Urban Renewal:
A Case Study of Clare Estate

By:

Myurie Chetty

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Abstract

A variety of factors are responsible for the degeneration and decay of an urban area. A neglected urban area rife with decay, negatively affects the economic, social and environmental sustainability of a neighbourhood. A direct link can be established between the state of an urban area and the quality of life the residents of that area may experience, the performance of the local economy and the condition of the surrounding natural environment.

This study examined whether Clare Estate has experienced urban decay, what the possible causes are that have contributed towards the decay are, how the existing decay can be addressed and whether or not Clare Estate requires and can benefit from urban renewal intervention. Through various methods of research such as conducting questionnaire surveys, interviews, observation studies, mapping and analysis of Clare Estate it was deduced that the suburb is experiencing economic, social and environmental decay.

It was found that Clare Estate is experiencing frictional, functional, physical and economic blight. The abandoned and neglected buildings, vacant sites, illegal land-uses, lack of public open spaces and exceedingly high crime levels have all contributed to the decay of the area. The overwhelming amount of informal settlements within Clare Estate and the location of the Bisasar Road landfill are also both significant contributors to the deterioration of the area. They have created an unappealing aesthetic environment, which has consequently created an unpleasant environment for residents, patrons and community members. Clare Estate has experienced years of neglect and mismanagement, which can be attributed to poor coordination and communication between stakeholders.

In order to reverse the effect years of decay has had on Clare Estate; the implementation of urban renewal initiatives is required. The community of Clare Estate will gain a stronger local economy, reinforced and intensified community bonds and a healthier and safer environment, through the use of urban renewal intervention.

The recommendations made for the renewal of Clare Estate involves an approach that requires input from all stakeholders. In order for the renewal of Clare Estate to occur in a sustainable manner, a public-private partnership that encourages and supports the involvement of the community members of Clare Estate was seen as the most fitting method of urban renewal. Addressing the issue of high crime rates, informal settlements, landfill rehabilitation and road maintenance is instrumental in the renewal process. The use of an on-going urban management programme is essential in ensuring the community of Clare Estate continues the proper maintenance and upkeep of their surrounding environment as this will ensure the longevity of Clare Estate.

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Declaration of Originality

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

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

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Acronyms

CBD:	Central Business District
ITrump:	Inner City eThekwini Regeneration and Urban Management Programme
KZN:	KwaZulu Natal
LDDC:	London Docklands Development Corporation
LED:	Local Economic Development
NEMA:	National Environmental Management Act
PPP:	Public Private Partnership
RDP:	Reconstruction and Development Programme
UK:	United Kingdom
URP:	Urban Renewal Programme
USA:	United States of America

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Chapter One: Research Framework

1.0 Introduction

The concept of urban renewal was introduced in America in the 1930's to address the problem of urban decay in degenerated towns and cities through redevelopment and rehabilitation of certain areas. The problems of urban decay can be associated with a multitude of tribulations such as poverty manifested in, unemployment, inadequate housing, unsatisfactory schooling conditions, poor social services and amenities, failing infrastructure, political neglect, marginalisation and deteriorating environmental conditions (Gibson and Langstaff, 1982: 12).

As one of the responses to urban decay, the concept of urban renewal primarily focuses on initiatives such as slum clearance and housing reform for the urban poor. The approach also includes a more democratic means of planning through increasing public participation and government transparency. However, these strategies proved inadequate as community involvement and government transparency alone cannot significantly transform an area. It was realized that emphasis should be placed on addressing the causes of the problems, which occur in these declining parts of the city (Robinson et. al, 2004).

Together with the long established preoccupation with housing and environmental conditions, urban renewal has now grown to incorporate economic regeneration and employment provision, better access to social amenities and infrastructure. These new objectives of urban renewal are crucial in addressing the urban decay of Clare Estate a suburb located within the boundaries of eThekwini Metropolitan Municipality.

1.1 Outline of the Research Problem

Clare Estate, which is situated within the city of Durban, eThekwini Municipality, lies within the broader Umgeni South region. It was first established as an Indian residential area during the apartheid era. Clare Estate was once home to a thriving Indian community of relatively similar economic and social status. After the end of the apartheid era in 1994 in South Africa, the previous unequal spatial patterns and the inadequate post-apartheid housing schemes resulted in the mushrooming of informal settlements within and around private properties. This invasion of informal settlements was strongly contested by residents (Nadasen, 2010: 73).

Currently, Clare Estate residential neighbourhood is a dilapidated and disjointed urban area with exceedingly high levels of urban decay. It has all the characteristics associated with an urban space in need of urgent renewal and metropolitan intervention to prevent further deterioration. This current situation of Clare Estate has prompted the researcher to further analyse the case study for this dissertation.

1.2 Problem Statement

In order for Clare Estate to evolve into a healthy thriving community that is supported by sustainable development practices, the decaying, deteriorating and failing urban environment requires urgent attention. This can be achieved through the use of urban renewal initiatives that focus on improving the quality of life for residents, business owners and patrons of the area.

1.3 Aim of Dissertation

This dissertation focuses on assessing the nature and extent of urban decay and proposing urban renewal initiatives to address this. This dissertation draws its focus in Clare Estate, a suburb located in Durban.

Clare Estate has been carefully examined and analysed not only to gain knowledge on the occurrences of the area and the current condition of its urban environment, but also allows the researcher to make educated recommendations for sustainable change, that takes into account the needs of the residents, business owners and users of the Clare Estate area. This dissertation seeks to provide an urban renewal recommendation that aims at improving the quality of life for residents and patrons of the area through the creation of an aesthetically pleasing environment that is both healthy and liveable.

1.4 Main Research Question

The main research question has been posed to ensure the set objectives of the dissertation are adequately addressed and satisfied. The question being asked is:
"In what way is Clare Estate decaying and how can urban renewal address and solve the problem of urban degeneration within the area?"

1.5 Subsidiary Questions

1. What are the causes of urban decay in Clare Estate?
This question is necessary in order to determine the reasons behind the deterioration of Clare Estate and to establish whether the decay is attributed to social, economic or environmental factors.

2. What are the benefits of urban renewal?
This question focuses on establishing the gains and outcome of urban renewal in order to determine whether urban renewal is the answer to addressing the degeneration of Clare Estate.

3. What effect has the decaying urban environment had on the local economy and residents of the area?

This question is asked in order to ascertain the degree of impact the deteriorating urban environment has had on the local businesses as well as the residents of Clare Estate.

4. Which areas of Clare Estate require renewal?

This question is required to determine the problem areas and the buildings, facilities and infrastructure that require immediate attention.

5. What is the current socio-economic status of residents of the area?

This question is necessary to understand the residents of the area and what their views and opinions are on their surrounding environment. This is necessary to ensure renewal initiatives have been specifically adapted to suit the residents of Clare Estate and their needs are adequately addressed. This question is crucial in ensuring that the implementation of a regeneration and renewal programme occurs within the financial means of the residents thus preventing displacement of residents.

6. What methods of renewal will be used in order to achieve successful renewal of Clare Estate?

Adopting one standard approach to urban renewal will not support sustainable growth and development of the residents, business owners and patrons of Clare Estate hence this question is asked to determine what approach and method of urban renewal will best suit the different precincts and issues within the area.

1.6 Hypothesis

The hypothesis that will presume the result and product of this dissertation is as follows:

Clare Estate is experiencing a weakening economy, a degenerating physical environment and a disjointed and declining social atmosphere. Clare Estate therefore requires an urban renewal programme that addresses the needs of residents, business owners and patrons of the area hence supporting sustainable development, which will restore it to a thriving and well-integrated community.

1.7 Overall Methodological Approach of the Dissertations Research Exploration Route

This dissertation makes use of both qualitative and quantitative research methods. The qualitative component will make up the majority of data collected for the research. The methodology of data collection will be in the form of scheduled interviews, to gain an understanding of the mind-set and perceptions of the various stakeholders with regards to the situation of the study area. Interviews will be set up with experts in urban renewal and issues concerning the built environment as well as residents, business owners and patrons of the area, allowing the researcher to adopt a more holistic approach to the research.

1.8 Structure of Dissertation

Chapter One: Research Framework

This chapter introduces the intention of the dissertation and provides a clear breakdown of the chapters as well as the aim, hypothesis, main research question and subsidiary questions.

Chapter Two: Conceptual Framework and Literature Review

This chapter explains the concepts and theories informing the study as well as international and national precedents on urban renewal. This chapter provides a link on how these theories and precedents relate to the study area and informs this dissertation. This chapter continues to provide a description of other theories and concepts that are central to the field of urban renewal and describes the role planning policy plays in urban renewal.

Chapter Three: Case Study

This chapter provides a background and history of the study area and carries out an analysis of the current condition of the physical environment. This chapter also presents observations of the current situation in Clare Estate looking at the effect urban decay has had in an economic, environmental and social context.

Chapter Four: Methodology

This chapter describes the various approaches used to conduct the research needed to ensure the main research question is answered and the set aim and objectives of this dissertation are met.

Chapter Five: Research Findings

This chapter presents the questionnaires and surveys and carries out an analysis of the data. The findings of the interviews, questionnaires and surveys that were conducted are explained in this chapter. Deductions about the study are made based on the data gathered. The responses from residents, business owners, patrons and

various stakeholders will be analysed in order to provide recommendations for renewal of the area.

Chapter Six: Recommendations for Renewal and Change in Clare Estate

This chapter presents recommendations for the renewal of the study area based on the findings of previous chapters. This chapter provides insight on the most suitable methods of urban renewal, identifies the areas that require renewal attention and policies and programmes that should be adopted in order for the proposed renewal to be sustainable.

Chapter Seven: Concluding Remarks

This chapter provides closure to the dissertation through ensuring the hypothesis and research question was satisfied. This chapter also ends by stating the limitations encountered whilst carrying out the research and offers methods to improve the study.

1.9 Conclusion

This chapter has presented the research framework for this dissertation and has outlined the aim, research question, subsidiary question and hypothesis that will fuel this dissertation. A brief background to the study area has been provided in order for the reader to put into context the intention of the dissertation. The breakdown of each chapter and the various topics each chapter will discuss has been provided hence allowing the reader to clearly understand the direction the dissertation will proceed to take to ensure that the main research question is answered.

Chapter Two: Conceptual Framework

2.0 Introduction

This chapter provides a theoretical and conceptual framework and contains a broad range of literature. The theories and concepts used provide the underpinnings for framing the empirical analysis of urban renewal in Clare Estate and the groundwork upon which this dissertation will be built. This chapter also provides insight into the role of planning policy in urban renewal and elucidates various terminology used within the field.

The objective of this chapter is to provide an essential understanding of the concept of urban renewal. The conceptual framework speaks of theories and concepts that directly relate to the case study area.

2.1 Conceptual and Theoretical Framework

There are several concepts that can be used when addressing the field of urban renewal, for example gentrification, collaborative planning, environmental justice and sustainable development to name a few. These concepts are expanded in this chapter. The following concepts are explained in order to gain an understanding of the essential terms within the field of urban renewal that support this research.

2.1.1 Urban Renewal

Urban renewal can be defined as a "comprehensive and integrated vision and action that leads to the resolution of urban problems. These motions seek to bring out a lasting improvement in the economic, physical, social and environmental condition of the area that has been subject to change" (Roberts and Sykes, 2000: 17).

The concept of urban renewal is a controversial one, as in the past the renewal of an area resulted in the displacement of the poor for the benefit of the rich. This resulted in the development of high-income residential areas and more profitable office and commercial spaces. However current urban renewal processes have redirected their efforts towards a more holistic form of redevelopment. The contemporary approach seeks to address not only problems with a decaying physical environment but also the social, economic and environmental ills that have manifested within a neighbourhood with the hope of building a stronger, self sustaining community (Gibson and Langstaff, 1982: 12).

Urban renewal involves the use of various approaches together with collaborative planning techniques to achieve the goal of sustainably changing the physical and social fabric of urban areas.

The most common approaches to urban renewal are as follows:

2.1.1.1 Redevelopment

Redevelopment is the most visible component of urban renewal as it involves the demolishing of existing buildings that are old, dilapidated or abandoned in order to make place for new infrastructure and developments in accordance with the renewed planning scheme for the area. The technique of redevelopment has been popular in the past as a method of slum clearance. It has been successful with changing the physical urban form of a neighbourhood and improving its economic climate. this method of urban renewal however left many homeless as the poor were evicted and forced to relocate to other areas as they could no longer afford to live in their current neighbourhood. No provisions were made for the poor, resulting in the displacement of families and communities (Naidoo, 2003:24). Redevelopment has been victim to mounting criticism and is no longer seen as a viable solution to urban decay as it does not fully solve the existing problems of the area. Rather it creates new urban areas that often force the existing communities out, hence creating social problems that is the focus of most debates (Gibson and Langstaff, 1982: 18).

2.1.1.2 Gentrification

According to Rofe (2004) gentrification is regarded as a revitalising process at the forefront of urban regeneration. Gentrification is the process of revamping and restoring buildings within poor urban areas that have been abandoned or dilapidated. It is meant to serve the needs of the community presently using the urban space. This form of urban renewal has many facets and often the restoration of buildings within these poor urban areas are not done with the intention of serving the community but rather for economic gains. This primarily occurs when private developers look for cheap investments within vulnerable communities. Their intention is to restore these areas to attract wealthier new residents. This consequently creates changes to the area due to the influx of wealth. In the process of gentrification the original low-income residents of the area displaced and forced to relocate due to higher levies and rates. Gentrification however does not always result in the displacement of low-income residents. Often gentrified areas bring about positive changes within the community through the creation of a favourable economic climate that supports the sustainable growth of the community.

2.1.1.3 Rehabilitation

The process of neighbourhood rehabilitation takes on a more holistic form of urban renewal one that aims at improving the existing urban environment instead of demolishing it. Neighbourhood rehabilitation programmes focus on treating the social problems of the community through improving the provision and quality of social services. The urban renewal approach of rehabilitation tries to promote public participation by involving local residents in the decision making process and encouraging the community to become active participants in the renewal process through the creation of training and skills development programmes.

2.1.1.4 Conservation

The conservation and preservation of heritage and culture is a central theme to urban renewal initiatives. The importance of protecting communities and an areas

uniqueness and identity are key ingredients in the creation of a sense of place[1]. Conservation in urban renewal can occur through the protection of architecture, monuments, natural environment or public art that is distinctive to the area, in the development process.

2.1.1.5 Revitalisation

The process of revitalisation works directly with what already exists within a community or neighbourhood and seeks to build on this. Revitalisation often steers away from big transformations and investments and draws focus to small changes that produce a more sustainable, aesthetically pleasing and productive environment. Revitalisation focuses on the provision of public services such as the development of recreational spaces; swimming pools; community halls; youth centres and green spaces[2].

There are many urban renewal approaches that can be adopted when regenerating an area. The method used depends on what will work best in the area and what the community will best respond to. In the case of Clare Estate a renewal approach that makes use of aspects from all methods of urban renewal is proposed.

2.1.2 Collaborative Planning

The phrase collaborative planning evolved during the 1990's and has since become a key concept in planning theory. Collaborative planning methods refer to the involvement and participation of residents and affected parties in the decision-making processes concerning the changes to their environment and surroundings (Allmendinger and Jones, 2002). A collaborative planning method is a less oppressive planning mechanism that supports community participation via pluralistic, democratic and honest communication channels in a bid to achieve the planning

[1] A sense of place emerges through the knowledge of history, geography, culture, identity and aesthetic attached to a place. It is the relationship people share with a particular place and the emotion attached to it. The meaning of a sense of place may differ from person to person as it is unique to the individual (Cross, 2001).
[2]http://www.petus.eu.com/- 13/09/12

goals for the area. On-going communication between the public and planners is an essential component of collaborative planning; this ensures that the planners directly interpret the needs of the citizens into the final design of the area. It is fundamental in the creation of an urban environment that relates to the users of the space and in turn meets the needs of the community. It is for this reason that collaborative planning relates to urban renewal. In a decaying and degenerating area collaborative planning allows the community to have active participation and input into the design of the renewed space.

According to Innes and Booher (2003), the backbone to successful collaborative planning dialogue must be authentic. In order for dialogue to be authentic, each speaker must truly represent the interest that they claim and each statement made must be honest, sincere and accurate.

There are various community participation techniques that are available that allow communication and involvement of the public in the planning process. Table 1 (Pg 27) lists the various methods available to reach the largest audience and solicit meaningful input, while also taking into consideration budget restrictions, time constraints, and the target community.

The methods of community participation mentioned in Table 1 may be used by planners and project leaders to keep the community well informed about the happenings of the renewal project and to allow open channels of communication between public and developers.

Table 1: Community Participation Techniques

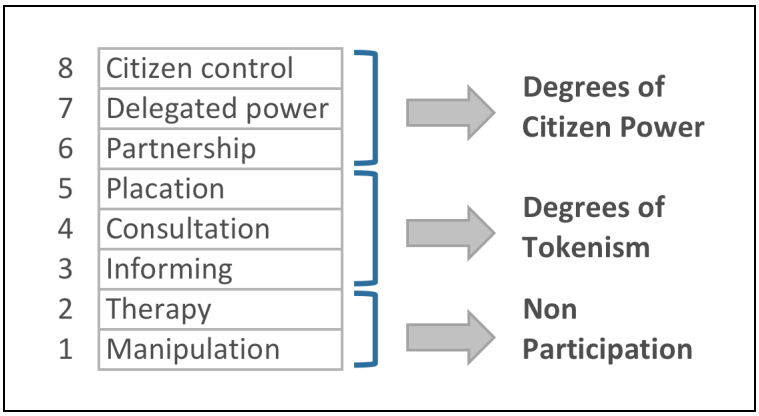
Community Participation Techniques			
Type	**Technique**	**Description**	**Expense and Complexity**
Informative	Display	Posting of maps, photos and plans in public places to keep public informed about the project	Moderate
Informative	Presentation	A presentation by the technical team informing the public on the goals and general approach to the project	Moderate
Informative	Printed Public Information	Flyers, newspaper articles, brochures or newsletters providing information on the progress of the project and public meeting dates	Moderate to high
Public Input	Public Hearings	Meetings held for the affected citizens to share input and opinions on the project and vote on decisions	Low to Moderate
Public Input	Internet	Website access made available to public with contact details and progress reports as well as the option of emailing planners working on project plans. Website may also allow public to sign up to a data base hence allowing planners to send out email blasts to interested parties on the progress, decisions made and meeting dates concerning the project	High
Public Input	Surveys	Questionnaire allowing public to comment and share opinions on the project	Moderate to high
Interactive	Youth Programmes	Conducting youth skills development programmes and youth forums, allowing the youth to share their needs	Moderate to high
Interactive	Workshops	Small focus group meetings allowing open discussions, critiques and problem solving	Moderate to high
Partnership	Stakeholder Meetings or Interviews	Community representatives meet with stakeholders to ask questions and clarify problem area. The community representative may then share information with public	Low to Moderate

(Source: http://www.dca.state.ga.us/- 13/09/12)

Collaborative planning can often become a tedious and time consuming process as there is frequently conflicting views. Community members may be concerned with servicing their own personal needs rather than the needs of the community as a whole, hence disagreements arise as to what's best for the community. Planners involved in the renewal project therefore require good conflict resolution skills as planners need to ensure a decision is made that not only will serve the community but will also achieve the goals set for the project.

There are various degrees of community participation that may be used in the urban renewal process; these levels of participation are best described through Arnstein's model of participation, which evolved through citizen involvement in planning in the United States of America (USA). According to Arnstein (1969) there are eight levels of participation that exist in a hierarchy of citizen power with citizen control being at the top of the ladder and each level thereafter representing a decrease in the degree of power the citizen holds. The model is illustrated as follows in Figure 1 (Pg 28):

Figure 1: The Arnstein Model of Participation



(Source: http://www.partnerships.org.uk/-12/09/12)

Level 1 "Manipulation" and Level 2 "Therapy" are described by Arnstein as the non-participation levels. The aim of these levels is to educate participants. The relationship between planners and citizens is described as a dictatorship as the citizens have no say or influence over the development process.

Level 3 "Informing" is a crucial step of rightful participation, however it is still a one-way flow of information, as feedback is not solicited. Level 4 "Consultation" is similar

but involves attitude surveys, neighbourhood meetings and public enquiries, although these are an important step in participation. Arnstein (1969) describes it as a facade as it is often a cover up and misleads citizens to believe that their contribution is considered. Level 3 and 4 both allow participants to be informed and have a voice, however they hold no power to ensure their voice has influence over decisions.

Level 5 "Placation" allows citizens to advise and give their input but the right to make the decisions is restrained by the developers or agency in charge, as it is in their power to judge the legitimacy and feasibility of the advice shared by the citizens.

Level 6 "Partnerships" is where true participation begins, as it is on this level that there is redistribution in power. Negotiations may take place between citizens and the agency in charge and planning and decision-making responsibilities are shared.

At Level 7 "Delegated Power" and Level 8 "Citizen Control" power lies with the public. At Level 7 the citizens hold the majority of the power to make decisions and hold accountability of the project. At Level 8 the citizens have complete power over the project and funds and have the responsibility of handling all aspects from policy-making and planning to the management of project (Wilcox, 1998).

For collaborative planning to be successful there is a need for agencies in power to hold a degree of authority, as they possess the skills needed to carry out a successful renewal. With complete power resting in the hands of the public, conflicting interests may arise, hence it is important that no party has absolute power ensuring the renewal process is democratic and fair.

There are various methods to urban renewal initiatives, however the principles proposed in the Arnstein Model offer a holistic, more inclusive approach when undertaking urban renewal projects. It is important that both the community and the planners involved understand their level of involvement and contribution from the inception of the project. Level 6 and 7 of the Arnstein Model should be applied to Clare Estate as both these levels allow for a fair amount of participation, allowing

the community to air their opinions and needs without complete control lying with either party, hence producing an end result that reflects the needs of the community and meets the objectives of the planners and other built environment specialists.

2.1.3 Environmental Justice

The concept of environmental justice emerged as an effort to investigate and defeat the power structures that have traditionally thwarted environmental reform. Environmental justice is defined as "the fair treatment and meaningful involvement of all people regardless of race, colour, national origin, educational level, or income with respect to the development, implementation, and enforcement of environmental laws" (Pellow, 2009).

The goal of environmental justice is to ensure that no population, particularly the vulnerable minority and low-income communities, are saddled with more environmental burdens and less environmental benefits than others. Environmental justice therefore aims to provide these communities with knowledge by making information relating to human health, environmental planning, regulations and enforcement accessible to the public hence allowing them to know their rights and how they should be treated[3].

Environmental justice is relevant to urban renewal as it is crucial that renewal initiatives do not subject communities to disproportionate environmental burdens such as pollution and other environmental hazards that may add to negative human health. In circumstances where communities were already located within these harmful environments, renewal plans should attempt to minimise the communities' exposure to the harmful environment or where possible relocate residents to a safer location[4].

In the past, South African apartheid spatial patterns left many black citizens living in unhealthy environments, with landfills, industries and other hazardous sites were

[3]http://www.theoec.org- 12/09/12
[4]http://www.theoec.org- 12/09/12

located within black residential areas. This practice has not changed much with many people still forced to live within these areas as they cannot afford to move out from these locations or simply have not been educated on their rights or the adverse effects of living within such a harmful environment.

2.1.4 Sustainable Development

Discussion around sustainable development has progressed beyond environmental sustainability and now encompasses a more holistic approach to sustainable practices. Sustainable development is defined by the World Commission on Environment and Development (1987) as "… development that meets the needs of the present without compromising the ability of future generations to meet their own needs"[5].

In order for sustainable development to be achieved professionals in the field of sustainable development suggest that meeting the needs of the present generations without compromising future generations depends on obtaining a balance between social, economic and environmental factors[6]. Each of these factors plays a crucial role in urban renewal and the development of sustainable human settlements.

Achieving social sustainability in urban renewal requires a democratic system, the equal treatment of people, community participation, community empowerment, social mobility, collaborative planning and cultural and heritage preservation[7]. Creating a strong close-knit community is a vital component of sustainable development as it is crucial that the community supports each other in order to overcome social issues such as crime, poverty and unemployment.

[5] The Brundtland Report; Our Common Future; World Commission on Environment and Development; 1987
[6] http://www.worldbank.org/- 10/09/12
[7] http://www.worldbank.org/- 10/09/12

Attaining economic sustainability within urban renewal projects involves the following:

1. Provision of services;
2. Attention to household needs;
3. Supporting industrial and agricultural growth;
4. The efficient use of labour; and
5. Supporting local business development

Encouraging local economic growth is pivotal to the success of the community, as an increase in investment within the community will support the capacity of the community to generate wealth. Using knowledge of the surrounding area, skills and creativity, are essential as it is irreplaceable and will instil a fundamental aspect of human dignity.

Environmental sustainability involves the protection and conservation of biodiversity, natural resources and ecosystems as well as the creation of an environment that provides clean air and water that does not cause harm to both human life and the life of flora and fauna[8]. When carrying out urban renewal initiatives it is necessary that each member of the community understands and recognizes their responsibility of respecting the natural environment. The National Environmental Management Act (NEMA) sets out laws that reinforce the constitutional rights of all South African citizens to a healthy and safe environment and in so doing is meant to protects the environment as well as people's responsibilities to treat the environment with respect and care.

A prerequisite of sustainable development is the harmonious relationship between social, economic and environmental factors, which in turn fuels a successful urban renewal project. There is a common misconception that the goals of development and environmental protection stand in opposition, however this is untrue as they are both attainable through a people, community centred approach that understands

[8]http://www.worldbank.org/- 10/09/12

and respects the balance that must be obtained in order for development to truly be sustainable.

2.1.5 Urban Blight

The concept of urban blight 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. As cities get older and age over time, urban decay sets in as a result of buildings and properties being abandoned and neglected. Often 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. This gives rise to slums as people resort to living in buildings that are inappropriately maintained (Naidoo, 2003: 26).

Blight manifests itself in four main forms these are as follows:

2.1.5.1 Physical Blight

Physical blight refers to the declining physical urban environment such as existing buildings and infrastructure. Various factors such as inefficient planning, abandonment and neglect of buildings, aging cities and neighbourhoods, poor maintenance of area, inadequate services and ineffective urban design gives rise to physical blight.

2.1.5.2 Frictional Blight

This form of blight emerges from poor planning and occurs when uncomplimentary land-uses are placed within a close proximity to one another. The problem that arises when incompatible land-uses are located near one another is that one may hinder the other.

For example the placement of hazardous industries within a residential area, the two land-uses cannot work together harmoniously as the residents will be subjected to noise and air pollution, which can be potentially harmful[9]. Thus, incompatible land-uses result in a failing urban environment. When planning a neighbourhood the land-uses intended for the area should support each other and aid in the development and progression of the community, when this does not occur blight sets in as a result of the incompatibility of land-uses which in turn could lead to the abandonment of properties (Pacione, 2007).

2.1.5.3 Functional Blight

Functional blight is a product of poor planning which manifests itself when existing land-uses fail to serve the neighbourhood and surrounding communities in a sustainable way. As a result of the land-uses inability to cater for the needs of the community, it is often neglected and deserted by the community who may be unable to find use for it.

2.1.5.4 Economic Blight

Economic blight sets into a neighbourhood when the area becomes unproductive resulting in businesses closing down and the withdrawal of investors from an area due to unprofitable returns. Economic blight may be an outcome of population migration within an area, where people are continuously moving. This migration can result in businesses no longer having the required threshold to remain in operation and they are forced to close. Additional factors that contribute to economic blight are the development of large shopping malls, this forces smaller businesses to close down as they are unable to compete with large companies with regards to consumer pricing and choice (Pacione, 2007).

[9] Section 24 of South Africa's Constitution enshrines South African citizens rights to an environment that is not harmful to their health or well being. This right is protected in chapter 2 of the National Environmental Management Act 107 of 1998 (NEMA)

The closure of businesses often results in the abandonment and neglect of buildings, as owners are unable to sell their business due to a lack of investors, business premises are abandoned and this can contribute to decay resulting in a neighbourhood becoming susceptible to blight.

Blight is clearly evident within Clare Estate. An analysis of the area will provide a clear understanding of the forms of blight present hence making it possible to determine the most appropriate and effective renewal methods that could be used which will aid in addressing the degenerating environment.

2.1.6 Social Disorganisation

The social disorganization theory was founded in Chicago in 1942 under the sociological research of Clifford Shaw and Henry McKay. This theory explores the connection between youth delinquency and their surrounding structural and cultural environment (Warner, 2007). The theory assumes that a direct link exists between youth criminal activity and the neighbourhood and urban environment in which they have been raised in and live in.

From analysing the residential location of juvenile delinquents, Shaw and McKay found that crime rates were not evenly dispersed across the city but instead concentrated in particular neighbourhoods of the city. They also found that crime rates remained constant regardless of the continuous change in population due to migration of residents. They therefore discovered crime rates remained the same in these neighbourhoods regardless of the ethnic group or race of residents at any particular time. It was also noticed that when these juvenile delinquents relocated to other lower-crime neighbourhoods, their rate of criminal activity decreased accordingly. Shaw and McKay therefore came to the conclusion that crime was likely a function of neighbourhood dynamics and not necessarily a function of the individuals within a neighbourhood[10].

Shaw and Mckay then needed to look into the characteristics of these neighbourhoods that stabilised crime rates regardless of its inhabitants. Shaw and

[10]http://www.children.gov.on.ca/- 10/09/12

Mckay looked at neighbourhoods that were low in socio-economic status. They did not simply justify the high rates of juvenile delinquency to a weak economic structure. They instead suggested, that neighbourhoods with a weak economic structure have higher levels of population movements, which were perceived as undesirable residential areas. People moved out of once they had the means to do so. Shaw and Mckay explained that the constant inward and outward movement of residents from these neighbourhood resulted in racial and ethnic heterogeneity. This racial heterogeneity together with high population movement and low socio-economic status created a "socially disorganised" neighbourhood[11].

Shaw and Mckay therefore believe the prevention of juvenile crime is dependent on formal and informal agents of control. Formal agents being identified as the police and informal agents being social networks such as schools, religious organisations, friends and neighbours (Triplett and Gainey, 2007). They believe neighbourhoods with low levels of juvenile crime not only have policemen in place to deter the youth but more importantly they have a strong social network. Youth from "socially organised" neighbourhoods are less likely to commit crimes not only because they are afraid of police and what may happen to them but also because they do not want to disappoint their family, friends, neighbours and other community members they may have a close kinship with (Triplett and Gainey, 2007). Shaw and Mckay state that the more you socialise with your community, the better you know them and the less crime there will be.

2.2 Conclusion

This chapter discussed a number of theories, concepts and policies all of which form part of the framework that structures this research. A comprehensive understanding of the concept of urban renewal is fundamental as it is the cornerstone for this research. It is also necessary to understand the common and significant terminology and concepts relating to urban renewal as these theories will be used to investigate, analyse and record the present decay within Clare Estate and propose possible

[11]http://www.children.gov.on.ca/- 10/09/12

recommendations for renewal. More specifically the dissertation will identify the type of renewal that should be implemented.

The conceptual framework provided the required knowledge to conduct an analysis of the environmental, economic and social decay within Clare Estate. Through the study of collaborative planning it was discovered that in order for a renewal initiative to be successful, an approach needs to be taken that allows the development of a partnership between the community and the various stakeholders.

Through the study of various urban renewal concepts it was discovered that the fundamental goal of urban renewal initiatives is sustainable development. A balance must be created and maintained between social, environmental and economic factors in order for the project to have long-term success.

Chapter Three: Literature Review and Precedents on Urban Renewal

3.0 Introduction

This chapter delivers a literature review that provides a review of current influences that are central to the field of urban renewal. these range from issues around economic development, political influence, holistic planning methods and numerous precedents. Precedents were studied to gain a more practical view of urban renewal programmes in practice and their successes and failures are discussed in this chapter.

3.1 Economic Development

One of the leading causes of urban decay is a failing local economy. The relationship between economic development and urban renewal is a symbiotic one, economic growth is fundamentally at the heart of urban renewal initiatives. Economic development focuses on the growth of the local economy and involves the improvement of the economic wellbeing of a community through focusing efforts on attracting investments and employment opportunities, which will increase the standard of living of the local community (Morgon, 2010).The success of urban renewal processes depends on the prior development of a strong and profitable local economy. A thriving local economy creates opportunities for employment, poverty alleviation and a decreasing crime level, which leads to higher living standards and greater prosperity for individuals.

Economic growth is the aim of every government throughout the world. Within South Africa Local Economic Development (LED) interventions are high on the South African government's agenda. Due to high unemployment and poverty rates within the country the South African government has adopted pro-poor LED programmes to address the past inequalities. The Reconstruction and Development Programme

(RDP), which was enforced by the South African government after the fall of the apartheid, acknowledged the clear link between urban renewal and economic development. It aims include the regeneration and reconstruction of the previously disadvantaged communities as well as the development of their local economy[12].

Clare Estates failing local economy is one of the primary contributors to the degeneration of the area. Urban renewal initiatives implemented within Clare Estate should focus on stabilising the local economy through attracting investment back into the area, creating job opportunities and supporting the local businesses. This is inherently linked to the political dynamics of the immediate locality as well as the province in general.

3.2 Political Influence

Development is ultimately driven by politics, as it is the political party in power that makes the final decision on the direction and manner development should occur. Therefore urban renewal projects are significantly influenced by the political economy.

This approach to urban renewal that is driven by politics has often resulted in the exploitation of vulnerable groups and poor communities for the personal gains of powerful political leaders. Often political leaders may be biased to a particular group of people hence pushing for development to take place in these areas rather than prioritising areas that are most in need (Weingast et.al, 1981). It is common to find the decisions made by political parties conflicting with the vision of the community as the political approach to urban renewal is often authoritarian in its approach rather than collaborative and pluralistic.

Clare Estate currently has poor governance as the community of Clare Estate receives little attention from the political party in power, which is revealed in chapter seven. For successful renewal, active and attentive governance is crucial,

[12]http://www.anc.org.za/- 1/11/12

political support can be the difference between failure and success of the project. In hindsight globalisation is a reality and urban renewal initiatives are undertaken within local political administrations, however are also influenced by international practices.

3.3 The Effect of Globalisation on the Urban Environment

Globalisation refers to a system of interaction between countries all over the world with the aim of creating a global economy. Due to technological advances in communication, infrastructure and transportation the boundary of distance, time and space is broken down creating a world that is integrated and is able to make economic, political and cultural exchanges[13].

Globalisation has created a global culture, which has been greatly influenced by western civilization, resulting in countries losing some of their cultural uniqueness and diversity, as society tends to follow the western cultural trend. This global culture and global exchange of economic and political views has played a significant role in the urban form and design of cities.

Throughout the world urban renewal initiatives have focused on renewing cities, towns and neighbourhoods to reflect western culture rather than reflecting what is unique and diverse about the respective places culture and heritage (Suresh, 2003). This approach to urban renewal has proven to be very controversial, as what works in one country may not work in another. The approach has become increasingly popular within South Africa as urban renewal projects are reflecting less of South Africa's heritage and culture and has taken on more of a global perspective.

This method of planning by means of adopting western templates for development brings a range of problems as it leads to the displacement of the poor, subsequently increasing social polarisation as low-income neighbourhoods are chosen to be renewed, consequently forcing residents out of their neighbourhood as they can no

[13]http://www.hubpages.com/- 1/11/12

longer afford to live there as the wealthy move in (Smith, 2002). In addition to this local communities lose their sense of place and identity as a global image is adopted. A local example of this is the urban renewal project that took place on Mahatma Gandhi Road (old Point Road) in 2002, where the area was redeveloped and given a new image with the development of uShaka Marine World. This area was previously home to many poverty stricken citizens as it provided a space for informal traders, however after the renewal of the area these citizens could no longer afford to trade or live within the area and therefore consequently forced to relocate elsewhere.

In order for urban renewal to be successful it is crucial that the intended urban design addresses the communities' needs, reflects the local heritage and is planned in a manner that takes into account the users of the space. The use of a collaborative planning approach in renewal programmes will ensure that the renewal project serves the needs of the community and reflects the local heritage and culture. Renewal initiatives in Clare Estate should encourage community involvement, which will aid in the formation an area that reflects the community and prevents displacement of residents.

3.4 Role of Planning Policy in Urban Renewal

The type of urban renewal and regeneration initiatives integrated into planning policies are influenced by a variety of factors both local and global, however the most significant drivers in change regarding policies are economic, political and social factors. Despite these three elements having considerable power in influencing changes in planning policies, the ultimate power rests with the political party, as it is their ideologies that dictate the direction planning policies are to take (Beswick and Tsenkova, 2002).

Planning policies are continuously changing and evolving over the years as there is no one right answer or method to solve problems experienced in urban areas.[14] It is only through trial and error and the adaptation of policies to suit specific areas that

[14]http://www.psi.org.uk/- 12/09/12

it will become evident what works and what does not. Problems such as blight, urban decay and the decline of cities are not specific to only South Africa as it is a global phenomenon, nor are these problems new as they date back many years.

Planning policies have attempted to solve the ills of urban areas. In the 1930's and 1940's planning policy focused wholly on the built environment. This period was commonly referred to as the era of the bulldozer, as problems such as intolerable living conditions, old dilapidated buildings and the need to make better use of central urban land in a growing city, coupled with the wish to push the urban poor to outskirts where they can not be seen, gave rise to the concept of slum clearance (Carmon, 1999).

This approach towards urban renewal was initiated in the UK, which quickly caught on in planning policies all over the world. During this time country's who adopted the concept of slum clearance into urban renewal initiatives and programmes, bulldozed hundreds of slum areas and replaced them with shopping and entertainment centres, office blocks and residential areas designed for people of a higher socio-economic status. It was said that during the years 1949 and 1964 the US government spent a mere half a per cent of their total expenditure on the relocation of families and individuals that were forced to give up their homes (Carmon, 1999). Between the years 1948 and 1968 a similar policy was used in Canada, where the construction of commercial buildings and roads replaced low-income housing.

During the apartheid era, urban planning policies reflected a similar view, with the relocation of people based on race to townships located in the remote outskirts of the cities. This led to the overcrowding of black townships, as the land available could not sufficiently accommodate for the large numbers of people. This over concentration of the poor in the peripheral areas of the cities did not only occur in South Africa, it became evident in all country's that practiced this method of planning. Thus the bulldozer approach to urban renewal was condemned and stopped by country's that made use of it (Carmon, 1999).

After the collapse of the bulldozer approach to urban regeneration, cities that had implemented such policies had to deal with the social, economic and environmental

impacts that resulted from it. Urban renewal policies adopted strategies that focused on neighbourhood rehabilitation, an approach that placed emphasis on social problems. This take on urban renewal policies looks at a much more holistic form of development as it is a pro-community involvement approach, allowing the affected communities to have a voice and make decisions regarding what changes they wish to see. This form of strategy allows various stakeholders to get involved in the planning process making maximum feasible participation, hence producing a more sustainable result (Carmon, 1999). Rehabilitation programmes were aimed not only at improving housing and surrounding environments but also addressed social issues such as crime, poverty, unemployment and spread of diseases. Youth development through offering onsite skills training is often incorporated into rehabilitation programmes giving people the opportunity to make a living and value their livelihoods.

In the 1960's and 1970's the UK adopted their first policy that made use of neighbourhood rehabilitation strategies. These policies proved to be the most successful form of urban regeneration. The policies implemented made a transition from the clearance of buildings to the renovation of existing buildings and environments, these projects gained the slogan "old houses into new homes". This change in policy in the UK was well received by the public (Carmon, 1999). This new approach of policy was rapidly adopted by many countries, and due to the success of collaborative planning techniques, such strategies are presently still in use.

The urban renewal programme adopted by the City of Cape Town, which focused on the development of the townships Khayelitsha and Mitchells Plain, made use of neighbourhood rehabilitation strategies. The policies implemented gave focus to not only improving living conditions but also addressed social issues such as crime and poverty. The policies made use of a very proactive approach, as the residents were involved in the planning process, giving rise to an end product that will directly serve the needs of their communities.

Urban policies have further progressed into initiatives that focus on the revitalisation of city centres. This form of policy is a business-like approach that emphasises

economic development (Carmon, 1999). Policies focusing on economic growth became the focus of many governments after the world experienced an economic regression. A common pattern in cities presently is the relocation of businesses and residents to quieter decentralised locations. The aim of policies focusing on revitalising city centres are to attract businesses and residents back to the central business district (CBD) of cities and increase investment. It is anticipated that this process will result in a stronger more efficient CBD that encourages and supports economic growth.

The Inner City eThekwini Regeneration and Urban Management Programme otherwise known as iTrump, incorporates and represents the policies adopted by the eThekwini municipality that were designed to prioritise the regeneration of the city centre. The iTrump aims to boost economic activity, decrease poverty and social isolation, creating a more viable inner city, improving safety and security, developing institutional capacity and promoting effective and sustainable urban management[15]

Policies have also evolved to recognise the importance of environmental protection and heritage preservation and are increasingly becoming the focus point for many policies. Policies that incorporate these aspects into urban renewal initiatives not only create community awareness but also develop an end result that is sustainable and unique to the area.

Environmental protection laws, such as NEMA, encourages development in a responsible manner, through taking into account the natural environment and the flora and fauna that are indigenous to the area and require protection. The use of sustainable and environmentally friendly materials when constructing buildings are encouraged through the regeneration processes with the aim of decreasing the carbon footprint of the project. Policies that integrate environmental protection aids in creating a more environmentally aware and responsible society and produces a result that will serve generations to come.

[15]http://www.durban.gov.za/- 12/09/12

Policies that include heritage preservation, such as the White Paper on Arts, Culture and Heritage, have the benefit of being relatively cheap and cost effective, enhancing social cohesion, improving local image, reducing vandalism, promoting interest in the local environment, building public and private sector partnerships, exploring identities, supporting independence and explores visions for the future[16]. Heritage preservation policies and programmes are not an alternative to regeneration initiatives such as environmental improvements; economic development schemes or youth development projects, but are an essential component with the potential of transforming a situation[17].

3.3 International and National Precedents on Urban Renewal

The following precedents were selected based on their relevancy to Clare Estate and what can be learnt through studying the successes and failures of the various urban renewal projects that will strengthen the proposed urban renewal plan for Clare Estate.

3.3.1 International Precedents

3.3.1.1 Warren County – Ohio State America

Warren County is situated in Ohio and was known to be one of the poorest states in the United States of America. Warren County is home to a community comprised of primarily African-Americans[18]. In the 1970's racism was a prevalent problem within USA, which led to the community of Warren County being marginalised. The then current government offered little or no maintenance towards the development of the area as investment was focused on the betterment of the so called white elite and upper class areas. The deterioration and decline of Warren County resulted from a combination of the governments disregard for the community and the people of Warren County being unable to financially invest in the upkeep and maintenance of

[16]http://www.jrf.org.uk/ - 12/09/12
[17]http://www.jrf.org.uk/ - 12/09/12
[18]http://www.deanza.edu/- 12/09/12

their homes and surrounding environment. An unfavourable economic climate which led to high rates of unemployment and poverty. Urban decay set-in, which resulted in degenerated buildings, abandoned homes and substandard living conditions within Warren County (Szasz and Meuser, 1997).

In 1978 the government of Warren County made a decision to construct a new hazardous waste landfill site within the residential community of Warren County thus subjecting the community to severe environmental injustices (Szasz and Meuser, 1997). This decision was not well received by the community, which consequently lead to protests and lawsuits against the Ohio States decision. Despite the communities' efforts their initial attempts to close down the landfill site failed as the State continued to allow the dumping of hazardous industrial wastes. After the continuous struggle of the community of Warren County, it was in 1994 that the landfill was closed down as the landfill began to leak. The citizens of Warren County demanded the State carry out a detoxification of the site, which was completed in early years of 2000.[19].

The adverse effects that the location of the landfill site, had on the community of Warren County are plenty, with the landfill further marginalising an already vulnerable community, worsening the decay and degeneration of the area, causing property values to plummet. This decline of property values often lead to the abandonment of buildings, creating an unhealthy and unsafe environment for residents, forcing many citizens out of their community, neighbourhood and homes in search for a safer, healthier and higher standard of living.

The community of Warren County have begun their recovery process with converting the landfill site to a community park and dedicating it to the Environmental Justice movement. The State of Ohio has since put into place urban renewal strategies aiming at addressing the concerns of the Warren County community and improving the urban environment of the area through the restoration of historic buildings and the revitalisation of old dilapidated and

[19]http://www.deanza.edu/- 12/09/12

abandoned buildings. The State is also focusing on building the economic environment by creating job opportunities in the hope of building a stronger and more sustainable community (Turner, 2003).

3.3.1.2 United Kingdom

Cities all over the United Kingdom (UK) have experienced the adverse effects of the economic meltdown, which occurred in the early 1990's, putting the whole country into recession. The effects of the economic decline resulted in the social, environmental and physical degeneration of many UK cities. The approach undertaken regarding urban renewal and regeneration within the UK has been both a public and private initiative. Moreover both sectors have implemented a top down approach to development with community involvement kept to a minimal (Beswick and Tsenkova, 2002). Urban renewal and regeneration projects within the UK have had mixed responses and results with both successes and failures. However the positive impacts gained through the implementation of such projects has greatly benefited not only UK's economy but also the local communities alike.

The Docklands area located in the east of London was once the world's largest port, after its collapse due to the damage caused by the World Wars and the abandonment of buildings during the recession the UK government commissioned the London Docklands Development Corporation (LDDC) to head the renewal and regeneration of the area[20]. The renewal and regeneration of the Docklands has been met with significant economic gains as it has resulted in the creation of hundreds of jobs, new homes, an efficient and effective transport system as well as a large boost in tourism. Despite this success the renewal of the area has led to a bittersweet reception from the local community who contested the renewal, stating that they felt misled and lied to by the government. Claiming that the renewal of the area focused on creating a global city rather than the betterment of the community that once lived there. The community were promised jobs; however the jobs created were suited for highly skilled labour force, which the majority of the local

[20]http://www.legco.gov.hk/- 12/09/12

community did not possess the skills for. The homes created were not for the lower income bracket as only a few council houses were built, with the majority of the homes built catered for the middle to upper class residents. The community of the area felt their needs were not considered and the development did not include them in the process.

The Docklands projects offers many advantages as well as disadvantages, for example the community felt the government failed to consult them regarding the implementation of the proposed renewal and regeneration of the Docklands. Clare Estate should take cognisance of the shortfalls experienced in the Docklands project in order to prevent similar issues. The Docklands renewal and regeneration is a clear example of the importance of collaborative planning techniques and community involvement in the decision making and planning process of urban renewal projects as it is crucial for a successful renewal that the existing community is catered for.

3.3.2 National Precedent

3.3.2.1 Cape Town

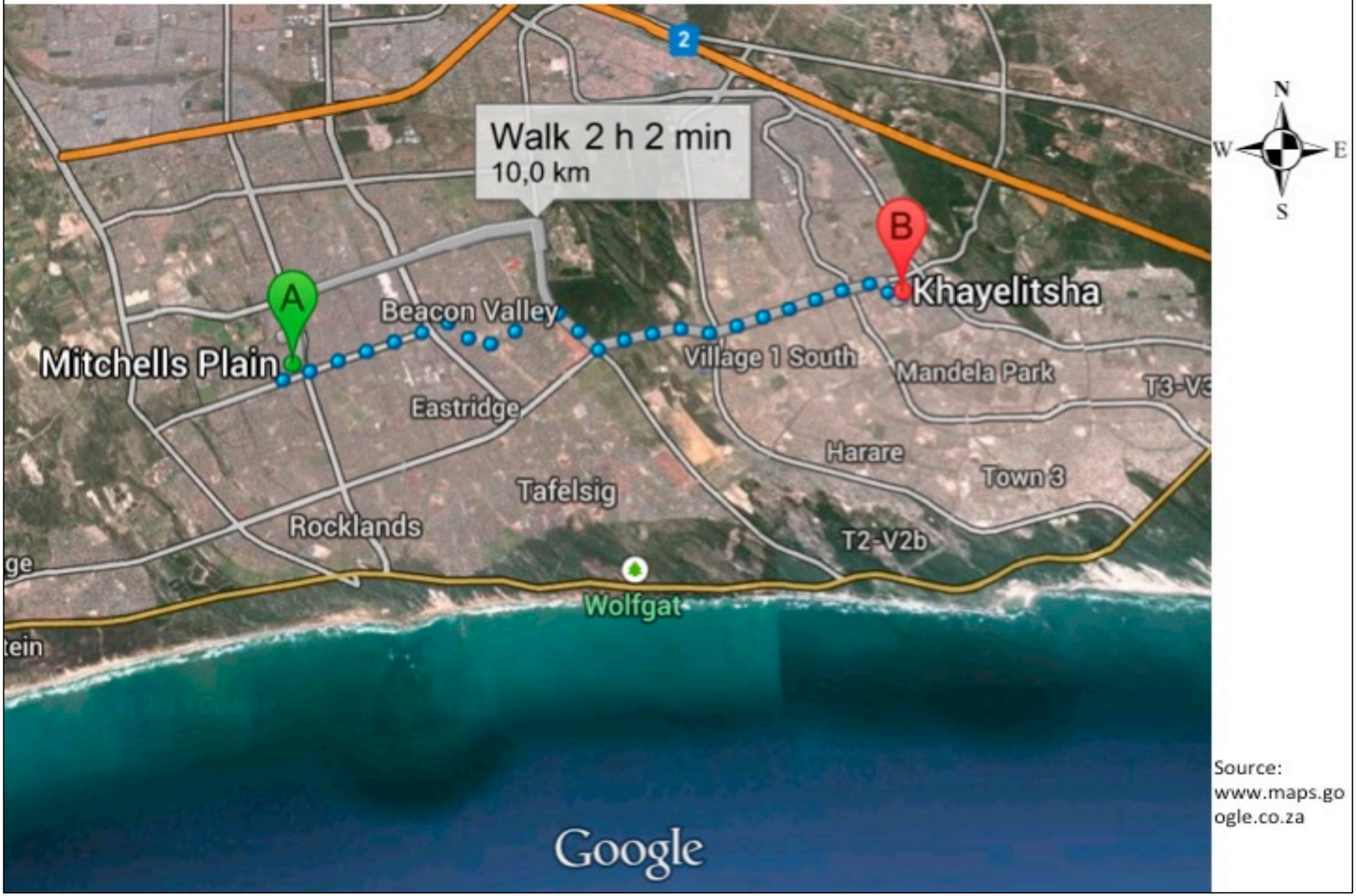
A central problem experienced by post apartheid South African cities is the uneven distribution of land and irregular spatial form of the cities introduced under the apartheid regime. Apartheid policies and laws supported separate development and consequentially led to the dispossession of land and exclusion of people of colour from urban areas (Miraftab, 2007). These adverse affects of apartheid are still present throughout the cities of South Africa. However, Cape Town has been said to have made the most progress with regards to addressing the ill effects of apartheid spatial planning.

Khayelitsha and Mitchells Plain are both located in Cape Town, 20km to 30km from the CBD and a distance of 8,5km away from each other (refer to Map 1: Pg 50). Both Khayelitsha and Mitchells Plain have their history rooted in apartheid era planning, and has been identified as the focus of urban renewal programmes and initiatives. Due to investment in the past being focused on the development of white areas,

high levels of urban and social decay was experienced within the area over the past years. This left areas of colour ridden with unemployment, poverty, crime, lack of services, over population and often inadequate living conditions (DPLG, 2006).

Khayelitsha and Mitchells Plain are both infamously known for the declining quality of life experienced by the residents of the area, as many of these residents do not have access to proper sanitation and secure housing. Khayelitsha being the worse of the two has exceedingly high levels of poverty that are increasing at an alarming rate as a result of immigration. However Mitchells Plain is close behind with poverty, crime and unemployment levels currently on the rise (DPLG, 2006).

Map 1: Locality Map of Mitchells Plain and Khayelitsha



Source: www.maps.google.co.za

The city of Cape Town made the decision to adopt the Urban Renewal Programme (URP) as part of the national urban renewal strategy introduced under the leadership of the former South African president Thabo Mbeki in his state of nation address in 2001[21]. The URP has taken on a holistic approach to development by addressing the need for an increase in investment to support economic and social infrastructure developments, local business development, human resource development, poverty alleviation and the strengthening of the criminal justice system.

The primary objectives of the URP are to:

- Facilitate and promote local economic development in order to reduce poverty and unemployment;
- Provide a safe and secure environment for residents and patrons of the area through crime fighting initiatives;
- Encourage and facilitate education and skills development;
- Improve the quality of the urban environment through creating an environment that is healthy, safe and instils pride in its residents; and,
- Create efficient and effective transport systems.

The URP implemented within Khayelitsha and Mitchells Plain has been successful thus far, with the residents and patrons of the area continuously reaping the rewards. A collaborative planning approach has been paramount to the success of the project. It allows the various stakeholders to contribute towards the decision making process, and the needs of the people are considered. The URP has also contributed significantly to job creation within both Khayelitsha and Mitchells Plain, as hundreds of employment opportunities for residents were created throughout the life span of the project[22]. The establishment of a mixed-use Central Business District (CBD) in Khayelitsha and the regeneration of the CBD in Mitchells Plain are

[21]http://www.capetown.gov.za/- 12/09/12
[22]http://www.capetown.gov.za/- 12/09/12

examples of the successes the URP has achieved in job creation and strengthening the local economy of these areas.

A driving force of the URP was to address the inhabitable living conditions the residents of Khayelitsha and Mitchells Plain were forced to live in. The URP has currently addressed issues of sanitation and housing as well as providing basic services to residents. Furthermore progress has been made towards creating an urban environment that is of an acceptable standard that satisfies South African citizens' constitutional rights[23]. It instils pride in the residents hence encouraging them to keep up with maintenance of their homes and the environment in which they live.

3.4 Conclusion

The literature review and case studies offered insight into the various components that influence urban renewal initiatives. The literature review discussed key factors that address urban renewal in the present day, as well as provided guidance for policy formation. This was further supported through precedent studies.

The use of precedents made it possible to learn from the successes and failures of past urban renewal projects, which will aid in strengthening the research. The Cape Town precedent demonstrated the success of making use of a collaborative planning approach and ensuring that development is community orientated, where as the United Kingdom precedent confirmed the potential failure of not making use of collaborative planning methods through the Docklands urban renewal project which led to the displacement of the local community.

The environmental injustice that occurred in the Warren County is similar to the situation of Clare Estate with the location of the landfill being a contributor to the

[23] Sections 24, 26 and 27 of the South African Constitution supports South African citizens right to an improved quality of life as set out in the preamble of the constitution.

degeneration of the area. The example of Warren County will aid in the investigation of the environmental injustice that is occurring in Clare Estate.

Planning policies and the crucial role they play in the success of urban renewal initiatives has been highlighted. The lessons learnt through the assessment of past planning policies will be used in the policy formation for Clare Estate. Policy steers and informs urban renewal hence it is vital that policies implemented within Clare Estate support sustainable development and a democratic ruling system.

The use of these concepts and theories in chapter two and three is significant to the research as it investigated all issues the research intended to examine and be the key focus of this dissertation.

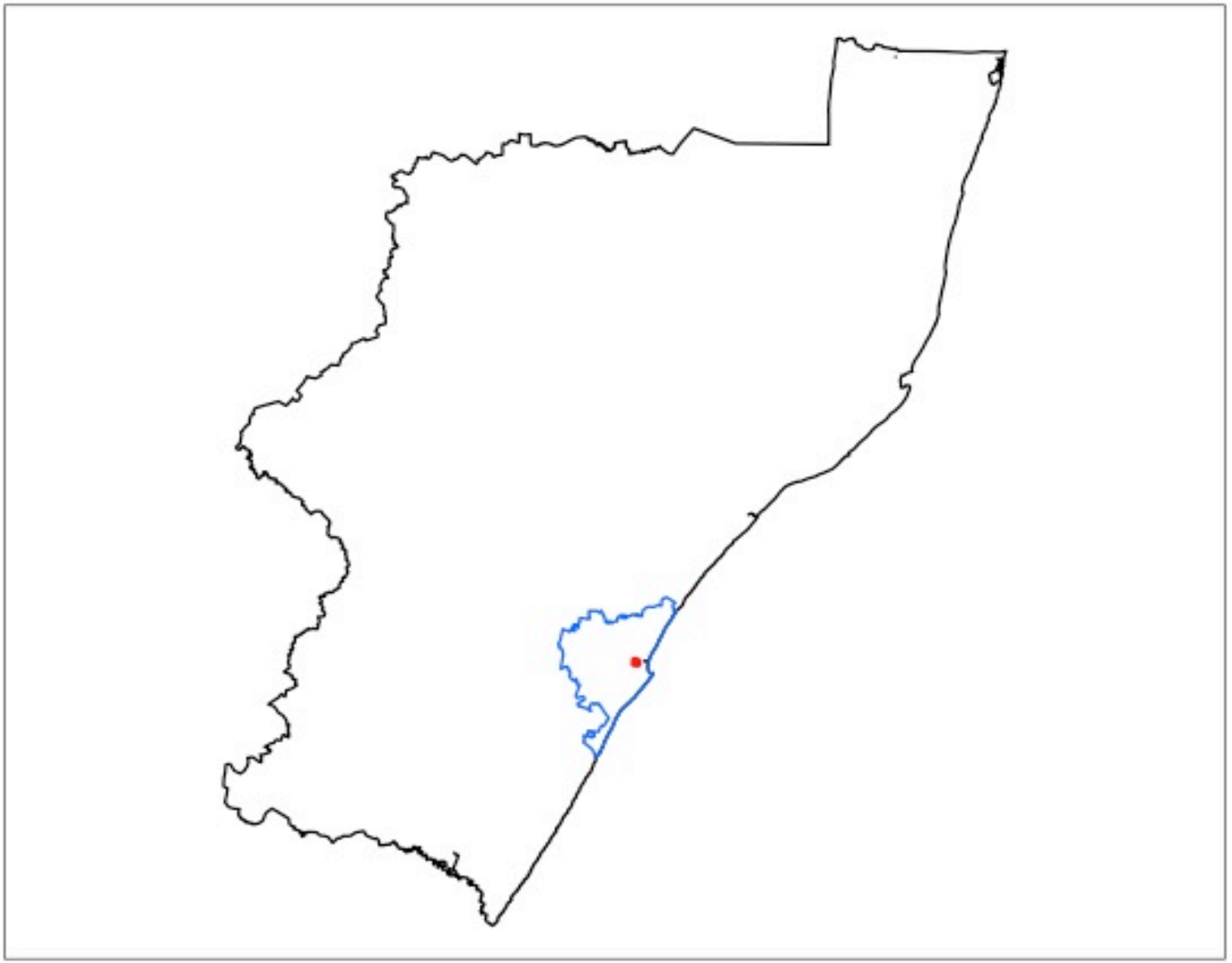
Chapter Four: Case Study

4.0 The History and Background to Clare Estate

The city of Durban is located on the east coast of South Africa in the province of KwaZulu-Natal (KZN) (refer to Map 2: Pg 55). Durban is considered to be the heart of KZN, as it is ideally located along one of South Africa's major seaports making Durban the prime location for economic activity within KZN. The suburb of Clare Estate is ideally situated in central Durban, just ten minutes away from the busy CBD and lies within the broader Umgeni South region. Clare Estate along with surrounding neighbourhoods such as Overport, Sydenham and Sherwood is serviced by the eThekwini municipality. The study area can be found along the intersection of the main roads the M19 and N2 and is bordered by Spencer road, Clare road and Bisasar road (refer to Map 3: Pg 56).

Ralph Clarence originally owned the suburb of Clare Estate in the 1850's. Clarence used the land to cultivate sugarcane and gave the place its name. It was due to the employment of Indians on sugar-cane fields that Clare Estate became established as a residential area for Indians during the Apartheid era in the early 1950's. This prompted the development of a thriving Indian community of similar economic and social status. Clare Estate was once regarded as an elite Indian residential area due to its ideal location, booming local economy, access to a variety of amenities, superior schooling system, low crime levels and close-knit and supportive community. Property in Clare Estate was always in the highest demand.

Map 2: Location of Clare Estate



N
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SCALE 1 : 2 000 000

Legend

- Study Area
- eThekwini boundary
- KwaZulu Natal Boundary

ETHEKWINI MUNICIPALITY

Map Provided by eThekwini Municipality

Map 3: Clare Estate



With the end of the apartheid era, the past unequal spatial patterns and the inadequate post-apartheid housing schemes spurred the influx of informal settlements within and around private properties. This invasion of informal settlements was strongly contested by the community of Clare Estate (Nadasen, 2010: 73). The arrival of informal settlements coupled with the location of the landfill within Clare Estate in the 1980's, prompted the decline and degeneration of the Clare Estate neighbourhood.

Table 2: Socio-Economic Characteristics of Clare Estate

Socio-Economic Characteristics of Clare Estate		
Total Population		6190
Race	African	53%
	Indian	42%
	Coloured	5%
	White	1%
% Of Population Employed		26%
Literacy Levels (Completed grade 7 and above)		60%
Housing typologies	Formal	52%
	Informal	46%
	Traditional	2%

(Source: http://capmon.durban.gov.za/- 30/11/12)

Currently Clare Estate has a total population of 6 190 people. This previously Indian dominated community is now comprised of 53% African, 42% Indian, 5% Coloured and 1% White[24]. Clare Estate has staggeringly high unemployment rates with just 26% of the population employed. Literacy levels are very low with only 60% of the population with an education level of grade 7 and above. Despite Clare Estate being a formal residential area, the existing housing typologies are both formal and informal with 52% of the population living in formal housing and 46% living in informal housing and the remainder 2% of the population residing in traditional housing [25].

[24] http://capmon.durban.gov.za/- 30/11/12
[25] http://capmon.durban.gov.za/- 30/11/12

The original residents of Clare Estate could be categorised as falling into the middle to high income bracket. In recent years the of the affluent high income and middle income residents moved out of the area due to the declining state of the surrounding environment. The majority of the existing residents within Clare Estate are between the middle to low income bracket, with 32% of the residents of Clare Estate having access to no income at all[26]

There are very few social facilities available to the residents of Clare Estate. For example there are only three schools which serve both Clare Estate and the surrounding neighbourhoods, one of which is the only high school in the greater Clare Estate and Sydenham area. The community has access to one community temple hall that is available to serve only those of Hindu faith. There is one public clinic located within the area and no police stations, libraries or recreational facilities such as sport fields, parks or community pools.

Previously, the variety of amenities such as clinics, grocery stores, garages and post offices that were available within the area made Clare Estate attractive to residents. This large variety of amenities is no longer available. Due to the current decline in the local economy and increasing crime levels many businesses are no longer in operation. This has contributed to the abandonment of buildings that were once shops, service stations, doctors offices, restaurants and office blocks. Evidence of these abandoned businesses are present on Quarry Road, Oflaherty Road and Kennedy Road.

[26] http://capmon.durban.gov.za/- 30/11/12

Plate 1: Photograph showing an Abandoned Business



Photograph showing an abandoned building that was previously occupied by a grocery store and hairdresser located on Oflaherty Road.

Clare Estate has strong points that appeal to many residents. These include its central location, as it is only 6km from the city centre, as well as being situated along a main transport route. Public transport passes through the area at regular intervals. Both municipal transport as well as private taxi operators service Clare Estate. These are both fundamental factors that Clare Estate has in its favour.

4.1 The Zoning and Land-Use of Clare Estate

A zoning map (Map 4: Pg 62) was obtained from the eThekwini Municipality to determine the intended demarcate zoning for Clare Estate. With reference to Map 4 the following zones were revealed within the case study area.

- Educational 1 [27]
- Existing Street
- Extended Residential 650

[27] The number indicated with the various zones is not a reflection of what exists in Clare Estate. It is the zoning system used by the eThekwini Municipality.

- General Residential 1
- General Residential 2
- Government and Municipal
- Light Industrial
- Maisonette 900
- New Street
- Petrol Service Station
- Place of Worship
- Public Open Space
- Special Residential 650
- Special Residential 900
- Special Shopping
- Special Zone
- Cemetery

With reference to Map 4, Clare Estate is primarily zoned for residential development. Commercial activity is predominantly located on Clare Road with zones allocated for petrol service stations; light industry and special shopping adjacent to each other. Four zones have been allocated for educational purposes. Three out of the four educational zoned sites are small and do not provide sports fields and recreational facilities. The fourth larger educational site is located adjacent to the large zone allocated to public open space. This educational site was previously a technical Training College but however is no longer operating for this purpose. Instead it is abandoned with informal settlements slowly taking occupancy on the site.

4.1.1 Existing Land-Uses in Clare Estate

When conducting observational studies the actual land-uses were compared to the zoning map provided by eThekwini Municipality. This was necessary to determine whether or not illegal land-uses have been contributing to the decay of Clare Estate. It was noted through investigating the existing land-use in Clare Estate that there are

a number of differences. It was often found that the actual land-use does not comply with the designated zones allocated by the eThekwini Municipality. Within residential zoned areas there were a number houses that were converted and used for commercial and light industrial use. A variety of commercial stores such as hairdressers, supermarkets, butchers and liquor stores can be found. Light industries such as brick makers, mechanics and small factories are being run from residents' homes or have taken over old or abandoned buildings. These commercial and light industry land-uses in residential zoned areas can be found on Oflaherty Road, Clare Road, Burnwood Road, Kennedy Road, Quarry Road, Eskdale Road, Dodoma Avenue andElf Place.

Map 4: Clare Estate Zoning



Plate 2: A house that is being used for manufacturing furniture



Photograph showing a residential zoned land being used for light industrial and commercial purposes

Plate 3: A house that is being used as a Hardware Store as well as for Manufacturing of Bricks



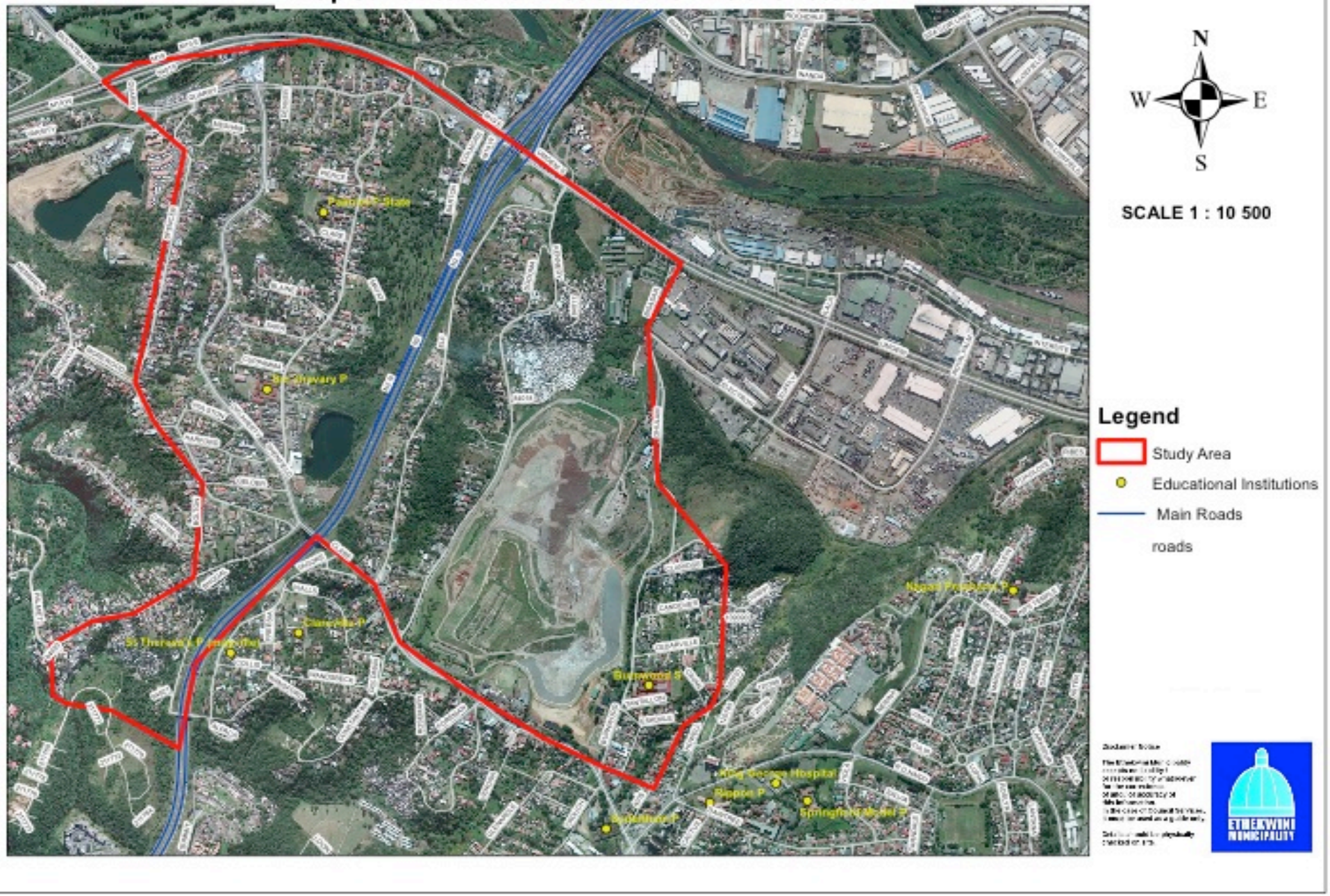
Photograph showing a home that has been converted for commercial and manufacturing uses

With reference to Map 5 (Pg 65), the Educational Institutions and Map 4 (Pg 62), the Zoning Map, it can be seen that three out of the four areas zoned for educational use are being used for that purpose. Palmiet Primary School and SM Jhavary Primary are located in the two educational zones on Clare Road and Burnwood Secondary School is located in the educational zone on Burnwood Road. The fourth educational zoned site located on Bisasar Road was previously a technical Training College however it is currently no longer in use.

With reference to Map 4, the large area zoned public open space is where the location of the Bisasar Road Landfill is situated. According to the eThekwini Municipalitie's database the landfill is considered public open space, however the community of Clare Estate as well as the schools within the area have no recreational areas, parks or sports fields.

The large sections of illegal land-use are proof that the existing zoning controls do not adequately service the needs of Clare Estate residents. However these uncontrolled land-uses have resulted in a dilapidated and disorganised environment, as the infrastructure in Clare Estate was not intended to serve the large amounts of traffic through the residential area. The wear and tear resulting from this uncontrolled land-use is evident in the condition of infrastructure within Clare Estate.

Map 5: Educational Institutions in Clare Estate



4.2 A Physical Analysis of The Study Area

The study area was visited on numerous occasions and at various times throughout the day in order to conduct a thorough analysis of the physical condition of Clare Estate. The analysis carried out on the physical urban environment intended to assess the condition of buildings and infrastructure as well as to investigate the forms of blight that has manifested in Clare Estate.

4.2.1 The Condition of Buildings

The analysis of the current condition of the buildings within Clare Estate was carried out over a period of seven consecutive days. It entailed walking through each street of the case study area and assessing each household or business that was chosen to be interviewed through a random selection process which is explained in full in the methodology of this dissertation. A total of 60 households and 20 businesses were interviewed through a questionnaire that had been prepared by the researcher (refer to Annexure A: Pg 161 and Annexure B: Pg 166), which will be discussed in the next chapter. The interviewees were asked to comment on the municipal services available to them and the researcher judged the condition of the building according to the condition of specific attributes of the buildings, thus the condition of each building was judged based on a ranking method used by the researcher as well as how the building served its users.

The condition of each building was critiqued based on the following factors:

- The availability of lights- Were street lights present and did the building have working outdoor lights on the premises;
- The condition of the roof ;
- The condition of windows;
- The state of verges;
- The state of the walls and paintwork;

- The condition of gutters;
- The condition of the driveway;
- The condition of parking facilities; and
- The condition of the garden.

Each building was evaluated and scored under each of the above-mentioned categories. A building in 'good' condition (see plate 6: Pg 71) was given a ranking of 1, a building in 'satisfactory' condition (see plate 5: Pg 70) was given a ranking of 2 and building in 'poor' condition (see plate 4: Pg 70) was ranked a 3. The scores were then added and revealed the overall condition of the building. A total of 9 meant the building was in a 'good' condition, between 10 and 18 the building was in a 'satisfactory' condition and total between 19 and 27 meant the building was in a 'poor' condition. (Refer to Table 3: Pg 68 to see an example of the table used to analyse the condition of buildings).

Table 3: Condition of Building Survey

Condition of Buildings Survey

Questionnaire No.	Lights	Roof	Windows	Verges	Walls & Paint	Gutters	Driveways	Garden	Parking Facilities	Total

Ranking:

Good	1
Satisfactory	2
Poor	3

Key:

Total of 9	Building in good condition
Total between 10 and 18	Building in satisfactory condition
Total between 19 and 27	Building in poor condition

The overall appearance of buildings in Clare Estate is poor with many old dilapidated and abandoned buildings, which are adding to the degeneration of the area. Buildings lack the maintenance needed, which is fuelling the spread of blight. The condition of the buildings adds to a gloomy and aesthetically unappealing atmosphere.

Table 4: Table showing findings from the assessment carried out on the condition of 60 residential buildings and 20 commercial buildings in Clare Estate

Assessment of the Condition of Buildings in Clare Estate				
Ranking	**No. Of Commercial Buildings**	**%**	**No. Of Residential Buildings**	**%**
1 = 'Good'	8	40	28	47
2 = 'Satisfactory'	6	30	17	28
3 = 'Poor'	6	30	15	25
Total	**20**	**100**	**60**	**100**

Table 4 above shows that out of the 60 residential buildings that were assessed 28 was ranked in 'good' condition, 17 in 'satisfactory' condition and 15 in 'poor' conditions. That adds up to more than half of the assessed buildings being of a condition that is 'satisfactory' or 'poor'. It can therefore be deduced that 25% of residential buildings have driveways, windows, roofs and paintwork that is of a poor and dilapidated state. Of the 20 commercial buildings that were assessed 8 buildings were regarded to be in 'good' condition, 6 in 'satisfactory' condition and 6 in 'poor' conditions.

An inspection of the schools within the study area was carried out. The analysis revealed the conditions of the 3 schools are of a satisfactory standard however each of these schools has evidence of decay setting in as the schools had numerous broken windows and rundown paintwork. Two of the 3 schools also had areas where vandalism was present.

Burnwood Secondary School located on Burnwood Road is the only high school servicing Clare Estate as well as the surrounding neighbourhoods. When walking around the school it was found that there were many broken windows, paint was

peeling off the walls, gutters were broken and classrooms were in a poor and dilapidated state. The results of the assessment of buildings within the study area together with the condition of the schools is proof of the decay and physical blight that has taken root in Clare Estate.

Plate 4: Photograph showing a Building in 'Poor' Condition



Photograph showing a house that was ranked as being in a 'poor' condition

Plate 5: Photograph showing a Building in a 'Satisfactory' Condition



Photograph showing a house that was ranked as being in 'satisfactory' condition

Plate 6: Photograph showing building in 'Good' Condition



Photograph showing a house ranked as being in 'good' condition

4.2.2 Condition of the Roads

In order to assess the condition of the roads in Clare Estate it was necessary to both drive and walk through the study area. When examining the condition of the roads in January 2012 it was found that Clare Road, which is the arterial road in Clare Estate, was in a degraded state with a number of potholes, missing road lines, and uneven surfaces, Portions of the road had no pavements and the robots were broken. A section of Clare Road had sunken in December 2011 and the municipality attended to the problem by barricading it off. When examining the roads in January 2012 the problem was still unaddressed. It was only after months of complaints to the municipality by residents of Clare Estate and the various users of the road that the problem was attended to in March 2012.

When examining the primary and secondary distributor roads such as Kennedy Road and Oflaherty Road, it was found that the roads were of a satisfactory standard as there were no untended potholes or obstructions present on the road. The streetlights were broken, pavements were missing in certain areas and patches of unevenness in the tarring of the road was present due to the of mending of previous potholes. When traveling further into Clare Estate and examining the interior local collector roads it was found that these roads were in a serious case of neglect as roads are extremely narrow with many potholes and missing pavements or streetlights. Several of these interior local roads are gravel roads which residents are forced to use on a daily basis. A large contributor to the poor and neglected state of the roads are the heavy duty municipal trucks that make use of these small low order roads, which are unable to carry the strain numerous times a day to make their way to the Bisasar Road Landfill.

Plate 7: Photograph showing the Narrow Unevenly Tarred Roads with No Pavements or Road Lines



Photograph showing a narrow road in a deteriorated state in Clare Estate that is used by heavy-duty municipal trucks

Plate 8: Photograph showing the Deteriorated Condition of a Portion of Cedarville Road that Residents make use of on a daily basis

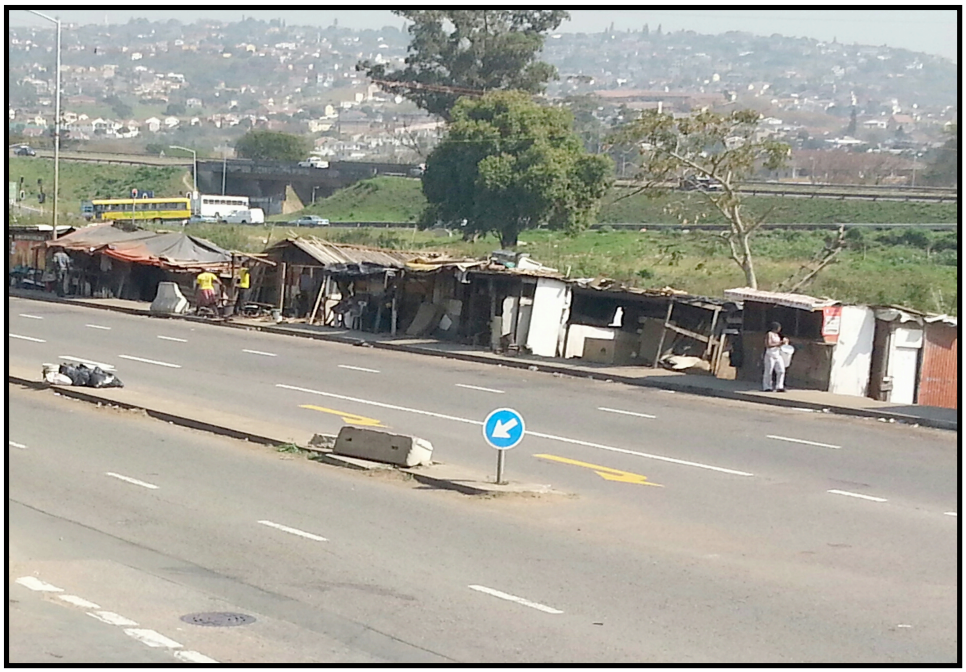


Photograph showing the poor condition of infrastructure in Clare Estate

4.2.3 Informal Settlements

The overwhelming amount of informal settlements in Clare Estate is largely contributing to the degeneration and continuous decline of the area. With a staggering 46% of households in Clare Estate being informal, the impact of informal settlements has become increasingly problematic. With reference to Map 6 (Pg 75) the Informal Settlements Map, there are three main squatter camps within Clare Estate located on Kennedy Road, Bolton Road and Quarry Road, however due to the continuous increase in informal settlements and a lack of land within the area, people have invaded abandoned buildings and vacant plots of land throughout the area. Large amounts of settlements can now be found along Mayat Place, Candover Road and Bhogal Road. The presence of informal settlements has devalued properties within Clare Estate and has contributed to a decaying urban environment.

Plate 9: Photograph showing Informal Settlements located along Quarry Road



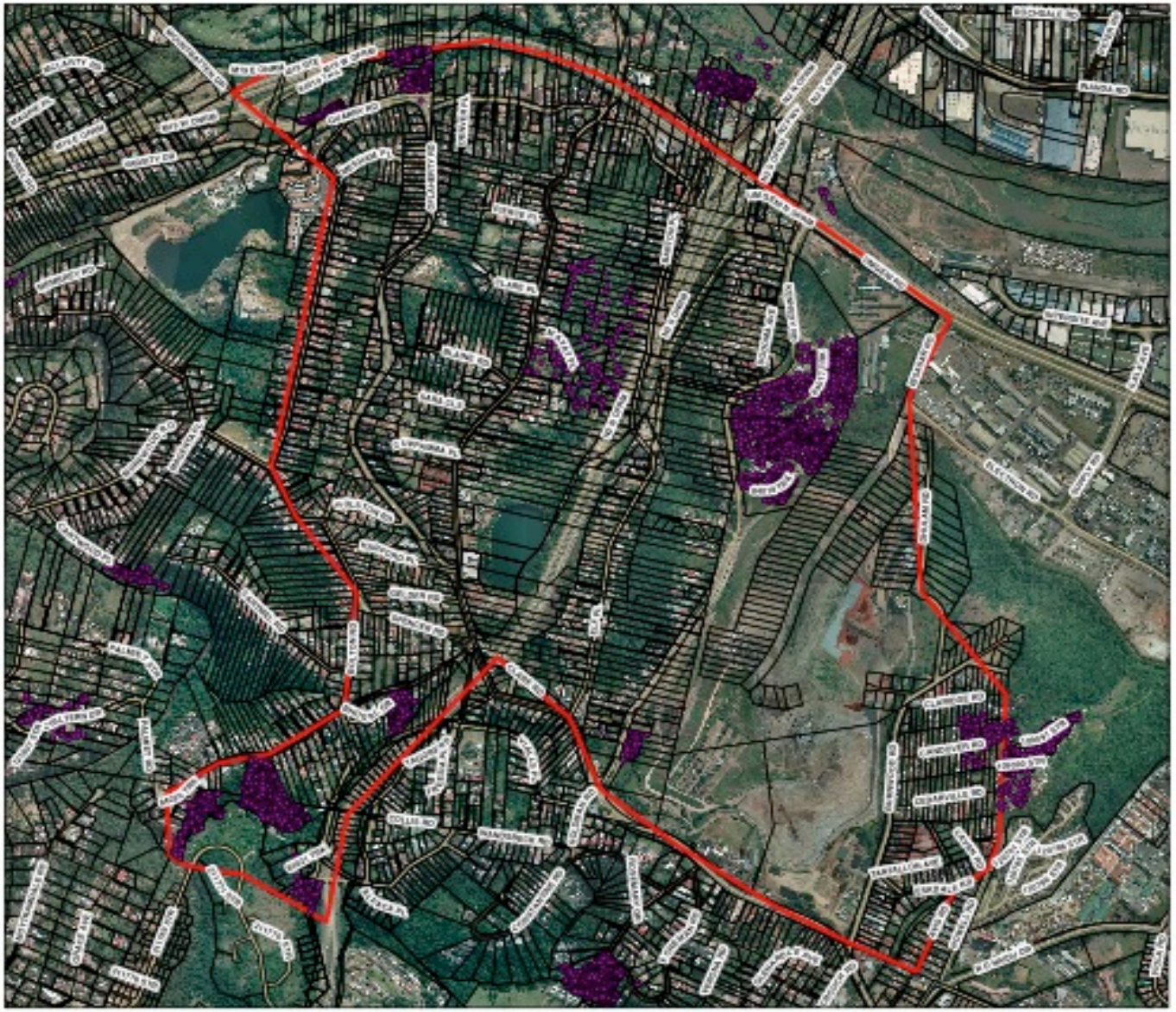
Photograph showing informal settlements that are located directly on the pavements on Quarry Road

Plate 10: Photograph showing a Section of the Kennedy Road informal settlements that have settled along the banks of the Bisasar Road Landfill



Photograph showing informal settlements that are located directly on the large banks of waste within the Bisasar Road Landfill

Map 6: Informal Settlements in Clare Estate



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SCALE 1 : 10 500

Legend

- dwellings
- Study Area
- parcels
- roads

eThekwini Municipality

Map provided by eThekwini Municipality

4.2.4 The Bisasar Landfill Site

The Bisasar Road landfill site is a leading contributor to the decline of Clare Estate. It is to blame for the increase in pollution and plummeting property values. The landfill has subjected the residents of Clare Estate to an unhealthy and unsafe environment. The landfill presently holds non-hazardous waste, which is primarily domestic waste. Furthermore the presence of the landfill site is an attraction for the informal settlements as residents scavenge for materials, food and other discarded products to sustain their livelihoods. In general the presence of the landfill has affected the physical appearance and overall aesthetic of Clare Estate.

4.2.5 Vacant and Abandoned Sites

There are a number of vacant sites and abandoned buildings throughout Clare Estate that have resulted and contributed to plummeting property values. A declining local economy, poor planned zonings and Clare Estate is no longer viewed as being an attractive neighbourhood for new residents to settle in. The large amount of vacant sites and abandoned buildings throughout Clare Estate adds to the neglected and decaying physical appearance of the area. It was noted that the majority of the vacant sites and abandoned buildings were either invaded by informal settlements, used for illegal dumping, illegal activities or used to park large trucks and busses. The presence of these vacant and deserted sites is an eyesore and has created an unsafe and unpleasant atmosphere within Clare Estate.

Plate 11: Photograph showing an Abandoned Building that has been invaded by informal settlers



Photograph showing an abandoned decayed building that is being illegally occupied

Plate 12: Photograph showing a Neglected Vacant Site that is being used for Illegal Dumping



Photograph showing an unmaintained vacant site that is now being used for the dumping of construction and household waste

Plate 13: Photograph showing Trucks and Busses parked in a Vacant Site



Photograph showing vacant land that is now a parking lot for busses and trucks

Plate 14: Photograph showing Trucks parked alongside Residential Roads

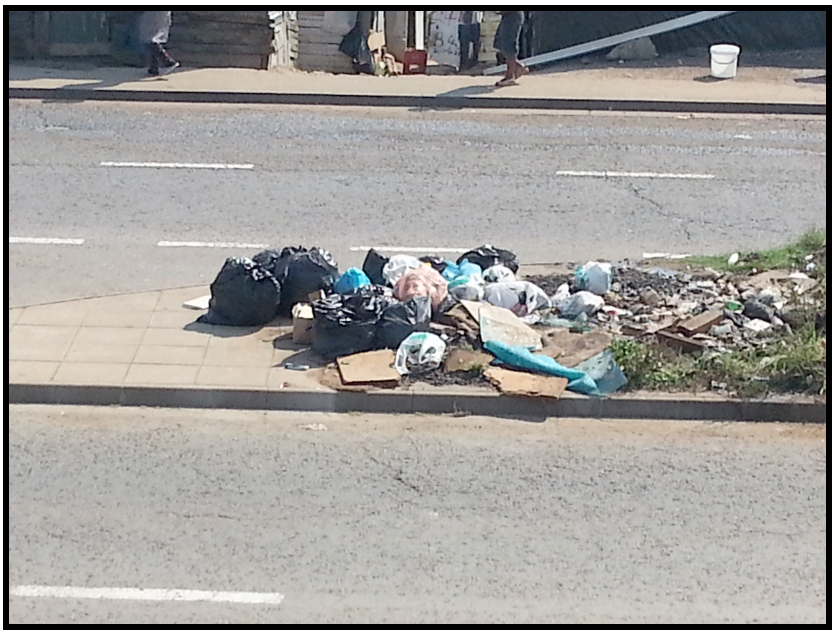


Photograph showing trucks illegally parked adjacent to houses along a residential road

4.2.6 Littering

It was observed that the littering occurred predominantly in the busy parts of Clare Estate and around the informal settlements. Litter was common along the main roads, near bus stops or corner shops. It was also noted that public bins were not provided in busy areas, thus encouraging residents and patrons to litter. The littering around informal settlements is due to the residents of the settlement not having proper waste disposal methods, which consequently leads to the disposal of waste along roads, on vacant sites and around their residences. It was also noted that on windy days litter from the landfill site is blown about and distributed around the area. Clearly the landfill site contributes to the litter around Clare Estate. The untidy and polluted appearance of the area caused by litter has encouraged resident to have a relaxed attitude towards the problem of litter. It was noted that residents of Clare Estate themselves often litter on roads. The litter around Clare Estate contributes to an untidy and messy appearance.

Plate 15: Photograph showing Waste from Informal Settlements dumped in the middle of Quarry Road



Photograph showing an accumulation of waste from residents of the informal settlements that has been distributed along a main road used for entering Clare Estate

Plate 16: Photograph showing Litter scattered on roads



Photograph showing waste dispersed along residential roads

Plate 17: Photograph showing a vacant site located close to the Landfill



Photograph showing Waste from the landfill that has been carried by the wind and deposited around the area

4.2.7 Parking Facilities

Many businesses within Clare Estate do not have sufficient on site parking facilities, resulting in customers parking on verges and pavements. This causes obstructions to traffic and creates a congested atmosphere. The parking of vehicles on verges has also caused erosion of the grass and plant life thus further adding to an untidy and neglected appearance of businesses.

4.2.8 Verges

Throughout Clare Estate the municipality has neglected their duty to maintain verges, as they are overgrown and invaded with weeds and alien plant life subsequently adding to the physical blight of the area.

Plate 18: Photograph showing Overgrown Verges



Photograph showing neglected verges, which decreases visibility along roads and contributes to an aesthetically unpleasant environment

4.3 Forms of Blight Present in Clare Estate

4.3.1 Functional Blight

As discussed earlier under zoning and existing land-use, there are a variety of zones present within Clare Estate (refer to Map 4: Pg 62). However through investigation into the actual land-uses in Clare Estate it was realised that the actual land-uses did not follow the zoning regulations stipulated by the eThekwini Municipality's zoning plan. On Oflaherty Road, Clare Road, Burnwood Road, Kennedy Road, Quarry Road, Gelder Road, Dodoma Avenue and Elf Place there are a number of residential zoned sites that are being used for commercial and light industrial purposes. The site zoned petrol service station on Quarry Road has been abandoned and taken over by informal settlements. Looking at these areas it can be said that functional blight is commonplace, as the land-uses present within Clare Estate are not complying with the original intended zoning of the area. When a senior town planner from eThekwini Municipality was questioned on the municipality's plans to address these illegal land-uses it was said that the municipality's primary concern for Clare Estate is housing delivery due to the large amount of informal settlements and addressing the issue of land-use will be dealt with at a later stage.

4.3.2 Frictional Blight

The location of the landfill site on Bisasar Road in the middle of a residential zoned area is a classic example of frictional blight. The two land-uses cannot peacefully coexist, as the landfill does not support the development and progression of the residents of Clare Estate. A landfill brings with it a variety of damaging factors that will negatively impact a residential area hence the two land-uses should not be placed in close proximity to one another. The location of the Technical Training College located in the educational zone adjacent to the landfill is also an example of frictional blight as this would be an unsafe and harmful environment for youth to be around. The abandonment of this training college could be attributed to various factors primarily government actions as well as students reluctance to learn in a

hazardous environment. Presently the abandoned and neglected collage has attracted illegal dumping and truck owners have begun to illegally park their large trucks on the premises.

Frictional blight has also manifested through uncontrolled land-use within residential areas, as many abandoned homes have become sites for illegal dumping and parking lots for large trucks and buses. Many residents make use of their homes for commercial purposes or homes are being sold and converted into businesses and industries. Businesses such as bars, panel beaters and noisy factories that are located next door to houses contributes to the disturbance of peace and have consequently created a chaotic and unpleasing environment. These incompatible zonings and land-uses are evidence of frictional blight.

4.3.3 Physical Blight

Physical blight is rife in Clare Estate. The large amounts of abandoned homes and businesses, dilapidated buildings, pollution and neglected infrastructure and building facades all add to the physical blight of the area. Abandoned businesses and homes can be found on (refer to Map 2: Pg 55) Kennedy Road, Spencer Road, Gelder Road, Elf Place, Burnwood Road, Clare Road and Dodoma Avenue. Many of these deserted buildings have lead to illegal dumping which is also a contributing factor to the physical blight within the area. The invasion of informal settlements (refer to Map 6: Pg 75) has largely contributed to the physical blight in Clare Estate as it has created an untidy and neglected appearance.

4.3.4 Economic Blight

The presence of abandoned petrol stations and businesses, vacant commercial buildings, and continuously changing businesses within Clare Estate is an indication of the economic blight within the area. When investigating the area it was noted that stores were quiet with barely any customers. The core businesses located in

Clare Estate are Kennedy Mutton Market, Jolly's Meats, Varsity Hardware and the Burnwood Road Salvage store. These businesses draw the majority of the business in and around Clare Estate. Existing business owners reported that new businesses open and only last a few months and close down due to unprofitable returns. Existing businesses are in a poor and dilapidated state as owners cannot afford to invest in the maintenance of their stores due to them making just enough money to cover their costs and support their families.

4.4 Observations of the current situation in Clare Estate looking at the effect Urban Decay has had in an Economic, Environmental and Social Context

Over the past and in more recent years the physical state of Clare Estate has dwindled drastically. A once thriving local economy is now plummeting, with many businesses closing down. The social fabric of the area has weakened as the community of Clare Estate is disjointed and devoid of the unity that is present in the neighbouring communities, Sydenham, Overport and Sherwood. Clare Estate has all the characteristics associated with an urban space in urgent need of renewal and metropolitan intervention to prevent further deterioration. Observation studies were required to assess the current situation in Clare Estate and the effect the present urban decay has had in an economic, environmental and social context.

4.4.1 Economic

The physical blight of the area has had a considerably negative effect on the local economy of Clare Estate. The degenerating urban environment has consequently led to a failing local economy with many businesses being abandoned and undergoing liquidation. A number of businesses are running at a great loss as business owners are unable to keep up with their daily expenses.

Currently 46% of households in Clare Estate are informal settlements; however this percentage is increasing. This increase of informal settlements has contributed to the high crime levels, which has resulted in the abandonment of businesses, as business owners are unable to make up the cost of the loss incurred through theft. Observation of the businesses in the area was conducted in January 2012, May 2012 and October 2012 and observations from each visit were compared and it was evident that the local economy is unstable as store ownership was continuously changing and new businesses were closing down. The personal views and opinions of business owners will be shared in the following chapter.

Plate 19: Photograph showing an Abandoned Clinic



Photograph showing an abandoned clinic, which previously served the community of Clare Estate

Plate 20: Photograph showing an Abandoned Motor Vehicle Repairs Shop



Photograph showing an abandoned business in Clare Estate

4.4.2 Environmental

The original community of Clare Estate were victims of environmental racism as the Bisasar Road landfill site was located in close proximity to communities classified as non-white during the apartheid era. The landfill is the leading cause of the environmental degradation occurring within the area. Has forced the current residents of Clare Estate to live in an environment that is unhealthy and unsafe, making the community victims of an environmental injustice. The strain that urban decay has put on the environment is distinctly noticeable and evident throughout Clare Estate.

When conducting observations of the study area it was noted that the roads surrounding the landfill, such as Kennedy Road, Bisasar Road and Dodoma Road are significantly more polluted then other roads within the study area. This could be attributed to the garbage within the landfill flying over the fencing of the landfill on windy days. The location of the landfill has also encouraged garbage picking, as residents of the informal settlement on Kennedy road pick leftover food, broken furniture and recyclable material that they could either trade in for money or make use of. Although the act of recycling positively contributes to the environment, the residents from the informal settlement that pick from the landfill are subjected to large amounts of bacteria which could potentially cause serious harm and could lead to the spread of diseases.

In addition the landfill has contributed to air pollution within the area as large amounts of carbon dioxide and other harmful gases are emitted from the landfill[28]. On the days when observation studies were conducted the overwhelming stench of

[28] The National Environmental Management Waste Act (Act no. 59 of 2008) protects citizens rights concerning air quality. The act promotes practices for pollution minimisation, addresses the impacts of waste disposal on the environment including the air and provides various measures monitoring waste disposal which includes integrated waste management planning, municipal waste management, priority waste guidelines, licensing and waste management information systems (National Framework for Air Quality Management in the Republic of South Africa, 2012)

the landfill spread throughout Clare Estate creating an unpleasant experience being in the area. The large heavy-duty municipal trucks that carry waste to the landfill daily contribute to the air and noise pollution within the area as the fumes emitted from the trucks together with the noise of the trucks passing through the residential area contribute to an unpleasant environment.

The informal settlements scattered throughout Clare Estate and their invasion of abandoned buildings furthermore contributes to the environmental degradation of the area. Residents of the informal settlement do not have access to proper sanitation and waste disposal systems, which consequently adds to the pollution of the environment. It was observed that there is an absence of bins in public areas, such as the bus stops or along the road, which consequently encourages littering, as there is nowhere to dispose of waste.

4.4.3 Social

Urban decay so too has impacted on the social environment of Clare Estate as it has contributed to exceedingly high levels of unemployment and poverty. Vagrancy and crime are significant problems within Clare Estate. Beggars can be found outside businesses on Clare Road, Oflaherty Road and Burnwood Road as well as on busy road intersections such as the intersection of Clare Road and Kennedy Road. When comparing observations from visits to the area on three different occasions it was noted that number of beggars has significantly increased from the beginning of 2012. The presence of beggars has contributed to a hostile, unfriendly and unsafe environment.

The invasion of informal settlements has created a negative dynamic within Clare Estate, as there is a strong sense of animosity and resentment between residents of formal housing and residents of informal settlements. The lack of sanitation within the informal settlements has brought its own social problems as it can potentially cause an outbreak of disease within the area.

The high levels of crime have contributed to a fragmented community which lacks a sense of unity and trust. Community facilities and recreational facilities are not present within Clare Estate. The residents of Clare Estate resort to making use of facilities from neighbouring areas. When conducting the observation studies it was noted that many students played along verges of properties on the busy Clare Road. This is a result of schools within the area not having proper facilities namely, sports fields, libraries or after school activities and Clare Estate not having public recreational facilities. This is unsafe as it could potentially lead to students being seriously injured by passing vehicles or could lead to accidents.

4.5 Conclusion

This chapter has provided an analysis of the current situation in Clare Estate. It has determined the condition of buildings in the area, the zoning and land-uses as well as the degree and forms of blight present in the area. Through observation studies and the physical analysis of Clare Estate, the effect urban decay has had on the surrounding natural environment as well as the economic and social environment was determined. This chapter therefore played a pivotal role in ascertaining the current condition of Clare Estate, which is crucial in determining the types of renewal required, and where to start the renewal process.

Chapter Five: Methodology

5.0 Introduction

To meet the aim and objectives set for this dissertation a comprehensive analysis of the study area was necessary. In order to conduct a detailed investigation a holistic approach to research was required to attain accurate results, hence various methods were used to satisfy the goals of this dissertation.

5.1 Conceptual Framework and Literature Review

This method of research involved the gathering of literature pertaining to urban renewal and other supporting concepts and theories. The purpose of the conceptual framework and literature review was to introduce and explain these concepts relating to the field of urban renewal and bring to light the popular terminology and phrases used in the urban renewal process. In addition the literature review provided insight into the link between planning policies and urban renewal programmes from both a local and international perspective. This will allow comparisons to be made on the strengths and weaknesses of various renewal initiatives, which will in turn enrich this dissertation. The conceptual framework however provides a look at techniques and processes of urban renewal from a theoretical and practical perspective through the use of national and international case studies.

The sources of information used to conduct this research included books, journals, Internet, newspaper articles, case studies and lecture materials. The libraries that have been made use of are the University of KwaZulu-Natal Library (Westville and Howard Collage), the Campbell Collections Library and the Independent Newspapers Archive Library.

5.3 Physical Analysis of Clare Estate

Following the completion of the conceptual framework and literature review a more in-depth look into the study area was necessary in order to conduct a comprehensive and multi-faceted analysis. The initial approach taken in conducting the physical analysis of Clare Estate involved driving through the area in order to gain a general feel of the area and note the strength and weaknesses of Clare Estate. As the physical analysis of Clare Estate developed it then entailed walking through and photographing the area on various occasions and at various times during the day, in order to engage all senses with the surroundings and the aesthetic environment. This allowed the researcher to personally experience the area and gain a deeper understanding into Clare Estate. Multiple visits to Clare Estate were necessary to allow for comparisons to be made on times of congestion and traffic, as well as to note how the students, patrons and community of Clare Estate interact and make use of their urban space. This process enabled observation studies of the physical environment, economic environment and social environment within the study area and allowed assessment of the degree and forms of blight that has manifested within Clare Estate.

5.4 Interviews

Personal one-on-one interviews were carried out with various stakeholders and officials in Clare Estate as well as professional planning and development practitioners. Interviewees were asked questions on the condition of the urban environment in Clare Estate and what could be done to better the current situation and prevent further decay from occurring. A total of 7 interviews were conducted, they were:

- An environmental justice lawyer that previously worked on matters concerning the Bisasar Road Landfill;

- The manager of the Bisasar Road Landfill. The manager of the landfill was interviewed in order to gain insight into the running of the landfill and a inside perspective of the effect the landfill has had on Clare Estate;
- A previous councillor of Clare Estate who is currently the chairman of the Clare Estate rate payers association;
- Principal of Burnwood Secondary School. The youth of Clare Estate are integral stakeholders as their opinions should be heard and their needs addressed in the renewal of the area;
- A senior planner from eThekwini municipality who is in charge of informal settlements and housing projects within Clare Estate;
- Captain of Sydenham police station. The policeman was interviewed in order to gain insight into the crime levels in Clare Estate and methods of reducing existing crime levels; and
- A representative from the Abahlali base Mjondolo movement which is a group that was formed to represent the informal settlements. The representative interviewed lived in the Kennedy road informal settlement which is the largest informal settlement in Clare Estate

All interviews were conducted on a personal capacity, however due to a language barrier the interview conducted with the Abahlali base Mjondolo representative was conducted through a translator. (Please refer to the Annexure: Pg 161 for the questions answered by all interviewees)

5.5 Questionnaires and Surveys

Questionnaires and surveys were conducted with 60 residents, 20 business owners and 40 students within Clare Estate in order to get to know their views on the surrounding area and the relationship they shared with the urban space.

It was decided that a resident from every street within the study area would be involved in the questionnaire process in order to gain varied perspectives from

people living all over Clare Estate which in turn supports the equality of the study. This will ensure that the interviewed residents are not concentrated in one section of the study area where residents could all be of similar socio-economic standing. However due to the nature of this dissertation and the large area covered by the study area, it was impractical to interview each resident. Hence through a random selection process a total of 60 residents were selected to participate in the questionnaire. The households that underwent the survey were selected through a haphazard selection process, a total of 30 roads are included within the study area, 2 households per road were interviewed which included every 5th house on the left and right of the road. In instances where the selected house were unable to participate due to residents refusal, houses being abandoned or unable to make contact with residents the house to the right was selected.

All businesses within the study area were approached to participate in the survey, however due to a variety of reasons only 20 out of 36 businesses participated.

Burnwood Secondary School was the selected school to participate in the survey as it is the only high school in the area hence the students were able to understand the subject matter and questions asked and were able to articulate their opinions and responses clearly.

All interviews were conducted during the day as advised by police officers within the area. High crime levels coupled with the nature of the surveys which required walking through each street made it highly risky to walk through the area at night. All business questionnaires were carried out on three consecutive working days, a total of 7 hours were spent conducting questionnaires with the 20 participating businesses. The questionnaires for residents were carried out over weekends to ensure the head of the household was available and the questionnaires included the working population, not only members of the household that were housewives, pensioners or unemployed that would be available on weekdays.

5.5.1 Condition of Building Survey

A survey assessing the condition of buildings within Clare Estate was conducted. The survey was carried out on the 60 households and 20 businesses that were interviewed and completed questionnaires. The survey assessed the condition of the buildings according to set criteria that assessed the buildings function, aesthetics and state and were ranked as “Good”, “Satisfactory” or “Poor”. The survey aided in assessing the type of renewal that was required for each specific building as well as the form of blight that was present.

5.5.2 Residents Questionnaires

A total of 60 households participated in the questionnaire process. The questionnaires intended purpose was to deduce the socio-economic status of residents of the area, residents’ views and attitudes towards Clare Estate and their opinions on urban renewal occurring within the area. (Please refer to Annexure A: Pg 161 for the questionnaire completed by the residents of Clare Estate.)

5.5.3 Research Exploration Route for Questionnaires with Residents

The questionnaire process with each resident began with the researcher explaining to the resident the key concepts and intended purpose of the questionnaire. This was to ensure that the resident fully understood the concepts behind the questionnaire. The questions were then read to the head of each household and the answers transcribed by the researcher. The questionnaires focused on state of buildings, living conditions, service delivery, and provision of infrastructure, social amenities, opinions towards urban renewal and the overall standard of life experienced by the resident. Clare Estate is home to a variety of income groups, hence the questionnaire served to understand the needs of all residents again not all residents were interviewed only the household heads and the priorities within the area, which is vital for providing recommendations for renewal.

The questionnaires answered by the residents were comprised of the following broad subsections:

Section A: Socio-Economic details

This category sought to establish the personal details of the resident. Details such as age, race, gender, marital status, occupation and monthly income were covered in this section. Topics such as income can prove to be sensitive hence the resident was asked to select one of five income brackets rather than disclosing their actual earnings. This was intended to avoid any discomfort felt by the resident. The income and employment status of the resident was asked to determine the economic ranking of the current populace within Clare Estate, whereas the gender of the respondent was asked to determine whether households were predominantly male or female headed households.

Section B: Assessment of views and opinions on Clare Estate

This category of questions sought to establish the duration residents have lived within the area and their intention to stay within Clare Estate permanently or relocate out of the area. Respondents are requested to comment on their perception of the current state of Clare Estate through a series of questions. The resident was questioned on their likes and dislikes of the area, relationship with their neighbours and community, crime and security, appearance and maintenance of the area, availability of services and exposure to pollution.

Section C: Opinions towards Urban Renewal within Clare Estate

Respondents are given the opportunity to comment freely on their views regarding urban renewal in Clare Estate. Respondents were questioned on whether they believed Clare Estate required renewal and what they feel are the reasons for the deterioration of the area. In addition respondents were able to comment on what

they felt required immediate attention and the changes they wish to see in Clare Estate. They were also asked to comment whether or not they would be willing to make a personal effort to improve their neighbourhood.

Section D: Completed by Residents who Rent their Dwelling

This subsection focused on residents who are renting their dwellings. Respondents were asked questions such as how much rent they pay, whether their landlord keeps up with maintenance requirements and whether or not they could afford the increase in rent if renewal was to take place.

Section E: Completed by Residents who Own their Dwelling

This subsection focused on residents that own their dwelling. Respondents were asked how much their monthly levies were, if they had the means to renovate their building to meet renewal standards and whether or not they would be able to afford an increase in levies if urban renewal programmes were put in place.

5.5.4 Business Owners Questionnaires

A total of 20 business owners participated in the questionnaire process. The questionnaire intended to assess the current economic environment existing in Clare Estate, business owners' views and attitudes towards the current condition of the area and their opinion on urban renewal occurring in the area. (Please refer to Annexure B Pg 166 for the questionnaire completed by the business owners of Clare Estate)

5.5.5 Students Questionnaires

Burnwood Secondary School is the only existing high school in Clare Estate and the surrounding areas. A total of 40 grade 11 and grade 12 students, who attend Burnwood Secondary School completed questionnaires. The brief questionnaire intended to investigate the scholar's views and opinions on Clare Estate's urban environment, the safety and security within the area and the availability of recreational facilities and services within Clare Estate. (Please refer to Annexure C, Pg 169 for the questionnaire completed by the students)

5.6 Data Analysis

The data acquired through the various interviews, questionnaires and surveys that were undertaken, was analysed. The results from the observation studies and physical analysis of the study area, which included the condition of building survey, were analysed to determine what aspects and areas of Clare Estate required immediate renewal intervention and the types or renewal initiatives that are required in Clare Estate.

5.7 The Analysis of Land-use

A zoning map was obtained from the eThekwini municipality. During the observation studies carried out on Clare Estate the zoning map obtained was analysed against the actual land-use in Clare Estate. These findings were discussed and assisted in determining whether or not illegal land-uses have been contributing to the decay of Clare Estate.

5.8 Recommendations

The findings from the conducted interviews, questionnaires, surveys and proposed maps provide key insight into Clare Estate and allows for a deeper understanding of the area. The responses by residents, business owners and students to the questionnaires determined the various opinions towards urban renewal and the current condition of Clare Estate. It also provides insight into the needs of the community thus allowing recommendations for urban renewal to adequately address the urban problem existing there.

5.9 Conclusion

The methodology plays an integral role in providing a framework and structure for this dissertation. It is therefore important that the methodology is precise as it builds the foundation for other sections and chapters. To add to this dissertation's credibility only research methods and techniques that were relevant to the dissertation were used.

Data for this dissertation was acquired through various methods such as journal articles, books, internet sources, face-to-face interviews, questionnaires, surveys, personal observations, photographs and documented material such as newspaper articles. Making use of a variety of ways to acquire data contributed to the integrity of this dissertation. The following chapter analyses and presents the findings from the data collected.

Chapter Six: Findings and Analysis

6.0 Introduction

The purpose of this study was to investigate the urban decay present in Clare Estate. In order for this investigation to be accurate it was crucial that the research included the perceptions of residents, business owners, students, community leaders and various built environment specialists. This chapter examines the findings from questionnaires, surveys and interviews conducted throughout the research process and takes an in-depth look into the perceptions of these various stakeholders.

6.1 Responses from Questionnaires

The use of questionnaires formed a vital component in the research process. It provided in-depth insight into the socio-economic status of the residents in the area, the economic climate and opinions towards the current state of the surrounding urban environment and the implementation of urban renewal programmes from the perspectives of residents, business owners and students.

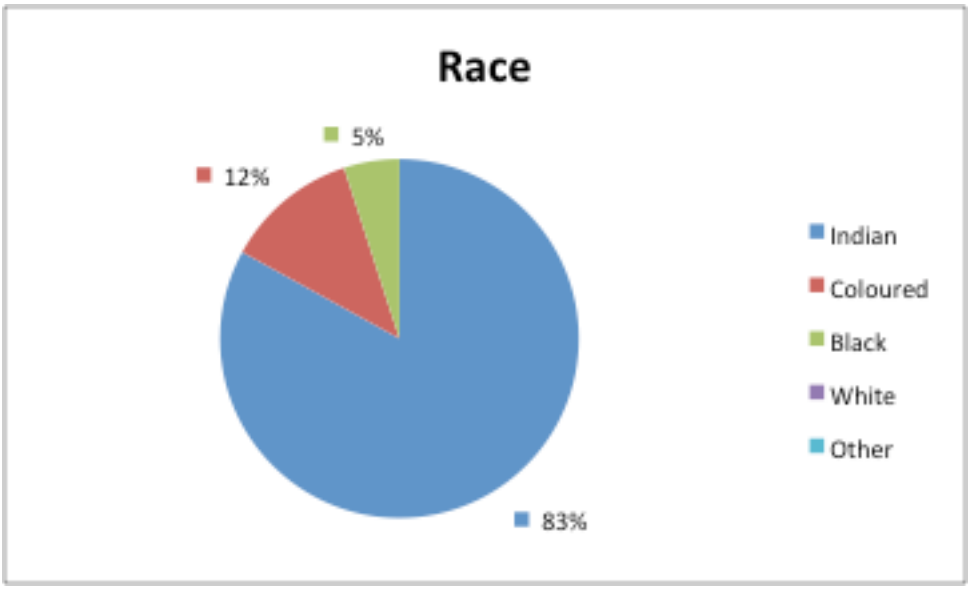
6.2.1 Findings from Questionnaires with Residents

6.2.1.1 Socio-Economic Details of Clare Estate residents

The following section discusses the findings on the socio-economic characteristics of residents of Clare Estate

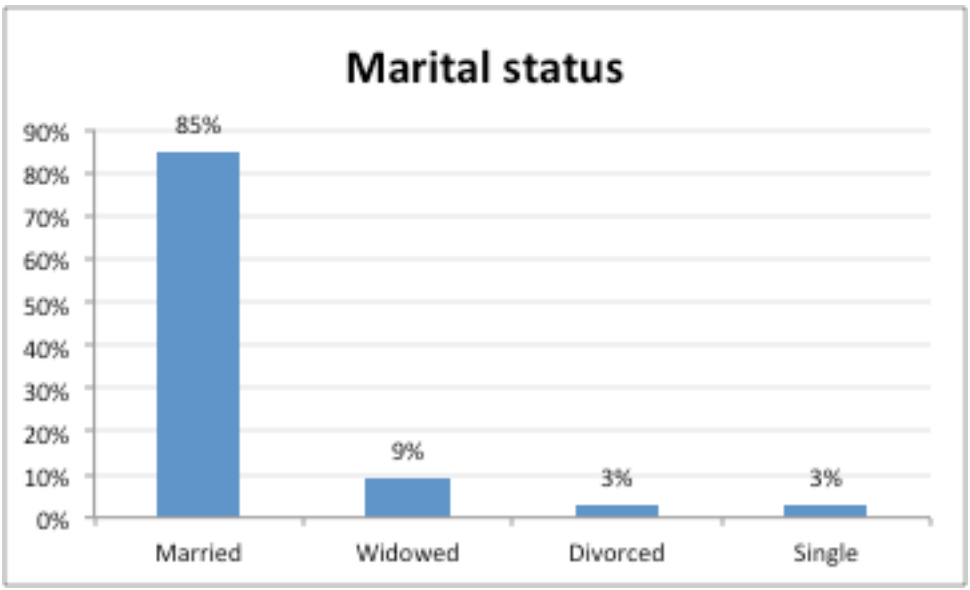
Graph 1: Division of Race within Clare Estate

Graph 1 illustrates the various races present in Clare Estate (discussed below)



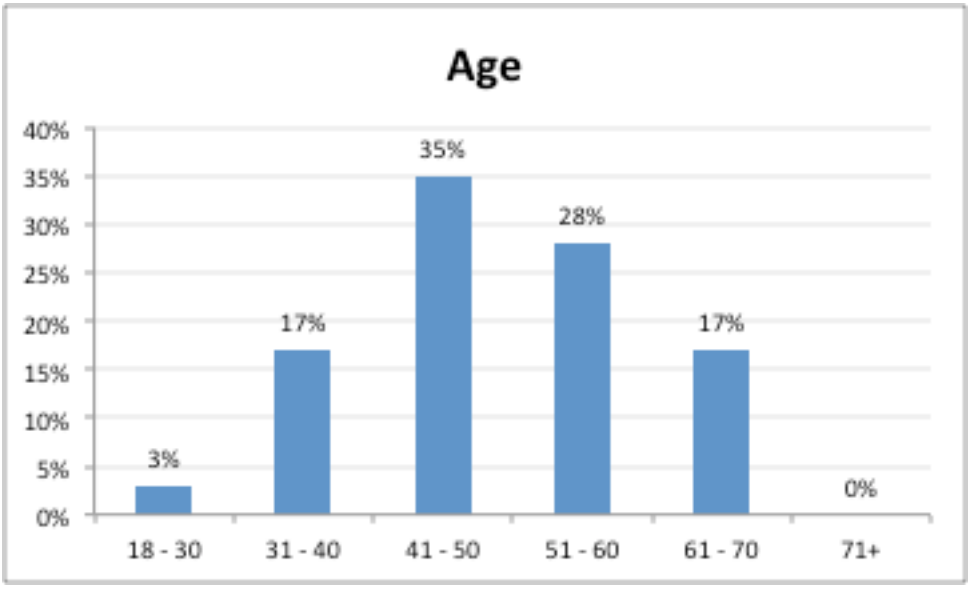
Graph 2: Marital status of Residents in Clare Estate

Graph 2 illustrates the marital status of residents in Clare Estate (discussed below)



Graph 3: Age of Residents in Clare Estate

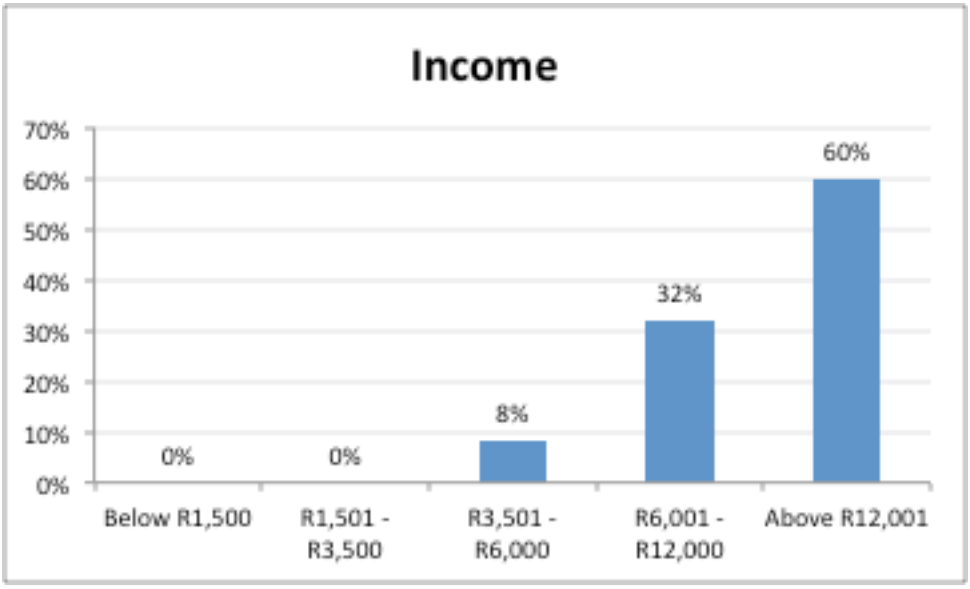
Graph 3 illustrates the age distributuion of residents in Clare Estate (discussed below)



Through the analysis of information gathered from conducting the survey with residents of Clare Estate it can be deduced that the households of Clare Estate are predominantly male headed with 73% of interviewed residents being male and only 27% female. Graph 1 (Pg 100) illustrates that residents of Indian descent make up the with 83% of residents, followed by coloureds making up 12% of residents and then blacks with 5% of residents. Graph 2 (Pg 100) indicates 85% of residents in Clare Estate are married followed by 9% of residents being widowed and 3% being divorced and single. Through analysing Graph 3 (Pg 101) it was noted that residents of Clare Estate fall in various age brackets, however the majority of residents are between 41 and 50 years old.

Graph 4: Income Brackets of Residents in Clare Estate

Graph 4 illustrates the income distribution of residents in Clare Estate (discussed below)



The income brackets used to determine whether residents of Clare Estate fall in the low, middle or high-income brackets was based on the income brackets made available by the Department of Housing. Individuals earning less than R1, 500 a month are considered below the poverty line, a monthly income between R1,501 and R3,500 is considered low-income, monthly income between R3,501 and R6,000 is considered lower-middle income, monthly income between R6,001 and R12,000 is considered upper-middle income and monthly incomes above R12,001 is considered upper income.

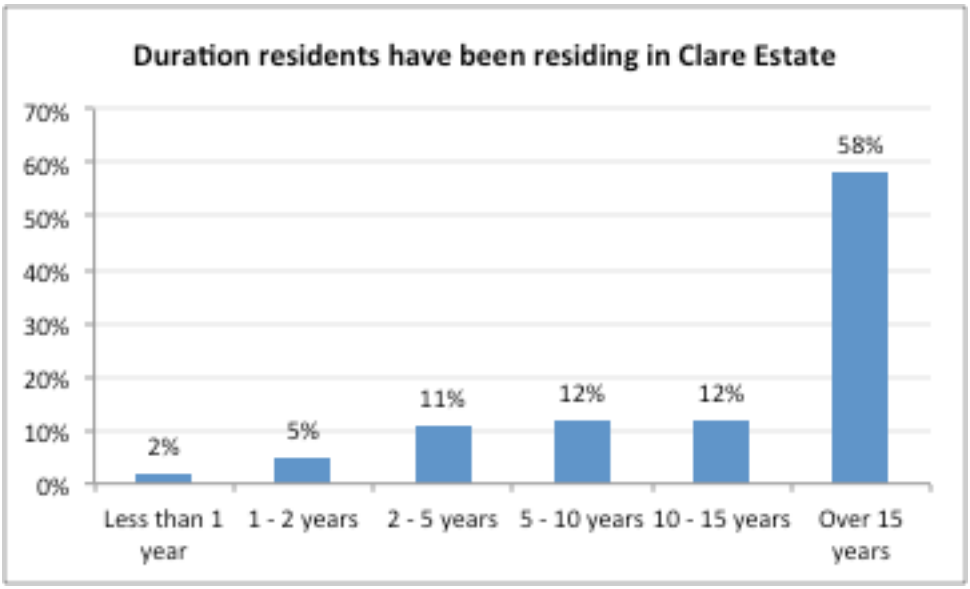
Graph 4 (Pg 102) illustrates the percentage of residents of Clare Estate falling in the various income brackets. The data gathered reveals that residents fall between the middle and upper income bracket. 60% of residents are considered high-income and 40% of residents fall within the varying levels of middle-income.

6.2.1.2 Resident's Views and Opinions on Clare Estate

This section of the questionnaire began with asking residents their reason for moving to Clare Estate and choosing the area as their home. The leading reasons given by residents is that they grew up in Clare Estate and are currently living in their family home which was purchased decades ago when the suburb was a prime location and a thriving Indian area. The majority of interviewed residents inherited their parents home or were forced to keep their family home as selling their house was difficult due to property values in Clare Estate plummeting. The invasion of informal settlements and the decline of the area have contributed to the weakening property values. Residents wanting to sell and relocate could not easily do so as they were not receiving a viable amount for their homes, hence being forced to stay.

Other reasons for residents moving to Clare Estate include convenience as many residents reportedly moved to Clare Estate for its central location, close proximity to work and schools and ideally located along public transport routes. Many residents gave reasons such as cheap rent and affordable housing as their driving reason for relocating to Clare Estate.

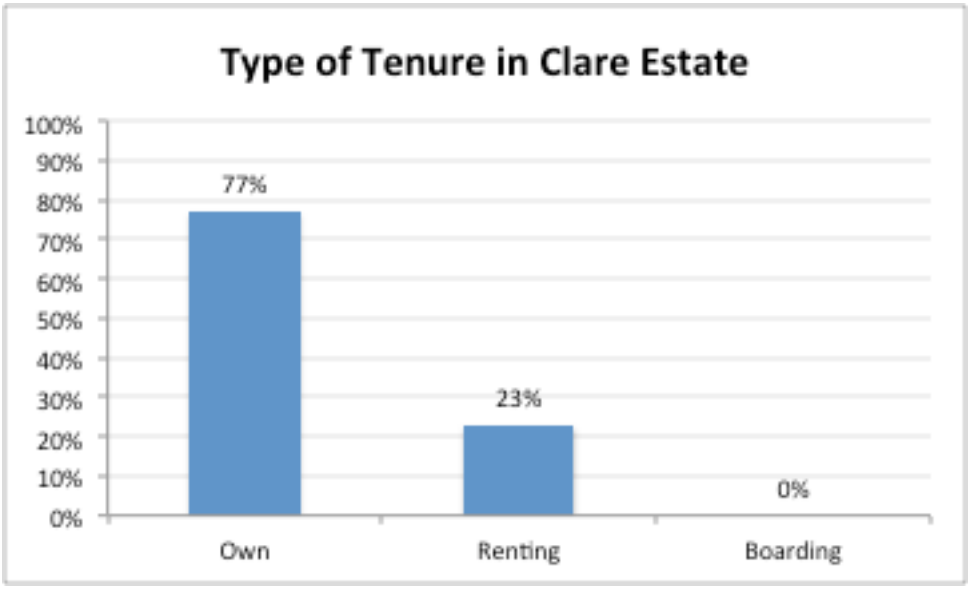
Graph 5: Duration Residents have been living in Clare Estate



Graph 5 (Pg 103) shows the duration residents have been living in Clare Estate. It is apparent that the majority of residents have been residing in Clare Estate for over 15

years, making up 58% of interviewed residents. The data represented in the graph below illustrates that there is a significantly smaller percentage of new residents within Clare Estate as only 2% of interviewed residents have lived in Clare Estate for less than a year and only 5% of residents have been residing in Clare Estate for 1 to 2 years. These statistics are an indication that Clare Estate is no longer the prime location it once was for residents despite its central location which was thought to be the saving grace for the area.

Graph 6: Existing Types of Tenure in Clare Estate



Residents were asked whether they owned their dwelling, rented or boarded. This question was necessary to determine the predominant tenure type within Clare Estate. Seventy seven per cent of residents owned their dwelling, 23% of residents were renting their dwelling and 0% were boarding. With the majority of residents owning their property, one could say that pride in the appearance of their surroundings would be in their own best interest as this will aid in maintaining a neater area. Despite this there is a definite lack of pride amongst the residents of Clare Estate and a sense of disinterest within the community.

The most recurrent answer given by residents when asked what their were dislikes about Clare Estate was the crime factor. Ninety eight per cent of residents reported that the crime rate was increasing within the area, 2% said the crime rate was stagnant and 0% said the crime rate was decreasing. A large number of residents said that due to the high crime levels in the area at the moment they would consider moving away to a safer more secure neighbourhood. Ninety seven per cent of residents felt that there was insufficient policing in Clare Estate. Personal experiences of burglaries and hijackings were reported by the majority of residents. Many residents who also own businesses in the area expressed deep fear as they not only are unsafe at work but in their home too.

The feeling of safety and security for residents is one of the most fundamental elements of forming a sustainable community. The benefit of a secure neighbourhood echoes throughout a community and instils confidence in residents about their neighbourhood. Safety and security in Clare Estate will support local economy growth and development through attracting new businesses and strengthen existing ones.

The invasion of Informal settlements within Clare Estate is another major area of concern for residents of Clare Estate. Almost all interviewed residents and business owners reported that the removal of informal settlements should be the greatest priority for the government if Clare Estate was to undergo urban renewal. Residents believe the presence of the informal settlements is directly related to the exceedingly high crime levels in Clare Estate and therefore feel the removal of them is the fastest way to address the problem of crime.

However high crime levels are not the only problem associated with informal settlements; electricity theft, declining property values, land invasion and threat of disease are all issues that the residents of Clare Estate are forced to live with. In December 2000 an article published by the Sunday Tribune released a statement by then councillor that the removal of all informal settlements was in the eThekwini municipality five year plan and assured residents that Clare Estate was at the top of

the council's priority list[29], however thirteen years later all informal settlements are still present and are increasing due to urbanisation.

An interviewed resident explained his outrage as the back of his land was taken over and invaded by informal settlements. He has had a total of fifteen burglaries and continues to live in fear. He has made countless attempts to get in touch with authorities to help him with this situation but has had no success. Residents of informal settlements have no space for waste removal and ablution facilities and therefore relieve themselves on verges along the road, or wherever they wish. A number of residents have said the stench of faeces is unbearable at times and as ratepayers they should not be forced to live in these harsh conditions.

Plate 21: Photograph showing Informal Settlements that have been constructed on the Verge of a Property



Photograph showing verges in Clare Estate being taken over by informal settlements

[29] 2000, 'Clare Estate squatters', *Sunday Tribune*, 10 December, Pg 3

Both residents and environmental activists have always contested the location of the Bisasar Road landfill site. The majority of residents believe it was the location of the landfill within Clare Estate that prompted the decline of the suburb and the continuous degeneration of the area since. Residents feel the landfill is not only an eyesore but a health and environmental hazard too. Interviewed residents reported continuous rodent and cockroach problems as the landfill has created a nesting ground for these pests. Many residents are exhausted of having to live in these miserable conditions.

An article published in the Daily News in 2006 reported the anger of residents as the landfill was holding not only building and domestic waste but hospital waste too. Bloody hospital gowns, syringes and empty blood bags were all found at the landfill[30] site. This was particularly concerning to residents as the landfill is not only surrounded by houses but also by a number of schools such as Rippon Road Primary, SM Jhavary Primary and Burnwood Secondary School. The students of these schools pass the landfill on a daily basis as they walk to and from school hence the landfill site poses a serious risk.

When residents were asked if they feel air pollution is a problem within Clare Estate, 95% of residents replied yes. Residents said the odour of the landfill together with the potentially harmful gases emitted by it has made life intolerable. The large heavy-duty trucks that transport waste to and from the landfill on a daily basis have also contributed to the polluted atmosphere of Clare Estate. Residents feel that not only are these trucks largely responsible for the damage of the roads in Clare Estate, they have also contributed to an unpleasant, noisy and polluted atmosphere. Ninety three per cent of residents reported that Clare Estate has the problem of traffic congestion and noise pollution. Interviewed residents feel they have been gravely mistreated, as they have had no say over the happenings of their neighbourhood and the government has blatantly ignored their cries for help.

[30] Packree, S 2006, 'What a stink!', *Daily News*, 12 January, Pg 1

Another dislike residents viewed about Clare Estate are the large amounts of abandoned buildings and sites that have created its own range of problems. Residents feel that these abandoned sites have not only encouraged squatters and illegal dumping but it has also created a platform for other illegal activities.

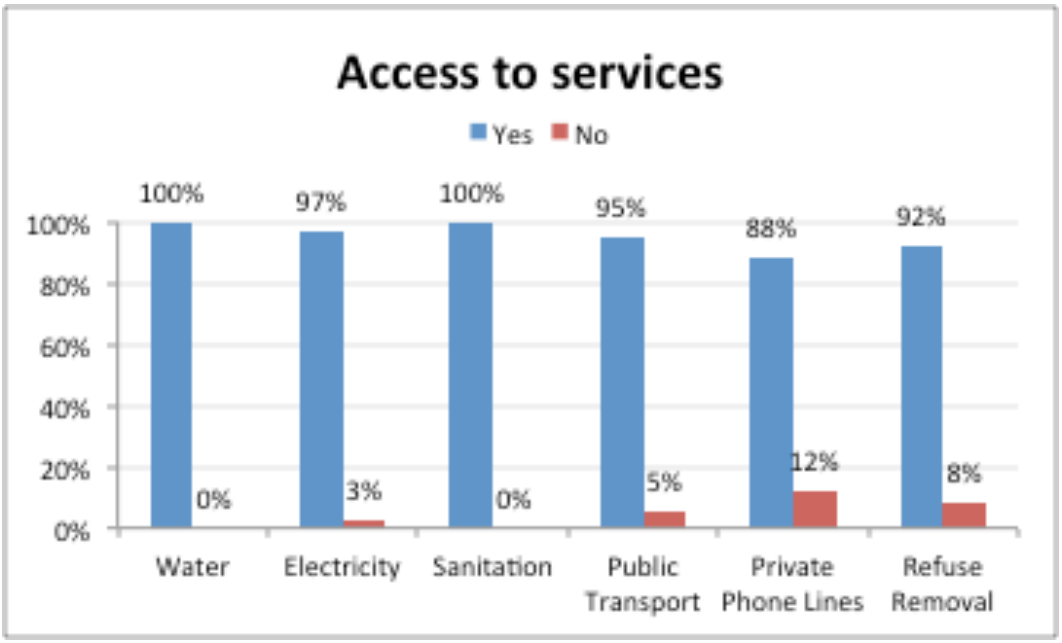
Residents reported that a number of these vacant sites are being used as illegal parking grounds for buses and trucks, which is a nuisance too them and is creating an aesthetically unappealing environment. The abandoned buildings are also contributing to the social decay within Clare Estate as a large number of youth are becoming involved with drugs and making use of these areas for dealing purposes. The presence of these derelict buildings has shaped a gloomy and unwelcoming environment. Residents reported that they fear walking on the road past these buildings, as they feel vulnerable and unsafe.

Plate 22: Photograph showing an abandoned Building that is being used for Illegal Activity



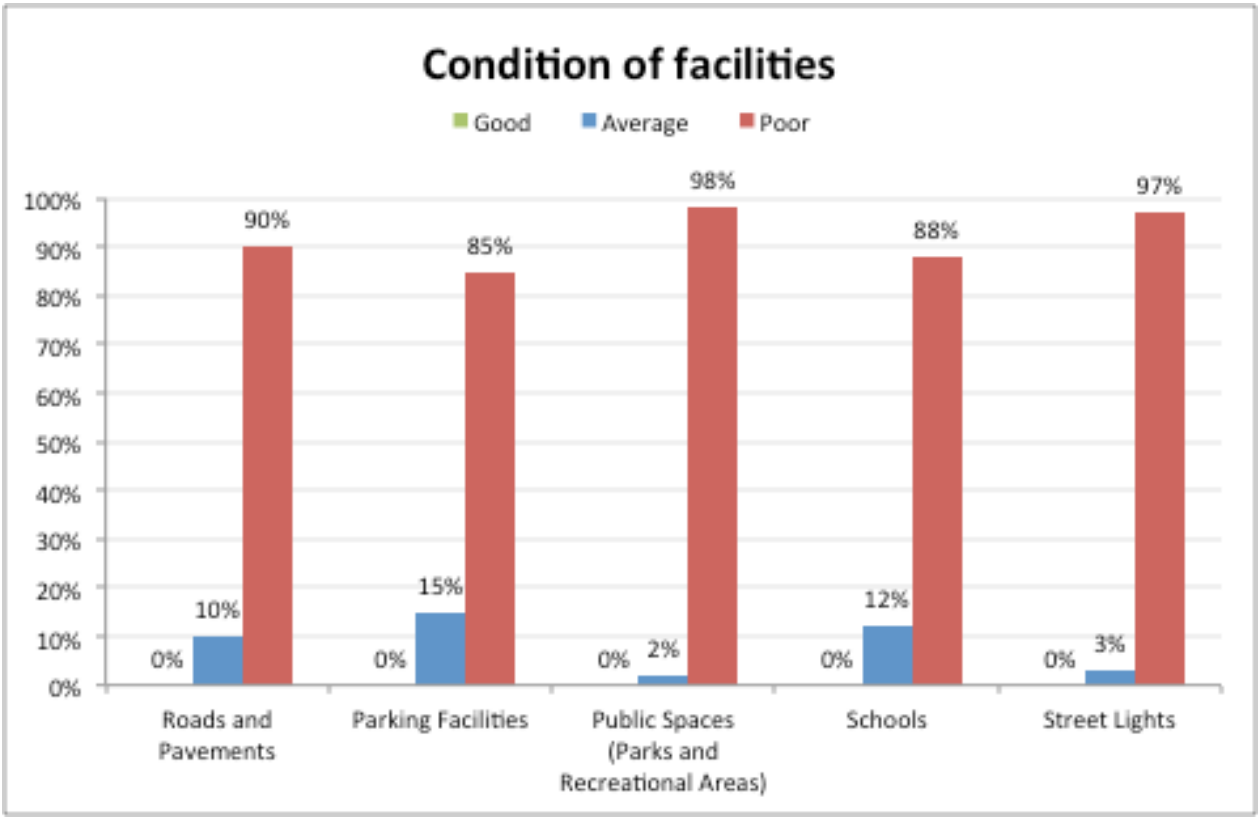
Photograph showing an abandoned building that police reported is a popular spot for criminal activity such as drug use

Graph 7: Residents of Clare Estate's access to services



Residents were asked whether they had access to various services at the time the questionnaire was conducted. Although almost 100% of residents had access to all services within the area, there were a few residents that did not receive refuse removal at the time the questionnaire was conducted. Resident without access to refuse removal reported that due to the narrow road that they live on that has yet to be tarred, refuse trucks cannot make it to their house. They are forced to leave their refuse at a neighbour's house so it is disposed of. Residents also noted that electricity cuts are a common occurrence due to the overload of illegal connections made by residents of the informal settlement. Residents have said they are often forced to go days without electricity, which results in food having to be disposed off as it gets spoiled. Residents are afraid of reporting illegal connections as it often ends in riots and damage to their property when police cut their connections.

Graph 8: Condition of Facilities in Clare Estate



Residents were requested to rate the condition of facilities in the area according to "good", "average" or "poor". Almost 100% of residents rated all facilities as "poor" which proved to be a shocking statistic. Ninety per cent of residents rated roads and pavements as "poor". Residents complained about the large potholes and uneven tarring on many roads within Clare Estate that have damaged cars and have caused accidents. Residents also complain about the lack of pavements or pavements that have been taken over by over grown verges. In November 2012 an article published by the Sunday Tribune spoke about a dirt road in Clare Estate that after many years of requests for the road to be resurfaced and named it was finally done[31]. The article speaks of the slow service delivery Clare Estate resident's experience.

Eighty five per cent of residents rated parking facilities within Clare Estate as poor. Residents have said that due to the lack of parking for schools, shops and residential units vehicle owners are forced to park on pavements or in some cases double park

[31] Bachu, J 2012, 'Road finally gets upgrade', *Sunday Tribune*, 4 November, pg 2

on the road. This has caused many accidents in the area and creates traffic congestion problems.

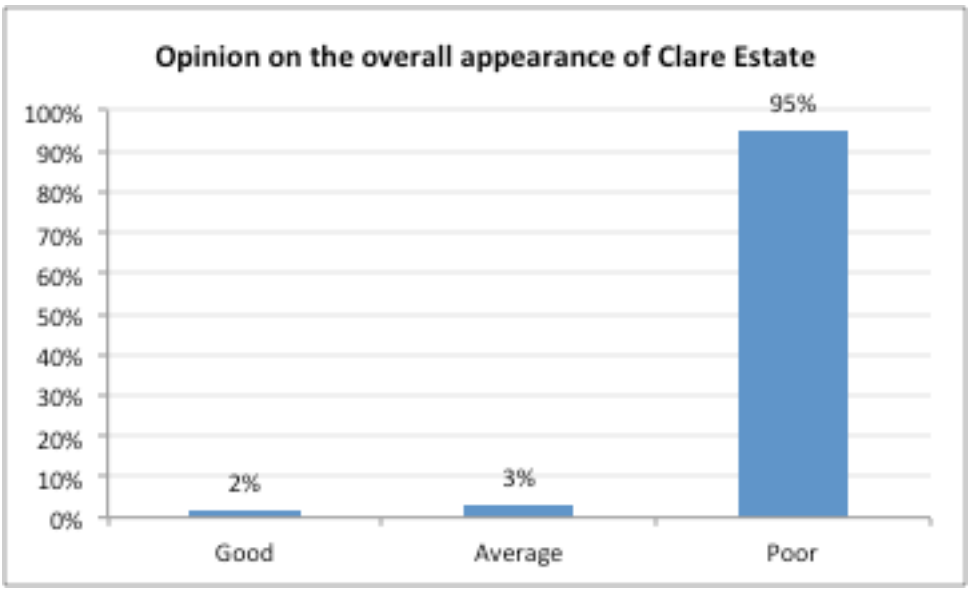
Ninety eight per cent of residents that rated public spaces such as parks and recreational areas poor have said their reason for doing so is that recreational areas and parks are non-existent in Clare Estate. Residents complain about the amount of land consumed by the landfill yet the neighbourhood does not have any area for them to hold recreational activities.

The 88% of residents that rated schools as being in a poor condition, explained that the schools in the area provides a good education as many of the interviewed residents themselves have attended these schools however the condition of the schools and their facilities has drastically deteriorated. Residents have shared their concern for the scholars, as schools don't even have access to a library or sports field.

Ninety seven per cent of residents said that street lights were in a poor condition. Many streets have no working lights at all, making visibility at night very poor. Residents have complained to local authorities and many streetlights have been fixed, however a number of smaller interior roads have no lighting. The lack of visibility coupled with the number of potholes has residents very nervous to drive at night.

Opinions Towards Urban Renewal In Clare Estate

Graph 9: Residents opinion on the overall appearance of Clare Estate



Ninety five per cent of residents rated the overall appearance of Clare Estate as poor and 100% of residents answered yes when asked if they feel Clare Estate requires urban renewal.

When residents were asked why they feel Clare Estate requires renewal, the most common responses received from residents was the following:

- Clare Estate is deteriorating, buildings are in a neglected, dilapidated and dire condition;
- The large number of abandoned homes are encouraging the growth of illegal activity and informal settlements;
- Clare Estate has no aesthetic appeal and residents are no longer proud of their neighbourhood;
- Clare Estate provides no recreational facilities for residents
- Infrastructure in Clare Estate is deteriorating;
- The environmental damaged caused by the landfill needs to be reversed;
- Many parts of Clare Estate have remained the same since Clare Estate originally began;
- Urban renewal may return Clare Estate to the thriving suburb it once was

Residents feel the two problem areas that require immediate renewal intervention and should be addressed first if renewal was to take place in Clare Estate is the issue of informal settlements and the condition of roads and pavements. Addressing these two issues first will not only make residents more content but as ratepayers they have the right to safe roads and a neighbourhood free of slums.

Seventy five per cent of residents are willing to assist the urban renewal process. From the 60 residents that completed the questionnaire 14 were renting their property and 46 owned their property. Of the 14 renters, 50% said they would be able to afford an increase in rent if renewal was to take place. From the dwelling owners 71% said they would be able to afford renovations to their home to meet renewal standards and 83% said they would be able to afford an increase in rates if urban renewal was to take place. These promising statistics is evidence that the community of Clare Estate are willing to make the effort to see their suburb flourish; all they require is the proper support and guidance from the government to coordinate their efforts.

Residents believe the leading cause for the deteriorating urban environment in Clare Estate is government neglect. An astonishing 95% of residents don't know who their current Ward Councillor is. Residents feel the current ward councillor serves the informal settlements primarily as residents of the settlement voted him in. Kennedy Road informal settlement is home to 10 000 residents alone as indicated in an article published by the Mercury in 2009[32]. Ratepayers feel that the residents of the informal settlement have the controlling vote when electing local governance hence ratepayers' needs are ignored. An article written by a Clare Estate resident in 2012 described the current Ward Councillor as "hardly visible" and said that despite the long list of urgent matters residents need to be attended to they have no one to turn to and complain to as the ward councillor is focusing on the needs of residents from the informal settlement[33].

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[32] Magwaza, M and Mfusi, N 2009, 'Kennedy Road shackland home to 10 000 people', *Mercury*, 9 October, pg 5

[33] Ambrose, S 2012, 'Councillor cares only for squatters', *Sunday Tribune*, 10 June, pg 4

Despite Clare Estates imperfections there is a definite sense of community within the neighbourhood and residents are clearly attached to the area. Eighty two per cent of residents said that Clare Estate is a tight knit community and 60% of residents said that despite all of Clare Estates flaws they enjoy living in the area.

6.2.2 Findings from Questionnaires with Business Owners

The majority of businesses within the study area are located along the three main roads within Clare Estate, namely Clare road, Oflaherty road and Burnwood Road. These three roads are thought to be the business hub of the area with a high concentration of commercial land-use that attracts business from both local residents and passerby's. The 20 businesses that agreed to participate in the survey were mainly located on these three roads, with exception to three that were located on smaller interior roads within Clare Estate.

A mix of businesses located within Clare Estate participated in the questionnaire. They include liquor stores, pharmacies, butchers, tearooms, supermarkets, hardware, take-aways, auto-repairs, doctors and hairdressers. Interviewing a variety of businesses provided a diverse range of perspectives on the occurrences in Clare Estate and insight into the role each business plays in the area. It's also provided a wide range of views businessmen have on the possibility of renewal taking place in Clare Estate.

Fifty-five per cent of interviewed businessmen reportedly lived within Clare Estate with the remaining 45% stating that they lived in surrounding areas. When business owners were questioned on the financial state of their business, 55% said their business was stagnant, 45% said their business was deteriorating and 0% of business owners reported their business was improving. This statistic is proof that the local economy in Clare Estate is deteriorating as no business in the area reported any financial improvement. When respondents were asked if Clare Estate is the ideal location for their business 60% said yes with the leading reason being the residents of Clare Estate are the target market for businesses. The 40% of respondents who

said Clare Estate is not the ideal location justified their response with reasons such as exceedingly high crime rates resulting in fear of being robbed whilst at work and the location of the landfill which gives off a disgusting stench and consequently puts off customers from purchasing food items from local grocers.

When respondents were asked the question of whether or not they enjoyed working in Clare Estate, 70% responded by saying they did enjoy working in the area due to the friendly community and familiar people surrounding them. The respondents continued to explain that Clare Estate was where they felt most comfortable and at home. It was clear that regardless of the declining environment the majority of business owners within the area have established themselves over the years and have developed a strong sense of attachment to the area. The 30% that responded by saying no they did not enjoy working in the area supported their views by saying the location of the landfill, growing number of informal settlements, high crime rates, poor service delivery, unmaintained infrastructure and government neglect all created an unappealing, unpleasant and unsafe working environment.

Business owners were asked if they intended on keeping their business in Clare Estate, 80% said yes for reasons such as cheap rent, business owners owning the building and cannot sell due to a lack of interest in the area and may business owners work from home so they will not relocate their business out of convenience and are unable to afford a separate premises for their business. The 40% that said they do not intend to keep their business within Clare Estate permanently explained the major reason for this was the high crime levels and deteriorating local economy. It was noted that all businesses that did not want to stay in Clare Estate permanently were reasonably new to the area, as they have all been in Clare Estate for less than three years. It was reported that Clare Estate being a relatively close community, tended to support businesses that have been in the area for a while and have established themselves as the majority of these businesses are owned by residents. This makes it difficult for new business to progress. 70% of business owners said their customers are residents of Clare Estate and a mere 30% of businesses saying they receive the majority of their support from people that live outside of Clare Estate. However only 30% of business owners reported that the support from

residents of Clare Estate was good, whilst 10% said support from the local residents was poor leaving a staggering 60% reporting local residents support being average.

A 100% of business owners felt that the crime rate in Clare Estate is increasing. These exceedingly high crime rates are a leading cause for the failing local economy. Both business owners and patrons feel unsafe and vulnerable in the area. this insecurity is consequently deterring new customers and businesses away from the area. Out of the 20 businesses owners that were interviewed 14 reported that they were robbed previously whilst at work, many were robbed on numerous occasions. That is a staggering 70% of businesses within Clare Estate. These high crime rates coupled with the lack of policing, which 100% of business owners reported, has resulted in the majority of business owners having to cage themselves up within their premises. Customers are not allowed to enter the store to do their shopping, all transactions occur through the cage where the customers point at what they need and the employee gets it for them. This method of shopping has proven to be inconvenient and problematic as customers complain to business owners on a daily basis however business owners feel that this is their only choice as they feel safer and have more control over who enters their premises.

Plate 23: A Photograph showing the Burglar Guards and Fences Business Owners have put up around their Businesses for Security Purposes



Photograph showing security measures taken by business owners to prevent access of intruders

When business owners were asked about their feelings towards Clare Estate undergoing urban renewal, 100% agreed that Clare Estate requires this intervention. 65% of business owners said they will be able to afford renovations to their premises to meet renewal standards. Thirty five per cent said they will not be able to afford renovating their business due to the financial state of their business.

When asked what issues they feel should be addressed first, respondents felt it difficult to name just one. The issues business owners felt that should be at the forefront of urban renewal programmes is the removal of squatter settlements and addressing the high crime levels. Respondents felt that the high crime levels can be credited the large amount of informal settlements located within Clare Estate. Business owners were asked what changes they feel Clare Estate needs to meet their business needs and help improve their business, responses included more policing to make it safer for customers, better infrastructure such as roads to make it more accessible for patrons and government intervention for better service delivery and

the implementation of local economic development programmes to strengthen businesses and return Clare Estate to what it once was.

6.2.3 Findings from Questionnaires with Students

A total of 40 grade 11 and grade 12 students from Burnwood Secondary School, located on Burnwood Road, completed the survey. Students from grade 11 and grade 12 were selected, as they are most capable of understanding the concepts of urban decay and renewal and are able to articulate their views clearly.

The questionnaire began by asking students whether or not they felt the built environment of Clare Estate was in a poor decaying condition and required attention. This question was necessary to gather the students' thoughts on the urban environment that surrounds them. 60% of students answered yes, hence agreeing that Clare Estate is in a dilapidated and decaying state and requires attention. 40% of students answered no, hence disagreeing that Clare Estate is in a decaying state. This statistic is surprising as Burnwood Road Secondary is located in the heart of the decay in Clare Estate, and is in close proximity to the Bisasar landfill site. 40% of students may have answered no to this question as many students have lived within Clare Estate their whole lives and have always schooled in Clare Estate hence they do not realise that the area is decayed and dilapidated as this is all they have been exposed to.

The students were asked whether they felt safe walking home from school. This question was asked to determine whether students felt safe and secure in their surrounding environment. 80% of students reportedly did not feel safe walking home from school. Leaving only 20% saying they felt safe. The large amount of students that feel unsafe is a clear indication that Clare Estate is not an ideal environment for scholars, as students feel vulnerable and afraid.

Students were asked whether Clare Estate provides enough safe recreational facilities for students to make use of after school, on weekends and on holidays. An astonishing 95% of students answered no to this question. This alarming statistic is

an indication that Clare Estate fails to meet the requirements of students and youth in the area, as it does not provide essential services that are needed to create a healthy environment for them.

When learners were asked if they enjoyed living in Clare Estate, 60% said they did not enjoy living in the area and 40% said they did. Despite the majority of students expressing their dislike of living in Clare Estate, 40% is a rather significant amount of students that despite the flaws that Clare Estate may have, there is still a definite sense of attachment to the area.

The questionnaire provided one open-ended question, which allowed students to freely express any thoughts they had on how Clare Estate could be made safer and more accommodating for students. This will play a pivotal role in providing recommendations for the renewal of Clare Estate. All 40 students shared similar views. The following is a list of the most popular requests received from the students:

- Students were upset about the large number of sites that are vacant or abandoned and yet Clare Estate has no parks or recreational facilities for students. Instead all vacant and abandoned sites have become illegal dumping grounds and have encouraged the growth of informal settlements. All 40 students requested of a park/sport field that is open to students only on weekdays after school from 2pm to 5pm and to the public after 5pm on weekdays and on weekends.
- Students expressed concern about the condition of roads in Clare Estate and requested repair of roads and pavements. The lack of pavements on most roads coupled with overgrown and unkempt verges makes it difficult for students to walk home safely along the sides of roads after school. Students are forced to walk on busy main roads such as Clare Road and Oflaherty Road. This problem is worsened when vehicles on the road swerve to avoid the many potholes on the road and often come dangerously close to running over students, as there are no pavements for them to escape on.

- Burnwood Secondary School is located on the narrow Burnwood Road. Students are afraid of being knocked by these oversized vehicles. They are also afraid of the large trucks transporting waste to and from the landfill as they are continuously passing their school; therefore learners requested that they be banned from using Burnwood Road.
- Students complained about the stench coming from the Bisasar Road landfill that is located opposite the school. Students reported the smell to be unbearable and distracting on hot summer days.
- Students requested police patrolls around the school, along main roads and around informal settlements when school ends, as students feel unsafe and vulnerable. The large amounts of informal settlements located throughout Clare Estate was a place of concern for students as they are reportedly anxious to walking past them on their way home after school for safety reasons. Many students have been mugged in these areas.
- Students requested a public library for Clare Estate as it will give students a place to do their homework afterschool. Many students live in the informal settlements and do not have access to electricity to do their homework at night.
- Students requested after school activities such as sports and other youth building activities.

6.2.4 Findings from Questionnaires with Built Environment Specialists and Community Leaders

Personal interviews were scheduled with various stakeholders that were equipped to provide knowledge and insight to assist with the research. The opinions and views shared of the various stakeholders were instrumental in the formulation of recommendations for renewal.

A senior planner from the eThekwini Municipality who is in charge of informal settlements and housing projects within Clare Estate was interviewed to gain insight into the urban form of the area. The interviewee was questioned on the different

land uses in Clare Estate, the causes of decay in Clare Estate, the future plans for informal settlements in Clare Estate and the future plans for the renewal of the area.

An environmental justice lawyer that previously worked on matters involving the Bisasar Road Landfill Site was interviewed to determine the environmental impact the landuse has had and asked his perspective regarding the environmental injustice visited on the community of Clare Estate. The interviewee was also questioned on the role the landfill played in the degeneration of Clare Estate

The manager of the Bisasar Road landfill was interviewed in order to gain insight into the running of the landfill and an inside perspective on the effect the landfill has had on Clare Estate. The interviewee was further questioned on the future plans for the landfill after the landfill has reached the end of its life span.

A previous councillor of Clare Estate who is currently the chairman of the Clare Estate Ratepayers Association, the captain of the Sydenham police station and a representative from the Abahlali base Mjondolo movement was interviewed. The interviewee was questioned on the current state of Clare Estate and their views on the degeneration of Clare Estate. These individuals' views and opinions on Clare Estate are important as they work here, live here and know the areas strengths and weaknesses the best through firsthand experience.

The Principal of Burnwood Secondary School was interviewed. He was questioned on the safety of learners, whether Clare Estate provides a good environment for students and changes that he thinks are necessary to make Clare Estate a conducive environment for children.

6.2.4.1 Stakeholders Responses to the Causes of Decay in Clare Estate

When stakeholders were interviewed they were all asked whether they thought Clare Estate is in a state of decay, to which they all answered "yes". Stakeholders believe there are various factors that have contributed to the decay of Clare Estate. The following are the factors they believe played a key role in the degeneration of the area:

6.2.4.1.1 Informal Settlements

The ex-councillor and current Ratepayers Association chairman Mr Ish Prahladh strongly aired his view that the main contributing factor to the degeneration of Clare Estate is the infestation of informal settlements within Clare Estate. Mr Prahladh said the growing presence of the informal settlements is Clare Estate residents' biggest concern. He further mentioned that the presence of informal settlements is not only aesthetically unappealing but has brought with it, a range of other problems such as illegal electricity connections, crime, plummeting property values and pollution due to the lack of sanitation for these residents. All of these factors are making Clare Estate a difficult and undesirable place to live. The captain of Sydenham police station, who wishes to remain anonymous, feels the increasing number of informal settlements in the area is contributing to the high crime levels and an unsafe atmosphere. According to the policeman Kennedy Road, Foreman Road, Quarry Road and Palmiet Road are the high risk areas as these are "hot spots" for crime and all these roads are located along side informal settlements. Mr Gokul, the principle of Burnwood Road Secondary School, also believes the informal settlements are largely to blame for the decay of Clare Estate. Gokul says that the informal settlements have created an unsafe environment for children.

Mr Faizal Seedat a senior town planner at eThekwini Municipality aired a similar view, he too feels the informal settlements have largely contributed to the decaying urban environment, but explains it is a difficult situation to handle. Mr Seedat continued to say that the informal settlements in Clare Estate has been an on-going

problem for the municipality as relocating them and providing housing has not been a simple process. Residents of the settlement do not want to be moved out of Clare Estate.

The Abahlali representative interviewed who also wished to remain anonymous has a different view. He believes that the informal settlements may carry some responsibility for Clare Estates decay however they cannot be blamed entirely as the Kennedy Road settlement first started in 1970 during the apartheid era and Clare Estate remained to thrive for sometime after. He continued to say that Clare Estate's urban environment has gotten worse in recent years.

6.2.4.1.2 The Bisasar Road Landfill Site

The landfill is believed to be one of the main causes for the decay of Clare Estate. All interviewed stakeholders expressed this view. The interviewed environmental justice lawyer Professor Jeremy Ridl, feels that the landfill is a large contributor to the decline of Clare Estate. Professor Ridl feels that not only is the landfill a health hazard it has also affected the desirability for residents to live within the area. It has impacted the long-term viability and sustainability of Clare Estate due to the negative connotations of living next to a garbage site. Mr Ridl explains that despite Clare Estate still being made up of the majority of the core residents, the location of the landfill has negatively impacted the desirability for young residents to stay in the area and new residents to move into the area.

The landfill has also negatively affected the economy of the area as property values have decreased and people no longer wanting to invest in the area. Residents have stopped renovating their houses and putting money into the upkeep of their homes as there is no way for them to get their money back. He gave an example saying that If residents invest a million rand in renovating their home and then want to sell their homes there is no way they will get a million rand for a home located near a garbage site, where as if the house was located elsewhere they could possibly receive that amount.

Ridl stated there have been many cases where residents of Clare Estate have blamed the landfill for health problems. Some residents believe it was due to the landfill and the toxic gasses it emits that they have become victims to cancer. Ridl says he is not sure how much the landfill is to blame for health problems in the past but the landfill seems to be well managed currently with minimal environmental harm. However Ridl does believe the community of Clare Estate are experiencing an environmental injustice as the residents were there first. The locating a landfill in such a close proximity to an Indian residential area during the apartheid times is a clear depiction of racially based environmental injustice and environmental racism.

Mr Prahladh says the community of Clare Estate have strongly contested the landfill location and operation site from the very beginning. Despite the claims that the landfill is well managed with minimal impact on the surrounding community and environment only the residents of Clare Estate knows how it feels to live next to a garbage site and endure the reek of decomposing matter. Mr Prahladh says that the large refuse trucks carrying waste to and from the landfill daily is also a problem as the trucks are noisy and are the cause of traffic congestion.

Mr Gokul feels it is wrong that there is a landfill site that is located in such close proximity to schools as it is a hazard and is not a safe environment for children. He says refuse truck drivers are reckless and drive past the school daily. He illustrated the point by explaining an incident where a grade 9 pupil was run over in 2011 by a reckless refuse truck driver passing the school.

The interviewed policeman said the landfill has resulted in residents from the informal settlements foraging through the waste in search for food and other items they can sell or use. He says it has gotten so bad that residents of the settlement actually jump on moving trucks to scavenge for things. He said it's a difficult situation to handle and has resulted in the spread of diseases amongst residents of the settlement.

The Abahlali representative says the landfill has the greatest and most severe impact on residents from the Kennedy road settlement as they live in the middle of the landfill with no proper sanitation. He said their children are always sick and have

sores and rashes all over their body. He continued to say they have had countless incidences where babies and children have been bitten and eaten by rats, which has lead to death in some cases. He is aware that it's an unhealthy place to live but they are left with no choice as they have jobs in the area and transport is too expensive for them to move and travel to work daily.

Mr Logan Moodley who is the Bisasar Road Landfill site manager feels the landfill may have had only a slight economic impact on Clare Estate but has not contributed to the decay of the area. The landfill is well managed, with measures put into place to control the smell. He continued to say that the landfill has been environmentally responsible in the handling of the methane gas derived from the waste by converting it into electricity. He says the energy supplied by the landfill services 6000 low-income houses a day. When Mr Moodley was questioned on whether or not the electricity generated from the landfill was benefiting the residents of Clare Estate directly, Mr Moodley stated that currently the energy is distributed to various areas however once the planned low-cost housing schemes for Clare Estate are constructed they will be looking into directing the landfill generated electricity to serve these settlements first.

6.2.4.1.3 Illegal activity

The policeman interviewed feels the large amounts of abandoned buildings have largely contributed to illegal activity within Clare Estate. He believes it is the high unemployment rates amongst residents living in the informal settlements that are contributing to the increasing crime level. He also said due to the poor visibility in the area at night caused by bushy verges, broken street lights and abandoned buildings, criminals can easily hide and escape making it difficult to arrest and prosecute offenders.

Drug use and illegal activity is common amongst the youth. They youth hang around derelict buildings after school hours and consequently get drawn into illegal activities due to reasons such as peer pressure, boredom and the need for money.

Mr Prahladh says residents of Clare Estate live in fear, as crime is almost a daily occurrence. He says residents feel like prisoners in their own home as a simple act like a walk through the neighbourhood is “unthought-of” of due to the fear residents have.

Mr Prahladh said many businesses in Clare Estate Have had to close down due to high crime levels. He says business owners cannot afford to make a living in Clare Estate as they are often broken into and lose thousands of Rands in stock or cash. Prahladh says it’s sad to see business owners struggling as Clare Estate was once a economic hub as residents from surrounding neighbourhoods use to travel to Clare Estate to do their shopping as a variety of fresh produce and stores were located within the area. Presently there are a number of abandoned businesses and many existing businesses struggle to keep their doors open. New businesses open but often don’t last longer than several months as high crime rates force them to relocate.

6.2.4.1.4 Poor Payment of Rates and Levies

Mr Prahladh stated that in many ratepayers association meeting it was mentioned that the many residents of Clare Estate do not pay their rates and levies regularly which could be a contributing factor giving rise to decay in Clare Estate.

6.2.4.1.5 Poor Governance

Mr Prahladh, Mr Gokal and the representative from Abahlali believe a major contributing factor to the degeneration of Clare Estate is poor governance, lack of controls and mismanagement. Mr Prahladh stated that service delivery in the area is very slow. He continued to say that it is due to government neglect that Clare Estate has gotten to this present state. He said Clare Estate has infrastructure problems, over grown verges, illegal dumping, illegal land uses and informal settlements all of which requires government intervention. Mr Prahladh believes the government

should have put into place stricter controls and closely monitored the land-use within Clare Estate to address the large amounts of illegal land uses that have developed. He said busses and trucks are illegally parked in vacant plots and many residents make use of their homes for commercial purposes. This has been an issue for ratepayers for sometime as it has contributed to congestion and a chaotic atmosphere.

Mr Gokal feels the government should address the lack of facilities for scholars. He feels the needs of students are being ignored. Children deserve a place where they can run around and play sport. The representative from Abahlali feels the government has no urgency for addressing the housing problem and is content with having people living amongst the filth of the landfill. He continued to say that the residents of Kennedy Road informal settlement are living amongst the harshest of conditions and should rightfully be a priority for housing delivery.

6.3 An Analysis of The Findings

From interviews conducted with residents, business owners, students and stakeholders it can be deduced that the decay in Clare Estate has resulted from a combination of factors. Frictional, functional, physical and economic blight have all manifested themselves in Clare Estate. In order to address the decay, all four forms of blight must be addressed.

Residents, business owners and stakeholders believe the increasing crime levels in the area, are the most significant factor contributing to blight in the area. Stakeholders reported feeling more and more unsafe in Clare Estate. Many businesses have been forced to close down and relocate due to these escalating crime levels. The interviewed policeman feels the community of Clare Estate needs to be proactive and help the policeman resolve this issue of crime.

The influx of informal settlements was also a point of concern for most stakeholders. The presence of informal settlements is a large contributor to the physical blight of

the area. Derelict, abandoned and neglected buildings together with the unmaintained urban environment have also contributed to the physical blight of Clare Estate. Poor governance and mismanagement are the leading reasons for frictional and functional blight in Clare Estate. Lack of government attention is evident through the slow service delivery and incompatible land-uses.

Most interviewees felt very strongly against the presence of the landfill in Clare Estate. The majority of the interviewed residents, business owners and community leaders felt the landfill has greatly contributed to the current declining state of Clare Estate and expressed their concern that the presence of the landfill is a deterrent for potential investors and persons looking to buy a home.

Nearly all interviewed residents of Clare Estate agree that Clare Estate is in need of a renewal intervention. Residents had positive feelings towards the proposal of urban renewal in Clare Estate. The renewal of Clare Estate will encourage residents to become proactive and get involved in the renewal process. From interviews it was evident that the community of Clare Estate have an attachment to the area they have just lost faith in the local government and have consequently become accepting of their surrounding condition. Renewal intervention will display government confidence in the area, which will subsequently instil confidence and pride in the community.

6.4 Conclusion

This chapter presented the findings from the questionnaires and interviews conducted. The thoughts, opinions and views of interviewees were discussed in order to gain an understanding of exactly what the community of Clare Estate require in order for them to progress. The chapter also provided an analysis of the information gathered with is pivotal in providing sustainable recommendations for the renewal of Clare Estate, which is presented in the following chapter.

Chapter Seven: Recommendations for the Renewal of Clare Estate

7.0 Introduction

This chapter intends to address the problem of urban decay in Clare Estate by providing recommendations for the renewal that will support sustainable growth and development within Clare Estate. The recommendations provided have taken into account the views and opinions of the interviewed residents, business owners, students and various stakeholders of Clare Estate. They have been formulated taking into account the lessons of successful precedents. The researchers own proposals based on the knowledge gained on Clare Estate through conducting this research has been used in formulating the reccomendations.

The findings from conducting interviews and questionnaires with the various stakeholders provided insight into the aspects of Clare Estate that requires attention. Due to time and budget constraints often experienced by various parties involved in renewal projects not all requests from stakeholders can be addressed, hence issues that will be addressed should be identified as high priority problems that require immediate renewal intervention and that are essential to the renewal of Clare Estate. All renewal projects undertaken should positively impact the community of Clare Estate and support the goal of sustainable development.

Recommendations for Renewal projects have been divided into two categories, namely long-term and short-term projects making it easily identifiable as to what is realistic and can be easily implemented.

Recommendations for urban renewal in Clare Estate must be geared towards:

- Mobilising the people so that they can become active participants in the processes targeted at the strengthening of their own communities;
- To co-ordinate and focus the activities of all stakeholders;

- To secure private sector co-operation and participation in the programme; and
- To reprioritise and re-align the budgets and expenditure of the local government, in particular their expenditure in poverty relief, housing, job creation, infrastructure development, maintenance and rehabilitation.

(Source: http://www.westerncape.gov.za/- 1/05/13)

7.1 Encouraging Public and Private Partnerships through Policies and Programmes

Through interviews with various stakeholders it was apparent that the government cannot be held solely responsible for the renewal and revitalisation of Clare Estate. Budget and time constraints often experienced in government headed projects will hold back Clare Estates' renewal form realising its full potential. Hence for the project to be more efficient and effective all stakeholders should be involved in the renewal process, thus the use of a public-private partnership (PPP) approach to renewal is key to sustainable development within Clare Estate.

However owing to the broad literature on existing practices and legislation regarding PPP, the following paragraphs offer a more general understanding of the concept of PPP. The research draws on the theoretical understandings of PPP processes with regards to urban renewal initiatives and realises that the practicality involved with PPP's implementations are complex. For example issues around funding, legislative frameworks and general administration are often overlooked yet are the foundations that often dictate the nature of inclusivity, efficiency and sustainability of an effective PPP.

In the case of Clare Estate involvement of the public sector includes not only the government, but all involved stakeholders namely residents, business owners, nongovernmental organisation representatives, community based organisation representatives, religious group representatives, Abahlali base Mjondolo

representatives, councillors and the police. All mentioned parties together with the government and private sector should be represented and involved in the development process to ensure a democratic renewal as different role-players have different and varying needs that need to be met in order to produce sustainable outcomes.

Open lines of communication and cooperation between all community representatives, spheres of government and the private sector are essential in forming a strong PPP. This ensures that all stakeholders are heard and the final product realises all goals and most importantly serves the needs of the community.

Collaboration between public and private sectors will instil much needed confidence in the area, which is essential to attract investment and stimulate local economic growth. However in order to encourage private sector investments an initial investment by the public sector is required (Ahlbrandt and Brophy, 1987). The commitment from local and national government to invest significantly in infrastructure development presents a unique opportunity for the private sector to contribute meaningfully to communities (Joseph, 2013). Infrastructure provides a foundation for the private sector to further build on.

The increase of informal settlements in Clare Estate have consequently contributed to high unemployment rates within Clare Estate with only 26% of the population in Clare Estate employed[34]. Therefore the abundance of accessible labour and the central location of Clare Estate make's Clare Estate an ideal urban renewal project as with proper guidance from a strong PPP it has the potential to develop into a thriving economic hub.

Criteria to identify viable urban renewal projects within Clare Estate:

- Job creation

If the project supports local economic development and creates employment opportunities for the local residents of Clare Estate it should be prioritised. Job

[34]http://capmon.durban.gov.za/- 1/05/13

creation will in return decrease crime levels, decrease poverty and increase skills development all of which are necessary for sustainable development.

- Youth development

Twenty Four per cent of the population in Clare Estate is below 15 years of age, a further 44% of the population falls between the 15 to 34 age brackets[35]. The youth therefore make up a large per cent of Clare Estates population however they presently do not have access facilities and services that cater to their needs. Youth development programmes and the creation of opportunities for them are important because the youth represents the workforce of the future and without proper guidance other social challenges are created. Projects that seek to benefit the youth of Clare Estate should be prioritised.

- Supporting the informal sector

According to the Abahlali base Mjondolo representative many residents of the informal settlements are unemployed and need jobs desperately. With 46% of dwellings in Clare Estate being informal[36] it can be said that the informal sector is a large part of the community of Clare Estate. Projects supporting the development of the informal sector should be prioritised as it adds to local economic development, which in turn decreases poverty and decreases crime levels in the area.

- Sustainability

The environmental, economic and social sustainability of projects should always be considered. The projects should as far as possible have minimal negative effects on the natural environment of Clare Estate and should make efficient use of resources. The projects should also be economically and socially sustainable and prove to bring back rewarding returns in the long term therefore building the local economy of

[35]http://capmon.durban.gov.za/- 1/05/13

[36]http://capmon.durban.gov.za/- 1/05/13

Clare Estate and promoting social cohesion. Sustainability through localised institutions will also enable the sustainability of long-term projects. If the project indicates it can achieve this goal it should be implemented.

- Preferred options

Preference should be given to those projects where concerns such as land release, legal matters and services (unless these are the object of the project) have been resolved as land tied up in legal battles could take a lot of time and money to resolve.

- Representative

The projects implemented in Clare Estate should seek to contribute and benefit a wide spectrum of the community. It is essential that as many as possible community members gain from renewal projects. When identifying anchor projects, consideration should be given to the range and a mix of projects selected i.e. the type of project, the location of the project, the duration of the project, the beneficiaries of the project and the intended outcome and impact the project may have[37].

- Multi-sectorial

Projects that address a variety of concerns should be given preference. Projects that address a range of aspects such as infrastructure, housing, economic and social development should be a primary focus as it has the ability to improve different aspects of human life.

- Risk

The level of risk involved with the implementation of a project should be analysed against the level of gain from the project. A project implemented without proper risk

[37]http://www.capetown.gov.za/en/urbanrenewal- 1/05/13

assessment could be detrimental to the budget and negatively impact other spheres of the renewal programme. Projects with low risk and high gains should be prioritised.

- Project feasibility

Project that prove to be economically feasible should be implemented

- Necessity of project

Problems and issues that require immediate attention and are crucial to the wellbeing of the community of Clare Estate should be fast-tracked and given primary attention.

- Level of benefit/returns

Projects should have as their primary goal the benefit of the community and patrons of Clare Estate. It is equally important that investors see a return on their investments thus ensuing the continuous development and growth of Clare Estate. The level of benefit and gains the project holds for both the community and investors should be considered and implemented accordingly.

(Source: Criteria for selection of Urban Renewal Projects, Viewed: 1/05/13, Available at: http://www.westerncape.gov.za)

7.1.2 Level of Community Participation

The preferred approach for the renewal of Clare Estate is a PPP has been discussed above. The community of Clare Estates involvement in the PPP is imperative to ensure their needs are heard and met. However they should not be authorised to have the controlling say as often residents and community members may have ulterior motives that prioritise their own personal gains over the needs of the community as a whole. Although community members have valid opinions that

directly relate to the sustainability of the project, as they are the end users, they may not always understand what will work best for a project. Hence it is for these reasons that professionals, investors and the government should have the final say in a project as they have prior experience with urban renewal and the knowledge to make the best decision.

With reference to Arnsteins' model of participation (1969), previously discussed in Chapter Two, the level of participation projected for the community of Clare Estate is until and including Level 6, the "Partnership" level. This level of participation allows the community to be involved in the decision-making process ensuring their needs are catered for and that planning responsibilities are shared. However the authoritative power lies with the agency in charge ensuring a fair development process and public participation.

The community of Clare Estate will be made aware of meetings and workshops through advertisements i.e. posters, e-mails and flyers that will be handed out and published throughout Clare Estate. Meetings will be held frequently in a venue that is accessible to all community organisation representatives. These meetings will provide a platform for the various organisation representatives to actively get involved and share their thoughts, ideas and concerns on behalf of the community of Clare Estate with government officials and representatives of the private sector.

Quarterly progress reports will also be published by representatives of the PPP for the public to read hence ensuring the community always feels included and is aware of the happenings in their neighbourhood. This level of participation will instil much needed pride in the community of Clare Estate as they feel they are heard and involved throughout the decision-making process which will in turn motivate the community to look after their surroundings.

7.2 Projects Identified for the Renewal of Clare Estate to be undertaken by Local Government

The local council eThekwini municipality has jurisdiction over Clare Estate and should head these projects. The following projects have been identified as essential projects that are absolutely necessary for the renewal of Clare Estate as they involve service delivery. These projects form the foundation of a successful urban renewal programme. The eThekwini municipality needs to ensure delivery of these projects so that Clare Estate can improve as a suburb.

7.2.1 Road Maintenance and Safety

This project was identified and selected for renewal due to its urgency and the level of benefit for both the community of Clare Estate and private sector investors. In order for renewal to be successful this level of infrastructure is absolutely necessary.

One of the leading points of concern for businessmen, residents, students and other interviewed stakeholders was the condition of roads in Clare Estate. Complaints included issues with many roads having potholes, missing road lines, no pavements for pedestrians, defective traffic lights and poor visibility at night due to broken streetlights. Many residents also complained about roads that have yet to be properly tarred and surfaced.

Candover Road, Claridge Road, Cedarville Road, Cavan Road, Tantallon Avenue, Spencer Road, Kennedy Road, Gelder Road and Bhogal Road have problems with potholes, missing paving and road lines. This has been the cause of many vehicles getting damaged and has caused many accidents as drivers swerve to avoid obstructions on the road. Candover Road, Claridge Road, Cedarville Road, Cavan Road, Tantallon Avenue, Cuppamma Place and Mayat Place do not have pavements for pedestrians, making it dangerous for pedestrians to walk along roads particularly at night in areas that are missing street lights. Council should employ local residents to mend potholes, complete tarring on roads that have not been properly paved and construct pavements on roads that have none. This will add to the skills

development of the local community as well as create job opportunities for local residents.

Residents and businessmen complained that Candover Road, Claridge Road, Cedarville Road, Cavan Road, Tantallon Avenue, Spencer Road, Kennedy Road, Denver Place and Elf Place have broken or missing streetlights which is distressing to drivers as it is a cause of poor visibility at night. Drivers are not only afraid of not seeing pedestrians, oncoming vehicles or stray animals they are also afraid of hijackers. Crime rates are so high in Clare Estate and the lack of street lighting makes it difficult for drivers to see. The council should address this situation by fixing broken streetlights and erecting new ones for roads that do not have any. The policeman interviewed also expressed similar complaints about poor street lights as it makes it difficult to catch criminals at night as due to the lack of visibility. They can easily escape by hiding in overgrown verges and bushes.

Candover Road, Claridge Road, Cedarville Road, Kennedy Road, Cuppamma Place and Mayat Place have overgrown and unmaintained verges that are taking over pavements making difficult for pedestrians as well as affecting driver's visibility at night. The council should employ local unemployed residents to maintain verges throughout Clare Estate. This would ensure that verges are cut and pedestrians are safe. The principle of Burnwood Secondary School expressed a need for more traffic cops to control traffic outside schools in the afternoons when schools close. Students from Burnwood Secondary and Rippon Primary School, which are both located in close proximity to the busy Clare Road, often run across Clare Road which is unsafe. The council should construct a pedestrian crossing points and allocate more traffic cops to ensure students cross the road at the correct point and to supervise students crossing the road between 12pm and 1pm for primary school students and between 2pm and 3pm for high school students. Policemen should also be present during these times to maintain order with the students as they are in a hurry to leave school and tend to get out of control. Speed bumps should be constructed near the schools to prevent speeding and force drivers to be more cautious and vigilant.

Many residents and businessmen complained about large refuse trucks transporting waste to the landfill site. They are making use of small narrow internal residential roads numerous times on a daily basis. This is causing a nuisance to residents as these heavy-duty trucks are damaging these small roads and causing traffic congestion. These trucks are also noisy which is causing a disturbance to residents. Council should implement restrictions on refuse trucks, preventing them from making use of internal residential roads, only allowing them access to collect waste from residents. Council should install concrete pillars in certain parts of the roads, as this will make roads narrower therefore restricting larger refuse trucks from entering certain areas. This will force refuse trucks that are making use of these internal roads for short cuts to the landfill to make use of main roads and drive around residential areas, thus minimising disturbance to the community.

The principle of Burnwood Secondary School complained about the reckless driving by the drivers of these trucks, which resulted in a student being knocked by one. Students also complained about being afraid to cross the road because of these large trucks. Thus the council should ban refuse trucks from passing schools in the area to prevent any future incidents and ensure the safety of students. To further limit access of refuse trucks in certain areas, particularly near schools an alternative system of waste removal should be implemented. Instead of trucks driving into narrow roads to collect waste, bins on wheels could be used. Waste collectors could collect waste from a central point where residents have deposited their waste, in large bins with wheels and wheel them to refuse trucks to be emptied and wheel them back again. This will eliminate the need for heavy-duty refuse trucks to enter certain areas and prevent heavy-duty traffic.

7.2.2 Addressing the High Crime Rate

This project was identified and selected for renewal based on the low level of risk and the urgency to address the high crime levels. It has been included because it will bring a high level of benefit to the community of Clare Estate. The high crime levels were the primary complaint of interviewed stakeholders. Most residents,

businessmen and students said they felt unsafe. The interviewed policeman said crime levels in Clare Estate are on the increase. This is a clear indication that addressing the problem of crime in Clare Estate needs to be a priority.

To reduce the crime rate there needs to be an increase in the amount of allocated policeman to the area. According to the interviewed policeman crime is the highest after 4pm. He also said Kennedy Road, Foreman Road, Quarry Road and Palmiet Road are the high-risk areas. During peak traffic times 'smash and grabs' are common at busy intersections along Clare Road. Thus after 4pm and during peak traffic times a stronger more visible policing service is needed. If policeman are more visible throughout Clare Estate this will be a deterrent to criminals.

Policeman are needed outside businesses located in close proximity to informal settlements. The high levels of unemployment with residents living in these areas contributes to residents resorting to holding up shop owners and stealing money and stock. Most businesses located on Quarry Road, Clare Road, Kennedy Road, Burnwood Road and Eskdale Road reported being held up and robbed. Many of these businesses said they can barely cover costs due to the amount of money and stock they have lost to criminals. Police patrolling these areas is desperately needed.

When residents were asked what they would be willing to do to help improve Clare Estate, a large number of them offered to start a neighbourhood watch programme to address the issues of crime. Residents of Clare Estate should come together and get actively involved in improving the safety of their neighbourhood rather then put all responsibility on the police to solve the problem. The more aware and active residents and police are in fighting crime the lower the crime rates will be. This method of community involvement in a crime watch programme has proven to be beneficial in a number of neighbourhoods, which were previously ridden with crime.

The dealing of drugs is also common in Clare Estate. The interviewed policeman stated that drug dealers and users make use of abandoned buildings in the areas to carry out dealings, making it difficult to catch the criminals as these buildings are dark and are surrounded with overgrown bushes making visibility poor until these problems are addressed. Police need to patrol these areas at night, keeping a track

of people entering or loitering around these abandoned buildings. Buildings that are in a severe state and are unable to be recycled for other uses should be demolished, thus increasing visibility and minimising areas for illegal activities to occur.

7.2.3 Provision of Sanitation to Informal Settlements

This project was identified and selected for renewal based on the necessity for sanitation for residents of the informal settlement and the level of benefit residents of the informal settlement have to gain.

Residents and businessmen complained about the stench of faeces coming from the informal settlements. Residents of the settlements do not have access to proper sanitation and are therefore forced to defecate in the open around the settlement. This results in the unpleasant smell being carried to neighbours of the settlement. The representative of the Abahlali base Mjondolo said illnesses are common amongst residents of the settlements, particularly amongst children. The representative blames these illnesses on the harsh conditions they are forced to live in. The council should provide ablution blocks to residents of all the informal settlements in Clare Estate. This will eliminate the smell and prevent the spread of disease throughout the residents of the settlement. The council could look into providing compost toilets and teach residents of the informal settlements how to make use of the compost to sustain themselves by cultivating vacant land and growing food to sell and eat. The council should carry out this project with immediate effect, as it will be a temporary solution until the PPP allocates residents to formal low-cost housing dwellings.

7.2.4 Rezoning of Land

This project was identified and selected based on the low level of risk as it is not cost intensive and the potential benefit to the community of Clare Estate.

When conducting the land-use analysis it was noted that the actual land-use in Clare Estate differed from the zoning regulations stipulated for Clare Estate by the eThekwini municipality. A number of variations were noticed with the most common difference being the number of residential zoned buildings used for commercial or light industrial uses. These illegal land uses can be found on Oflaherty Road, Clare Road, Burnwood Road, Kennedy Road, Quarry Road, Eskdale Road, Dodoma Avenue and Elf Place. The large amounts of illegal land-use are contributing to the blight of Clare Estate, however this illegal use of land is an indication that there is a need for the local council to reconsider the current land-use regulations implemented within Clare Estate and increase the commercial and light industrial zoned land in the area.

Residential zoned land that is being used for an alternative land-use should be rezoned and owners of these properties should be requested to pay rates according to the actual land uses of their property. This will decrease the blight in the area, as the increase in rates paid by these landowners making use of their residential property for an alternative land-use will be allocated to the maintenance of Clare Estate.

7.3 Projects Identified for the Renewal of Clare Estate to be undertaken by the Public-Private Partnership

7.3.1 Rehabilitation and Revitalisation of the Landfill Site

This project was identified and selected for renewal based on the social responsibility that eThekwini municipality has to the community of Clare Estate. Rehabilitation of the landfill will also benefit the community greatly through improving the social, economic and environmental sustainability of Clare Estate. The rehabilitation of a landfill site is a costly endeavour that requires innovation and

dynamic thinking. Therefore this project best suits a PPP to share the burden of the cost as well as knowledge and expertise.

The landfill has always been a sore point for the community of Clare Estate; therefore the rehabilitation and revitalisation of the landfill will provide a form of healing for the community as it will mark the end of years of environmental injustices. The landfill should be rehabilitated into an area that enriches the community of Clare Estate and adds value to the area. When interviewing Mr Moodley the manager of the Bisasar Road Landfill Site, he stated that the landfill is nearing the end of its life span as it was projected that by the year 2015 the landfill will have reached its capacity.

When rehabilitating a landfill two things must be achieved. These are, minimising the need for continuous maintenance of the landfill site and restoring the land to a condition that will lessen future environmental impacts (Joseph et. al, 2003). The Rehabilitation and revitalisation of the landfill will be a long-term project that will only end when the full area of the site has been restored. Due to the large size and magnitude of the landfill it is proposed that it will be renewed in three phases. Once restored the landfill will serve the community in more than one-way to prevent it from becoming a "white elephant", thus making efficient and productive use of the space.

Phase One

Phase one of the renewal of the landfill will include the capping of the landfill. The landfill cap is a fundamental step to the sustainable rehabilitation of a landfill.

The capping of the landfill:

- Ensures water does not seep through into the landfill consequently increasing the amount of leachate[38] produced;

[38] Leachate refers to water that carries dissolved or suspended particles from the waste it comes into contact with (Davenport, 2005)

- Provides a barrier between the waste and the environment to protect the human health as well as the environment;
- Prevents the uncontrolled escape of harmful landfill gas such as methane; and
- Creates a land suitable for its intended after use.

(Source: Department of Environment, Siting, Design, Operation and Rehabilitation of Landfills, 2005)

After the landfill cap is put in place a monitoring period is required to assess the following:

- Settlement - This is the visible sign of the physical and biochemical processes, which occur after the deposition of waste in landfill sites. The amount of settlement that occurs affects the form of the land. In developing a restoration plan the final post-settlements levels and contours must be considered.
- Landfill gas - This is the composition of gases produced through decomposition of waste. It primarily consists of methane and carbon dioxide. High levels of landfill gas may prove the site unfit for human use and may result in the site being left as open space. Landfill gas also affects vegetation as the presence of landfill gas results in dying vegetation.
- Leachate – Monitoring of leachate is essential as the escape of leachate has toxic side effects and has a negative impact on the groundwater, which will consequently affect the water quality for both humans and wildlife.
- Elevated temperature – This results from the energy generated from the microbial decomposition of waste. Temperatures need to be monitored as this has an effect on vegetation.

(Source: *Landfill Restoration and Aftercare by the Environmental Protection Agency*, 1999, viewed 12 May 2013, available at: http://www.epa.ie/)

Phase Two

Phase two of the rehabilitation process will begin when all requirements are met in the monitoring of the landfill and it is safe to proceed with the restoration process. Phase two will include the finalizing of the after use[39] plan for the landfill.

Various factors need to be considered when determining the after use of the landfill site. The factors include:

- Characteristics of the specific site;
- Typology and use of surrounding area;
- The landfills development plan and waste management plan; and
- Consultations with all relevant bodies e.g.: local authorities, planning authorities and the local community.

The proposed after use for the restored landfill site will include amenity use, nature conservation and local economic development. The restored landfill will provide a recreational space to be used by the community. This recreational space will provide the community of Clare Estate with a place to relax, hold community gatherings, enjoy quality time with their loved ones and will create a place where the community can gather together to play sports.

As no school in the area has access to recreational facilities, students do not have access to after school activities or the opportunity to participate in sport. With nothing to occupy students' time after school whilst parents are at work, youth loiter around the area and resort to crime and illegal activity. This has resulted in the social decay of the youth. It is therefore recommended that the restored landfill provides students with a place to socialize in a healthy and safe environment.

When conducting the questionnaire with students, a number of them requested a recreational space where they can play sports and participate in after school activities. A separate recreational space that has a lock-up facility will be provided

[39] The term after use refers to the intended use for the site upon completion of the restoration process (http://www.epa.ie//-12/05/13).

for students. The facility will provide sporting equipment and games that caters to all ages, thus allowing it to be made use of by all schools in the area for school sporting and recreational events. This student recreational space will also provide an area for students do their homework. The facility will have a security guard during the hours of operation as students expressed concern for a safety. The hours of operation will be on weekdays after school from 12pm to 5pm and on weekends from 8am to 2pm.

To address the high unemployment rates in Clare Estate it is recommended that the rehabilitated landfill promote local economic development by supporting the informal sector. Advantage should be taken of the ideal location of the landfill along the busy Umgeni Road and N2 freeway. The representative from the Abahlali base Mjondolo group said the majority of residents from the settlements do not have jobs and have limited skills. Therefore creating a space where the community of Clare Estate can open an informal food and craft market that sells food grown by the local community will be beneficial. Traditional art, crafts and clothing made by the local community can also sold. This will aid in job creation and generating an income for residents. It will also be an attraction that will draw people from all areas around Durban to Clare Estate due to the prime location of the landfill site.

It is recommended that the remaining land from the landfill be used for nature conservation. The area will be restored to its original flora and fauna, making use of plant species that are appropriate to the area. The area will create a habitat for birds and other species native to the area, thus creating an environment that supports the natural environment of Clare Estate.

The rehabilitation of the landfill will further create jobs for the local community, as people will be needed for aftercare management of the rehabilitated landfill, which is a 30-year process[40]. A 24-hour a day security team made up of trained local residents will be needed at the rehabilitated landfill to prevent vandalism and criminal activity from occurring.

[40]http://portal.environment.wa.gov.au/- 12/05/13

Phase Three

The third phase of the rehabilitation process is the execution phase. This phase is capital intensive as it will execute the after use plan decided upon and will continue to provide aftercare management of the rehabilitated site.

7.3.2 The Provision of Low-Cost Housing to Residents of Informal Settlements

This project was identified and selected for renewal based on the urgency for formal housing by residents of informal settlements and the level of gain for the community of Clare Estate.

Most formal residents complained about the informal settlements present throughout the area. They felt the number of informal settlements is on the rise and is a leading contributor to the rundown and dilapidated physical appearance of Clare Estate. Addressing the problem of informal settlements will drastically improve the aesthetics of the area and create a happier more unified community.

When interviewing Mr Seedat, a senior planner form eThekwini municipality, he said the municipality does have plans to carry out an upgrade on some informal settlements, but due to the lack of land in the area many residents from the informal settlements will be relocated. The representative from the Abahlali base Mjondolo group said the municipality has been slow to carry out their plans to address the housing problem. Due to the municipality being inundated with housing requests a PPP will work best in resolving the housing shortage in Clare Estate as costs and skills will be shared.

The PPP should review the plans put into place by the eThekwini municipality that seek to provide low-cost housing to residents of informal settlements in Clare Estate. The PPP should coordinate this project and fast track this process. Residents of the informal settlements should be called upon to make a contribution to the

construction of low-cost housing through providing sweat equity. This will equip residents with skills, create job opportunities and speed up the construction process.

Many residents of the informal settlements are contesting their relocation because they are currently located nearby to their jobs. They will not be able to afford the transport cost if they were to be relocated. It is for this reason that the PPP should review the current plans by the eThekwini Municipality and come up with an innovative design that accommodates as many residents as possible. The housing typologies often used by the eThekwini Municipality in the upgrading of informal settlements are free standing or semi-detached units. The PPP should create social housing schemes that consist of blocks of flats rather than free standing or semi-detached units. Due to the lack of space in Clare Estate this housing typology will not work, as the housing yield will be low.

Residents of the Kennedy Road informal settlement should be the first settlement to be relocated and provided with housing. Residents of this settlement are living amongst the worst condition, as they are located within the landfill site. Formal residents of Clare Estate will be happier as providing residents of informal settlements with formal housing will resolve the problem of sanitation and electricity theft as well as clean up the area and create a neater appearance.

7.3.3 Maintenance and Aesthetic Appeal of Clare Estate

This project has been identified and selected for renewal based on the low level of risk, potential for job creation and the possible benefit for the community of Clare Estate.

Addressing the physical blight is a crucial part of a successful urban renewal programme. The physical blight in the area is a cause of the weakening local economy thus addressing the blight will attract new businesses back into the area and strengthen existing ones.

From conducting questionnaires with residents it was noted that residents believe that the council needs to be more stringent with building owners to maintain their

properties. There is a significant amount of abandoned and derelict homes, business and buildings that needs to be cleared as it is creating a neglected atmosphere and is the source of criminal activity.

The PPP should send out warnings to owners of these abandoned buildings to take action to clean out, repair and maintain their properties. If after a lapse of time they do not comply with the warning or do not contact the PPP with their reason for non-compliance to renewal standards, fines should be issued. In Instances where the owners of these properties cannot afford to maintain and upgrade these properties or owners want to sell their properties, the PPP should purchase the property. Where feasible the PPP should upgrade and restore the property and then sell it. In cases where commercial space is needed the PPP could rezone the property and sell it as commercial space. Where rezoning is not possible the property will be sold as a residential property. In cases where the property is so badly neglected that restoration and upgrading proves to be unfeasible the PPP should break down the neglected building and make use of the land by creating parks or open spaces.

The PPP needs to encourage residents and business owners to maintain their homes and buildings. This could be achieved through incentives such as reduction in rates if building meets renewal standards or subsidies provided to residents and business owners to lessen the cost of maintenance to their properties.

The PPP should put together an urban management team that consists of employing local unemployed residents to maintain public spaces such as streets, open spaces, parks, pavements, emptying of public bins, changing broken streetlight bulbs and painting public buildings. The urban management team should also provide services to maintain private owned properties at a cost to the owner. They will also have the authority to report any building declining back into a neglected state straight to the PPP therefore preventing Clare Estate from returning to its current decayed state.

When conducting interviews with residents, a number of residents suggested starting a community driven programme that focuses on the cleaning up of the area. A community group of this sort will need support from the PPP to assist with expenses that may be incurred or guidance in projects to undertake that need

assistance. The community group may also work in conjunction with the urban management team.

The council needs to enforce policies and laws that state that business owners and residents carry the responsibility of keeping their buildings and surroundings i.e. pavements, trees and verges in front of their property clean and well maintained. This will ensure the longevity of the urban renewal of the area and provide a sustainable outcome. Creating a clean and well maintained urban environment will deter the community from littering and polluting the area and the community will become more aware of the benefits of cleaning up after themselves.

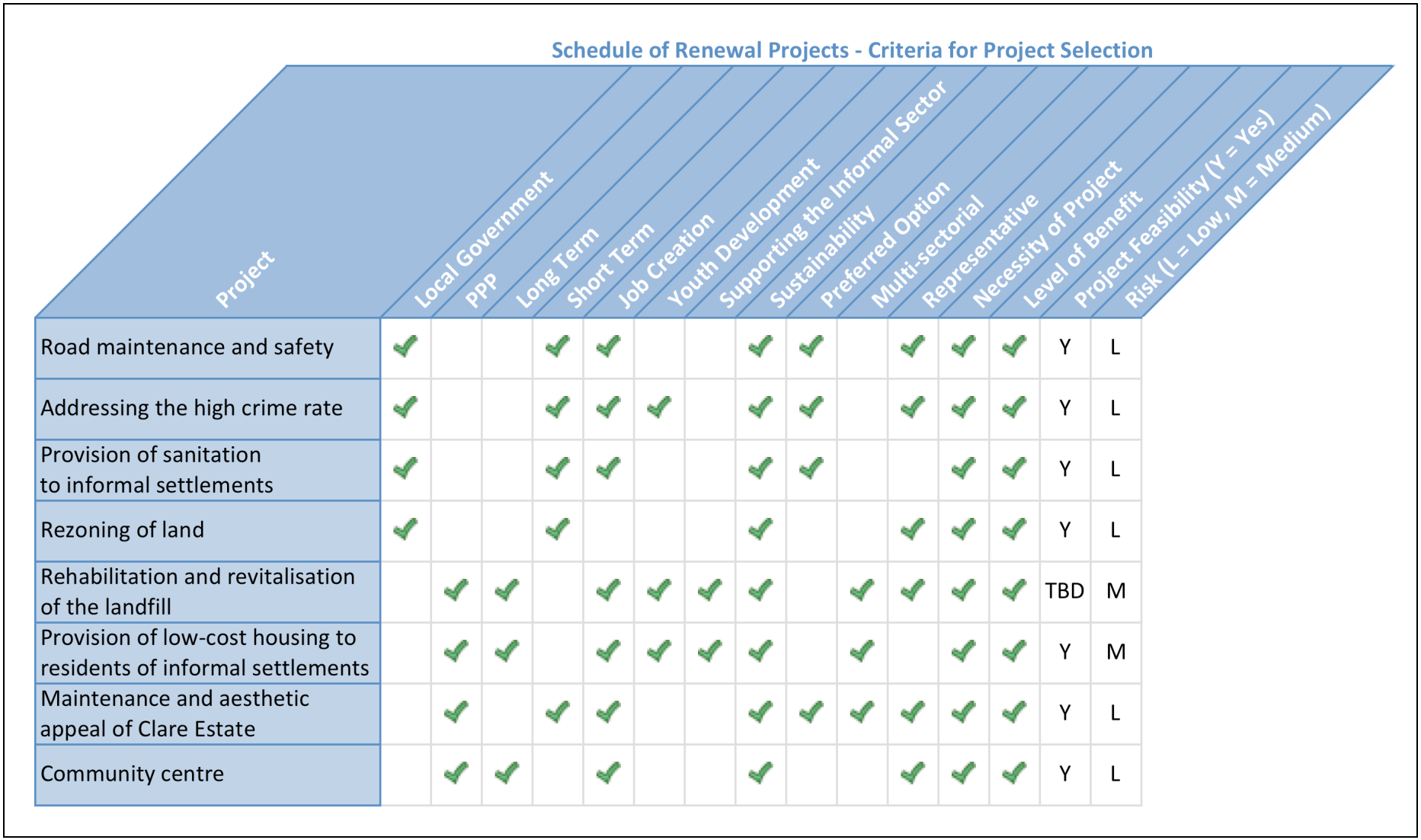
7.3.4 Community Centre

This project has been identified and selected for renewal as the execution of this project will benefit a wide spectrum of the community.

When carrying out interviews with residents and Mr Prahladh, the representative from the ratepayers association noted that the community of Clare Estate did not have access to a community hall that the community could make use of. Another point of concern that was conveyed by Mr Prahladh, residents and the Abahlali base Mjondolo representative was that there was inadequate health care in the area as the one clinic present in Clare Estate serviced the whole community. This clinic is inundated with patients, as patients often have to wait hours on end to be treated. Mr Prahladh said the community of Clare Estate travel to surrounding areas to make use of their community facilities such as community halls and clinics as Clare Estate did not adequately provide these services.

The PPP should provide a community centre that has access to a clinic and community hall. The community hall should be hired out and used by the neighbourhood to host community and personal events. The clinic will serve the community of Clare Estate thus sharing the patient load in the area. This project will also aid in job creation, as staff will be needed to run this facility and ensure the community centre is well maintained.

Table 5: Schedule of recommended projects for the renewal of Clare Estate



Schedule of Renewal Projects - Criteria for Project Selection

Project	Local Government	PPP	Long Term	Short Term	Job Creation	Youth Development	Supporting the Informal Sector	Sustainability	Preferred Option	Multi-sectorial	Representative	Necessity of Project	Level of Benefit	Project Feasibility (Y = Yes)	Risk (L = Low, M = Medium)
Road maintenance and safety	✓			✓	✓			✓	✓		✓	✓	✓	Y	L
Addressing the high crime rate	✓			✓	✓	✓		✓	✓		✓	✓	✓	Y	L
Provision of sanitation to informal settlements	✓			✓	✓			✓	✓			✓	✓	Y	L
Rezoning of land	✓			✓				✓			✓	✓	✓	Y	L
Rehabilitation and revitalisation of the landfill		✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	TBD	M
Provision of low-cost housing to residents of informal settlements		✓	✓		✓	✓	✓	✓		✓		✓	✓	Y	M
Maintenance and aesthetic appeal of Clare Estate		✓		✓	✓			✓	✓	✓	✓	✓	✓	Y	L
Community centre		✓	✓		✓			✓			✓	✓	✓	Y	L

7.4 Conclusions

This chapter provided recommendations for an urban renewal programme for Clare Estate. Exhausted residents have become accepting of the conditions present in the area. The PPP should strive to motivate the community and get them actively involved in the renewal of their neighbourhood, as this will achieve a sustainable outcome.

Projects that have been identified for renewal and discussed in this dissertation are projects that have taken into account constraints, risks and gains to the community. The projects selected address the needs in Clare Estate and are considered to be necessary to the renewal process.

With regards to the proposed Clare Estate urban renewal initiative the researcher was made aware of the complexities involved in the implementation of PPP's and in order to unpack the intricate specifics of PPP practices would have required a research paper of much greater length. However through the generalisation of the PPP processes, the researcher was made aware of what is required for a successful urban renewal initiative within Clare Estate. This involves several factors namely the appointing of the various stakeholders such as business owners, residents of formal and informal dwellings, Ward Councillors, ratepayers and other influential stakeholders. In so doing it is envisioned that within this PPP process various issues would need to be addressed such as funding, legislative roles, revisiting municipal planning schemes, Land-use management schemes, Integrated Development Plans, Spatial Development Frameworks, Local Development Plans, as well as other responsibilities of the municipalities.

Chapter Eight: Concluding Remarks

8.0 Introduction

This dissertation aimed to carry out an assessment of the urban environment of Clare Estate and provide recommendations on how the prevailing conditions can be addressed through urban renewal processes. This has been achieved through analysing and investigating the urban environment of Clare Estate, determining the areas of concern and providing possible recommendations to address these problem areas.

8.1 The Decay of Clare Estate

A comprehensive investigation of Clare Estate by means of various research methods uncovered that the area is experiencing a weakening economy, a degenerating physical environment and a disjointed and declining social atmosphere, which is synonymous with what was stated in the hypothesis of this dissertation. Therefore the assumed hypothesis held true in the research findings.

The failing local economy is evident through the amount of abandoned businesses, high rates of unemployment, businesses closing down and reports from business owners stating that business in Clare Estate is no longer as profitable as it once was. The degenerating physical environment is apparent through the unmaintained buildings, roads, informal settlements and abandoned houses. The decaying social environment is noticeable through the high crime rates, lack of social amenities and the weakening sense of community.

Through Interviews conducted with stakeholders it was discovered that this decay of could be attributed to the escalating crime rates, high levels of unemployment, invasion of informal settlements, poor management and the location of the Bisasar Road Landfill Site.

8.2 The Renewal of Clare Estate

The analysis of the urban environment thus revealed that Clare Estate required urban renewal initiatives to address the various forms of blight present in the area. Its ideal location along the N2 and M19 makes Clare Estate a good candidate for urban renewal. The local economy can gain from the large amount of passing traffic as there are off ramps providing access to both these national routes. Clare Estate desperately requires an urban renewal programme to address the ill effects brought upon the community from the Bisasar Road Landfill Site and the incursion of informal settlements that has evidently resulted in an overcrowded and strained environment.

Strengthening the local economy will address the high unemployment rate in the area; however in order for the local economy to flourish the excessively high crime rate needs to be addressed first. Recommendations such as increasing policing and initiating a neighbourhood watch programme have been made to address the issue of crime.

The proposed vehicle for the renewal of Clare Estate was through a Public-Private Partnership (PPP). This method was recommended as the burden of the expense is shared and Clare Estate can gain from the skills and knowledge from both the public and private sector. A PPP will also guarantee that the renewal process is efficient and effective. To achieve a democratic and transparent renewal process, the community of Clare Estate will be involved in the renewal process by providing their views and opinions on the happenings in the area. This will ensure the renewal of Clare Estate adequately satisfies the needs of the community and the community feels involved in the process. It will aid in instilling confidence and pride in the local community and producing a sustainable outcome.

In order to ensure the longevity and sustainability of Clare Estate after the renewal programme is complete an urban management group has been recommended to ensure regular maintenance of the physical environment. This group of locally employed individuals will maintain the clean and aesthetically pleasing environment created after the renewal process.

8.3 Limitations to the Study

- A limitation experienced when conducting interviews with stakeholders were many interviewees refusing to answer certain questions due to wanting to remain as impartial as possible
- Many residents did not comment on the heritage of Clare Estate therefore this question could not be included in the analysis of the area
- Many stakeholders wanted to remain strictly anonymous
- Many business owners and residents were unaware that they were experiencing an environmental injustice with the location of the landfill within their community
- When conducting interviews with residents mostly the heads of households were interviewed. Due to time constraints the researcher was unable to interview the whole family thus the findings of the interviews are predominantly from the view of the heads of households

8.4 Recommendations for Improvement of Study

- A greater variety of stakeholders should be interviewed to add to the dynamics of the research. Stakeholders that should have been interviewed include a urban designer and architect to gain their perspective on the built environment in Clare Estate
- Interviews conducted with residents should include the whole family, not just the head of each household
- The heritage of Clare Estate should be researched and incorporated into the renewal plan for Clare Estate

8.5 Conclusion

The main research question and subsidiary questions set out in chapter one have been answered through the conducted research. The main research question “In what way is Clare Estate decaying and how can urban renewal address and solve the problem of urban degeneration within the area?” has been answered through chapter three, chapter four and chapter five where the aspects giving rise to the degeneration of Clare Estate was identified and the benefits the proposed urban renewal holds for Clare Estate was discussed. The six subsidiary questions that arose from the research have been answered in conducting this research through the various research methods used in this dissertation.

After the consideration of all aspects of this research a conclusion can be drawn that Clare Estate is experiencing social, economic and environmental decay. In order to restore Clare Estate to a productive suburb and to prevent the further decline and degeneration of the area, urban renewal initiatives are required. Urban renewal initiatives implemented should practice sustainable planning methods that incorporate all stakeholders in the planning process to ensure the longevity and successful renewal of Clare Estate.

Reference

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Annexure

Annexure A: Residents Questionnaire

Questionnaire to assess the socio-economic status of the residents of Clare Estate and their views and opinions on the surrounding urban environment of Clare Estate and their attitudes towards urban renewal.

Survey conducted by Miss M Chetty, student of the University of Kwa-Zulu Natal,
for the purpose of a Dissertation

Questionnaire No.: ☐

Building Standard: Good ☐
Average ☐
Poor ☐

Section A: Socio-economic details

1. What is your age?
   18 - 30 ☐ 31 - 40 ☐ 41 - 50 ☐
   51 - 60 ☐ 61 - 70 ☐ 71+ ☐

2. What is your gender?
   Female ☐ Male ☐

3. What is your race?
   Black ☐ White ☐ Indian ☐
   Coloured ☐ Other ☐

4. What is your marital status?
   Single ☐ Married ☐ Divorced ☐
   Widowed ☐

5. What is your occupation? _____

6. What is your monthly income bracket?
   Below R1,500 ☐ R1,501 - R3,500 ☐ R3,501 - R6,000 ☐
   R6,001 - R12,000 ☐ Above R12,001 ☐

7. How many incomes are received within the household?
   1 ☐ 2 ☐ 3 ☐ More than 3 ☐

8. How many dependents do you have? _____

Section B: Views and opinions on Clare Estate

1. Reason for moving to Clare Estate?

_____

_____

_____

2. Duration you have been residing within Clare Estate?

Less than 1 year ☐ 1 - 2 years ☐ 2 - 5 years ☐

5 - 10 years ☐ 10 - 15 years ☐ Over 15 years ☐

3. Type of tenure agreement?

Rent ☐ Own ☐ Board ☐ Other ☐

4. Do you enjoy living within the area?

Yes ☐ No ☐

5. Do you intend on staying here permanently or moving out of Clare Estate?

Staying ☐ Moving ☐

Why?

_____

_____

6. How do you feel about the crime levels within Clare Estate?

Increasing ☐ Decreasing ☐ Stagnant ☐

7. Do you feel safe living here?

Yes ☐ No ☐

8. What are your main likes and dislikes about living in the area?

Likes:

_____

_____

Dislikes:

_____

_____

9. Do you have a close relationship with your neighbours?

Yes ☐ No ☐

10. Would you say the residents of Clare Estate are a well integrated and close-knit community?

Yes ☐ No ☐

11. What is your opinion on the overall appearance and aesthetic of Clare Estate?

Good ☐ Average ☐ Poor ☐

12. Do you have access to the following services:

	Yes	No
Water	☐	☐
Electricity	☐	☐
Sanitation	☐	☐
Public Transport	☐	☐
Private Phone Lines	☐	☐
Refuse Removal	☐	☐

13. What aspects of Clare Estate is unique to the area?

_____

_____

_____

14. Rate the condition of the following facilities in your area:

	Good	Average	Poor
Roads and Pavements	☐	☐	☐
Parking Facilities	☐	☐	☐
Public Spaces (Parks & Recreational Areas)	☐	☐	☐
Schools	☐	☐	☐
Street Lights	☐	☐	☐

15. Is there sufficient policing in your neighbourhood?

Yes ☐ No ☐

16. Is air pollution a problem?

Yes ☐ No ☐

17. Is your area clean and well maintained?

Yes ☐ No ☐

18. Are noise levels a problem?

Yes ☐ No ☐

19. Are there traffic congestion problems within Clare Estate?

Yes ☐ No ☐

Section C: Opinion towards urban renewal within Clare Estate

1. Do you think Clare Estate requires urban renewal strategies such as the upgrading of buildings, renovation of buildings and the replacement of old dilapidated buildings with new buildings?

   Yes ☐ No ☐

   Why?

   _____

   _____

2. What do you think are the causes for the deteriorating urban environment within Clare Estate?

   _____

   _____

   _____

3. If urban renewal was to take place within Clare Estate, which parts do you think require renewal first?

   _____

   _____

   _____

4 What issues do you think should be addressed first?

   Crime ☐
   Informal Settlements ☐
   Roads and Pavements ☐
   Condition and Appearance of Buildings ☐
   Public Spaces (Parks and Recreational Areas) ☐
   Other: _____

   Why?

   _____

   _____

   _____

5. Would you be willing to put in the effort to improve your neighbourhood and in what way could you help?

   _____

   _____

   _____

6. Do you know your ward councillor?

   Yes ☐ No ☐

7. What facilities and services do you feel Clare Estate needs to improve the current situation?

_____

_____

_____

8. Are there any unique characteristics of Clare Estate that you feel should be preserved as it adds to the local heritage?

_____

_____

_____

Section D: To be completed by residents who are renting their dwelling

1. How much do you pay for your rent monthly?

R0 - R500 ☐ R501 - R1,000 ☐ R1,001 - R2,000 ☐

R2,001 - R3,000 ☐ Above R3,001 ☐

2. Can you afford to keep up with your monthly rent payments?

Yes ☐ No ☐

3. Does your landlord keep up with the maintenance of the building?

Yes ☐ No ☐

4. Has your building been renovated recently?

Yes ☐ No ☐

5. If renewal was to take place in the area and rents were to increase, will you be capable of paying the increase in rents?

Yes ☐ No ☐

If not, where would you move? _____

_____

Annexure B: Questionnaire for Business Owners

Questionnaire to assess the opinions of business owners on the surrounding urban environment and their attitude towards the renewal of the area

Survey conducted by Miss M Chetty, student of the University of Kwa-Zulu Natal,
for the purpose of a Dissertation

Questionnaire No.: ☐

1. What type of business do you own? _____

2. Are you renting or do you own the premises?
   Renting ☐ Owner ☐

3. What type of business was the premises used for before your started?

   _____

   _____

4. Do you live in Clare Estate?
   Yes ☐ No ☐

   If not, where do you live? _____

5. What is the financial state of your business?
   Improving ☐ Deteriorating ☐ Stagnant ☐

6. Is Clare Estate the ideal location for your business?
   Yes ☐ No ☐

   Why? _____

7. Do you enjoy working within the area?
   Yes ☐ No ☐

   Why? _____

8. Do you intend on permanently keeping your business within the area?
   Yes ☐ No ☐

   Why? _____

   _____

   _____

9. Does your premises have room for expansion?
Yes ☐ No ☐

10. How do you feel about the crime rate in Clare Estate?
Increasing ☐ Decreasing ☐ Stagnant ☐

11. What are your main likes and dislikes about living in the area?
Likes:

_____

_____

Dislikes:

_____

_____

12. What do you feel about the overall aesthetic and appearance of Clare Estate?

_____

_____

_____

13. Do the majority of your customers and clients live within Clare Estate or travel from other areas?
Live within Clare Estate ☐ Travel from other areas ☐

14. How would you rate the support your business receives from residents within the area?
Good ☐ Average ☐ Poor ☐

15. Do you think Clare Estate requires urban renewal strategies such as the upgrading of building, renovations of buildings and the replacement of old dilapidated buildings with new buildings?
Yes ☐ No ☐

16. What do you think are the causes for the deteriorating urban environment within Clare Estate? _____

_____

_____

17. If urban renewal was to take place within Clare Estate, which parts do you think require renewal first? _____

_____

_____

18. What issues do you think should be addressed first?

Crime ☐
Informal Settlements ☐
Roads and Pavements ☐
Condition and Appearance of Buildings ☐
Public Spaces (Parks and Recreational Areas) ☐
Other: _____

Why? _____

19. If renewal was to take place, could you financially afford to make renovations to your premises to meet renewal standards?
Yes ☐ No ☐

20. What facilities and services do you feel Clare Estate currently needs to improve?

_____

21. What changes could be made in Clare Estate to meet your business needs and help improve your business? _____

_____

Thank You For Your Time

Annexure C: Questionnaire for Students

Questionnaire to assess the opinions of students on the surrounding urban environment
and their attitude towards the renewal of the
area

Survey conducted by Miss M Chetty, student of the University of Kwa-Zulu Natal,
for the purpose of a
Dissertation

Questionnaire No.: ☐

1. Do you feel the built environment of Clare Estate is in a poor condition and needs attention?
   Yes ☐ No ☐

2. Do you feel safe when walking home from school?
   Yes ☐ No ☐

3. Do you think Clare Estate provides enough safe recreational facilities for you and your friends to make use of after school, on weekends and on holidays?
   Yes ☐ No ☐

4. What do you think Clare Estate needs to make the area safer and more accommodating for students?

   _____

   _____

5. Do you enjoy living in Clare Estate?
   Yes ☐ No ☐

Thank You For Your Time

Annexure D: Prompts for Interviews with Stakeholders

Prompts For Town Planner:

Date: 12 November 2012

Venue: Shell House- 221 Anton Lembede Street

Interviewee: Mr Faizal Seedat

Position held: Senior Manager For Planning- Department Of Housing

1. Are you aware of the decaying urban environment within Clare Estate?
2. Do you think Clare Estate requires urban renewal programmes and initiatives? Why?
3. What do you think is the leading cause that is giving rise to the degeneration of Clare Estate?
4. Do you think the location of the landfill within Clare Estate contributed to the decaying environment?
5. Do you think the urban decay has had negative effects not only on the physical environment of Clare Estate but as well as on the economic and social environment?
6. Has the closing down of businesses been a common occurrence within the area?
7. What forms of blight is evident within Clare Estate?
8. What issues and problem areas should urban renewal projects focus on within Clare Estate?
9. Do you think there is a particular area that should be a starting point for the renewal and regeneration of Clare Estate?
10. Do you think the eThekwini municipality plays an active role in the management of the area?
11. Does the eThekwini municipality have any plans to address the decaying environment within Clare Estate in the future?

12. Do you personally believe that Clare Estate could benefit and thrive if urban renewal initiatives were implemented within the area?
13. Do you think renewal of the area will have a higher chance of success if collaborative planning techniques are used, that involve the community and various stakeholders in the decision making process?
14. Is there anything you would like to add that you feel could help my study?

Prompts For Principal of School:

Date: 9 November 2012

Venue: Burnwood Secondary High School

Interviewee: Mr Gokul

Position held: Principal Of Burnwood Secondary High School

1. Do you know what urban decay and degeneration refers to?
2. Do you feel that Clare Estate is experiencing urban degeneration and in what way?
3. Do you think that Clare Estate requires an increase n investment into the area that focuses on the renewal and regeneration of Clare Estate?
4. Do you think Clare Estate provides a safe and secure environment for students of your school in terms of crime, violence, pedestrian crossing, pavements etc?
5. Do you think Clare Estate provides sufficient recreational facilities, such as pools, parks and sport fields?
6. What recreational facilities within the area do you feel should be renewed to better the situation for the children?
7. What other improvements do you feel should be made to Clare Estate that will contribute to a healthy environment for scholars?
8. Is there anything you would like to add that you feel could help my study?

Prompts For Chairmen Of Ratepayers Association:

Date: 9 November 2012

Venue: Researchers Residence- 132 Battersea Avenue

Interviewee: Mr Ish Prahladh

Position held: Ex-councillor Of Clare Estate and Current Chairman of Clare Estates Ratepayers Association

1. Do you know what urban decay and degeneration refers to?
2. Do you feel that Clare Estate is experiencing urban degeneration and in what way? (physical, social or economic environment)
3. What do you think is the leading cause that is giving rise to the degeneration of Clare Estate?
4. Do you think the location of the landfill within Clare Estate contributed to the decaying environment?
5. Do you have a close relationship with the community of Clare Estate and how often do you interact directly with them?
6. Do you think that Clare Estate requires renewal and what aspects or areas of Clare Estate do you think requires immediate attention?
7. What are the most common issues that you find community members complaining about?
8. Are you aware of any current plans that the municipality has for the Clare Estate area?
9. What facilities and services do you believe need improvement or renewal to help better the environment of Clare Estate?
10. Do you think Clare Estate has the potential for successful renewal?
11. Is there anything you would like to add that you feel could help my study?

Prompts For Policeman:

Date: 10 November 2012

Venue: Sydenham Police Station

Interviewee: Wished To Remain Anonymous For Personal Reasons

Position held: Captain Of Police Station

1. Are the crime levels in Clare Estate increasing, decreasing or are they stagnant?
2. Do you think this is contributing to the urban decay occurring in Clare Estate?
3. Are there any areas in Clare Estate that are known to be 'hot spots' for crime?
4. Are there any precautionary measures that have been put into place to decrease crime within the area?
5. What do you think is the cause of the high crime rate in Clare Estate?
6. Is there anything that you think can be done to make Clare Estate a safer environment for residents, business owners and patrons of Clare Estate?
7. Is there anything you would like to add that you feel could help my study?

Prompts For Environmental Justice Lawyer:

Date: 30 August 2012

Venue: University Of KwaZulu Natal- Howard Collage Campus

Interviewee: Mr Jeremy Ridl

Position held: Environmental Justice Lawyer

1. Are you aware of the decaying urban environment within Clare Estate?
2. Do you think Clare Estate requires urban renewal programmes and initiatives? Why?
3. What do you think is the leading cause that is giving rise to the degeneration of Clare Estate?
4. Do you think the location of the landfill within Clare Estate contributed to the decaying environment?
5. How has the location of the landfill affected Clare Estate economically, socially and environmentally?
6. Do you believe the residents of Clare Estate are experiencing an environmental injustice with the location of the landfill within their community?
7. Do you personally believe that Clare Estate could benefit and thrive if urban renewal initiatives were implemented within the area?
8. Do you think renewal of the area will have a higher chance of success if collaborative planning techniques are used, that involve the community and various stakeholders in the decision making process?
9. Do you think that Clare Estate requires renewal and what aspects or areas of Clare Estate do you think requires immediate attention?
10. Is there anything you would like to add that you feel could help my study?

Prompts For Manager of landfill:

Date: 26 October 2012

Venue: Bisasar Road Landfill Site

Interviewee: Logan Moodley

Position held: Senior Manager of Bisasar Road Landfill

1. Are you aware of the decaying urban environment within Clare Estate?
2. What do you think is the leading cause that is giving rise to the degeneration of Clare Estate?
3. When was the landfill in operation from and how many more years will it be in use for?
4. Are you aware that the location of the landfill was strongly contested by the residents of Clare Estate?
5. Do you think the location of the landfill within Clare Estate contributed to the decaying environment?
6. Do you think the residents of Clare Estate are being forced to live within an unhealthy environment due to the location of the landfill?
7. What precautions has the municipality taken to ensure the residents of Clare Estate are safe and are not subjected to pollution?
8. What are the future plans for the landfill?
9. Is there anything more you would like to add that would assist my study?

Prompts For Informal Settlement Representative:

Date: 22 November 2012

Venue: BP Garage Located On Clare Road

Interviewee: Wished To Remain Anonymous For Personal Reasons

Position held: Representative For The Abahlali Base Mjondolo Movement

1. Are you aware of the decaying urban environment within Clare Estate?
2. Do you think the informal settlements have contributed to the decline of Clare Estate?
3. What do you think is the leading cause that is giving rise to the degeneration of Clare Estate?
4. Do you think residents of informal settlements should have the same rights as rate paying residents?
5. Do residents of the informal settlements have access to toilets?
6. Does the municipality communicate with residents regularly to update you on the status of housing projects?
7. Do residents of the informal settlements enjoy living in Clare Estate?
8. What changes would you like to see happen in Clare Estate for residents of informal settlements?