2 Gender of the participants.....	56
Figure 6.3 Level of education	56
Figure 6.4 Reasons for staying in Durban.....	57
Figure 6.5 Income status	58
Figure 6.6 Citizenship of the residents.....	59
Figure 6.7 Criminal activities in South Beach Point.....	69
Figure 6.8 Chart showing the integration in the community	76
Figure 6.9 Positive impacts of urban decay	77

LIST OF TABLES

Table 3.1 Urbanisation levels by population group	24
Table 4.1 Effects of gentrification	34
Table 5.1 Population group of South Beach residents	47
Table 5.2 Gender proportions in South Beach.....	47
Table 5.3 Household size in Durban CBD.....	47
Table 5.4 Individual monthly income	48
Table 5.5 Public Facilities in the Durban CBD	49
Table 6.1 Observation scores for five most dilapidated buildings.....	61
Table 6.2 Negative impacts of urban decay according to residents of South Beach	67

LIST OF PLATES

Plate 3.1 Decay of an abandoned residential unit in Detroit.....	18
Plate 3.2 Decay of Michigan Central Station in Detroit	19
Plate 6.1 Interior one.....	62
Plate 6.2: Interior two	62
Plate 6.3 Exterior one.....	63
Plate 6.4 Exterior two	63
Plate 6.5 Staircase one	64
Plate 6.6 Staircase two	64
Plate 6.7 Decaying ceiling	65
Plate 6.8 Detached Lights	65
Plate 6.9 blood spots	70
Plate 6.10 Failing drainage system and poor waste management.....	72
Plate 6.11 Rubble.....	72
Plate 6.12 incompatible land-use, panel-beater next to a residential land-use.....	82

LIST OF MAPS

Map 1.1 Locality of study area	4
Map 1.2 The case study and buildings that the study will focus on.....	5
Map 3.1 Locality of Detroit	16
Map 3.2 Locality of Nigeria in the African Continent.....	21
Map 3.3 Locality map of Johannesburg in South African context	25
Map 5.1 Zoning in the Durban CBD.....	50
Map 5.2 Local Area Plan study area	51
Map 5.3 Spatial Development Framework	52

ACRONYMS

ABM	Area Based Management
CBD	Central Business District
GPS	Global Positioning System
IDP	Integrated Development Plan
IRPTN	Integrated Rapid Public Transport Network
ITRUMP	Inner eThekweni Regeneration and Urban Management Programme
JDA	Johannesburg Development Agency
JHB	Johannesburg
KZN	KwaZulu-Natal
LAP	Local Area Plan
NPASA	National Parks Authority of South Africa
SDF	Spatial Development Framework
USA	Unites States of America

ABSTRACT

Urban decay is a phenomenon that affects most cities globally and it can have adverse effects on Town Planning schemes as well as land-uses that exist within a city. South African cities are no exception; they have seen the dawn of urban decay largely put developments and schemes in jeopardy. The decay of urban areas is the outcome of varying factors that lead to the failing economy of a city. With the invasion of urban decay in cities of South Africa, the country has been urged to adopt a remedial action called urban regeneration which is largely used in most international countries. However, the urban regeneration strategy has been criticised of marginalising the poor, gentrification as well as stripping the city of its heritage due to utilizing modern and foreign designs of urban renewal. With these emerging concerns of urban regeneration, it has come to a point where an undiluted communicative action is required. It must be borne in mind that planners are public servants as they plan for people, therefore, the input of the people whom planners plan for need to be heard and accounted for in all developments of residential land-uses. The main point of this dissertation was to assess the impacts of urban decay on the residential land-use. Moreover, this dissertation has sought to find out opinions of people who reside in decaying areas, owners of decaying buildings and people in the planning profession, on what could possibly be remedial to urban decay. The research has adopted the Qualitative research method, which incorporated both primary and secondary data to analyse the relationship between urban decay and the residential land-use. The focus of the research was on South Beach area of the Durban CBD where urban decay is still ripe. It has been found that urban decay lowers the quality of life for citizens residing in the area, promotes lack of investor confidence, and motivates criminal activities to take place in a decaying neighbourhood among other outcomes of urban decay. The positive sides of a decaying neighbourhood are that it is accessible to everyone and does not marginalise the lower-class citizens. This is because rent prices to occupy spaces are lower and in most cases, decaying neighbourhoods are closer to the CBD and amenities. The city of Durban has adopted the Problem Buildings Bylaw in March 2016, which aims to deal with decaying and abandoned buildings within the CBD. Urban decay is an issue that needs to be addressed, but with both an economic goal and a goal for improving lives of people.

CHAPTER ONE

RESEARCH INTRODUCTION

1.1 Introduction

Urban decay is a global dilemma that severely affects the urban areas because of the negative effects it has on the neighbourhoods socially and economically while compromising the environmental sustainability of neighbourhoods. The aforementioned puts pressure on developments that take place in cities and towns. Ironically, while cities in South Africa serve as hubs for the nation's wealth, they also characterise abject poverty in many ways; Durban is no exception (Parnell, 2004). South African cities have challenges linked to the apartheid legacy, political transformation due to globalisation, a dysfunctional urban environment, and skewed settlement patterns. This has affected the physical structures in the inner city, resulting in urban decline and decay.

The study adopts the qualitative research design which is explained in detail on the methodology section of the dissertation. This study thoroughly assesses the impacts of urban decay on the residential land-uses of Durban South Beach whether negative or positive as well as the effects urban decay has on the people who occupy space in these residential land uses. It also seeks to identify the role players as well as challenges or reasons that lead to urban decay in the area. Moreover, the study pursues to identify possible solutions that will be remedial to urban decay in the area through communicating with the inhabitants of the study area. Thereafter, it also assesses the socio-economic status of the residents of Durban South Beach Point area as it has been generalised by (Attwood, 2013) that people of the low-income group are usually inhabitants of dilapidated residential land-uses. The focus of the study has purposively concentrated on Masobiya Mdluli Street, Mahatma Gandhi Road, and Pickering Street, where urban decay is still ripe. Urban decay has been affecting the Durban South Beach for a long time and undoubtedly has had large effects on the residential land-use. The previously mentioned statement will be explained in depth in the problem statement below.

1.2 Problem Statement

Despite the incursion of urban renewal in Durban South Beach, there is still a rapid significance of urban decay. Urban decay is a serious concern in the Durban South Beach and it is deemed to have negative effects on the residential land-uses within the area. Accordino and Johnson (2000) state that urban decay or urban degeneration involves the deterioration of existing buildings and the consequential degradation of surrounding areas. The decay of urban areas is a result of a combination of factors that lead to the downward spiralling of the performance of the economy concerned, the quality of life of

citizens residing in the area and the lack of investor confidence (Santhurie, 2003). In the South Beach Point area, market conditions have changed and disinvestment in property in this district (apart from the properties that are directly sea facing) combined with low maintenance practices have resulted in a devalued district that is considered high risk by financial institutions. Criminal activities such as drugs and prostitution to name a few as well as derelict buildings and infrastructure have also contributed to the areas decline or perceptions of it as a dangerous place.

Research by Attwood (2013) has shown that urban decay is most common in the least popular and cheapest areas of the city. They further state that urban decay may be the result of large-scale change in the economic structure of a city, or may reflect the socio-economic status of the residents of the area. The statement clearly shows that where urban decay exists there seems to be a social stereotype, which insinuates that people of a certain socio-economic status may live there by simply observing the decaying buildings. Question is who are those people and why do they continue to reside in such conditions? However, this question has been dealt with more in the review of literature and data analysis sections of the study.

It is stated that urban decay has negative effects in the city centre such as attraction of crime, congestion, illegal squatters, corrupt landlords, vandalism, and prostitution which takes place in and around these buildings (Attwood, 2013). All these criminal activities that are linked to decaying city centres can be attributed to poverty and urbanisation. According to Geddes (1996:249) cited in (Steenkamp, 2006) relative poverty refers to the “gaps between the living conditions of some groups and those enjoyed by the majority of a population.” In South Africa attention is given to poverty since it can lead to crime. As a result of poverty, many people stay in slums or degenerating areas, since it is a more affordable way of living. This usually includes poor living conditions (Steenkamp, 2006). Therefore, to understand thoroughly how urban decay develops, research is needed on factors leading to urban decay as well as the impacts it has on various land-uses, in this case residential land use. With the high rate of illegal activities that allegedly take place in the city centre, it is no doubt that urban decay may have contributed to them. According to the Crime Statistics South Africa (2016) total number of selected crimes by South Beach Point Precinct totalled to 3.098 in 2012 and 3.222 in 2016. This shows that crime levels have increased by 3.8 %. In urban areas, crime can occur due to continuing high rates of urbanisation and inefficient mechanisms of urban integration. Many people flock to urban areas to find the rare commodity in South Africa which is employment (Steenkamp, 2006).

The issue of urban decay also deals with the economic and social side of planning. Economically, people refrain from investing on businesses in the area or even starting businesses on such conditions. Moreover, businesses evacuate around decaying buildings and property value in both residential and commercial status may depreciate. Socially, people living in cities are being disadvantaged and they live in unsafe conditions because of the urban decay issue. Research by Steenkamp (2006) has shown

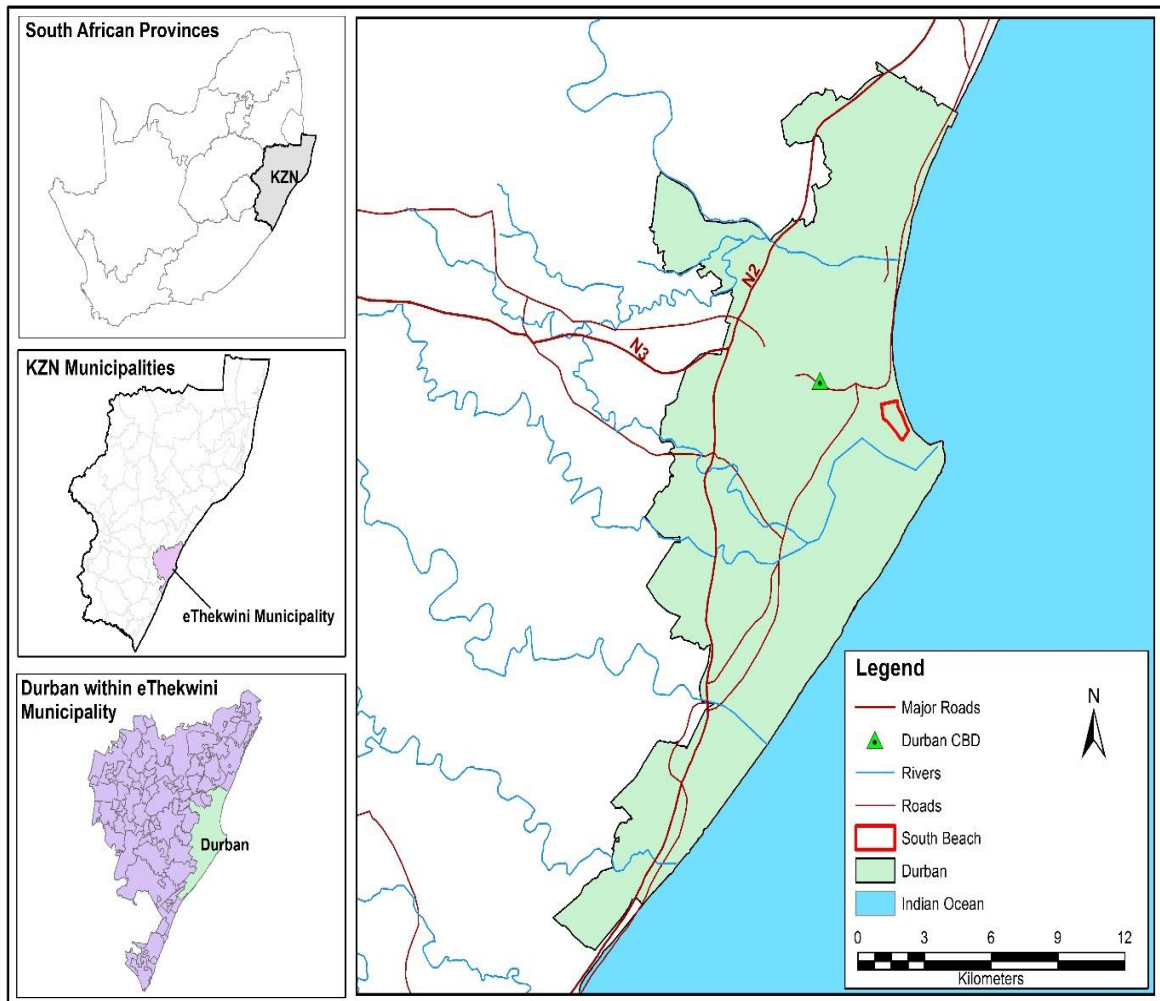
that urban decay attracts criminal activities in the neighbourhood and this may have vast effects on the residents of the area as they should walk with fear in their streets. Andersen (2002) also states that urban decay is a name for some of the most important processes that produce increased spatial inequality. In both Europe and North America, certain parts of cities have been observed to decline in quality, and some places have deteriorated to the extent that buildings have been abandoned. Abandoned buildings have been observed in Mahatma Gandhi (Point) Road, the study assesses whether abandoned buildings are an impact of urban decay or not.

1.3 Background

Durban is the largest city in the South African province of KwaZulu-Natal. After Johannesburg, the Durban Metropolitan Area ranks second among the most populous urban areas in South Africa. It is also the second most important manufacturing hub in South Africa after Johannesburg. Durban is also known for its cultural diversity since it is home to blacks, whites, coloureds and Indians. It is home to a population of 3,442,361 (StatsSA, 2011). Moreover, the city forms part of the eThekweni Metropolitan Municipality. Durban is renowned for being the busiest port in South Africa. It is also seen as one of the major centres of tourism because of the city's warm subtropical climate and extensive beaches. The study is focused on the Durban South Beach streets namely Masobiya Mdluli Street, Mahatma Gandhi (Point) Road and Pickering Street, where urban decay is still ripe. There are renewed parts of Durban South Beach towards the beach; however, the area close to the inner city is still suffering from rapid urban decay. The aforementioned, therefore, puts pressure on new developments in the area such as the Point Development which was meant to attract people of high economic status but due to the dilapidated areas that surround the development the occupation of space has been rather slow. For this reason, urban decay becomes an interesting phenomenon to research as it affects development processes in cities. The locality of the area of study is shared below to bring better understanding of where the precinct is situated. The first photo shows the locality of Durban; the second photo shows the locality of South Beach in Durban and the last picture is more detailed by showing the streets the study will be based on.

Map 1.1 below shows the location of Durban which is part of the KwaZulu-Natal province. South Beach which is the study area within Durban is marked with a red colour. Durban is the largest and popular city of the province and many people move from other parts of the country to reside in this city for a better quality of life such as good education, employment and for its beautiful warm climate and beautiful beaches.

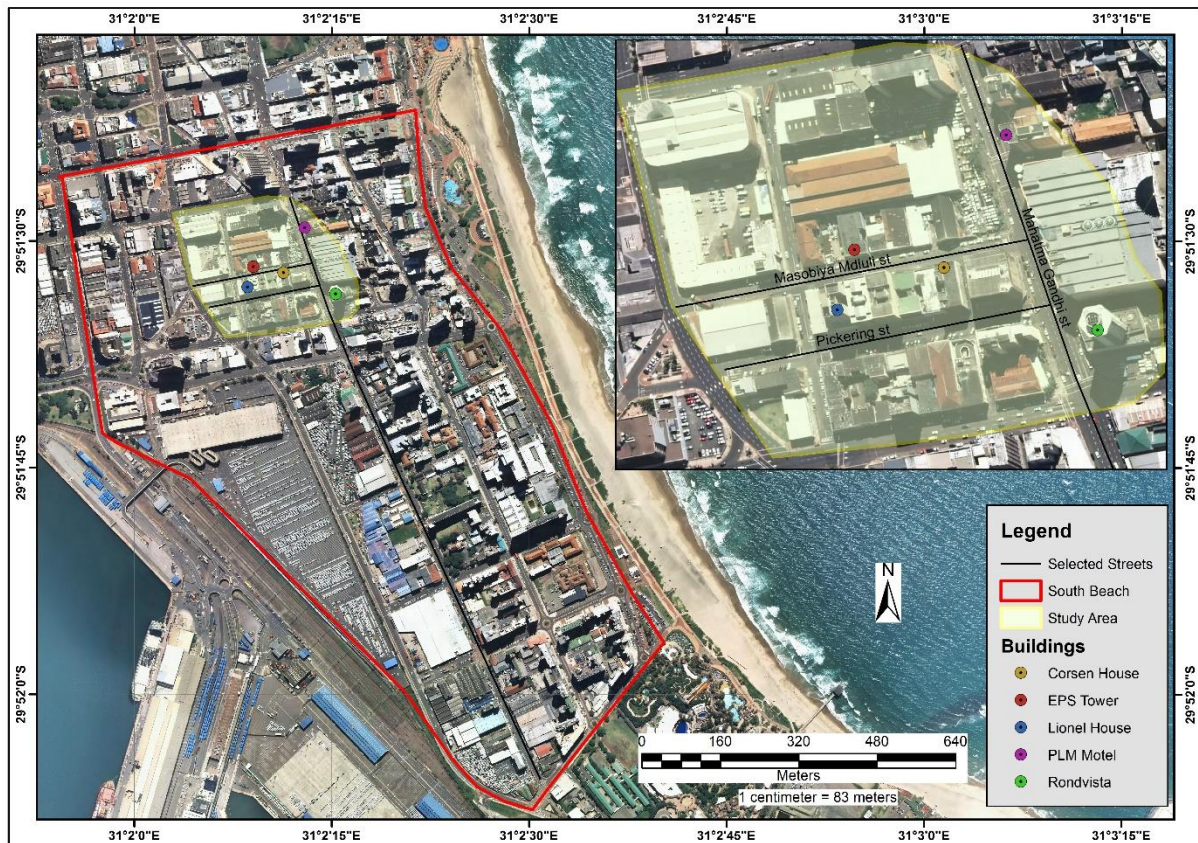
Map 1.1 Locality of study area



Source: (Author, 2016)

The aerial photograph in map 1.2 below shows the locality of the study area South Beach in Durban and the area is marked in red. South beach lies at the South of Durban and its residential areas are quite close to the Central Business District (CBD). The area is deemed to be a tourist attraction site because of the beautiful beaches, hotels and pools that exist in the beach front. However, the study will be focused on the area just before you get to the beach front since it suffers from dilapidation. The aerial photograph above also shows the streets the study will be focused on. These streets are found at the entrance of South Beach and urban decay is ripe in these streets. These streets are also not far from the tourist areas of interest such as the beach front, the pools as well as the hotels. Moreover, it shows the five buildings that are used for the research which are of poor condition.

Map 1.2 The case study and buildings that the study has focused on



Source: (Author, 2016)

1.4 Objectives

- To assess the impacts of decaying buildings on the residential land-use as well as to occupants of space in the Durban South Beach area.
- To identify the role players, challenges, or reasons leading buildings to be dilapidated.
- To identify the type(s) of urban decay that is experienced in the precinct.
- To identify possible solutions that can be remedial to urban decay in the Durban South Beach area through communicating with residents and management.
- To identify the socio-economic status of the people residing in decaying buildings.

1.5 Key research question

- What are the impacts of decaying buildings on the residential land-use as well as to occupants of space in the Durban South Beach area?

1.5.1 Subsidiary questions

- What are the challenges or reasons that lead to buildings to be dilapidated?
- Who is responsible for decaying buildings in the Durban South Beach area?
- What types of urban decay is the precinct experiencing?
- What are possible solutions to urban decay in the area according to the residents and management's point of view?
- What is the socio-economic status of the residents of Durban South Beach?

1.6 Aim

To analyse the problem of urban decay in the Durban South Beach as well as to identify the consequences it poses on the residential land-use and to people who occupy space in the area.

1.7 Hypothesis

Urban decay has a negative effect on the residential land use in Durban South Beach as well as to people who occupy space in the vicinity.

1.8 Rationale of the study

The issue of urban decay largely affects the Town and Regional Planning field because it is a challenge faced by the city developers and the people living in the city. Moreover, decaying buildings may influence spatial planning because planners should consider them when placing developments that need investors to be viable. Urban decay hinders the sustainability of cities and it leads to many issues such as crime, unhealthy environments, and congestion in the city, which leads to urban sprawl (Skogan, 1990). Moreover, urban decay may influence and affect the processes of city planning, restructuring, and city development. Andersen (2002) alludes that decaying neighbourhoods display visible physical and social problems that can disfigure the perhaps otherwise attractive urban landscape.

The rationale for the study is to provide a framework that will give broad understanding of the urban decay predicament and how it can be addressed through communication with the victims of urban decay. The findings of the study will also have an influence in policy formulation. Moreover, the study will provide the definition of interventions which will attempt to give suggestions that may lead to the

creation of a vibrant and urban decay free neighbourhood. The aforementioned should include addressing the problem of urban decay, to provide awareness of the impacts of urban decay such as crime, poor quality of accommodation and life for residents, congestion, environmental degradation and health hazards that may arise because of poor conditions in buildings. However, comparing research from these different fields can provide a more thorough understanding of the interaction between spatial and social processes that lead to urban decay (Andersen, 2002). The study attempts to find possible solutions to urban decay through communicating with people so that the outcomes can be sustainable and to avoid placing solutions that will fail. For example, the Point Development renewal project in Durban was meant to attract people of high economic status but due to the dilapidated areas that surround the development the occupation of space has been rather slow. Therefore, urban decay becomes an interesting phenomenon to research as it affects development processes in cities. In addition, when making development plans one must think of the low-income families and how these plans will affect them. By communicating with them, one might find solutions that will better the conditions of decaying areas without marginalising the low-income families. This is where past research is lacking.

1.9 Chapter outline

This section summarises the sequence that the study follows throughout the research process. The study is outlined into seven chapters.

Chapter One: Research Framework

This chapter is an introductory chapter that pre-empt the subject matter and lays the general framework in which the study is based on. This current chapter introduces the purpose of the Dissertation to the reader as well as the objectives and aim of the study. It incorporates the research question, subsidiary questions, key issues of the study, the hypothesis and it introduces the case study area.

Chapter Two: Methodology

This chapter discusses the methodology that the researcher used to collect, represent and analyse the data, which is subsequently presented in the next chapter. Therefore, this chapter explains the approaches that were taken to fulfil the research aim, objectives and to successfully answer the research questions. There are various steps involved in this process and this chapter provides a description of these steps that are necessary to conduct the research.

Chapter Three: Literature Review

This chapter reviews the literature that has been published on the linkage between urban decay, Town and Regional Planning and the extent of the impacts of urban decay on the residential land use as well as to people affected by decaying buildings. It further explores the types of these impacts in the Durban South Beach area and the factors that influence the decay to exist and continue in the precinct. In this chapter, international, national, and local case studies are critically analysed to find gaps or loopholes as well as to understand this phenomenon at different levels. It also explores remedial actions that have been put in place internationally, nationally, and locally to address urban decay.

Chapter Four: Conceptual and Theoretical Framework

This chapter is the conceptual and theoretical framework which deals with the guiding principles, critiques, and debates of urban decay. It particularly highlights the relevance of these concepts and theories to this Dissertation and how the conceptual framework informs the research undertaken here.

Chapter Five: The Case Study Findings

Within this chapter, the Durban CBD case study is analysed thoroughly by stating the socio-economic status of the inhabitants of this area. Land-use management is also included in this chapter as well as the main services of the precinct.

Chapter Six: The Case Study Findings and Data analysis

This chapter therefore provides the main findings of the study and then analyses the findings. The data collected is firstly stated in one section of the chapter and then it is analysed in a separate section of the chapter. Moreover, the data analysis section sought to find responses to the objectives of the study as well as to prove whether the hypothesis is correct or wrong. Maps showing the residential land-use, the streets the study is focused on and the condition of buildings are also discussed in this chapter to analyse the existing situation and to provide recommendations in chapter six.

Chapter Seven: Recommendations and concluding remarks

This chapter forwards recommendations that can address the issue to create a sustainable city. Furthermore, recommendations for further research and conclusion are also discussed in this chapter. Policies and recommendations to hinder urban decay in South Beach are discussed here as well. These recommendations are provided by residents of South Beach, day-to-day management of decaying buildings as well as key informants in this study. Moreover, this chapter includes the concluding remarks where it is assessed whether the research findings support the hypothesis or not. Lastly, this chapter analyses whether objectives have been met and the research questions have been responded to

through data obtained. Therefore, this chapter provides closure to the Dissertation with concluding comments.

1.10 Summary

This chapter firstly introduced the research on the impacts of urban decay to the residential-land-uses both on a broad context. Thereafter, the chapter introduced the background of the study and problem statement of the study. Furthermore, the main purpose of the research, objectives of the research were also listed in this chapter. In essence, this chapter has articulated the path that the dissertation has undertaken as well as the main components that make up this study.

CHAPTER TWO

RESEARCH METHODOLOGY

2.1 Introduction

Methodology implies more than simply the methods you intend to use to collect data. Methodology can come into two forms namely primary and secondary data. This chapter outlines the methods in which the researcher prepared to obtain and analyse data to examine the relationship between urban decay and residential land-use in the Durban South Beach. This chapter unpacks the aim, objectives, and research questions of the study. In addition, it also discusses and describes the methods that were used to obtain fairly accurate data. The research techniques and procedures thus determine the quality of data that was obtained from the study area. In order to collect data that will provide the necessary information to the objectives and research questions, the study adopted the qualitative research design as well as the mixed method research approach. The research approach and design is discussed in-depth under the data sources' section in this chapter. Therefore, this section gives a research approach and design, discusses the sampling technique and research instruments as well as data analysis tools used.

2.2 Sampling

It is not necessary to collect data from everyone in a community to get valid findings. In qualitative research, only a subset of a population is selected for any given study. This study used non-probability sampling but more specifically purposive sampling as well as snowball sampling. These sampling methods are discussed below.

2.2.1 Purposive sampling

According to Kitchin and Tate (2000) with purposive sampling the sample is hand-picked for the research. Therefore, the researcher must already know something about the specific people or events and must deliberately choose them because they can provide the required data. Additionally, participants are selected with a purpose in mind and they are selected according to their relevance to the topic. The study focused on Masobiya Mdluli Street, Mahatma Gandhi (Point) Road and Pickering Street which are situated at the boundary between the inner city and South Beach. The people selected were residents and management from five most decaying buildings that were chosen purposively within these three streets through data obtained from observations.

Initially the study had a sample size of 40 people which comprised of 30 residents, 4 key informants and 6 people from the day-to-day management of the buildings. However, because of challenges that were encountered during the process of the research some people's inability to participate in the study,

the sample size had to be decreased. The researcher selected 28 people in total for the study as an alternative. The sample comprised of 20 household heads within the five most decaying buildings, three key informants and five people from day-to-day management of the buildings. Two out of three key informants were identified using snowball sampling is discussed later in this chapter, the one known key informant is the ward councillor of Durban South Beach (Ward 26). Snowball sampling is discussed below.

2.2.2 Snowball sampling

Snowballing sample emerges through a process of reference from one person to the next (Kitchin and Tate, 2000). This has helped the researcher to get information about key informants who had relevant information for the study which the researcher was not aware of. Such reference was obtained from interviewees that were interested in the research topic. In this study, two out of three key informants were identified using this type of sampling because the researcher was not aware of all informants that could be helpful in the study.

2.3 Data sources

To collect data that will provide information to the objectives and research questions, the study utilised the qualitative approach. The qualitative approach has an ability to provide descriptive and textual responses of how people experience the research issue (Parab, 2014). Qualitative data contains words, pictures and sounds and they are usually unstructured in nature. Furthermore, the qualitative approach allows the researcher to provide a detailed description and understanding of a phenomenon, hence the researcher engages with the object of study (Babbie and Mouton, 2001). This approach was found to be best for this research issue because to get information that is needed for objectives, the data needs to be descriptive. For example, for the main objective that sought to assess the impacts of urban decay to the residential land-use and occupants of space, the data collected must be descriptive. A table showing how data collection took place for each objective is attached as annexure one. The study utilised both primary and secondary data, which is explained next.

2.3.1 Primary data source

Primary data is the original data that is collected first hand and the researcher is present in the field during primary data collection (Parab, 2014). Primary data is useful in understanding current issues (Parab, 2014). The study collected primary data through structured open-ended interviews, straight observations, questionnaires and mapping qualitative techniques. The qualitative techniques are discussed in depth next.

2.3.2 Primary Data Techniques

2.3.2.1 Structured open-ended interviews

One advantage of structured open-ended interviews is the use of open-ended questions, which gives participants the opportunity to respond in their own words, rather than forcing them to choose from fixed responses (Kitchin and Tate, 2000). Moreover, this type of interview is highly controlled by the interviewer and interviewee's responses are constrained to categories provided by the interviewer. Therefore, it is hoped that open-ended questions reflect a person's own thoughts (Kitchin and Tate, 2000). This study utilised this type of interview because it required interviewees to respond as honest as possible based on their experiences without limiting them into a set of possible responses. The management of the decaying buildings as well as the key informants were interviewed using this type of an interview, so that they can better express their thoughts about the urban decay issue. This study utilised the face-to-face medium of interviewing and an interview schedule and audio recording was used. The study ensured respondent confidentiality and did not record their names.

2.3.2.2 Straight observations

This study has undertaken straight observations to collect data that responded to the objectives and research questions. The observer was a visible and detached observer of a situation. Therefore, the observer had to interpret what was happening around those decaying buildings as well as tried to provide reasons for observations. Wolcott (1995) cited in Kitchin and Tate (2000) suggests that in observation, the interviewer watches as events unfolds and the observation relies on the observer's ability to interpret what is happening and why. Therefore, observations require one to record or note systematically the events, behaviours and artefacts in a social setting (Marshall and Rossman, 1995). The observer had to interpret what was happening around those decaying buildings as well as tried to provide reasons for observations. The observer walked around Masobiya Mdluli Street, Mahatma Gandhi (Point) Road and Pickering Street of Durban South Beach to observe all the decaying buildings in that street. The observer was guided by a checklist that assisted to identify the five most decaying buildings in all three streets. Only five most decaying buildings were chosen in all three streets for the study.

2.3.2.3 Questionnaires

Face to face questionnaires were used to get information from residents of South Beach. The study required minimal personal information as it also aimed at analysing the socio-economic status of the residents. 20 household heads were asked to participate in the questionnaire process. Some questions were open-ended as the study aimed at finding out from the people what they thought causes the persisting urban decay in the area. Moreover, the questionnaire sought to find out about opinions of the people on what they thought could be remedial to urban decay in the area.

2.3.2.4 Mapping

Mapping was used in the study to identify the buildings and streets that the study is based on. Data for aerial, land-use and cadastral maps was obtained from the eThekweni Municipality database. Moreover, Geographical Positioning System (GPS) Points for the decaying buildings that are used for the study were collected using a Glomass GPS Receiver. Data was exported to ArcGIS to create the maps. The study also used secondary data to provide information to objectives and this type of data is discussed below.

2.4.3 Secondary data sources

Secondary data is made up of information that is already available or that is already documented by several scholars and there are many sources for such data. The study used secondary data techniques such as journal articles, dissertations, books, maps, scholarly reports, and internet sources that deal with the urban decay phenomenon. The literature review is also based on data that is obtained from these sources. Obtaining secondary data allows the researcher to better understand the research problem as well as to get views from other scholars.

2.4 Data analysis

Thematic analysis was used and conducted as the tool for data analysis. Thematic content analysis entails the presenting of qualitative data in a descriptive manner (Anderson, 2007). It is the most common form of analysis in qualitative research. It emphasises pinpointing, examining, and recording patterns (or themes) within data. The thematic content analysis is the basis on which most qualitative analytic procedures are conducted as it seeks to identify and group common themes observed from the data (Anderson, 2007). It was therefore essential that the same be conducted for this research.

2.5 Validity, reliability and rigour

To show the validity and rigour of this study on the methodological approach, the data was thoroughly collected and analysed with thematic analysis which is the most effective form of analysing qualitative data. The study used informants that have knowledge of the research topic and the key informants were recorded during the interviews so that everything they say is captured accurately.

To ensure validity of the data the study made use of constant comparisons meaning that one piece of data (for example, an interview) was compared with previous data and not considered on its own, enabling the researcher to treat the data rather than fragmenting it. Constant comparison also allowed the researcher to identify emerging/unanticipated themes within the research project (Anderson, 2010). The study has sought out, examined, and accounted for contradictory evidence in the analysis to ensure

that researcher bias does not interfere with or change their perception of the data and any insights offered. The observer's expectations can greatly influence the outcome about what he or she is observing which influences the type of information that is recorded. To ensure reliability in observations the observer had a well-prepared checklist which listed the specific behaviour to be observed.

2.6 Limitations of the study

The limitations of the study included difficulty in getting key informants and building managers as they are busy during the day. The study was limited by some of the residents' disinterest in participating in interviews since they thought that the researcher is a student and will not improve the problem of urban decay. The volume of data received also made analysis and interpretation time consuming because the study used three different methods of field data collection which are interview schedules, questionnaires, and observation checklists. Moreover, lack of funding and financial issues also delayed the completion of the research. Initially, the study proposed to work with a sample size of 40, which comprised of 30 household heads, 4 key informants and 6 people from day-to-day management of the buildings. Due to people's inability to participate in the study, the sample size had to be decreased to 28, which consisted of 20 household heads, 3 key informants and 5 people from day-to-day management of the buildings. Another limitation was that the study area is not a safe area, therefore, the researcher, had to be accompanied during field data collection. In terms of the financial limitation, the researcher used some of the savings to pay for all costs incurred during research.

2.7 Summary

This chapter clearly illustrated the research design and approach, the methods that were used to collect the data for the research. It went on to state the sampling methods and size as well as how the vigour, reliability and rigour was achieved in the study. Furthermore, to ensure that the correct methodology is chosen for the study the researcher looked at various works which have been done by other researchers on this subject. Also, included in this chapter are the limitations that were faced during the research process.

CHAPTER THREE

LITERATURE REVIEW

3.1 Introduction

This chapter gives an overview of the impact of urban decay in different parts of the world from works of different scholars. This review of literature gives an understanding of the common or different situations that lead to the decay of urban areas around the world and how they can influence impact on the area or people who occupy space in decaying buildings. The literature partially unpacks the phenomenon of urban decay and thereafter focus more on the decay of the residential land-use. This section entails debates and critiques of the urban decay issue. Moreover, the section seeks to identify the loopholes that exist within the urban decay phenomenon internationally, nationally, and locally. The first part unpacks urban decay in an international level, the second part analyses the issue nationally and the third part locally.

3.2 Understanding urban decay

Most scholars refer to urban decay as urban blight, urban deterioration, and urban degeneration as in some instances it maybe urban decline. The concept of urban decay refers to the deterioration and decay of buildings and older areas due to various factors such as neglect, crime and lack of economic support (Gordon, 2003). This phenomenon occurs in many cities throughout the world more especially the city centres. As cities get older and age over time, urban decay sets in because of buildings and properties being abandoned and neglected. It has also been claimed by Sugrue (2005) that urban decay is a result of high rates of urbanisation and overpopulation. Repeatedly, the inferior quality of building materials used also contribute to the decay as they do not cope well with the pressure from the climate overtime. Many people who cannot afford to move to better neighbourhoods are forced to stay and live within the deteriorating environment (Myurie, 2014). This gives rise to slums as people resort to living in buildings that are inappropriately maintained. Forms of blight that have been noted are physical, functional, frictional and economic. The next part of the chapter analyses urban decay patterns internationally, nationally and locally.

3.3 Urban decay patterns in international level

Inner city decline and decay are universal phenomenon; mostly it is part of the normal cycle of the socio-economic development of cities. Throughout the western world people have tended to migrate from inner city areas to suburban environments to advance their lives either economically or socially (Galster, 2012). Globally, the aforementioned tends to contribute the most to the decay and decline of

neighbourhoods. In this section, the study explores the concept of urban decay at an international level by assessing the nature of the problem in developed and developing case studies. It is vital to understand the issues in a worldwide perspective, so that loopholes and international strategies in addressing the issue can be known.

3.3.1 Developed regions: Case study of Detroit, USA

Map 3.1 Locality of Detroit



Source: Google Maps (2016)

Map 3.1 above shows the locality of Detroit, as well as the size of the city relative to the following statistics. During the mid-20th century, Detroit was the fourth largest city in the United States with a population of over 1.85 million people (Sugrue, 2005). Perhaps no other city in America has suffered from population decline in a way comparable to Detroit. According to Glaeser (2010) the city's population dropped from 1.85 million in 1950 to 912,000 in 2008. The city is faced with a 30 per cent vacancy rate citywide, as well as scores of decaying and abandoned buildings (Glaeser, 2010). Detroit, was once known as the nation's automotive manufacturing hub, has now become the biggest U.S. city ever to file for bankruptcy, the result of a long, slow decline in population and auto manufacturing. It was a thriving metropolis and it was known as the land of opportunity and growth (Jones and White, 2001). However, today, Detroit has become a symbol of urban decay. Detroit's infrastructure is

crumbling and city is now known as the crime capital of America. More than a million people have left the city since its prominent fifties (Daniel, 2009). There are a multitude of reasons as to why Detroit has been experiencing urban decline.

3.3.1.1 Causes of urban decay

Detroit's slide from being one of the largest American cities in 1950 has been famously documented already. Since 1950, Detroit has lost over 60 percent of its population (Sugrue, 2005). Furthermore, Sugrue (2005) states that amid 2000 and 2010 alone, it shed over 25 percent of its population. The city's 13.2 percent loss of renters is exceeded only by an even more substantial loss of owners (25.4 percent). Evidently, the influx of urban decay in a city has a major impact on property occupancy as well as investments in property. According to Daniel (2009) old housing stock may largely promote urban decay in developed areas. If an old building has historical or architectural value, its age plays a role in preserving the city's character. Therefore, it may be difficult to revitalise that building since it gives a distinctive attribute in the area. Absentee owners in buildings also contributed to urban blight in Detroit (Jones and White, 2001). Jones and White (2001) further state that building owners typically collect rent, but fail to invest in property maintenance, install upgrades, or control tenants' behaviour. Furthermore, full occupancy overrides safety and order; owners do not exercise control over the space and do not screen tenants before renting to them (Sugrue, 2005). As the building deteriorates, respectable tenants move out. The building begins to command lower rent, less desirable tenants move in, and crime and disorder follow (Jones and White, 2001). These conditions tend to spread to adjacent areas, which supports the beliefs that "slumlords" contribute to neighbourhood decline and initial blight that is left unattended can have adverse consequences on the existing housing market (Jones and White, 2001). An argument from Glaeser and Gyourko (2001) states that people still live in the blighted cities of America's rustbelt for a far more straightforward reason. The reason is that these places have houses, and houses are very durable. Therefore, when cities degenerate, housing prices drop and people continue to live in the houses because of affordability.

3.3.1.2 Impacts of urban decay in Detroit

Due to an influx of urbanisation and international migration, the city could not afford room for everyone. This put pressure on the infrastructure, services, and housing in the city (Sugrue, 2005). He further states that the city started to decay rapidly as it attracted many forms of criminal activities and residents were insecure and uncomfortable. Detroit then experienced out-migration and decentralisation because of the condition of the city which the people were not happy about. Detroit filed for bankruptcy in July 2013, following the city's rapid decline (Sugrue, 2005). The city's decline was facilitated by the collapse of fortunes in American automobile companies, and the central city's loss of population and tax base. The loss of manufacturing employment largely influenced Detroit's population loss (Glaeser & Gyourko, 2001). The bankruptcy filing developed by Mr Orr who was appointed as an emergency Manager cited a shrinking tax base caused by declining population, retiree pension and healthcare costs,

borrowing to cover budget deficits, poor record keeping and outmoded computer systems, failure of property owners to pay property taxes, and government corruption (McDonald, 2014). Mr Orr filed for bankruptcy on 18 July 2013 after being unable to reach agreements with creditors, unions, and pension boards.

Galster (2012) articulates that Detroit is the great version of urban problems compared to other northern urban areas in USA because of the heavy concentration in the auto industry, importation of vast numbers of black and white southerners (and their racial attitudes) to work in the industry, and the fragmented political structure that permits whites to escape whenever problems arise in the inner city, with the resulting dominance by blacks of the central city. McDonald (2014) alludes that Detroit's urban decline was largely affected by the decay of neighbourhoods because they attracted crime into the areas as well as fostered decentralisation. Consequently, a large amount of the population started moving out of the city because employment rates declined, crime rates escalated and investors started losing interest in property and businesses (McDonald, 2014). Plates 3.1 and 3.2 below are pictures showing physical urban decay of buildings in Detroit.

Plate 3.1 Decay of an abandoned residential unit in Detroit



Source: (Daily Mail Reporter, 2011)

Plate 3.2 Decay of Michigan Central Station in Detroit



Source: (Daily Mail Reporter, 2011)

3.3.1.3 Detroit's regeneration and redevelopment initiatives

The 2010 elected mayor Dave Bing proposed a drastic solution called shrinking or “right sizing” the city. Under Bing’s plan, the city would demolish entire neighbourhoods to conserve resources to save those neighbourhoods which can be saved (McDonald, 2014). Bing’s plan would cut city services and infrastructure to the most blighted and vacant neighbourhoods in the city, while channelling resources to restore remaining neighbourhoods. This approach would require many citizens in the most vacant neighbourhoods to move to more stable neighbourhoods. What would remain is a smaller, healthier city with a footprint to match its population and resources. However, this initiative has been criticised by Gleaser and Gyourko (2001) for gentrifying people as they were expected to move to more stable neighbourhoods. They further remark that people less affording to move to other areas were, therefore, not considered. This demonstrates that megaprojects cannot accomplish effective city renewal alone. Rather, the whole renewal process must be multifaceted and incorporate improvements to the cities' physical environment, the social and economic status of their inhabitants.

Since the 1980s, Detroit's notable building supply of automotive manufacturing facilities has for the most part vanished. Moreover, demolition, reconstruction, redevelopment, and abandonment have left little to mark the city's twentieth-century history as the world capital of the car business (Ryan and Campo, 2012). Furthermore, the two authors allude that policy making and planning approaches have been complicit by openly supporting damaging redevelopment and by neglecting to advocate for maintenance or conservation of historic structures and buildings. However, it is worth noting that planners and authors have contradicting views in how urban decay can be halted through urban renewal.

Glaeser and Gyourko (2001) state that the preservation of old historic buildings hinders redevelopment and renewal from running smoothly, while Ryan and Campo (2012) argue that despite the need to halt urban decay, a city should not lose its distinctive heritage through urban renewal initiatives.

Ryan and Campo (2012) state that not only has the city of Detroit lost most of its automotive manufacturing heritage through urban reconstruction, but that redevelopment, either for new auto plants or for contemporary office parks, has been a significant cause of this loss. They argue that this state of affairs is more than simply a testament to difficult socio-economic circumstances; it is the result of narrow-minded redevelopment processes that ignore the city's built environment and manufacturing heritage, as well as a relatively ineffective preservation process that is unable to stop most building demolitions in Detroit (Ryan & Campo, 2012). The two prior authors agree that there needed to be an emergency intervention that will halt the continuing urban decay and economic decline of Detroit but the renewal processes taking place are stripping the city of its manufacturing heritage. The aforementioned also leaves a gap whether planners involved in Detroit's redevelopment process are planning for aesthetics or also to preserve the historical nature of a city by enforcing a sense of belonging for people who grew up in the city. Therefore, this study seeks to make a connection with residents of the Durban South Beach area to avoid myopic urban renewal programs by finding out what people think is the right way to halt urban decay. The next section will look at urban decay patterns in developing regions, particularly Nigeria.

3.3.2 Developing regions: Case study of Nigeria, Africa

The rapid urban decay in many developing countries over the past half-century seems to have been accompanied by excessively high level of concentration of urban population in very large cities. The built environment in many developing countries particularly Nigeria is fast decaying. The factors accountable for this can be attributed to rapid urbanisation, rural-urban migration, and decades of steady economic downturn, decay of urban infrastructure and negligent urban house-keeping (World Bank, 2005). Urbanisation is taking place at different speeds in different continents. According to Dimuna & Omatson (2010) in Africa and Asia the proportion of city dwellers increased from 25 percent in 1975 to 35 percent in 1995, and a little more than 37 percent today. Moreover, it is predicted that the figure will reach 50 percent by the year 2025 (Dimuna & Omatson, 2010). Nigeria is in West of the African continent, below is the locality of Nigeria within the African context. Map 3.2 shows the locality of Nigeria within the African continent.

Map 3.2 Locality of Nigeria in the African Continent



Source: (Country Reports, n.d)

3.3.2.1 Factors leading to urban decay and slums in Nigeria

According to Bobadoye and Fakere (2013) urban decay in Nigeria is essentially caused by rapid urbanisation, inadequacy and the disparity in the provision and maintenance of housing and infrastructure as well as other services in the city. Furthermore, most of the housing quality related problems in Nigeria results largely from inadequately planned land use and non-secure land tenure, poverty, poor construction and weak development control. The urbanisation process in many developing countries particularly Nigeria has not been accompanied with a corresponding supply of adequate housing, basic infrastructures, and amenities. This has given birth to the development of informal settlements and slums. Osuide and Dimuna (2005) noted that the urbanisation process in many developing countries particularly Nigeria, has not been accompanied with equivalent supply of adequate houses, basic amenities, and infrastructures. These have created demand on housing stocks leading to high rents, overcrowding and development of slums and squatter settlements. These have serious impact on the built environment and serious consequences on health of city residents. Another problem of the Nigerian urban built environment is non-compliance with building bye-laws and regulations (Osuide and Dimuna, 2005). The major areas of default are around zoning, setbacks, building along utility lines and non-adherence to provision of adequate ventilation. The negligence has resulted to environmental degradation; which invariably is a threat to human health, brings traffic injury and death and undermines the civic pride.

Another issue of Nigerian city centres is that they fit into what some scholars have tried to distinguish as “grown” and “planned” cities (Bobadoye & Fakere, 2013). The foreseeable result of this has been:

disorganised congestion, decline, dilapidation, blighted areas and then slums. Another major contributor to the urban decay is negligent urban housekeeping, and irresponsible civic management; which has permitted its spread. Continuous neglect will mean that: physical decay of urban community will continue or be encouraged; obsolesces (obstruction to full production of housing) will continue to stretch over the built environment with its consequent degeneration to the city. According to Babadoye and Fakere (2013) the inadequate provision of basic infrastructural amenities such as pipe borne water, electricity, and road network also lead to urban blight. For the reason that where these amenities are provided, they are insufficient or do not function well due to neglect by relevant authorities and therefore cannot meet the requirements of the users. Moreover, because most of the urban centres were not planned but are products of 'grown' development; the roads are narrow (Ahianba, Dimuna, & Okogun, 2008). Vehicles, motorbikes and wheel barrows congest the same narrow roads, especially in those areas that have been transformed to business districts.

3.3.2.2 Impact of urban decay in Nigeria

The outcomes of urban decay in Nigerian cities are the abundance of slums which are characterised by overcrowding, flooding, dilapidated structures, existence of stagnant waste water in generally dirty and unhygienic living environments. Gbadegesin and Aluko (2010) allude that the rampage of hooliganism, criminality, housing problems, infrastructural decay, insecurity, environmental degradation and traffic congestion have been considered outcomes of rapid population growth and tremendous pressure on civic infrastructure systems. A rapid increase in urban population resulted in the problem of straining or breaking down of sanitary facilities and other infrastructure in cities and towns of Nigeria such as Lagos, Benin, Port Harcourt and Ibadan. The basis of the urban crisis lies in the dimensions and expansion of the large cities where these problems become even more severe. For instance, Gbadegesin and Aluko (2010) mention that 42 slum communities or blighted areas were identified in Lagos metropolis in 1981 by a World Bank Urban Renewal project. Moreover, the number of slums in the city is estimated to have increased to about 100 due to the inadequacy of private public institutions to provide housing the increasing population. The local bodies are faced with the responsibility of providing amenities with limited resource. Additionally, Gbadegesin and Aluko (2010) state that urban decay in Nigerian cities has caused economic decline, social decline, informal and inefficient property markets, and environmental degradation.

3.3.2.3 Urban regeneration initiatives in Nigeria

Urban regeneration can be described as a deliberate effort to change the urban environment through planned large-scale adjustment of existing city areas to present and future requirements for urban living and working (Osuide 2004). Dimuna and Omatsone (2010) alluded that there is a need for an emergency intervention such as urban regeneration in Nigeria which will seek to provide safe and sanitary housing. The urban regeneration programme should try to rebuild rundown areas of cities by: Removal of sore spots or blights affecting surrounding areas; save declining areas and then restore them to sound

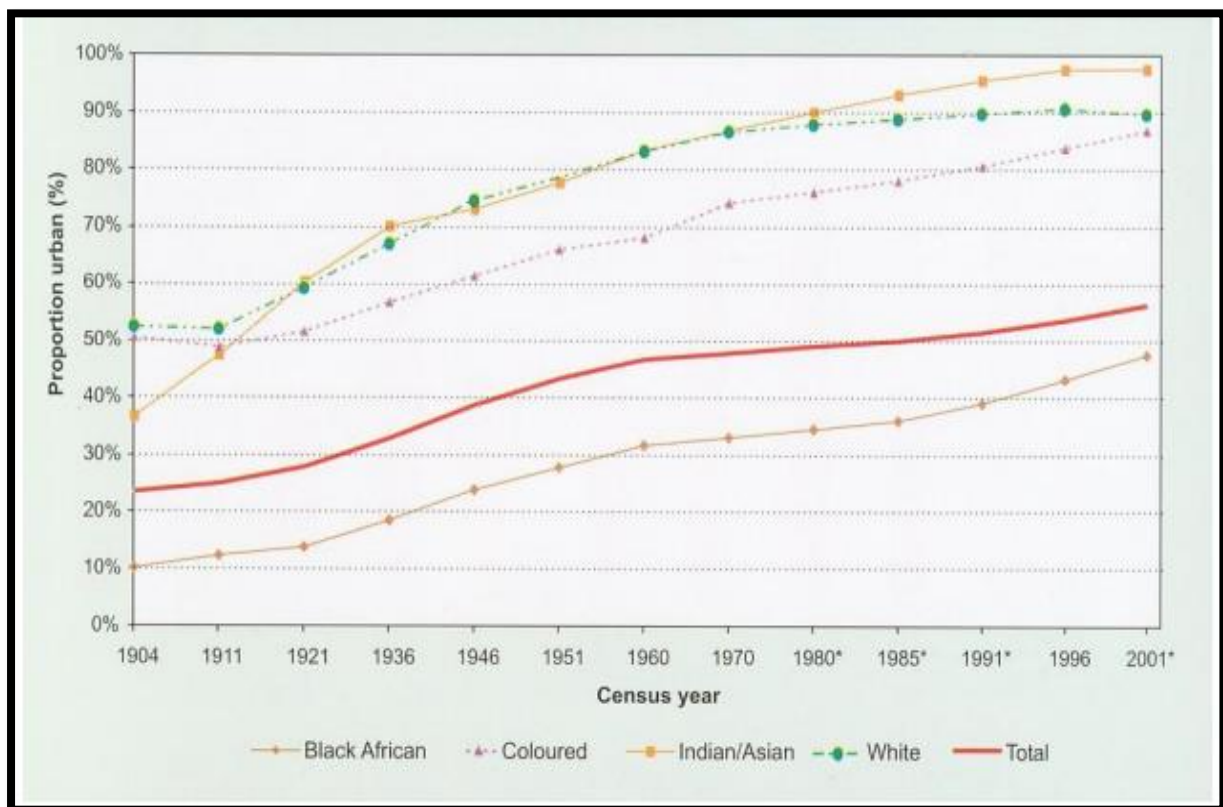
condition. Urban renewal comprises some numbers of strategies such as filtration, social planning, the boot-strap strategy, replacement, guiding urban growth through investment and local government strategy (Gbadegesin & Aluko, 2010). In Nigeria, there have been challenges when it comes to urban renewal such as ownership of buildings and expensive renewal costs, to name a few.

Dimuna and Omatsone (2010) mentions that urban regeneration has been criticised for many problems before such as displacement, stripping of a city's heritage as well provision of low-rental housing that is of poor quality. As a community or government goes into action on eliminating slums and blight, constructing public improvement and highway constructions and urban regeneration; some families will be displaced from housing, offices or shops they occupy. Moreover, many of the families will need considerable assistance in finding suitable relocation housing (Dimuna & Omatsone, 2010). Furthermore, many communities will find that existing local housing will not meet relocation needs. Dimuna and Omatsone (2010) allude that this is often true in regard to the limited number of sales and rental units available to displaced minority group families. However, these raise basic questions of social welfare and public policy. Among the more important issues are: how relocation affects the families ability to meet the society's minimum standards for quality and quantity of living space; the extent to which the family can fulfil its needs and desires in terms of housing and neighbourhood characteristics and convenience to employment, community facilities, family friends; the costs, financial, social, psychological and emotional in experiencing forced change, and the unintended consequences of such changes; the differential incidence of benefits and costs on various subgroups within the relocation population (Dimuna & Omatsone, 2010). The next section of this chapter will analyse urban decay trends on a national level.

3.4 Urban decay patterns in South African context

South Africa is experiencing rapid urbanisation due to rural-urban migration and international migration. With the rapid urbanisation the urban area, especially the inner city, experiences great pressure to try and cope with this increase. This results in inner city problems such as urban decay. The study in this section will analyse urban decay at national level before analysing it locally to determine whether this phenomenon affects other cities in the country or not as well as to explore plans that are put in place in those cities to redress urban decay. In figure 3.1, statistics of urbanisation and international migration can be seen.

Figure 3.1 South African urbanisation level trends



Source: (Lehohla, 2006)

Figure 3.1 above shows the trend urbanisation has taken from 1904 until 2001. It can be alluded that urbanisation has increased exponentially. Urbanisation of Indians or Asians has always been the highest and Blacks have always been urbanised the least. The next table is showing urbanisation levels by population groups.

Table 3.1 Urbanisation levels by population group

Urbanisation levels by population group	Total Population	Urban Population	Rural Population	Proportion Urban
2001-2004				
Black African	35 433 492	16 820 234	18 613 258	47,5%
Coloured	3 987 419	3 460 376	527 043	86,8%
Indian/Asian	1 113 183	1 085 279	27 904	97,5%
White	4 285 683	3 851 681	434 002	89,9%
Total	44 819 777	25 217 571	19 602 206	56,3%

Source: (Lehohla, 2006)

From the table above it can be concluded that urbanisation levels in 2001 were 56.26% in total. The table shows that still only a minority 47, 5% of the African population was urbanised in 2001, while more than 85% of the other groups were living in urban areas. The Indian/Asian population was almost fully urbanised at 97, 5%. The study purposively opted to analyse urban decay in South Africa's largest city namely Johannesburg.

3.4.1 Johannesburg precedence case study

The city of Johannesburg is the largest city in South Africa and it lies at the heart of Gauteng Province, the economic hub of South Africa, which is the wealthiest province in the country. The population of Johannesburg amounted to 4,434,827 people in 2011 (StatsSA, 2011). Most people in South Africa tend to move to Johannesburg to improve their lives economically as it is known as the economic hub of South Africa. However, this influx of people to Johannesburg from other provinces and from other countries has put pressure to the city structures and space. Map 3.3 below shows the locality of Johannesburg within the South African context.

Map 3.3 Locality map of Johannesburg in South African context



Source: (Rainbow Nation, n.d)

3.4.1.1 The evolution of urban decay

The inner city of Johannesburg has suffered a long period of decline. During the late 60s, this process of decline was caused by decentralisation (Myurie, 2014). Many factors contributed to this and the factors include high land values and rentals in the CBD, congestion, lack of parking, and a restructuring in the office market that saw demand for office parks grow, and the subsequent development of suburban shopping malls.

Demolition of apartheid planning orchestrated decentralisation in the inner city. The apartheid model influenced the location of resources and developments to be concentrated in the inner city (Todes, 2012). She further articulates that resources such as developments, businesses and jobs were then concentrated in the Central Business District (CBD). The South African Cities Network Report (2016) mentions that transport services were designed to control access to urban areas, with commuter flows that brought people over the long distances in the morning and took them home in the evening. The apartheid model suggested that the white race would get preference when deciding on proximity to resources and they were placed closer to the CBD so they can gain easy access to resources. The CBD and some of the higher density inner city suburbs (such as Hillbrow), were reserved for whites under apartheid but now have become important locales for the settlement of black low-income and often migrant populations (Todes, 2012). Since these areas were situated next to resource in apartheid planning and now they have attracted overloading of the CBD since most resources were concentrated there. Therefore, after 1994 the apartheid policy had collapsed and all the other marginalised race groups such as blacks and coloureds shifted rapidly to the CBD, in search of job opportunities and a better quality of life (Kihato, 1999). Johannesburg was not prepared for the large influx of these marginalised race groups from neighbouring countries, rural areas, and townships. The immense arrival of people resulted in the moving out of businesses (Santhurie, 2003). Therefore, activities taking place have changed as the small and emerging businesses have replaced the corporate sector.

When Johannesburg experienced a rapid influx of people moving in the inner city, decentralisation surfaced. The white race started moving in the outskirts of the city because crime levels, congestion and overloading increased in the city centre (Todes, 2012). Mapetla (2006) articulates that this meant that residential land values dropped in the CBD and increased in the outskirts of the city. Moreover, only those who can afford to reside in the outskirts of the city may occupy space there. The process of decentralisation was intensified by problems of crime and grime, unregulated street trading as well as inadequate facilities for taxis. In turn, these factors lead to further symptoms of urban decay in the inner city such as vacant buildings, poorly maintained buildings, and squatting, illegal activities, overcrowding as well as poorly serviced and managed public areas (Myurie, 2014). The demand for residential areas and employment increased resulting in squatting as well as the influx of informal trading in the CBD. The built environment was therefore under-capacitated to accommodate the large-scale changes that had occurred in the CBD (Kihato, 1999).

3.4.1.2 The impacts of urban decay

The systemic dynamics of cities are self-reinforcing, and how cities are configured, grow and change is inherently linked to other aspects of city performance (South African Cities Network, 2016). Furthermore, their liveability, efficiency and attractiveness are also related to how economically productive they are, which typically influences how inclusive, sustainable, and well governed they are.

The Johannesburg Central Business District 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). On the residential side, since tens of thousands of people made their way into the residential districts of Hillbrow, Berea and the CBD itself, density levels were also raised (Bethlehem, 2013). Many building managers were unable to cope, and management systems broke down, especially in environments that required greater levels of social organisation.

3.4.1.3 Urban Renewal plans

There have been renewal plans that have been put in place in the inner city of Johannesburg. Four factors motivated these urban renewal plans according to (Bethlehem, 2013) namely public investment in urban renewal and infrastructure, City Improvement Districts, Institutional and corporate investment, Private and entrepreneurial investments, particularly in the residential sector. These factors have led to significant improvements in the inner city, and to the wave of investments now taking place (Bethlehem, 2013).

In April 2001, the city established the Johannesburg Development Agency (JDA), tasked primarily with inner city renewal. The JDA became a platform for public investment which gave the area a chance to be renewed (Mapetla, 2006). The JDA projects included were the Nelson Mandela Bridge, which quickly became a symbol of inner city renewal; the Constitutional Court; and the Newtown development which included the establishment of a major new events space at Mary Fitzgerald Square (Bethlehem, 2013). Collectively these projects brought attention to the potential of the inner city and the importance of reversing its decline. They also created a sense of excitement and energy in relation to the CBD, and began to create a community of enthusiasts and investors.

The second phase of the JDA projects included many precinct upgrades in which public spaces and infrastructure were created, replaced or improved. This includes public lighting, pavements, small urban squares, parks, and community halls (Bethlehem, 2013). This was supplemented by a programme of creating outdoor public artworks throughout the inner city and in many of its parks, helping to create a sense of place and a renewed experience for the City. In addition, the most important intervention of this phase was the creation of the Rea Vaya, Johannesburg's Bus Rapid Transit system which added a new vibrant element to the transportation system of the city (Bethlehem, 2013).

3.4.1.3 Urban decay status quo

According to Bethlehem (2013) the housing sector continues to develop, but requires greater support from the City, both in terms of rates and services, and the provision of social facilities such as parks, schools and clinics. Moreover, there are still hijacked buildings, and slum-lords still practise their trade, especially in Hillbrow, Berea and Bertrams. However, through urban renewal interventions the CBD has seen a major revival. This is evident not only in firmer property prices, ongoing residential investment, and improved infrastructure, but also in the feeling of confidence and vibrancy that one experiences in the CBD. Tours of the area now take place regularly, public transport is much more efficient, and new markets are opening (Bethlehem, 2013). Most importantly, thousands of families live in the CBD and benefit from its revival.

3.5 Urban decay patterns at local level

The study is in the city of Durban in the KwaZulu-Natal province, and the city is the largest in the province. Durban has long earned its prime position as one of South Africa's most popular year-round tourist destination due to its expansive beaches, warm ocean, sunny climate, and rich and diverse cultural heritage (Maharaj, Sucheran, & Pillay, 2006). Durban also has Africa's busiest harbour. There have been significant urban decay cases in Durban inner city which led to social ills such as crime, overcrowding and congestion. Since Durban is the largest city in the province it is worth knowing that this is where urbanisation takes place the most.

3.5.1 Study area: Durban KwaZulu-Natal

There are many proposed projects for renewal in South Africa, especially in Durban. Although they are completed plans, they have not been implemented 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. The iTRUMP initiative is aimed at improving the physical environment of the inner city and the beachfront through 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. iTRUMP also ensures that maintenance of infrastructure and services are sustained through upgrading, development, and overall renewal of the project areas. The Point development is also one of the urban renewal activities that have been put in place in the Durban waterfront. However, the positive outcomes have been slow due to the locality of the renewed areas. Dilapidated buildings surround them; therefore, people are still sceptical about occupying space in the Point development properties. An analysis of urban decay within the case study area is illustrated throughout the study. For the locality map of the study area, refer to Map 3.1.

3.6 Summary

Through the review of literature, several indicators have been identified that collectively frequently describe the profile of a decaying area. Regardless of the physical indicators of a rundown environment caused by dilapidated buildings and inadequate infrastructure, there are various other socio-economic indicators that decaying urban areas have in common. These socio-economic indicators that were evident in the literature are poverty and overcrowding; social disorder, crime and violence; institutional and societal discrimination; disinvestment and depreciating property value. Moreover, in the literature it is evident that urban decay is mostly associated with economic decline of a city. For example, in the case study of Detroit, when signs of urban decay surfaced automobile factories and businesses closed, people lost employment and decentralisation occurred causing the population of the city to decrease rapidly. Moreover, these events led to the economic decline of Detroit, so it is clear that urban decay is the core of many urban issues. In the literature reviewed, one can also conclude that urban decay impacts cities differently but yet in a similar way. There were familiar events across the case studies, whether international or national and whether in a developing or developed nation. Developing regions such as Nigeria and South Africa suffer the same problem of urbanisation, which then causes rapid urban decay in city centres. Also, the racial disparities, poor planning as well as the unequal distribution of resources are a fundamental cause urban decay.

The main impacts of urban decay in the residential land-use that were drawn from the literature appear to be similar globally. Urban decay impacts the city socially, economically, environmentally, and culturally. Socially, urban decay attracts crime and illegal activities to take place and it promotes social disorganisation, whereby residents are uncomfortable in their own homes because of the unsafety of their neighbourhoods. Economically, investors lose interest and they pull out from investing in properties and businesses where urban decay is ripe. Therefore, people lose jobs and are unable to take care of their livelihoods as well as meet basic needs, property owners are forced to lower their rents and the economic state of the city suffers tremendously. Environmentally, most dilapidated neighbourhoods are usually full of litter because there is no adequate waste management taking place and this also affects residents because everyone deserves a healthy environment. Culturally, urban renewal programs are then enforced to combat urban blight in neighbourhoods but then usually these initiatives strip neighbourhoods of their distinctive cultural heritage and new plans that incorporate a foreign culture are put in place. The aforementioned, lives' residents with no sense of belonging in their own homes. However, some residents are even forced to move to other places as the renewed neighbourhood now targets other people of a higher class or those who afford rent in the area. Having reviewed literature, it is quite evident that residents are still suppressed in terms of voicing their views and opinions about

how urban decay can be halted. The next section will tackle gaps that were found in literature as well as include recommendations.

It is apparent that a more holistic and collaborative approach to redevelopment or renewal is required. Moreover, the approach must be people-centred because when redeveloping communities, integration of the people is important to sustainable success. Equally important is an economic solution to re-establish investor confidence. The economic side of renewal must promote the economy by establishing investor confidence so that the properties can be viable. However, a balance must be established and such economic promotion must not give rise to gentrification as this will negatively affect communities. A partnership between local government business and the residents must locally drive the rehabilitation process. Moreover, in the literature it is evident that most urban renewal initiatives have failed dismally to provide solutions that will better communities socially and economically. Most urban renewal programs are economically driven and this negatively affects communities especially those who cannot afford to move to other places. The study will seek to find balance between urban renewal processes as well as needs of the residents. Moreover, urban regeneration should incorporate the public more and take in all the feedback to make better plans that will be sustainable and beneficial to everyone.

CHAPTER FOUR

CONCEPTUAL AND THEORETICAL FRAMEWORK

4.1 Introduction

This chapter highlights the concepts and theories that are going to be used in the study. The theories and concepts are chosen based on their relevance to the study. Moreover, this section entails the debates and critiques that unpack the theories into detail. The concepts and theories are explained to gain understanding of the essential Town Planning terms in the study. Therefore, the concepts and theories act as a guiding principle of the study. The concepts are listed and explained below.

4.2 Concepts

There are several concepts that act as a guiding principle to the urban decay phenomenon. In this study, only the most significant ones have been chosen such as urban decay/urban blight/urban degeneration, urban renewal/urban regeneration, gentrification, urbanisation and sustainable development. These concepts are listed and analysed below.

4.2.1 Urban decay/ urban blight/ urban degeneration

Urban decay may essentially mean the dilapidation or wearing out of the buildings or an area to an unsatisfactory state (Santhurie, 2003). This concept is the foundation of the research. Blight can result from a single major factor, or it can result from a series of contributing factors. These factors may be inclusive of 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. Cities are embedded in an ongoing transformation, both triggered and influenced by a mixture of political, economic, socio-demographic and ecological changes. Cities constantly have to reinvent themselves in response to their changing environments, while at the same time preserving their cultural and urban heritage. If they do not adapt to new conditions, they remain stuck in the status quo and risk succumbing to severe challenges like degeneration or even irrelevance (Franz, 2014). They may lose their attractiveness and finally become unable to compete with other cities as destinations for residents, economic activity and visitors. There are four customary types of urban decay namely frictional, functional, physical and economic urban decay. These forms of blight are dissected underneath.

a) Frictional decline

This form of blight results from the incompatibility of two or more adjacent land-uses (Myurie, 2014). 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.

b) Functional decline

This form of decay happens when land-uses, or structures, are not fitting with the purpose that the area was initially zoned for (Myurie, 2014). Therefore, this leads to the area's inability to meet the needs and demands of the users of that particular area because now the use has changed and this causes urban blight to surface. In the case of a residential unit, the building becomes distinctly insufficient due to not taking care of people's needs. For instance, a commercial space that has been changed to a residential unit may not cater for the needs of inhabitants such as full bathrooms, conducive kitchens and en-suites. Moreover, with the increase in the influx of tenants the building may have inadequate parking spaces.

c) Physical decay

Physical decay alludes to the declining physical urban environment, for example, existing infrastructure and buildings (Santhurie, 2003). Different elements, for example, abandonment of buildings and neglect from owners, poor and inefficient planning, poor maintenance of the area, inadequate services and poor urban design offers ascend to physical decay. Other factors that contribute to physical decay of land-uses is the irregularity of lot sizes and types, lack of parking, aging of the buildings and inadequate urban design.

d) Economic decline

This form of blight results from the inability of the zone or city to be profitable (Fainstein, 1996: 172). Subsequently, vacant sites are common and left undeveloped and commercial space is not utilised properly (Myurie, 2014). Businesses tend to move out of the city to secondary regional areas that offer possible economic returns and where businesses have a potential to be economically viable. For example, in Durban most businesses have moved to Umhlanga because of the business opportunities the area presents. In this manner, businesses that vacate the area leave behind inactive empty buildings because of their inability to attract investors. The failure of a city to attract investors, to keep businesses profitable and the evacuation of buildings in an area result in the economic urban decay.

4.2.2 Urban regeneration/ urban renewal

Urban renewal goes about as a solution for urban decay and it upgrades the existing features of a precinct by capitalising these renewed parts and transforming them into a more profitable, aesthetically appealing and sustainable environment (Santhurie, 2003). There are distinctive strategies for urban regeneration but only redevelopment, rehabilitation, preservation and gentrification are dealt with in this section. Gentrification is discussed on its own as thorough understanding of this concept is beneficial for the dissertation. These strategies essentially attempt to accomplish a similar goal of enhancing physical, economic and social situations of the land-use. These strategies of urban regeneration are:

a) Redevelopment

Redevelopment is a strategy for urban regeneration that demolishes buildings or infrastructure with the goal of installing new structures at higher costs. Redevelopment in this manner regularly brings about removal of inhabitants from the redevelopment site to other slums or cheaper areas where redevelopment is not yet implemented as they can no longer afford to dwell in that area. (Myurie, 2014). Redevelopment happens in light of the fact that old, feeble and rundown structures are pulverized and therefore replaced by new structures.

b) Rehabilitation

This is a strategy for urban regeneration that urges owners to enhance the state of their own buildings (Myurie, 2014). This implies that owners will restore their buildings according to the demands and requirements of their tenants. For instance, owners may introduce WiFi or new surveillance systems to keep up with the competitors and for the residents to remain dwellers of that particular building. Owners are thus motivated and given incentives to carry out their plan of rehabilitating the building. These incentives may include low-interest loans, cheap labour and affordable suppliers of building materials.

c) Preservation

Preservation is a strategy for urban regeneration that restores the buildings of a zone experiencing renewal. This is fundamental for protecting the city's heritage through keeping notable structures while renewing their appearance. Along these lines, this type of urban regeneration can likewise be exceptionally critical to maintain an area's uniqueness as well as preserve the history or legacy of the city. Preservation is regularly driven by collaborative planning that enforces a collective arranging approach by working in close contact with the relevant stakeholders and communities. This renewal process preserves a building, or precinct through conservation.

4.2.3 Gentrification

Rofo (2004) defines gentrification as the renovation of buildings in dilapidated urban neighbourhoods by upper or middle income individuals, thus improving property values and quality of life but often

displacing low income individuals. Lees, Slater & Wyly (2008) confirm that gentrification is a process of renovation and revival of deteriorated urban neighbourhoods by means of influx of more affluent residents, which results in increased property values and the displacing of lower-income families and small businesses. Frequently, when a neighbourhood is renewed or regenerated, the target market for residents shifts because the property values go up. Therefore, only those who afford to occupy space in those renewed buildings can gain access to them leaving those who cannot afford with no other option but to look for another space to occupy. Gentrification is a form of urban renewal that promotes economic gain than serving communities. Gentrification may be viewed as “correction” of urban blight as many gentrified neighbourhoods of the present were once affluent neighbourhoods of the past (Lees, Slater, & Wyly, 2008).

4.2.3.1 Effects of gentrification in a city

Gentrification has both positive and negative effects in a city. This concept is largely beneficial to people with economical motives when it comes to rehabilitating a city. However, all these positive effects come at the expense of the poor or the low-income groups as they suffer the most during this process. The following table outlines the effects of gentrification in the perspective of Lees, Slater and Wyly (2008).

Table 4.1 Effects of gentrification

POSITIVE	NEGATIVE
Higher incentive for property owners to increase/improve housing	Loss of affordable housing
Reduction in crime	Displacement through rent/price increases
Stabilisation of declining areas	Displacement and housing demand pressures on surrounding poor areas
Increased property values	Unsustainable property prices
Increased consumer purchasing power at local businesses	Under occupancy and population loss to gentrified areas
Reduced vacancy rates	Community resentment and conflict
Increased local fiscal revenues	Homelessness
Encouragement and increased viability of further development	Increased cost and charges to local services
Reduced strain on local infrastructure and services	Loss of social diversity (from socially disparate to rich ghettos)
Rehabilitation of property both with and without state sponsorship	

Source: (Lees, Slater, & Wyly, 2008)

Gentrification is an integral part of this study because in South African cities such as Cape Town and Johannesburg, there have been reports of gentrifying methods of combating urban decay. Therefore,

one cannot speak about urban decay without diverging to different methods of combating the issue. Thus, gentrification is more likely to be dealt with within the study.

4.2.4 Sustainable Development

Sustainable development is fundamental in urban renewal as it gives certainty that the strength of the physical, economic, and social environment can be maintained over a long time. The theoretical framework is unfolded below. According to Santhurie (2003) 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 same access to resources as the current people. Brehemy (1996) suggests that the sustainable development concept has revived a forgotten idea that planning is to be done or can be done on a big scale. However, there is now an interesting debate underway about the role of planning in promoting sustainable development. The big idea is about which urban forms will most effectively deliver greater environmental protection. The fundamental question in all places has been how to deliver major environmental improvements. A simple answer would be to use planning systems to achieve these gains and in turn, to use those planning systems to achieve greater urban of compaction (Brehemy, 1996).

4.2.4.1 Centrists and decentrists

Brehemy (1996) puts more emphasis on sustainable development and he tries to explain the concept through debates between centrists and decentrists by trying to find out how can the urban form be environmentally sustainable in these views. The centrist view emphasises lessening pollution and globalisation through urban containment and transport by lessening long journeys. The decentrist view is divided into the free marketeer and good lifers. “Free-marketeers” claim that the interference of planners in land markets cause problems, and that market solutions will optimise urban forms. The “good lifers”, argue for a lifestyle that is decentralised, both geographical and institutionally, and a return to “rural values”. Decentrists favour urban decentralisation, largely as a reaction to the problems of industrial cities. Contrary to this, the centrists believe in the notion of high density cities and criticise urban sprawl (Brehemy, 1996).

As mentioned in the previous paragraph decentrists can be divided into two groups. “Free-marketeers” who claim that it is interference by planners in land markets that cause problems, and that market solutions will improve urban forms. The “good lifers”, who argue for a lifestyle that is decentralised, both geographical and institutionally, and a return to “rural values”. The centrists hold control, however, in the current debate. The two dominant motives for centrists are global warming and the reduction of pollution and the loss of open countryside to urban uses (Brehemy, 1996). The logic behind the first motive is that urban containment will reduce the need to travel which is a fastest growing and least contributor to global warming by facilitating shorter journeys and promoting greater supply of public transport. Therefore, the use of non-renewable fuels will be reduced along with harmful emissions. This

argument reflects the passion for environmental sustainability. The second motive is that urban containment might bring other benefits such as reduction in loss of open land and valuable habitats (Breheny, 1996). Another motive is the improved quality of urban life that would result from higher densities in cities. The centrist view is being promoted academically and politically.

Breheny (1996) stresses that the case against centrists rests on the following four main points.

- The likelihood that it will not deliver the environmental benefits claimed;
- The probable impossibility of halting urban decentralisation, whether it is regarded desirable or not;
- That some greenfield development is inevitable even with compaction policies;
- That higher urban densities are likely to bring about the high quality of life that the centrists promise.

4.2.4.2 Applicability to the study

Both the centrist and decentrist approaches to sustainable development are applicable to the study. The apartheid policies of separate development that aimed to divide the population and control movement in the city achieved disproportionate levels of safety (white) in some areas while fostering insecurity (non-white) in others. The apartheid model influenced the location of resources and developments to be concentrated in the inner city (Todes, 2012). The centrist's view is applicable in the sense that after the abolishment of apartheid the previously disadvantaged groups started moving into the CBD, where apartheid planning located resources. This is evident in most cities throughout South Africa, examples would be the case studies of Johannesburg as well as Durban. After apartheid, both cities suffered from a high rate of urbanisation because people were now seeking for greener pastures from these cities. However, once people arrived in the city centre and they could not find what they were looking for, problems surfaced. The problems included poverty in the city centre, where you notice homeless people as well as crime in the city centre because people will be trying to make ends meet (Steenkamp, 2006). Also, the issue of urban decay aroused because the city is not capacitated to harbour all the people that came with urbanisation. On the contrary, the decentrist view is applicable in the sense that after the demolition of apartheid, some people of the white race started moving out of the city, running from problems that came with urbanisation and they relocated to the outskirts of the city (Todes, 2012). This decentralisation meant that businesses moved to the outskirts of the city centre, an example for this in Durban would be Umhlanga, where most prospective businesses have now moved there. The issue of urban decay was also enhanced by decentralisation of businesses and investors because now the property values dropped as a result of the issues that came with centralisation. Now, the better quality of life is found there because investors mostly invest their money that side of the city. Both views are applicable to the study and Brehemy's view that centrists' views on sustainability will not halt decentralisation is also probable.

4.2.5 Urbanisation

The growing concentration of the world's population in major cities and towns in low- and middle-income countries means that the relationship between urbanisation and development has become a major policy concern (Chen et al, 2014). To put it in a simple way, Prabhat (2000) defines urbanization as a socio-economic phenomenon rather than a process of transformation which includes behavioural transformation, structural transformation and demographic transformation. Behavioural change represents revolutionary change in the whole pattern of social life which makes it possible to adopt people to the existing city or town condition. Structural transformation highlights the transformation of primarily agrarian economy to primarily industrial economy. The demographic interpretation of the process of urbanization visualizes the process in terms of increasing concentration of population in "urban" places (Prabhat, 2000). According to Kuma and Rai (2014) urbanization is a form of social transformation from traditional rural societies to modern urban communities. They further state that urbanization can be defined as a process which reveals itself through temporal, spatial and sectoral changes in the demographic, social, economic, technological and environmental aspects of life in a given society.

In some cases, urbanization has strong relationship with the level of economic development, in which developed countries have a higher level of urbanization than in developing countries. It is no wonder that in South Africa it is mostly the main cities Johannesburg, Durban and Cape Town which are affected by urbanisation. This is because people move from their original towns, villages and neighbouring countries to seek for a better life in these main cities. The rapid urbanisation in these cities brings pressure to services that are provided by a city which ultimately leads to the city's decline. Urbanisation is a major contributor to urban decay globally and therefore it is of relevance to as one of the major concepts that are seen across the study. As many people are moving into cities in search of a better life, the city tends to not have enough resources to cater for additional people in cities. For example, in housing provision, cities tend to lack capacity to house additional people or lack power to provide such a resource because the number of people outweighs the resources that can be provided. This scenario tends to cause people to squat or live in the poorest parts of the city, this leads to urban decay and thereafter, it leads to slums. The cities are often confronted with a multitude of key problems like high urban densities, traffic congestion, energy inadequacy, unplanned development and lack of basic services. Due to high land values, migrants often have no choice but to settle in shantytowns and slums, where they lack access to decent housing and sanitation, health care and education thus adding to urban poverty (Singh et al, 2015).

4.2.5.1 Urbanisation vs African Cities

Vaa *et al* (2001) asserts that the urbanisation process in Africa has over the years been subject to a variety of reactions and interpretations such as a strange mixture of neglect and negative attention or misconceptions of what it is about. National governments have perceived the high rates of urban

population as a problem but they have neglected formulating comprehensive policies of urban development. Rather, they have silently accepted the colonial legacy of urban containment, or accepted donor agencies' warnings against urban bias which are sometimes ill-founded (Vaa et al, 2001). African cities have changed in at least four major ways (Vaa et al, 2001):

- Size
- Spatial organisation,
- Quality and distribution of public services and infrastructure
- Employment base.

The causes of urbanization have been the subject of considerable scholarly interest for a long time. In the past, most of the poor resided in the rural areas, but the shifting patterns of population means that a growing proportion of the world's poor now lives in cities. African Development Bank (1992:17) cited in Motsoene (2014) states that in Africa, including Southern Africa, urbanization was largely due to migration of people from rural areas and natural increase of population in urban areas. The rapid population growth is a problem in African cities and the demand for jobs, housing and services is therefore immense. Physical infrastructure is crumbling, and schools and health services are inadequate. Most African cities also have severe environmental problems which are partly linked to transport and production. A large part of urban population is housed under unserved settlements. Therefore, urbanisation can be linked to urban decay in the sense that with the high demand of jobs, good quality services, education and a better life people relocate or move to the city temporarily. Therefore, in time the demand for such services becomes too immense and thus it outweighs the supply of such services from the city. As mentioned by Vaa *et al* (2001), the aforementioned leads to the decay of cities, their infrastructure, the physical form as a whole. Therefore, it is quite imperative to include urbanisation as a concept that largely links to urban decay.

4.3 Theories

Urban decay is stimulated by several theories that gives a broad and in-depth understanding of the urban decay concept. These theories all have different contributions and significance to the urban decay issue. The theories that are adopted within the study are communicative planning, social disorganisation, Dependency theory and they are discussed and analysed below.

4.3.1 Collaborative planning

Collaborative planning is a theory that stems from communicative action and it is a new control in planning. Tewdr-Jones and Allmendiger (1998) defined it as the model that emerged in the 1990s as it puts forward a fundamental challenge to the practice of planning which clarifies where planning deviated and seeks for alternative control measures. Healy (1997) defines collaborative planning as a

system of planning which promotes interaction and debates from different stakeholders to reach an integrated way of planning that acknowledges everyone's interests. He further states that collaborative planning theory has been experimented over the years to promote place making and diversity in the planning profession. Moreover, there has been a change from modernism planning to theories which seem to be irrational and technocratic. A top down approach has been implemented in recent theories which render the minority groups in society to be marginalised. Therefore, collaborative planning seeks to rectify damages made by such theories. Healy (1997) asserts that this theory surfaced as a strategy of dealing with conflict management amongst diverse groups. Moreover, the theory emerged as a reform approach that will repair damages caused by trends of globalisation and capitalism which act as hindering factors to equal development. As exemplified by movements that have acted to bring awareness to the issue of multinational companies locating to neighbourhoods that are not prosperous and have been marginalised in decision making by people in the socio-economic realm in planning as this work to favour the interests of the affluent.

4.3.1.1 Key elements of the theory

Collaborative place making is focused on the process of plan making which involves all stakeholders from the initial phase of the proposal rather than forcefully imposing a plan without involving the people whom the plan is for (Healey, 1997). Moreover, collaborative place making focuses on creating policy that is a social, cultural learning experience which in return creates a system of shared meaning between the community and planners. This system is perceived to be successful in promoting communities to be self-empowered in the process of planning which is why this system is based on a bottom up approach to planning. Planners have been criticised for focusing too much on developing space rather than focusing on place making. Therefore, the role of planning has been to shift from the centralisation of power and rational thinking to incorporate interest of all different parties. Collaborative planning seeks to crack the cycle of the institutionalisation of planning and create policies that promote collective interests (Healey, 1997). This has been a major rupture from planning theories such as master planning where politics influences planners. Communicative planning is built on the underlying principle that individuals will decide ethically and those negotiation processes within collaborative discourse arenas are founded on certainty, decency, openness, validity, and integrity (Tewdr-Jones & Allmendiger, 1998).

4.3.1.2 Shortcomings of the theory

The theory delineates some issues to be dealt with to assist in creating communities that are actively involved in place making. The first issue is that it is impossible to come to a common consensus in defining a place to one plus there will always be dominant voices in any decision-making process that block out the voices of the minority groups (Healey, 1997). Moreover, individuals with political power regularly work together to influence the end results. The bottom up approach at times can lead to high expectations of individuals. Lastly, collaborative planning has been described as too multifaceted unlike

the former which was narrower. Therefore, planners need to come out with a plan to address differences in society and its complexities. Tewdr-Jones and Allmendinger (1998) see communicative or collaborative planning as shifting towards a wrong route. They further claim that collaborative planning theory fails to incorporate sufficiently unusual political and professional shades that exist in planning practice. Tewdr-Jones and Allmendinger assert that communicative rationality places too much emphasis on the plan as a vehicle for symbolising “ideal speech” whilst overlooking the practical side of planning practice. Moreover, communicative action fails to embrace the possibility that individuals can deliberately complicate the facts and conclusions for their own arguments. It merely considers that individuals will simply adjust their personal sentiments once a collaborative process has been agreed to and this article suggests that this expectation is simply too optimistic and idealistic for exercise to incorporate (Tewdr-Jones & Allmendinger, 1998).

The principal criticism by the two scholars is the view that communicative planning sees planning as an emancipatory project concerned with undistorted communication that can be aimed at the way in which values are concealed within communicative rationality. Communicative rationality rejects the individual basis of a society and searches instead for an approach which is either community based or consensus based (Tewdr-Jones & Allmendinger, 1998). Moreover, communicative rationality also claims that all parts of a community should be integrated within the collaborative planning discourse, but not much has been mentioned about how this could be achieved, and by whom. If the role of the planner is to be denied within a communicative action process of mutual learning and sort through the arguments expressed, this means that the planning profession’s personal and professional judgement will be side-lined, for reaching a consensus (Tewdr-Jones & Allmendinger, 1998). Healy (1997) believes strongly that communicative and collaborative planning will integrate everyone whether poor or rich, and that this theory will rectify past imbalances caused by capitalism and other theories which marginalised the minority groups. Contrary to this, Yiftachel (1998) claims that there can be collaborative planning but those with power and money will always win in the decision-making process and the minority groups will always be disregarded.

4.3.1.3 Applicability to the study

In urban renewal or any planning method of combating urban decay, collaborative planning encourages planners to actively communicate with residents, community representatives and various other stakeholders concerned with the urban renewal area and therefore the plan, in the form of active discussion. It enables planning for a decaying area to be a democratic process by strategically addressing the issues raised by communities, and ensuring that planning is inclusive of all parties involved. Furthermore, to ensure that people in power will not manipulate the system by falsifying their intentions for their own benefit. Urban renewal methods tend to favour some while they negatively affect others. In most cases, when urban renewal takes place for an economic purpose those who cannot afford to

occupy space in the revamped areas tend to be side-lined. Through collaborative planning, solutions to urban decay may be discovered that will favour everyone including the marginalised groups. At the end of the day public service must take priority and collaboration in changes of space must be implemented to make holistic decisions that will guarantee planning for the public good.

4.3.2 Social disorganisation

Bursik (1988) defines social disorganisation as the inability of local communities to realise the common values of their residents or solve commonly experienced problems. Social disorganisation theory emerged during the 1920s and 1930s, when researchers at the University of Chicago became increasingly concerned about what they were witnessing in terms of the effects of growing urbanisation, industrialisation and immigration on patterns of social organisation in Chicago neighbourhoods (Kubrin, 2009). Two researchers Park and Burgess (1925), studied how these drastic changes of the times were affecting the city. Their observations led to the Concentric Zone Theory, which emphasised a process of invasion, dominance, and succession to understand the city life. Firstly, the two researchers noted the expansion of Central Business District (CBD), the downtown area of the city (Kubrin, 2009). Moreover, as Chicago's population continuously grew, so did the CBD expand outward in successive stages. Kubrin (2009) further asserts that with the expansion of the CBD came the deterioration of the residential properties in the area, since most residents moved further away to escape the hustle of the city and left residences there uninhabited and uncared for. This deterioration ultimately caused "social disorganisation". In their Concentric Zone Theory, Park and Burgess explained that cities can be divided into sections that correspond to areas of social disorganisation. However, only in 1942 did the social disorganisation theory emerge and Shaw and McKay studied it. Their theory was based on some elements of the Concentric Zone Theory.

4.3.2.1 Key elements of the theory

One of the most predictable facts about crime is that it is not randomly distributed across neighbourhoods within a city. In addition, crime does not occur equally in all areas; rather, it tends to cluster in certain locales but not others. It is for this reason that residents can often identify where good and bad areas of a city are. Two key questions of interest for social disorganisation theory are as follows (Kubrin, 2009):

- Why is crime higher in some neighbourhoods than others?
- Is there something about these characteristics of these neighbourhoods themselves that fosters crime?

Researchers of the Chicago School concluded that there is a co-occurrence of crime and social ills such as low socio-economic status across neighbourhoods (Kubrin and Weitzer, 2003). Delinquency, crime, and deviance in general go hand in hand with other social problems such as poverty, unemployment,

and residential turnover. Moreover, the researchers documented the persistence of high crime areas, noting they remained high crime areas despite which racial or ethnic groups inhabited the area. Some neighbourhoods in the city appear to be high crime or deviance areas, regardless of the characteristics or nationality of the characteristics of the people living within them (Kubrin and Weitzer, 2003). There are two points to consider with respect to this theory according to Mears (2002). Firstly, social disorganisation is a property of neighbourhoods, not individuals. It is incorrect to say that residents are disorganised instead; one must refer to neighbourhoods as disorganised. Secondly, community characteristics that are only indirectly related to crime, poverty, mobility, heterogeneity and deterioration of neighbourhoods only cause crime indirectly by increasing levels of social disorganisation and reducing social control.

4.3.2.2 Shortcomings of the theory

Social disorganisation theory has faced a lot of criticism over the years, much of which is reflected in modern adaptations of the theory. For example, Bursik (1988) argues that social disorganisation theory is flawed because it assumes that the social networks of people living in any given community are restricted to other members of the same community, and that by studying communities using cross-sectional data assumes that the physical and social structure of the community will remain stable over time. Furthermore, Kubrin and Weitzer (2003) argue that social disorganisation theory acts as if every community exists in a bubble and suggest that future research that draws upon this theory include, somehow, measures of the larger cultural context and the urban political economy, both of which clearly impact community structure. These criticisms are reflected in the work of Griffiths and Chavez (2004), in their study of spatial and temporal changes in neighbourhood violence, and by Mears and Bhati (2006), in their study of the impact of neighbourhood violence on spatially and socially proximate communities. Kubrin, Shaw and McKay (2009) did not clearly differentiate the presumed outcome of social disorganisation (i.e. increased rates of crime and delinquency) from disorganisation itself. Secondly, both in terms of conceptualisation and operationalisation, social disorganisation theory has struggled with the notion of “neighbourhood”. Thirdly, the ongoing issue relates to the theory’s reliance on official data to document crime patterns across neighbourhoods when testing social disorganisation. Moreover, the reliance on official data has also led to researchers’ inability to empirically test the mediating factors linking neighbourhood characteristics such as poverty to crime rates in disorganisation studies.

4.3.2.3 Applicability to the study

Shaw and McKay came to the conclusion that crime was likely a function of neighbourhood dynamics, and not necessarily a function of the individuals within neighbourhoods. The theory hypothesised that a sense of community was a more valid measure for distinguishing variables in social disorganisation theory. According to Cantillon *et al.* (2003) sense of community was defined as “a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith

that members' needs will be met by their commitment to be together." This theory is applicable to the study in analysing whether crime in Durban South Beach is driven by individuals who reside in the area or it is driven by neighbourhood dynamics and issues such as urban decay.

4.3.3 Dependency theory

Dependency Theory developed in the late 1950s under the supervision of the Director of the United Nations Economic Commission for Latin America, Raul Prebisch. Prebisch and his colleagues were troubled by the fact that economic growth in the advanced industrialised countries did not necessarily lead to growth in the poorer countries. Indeed, their studies suggested that economic activity in the richer countries often led to serious economic problems in the poorer countries. Such a possibility was not predicted by neoclassical theory, which had assumed that economic growth was beneficial to all even if the benefits were not always equally shared. The theory was further developed by Paul A. Baran (1957) from a Marxian perspective with the publication of his *The Political Economy of Growth* (Vernejo, 2004). Dependency theory is thus a notion that resources flow from a "periphery" of poor and underdeveloped states to a "core" of wealthy states, enriching the latter at the expense of the former. It is a central contention of dependency theory that poor states are impoverished and rich ones are enriched by the way poor states are integrated into the "world system".

Velasco (2002) articulates that dependency was a theory of underdevelopment; poor countries exiled to the periphery of the world, economy could not develop if they remained enslaved by the rich nations of the centre. Dependency came into two flavours according to Velasco (2002), the radical one cooked by economists Andre Gunder Frank and Amir Samin claimed that the centre grew at the expense of the periphery. The only solution was to delink completely from the world economy but this came with its troubles. The milder version of dependency pioneered by Cardoso and his co-author Enzo Falleto was more useful. It maintained that under capitalism both rich and poor could grow but would not benefit equally.

4.3.3.1 Key elements of the theory

This school of thought asserts that development in developing nations is conditioned by the development and extension of Europe. This school addresses certain issues not considered by modernisation school of thought. It places significance on historical processes in clarifying the progressions which have happened in the structure of urban areas because of the shift from the pre-capitalist to capitalist mode of production. It additionally emphasises on the reliant nature of capitalist development in the Third World which places accentuation on external economic forces in the study of urban areas. The dependency school contends that the developed nations exploit the developing nations as a source of input (raw material supplier) for their factories. This is consequential to the foreign investment in large-scale agricultural production which displaces peasant farmers in the rural areas. The displaced farmers then move to the urban regions to look for work (Firebaugh, 1979; Walton, 1977;

Bradshaw, 1987). Likewise, substantial foreign investments in capital-intensive production in the cities brought about increased output and industrialisation in the cities.

This then does have a multiplier effect since businesses spring up to provide services that are linked either directly or indirectly to the manufacturing activities in the urban areas. This creates the false impression for the rural dwellers that there are high-paying employment opportunities for them in the urban areas hence their migration to the urban areas. On their arrival in the urban areas and to their dismay, they cannot get the high paying employment; they end up in the informal sector. The informal sector workers are the least paid among the urban labour force.

4.3.3.2 Shortcomings of the theory

Although dependency theory represents an advance over evolutionary theories of development and underdevelopment, it has confronted serious difficulties in attempting to analyse social relationships based on geographical observations and in attempting to construct a model of the world capitalist system (Friedmann & Wayne, 1977). They further argued that these difficulties are rooted in four basic aspects of dependency theory:

- The basic unit of the world system is a two-fold relation between nations;
- Models of the world system are cumulations of these units into hierarchically ordered sets of roles;
- Geographical and social relationships are collapsed in description, preventing independent analysis of the latter;
- Basic relations among units of the system are those of exchange instead of production. Furthermore, the major contribution of dependency theory is that the powerful description of consequences within dependent regions of dynamics within the world system can be enhanced, and the difficulties resolved. This can be done through its careful integration with Marxian theories of capitalism and imperialism.

4.3.3.3 Applicability to the study

Africa's poverty is not natural but an engineered position (Matunhu, 2011). He further states that it was a result of a protracted capitalistic dominance by the metropolis. Similarly, the poverty and underdevelopment in most rural areas in Africa is a result of the inhibiting relationship between them and the urban areas. Therefore, with the emergence of development in the city, people from the rural areas become dependent on urban areas and they relocate to cities to seek employment to sustain themselves and their families. This means that people from rural areas are thus a huge part of the development in cities because they provide cheaper labour to big companies that implement development in cities. This statement thus supports the notion of dependency theory which asserts that people from the peripheries move to the cities to enrich the cities than themselves because of

exploitation. With the influx of people from rural areas to the cities, then comes overpopulation in cities which then leads to urban problems such as urban decline or decay and crime among others.

4.4 Summary

Much of this chapter has focused on theoretical and conceptual constructs from a global perspective. To understand the rationale for the urban decay phenomenon, it was necessary to include different theories and concepts that relate to the issue of urban decay. This chapter has clearly illustrated all the concepts and theories that correlate with the urban decay phenomenon. Most of these theories and concepts are seen throughout the study.

CHAPTER FIVE

CASE STUDY OF SOUTH BEACH POINT (Durban CBD)

5.1 BACKGROUND TO SOUTH BEACH POINT

Durban is situated on the east coast of South Africa in the province of KwaZulu-Natal. South Beach is located within the CBD of Durban on a portion of land that is bounded by the Indian Ocean to the North and the precinct is located to the North-West of the Durban Harbour. The area's main transport route is Mahatma Gandhi (Point) road which links the CBD and other areas to South Beach. The Point represents an important genesis in the development of the City and Port of Durban. 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 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 Point represented the arrival gateway for many early travellers by providing together with the Bluff a safe refuge off the ocean. The Point became the first greeting of many "discoveries" and indeed a place for early colonialists, who in time would bring indentured labour from India arriving also at the South Beach Point. However, the Point Road area declined with significant and consequential impacts on South Beach. 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 and residential buildings. This had significant contributions to the decline of the area today. 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. As previously stated South Beach area forms part of the Durban CBD. Therefore, most statistical data that is available is for the broader Durban CBD which is inclusive of South Beach thus most data presented below is for the whole Durban CBD. The locality map of the case study of South Beach can be found in map one attached as an appendix.

5.2 The Socio-economic profile of South Beach

According to Statistics SA Census (2011) South Beach has a total population of 20672 which is 0.6% of the metropolitan's total population of 3442361 and the study area takes up an area of 2.48 km². About 80% of the population are black Africans and other races that exist in South Beach are Indian or Asian,

White and Coloured. There are also other people who fall under the category of “Other races”. Table 5.1 below shows the population groups that are found in South Beach.

Table 5.1 Population group of South Beach residents

POPULATION GROUP	PEOPLE	PERCENTAGE
Black African	16543	80.03%
Indian or Asian	1781	8.62%
White	1232	5.96%
Coloured	795	3.85%
Other	320	1.55%

Source: Stats SA (2011)

The South Beach area has more females than males. Females take up 52.78% of the total population and the males are about 47.22% of the total population. The Table 5.2 below presents the gender for South Beach residents.

Table 5.2 Gender proportions in South Beach

GENDER	PEOPLE	PERCENTAGE
Female	10910	52.78%
Male	9762	47.22%

Source: StatsSA KZN Municipal Report (2011)

The household size in Durban was 4.3 in 1996 and in 2001 it was 3.9 and then in 2011 it went down to 3.6 as suggested by Table 5.3.

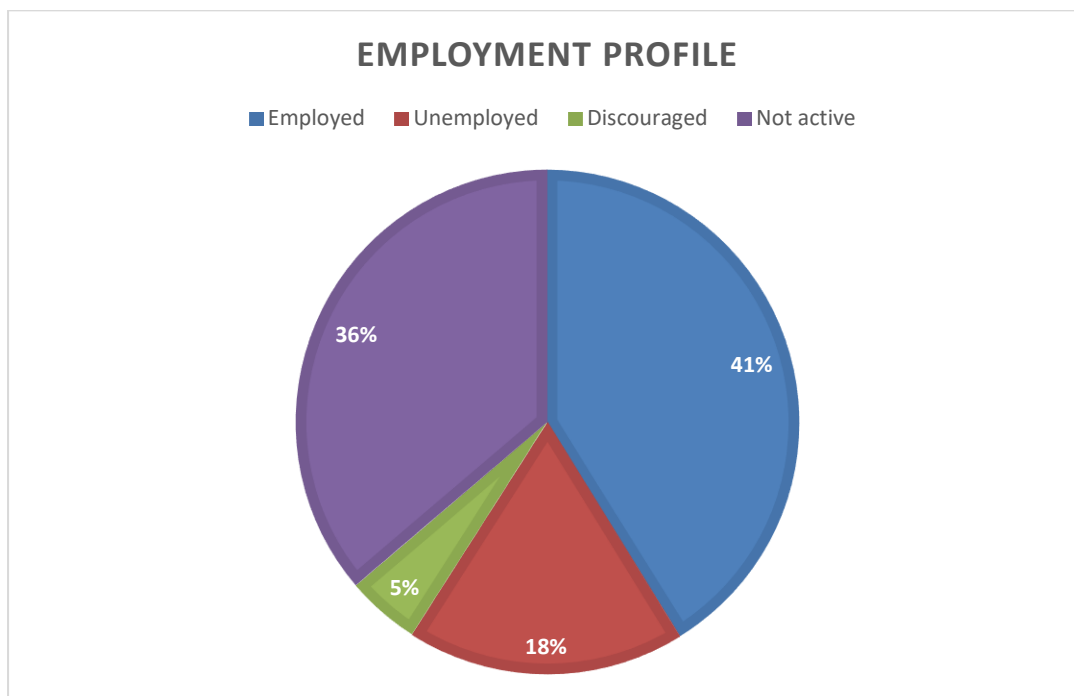
Table 5.3 Household size in Durban CBD

CENSUS YEAR	HOUSEHOLD SIZE	PERCENTAGE (%)
1996	4.3	36
2001	3.9	33
2011	3.6	30

Source: StatsSA KZN Municipal Report (2011)

An extremely high percentage of the population is not economically active. This also means high dependency ratios on household heads with low income levels. Despite the diversified nature of the local economy, unemployment in the municipal area is of concern as only 992560 of the total labour force are employed. The unemployment rate is currently estimated at 430319 of the population while 873583 of the total labour force are not economically active.

Figure 5.1 Employment profile of Durban residents



Source: SDF (2015/2016)

Much of the population earn below R800 per month. About 376 777 people did not specify their income. The reason for this could be that they are unemployed or they were not comfortable disclosing their income status.

Table 5.4 Individual monthly income

INDIVIDUAL MONTHLY INCOME	
No income	1422547
< R400	430088
R400-R800	107411
R801-R1600	246933
R1601-R3200	245723
R3201-R6400	179939
R6401-R12800	152459
R12801-R25600	105004
R25601-R51200	41668
R51201-R102400	10898
R102401-R204800	4733
>R204800	2890
Income unspecified	356777

Source: SDF (2015/2016)

5.3 Public facilities in south beach

The public facilities that are currently provided in Durban inner-city are primary, secondary schools; university are also prevalent the broader Durban region; and there is a prevalence of a community hall, hospitals, youth centre, multipurpose civic and performing arts uses. Additionally, other facilities include police stations, library, fire stations cemetery, home affairs and sports complexes. A representation of this data can be found below in table 5.5.

Table 5.5 Public Facilities in the Durban CBD

Community Facilities	Current Provision	Projected Need (Approximate) based on population of 450,000	Community Facilities	Current Provision	Projected Need (Approximate) based on population of 450,000
Primary Schools	3 Public 1 Private 1 Combined Private	64	Police Station	8	4-7
Secondary Schools	2 Public 5 Private 1 Combined Private	36	Fire Station	1	4-7
University	3 campuses		Library	8	1-2
Community hall	1	7	Cemetery	1	
Hospital	2 Public 3 private		International Sports Complex		3
Clinic	10	Between 6 and 18	Cricket Oval/ Athletics stadia etc.	6	
Youth Centre	7		Home Affairs	1	1
Multipurpose civic and performing arts uses		9			

Source: (EThekweni Municipality, 2016)

5.4 Land-use planning in South Beach

The current zoning of the CBD precinct generally includes the beach, educational, existing streets, general business, general residential, general shopping, government and municipal, harbour, new streets, petrol service station, public open space and special zones. The land-use planning in the Durban CBD is guided by the Integrated Development Planning (IDP) and the Spatial Development Framework (SDF). ITRUMP is the principal agent for all developments within the inner-city and South Beach forms part of the CBD. The main vision for the inner-city Local Area Plan is as follows:

“By 2040 the inner-city of Durban will be Africa's leading, most vibrant, liveable, walkable city centre providing economic, residential, sporting and leisure opportunities for all.”

Map 5.1 Zoning in the Durban CBD



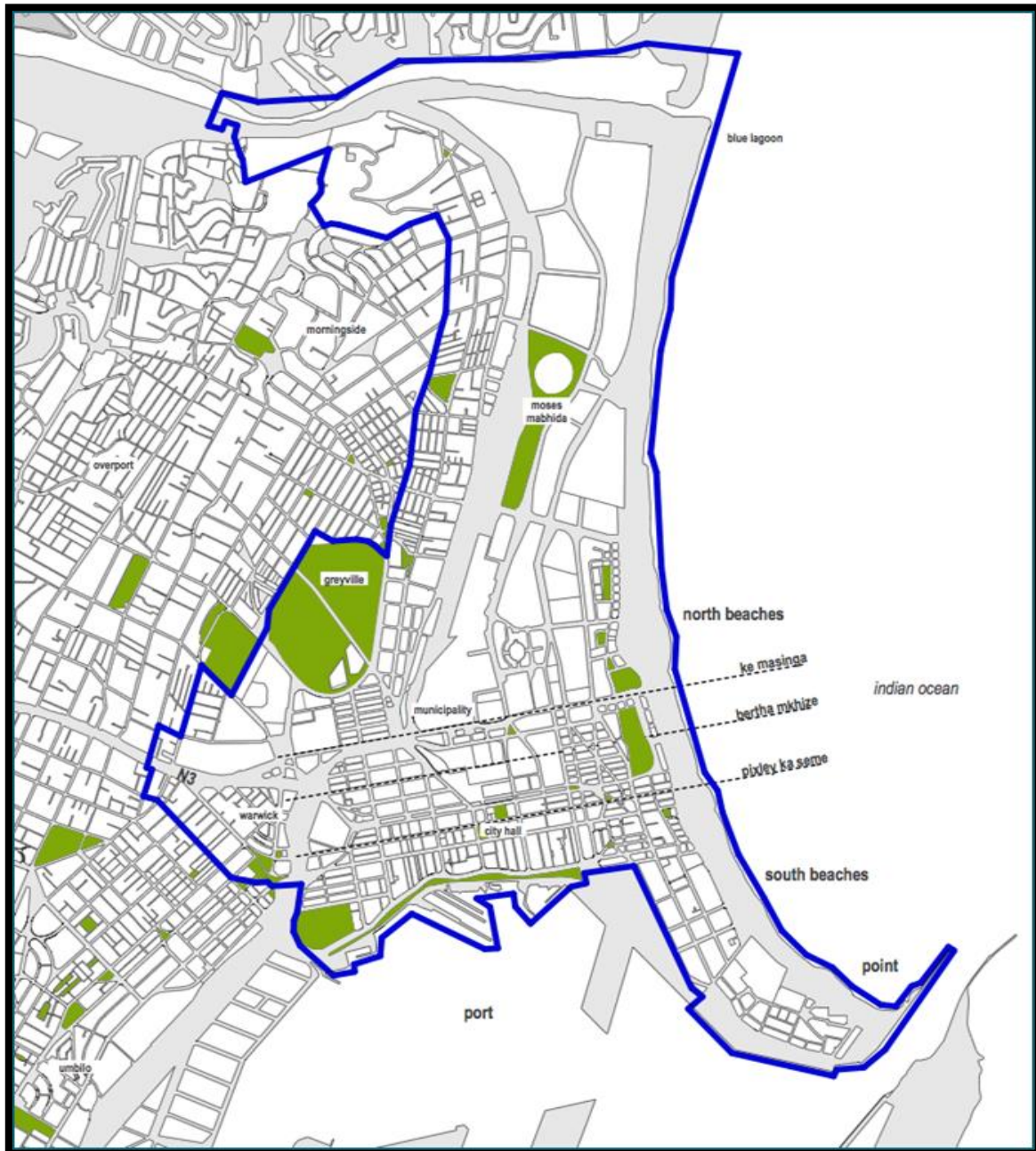
Source: (Pravinamar, 2015)

5.4.1 Development in the precinct

The Local Area Plan (LAP) includes the 40-year plan of the inner-city which comprises of the city's vision, concept plans of future development in the Durban CBD. The LAP of the inner-city is currently under review but a draft has already been issued out by the municipality for public comments. The goals of the inner-city LAP as stated in the draft presentation are as follows:

- To accommodate 450,000 people when fully developed
- To create 250,000 jobs when fully developed
- Additional accommodation will be provided with at least 40% of that being a mix of affordable, Gap and social housing
- To place Durban on the World Tourism Map and grow tourist spending in the Inner City
- To accommodate more legal street trading
- Every resident will be within a 5-minute walk of facilities to supply their daily needs
- The Integrated Rapid Public Transport Network (IRPTN) will have been implemented with an inner-city distribution system
- The city will be more energy efficient and 90% of buildings in the city will have grey water

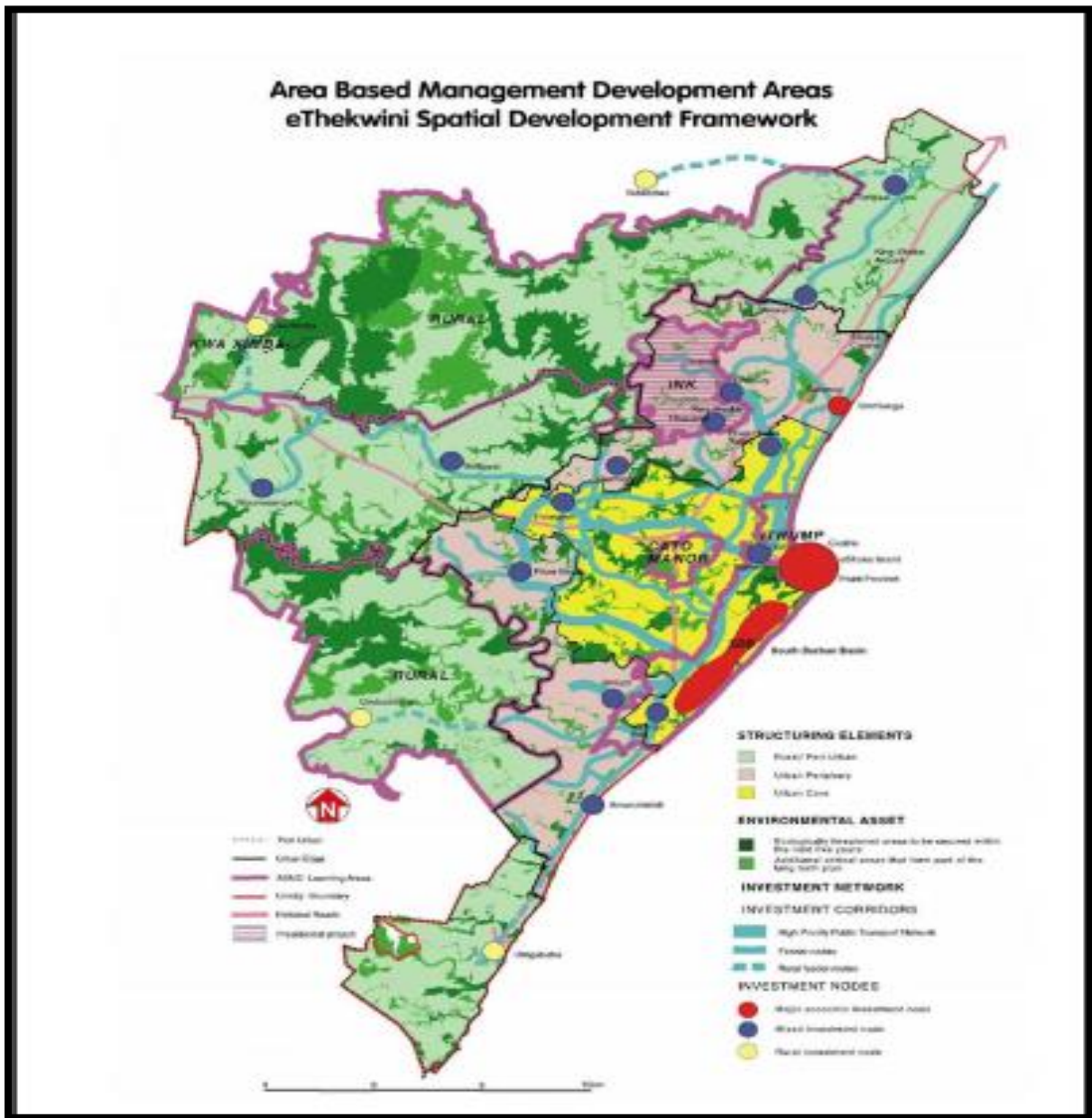
Map 5.2 Local Area Plan study area



Source: (EThekweni Municipality, 2016)

As can be seen in the Spatial Development Framework (SDF) in map 5.3 below, South Beach Point falls under the Inner eThekweni Regeneration and Urban Management Programme (ITRUMP) Area Based Management scheme which is the principal agent for regeneration developments in the inner-city. As shown in the SDF, the South Beach area is deemed as a major investment node. The ITRUMP programme drives regeneration and urban management in the Durban inner city. A complex range of issues from stemming the tide of office flight to suburbs to dealing with the urban poor, informal trading, and the like, require new innovative and interdisciplinary programmes (Pravinamar, 2015).

Map 5.3 Spatial Development Framework



Source: (eThekweni Municipality, 2006/2007)

The inner-city area extends from the Mngeni River in the north, the Beachfront and Point to the East, Victoria Embankment to the South and Warwick Avenue, Umgeni Road to the west. The ITRUMP Area Based Management (ABM) scheme was established as a response to the urgent need to prioritise the regeneration of the inner city. ITRUMP places the strategic value of the inner city at the core of its business and seeks to maximise its multiple opportunities. As stipulated by Pravinamar (2015) ITRUMP focuses on six key outcomes, namely:

- increasing economic activity;

- reducing poverty and social isolation;
- making the inner city more viable;
- effective and sustainable urban management;
- improving safety and security and
- developing institutional capacity

ITRUMP strives to be proactive rather than reactive, working to stimulate private sector interest while fulfilling the needs of individuals that use public spaces.

CHAPTER SIX

FIELD WORK FINDINGS AND ANALYSIS

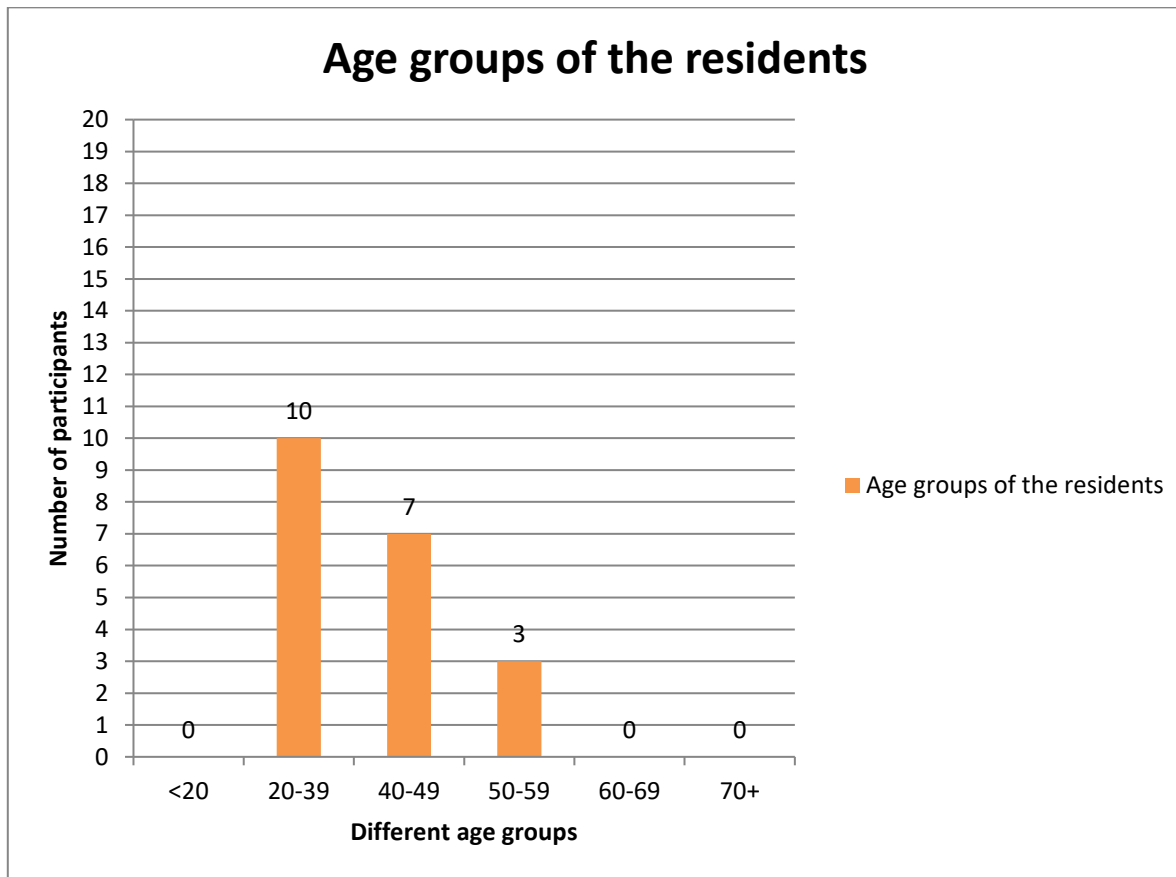
6.1 Introduction

This chapter presents and analyses data that was collected from the field. The data was collected from 20 residents who reside in the five most dilapidated buildings on three streets namely Mahatma Gandhi (Point) Road, Masobiya Mdluli Street (former Fischer Street) and Pickering Street. Secondly, the data was collected in the form of face-to-face interviews with 5 management or supervisors of those five decaying buildings. Thirdly, face-to-face interviews were also used to collect information from 3 key informants. An observation checklist was used to rate the five buildings condition whether it is good, average or poor. To guide the observation checklist, a list of conditions to look for in buildings in order to deem them as most decaying was used as the guide for the observations that took place. The data is presented and analysed thematically to make relations to the objectives of the study as well as to show comparisons in responses from different participants of the study. Moreover, the chapter is also divided into sections that relate to the objectives and research questions of this dissertation.

6.2 The socio-economic status of residents

This part presents data that responds to the identity of the tenants who reside in the five decaying buildings. Therefore, it includes the age, marital status, gender, level of education, employment status, income group, race, and citizenship of the tenants in these decaying buildings. Analysing the socio-economic status of the residents is imperative as the study seeks to understand socio-economic characteristics of the people living in in decaying buildings. There has been a stereotype that only people of the low-income group tend to occupy space in dilapidated neighbourhoods. People residing in these decaying buildings are predominantly black males and females. The residents are also made up of South Africans and immigrants from other African countries. About 50% of the heads of households fall under the 20-39 age group, 35% fall under the 40-49 age group and the remaining 15% falls under the 50-59 age group as seen in figure 6.1. A reason for this could be that most people in these buildings are job seekers and tertiary students. Therefore, there is not much of the elderly because the conditions of the buildings are not in a state to harbour older people. The data for age groups of the residents is presented below in figure 6.1.

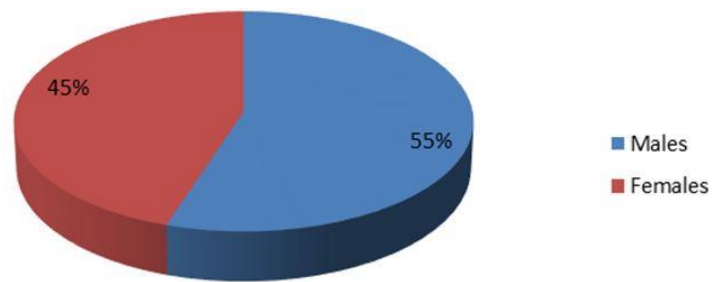
Figure 6.1 Age groups of the residents



Source: Fieldwork (2016)

The information presented in Figure 6.1 above is for the residents that were participants of the study. As can be seen above that 50% of the participants were between the ages of 20-39 and there were no participants under 20 years old. The age groups ranged from 0 to more than 70 years. As can be seen in figure 6.1 there were no participants between the ages of 60-69 and 70 years or older. An assumption for this would be that the condition of the buildings does not cater for people younger than 20 as well as people over the age of 59. During the field visit, it was seen that there were a few families staying there, people shared rooms with strangers. Students, workers, and job seekers shared some flats. This could explain the age of the participants which is between 20-59 years old. People who fall under that age group are fit enough to seek jobs and an education as they are not too young and old. The SDF 2015/2016 stipulates that much of the population in eThekweni Municipality is still very young falling within the 0-29-year age group. The SDF further states that the 60-70 and above year category constitutes a small percentage of the entire population. This can explain why there was a non-existence of people over the age of 60 in the participants of the study.

Figure 6.2 Gender of the participants

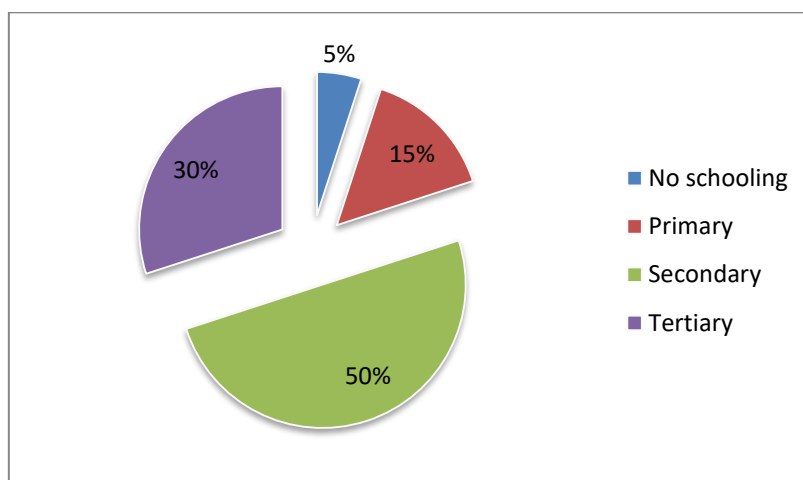


Source: Fieldwork (2016)

As seen above in figure 6.2, there are 11 males out of 20 participants which is 55% and there 9 females which is 45% of the number of participants. However, there is not much of a difference which can be attributed to the fact that more women nowadays are entering the job market and they become sole providers of their households. Since the South Beach area is rumoured to be an area where most people who are seeking a better life, education and employment migrate to since rent is usually lower around the area because of dilapidated buildings. According to StatsSA (2011) there are more males than females in the eThekweni region, which is contrary to the results presented above. One would have expected more females than the males.

Figure 6.3 below shows that 50% of the participants reached secondary level, 30% reached Tertiary level, 15% reached primary school and 5% had no education whatsoever. Also, figure 6.3 shows that about 70% of the participants have not reached tertiary, which in South Africa is a level one must reach to stand a good chance in getting a good paying job.

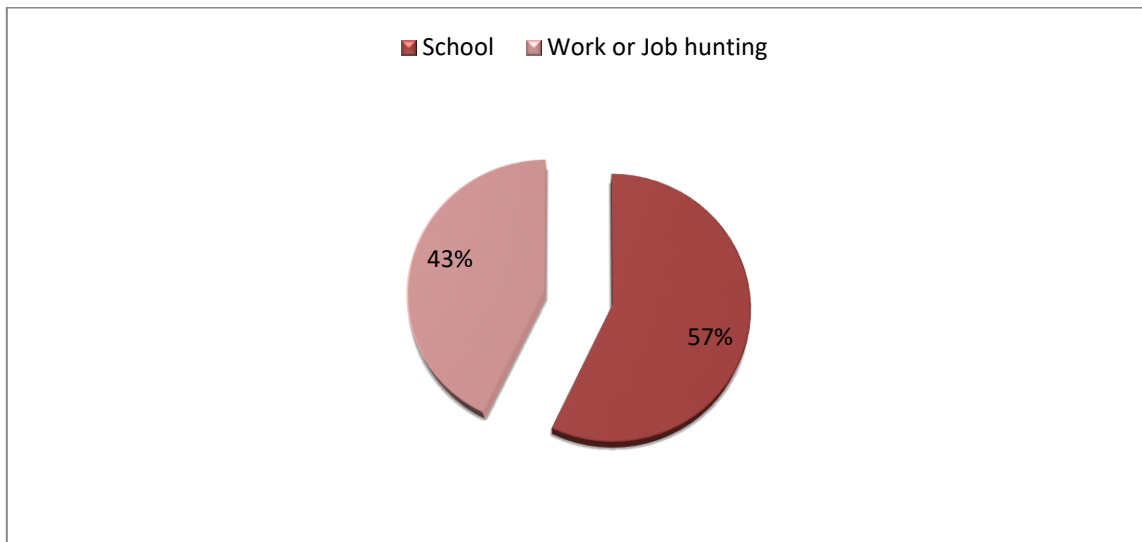
Figure 6.3 Level of education



Source: Fieldwork (2016)

However, the 30% that consists of participants who have reached or completed tertiary level, is expected since there are many students living in decaying buildings because of their desperation to get an education. Figure 6.4 below presents data that explains why South Beach residents who are not permanently from Durban, decided to move into the city.

Figure 6.4 Reasons for staying in Durban



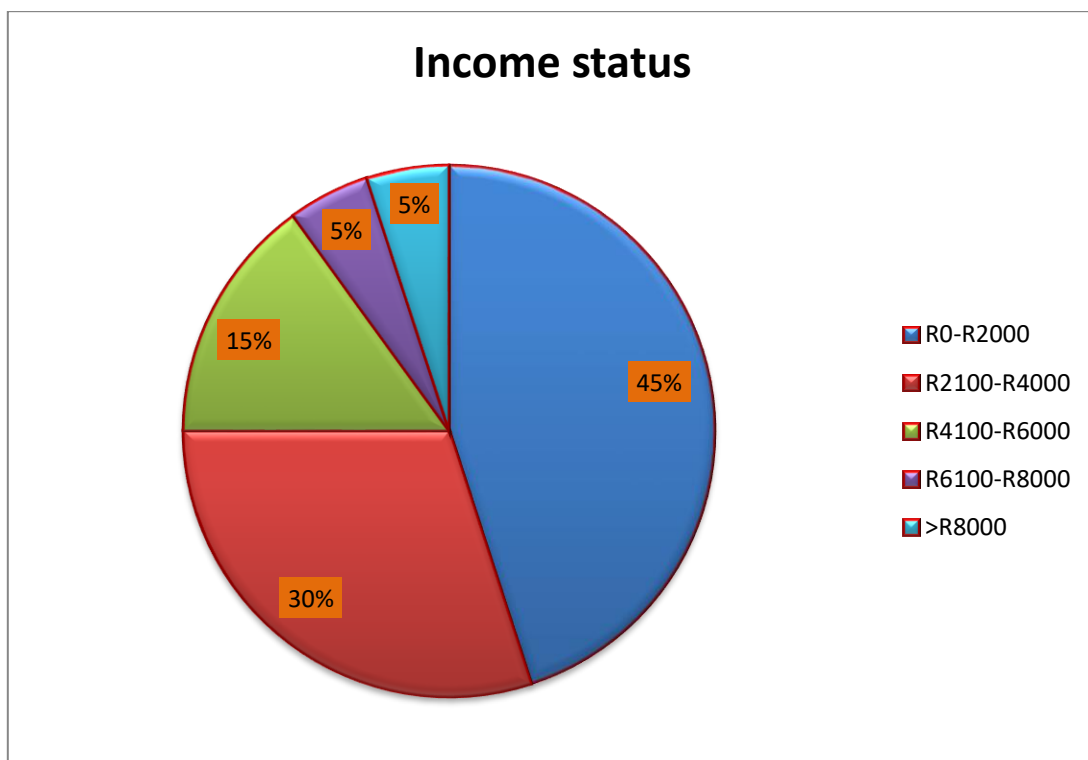
Source: Fieldwork (2016)

This part aims to support or disregard the assertion that where there is urban decay in a residential land-use, there should be overcrowding which stems from people's migration into the city for a better life. The participants were asked if they were permanent residents of Durban or not. 14 participants out of 20 which are 70% answered "no" and the remaining 6 (30%) participants answered "yes". The participants who responded that they are not permanent residents of Durban were then asked the reason for their stay in Durban and were given three options which are for school, work/job hunting or other reasons. None of the 14 participants who replied "no" to the previous question chose "other" as their reason for staying in Durban. Regarding figure 6.4 above 57% chose "work/job hunting" as their reason for moving to Durban and 43% chose "school" as their reason for staying in Durban. This data shows that students are most likely to stay in dilapidated buildings because of their low rent prices which are caused by a decline in value of property in the area due to urban decay among other reasons. When cities degenerate, housing prices drop and people continue to live in the houses because of affordability (Glaeser & Gyourko, 2001). Also, people who are seeking jobs and cannot afford a proper place to stay in, they tend to move into the cheapest parts of the city. The South Beach area is known to be overcrowded because of people coming into Durban to seek a better life since Durban has good schools, a wider employment base, better health care and so forth. Therefore, people from other provinces, surrounding smaller towns and other countries relocate into the city for different reasons.

Racial status

As per the data analysis, 19 out of 20 participants which are 95% are black people, not only from South Africa but from other parts of the continent too. The other 1% of the participants was found to be coloured. This data can support the assumption that because of the past imbalances that were faced by blacks in South Africa and in the continent at large can lead to blacks finding themselves choosing to stay in low-cost rental stock. The reason for this could be that their income status does not allow them to live in better residential areas and they do not have proper skills or education to secure them a good paying job. Also, in figure 6.3 it is evident that about 70% of the participants have not reached tertiary which is an attribute that is largely sought after by people to get a good paying job. South Beach is also known as a multicultural part of the inner-city where you find Congolese, Nigerians, Zimbabweans, Black South Africans, Indians, and Whites. The immigrants have even made themselves at home, some have opened restaurants which serve their country of origin cuisine, to cater for their brothers and sisters. This demonstrates that immigrants are trying to identify themselves with the area and are starting to feel at home. Berry cited in Phinney *et al* (2001) states that migrant's preservation of their heritage culture and their adaptation to the society they migrate to can assist them to identify with the host country. Moreover, migrants mostly identify with other migrants, regardless of which country they originate from.

Figure 6.5 Income status

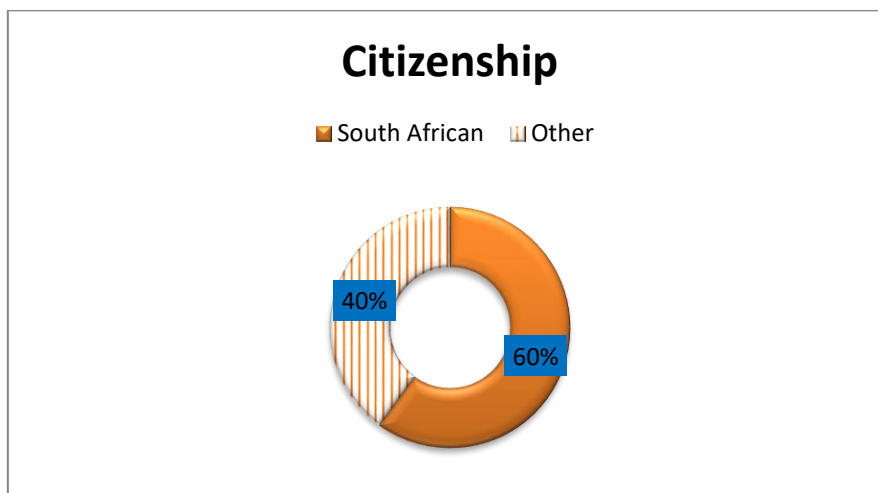


Source: Fieldwork (2016)

According to figure 6.5 above, about 5% of the participants earn between R6100-R8000 and more than R8000. 15% of the participants fall under the R4 100-R6 000 income group, 30% earn between R2100-R4000 and 45% of the participants earn R0-R2 000 per month. This data shows that about 75% of the total 20 participants in the questionnaire fall under the low-income group category. This supports the assertion by Attwood (2013) that it is usually people from the low-income group that dwell in decaying buildings. A reason for this could be that they cannot afford to inhabit a residential building of good quality because the rent price will be higher, meaning that they will not afford other responsibilities.

In figure 6.6 below, South Beach area is not only home to South Africans but also to immigrants from other countries. About 60% of the participants are South Africans and 40% are immigrants. This means that there are more South Africans in the area but 40% is also a large number and this could support the assertion that Durban, like any other developing city, is subject to high rates of urbanisation and immigration (SDF Review, 2015/2016). South Beach is known as an area which is multicultural as most immigrants occupy space there. The next part presents data of the respondents' attitudes towards urban decay.

Figure 6.6 Citizenship of the residents



Source: Fieldwork (2016)

6.3 Respondents' definition of urban decay

The residents' have almost a similar definition of what urban decay is. One respondent defined urban decay as:

“A place where crime levels are high, there is overpopulation, buildings are looking ugly, uncared for and they look unsafe to stay in.”

Another respondent defined urban decay *“as the deterioration of buildings, when buildings lose their colour, the piping is falling off the walls and the windows are broken.”* Residents had an idea of what

this means simply because the problem has been persisting in the area for many years now. Most respondents included the crime factor, broken windows, and cracking walls as part of their definition of urban decay. A third definition from the residents is that urban decay is *“The peeling off walls from old or mismanaged buildings, litter, crime, vagrancy around buildings as well as unstable facilities within a building.”* This definition came from a resident who is a tertiary student and it basically summed up what urban decay entails as a phenomenon according to the residents’ viewpoint. One of the building supervisors says, *“It is the run-down of an area, when there is crime in a place and the area is of poor quality”*. Furthermore, another supervisor defines urban decay as *“an area with dirty streets, overcrowding, and with decaying buildings”*.

South Beach Point’s Councillor says *“Very shortly, I can put it as a challenge with the buildings of the city in terms of structure. When the building gets older, it might happen that people are not taking care of their buildings or flats. Also, when the management does not renew the building infrastructure because of shortage of finances, urban decay occurs.”* The Inner City Local Area Plan (LAP) project manager and town planner states that:

“Urban decay according to me is where an area or a city is in decline. The characteristics of urban decay are when the businesses are vacating to other cities or secondary towns. In our case the big businesses are vacating to Umhlanga, Pinetown and all other secondary towns, whereas the CBD is a regional centre and a major node.

The ITRUMP manager alludes that *“urban decay generally would refer to a state where you would have a high level of crime, grime in a particular area. Contributing factors are dilapidated buildings and illegal uses of buildings within the precinct which tend to move businesses away from that area and migration.”*

All these definitions are somehow interlinked and they move in a similar direction, which shows that all respondents have the same understanding of the urban decay phenomenon.

6.4 Conditions of buildings

This section presents and analyses information obtained from observations. An observation checklist that guided the observations was used and it is attached in the appendices. It must be borne in mind that observations are a subjective thing (Shermer, 2002). However, it was further confirmed by respondents that indeed the buildings are in a poor state. The observations sought to show the conditions of the buildings which were chosen as part of the study. Five most dilapidated buildings were chosen in 3 streets namely Pickering, Masobiya Mdluli and Mahatma Gandhi Road. The five most decaying buildings chosen are Rondvista, P.L.M Motel, Corsen House, E.P.S Towers and Lionel House. All five decaying buildings were found to be the most decaying buildings in the three streets. A list of characteristics that determine how a decaying building should look like was used to act as a guide for

the observation checklist. The observation checklist had an observation score rating which ranged from 1-3, where 1 represented “good condition”, 2 represented “average condition and 3 represented “poor condition”. Moreover, the observation checklist gave a list of attributes to rate when observing a building and the buildings were deemed most decaying based on the overall score rating of all attributes. The buildings that had an overall score building of 0-22 within the three streets were not used as part of the study as they either had a good or average condition, according to the score rating of the observation checklist. However, those that had an overall score rating of 23-33 were used as part of the study as they had a poor condition as per the observation checklist.

6.4.1 Five most decaying buildings

Table 6.1 above presents data from observation taken from all five buildings namely Rondvista, Corsen House, P.L.M Motel, Lionel House, and E.P.S Towers. All these buildings fall under the “poor condition” category as stipulated in the grading below. Rondvista, which used to be known as the landmark of Durban because of its beautiful and tall structure is leading with a total of 32 which is only one level away from the total ranking. E.P.S Towers and Lionel House were ranked 30 out of 33 which makes the two buildings to form part of the “poor condition” category as well. P.L.M Motel and Corsen House have also made the “poor condition” category slightly with Corsen House scoring 25 and P.L.M Motel 26.

Table 6.1 Observation scores for five most dilapidated buildings

BUILDINGS OBSERVATION SCORE RATING [1=Good, 2=Average, 3=Poor]					
ATTRIBUTES	Rondvista	P.L.M Motel	Corsen House	E.P.S Towers	Lionel House
Exterior walls	3	3	3	3	3
Interior walls	3	3	2	2	3
Doors	2	2	2	2	3
Ceiling	3	2	2	2	3
Windows	3	3	3	3	3
Floors	2	2	2	3	3
Roofs	3	2	3	3	3
Lights	3	2	2	3	3
Elevators	3	3	3	3	3
Stairs	3	3	2	3	3
Fire safety measures	3	1	1	3	1
TOTAL=	32	26	25	30	30
<i>0-11 (Good condition), 12-22 (Average condition), 23-33 (Poor condition)</i>					

Source: Fieldwork (2016)

Although these two buildings are in a poor condition, they are better than the other three buildings. Urban decay affects these buildings vastly and they are known as one of the problem buildings of Durban. Some of the attributes that stood out as being mostly dilapidated in the buildings is discussed next. The analysis below does not include all pictures taken during the field visit, but some of the worst photos taken. In pictures 6.1 and 6.2 an analysis of the interior of some of these buildings can be seen.

I. Interior

As can be seen in plates 6.1 and 6.2 below the interior of these two buildings is in a bad state especially plate 6.1. The walls are peeling off and what is prevalent in both plates is that the door burglar is rusting. A reason for this could be that it has been a long time since the building was maintained. It seems like the management of these buildings has given up on their buildings and therefore no maintenance is taking place. This could be a result of acquiring less profits from rent which means that there is no money to maintain the building. Another reason could be that since the buildings are of poor conditions the property value has dropped, meaning that rent had to be lowered to the same level as the quality of the buildings. Building owners lose profits when the property value drops which causes them to lose interest in their buildings. The sad reality is that the inhabitants of the buildings will suffer the consequences of poor maintenance of the buildings.

Plate 6.1 Interior one



Plate 6.2 Interior two



Source: Reseacher (2016)

II. Exterior

Plates 6.3 and 6.4 below show the exterior of two buildings that were deemed the worst. Plate 6.3 shows a classic building structure that has potential to be one of the best buildings, and urban decay has largely affected it, causing it to lose its beauty. In plate 6.4 the building has peeling walls meaning that it has been a long time since it was painted. Also, in the same picture, a child can be seen and there is water in front of the building which is collecting from the rain. The worst scenario is that a child may play with the dirty water, which can cause him to be infected with diseases such as cholera. Tarannum (2011) also confirms that stagnant dirty water poses threats to the health of the people who get exposed to it. Such health problems may include skin problems, cholera, diarrhoea and coughs or cold. Both pictures show exterior walls that show such of poor maintenance or negligence from building owners. Therefore, these observations support the idea from residents that building management has neglected their buildings. Moreover, one of the supervisors also mentioned that crime in the area causes owners to lose hope in their properties because they keep on investing money where there are no returns.

Plate 6.3 Exterior one

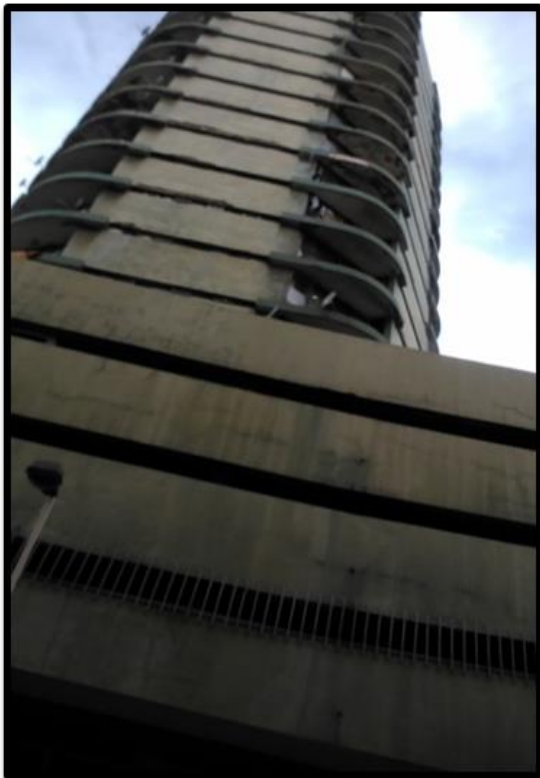


Plate 6.4 Exterior two



Source: Author (2016)

III. Staircase

Plates 6.5 and 6.6 show the state of the staircase within these most dilapidated buildings. In plate 6.5 it can be concluded that the paint of the stairs has peeled off a while ago, it is even hard to tell that there was paint there. This can also be attributed to poor maintenance of buildings or negligence. It also shows that these buildings are crying for overall renewal or renovations for investors and tenants to be interested in the buildings. The staircase in plate 6.6 is rusty and unstable when walking on it. This again, puts the children who reside in this building at risk because one day the stairs may decide to break and thus injure someone. It is also quite endearing to realise that these buildings are situated in a tourist attraction area. Therefore, such dilapidated buildings do not only pose threats to the inhabitants or the owners but to the tourism sector as well which then affects the whole economy of the city.

Plate 6.5 Staircase one



Plate 6.6 Staircase two



Source: Author (2016)

Plate 6.7 below shows the ceiling of a building that is of poor condition. This shows a ceiling that has peeled off and with dirty marks on it. A reason for a ceiling to reach this point, could be that the ceiling is porous, meaning that the when it is raining the rain comes through. However, the management could have quickly responded to this issue to prevent it from getting to this point. The leaking ceiling is bad because as water comes inside the building, the floors will also suffer.

Plate 6.7 Decaying ceiling



Source: Author (2016)

Plate 6.8 below shows broken lights that are found in the most dilapidated buildings. As can be seen below, there is no safety cover that protects the cables from the lights. This can be a hazard, because the lights can fall off anytime. Additionally, if there is a leak of rain water from the ceiling, the electricity from the lights can pose serious threats to people dwelling in the building.

Plate 6.8 Detached Lights



Source: Author (2016)

The previous pictures show some of the attributes that led to the grading of the buildings as buildings with “poor condition”. The buildings are deemed as problematic derelict buildings and the Problem Buildings Bylaw seeks to do away with such conditions in buildings as well as to win back investors into the area. It must be noted that South Breach is a tourist attraction area and such buildings cannot be good for tourism in the area.

6.4.2 Ownership, age and tenancy of the buildings

The management and supervisors were asked about the age, tenancy and ownership of the buildings as the owners were unavailable to respond to this query of the study. It was found that most of the buildings used for the study were generally constructed under the 1950s to 1960s categories. Rondvista which has an iconic building structure was constructed during the 1920s and 1930s according to the manager of the building. P.L.M Motel is a late modern building structure which emerged in the 1980s, the building still has modern furniture, wall tiling and roof structures. The buildings used for the study are privately owned either by companies or families. However, only one owner out of all five buildings is involved in the day-to-day management of the buildings. In the other four buildings owners do not stay in close proximity to the building, subsequently they have appointed someone to manage the buildings. It was interesting to find out that two of the five buildings are supervised by the same manager or supervisor because the two buildings are owned by the same person or entity. The tenancy of the buildings differs from building to building but in about 4 out of five buildings, the tenants are renting the flats on a month-to-month contractual or verbal agreement between management and the tenant. Seemingly, the managers that are appointed by the owners to manage the buildings, have a bigger voice on who occupies space and on what grounds, as long as the owners are receiving money and profits. In Rondvista, some flats were purchased by tenants and now they either reside there or rent them out. However, most of the flats are being rented out to tenants on a month-to-month basis. Next up, this section of the chapter presents and analyses the negative impacts urban decay has on the residential land-use.

6.5 Negative impacts of urban decay on the residential land-use

This section of chapter presents and analyses the negative impacts of urban decay according to the perspectives of the residents, managers or supervisors of buildings as well as key informants. Based on the data analysis urban decay does not only have negative impacts but positive impacts as well according to some respondents. Table 6.1 below shows the different negative impacts of urban decay from the residents’ perspective.

Table 6.2 Negative impacts of urban decay according to residents of South Beach

Negative Impacts of urban decay	Number of residents	Percentage (%)
Crime	17	85
Grime	7	35
Negative effects on health	7	35
Overcrowding	13	65
Noise	8	40
Unhygienic spaces	15	75
Congestion	5	25
Disintegrated community	3	15
Unsafe spaces	16	80

Source: Fieldwork (2016)

Table 6.2 above entails data that comes from an open question which asked for the residents' opinions on what could be the negative impacts that urban decay may have on the residents or the area. About 85% of the respondents had crime as one of the negative impacts they get from urban decay. 35% of the residents listed grime as one of the negative impacts urban decay has on them and the area. People who felt that urban decay poses negative effects on health were about 35% as well. 65% of the respondents alluded that overcrowding was one of the negative impacts of urban decay. Noise was also chosen as a negative impact by 40% of the respondents. 75% of the respondents felt that urban decay causes the spaces to be unhygienic. 25% of the respondents felt that the existence of urban decay causes congestion in the area. 15% of the respondents asserted that urban decay causes the community to be disintegrated. Lastly, about 80% felt that the area is now unsafe because of urban decay. Below the negative impacts are critically analysed. Such impacts have also been prevalent in the precedence studies included in the literature review. Crime becomes a leading impact of decaying areas and with it comes unsafe spaces and disintegrated communities. The previously mentioned impacts have a crucial impact on the scheme of a city because now the city will be faced with the problem of providing more funds on policing as well as on initiatives that will ensure safety in the land-uses and protection for the city dwellers.

6.5.1 The crime factor

South Beach is known to be an area which has a high crime rate; even by walking in the streets you do not feel safe. 95% of the residents replied that indeed, urban decay promotes crime in the area. Most people during the questionnaire survey asserted that the illegal immigrants were liable for most criminal activities in the area. These people move into South Africa undocumented and without permission; they

come into the inner-city in the hope to secure a better future for themselves. However, when these people realise that they cannot find employment or secure that better life, they turn into criminal activities. The criminal activities that were mostly said to be caused by illegal immigrants were drug dealing and prostitution. The respondents also asserted that the existence of street kids that roam around the streets day and night is largely contributory to crime. Since street kids are homeless, they try to make ends meet by mugging people on the streets. Steenkamp (2006) also confirms that one of the most disheartening critical problems that urban blight introduces in African countries, is the issue of crime. With this, it affects place-making and strips the inhabitants' sense of space and it is one of the factors that contribute to population loss or decentralisation of businesses in a city.

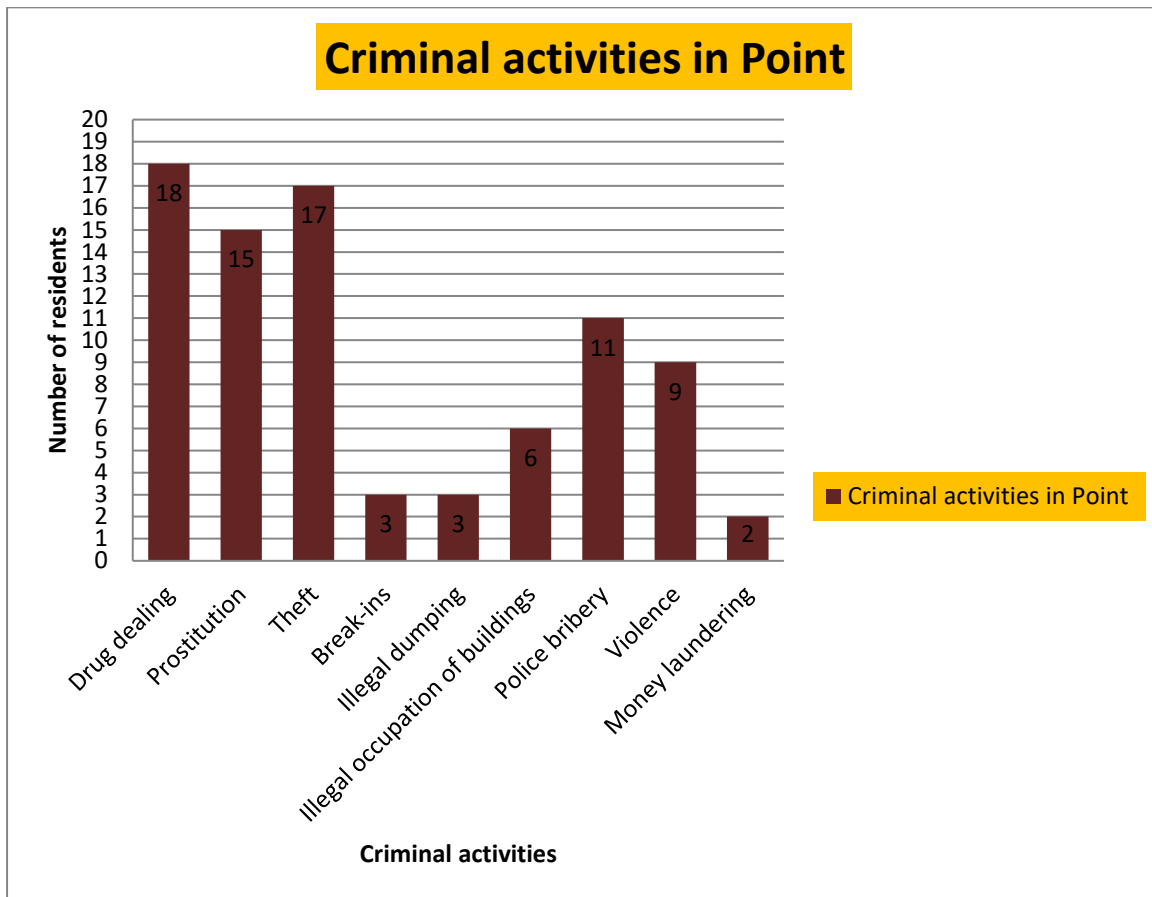
South Beach is a tourist attraction precinct; respondents mentioned that sometimes street kids rob tourists of their hand bags or cell phones. One respondent mentioned that the street kids take the drugs that they purchase from immigrants and once that is done, street kids rob people who walk in the streets so they can sell their belongings for a low price, just to feed their drug habit. South Beach Point area seems to be experiencing some of the most crimes that are deemed as serious in South Africa. The residents were asked to list crime activities that occur around the area in order of occurrence. Below is a presentation of crimes that occur in the area frequently. From sections 6.5.9 to 6.5.10 are impacts of urban decay that were mentioned by key informants during the interview.

As shown in figure 6.7 drug dealing, prostitution, theft, and police bribery were mentioned by more than 50% of the residents and other crimes that were mentioned are break-ins, illegal dumping, and illegal occupation of buildings, violence and money laundering. One resident mentioned that she fears for the safety of her children and how their upbringing will be affected by growing around prostitutes and criminals. She further alluded that the problem here is affording a better place to stay but as soon as she secures a good job, she would instantly move out of the South Beach neighbourhood because instead of it getting better, it gets worse. The residents seemed very apprehensive about the issue of crime in the area and they have lost hope that crime will ever be cured in the area. There is a nearby police station in Point but residents felt the police force they currently have is useless. One resident stated the following about the police force:

“They patrol the place but fail to stop criminal activities. I don't know whether they fear criminals or they accept bribes.”

Clearly the existence of a police station nearby is not assisting the situation. Residents feel that the police are promoting the situation, instead of eliminating crime and protecting residents. Another respondent said, *“They do come and check if there are any criminal activities taking place but foreigners are too clever, they hide their drugs and pretend to be selling food.”* The argument is that crime is a huge problem in Point, but it has become acceptable because the police promote the criminal behaviors by accepting bribes instead of halting crime in the area.

Figure 6.7 Criminal activities in South Beach Point



Source: Fieldwork (2016)

However, people who are uncomfortable about the situation continue to stay because they cannot afford to move out the neighbourhood. One of the buildings’ manager declared that:

“There’s plenty of crime here, it happens every day. The police are the biggest crooks because they take part in “back hand” operation. You call the police, you tell them you have a problem, they will take a while to respond. Also, when you stand up on my balcony you will see the police going up to the criminal and receiving bribes.”

Both residents and management of decaying buildings agree that crime is very problematic and if the police force remains the same, the situation will not differ. Violence is also one of the crimes that are evident in the area. Street kids usually fight over sleeping spots and one of the residents mentioned that all this violence among street kids is normally due to the drugs they abuse. Furthermore, these drugs also give street kids the boldness to rob people because they become hungry and need to feed their drug habit. The ITRUMP manager asserted that there is indeed a high rate of crime in the area, this is according to information that was received on the ground from communities, and it is based on the statistics they obtained from SAPS. He further states that one would find that the CBD is at the top

when it comes to priority crimes such as theft, prostitution and drug dealing because of the quality of neighbourhoods within the inner-city.

Plate 6.9 blood spots



Source: Author (2016)

Plate 6.9 above clearly shows that violence is an issue in the area. During the study area visit blood spots were seen in front of one of the buildings which forms part of the study and when the securities were asked what had happened there, the security guards mentioned that some of the street kids “amaphara” were fighting.

The residents were asked how urban decay promotes crime in the area. One resident said that urban decay allows all kind of illegal activities to be carried out in the area without someone noticing because the buildings are neglected and the place is overcrowded. There seems to be an issue of security or regulation in and around decaying buildings that allows for criminal activities to take place under the supervisors’ watch. Some residents stated that usually the supervisor is aware about what is happening in his building, but they choose to ignore it because they are desperate for tenants and sometimes supervisors fear these tenants. However, some residents agreed on the fact that supervisors or management are not aware of the criminal activities taking place in their buildings because immigrants who commit crime are good at hiding their criminal activities. One resident mentioned that:

“Street kids tend to occupy space in these areas because they are decaying and neglected. No one will chase them away. Also, they rob or mug people who walk on streets; they sell whatever they steal to get money for drugs or food.”

ITRUMP's manager alleged that urban decay is a bigger problem than crime and it promotes crime more than crime promotes urban decay. Further to this, he asserted that largely urban decay will contribute to crime because crime would not be priority in the area if urban decay did not open an opportunity for crime to take place.

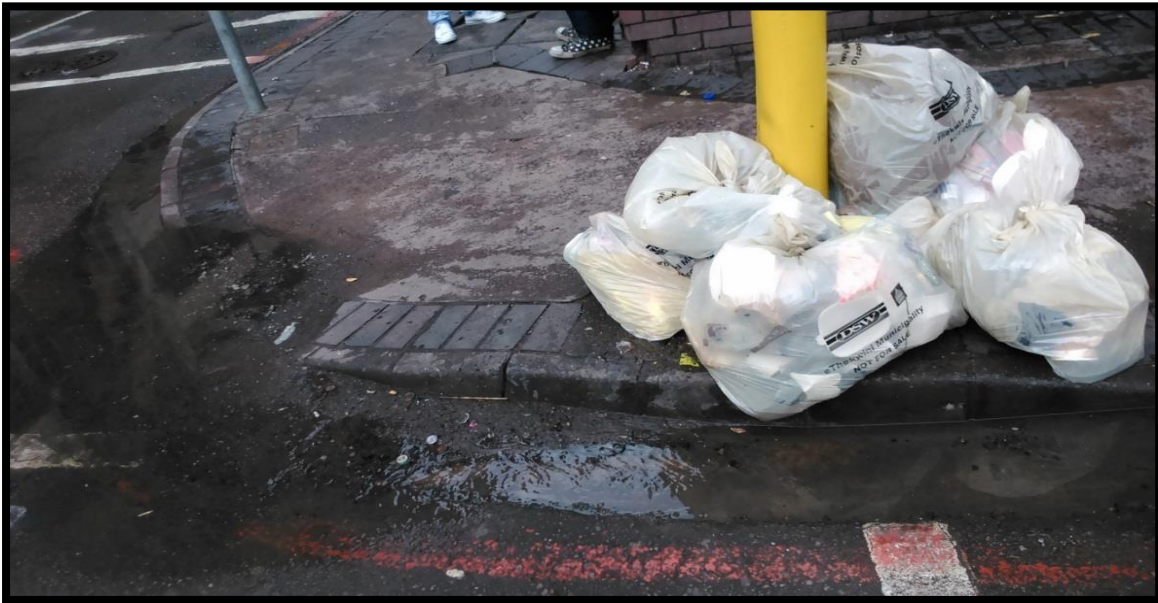
The issue here is clearly lack of regulation, inspection of buildings and policing. There is also the issue of abandoned buildings in the area. A resident mentioned that people just come and live in these old buildings which are abandoned because there is no regulation of who moves in. This results in drug lords hijacking the buildings and using them as drug spots. The drug lords also introduce prostitution into these buildings. People take advantage of decaying buildings because these buildings are vulnerable and people can get away with certain behaviours that are socially unacceptable. In the next part of the study, grime will be analysed.

6.5.2 Grime

Grime is not a widespread term in planning fraternity, it generally stems from criminology. Coleman (2009) who sought to visualise crime and grime in post social city links grime to unhygienic spaces filled with filth and untidiness and thus embedding fear amongst residents of a social city. The study area is generally an area that is filled with filth, untidiness, grunge and some of the street facilities such as drainages are not working properly. Even around the decaying buildings there is dirt and filth and even waste management is not effective in the area as there was litter and waste bags noticed whilst walking in Mahatma Gandhi (Point) road. The condition of buildings also leads to the untidiness of the area; buildings have cracking and peeling walls and stairs as well as broken windows.

As can be seen in plate 6.10 below, it is not only the buildings which are decaying, but the paving and drainage systems are also in decline. There is clearly poor waste management in the area even though it is a tourist attraction area but you see waste hugging traffic lights. All these issues contribute to the whole decline of the inner-city. A reason for this could be that the building management is no longer paying rates to the municipality maybe because they cannot afford to anymore since the property value has dropped. Therefore, the municipality cannot provide services for citizens who do not pay rates, which explains the uncollected waste and failing drainage system. Another reason for the failing drainage system could be that the city's infrastructure is old and it is failing to respond to large number of people who reside in the area. Tarannum (2011) remarks that people living in unhygienic spaces which suffer from poor drainage systems, uncollected waste and inadequate sanitation have a high chance of acquiring health problems.

Plate 6.10 Failing drainage system and poor waste management



Source: Author (2016)

Plate 6.11 Rubble



Source: Author (2016)

Rubble is a sign of unhygienic spaces, this term simply refers to waste or rough fragments of stone, bricks, concrete especially a debris from demolition of buildings (Oxford Dictionary, 2009). Regarding the plate 6.11 above, the South Beach Point study area needs proper urban management. This, however, affects the planning scheme because the area is no longer aesthetically pleasing, hence why the area has

been largely compared against North Beach in terms of quality of life and tourism success. It is no wonder that South Beach is failing in terms of giving its inhabitants a good quality of life because the decay, grime and crime in the area is halting all possibilities of a better life in this neighbourhood. One resident said that:

“...the buildings and the area are always filthy and smelly with no proper services while being overcrowded.”

This goes on to show that urban decay largely affected the residential land-use because of such problems that it is associated with. Unfortunately, or fortunately, when trying to respond to urban decay, one should tackle these underlying social problems first. Some of the residents mentioned that urban decay poses negative effects on health, this is discussed next.

6.5.3 Health risks

Where urban decay exists, residents are at a risk of acquiring health problems. The issue of overcrowding in flats or rooms within buildings largely affects the residents' health. A resident stated that it is difficult sharing a room and bathroom with strangers from different parts of the world. For the reason that everyone comes with different health issues and one cannot interrogate a flat mate about sicknesses they may have. Some of the sicknesses may be contagious and end up affecting everyone sharing a room or bachelor flat. More health problems in a city will put strain on the city's services such as medical care. Moreover, an increase in health issues will also increase the death rates in a city which may put strain on the states funds since most of these people are in the low-income bracket.

6.5.4 Overcrowding

Overcrowding seems to be an issue in the area both in the streets and inside residential units. The streets of South Beach are usually filled with people walking up and down and some just standing in corners. Most of these people comprise of immigrants who run businesses in the streets, street children who usually stand around corners of streets and other residents and visitors of South Beach. However, that is not the only part that is overcrowding in South Beach Point, it appears the residential buildings are also overcrowded. A reason for this is that usually rooms or bachelor flats are overloaded with tenants to cover up the rent price of that room or flat. Most people who reside in these decaying buildings are in the low-income bracket, therefore, they cannot afford to pay rent for a room individually and thus share with several other people to cover rent. Residents mentioned that rent is not cheap in these buildings as people may think; they pay a minimum of R2500 per open plan bachelor flat. However, what is better about these buildings than other areas are that the management allows you to stay in numbers if you cannot afford the whole rent amount. The aforementioned becomes a problem because the rooms are not as big to accommodate many people, which then causes the buildings and the furniture to decay. A resident mentioned that:

“.....sometimes you do not feel comfortable and there is no privacy because you sleep with 4 other people in one open plan flat.”

It must be difficult to stay in one room, share a bed with people from different cultures, religion, personalities, and countries. Because, practices are different and because you need a roommate, you should accept whatever behaviours a person may have. There is an issue of privacy as well, in such conditions alone time is taboo and even on a very bad day you will have to face people you live with. Additionally, a populous city affects urban planning in terms of service provision. More demands of services put strain on the city funds and more people coming into a city lead to urban sprawl (Steenkamp, 2006).

6.5.5 Noise

In the study area, noise is also an issue. Not just noise from an overcrowded area but from public transport as well. Mahatma Gandhi road is mostly embedded with noise, which explains why the area does not have many older people living in the buildings. Mahatma Gandhi (Point) road is the main road for the area which connects it to North Beach and the inner-city. Therefore, it is a public transport route and there is an influx of taxis and buses all the time. The noise comes from all the hooting taxis make as well as the music they play, because in Durban, taxis play loud music all the time. Secondly, noise comes from the crowd of people that are usually walking up and down as well as the nightclubs that exist in the area. Such noise levels make it difficult for students to be productive in their school work and residents lack peace and quietness in the area.

6.5.6 Unhygienic spaces

Many residents stated that the issue of hygiene affects them badly especially inside the buildings. There is poor management of buildings, sometimes the bins get full but they do not get noticed on time. One resident mentioned that:

“We love our brothers and sisters from other countries but they are filthy. They mess up the buildings even when bins are provided. Sometimes they would pour the liquid they used to wash fish in the veranda and then the whole area will stink.”

The issue of residents not being able to clean their own spaces largely contributes to unhygienic spaces but because residents live in large numbers inside rooms, it is difficult to keep the space clean. Another resident mentioned that females are worse than males when keeping their spaces clean, they would throw sanitary pads in corridors for everyone to see yet there are bins and toilets. Skogan (1990) remarks that blighted areas are linked to unhealthy and unhygienic environments because of the negligence from the government. It is the role of the government to keep spaces clean and it is the responsibility of residents to pay rates for this service.

6.5.7 Congestion

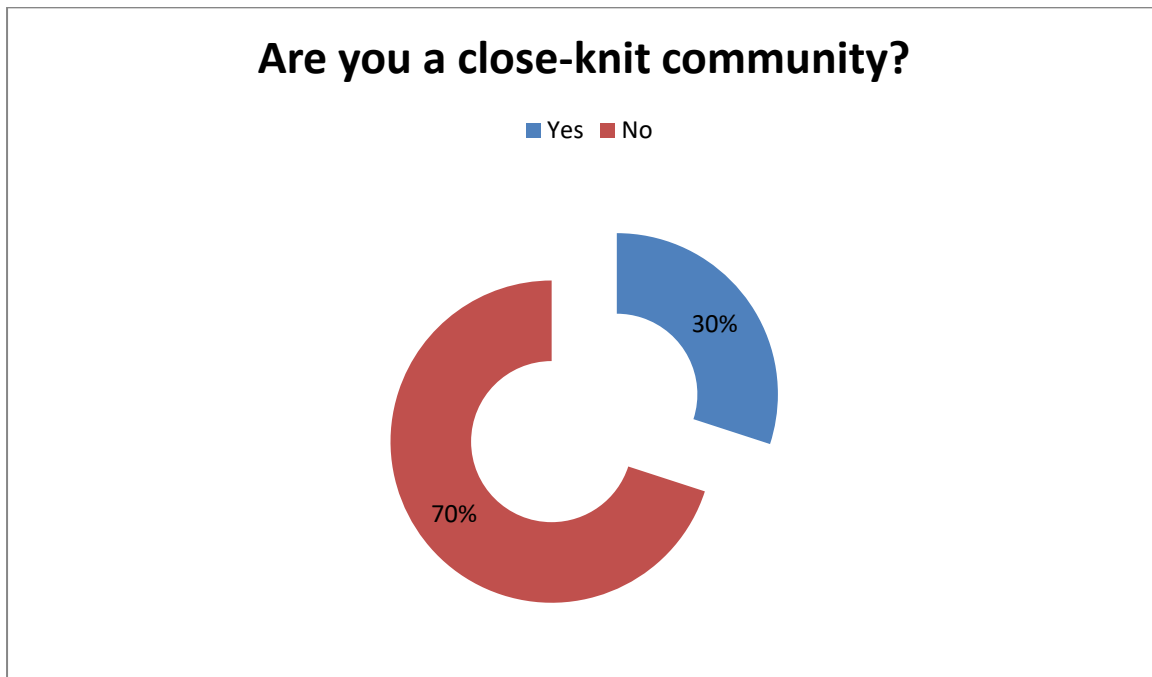
The issue of congestion is most likely to occur since there is only one street that connects South Beach to the other areas except for the beach promenade. It then becomes a Town planning issue because the area is known to have an incursion of people coming in and out every time. Therefore, it is expected that there will be traffic congestion because the area is also overcrowded and it is a tourist attraction area. In this case town planning failed the area in terms of accessibility and connectivity. Santhurie (2003) confirms that overcrowded spaces in the city centre have largely contributed to congestion levels and people are attracted in blighted areas because of low rates.

6.5.8 Disintegrated community

Disintegration between inhabitants will become the name of the game because of the crime induced fear that exists between residents. Criminal activities in the area cause fear in whomever visits South Beach and even on people who fully reside there. When residents were asked if they are close-knit as a community about 70% of them replied that they are not. Social cohesiveness is quite integral in a scheme because plans are for people and therefore people should have a sense of space and belonging in their own community. When people fail to identify with their own space that is when they do not care about what happens in the community or environment. This explains the social problems of crime and fear that currently exist in South Beach. Kevin Lynch (1960) mentions that sense of place contributes to a good city form. In figure 6.8 below is a chart displaying data of how close knit the community of South Beach is from the residents' perspectives.

As portrayed in figure 6.8 below, 70% of the respondents answered that they are not a close-knit community and the other 30% agreed that they are integrated. It is difficult to be close-knit in a neighbourhood that does not allow you to be free and to identify with it. Residents are in fear because of crime, therefore, it will be difficult for them to be free and find their identity within their own space without fearing stepping on other people's toes. Residents cannot come together as a community and fight against crime because the area itself is conducive for crime to take place, and people are scared to call out criminals because even when they do, the police force will not take the matter seriously. Therefore, it will put residents in danger because criminals will come after them if police fail in putting them behind bars. However, even if the community was close-knit, the urban decay issue will continue to trigger crime into the area and thus inducing fear amongst inhabitants.

Figure 6.8 Chart showing the integration in the community



Source: Fieldwork (2016)

6.5.9 Lack of investors

Urban decay comes with the issue of lack of investments because businesses tend to move out as a result of crime and grime in the area which affects the business finances. The LAP project manager and town planner asserted that businesses vacate from the CBD to secondary towns and they leave vacant buildings in the CBD which then become crime havens. Now, this also contributes to the problem of urban decay. Another issue is that property value depreciates and property owners tend to make less profits and it sometimes leads to them giving up on their properties. Those properties owners leave behind are disposed to urban decay because no one is looking after them. Lack of investors also affects the city because the city's economic status and revenue will decline. Jones and White (2001) state that decaying buildings' owners and slumlords contribute to neighbourhood decline and initial blight that is left unattended can have adverse consequences on the existing housing market.

6.5.10 Negative effects on service delivery

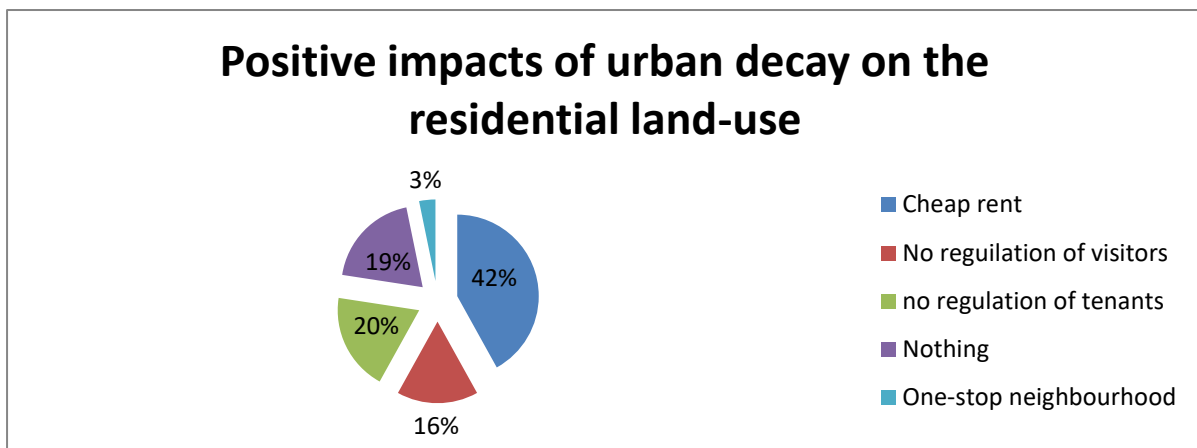
South Beach Point's councillor asserted that urban decay has largely affected service delivery in his ward and the inner-city in general because of the influx of people into the city. The service that is rendered by the city into its areas is water and electricity. The councillor remarks that even with water, there are laws that prohibit people from wasting the service. Therefore, urban decay affects service provision, in the sense that now because of migration to these decaying areas and their affordability, the city has to render more services than it initially planned or budgeted for. Moreover, when the city

is overcrowded it means that there will be a huge wastage of services such as water and energy because it is hard to regulate people that even the city cannot capacitate.

6.6 Positive impacts of urban decay

As there are negative impacts of urban decay on the residential land-use, there are also positive impacts of urban decay as postulated by the residents. However, the negative impacts outweigh the positive impacts. These impacts are presented and analysed below.

Figure 6.9 Positive impacts of urban decay



Source: (Fieldwork, 2016)

In figure 6.9 above, cheap rent ranks high in the list of positive impacts of urban decay with 42% of the residents who mentioned it. 20% of the residents remarked that one of the impacts of urban decay is that there is no regulation of tenants. About 19% of the residents felt that there were no positive impacts from urban decay. 16% of the respondents stated that the fact that there is no regulation of visitors it affects them positively. Moreover, 3% of the respondents felt that another positive impact is the fact that South Beach Point is a one-stop area. One of the residents remarked:

‘I am a foreigner, so these places benefit me because rent is cheap in these buildings. Also, they are not strict with rules, meaning that one can live with her family and husband for a cheap price. It is hard to get access of clean and affordable housing if you are a foreigner and also jobs are hard to find. So, this place is ideal for people like us.’

It is difficult for immigrants to access housing in South Africa, especially those that fall in the low-income bracket. Therefore, they end up staying in decaying areas with their families because there are no regulations there in terms of who can occupy space as well as how many people are allowed per hectare. Another resident commented that she can access almost everything in the area because the building she stays in is a one-stop; there is a crèche and shops in the first floor. This saves money and time because she has a toddler that attends in the crèche downstairs. Another resident alluded that rent

is cheap and the rooms take in more people which means rent for one room will be divided amongst these people and he can have visitors at any time. This shows that despite the negative situation residents find themselves in, they can still find a bit of positivity about where they stay. The next part of the chapter presents and analyses the causes of urban decay according to the residents, supervisors, or management of the buildings as well as the key informants.

6.7 Challenges that lead to urban decay

This section of the chapter presents data from questionnaires and interviews. The respondents of the questionnaires were the residents and for the interviews it was the supervisors or management of buildings and key informants. There are many role players and challenges that lead to urban decay and this section presents data from different viewpoints of the respondents of the study.

6.7.1 Poor management and maintenance of buildings

One of the challenges that were mentioned from interviews and questionnaire surveys was the issue of poor management and maintenance of buildings by the building management. It seems like when there are maintenance issues within a building, the management has a tendency of responding to the issues late because of ignorance. One of the residents when asked what the causes of urban decay are she replied:

“Careless owners who do not care about the maintenance of their buildings because sometimes they take a while to respond when there are issues, for example, sanitation and water problems. It makes life really difficult for us people with children.”

About 60% of the managers or supervisors do not stay in these decaying buildings, so it is easy for them to ignore problems that arise within their buildings because the management knows that their tenants are desperate and they will not move out. Another resident remarked that it has been years since the building was painted or fumigated which clearly shows that the people in management do not really care about their buildings anymore or they have given up because of urban decay that brings problems in their business. One brought up the issue of unregulated tenants or the allowance of tenants to move into flats in large numbers. She mentioned that the owners just abandon or neglect the buildings. Then people just begin to move in and one cannot chase them out. Landlords, only arrive when it is time to collect rents and they do not inspect the rooms for illegal squatters, as long as they receive their rent. Likewise, the lack of bylaws that deal with derelict buildings becomes a problem because landlords decide to do as they please even though their mismanagement of buildings affects revenue and aesthetics of the city itself. According to one of the residents sometimes owners do not pay rates which lead to poor service delivery such as water and refuse removal which then leads to the messiness of buildings.

Also, management of buildings is not only the responsibility of the landlord but of the tenant as well. Tenants should at least ensure that they clean the space they live in. One of the tenants indicated that:

“... both landlords and residents contribute to this state of buildings. Landlords do not care about their buildings or people who are living inside, if they get their money at the end of the month. You complain but nothing gets fixed, walls do not get painted and flats don't get fumigated we practically live with rats. It easier for them to not maintain their buildings because they do not stay inside them and they know we are desperate for a cheaper place to stay in. Residents are also very messy especially foreigners; they would throw litter on the corridors, through windows or in common spaces. Yes, bins are provided but sometimes they are not making use of them. In my building, two men clean the corridors every day from first floor to 6th floor but by the end of the day it is filthy again.”

It clearly shows that managing a building is twofold. Landlords can provide all the bins in the world but if a tenant is not prepared to clean up after himself, there is going to be an issue. Having spoken to the buildings' managers and supervisors, the blame for urban decay was totally shifted to the tenants. Most of them indicated that it is difficult having immigrants as tenants because they are the filthiest people. Moreover, you can provide bins, put up a poster about keeping the building clean and provide a cleaner but tenants would throw litter through windows. One of the buildings' manager remarked that:

“... don't take me wrong, we are South Africans and we respect people from other countries but these people have an “I don't care” attitude. With the way, some people behave here it is ridiculous. Come and spend a day here with us and you will find out what we should go through. You park your car outside, and you find a bottle crashing your windscreen. They throw litter through the windows but they have bins. These are some of the things we cannot help, no matter how much we try. We communicate with them about rules, but they do not want to follow the procedure.”

With the above statement, it seems like the landlords feel as though their hands are tied and they are accepting behaviours of tenants. For the reason that, in a normal neighbourhood, if a tenant acts against the rules of the house, he or she will immediately get evicted. There is a sense of desperation between owners of decaying buildings and they tend to accept any behavior they get from tenants because they are desperate for tenants. As stated by Glaeser and Gyourko (2001) people live in blighted areas for a far more straightforward reason, which is because of desperation to advance their lives as the city promises a better life.

6.7.2 Overcrowded buildings

The issue of overcrowding rooms and flats largely contributes to the decay of the buildings because a building can only take in so many people. Therefore, the aforementioned leads to the decay of infrastructure as well. The councillor of South Beach remarked that you might find that the drainage of the city shows signs of leakages. This can be caused by sizes of the drainages that were put on the

ground previously which cannot sustain the amount of people now which has increased drastically due to immigration. Furthermore, the over-crowding in the city in general, affects the city's infrastructure because it was not built for so much people. More services are demanded now which changes the service provision plan that was created before the city was overcrowding. For example, if 10 people live in one flat, that causes stress to the infrastructure which leads to the bursting of pipes as well as the decay of buildings.

During fieldwork, it was evident that tenants blame landlords for putting more people in rooms than usual to cover rent. Some mentioned that the rent they are paying for a room is expensive for one person and the quality of buildings does not deserve that price. Moreover, landlords would rather take in more people in rooms than to lower rent. However, landlords blame tenants for letting in illegal squatters, they say it overcrowds their buildings and if a room can only take in 3 people then owners only allow 3 people in but tenants act against that and put in illegal squatters. The town planner and project manager for the Inner City Local Area Plan (LAP) commented that:

“Also, the owners are making money out of lumping people like potatoes in their buildings. They cannot blame tenants for overcrowding rooms, when owners are making money out of that. You sometimes get students who are desperate, lumped and overloaded in those flats since they cannot afford the whole room individually. They make money out of desperation of people.”

Clearly, overcrowding of rooms does not only affect the building itself but the infrastructure because when people are plumped in one room they will use more water and energy than budgeted for by the municipality.

6.7.3 Immigration and urbanisation

People tend to migrate the inner-city to advance their lives either economically or socially (Galster, 2012). Immigration and migration is an issue that is largely linked to urban decay. People are looking for greener pastures. The LAP project manager and town planner mentioned that people migrate to Durban for many reasons. Durban is a regional centre for KwaZulu-Natal, so there is immigration because there are about 15 higher learning institutions in Durban, about 5 or more hospitals and there is higher order of services such as the main post office, social welfare, and everything else. The port which is a major job creation industry also attracts people to come and reside in Durban in the hope of securing a job there. *“So, people come to Durban for work, even myself, I came from Pietermaritzburg to Durban to study and to find a job.”* Now, with that arrival of people who came for such reasons, the city cannot take it anymore. Immigration leads to overcrowding and crime. Overcrowding leads to a huge demand of service delivery and crime leads to many other issues that affect the residential land-use. The LAP project manager further stated that when businesses vacate from the CBD to secondary towns, they leave vacant buildings in the CBD which then become crime havens. These vacant buildings are not being taken care of, they are just lying there and in some instances, they become a nuisance,

where people are doing illegal activities. Sometimes you find that in one of those buildings, there are people occupying them illegally. So, those are impacts in terms of the capacity that building can take. The problem lies when the waste system designed for that area is no longer coping with the waste produced by people living there. The LAP project manager continued to say:

“In a city, we plan, for example, when we say we have 24 hectares of space, everything is planned according to the 100 people if we say that area is designed to be occupied by 100 people. So, the minute you get 1000 people per hectare, all the resources and facilities are no longer coping, so that causes the decline of our city because the demand for services is too high.”

6.7.4 Incompatible zone and land-uses

One needs to look at the initial zoning plan of the city before making judgements and stating who or what has contributed more to urban decay. One needs to scrutinise it and check what the zoning plan said about accommodating people. According to the councillor of South Beach Point the plan of eThekweni (Durban) was for a commercial area where people would come, buy and go. However, with the dawn of democracy and cry out of people saying that travelling to the city is costly and they want to stay closer to their place of work things started to change. People started moving into the city to stay. Although the plan of the city is contrary to that, which then led to the city’s inability to cater for residential use and thus caused the city to decay. The city was planned for a commercial use and not for residential use. Nevertheless, now since there is migration of people from outside eThekweni Municipality, to seek for a better life, jobs, and education, the city has become overcrowded. People convert buildings for residential use and they live in large numbers in those rooms, which then leads to dilapidated buildings.

6.8 Forms of urban decay

South Beach is experiencing various forms of blight. According to the councillor the area is mostly experiencing physical decay and social decay because of the crime and grime that takes place in this particular area. The town planner and project manager for inner-city LAP adds that the area is decaying physically in a sense that the look or form of the city itself is in shambles and it is not enticing for new investments and the infrastructure is old, it is no longer used for what it was designed for. Furthermore, she remarks that if one looks at the history of Durban, it was designed as a commercial city; it was never designed as a residential or mixed development area. Hence, it is a contributing factor, where you find Durban is a very low dense and regional town, if you compare it to Cape Town and Johannesburg which are competing cities. The city was solely made for business but now it has changed and people are now residing in the city. The physicality and buildings, instead of providing for business, they should cater for people living there.

Secondly, the area is decaying socially because there is crime, grime, clutter, and there are negative behaviors and loneliness, which means that there is social decay in the area. Thirdly, there is economic decay because of the vacation of big businesses which means that there is less to no jobs being created in the area. The LAP project manager pointed out that the city is no longer viable because it sleeps at 6 o'clock and everything shuts down at that time. There is no successful city that sleeps at that time. She concluded by saying the city is experiencing all forms of urban decay.

During site visits and observations, it was clear that all these forms mentioned above were evident in the precinct. However, it was noticed that there was also frictional blight occurring in the area, where there are incompatible land-uses next to each other. You could see panel beaters next to residential land-uses and crèches which means that those land-uses are bound to cause problems because they are not compatible.

Plate 6.12 incompatible land-use, panel-beater next to a residential land-use



Source: Author (2016)

Plate 6.12 above shows a picture of a panel beater next to a residential building. As can be seen in the picture already there are traces of decay, signs of fire or traces of charcoal in the panel beater building which can largely affect the next building, should it spread. This shows how incompatible land-uses can affect each other because of the equipment that is used for business in the panel beater, may affect the residential unit, for example, the equipment might start a fire, and the fire would spread to other land-uses. As well as noise, panel beater machines are loud, they are not suitable to be operated nearby a residential unit where people of all ages reside.

6.9 Possible solutions to urban decay from respondents' perspectives

Urban regeneration has been criticised for a series of problems in Nigeria such as displacing the poor, stripping of the city's heritage as well as provision of low-rental housing that is of poor quality (Dimuna & Omatsone, 2010). This is also supported by Glaeser and Gyokour (2001) who allude that in Detroit urban renewal has been denounced of gentrifying people as they were forced to move to other areas during the process of urban regeneration as well as after the development was completed. Additionally, Ryan and Campo (2012) have supported the statement by criticising policy making and planning approaches which they claim to have been complicit for supporting damaging redevelopment and for neglecting to advocate for the maintenance of the automotive historical image of Detroit. Therefore, it is vital to change the wheel and seek for solutions of urban decay from perspectives of the people whom planners plan for as well as to cue in solutions from people who are experienced in the planning field. This part of the chapter analyses and presents data from residents, management or supervisors and key informants about their perceptions on current urban renewal processes, what they think can be remedial to urban decay as well as current plans for urban renewal in the area. Moreover, this section presents data on what parts of the building or neighbourhood residents would like to be improved as well as perceptions of the key informants on the feasibility of current plans eventually. Also, the section presents information on whether residents would continue to stay in South Beach, should the place be renewed and prices be increased.

6.9.1 Possible remedial actions

Grodzinski (2011) asserted that blighted areas become havens of crime. Thus, by beautifying the areas as well as increasing security serves as a remedy for both crime and urban decay. South Beach residents suggested that owners should renew their buildings, set rules and be strict about their compliance and the police should take their jobs seriously and start arresting the culprits of crime, so that owners can get good tenants and be motivated to keep their buildings clean. Moreover, they should install new furniture, paint interior and exterior walls as well as fix lifts. The biggest problem is not the presence of laws in a city but the way compliance is achieved (Davis, 2015). Furthermore, he states that there should be city officials who monitor and reduce city nuisances by issuing fines for people who transgress. The residents of South Beach suggested that there should be Bylaws set by government that will compel owners to not leave their buildings in such a bad a state as it affects the city. There should be monthly raids and inspections to check whether residents are abiding by the rules and that there are no illegal squatters and illegal activities taking place in the buildings. This will also enhance the effectiveness of the Bylaw. Fortunately, there is a Problem Buildings Bylaw that has been adopted by the city in March (2016) and it is currently being tested. One resident suggested that once the buildings are repaired, owners should respond quicker to maintenance issues to avoid urban decay from occurring again. Moreover, owners should set fines for messy tenants who cannot clean up after themselves and

if that does not work, they should chase them out. All street kids that roam around the streets as well as illegal immigrants should be taken away because they contribute to the urban decay problem.

The residents also stressed that the issue of overloading rooms should be halted, alternatively the owners should put smaller rooms aside and rent prices for those rooms should be lowered for those who earn less. At least, two or three people can share a room but rooms must not be overloaded. Then the bigger rooms can cost a little bit higher to attract new tenants that can afford rent. Efficient security should be reinforced in all buildings and they should ensure that flats are checked monthly to see if the standard has not changed, so that the whole process of repairing buildings can be effective. However, it seems like some of the owners have already started making plans about the situation of their buildings. One of the buildings' manager remarked:

“We are currently renewing the building; we are spending over 20 million. We are planning to put new lifts and fire reticulation. We are doing it slowly because nothing can happen overnight. We are also trying to get rid of the problematic people inside our building. We have installed a finger print system that will determine who goes in and out. But the government should assist us to remove the unlawful people on the streets because they commit crimes and people are scared to stay in our buildings.”

The argument here is that urban decay cannot be halted if social issues such as crime, illegal immigrants and homeless children are not dealt with. Management and key informants were asked if they think there should be government intervention in terms of combating urban decay 100% of the respondents responded that there should a government intervention. Since urban decay comes with numerous social problems that can only be halted when the government is involved.

One supervisor stated that the government can assist by clearing the streets of the homeless and placing them somewhere else. Moreover, the government can also assist by getting rid of all immigrants who have no permits to stay in this country. The police force should patrol and monitor all the immigrants' businesses to make sure they do not sell drugs. After that the police should arrest anyone who breaks the law. When all this is done, owners can start repairing their buildings and improving their quality because owners cannot pump in their money where there will be no returns. The LAP project manager also agreed that:

“There should be a public private partnership between the owners, the government and the investors. They can't solely combat urban decay and socio-economic problems that come with it. A lack of identity also influences crime, because if you cannot identify yourself with an area, you do not take care of that area. Moreover, you vandalise it easily which is a crime on its own. So, if as a municipality, we take responsibility to ensure that our public realm does not have dark spots or some street corners are in the spot light so that crime can be discouraged. Since, crime happens where no one will notice, for example, dark parts of the neighbourhood such as the Whoonga Park (Albert Park).”

Albert Park is one of the biggest parks in Durban and it plays an integral role as the water plant for the city is in Albert Park. Now because the park is situated in one of the dark corners and not in the spot light, it attracted drug addicts who smoke a drug called “whoonga”. Now according to the LAP project manager, that is how it obtained its nickname “Whoonga Park”. This was also touched on by Grodzinski (2011) as part of their proposal to combat crime and urban blight in Michigan as dark corners in a neighbourhood foster fear amongst residents. ITRUMP’s manager also agreed that it is important for the integration between investors, government, and owners to take place because some buildings are privately owned and the government has a vision for the city. Currently, the city has an inner-city regeneration team, which is working on the Local Area Plan (LAP) which one of the key informants is heading as a project manager; it seeks to bring sponsors and investors into the area. With owners holding back and neglecting their buildings, has driven the LAP. Therefore, it is important for a public-private partnership to take place so that everything can follow the scheme and LAP of the city.

6.9.2 Parts of the building and area that require immediate attention

The exterior and the interior walls need to be painted, the lifts need to be renewed, new lights must be installed because current ones are too dim and the passages must be widened. One resident remarked that the street furniture of Point should be renewed because it is old and failing. If buildings are to be renewed, then it means street furniture that will complement the buildings should be implemented. Street furniture such as pavements, parks, street lights and bus stops should be repaired. Another resident mentioned that the whole building needs immediate attention but also plumbing must take place because some bathrooms are not conducive for people anymore. The kitchens should also be taken into consideration and fire extinguishers should be placed in all buildings because currently since the buildings are overloaded it is very hard to protect yourself when fires start from nowhere.

6.9.3 Plans to redress urban decay in Durban

South Beach Point’s Councillor mentioned that the government has formulated a Problem Buildings Bylaw which commenced in March, this year (2016), since most of the buildings are privately owned. The Bylaw is put in place to mitigate the situation of urban decay because a city needs to have laws that can compel the owners to transform their buildings to be in a manner which does not compromise the city. The councillor remarked that:

“...in most cases, some of the buildings have owners who in 1994, when we got liberated they decided to leave the city. Most of the buildings were owned by white people who ran away from this country. So, some of these buildings are now occupied by “false owners”. Consequently, the city is doing an audit to check the owners of these buildings as part of the requirements of the Bylaw. As the city, we are trying all we can to see what it is that we should do to clean up this city. As far as now, there is a city rejuvenation programme where they are saying ‘let us bring the city to a way is acceptable internationally’; we have a standard to maintain.”

There is an investigation which is done through the city rejuvenation programme. It investigates the building from the core, so that the Bylaw can be implemented and owners can be told to maintain and renew their buildings. Moreover, the councillor mentioned that if it is found that the person who is deemed the owner of the building is not the real owner, they will be given a notice to vacate the building, so the rightful owner can come and maintain the building. Failure to renovate, the government will clean the building and charge extra costs to the owner's rates. If this fails as well, they will take ownership of the building. However, he added that the government will be clear with the By-law's mandate so that the owners do not feel as if the government is bullying them.

The government is rejuvenating the city through the department ITRUMP which is under economic development and city rejuvenation. The government is joining forces with different stakeholders and different departments such as Clean My City and Safer City. Safer City will deal with street kids and illegal immigrants. A good point is that the government is also ensuring that the renewal process also accommodate the low-income earners as well. There are NGO's that will assist the government with social dynamics of the city such as street kids and migrants. The councillor stated that through the Mayor's programme there are plans to search for a building that will specifically accommodate the homeless. However, they will not just be placed there as that will not be feasible. Their skills will be assessed and those who lack skills will be put in skills programmes such as hand work, wood work, plumbing, carpentry and so forth. This will enable them to sustain themselves eventually and this will happen through the programme or department "Safer City." The LAP project manager added that they have identified four key points that we will be rolling out, and at the time of the interview she was busy with the concept paper of the plan.

One point is that urban management will emphasise the issue of security and thus increase security, put more policing, ensure that they put more lighting to address those areas which are dark. The LAP project manager remarked that:

"We want to put street furniture on our parks as well so that people can enjoy and identify themselves with the area."

They also want to implement the Nuisance and Problem Buildings Bylaw that was promulgated in March as mentioned by the councillor and they want to ensure that the urban management is in accordance with the bylaw.

Second point to the renewal plan is that the government seeks to address bad buildings which are divided into two parts, the state-owned and privately-owned. For privately-owned decaying buildings, the government will communicate with the owners to fix them; also, they will mobilise funding to assist where possible. If all else fails, they will take the buildings and pay owners. Then the state will fix the building in accordance to the Problem Buildings Bylaw.

Third point to the renewal plan is investment to the public realm, which means public realm of the beachfront and public realm of the city. Currently, the city is not a pleasant place to walk in. The road networks are not allowing people to walk freely in the city because there is a lot of crime. A success of the city is seen through activation. The LAP project manager remarks that:

“If you activate the city with open spaces, more walkways for people to walk into the city. By so doing, people provide surveillance and make the area vibrant active. So, we need to invest in our public spaces and improve our roads.”

Currently, there is a challenge of having one-way streets or roads and when public transport drops off people off on one side then businesses on the other side suffer by losing customers, because people are lazy to cross roads sometimes. So, the plan seeks to make streets two-ways, to ensure that businesses on both sides will survive equally. In part of promoting this, they will also include more walkways for people walk on.

ITRUMP’s manager alleged that there is a current development plan which has been presented to stakeholders. It covers the whole beachfront and CBD. Once the plan is improved, then they can start the implementation stage. One step is to deal with the Problem Buildings and they have identified and closed some buildings. The regeneration team that will carry out the urban regeneration and development unit has also prepared the LAP. The whole regeneration programme will include Malaysian sponsors as well for the beachfront. ITRUMP deals with the overall urban management in terms of the regeneration plan. It deals with the operational side of things, maintenance issues as well as with enforcement to ensure that integration takes place with all departments. He further mentioned that they also deal with the issue of Problem Buildings and Broken Windows because it is of knowledge that if one building has a broken window then the other buildings will follow.

6.9.4 Feasibility of renewal plans in the long run

The key informants were asked if they think the current urban renewal plans will be feasible eventually, since in most places urban renewal fails. An example, for this is the Point Development, which passed its mandate to clean that area but now because of surrounding decaying buildings, no one wants to invest in those renewed buildings. Also, that area is dead now socially, there is no social cohesiveness. ITRUMP’s manager alleged that the plans will be feasible overall because the whole project has 3 terms. There is a long term, medium term, and short term. In terms of the regeneration plan, the long-term plan is 40 years. The short-term plan talks to the medium term as well as the long-term in terms of what we want to achieve, to make the city caring and liveable. Since there are different phases, the plans will be feasible because they are not squeezing everything at once. There are goals to meet for each term.

The LAP project manager added that they have started with their short-term intervention. The city is now activating some areas of the city, and they will be doing road shows, festivals that will activate

some of the corners such as the Rivertown which is a beerhall that was activated during the ISOCARP Congress. Moreover, within it they have shown and presented activities to keep our city alive. She mentions that they will also have street activations as well as street festivals to keep the city vibrant. Also, recently there was the Essence festival which started from 8th November until 13 November 2016, which is also a remedial action to the decline of the city and it was put in place to keep the city alive. The LAP project manager remarked:

“So, for now, there is little improvement. I would say if we go in this route the plans will be feasible eventually. For medium term, we will be implementing mixed use developments to activate parks and some land-uses.”

South Beach Point’s Councillor alleged that the city has started researching and finding out that it is high time to react to the issue of urban decay because it is painting a bad image of the city. Durban is one of the most prestigious and biggest cities in South Africa and even in the world. So, the main aim is to keep the standard that will be accepted internationally. Therefore, the plans will be feasible because the stakeholders are doing thorough research and analysis of the issue.

6.10 Summary

It has been found that the idea of Attwood (2013) which stipulates that in most cases people who inhabit decaying spaces are people of the low-income group is correct in the case of South Beach. The residents dwell in such buildings because they cannot afford to move into a better neighbourhood or building. One of the most important contributions to urban decay is that previously, the city was not designed or zoned to be a residential area. However, because of the dawn of apartheid and arrival of freedom in South Africa, people started seeing opportunities in the city. This also explains the number of migrants that are currently found in South Beach. People moved from rural areas to seek for greener pastures in the city and this incursion of people increased the demand for services rendered by the city such as housing, employment, water and so on. People started squatting in buildings and owners started turning buildings that were intended for other uses to residential units. This caused vast contributions to urban decay because the buildings could not harbour so much people which explains the current dilapidation of buildings in the area. Other accompanying factors that lead to urban decay were found to be poor maintenance of buildings, negligence from owners, filthiness of tenants as well as incompatible land-uses, where a car panel beater is situated nearby a residential unit. Additionally, it has been found that the late emergence of Bylaws that can mitigate decaying buildings is also contributory to the state of South Beach today. The forms

of blight that were found to be experienced by the precinct are economic, social, physical, and frictional blight.

There are many impacts that stem from urban decay such as crimes like violence, robbery, theft, corruption, prostitution, and drug dealing among others. Other impacts include grime which refers to when an area is filthy; health issues; unhygienic spaces; overcrowding; unsafe spaces; disintegration of communities; as well as the lack of investor confidence. Moreover, it has been discovered that the city has a plan to revitalise the city which is headed by ITRUMP which is a 40-year plan, within it there are short and medium terms. The plan will be assisted by the Problem Buildings Bylaw which commenced in March 2016, to identify the decaying buildings as well as to mitigate and address their impact.

CHAPTER SEVEN

RECOMMENDATIONS AND CONCLUSIONS

7.1 Introduction

This chapter is the last chapter of the study. Therefore, it comprises of the summary of findings, recommended remedial action to urban decay as well as a conclusion that sums up the entire dissertation. This section refers to the lessons learnt from literature as well as from emerging issues in the data analysis chapter.

7.2 Summary of findings

In summary, urban decay has numerous impacts on inhabitants of the area, the managers and supervisors of the residential buildings, the residential buildings and as well as the city in general. The residential land-use is largely affected by crime, grime, health risks, noise, and lack of investors and loss of property value, lack of service provision, violence, and unhygienic spaces. All these effects stem from urban decay and thus we can say urban decay does not come as a single problem but it brings with it many other issues. It has also been found that urban decay does not only have negative effects as one may contemplate, there are also positive impacts it has on residents. Such impacts include cheap rent, freedom and unregulated visitors or number of tenants to occupy a room and all these come as assistance to residents since most residents in the area fall under the low-income group. The South Beach Point is decaying in most forms of blight which are economic blight, social blight, physical blight, and friction blight.

It has been found that many events also trigger urban decay such as poor management of buildings which include both parties, residents, and managers, playing their role of keeping buildings clean and conducive for living. Other challenges include immigration, incompatible land-uses and zone as well as overcrowding buildings and streets. A large contribution to urban however, is the incompatible zone to the land-uses that currently exist in the precinct. Apparently, Durban CBD was not zoned to be a residential area; it was rather zoned to be a commercial land-use largely because the city has one of the biggest ports that generate businesses. However, because of that employment was mostly generated in the inner-city, which then caused people to migrate into the city. They started turning commercial buildings into residential units which then triggered most problems the city is facing currently.

Urban renewal has been largely criticised of marginalising and excluding the poor by gentrifying them as well as not accounting them into plans because economic gains drive most renewal plans. Also, it

has been found out that one cannot simply combat urban decay without addressing the softer issues first of grime, crime, violence homeless children and undocumented immigrants. Firstly, these issues demotivate building owners from renewing or being fully committed to their buildings. For the reason that such issues are a threat to their business as tenants refrain from occupying space in a neighbourhood that is invested with these issues. This then causes them to accept tenants who cannot afford rent because they are desperate. It is difficult for building owners to pump money where returns are not guaranteed because of problems such as crime, grime and violence that exist in the city. Fortunately, in the new plan that is currently starting off and is aimed at revitalising the city, such issues have been accounted for and there are plans or ideas that will aim at combating these problems. Durban has seen first-hand that urban renewal fails when you disregard other social issues that exist within a neighbourhood as they are interlinked to urban decay. For example, the first renewal project was the Point Development near the beach front which has failed in terms of its mandate to bring in more investors. However, it has cleaned the area but investors are still not convinced to invest their money because you cannot invest millions in a neighbourhood that is still vested with social issues such as crime, violence, and grime. The buildings there are beautiful but the decay that exists in the upper South Beach cannot be ignored because it largely affects the renewal development that currently exists there.

Fortunately, in the new 40-year plan that is headed by ITRUMP and other stakeholders, it plans to do away with gentrification by introducing social housing, rental stock, and GAP housing to accommodate people of low-income. However, this will be implemented in a way that does not introduce segregation of people according to income groups or classes. Residential units that are implemented for the poor will also be in a standard that can accommodate those in other income-groups as well. Since the area has declined socially as well, the plan seeks to implement strategies such as road shows, festivals, and beer halls to make the city alive and to allow for social cohesiveness amongst inhabitants. In terms of the physical decay of the city which largely includes the buildings and infrastructure, the city has adopted the Problem Buildings bylaw which has commenced in March. The aim of this bylaw is to control the issue of dilapidated buildings by identifying those buildings and negotiating with owners of the way forward so that the city's vision cannot be deterred. In terms of the friction blight that exists, in the new Local Area Plan, the area will be rezoned to accommodate the land-uses that currently take place in South Beach Point. Also, to ensure that land-uses are placed in line with their compatibility to avoid urban decay.

The new plan seems promising as it has accounted for all social problems. It has taken a new direction of urban renewal which is regeneration that does not only focus on economic gains but also on combating social issues as well as uplifting the social side of things. This is what most renewal plans lack, causing them to fail dismally, for example, the revitalisation of Maboneng precinct in Johannesburg which gentrified many people.

7.3 Recommended remedial action

It is worth mentioning that planning has failed the poor in the past. From apartheid planning, which marginalised blacks to post-apartheid planning which is so economic driven that it forgets the poor. With the disheartening history of the country, one would expect that the poor would be prioritised in all plans because of their past imbalances. One of the most serious effects of urban renewal is gentrification which is so economic driven that it overlooks the less affording group of people. One of the objectives of the study was to communicate with the residents who are affected by urban decay first hand as they dwell in decaying buildings; and to find out the way forward in their perspective. This would assist in knowing what the people want as well as to plan for the public good which is the initial goal of the planning profession (Healey, 1997). Further to this point, active collaboration should be implemented for any plans and before any idea is proposed, thorough research should be done to find out what the public wants and then, that can influence the plan. Collaborative place making should be focused on the process of plan making which involves all stakeholders from the initial phase of the proposal rather than forcefully imposing a plan without involving the people whom the plan is for (Healey, 1997). Below are the remedial actions that are recommended from the emergence of issues raised by residents and building management.

7.3.1 Supervision of the current police force

The inhabitants of the dilapidated buildings as well as the management and supervisors of the buildings complained that the current police force is corrupt. Instead of assisting to combat crime by locking up criminals in the area, it accepts back-hand bribes. Obviously, this will increase the level of crime in the area as it shows that criminals can be above the law when allowed. There needs to be private supervisions of the police on duty during patrols and these should be done by secret agents that are provided by the municipality. Once the police are found guilty of corruption then they should be reprimanded. This will ensure that the rest of the police who are not caught or future police force do not repeat the same actions again and that they take their careers seriously. Crime is a very serious problem in the area because supervisors mentioned that they are not confident enough to invest money into renovating the buildings when crime still exists. For the reason that they will still suffer from not getting better tenants because no one wants to pay a high amount to stay amongst criminals.

7.3.2 Removal of undocumented immigrants

One of the issues raised by residents, key informants and building management is that immigrants are fond of squatting which is the main cause of overcrowding buildings that lead to deterioration. People squat because they cannot afford to stay in normal numbers per flat, so they split the rent so that it is cheaper to pay. However, it has been found that some immigrants resort to the business of selling drugs when they cannot find employment. However, for legal immigrants as well as locals to live in harmony,

those who are undocumented need to be deported. Every country has rules to be followed and there are consequences for staying in a country illegally. The city needs to be strict with its laws to mitigate the contribution of immigrants on urban areas which is in the form of overcrowding the area.

7.3.3 Implementation of the problem buildings by-law

Davis (2015) asserts that Bylaws or local laws play an integral role in addressing urban problems. However, their effectiveness lies in the city official's ability to monitor people's compliance to the bylaws. Fortunately, the city has finally joined cities like Cape Town and Johannesburg and adopted the Problem Buildings Bylaw which will assist in identifying and mitigating the dilapidated buildings. Many residents suggested that there should be laws that will compel the owners to renew their buildings as well as to keep maintaining their buildings. The Bylaw can assist tremendously if it can be accompanied by thorough research which can seek to find out why the owners have left their buildings in that state. From this, the municipality will see that the fundamental cause of owners to neglect their buildings is the social problems that exist such as crime, grime and overcrowded streets. However, after all these social issues are addressed then the renewal process can begin and negotiations can take place between the private sector and the public sector. Once the renewal process is over and implemented, then the Bylaw should coerce the building owners to keep their buildings in check and there should be consequences should the buildings show signs of poor maintenance again.

7.3.4 Raiding of flats

The building management and some of the residents have mentioned that tenants are also to blame for the decay of buildings because they fail to keep their flats clean even when waste management facilities are available. Once all buildings are repaired and renewed, they should not remove current inhabitants if they pay rent. Also, the owners should accommodate these residents so that there is no gentrification that takes place during the renewal process. However, the building management should have a probation period whereby it will raid flats to check if the good quality standard is still being maintained. If there is a flat that is found in a different condition, the tenant should pay a fine and if that fails, they should evacuate the building.

7.3.5 Suitable zoning of the precinct

It has been found that people of South Beach turn industrial buildings into residential units or commercial units. There should be a thorough investigation that will aim to discover what people use the zones for. If the land-uses of the area are contradicting to the current zone of the area, then the proposed plan to revitalise the city should be adjusted accordingly. When people use a zoned area for a different use, it is their cry that they want change so that they can best identify with the area.

7.3.6 How can urban renewal plans address socio-economic inequalities in a residential land-use?

Urban renewal has been criticised of always marginalising and gentrifying the poor which then creates inequalities in a neighbourhood. This section seeks to recommend how the overall renewal plan can

address such issues. Fortunately, the LAP town planner alleged that the urban renewal strategy seeks to do away with social issues such as gentrification. She stated that since Durban is a late bloomer when it comes to urban regeneration it has learnt lessons from Cape Town and Johannesburg, so the city will do its utmost best to avoid gentrification and other social issues that come with urban renewal. In the renewal plan the city will be introducing GAP Housing and Social Housing in the city to address such issues but there is a strategic planning council that they need to protect as well. People who stay in the waterfront must ensure that the waterfront meets the world standard. It is understood that there are numerous students who are currently staying in the waterfront and ‘they are lumped there like potatoes’ says the LAP project manager. So, the plan will provide Social Housing Stock next to the institution they belong to. However, she urged that in all this, it is lucrative to ensure that the city’s assets such as the beachfront are guarded.

However, socio-economic issues are a very sensitive subject and it is comforting that in the current plan, they do not promote gentrification. The densification of the inner city, also shows the social housing issue, housing for different income groups of people and also that people of different income groups reside in the city. Therefore, the new plan should implement shelters for the poor.

7.3.7 The Social Housing Department

The social housing department should deal with the housing issues mentioned above. Moreover, it is worth noting that over the years, cities have changed tremendously in terms of the movement of people and densification. It is not only local people but also people who come from different parts of the world. Therefore, the plan must also deal with such issues. To address the access issue of low-income groups the plan should place more rental stock housing for poor people because you cannot give ownership to poor people in high-rise buildings, as they do not have enough money and means to maintain such buildings. The social housing department and the municipality must ensure that the renewal plan caters for low-income groups. It is also about how and where you place those residential units within the inner city. For low-income groups, one must ensure that residential units for low income groups are placed next to many amenities such as shops, schools, health care centres and public transport routes, so that costs and time to reach an amenity are decreased for them. A reason for this is that most low-income group people have no cars and earn less. However, it must also be ensured that there is no division that takes place, if people from other income groups want to occupy space in residential units designed for low-income groups, they can do so.

7.4 Conclusion

In conclusion, the dissertation analysis and findings sections are sectioned according to the objectives and subsidiary questions of the study. The reason for this, is to ensure that all that the research seeks to

find out is achieved and that objectives are all responded to. In the case of this study, the aim of the study was achieved, the hypothesis was proved correct and the objectives of the study as well as subsidiary questions were responded to. The study went further on by seeking other information that was extra but also helpful for the study such as the current remedial plans to urban decay for the city. The research has identified the impacts of urban decay both negative and positive. It has also identified the key role players, causes and challenges that lead to urban decay. Additionally, it has discovered the remedial action to urban decay in the perspectives of the respondents of the study. There is also a claim that it is people of the low-income group that reside in urban decay areas, the study has also found this claim to be true by assessing the socio-economic status of the residents. The study was driven by the fact that urban decay has become the name of the game in cities and its remedial actions have tended to overlook the low-income group. It is evident that urban decay is a massive problem in Durban especially in the South Beach area. One can comment that urban decay is a global phenomenon and it has similar effects and trends in most scenarios. Additionally, this global issue does not only come as one problem, it comes with other social problems which then poses a serious problem in the city. However, with the uncontrollable high levels of immigration and urbanisation, the issue of urban decay can resurface again and this is a problem the planners should constantly deal with. Contributing factors should be noted carefully, to avoid the continuous occurrence of urban decay. Since there have been numerous lessons that can be learnt from different cities, a way forward needs to be established. This lies in the hands of the planners as to how they will integrate all parties to come up with a powerful solution that will be beneficial to all. Urban decay has largely contributed to the failing economy of cities but this does not mean that revitalising the economy should be the only aim in urban renewal programmes. The public should not be overlooked because the basis of the planning profession is to plan for people. However, if all contributing factors are addressed and all parties are actively involved in renewal plans there is a good chance of combating urban decay.

REFERENCES

- Accordino, J., & Johnson, G. (2000). Addressing the vacant and abandoned property problem. *Urban Affairs*, 22-26.
- Ahianba, J. E., Dimuna, K. O., & Okogun, G. R. (2008). Built Environment Decay and Urban Health in Nigeria. *Human Ecology*, 259-265.
- Anderson, R. (2007). *Thematic Content Analysis (TCA) Descriptive Presentation of Qualitative Data*.
- Attwood, V. (2013, July 14). *Durban's plan to revitalize the inner city*. Durban: IOIL News. Retrieved February 16, 2016, from IOL: <http://www.iol.co.za/news/south-africa/kwazulu-natal/durbans-plan-to-revitalise-inner-city-1546512>
- Babbie, E., & Mouton, J. (2004). *The Practice of Social Research*. Cape Town.
- Bethlehem, L. (2013). A new dynamic-Urban regeneration in the Joburg CBD. *The Journal of the Helen Suzman Foundation, Issue 69*, 1-8.
- Bobadoye, S. A., & Fakere, A. A. (2013). Slum Prevalence in Nigeria: What Role for Architects? *World Environment*, 45-51.
- Bradshaw, Y. (1987). Urbanization and underdevelopment: A global study of modernization, urban bias, and economic dependency. *American Sociological*, 224-239.
- Breheny, M. (1996). *Centrist and Compromisers: Views on the future of Urban Form Compact City Theory*.
- Cantillon, D., Davidson, W. S., & Schweitzer, J. H. (2003). Measuring community social organization: Sense of community as a mediator in social disorganization theory. *Journal of Criminal Justice*, 321-339.
- Chen, M., Zhang, H., Liu, W., & Zhang, W. (2014). The Global Pattern of Urbanization and Economic Growth: Evidence from the Last Three Decades. *National Institutes of Health*.
- Coleman, R. (2009). Visualizing Crime and Grime in the Post Social City. *Visual Criminology*, 29-31.
- Country Reports. (n.d). *Nigeria Facts and Culture*. Retrieved from Country Reports: <http://www.countryreports.org/country/Nigeria.htm>
- Crime Statistics South Africa. (2016). *South Beach Point: Crime Stats Simplified*. Crime Stats SA.
- Crosset et al. (2006). Views on Migration in Sub- Saharan Africa, Proceedings of an African Migration Alliance Workshop.
- Daily Mail Reporter. (2011, May 27). *Mail Online*. Retrieved from Daily Mail: <http://www.dailymail.co.uk/news/article-1391708/Its-just-Detroit--13-population-leave-parts-Michigans-Upper-peninsula.html>
- Davis, W. (2015). *Theme Cities: Solutions for urban problems*. Springer.
- Dimuna, K. O., & Omatsone, M. O. (2010). Regeneration in the Nigerian Urban Built Environment. *Department of Architecture, Faculty of Environmental Studies Ambrose Alli University, P.M.B. 14 Ekpoma, Nigeria*, 141-149.

- eThekwini Municipality. (2006/2007). *EThekwini Economic Review*. Durban.
- eThekwini Municipality. (2016). *Ethekwini Draft Integrated Inner-city Local Area Plan and Draft Warwick Precinct Plan*. Durban.
- Firebaugh, G. (1979). Structural determinants of urbanization in Asia and Latin America. *American Sociological Review*, 199-215.
- Franz, Y. (2014). *Introduction: Urban Rejuvenation as the Key Driver of Competitive Cities*. New York: Universitat Wien.
- Friedmann, H., & Wayne, J. (1977). Dependency Theory: A Critique. *The Canadian Journal of Sociology*, 399-416.
- Galster, G. (2012). *Driving Detroit*. Philadelphia: PA: University of Pennsylvania Press.
- Gbadegesin, J. T., & Aluko, B. T. (2010). The Programme of Urban Renewal for Sustainable Urban Development in Nigeria: Issues and Challenges. *Pakistan Journal of Social Sciences*, 244-253.
- Glaeser, E. L. (2010). "Shrinking Detroit Back to Greatness.". *Economic Blog: New York Times*.
- Glaeser, E. L., & Gyourko, J. (2001). Urban Decline and Durable Housing. *Journal of Political Economy*, 345-375.
- Gordon, C. (2003). Blighting the Way: Urban Renewal, Economic Development, and the Elusive Definition of Blight. *Fordam Urban Law Journal*, Vol.31 No.2.
- Grodzinski, A. (2011). *Reducing Urban Blight as a Crime Prevention Strategy*. Michigan: University of Michigan.
- Habermas, J. (1984). *The Theory of Communicative Action: Translated by T. McCarthy*. Boston: Massachusetts Beacon Press.
- Halfani, M. (1997). *The Challenge of Urban Governance in Africa: Institutional Change and the Knowledge Gaps: Governing African Cities*. Wits Press.
- Healey, P. (1997). *Collaborative Planning: Shaping Places in Fragmented Societies*. London: Macmillan.
- Jones, J., & White, P. (2001). Arson Awareness Week focuses on abandoned buildings and vacant buildings. *Fire and Arson Investigator*, 20-21.
- Kihato, C. (1999). *A Site for Sore Eyes: Johannesburg's Decay and Prospects fo Renewal*. Johannesburg: Centre for Policy Studies.
- Kitchin, R., & Tate, N. J. (2000). *Conducting Research in Human Geography: Theory, Methodology and Practice*. Pearson Education.
- Klaene, B. J., & Sanders, R. E. (2000). *Vacant building risks*. NFPA reports,.
- Kotze, N. J., & Van der Merwe, I. J. (2000). Neighbourhood Renewal in Cape Town's inner city: Is it gentrification? *Journal of Family Ecology and Consumer Sciences*, Vol. 28.

- Kubrin, C. E. (n.d). *Social Disorganization Theory: Then, Now and in the Future*. Washington DC: George Washington University Press.
- Kubrin, C. E., & Weitzer, R. (2003). New directions in Social Disorganization Theory. *Research in Crime and Delinquency*, 374-402.
- Kumar, A., & Rai, A. K. (2014). Urbanization Process, Trend, Pattern and its Consequences in India. *Neo Geographia*.
- Lees, L., Slater, T., & Wyly, E. (2008). *Gentrification in a Global Context*. New York: Routledge: Rowland Atkinson and Gary Bridge.
- Lehohla, P. (2006). *Migration and Urbanisation in South Africa*. Pretoria: Statistics South Africa.
- Lynch, K. (1960). *The Image of the City*. Cambridge: MIT Press.
- Maharaj, B., Sucheran, R., & Pillay, V. (2006). Durban A Tourism Mecca? *Urban Forum*.
- Mapetla, M. (2006). *the inner-city regeneration programme and its impact on small businesses and informal traders: The case of Johannesburg*. Johannesburg: University of Witswatersrand.
- Matunhu, J. (2011). *A critique of modernization and dependency theories in Africa: Critical assessment*. Zimbabwe: Department of Development Studies, Midlands State University.
- McDonald, J. F. (2014). What happened to and in Detroit? *Urban Studies Journal*, 1-21.
- Mears, D. P. (2002). Immigration and Crime: What's the connection? *Federal Sentencing Reporter*, 284-288.
- Motsoene, K. A. (2014). *Urbanization and Poverty in Maseru: A Comparative Study of Sekamaneng, Motimposo and Thibella*. Maseru: University of Witswatersrand.
- Myurie, C. (2014). *Urban Renewal: A case of Clare Estate*. Durban.
- Okrent, D. (2009). *Detroit: The death and possible Life of a Great City*. Detroit.
- Osuide and Dimuna. (2005). The effects of Population Growth on Urbanization and the Environment in Nigeria. *National Seminar on Population, Growth, Architecture and the Built Environment*, 27-33.
- Osuide, S. O. (2004). *Strategies for Affordable Housing Stock*. Bernin City: Floreat Systems.
- Oxford Dictionary. (2009). *Rubble Definition*. Oxford University Press.
- Parab, P. (2014). Data collection: Primary and Secondary. *Marketing, Technology, Business*.
- Park, R. E., & Burgess, E. W. (1925). *The growth of the city: An introduction to a research project*. Chicago: University of Chicago Press.
- Parnell, S. (2004). Building developmental Local Government to fight poverty: Institutional change in the city of Johannesburg. *International Development Planning*, 355-377.
- Phinney et al. (2001). Ethnic Identity, Migration and Well-being: An Interactive perspective. *Journal of Social Issues*, 493-510.

- Prabhat, D. (2000). Urbanization and Urban Governance in West Bengal. *Government of*, 1-4.
- Pravinamar. (2015). *The planning initiative: Special Zone 91, Point Waterfront Combined Application*. Durban: Pravinamar.
- Rainbow Nation. (n.d). *Tourist map of South Africa*. Retrieved from Rainbow nation:
<http://www.rainbownation.com/travel/maps/index.asp?loc=12>
- Ryan, B. D., & Campo, D. (2012). Autopia's End: The Decline and Fall of Detroit's Automotive Manufacturing Landscape. *Journal of Planning History*, 1-38.
- Santhurie, N. (2003). *An analysis of a degenerating urban area and recommendations for its renewal: The case of Durban South Beach*. Durban.
- Shermer, M. (2002). *Why people believe weird things: Pseudoscience, superstition and other confusions of our time*. Macmillan.
- Singh et al. (2015). *Smart Urbanization – Key to Sustainable Cities*. Department of Architecture and Planning.
- South African Cities Network. (2016). *State Of The Cities Report*. SACN.
- Steenkamp, C. (2006). Urban regeneration in a South African Context. *Urban and Regional Planning*, 1-222.
- Sugrue, T. J. (2005). *The Origins of the urban crisis: Race and Inequality in Post-war Detroit*. Detroit: Princeton University Press.
- Swilling et al. (2003). *My soul I can see: The limits of governing African Cities in a context of globalization and complexity: Democratizing Local Government-The local experience*.
- Tarannum, D. (2011). *Unhygienic Living Conditions and Health Problems: A study in the selected Slums of Dhaka*. University of Dhaka.
- Tewdr-Jones, M., & Allmendiger, P. (1998). Deconstructing Communicative Rationality: A critique of Herbanism Collaborative Planning. *Environment and Planning*, 1975-1989.
- Todaro, M. P. (1969). A Model of Labour Migration and Urban Unemployment in Less Developed Countries. *The American Economic Review*, 138-148.
- Todes, A. (2012). Urban growth and strategic spatial planning in Johannesburg, South Africa. *Urban Planning in Africa*, 158-165.
- Vaa et al. (2001). *The Urban Crisis, Governance and Associational Life*.
- Velasco, A. (2002). Dependency Theory. *Foreign Policy*, 44-45.
- Vernego, M. (2004). *Technology, Finance and Dependency: Latin American Radical Political Economy in Retospect*. University of Utah Dept. of Economics.
- Walton, J. (1977). Accumulation and comparative urban systems: Theory and some tentative contrasts of Latin America and Africa. *Comparative Urban Research*, 5-18.
- World Bank. (2005). Global Strategy and Booster Programme. *Annual Review*, P. 32.

Yiftachel, O. (1998). Planning and Social Control, Exploring the "Dark Side". *Planning Literature*, 395-406.

Appendix One
QUESTIONNAIRE SURVEY (RESIDENTS)

NO:.....

Questionnaire of the attitudes of people living in south beach towards urban decay subject, their socio-economic status and their suggested solutions to urban decay in the area.

Questionnaire survey conducted by: Miss T A. Ndlebe (University of Kwazulu-Natal Town and Regional Planning Masters Student)

SECTION A: SOCIO-ECONOMIC STATUS OF THE RESPONDENTS

1. What is your age?

< 20	20-39	40-49	50-59	60-69	70+

2. What is your marital status?

Married	Single	Divorced	Widowed/ widower	Other

3. What is your gender?

Male	
Female	

4. What is your level of Education?

No schooling		Primary		Secondary		Tertiary	
--------------	--	---------	--	-----------	--	----------	--

5. Are you a permanent resident of Durban?

Yes	
No	

6. What is your race?

Black	White	Coloured	Indian	Other (Specify)

7. If no, what is your reason for staying in Durban?

School	
Work/Job hunting	
Other	

8. What is your monthly income?

R0-R2000	R2100-R4000	R4100-R6000	R6100-R8000	>R8000

9. Do you have any children?

Yes	
No	

10. What is your citizenship/ nationality?

South African	
Other	

11. How long have you lived in the area?

Less than a year	
1-8 years	
8 years +	

SECTION B: ASSESSMENT OF ATTITUDES TOWARDS URBAN DECAY

1. What does urban decay mean to you?

.....

.....

.....

2. How does urban decay affect you?

Negatively	
Positively	

3. If negatively, what kind of impact does urban decay have on you or the area?

4. Is the building management doing anything about maintenance of buildings?

Yes	
No	

5. What is your tenure type?

Rent	
Owner	
Other (specify)	

6. How much do you pay for rent?

<R1000	
R1000-R1500	
>R1500	

7. What do you think is the cause of urban decay?

.....
.....
.....
.....
.....
.....

8. What positive impacts does urban decay cause in the area?

.....
.....
.....
.....
.....
.....
.....
.....
.....

9. Do you think urban decay promotes crime in the area?

YES		NO	
-----	--	----	--

10. If yes, please list the crime activities that occur around the area in order of occurrence

.....
.....
.....

.....
.....
11. Do you feel safe here?

.....
12. How does urban decay promote crime in the area?

.....
13. Is there is anything being done about urban decay?

Yes	
No	

14. If yes, what is being done?

.....
.....
.....
15. Do you intend on staying or leaving here?

Staying	
Moving	

16. Do you know your neighbours?

Yes	
No	

17. Are you a close-knit community?

.....
18. How would you rate South Beach's overall appearance?

Excellent		Good		Average		Poor	
-----------	--	------	--	---------	--	------	--

19. In your building do you have access to the following? (Please tick)

Electricity	
Sanitation	
Water	
Refusal Bin	
Drainage	

20. How accessible is the SAPS in your community?

.....

21. Who is responsible for the maintenance of your building?

.....

22. When last was your building painted, fumigated and maintained?

.....

23. Is traffic congestion frequent in your area? If yes, what do you think causes it?

.....

24. Have you noticed any abandoned buildings in the area?

.....

SECTION C: OPINIONS ON REMEDIAL SOLUTIONS TO URBAN DECAY

1. Do you think something needs to be done about urban decay?

.....

2. In your opinion, what do you think should be done to repair decaying buildings?

.....

3. In your opinion, what do you think would hinder urban decay from occurring again once the buildings are repaired?

.....
.....
.....
.....
.....

4. Do you think the monthly rents should increase once the area is repaired?

.....

5. If the rent increases would you still continue to stay in this building? (For renting residents)

.....

6. If no, where would you go?

.....

7. What aspects in your building would you like to improve?

.....
.....
.....
.....

SECTION D: TO BE ANSWERED BY OWNERS

8. How much levies do you pay monthly?

.....

9. Would you be able to renovate your own household while other households are not renovated?

.....

10. What do you like about your home?

.....
.....

11. Do you see yourself selling your flat one day because of urban decay?

.....

12. If yes, where would you move to?

.....

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION.

INTERVIEW SCHEDULE FOR BUILDING MANAGEMENT OR SUPERVISOR

Name of building:

Date:

Time:

Venue:

1. What is the meaning of urban decay to you?
2. What form of urban decay do you think the area is experiencing?
3. For how long have you managed the building?
4. Do you live in this building?
5. How has urban decay affected your building?
6. What do you think may be the cause of urban decay?
7. Are there any abandoned buildings that you know of in this area?
8. What causes building owners to abandon their buildings?
9. Have there been any cases of crime around this community? If so, how often?
10. Do you think if urban decay persists, the building will still be viable in the next 5 years?
11. How do you cope with problems that urban decay brings to your building?
12. Do you think urban decay can ever be cured in the South Beach area in general?
13. What do you think could be a possible remedy to urban decay in your building?
14. Do you think that owners can combat urban decay solely in their buildings or there should be government intervention?
15. Would you like urban renewal to take place in this building?

INTERVIEW SCHEDULE FOR WARD COUNCILLOR

Interviewee:

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. Do you stay in South Beach? If so, how has urban decay affected you?
3. What form (s) of urban decay do you think the area is experiencing?
4. What do you think may be the cause of urban decay in the area?
5. Have there been any cases of crime around this community? If so, how often?
6. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
7. Are there any plans to redress the issue of urban decay in this area?
8. Do you think those plans will be feasible in the long run?
9. In your opinion, what do you think would be remedial to urban decay?
10. Is urban decay one of the issues regularly raised by the residents? If so, do you think this has affected the votes of the ruling party in 2016 elections?
11. How has urban decay affected service provision in the ward?
12. In your opinion, do you think current urban renewal processes are effective in combating urban decay?
13. Has the Problem Buildings Bylaw that commenced in March 2016 in Durban assisted in identifying, controlling and managing decaying and problem buildings?

INTERVIEW SCHEDULE FOR KEY INFORMANT

Interviewee:

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. What forms of urban decay do you think the area is experiencing?
3. What do you think may be the cause of urban decay in the area?
4. What are the impacts of urban decay in South Beach?
5. Do you think there is a low or high rate of crime in area?
6. If so, do you think urban decay has influenced crime or crime has influenced urban decay in the area?
7. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
8. Are there any plans to redress the issue of urban decay in this area?
9. Do you think those plans will be feasible in the long run?
10. In your opinion, what do you think would be remedial to urban decay?
11. Has the Problem Buildings Bylaw that commenced in March 2016 in Durban assisted in identifying, controlling and managing decaying and problem buildings?
12. How can urban renewal processes address socio-economic inequalities that exist in a neighbourhood?

INTERVIEW SCHEDULE FOR KEY INFORMANT

Interviewee:

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. What forms of urban decay do you think the area is experiencing?
3. What do you think may be the cause of urban decay in the area?
4. Do you think there is a low or high rate of crime in area?
5. If so, do you think urban decay has influenced crime or crime has influenced urban decay in the area?
6. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
7. Are there any plans to redress the issue of urban decay in this area?
8. Do you think those plans will be feasible in the long run?
9. In your opinion, what do you think would be remedial to urban decay?
10. How can the non-existence of decaying buildings assist in halting crime in the area?
11. How can urban renewal address socio-economic inequalities that exist in a residential area?

Appendix six

OBSERVATION CHECK LIST

CHECKLIST NO:.....

Street Name:

Name or number of building:

Date:

Observer:

ATTRIBUTES	BUILDING CONDITION RATING OUT OF 3 1=GOOD 2=AVERAGE 3=POOR
INTERIOR WALLS	
EXTERIOR WALLS	
DOORS	
CEILING	
WINDOWS	
FLOORS	
ROOFS	
LIGHTS	
ELEVATORS	
STAIRS	
FIRE SAFETY MEASURES	
TOTAL	

NOTES:

TOTAL OF 0-11= GOOD CONDITION

TOTAL OF 12-22= AVERAGE CONDITION

TOTAL OF 23-33= POOR CONDITION

Appendix seven

CRITERIA FOR RATING POOR CONDITION BUILDINGS

<p>ROOFS</p> <ul style="list-style-type: none"> ✓ Lumpy ✓ Broken Tiles ✓ Nails popping ✓ Mold forming ✓ Missing tiles ✓ Holes on roof ✓ Broken slates ✓ Rust ✓ Patches ✓ Paint peeling off 	<p>WALLS</p> <ul style="list-style-type: none"> ✓ Cracks ✓ Stains or damp plaster ✓ Fire stains ✓ Peeling of paint ✓ Wet spots ✓ Rotting ✓ Blistering 	<p>DOORS</p> <ul style="list-style-type: none"> ✓ Skew door alignment ✓ Hinges broken ✓ Door broken or with cracks ✓ Stained ✓ Locks not working well 	<p>WINDOWS</p> <ul style="list-style-type: none"> ✓ Broken ✓ Rotting ✓ Deterioration of window frame ✓ Loose window
<p>PARKING</p> <ul style="list-style-type: none"> ✓ Safety hazards ✓ Oil stains ✓ Litter ✓ Pools of water 	<p>SIDEWAYS/GUTTERS</p> <ul style="list-style-type: none"> ✓ Cracks ✓ Oil stains ✓ Pools of water 	<p>CEILING</p> <ul style="list-style-type: none"> ✓ Blistering ✓ Peeling ✓ Falling off ✓ Cracks 	<p>STAIRS</p> <ul style="list-style-type: none"> ✓ Railings not secure ✓ Stairs pulling away from the wall ✓ Peeling of paint
<p>LIGHTS</p> <ul style="list-style-type: none"> ✓ Broken ✓ Wiring broken or all over the place 	<p>ELEVATORS</p> <ul style="list-style-type: none"> ✓ Not working properly ✓ Peeling off or rusty 	<p>FLOORS</p> <ul style="list-style-type: none"> ✓ Cracks ✓ Damaged portions ✓ Surface rusting 	<p>FIRE EXTINGUISHERS</p> <ul style="list-style-type: none"> ✓ Non-existent ✓ Not working well

Appendix eight

TABLE SHOWING HOW DATA COLLECTION TOOK PLACE FOR EACH RESEARCH QUESTION

RESEARCH QUESTIONS	DATA COLLECTION
<p>What are the impacts of decaying buildings on the residential land-use as well as to occupants of space in the Durban South Beach area?</p>	<p>STRUCTURED OPEN-ENDED INTERVIEWS</p> <ul style="list-style-type: none"> ✓ <i>One advantage of structured open-ended interviews is the use of open-ended questions which gives respondents the opportunity to respond in their own words</i> ✓ <i>The day-to-day management and key informants will be asked during interviews about the impacts of urban decay in South Beach since they might have some knowledge since they interact with the area regularly.</i> <p>QUESTIONNAIRES</p> <ul style="list-style-type: none"> ✓ <i>Data for this research question will also be obtained from residents of South Beach through questionnaires because the study also aims at assessing how urban decay is affecting the residents.</i>
<p>What forms of urban decay is the precinct experiencing?</p>	<p>STRAIGHT OBSERVATIONS</p> <ul style="list-style-type: none"> ✓ <i>A checklist will guide the observations</i> ✓ <i>Observations require one to record or note systematically the events, behaviours and artefacts in a social setting (Kitchin and Tate, 2000).</i> ✓ <i>The observer will interpret what is happening around those decaying buildings and what type of urban decay is the precinct experiencing.</i> ✓ <i>The checklist will guide the observer to identify the six most decaying buildings which will be used in the study.</i> <p>STRUCTURED OPEN-ENDED INTERVIEWS</p> <ul style="list-style-type: none"> ✓ <i>The day-to-day management and key informants will also provide information on this research question.</i>

<p>What are the challenges or reasons that lead to buildings to be dilapidated?</p>	<p>STRUCTURED OPEN-ENDED INTERVIEWS</p> <ul style="list-style-type: none"> ✓ <i>The data will be obtained from day-to-day management and key informants as they have more information on what could be the cause of decay in buildings</i> <p>QUESTIONNAIRES</p> <p><i>Residents will be asked about what they think causes urban decay and what challenges lead to the decay of an area.</i></p> <p>SCHOLARLY JOURNALS, REPORTS AND BOOKS</p> <ul style="list-style-type: none"> ✓ <i>Existing literature will be used to analyse causes that lead to urban decay</i>
<p>Who is responsible for decaying buildings in the Durban South Beach area?</p>	<p>STRUCTURED OPEN-ENDED INTERVIEWS</p> <ul style="list-style-type: none"> ✓ <i>The role players will be identified through interviewing the ward councillor, day-to-day management or owners as well as the tenants or residents in the decaying buildings.</i> <p>QUESTIONNAIRES</p> <ul style="list-style-type: none"> ✓ <i>Residents will be asked about who they think is responsible for maintaining the buildings or even renovating them.</i>
<p>What can be possible solutions to urban decay in the area?</p>	<p>STRUCTURED OPEN-ENDED INTERVIEWS</p> <ul style="list-style-type: none"> ✓ <i>To identify possible remedies to urban decay in the Durban South Beach area through communicative planning, the day-to-day management and key informants will be interviewed to gather what they think will redress the urban decay issue because developers assume that urban renewal can be a remedy to urban decay.</i> <p>QUESTIONNAIRES</p> <ul style="list-style-type: none"> ✓ <i>Residents will be asked about what they think causes urban decay and what challenges lead to the decay of an area.</i> ✓ <i>Therefore, the main focus of this objective is to communicate with the people who are affected by urban decay and also to listen to their views on what can be a remedy to urban decay.</i>
<p>What is the socio-economic status of the residents of Durban South Beach?</p>	<p>QUESTIONNAIRES</p> <ul style="list-style-type: none"> ✓ <i>The socio-economic status of the residents of the precinct will be obtained through the questionnaires that will be used in interviews.</i>

Appendix Nine

UKZN HUMANITIES AND SOCIAL SCIENCES RESEARCH ETHICS COMMITTEE (HSSREC)

APPLICATION FOR ETHICS APPROVAL

For research with human participants

Informed Consent Letter to Participate in Research

Date:

Dear Sir/ Madam

My name is Tulisa Ndlebe, a Masters student from the University of KwaZulu-Natal. I can be contacted on this phone number 0767720804 and I can be emailed on tulisandlebe@gmail.com or my supervisor Dr H. Hangwelani can be also be contacted on 031 260 1353 or emailed at magidimishah@ukzn.ac.za.

You are being invited to consider participating in a study that involves research on the impacts of urban decay in the residential land-use of Durban South Beach. The aim and purpose of this research is to assess the impacts of urban decay on the residential land-use and to occupants of space in the area as well as to find solutions to the urban decay issue. The study is expected to enroll 40 participants in total which comprises of 30 household heads, 4 key informants and 6 people from the building management. You will participate in a face to face interview, where you will be asked questions relating to the urban decay issue as well as your opinions on what measures can be implemented to impede the issue. The interview will be audio recorded so that the researcher can note the data correctly. The duration of your participation if you choose to enroll and remain in the study is expected to be 45 minutes.

We hope that the study will create awareness about the urban decay issue in residential areas and how it affects people who occupy space in those areas. We also hope that the study will voice out people's opinions about what should be done to combat the urban decay issue affecting communities. This study has been ethically reviewed and approved by the UKZN Humanities and Social Sciences Research Ethics Committee (approval number: **HSS/0988/016M**).

In the event of any problems or concerns/questions you may contact the researcher at 0767720804, email at tulisandlebe@gmail.com or the UKZN Humanities & Social Sciences Research Ethics Committee, contact details as follows:

HUMANITIES & SOCIAL SCIENCES RESEARCH ETHICS ADMINISTRATION

Research Office, Westville Campus

Govan Mbeki Building

Private Bag X54001

Durban

4000

KwaZulu-Natal, SOUTH AFRICA

Tel: 27 31 2604557- Fax: 27 31 2604609

Email: HSSREC@ukzn.ac.za

Please note that your participation is voluntary. You may refuse to participate or may discontinue your participation at any time during the face-to-face interview. If you do not wish to be audio recorded, you may opt out from being recorded. While we cannot compensate you for your time, your participation will be invaluable to the study as we seek an understanding of the causes, impacts of urban decay on the residential land-use and occupants of space in the area as well as your opinions of what can be a suitable remedy to the problem of urban decay.

All the information you provide will be strictly confidential, and your name will not appear on the questionnaire. Instead, your questionnaire will contain an identification number that is known only by the principal researcher of this study. This identification number will be used to note that you have returned your questionnaire and will not be attached to the general interview itself. The interview materials will be stored in a safe place free from disclosure. This means that the researcher and other people will not know the identity of the respondent.

CONSENT

I.....have been informed about the study entitled
“Assessing the impacts of urban decay on the residential land-use: the case of Durban South Beach, South Africa” by Tulisa Ndlebe.

I understand the purpose and procedures of the study that I will be involved in an interview and I will be asked about the impacts of urban decay and my opinions on the causes of urban decay as well as possible remedies to the issue.

I have been given an opportunity to answer questions about the study and have had answers to my satisfaction.

I declare that my participation in this study is entirely voluntary and that I may withdraw at any time without affecting any of the benefits that I usually am entitled to.

I have been informed about any available compensation or medical treatment if injury occurs to me as a result of study-related procedures.

If I have any further questions/concerns or queries related to the study. I understand that I may contact the researcher at 0767720804 or email at tulisandlebe@gmail.com. If I have any questions or concerns about my rights as a study participant, or if I am concerned about an aspect of the study or the researchers then I may contact:

HUMANITIES & SOCIAL SCIENCES RESEARCH ETHICS ADMINISTRATION

Research Office, Westville Campus

Govan Mbeki Building

Private Bag X54001

Durban
4000

KwaZulu-Natal, SOUTH AFRICA

Tel: 27 31 2604557 - Fax: 27 31 2604609

Email: HSSREC@ukzn.ac.za

I hereby provide consent to:

Audio-record my interview / focus group discussion	YES / NO
Video-record my interview / focus group discussion	YES / NO
Use of my photographs for research purposes	YES / NO

Signature of Participant

Date

Signature of Witness
(Where
54 applicable)

Date

Signature of Translator
(Where applicable)

Date