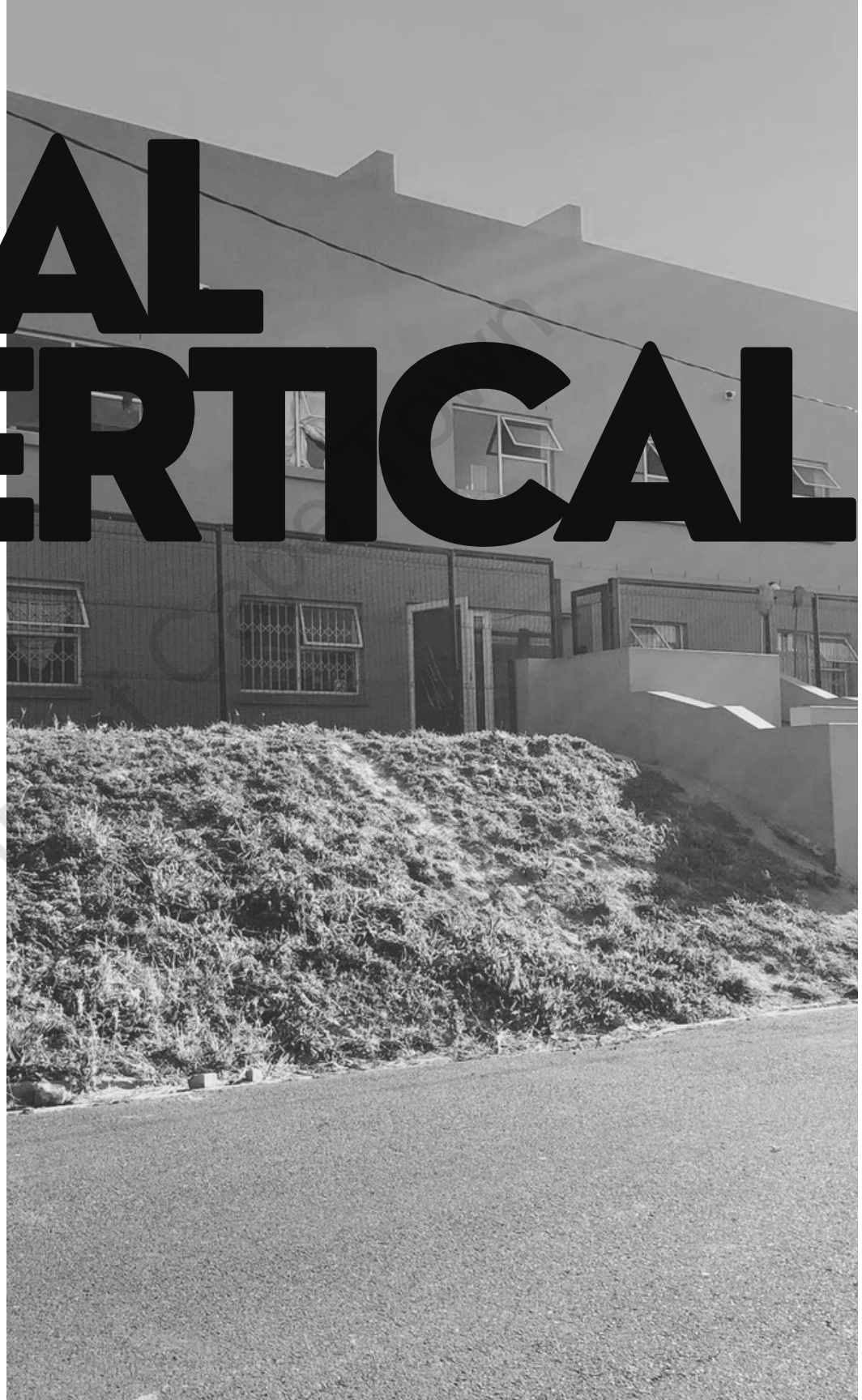


# LATERAL COMMUNITY VERTICAL CITY

Understanding the nature of the livelihood strategies utilized by former residents of Pine Road informal settlements in the Pickwick transitional housing development.

**BY, AYANDA MADE**



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Lateral Communities, Vertical Cities: Understanding the Nature of the  
Livelihood Strategies Utilized by Former Residents of the Pine Road  
Informal Settlement in the Pickwick Transitional Housing Development.

Ayanda Made  
MDXAYA002

Submitted in partial fulfillment of the  
Master of Urban Design Degree  
60 Credits

30 November 2023

Convenor/Supervisor: Kathryn Ewing

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MDXAYA002



## ACKNOWLEDGMENTS

I feel compelled to start by apologizing, apologizing for all the important moments missed with family and friends, all the potential memories we never got to make, and all the time lost during these 10 years. I thought about all of you, always.

We often think about the sacrifices we make for our goals, but never the sacrifices others make to support us oftentimes without their consent. This journey has been one of sacrifices, individual and collective. I kept count of most of them. I hope this has been worth it, I hope it's meant something.

To my father Stanley Made, words cannot express my gratitude for these past 10 years, my perseverance to continue has been built on the sacrifices you made each day for me without complaint. Not a single day did you discourage or fail to support the decisions to continue. Thank you for your quiet confidence and belief in me, this one is for you.

To my mother Olga Made, for always reminding me there's more to life than what you do and more about the people and experiences along the way that make the journey worth the travel, you were right. I thank you.

To my sisters Lebo & Asanda, I wish I could see myself through your eyes, your unwavering support and belief in me is the most encouraging and terrifying gift. It means the world to me.

To my grandmothers who I lost and never got to see me finish, I'm sorry it took so long. It took too long and asked for too much and for that, I'm truly sorry.

To all my friends, I wish I could have done better to be there more, I plan to.

To all my past employers Cheryl, Ilze and Philip thank you for taking a chance on me the experience and endorsements built the foundation I needed to build on.

To Sieg Schmidt and all my lecturers at the Tshwane University of Technology, thank you for accepting me when no one else had, the best years of my growth were there. To my lecturers and supervisor Katheryn Ewing, your dedication and commitment got me through the last days.

Finally, to Tiisetso who walked each step with me, at my best and worst you stuck by me, this was as much our journey as it was mine.

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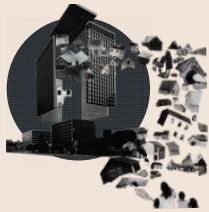
## STRUCTURE OF RESEARCH BOOKLET

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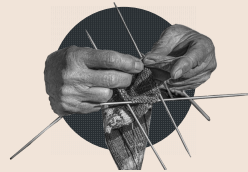
The aim of the research was to assess if and how moving from the Pine Road informal settlement in Woodstock to the formal Pickwick Transitional Housing in Salt River had possibly impacted the livelihood strategies of the former Pine Road residents. The study was qualitative in nature, used relevant literature review and a case and ethnographic study as research methods to answer the research question.

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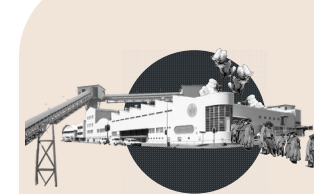
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# Abstract

In addressing the lack of affordable housing in South Africa, 15% of South Africa's 14.45 million households earn enough to secure a mortgage, and 60% earn less than R3500.00 a month and can qualify for state housing. The remaining 25%, including most teachers, nurses, police officers and soldiers have had access to neither (Marutlulle, 2021). This leaves a missing rung in the housing ladder due to the nature of South Africa's unemployment rate. Social Housing is currently the only housing model available and leaves many South Africans unable to access the resource exacerbating the existing backlog. Currently, South Africa doesn't have an established transitional housing model that caters to households on very low and inconsistent incomes earning between R0 - R3500. It is not an official government policy, nor does it have an established funding stream or programme. In its current state, it exists either as a developing practice or a compelling concept. (Development Action Group, 2022) For these households, formal government-subsidised or private housing options in suitable areas do not exist.

The Development Action Group (DAG) together with the City of Cape Town (CoCT) and the National Association of Social Housing Organisations (NASHO) established the Pickwick Transitional Housing Facility in Salt River, Cape Town. This is the first attempt to provide transitional housing on well-located land close to the city centre (DAG, 2022).

This type of housing model can form one element of broader psychosocial and economic support programmes for people who earn very low and inconsistent incomes, therefore the aim of the research is to assess if and how moving from the Pine Road informal settlement in Woodstock to the formal Pickwick Transitional Housing development in Salt River has possibly impacted the livelihood strategies of the residents. In order to inform the development of a transitional housing model that responds to the South African context built around supporting the livelihood strategies of very low, inconstant income and/or unemployed households. The study will be qualitative in nature, using a relevant literature review and a Case and Ethnographic study as research methods.

# Background of Study

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

Section 26 and 28 of Chapter 2 of the constitution outlines that access to housing is a right for all South Africans (The Constitution of the Republic of South Africa, 1996). In efforts to provide better economic opportunity for the poor there's been a focus in SA on providing adequate social housing on well located land close to city centres to provide better physical access to economic opportunities (Ndifuna Ukwazi, 2020). However, to qualify for social housing, one must be earning between R1 850 – R22 000 per month (Western Cape Government, 2021). Whereas only 15% of South Africa's 14.45 million households earn enough to secure a mortgage, 60% earn less than R3500.00 a month and can qualify for state housing. The remaining 25%, including most teachers, nurses, police officers and soldiers have had access to neither (Marutlulle, 2021).

This leaves a key rung missing in the effective movement of people up the housing ladder into permanent independent living in social housing as 34,9% and 46,6% of South Africans according to the expanded definition of employment are unemployed (StatsSA, 2021) and therefore unable to access it. Hence, this necessitates the need for transitional housing, a form of temporary housing for those who require a steppingstone to more permanent social housing (Ndifuna Ukwazi, 2020).

Cape Town's city centre like other metros in South Africa is regarded as an entry point and place of opportunity for many South Africans irrespective of whether they are employed or unemployed. As a result, an accelerated increase in demand for affordable housing has become a characteristic of this function with South Africa's District Development Model anticipating that Cape Town's formal housing demand increased by 5,000 per year between 2005 and 2015, will need to annually supply approximately 35,000 housing opportunities to eradicate the 20-year housing backlog and meet new demand (Cooperative Governance & Traditional Affairs, 2020). The evidence of housing shortage issues such as chronic homelessness and informal land occupancies reflect this mismatch between demand and supply.

Currently there are approximately 14 357 homeless people in Cape Town resorting to the informal occupation of public and private spaces in and around the city centre and are costing the metro in excess of R744 million per annum, of which R335 million is spent on reactive activities such as urban management cost and punitive activities, R287 million on humanitarian efforts from the public and R122 million on developmental activities to help the homeless leave the street (U Turn, 2021). Adding to this within the immediate periphery of the city centre the Municipality estimates there are currently 289 Informal settlements with 89 126 households living in informal settlements (Housing Development Agency, 2012).

 **5,000 per year**

between 2005 - 2015 an accelerated increase in demand for affordable housing has become a characteristic of this function with South Africa's District Development Model anticipating that Cape Town's formal housing demand increased during this period.

 **35,000**

housing opportunities are required to eradicate the 20-year housing backlog and meet new demand (Cooperative Governance & Traditional Affairs, 2020).

 **R 1 850 – R 22 000 per month**

to qualify for social housing one must be earning between a certain amount of R 1850 - R22 000 (Western Cape Government, 2021).

 **R0 - R3 500 per month**

households using the Pickwick Transitional Housing Facility in Salt River, Cape Town are on very low and inconsistent incomes earning well below the threshold to qualify for state housing

# Background of Study

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

Thus, the issues are two-fold, first it is the issue of homelessness within the city centre and second the number of informal settlements within the periphery of the city centre both of which are a response to the shortage in housing and the lure of economic opportunity towards the city centre. The provision of housing, therefore, must be in well-located areas: areas that redress existing imbalances and do not perpetuate the current unsustainable urban form (City of Cape Town, 2018b). Increased construction costs and decreased financial resources however have contributed to the decline in the number of subsidised housing opportunities delivered by the state since 2007 (Western Cape Government, 2020). Likewise, the high cost of well-located land means that state-assisted housing programmes are unable to provide enough housing to meet this demand. The already stretched state resources and finite amount of well-located publicly owned land means the state has limited capacity and resources available which renders the current models available for housing unfeasible. Owing to these constraints, the nature of providing affordable housing at scale and on well-located sites must diversify.

This above reveals not only for transitional housing but the need for a transitional housing model that responds to the nature of the problem of housing within the South African context and incorporates the strong social development orientation that this type of housing model must encompass (Socio-Economic Rights Institute of South Africa, 2019) to be successful.



15%

of South Africa's 14.45 million households earn enough to secure a mortgage



60%

earn less than R3500.00 a month and can qualify for state housing



25%

including most teachers, nurses, police officers and soldiers have had access to neither.



INFORMAL SETTLEMENTS ■ ■ ■ ○ ○ ○

Seapoint/Greenpoint

CBD/City Bowl

Woodstock/Salt River/Observatory

(Author, 2023)

# Background of Study

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### THE RATIONALE OR MOTIVATION FOR UNDERTAKING THE STUDY

There is a missing rung in the housing ladder due to the nature of South Africa's unemployment rate and housing backlog. Social Housing is currently the only housing model available and leaves many South Africans unable to access the resource, making the huge investment in it inconsequential to clearing this backlog. Currently South Africa doesn't have an established transitional housing model. It is not an official government policy, nor does it have an established funding stream or programme. In its current state it exists either as a developing practice and compelling concept. (Development Action Group, 2022)

At the moment there has been only 1 transitional housing development in Cape Town that has moved residents from an informal settlement to a formal housing facility on well-located land close to the city. The Development Action Group (DAG) together with the City of Cape Town (CoCT) and National Association of Social Housing Organisations (NASHO) established the Pickwick Transitional Housing Facility in Salt River, Cape Town. This is the first attempt to provide transitional housing on well located land close to the city centre (DAG, 2022). The households using these facilities are on very low and inconsistent incomes earning between R0 - R3500. For these households the formal government subsidised or private housing options in suitable areas do not exist.

This type of housing in Salt River can form one element of broader psychosocial and economic support programmes for people who earn very low and inconsistent incomes.

This development poses an opportunity for understanding how this model should be developed and manifest spatially to make it feasible. It is therefore inevitable that such projects become more permanent and require planning and design on this basis including an approach where tenants pay based on affordability and are able to exercise livelihood strategies that can compensate for periods of inconsistent income and/or unemployment and that the municipality funds the shortfall in operational costs.

### CONTEXT

The intended research site is the Seapoint, Cape Town CBD & Woodstock/Salt River area and surrounds within the Cape Town metro. The initial point of investigation will be through the Transitional Housing Facility in Salt River, Cape Town. The Development Action Group (DAG) together with the City of Cape Town (CoCT) and National Association of Social Housing Organisations (NASHO) established the Pickwick Transitional housing.

These partners along with various non-profit associations within the affordable housing sector around the region will be approached with the intention of gaining initial research access to the site and residents within the development. **(See Figure)**

### THE AIM OF YOUR RESEARCH

The Problem or Issue under Investigation Cape Town's city centre like other metros in This development poses an opportunity for understanding how this model should be developed and manifest spatially to make it feasible. It is therefore inevitable that such projects become more permanent and require planning and design on this basis including an approach where tenants pay based on affordability and are able to exercise livelihood strategies that can compensate for periods of inconsistent income and/or unemployment and that the municipality funds the shortfall in operational costs.

### THE MAIN RESEARCH QUESTION

How has moving into the Pickwick Transitional Housing Development in Salt River possibly impacted the livelihood strategies of the former residents of the Pine Road informal settlement in Woodstock?

What housing mechanisms and socio-spatial design principles might be introduced for providing future transitional housing developments in well located land close to city centres?

# Background of Study

## THE RATIONALE OR MOTIVATION FOR UNDERTAKING THE STUDY

There is a missing rung in the housing ladder due to the nature of South Africa's unemployment rate and housing backlog. Social Housing is currently the only housing model available and leaves many South Africans unable to access the resource, making the huge investment in it inconsequential to clearing this backlog. Currently South Africa doesn't have an established transitional housing model. It is not an official government policy, nor does it have an established funding stream or programme. In its current state it exists either as a developing practice and compelling concept. (Development Action Group, 2022)

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(Hogg, 2016)



(Webster, 2018)



(DAG, 2017)



(Webster, 2018)

# Aims & Objectives

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### Aims

- 1 The Aim of the research is to assess if and how relocation from informal settlements to formal affordable housing developments possibly impacts the livelihood strategies of the residents.
- 2 The Aim is to extract and develop new housing principles and mechanisms that could inform the housing model for providing future transitional housing developments on well-located land close to city centres.

### Objectives

- 1 To investigate the spatial, historical, economic, and social factors that could play a role in influencing the livelihood strategies of the residents by studying the context of the research site.
- 2 To investigate the patterns, trends, and themes regarding the livelihood strategies of the residents and emergent trends which fall under the broader themes of the psychosocial and economic effects of relocations and removals.
- 3 To uncover the socio-economic and socio-cultural group dynamics of the residents who share a common experience of having lived in informal settlements and having been relocated to formal housing developments close to the city centre which necessitates the studying of an entire group that shares common qualities/characteristics.
- 4 To uncover the norms, beliefs, social structures, and patterns that influence the livelihood strategies the residents have developed and used within the natural setting for an extended period of time.
- 5 To evaluate the housing mechanisms behind the Pickwick Transitional Housing development to learn more about a little-known or poorly understood situation or event such as the one in Salt River, the first of its kind in Cape Town.
- 6 To evaluate the community participatory mechanisms behind the delivery of formal affordable housing to households of very low and/or inconsistent incomes.
- 7 To improve the role, conditions and quality of public space and facilities incorporated in the development and delivery of transitional housing to households of very low and/or inconsistent incomes.
- 8 To improve the spatial design of transitional housing through socio-spatial design principles that enable the exercising of the recipients' existing livelihoods strategies.

# Methods

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### CASE STUDY

- 1 Interest in BOTH descriptive/explanatory research findings regarding processes within a particular real-world context AS WELL AS the patterns, trends and themes that arise from this research (Leady & Ormrod, 2010).
- 2 These include patterns regarding the livelihood strategies of the residents and emergent trends which fall under the broader themes of the psychosocial and economic effects of relocations and removals.

A case study is particularly suitable for learning more about a little-known or poorly understood situation or event such as the Pickwick Transitional Housing in Salt River, which is the first of its kind in Cape Town.

### ETHNOGRAPHIC STUDY

- 1 The research topic necessitates the studying of an entire group that shares common qualities/characteristics.  
  
Interest in studying a certain socio-economic and sociocultural group who share a common experience of having lived in an informal settlement and have been relocated to a formal housing development close to the city centre. This method provides us with the ability to understand the complexities of the group under study. (Leady & Ormrod, 2010).
- 2 To answer the research question the group must be studied in its natural setting for an extended period with the intent to identify norms, beliefs, social structures, and patterns that influence the livelihood strategies the residents have developed and use. (Leady & Ormrod, 2010).

### QUALITATIVE RESEARCH

The research topic requires a Qualitative Research Approach since the research is trying to reveal the certain complex nature of situations, settings, processes, relationships and/or people within a real-world context.

It allows for the testing of the validity of certain assumptions and claims within real-world contexts and provides how the researcher can judge the effectiveness of the practices.

the exploratory nature of the approach provides the researcher the opportunity to gain new insights regarding the livelihood strategies of the residents of Pickwick Transitional Housing through in-depth descriptions and interpretation of data collected and uncover the nature of these strategies.

### RESEARCH METHOD(S)

- Case Study
- Ethnographic Study

# Methods

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### CASE STUDY

Firstly, to answer the research question, we are interested in descriptive and explanatory research findings regarding processes within a particular real-world context furthermore we are interested in the patterns, trends and themes that arise from this research (Leady & Ormrod, 2010). These include patterns regarding the livelihood strategies of the residents and emergent trends which fall under the broader themes of the psychosocial and economic effects of relocations and removals. Therefore, the research question requires an in-depth study of the situation or event for a certain period.

Secondly, a case study is particularly suitable for learning more about a little-known or poorly understood situation or event such as the Pickwick Transitional Housing in Salt River, which is the first of its kind in Cape Town having moved former informal settlement residents of very low and inconstant incomes into formal housing on well-located land close to the city centre.

### METHOD

The research method allows the researcher the ability to record the context (Pickwick Transitional Housing Development) by collecting data regarding the physical environment, historical, economic, and social factors that could play a role in influencing the livelihood strategies of the residents. By identifying the context of the case, we can draw of conclusions about the extent to which the findings can be generalizable in other future transitional housing developments as this model within the South African context develops and matures. (Leady & Ormrod, 2010).

### KEY LIMITATIONS

External Validity - This is a single case study of which is the first of its kind in Cape Town with the specific factors mentioned above, generalizations must be approached with caution until more cases of this nature are conducted to establish broader patterns and trends.

Triangulation - Due to the interactive nature of the research, preliminary conclusions during the data collection and analysis process that may influence the data must be suspended, convergence of data through triangulation must be ensured to overcome this confirmation bias. (Leady & Ormrod, 2010).



(DAG, 2017)

# Methods

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### ETHNOGRAPHIC STUDY

An ethnographic research method will be used in the research for the following reasons:

Firstly, the research topic necessitates the studying of an entire group that shares common qualities/characteristics. In this research we are interested in studying a certain socio-economic and socio-cultural group who share a common experience of having lived in an informal settlement and have been relocated to a formal housing development close to the city centre. This method provides us with the ability to understand the complexities of the group under study. (Leady & Ormrod, 2010).

Secondly, to answer the research question the group must be studied in its natural setting for an extended period with the intent to identify norms, beliefs, social structures, and patterns that influence the livelihood strategies the residents have developed and use. (Leady & Ormrod, 2010).

### 1 METHOD

The research method for an ethnographic study requires site-based field work, with prolonged engagement in the natural setting of the group and involves gaining access to the site through key gate keepers to facilitate relationship building between the researcher and residents (Leady & Ormrod, 2010). The Pickwick Transitional Housing facility is established by the NASHO & DAG these associations are key to gaining this initial access to the site and residents within the development (DAG, 2022). The facility currently houses 19 families, and in respect of the complexity and scope of the project initial phases will focus on broad interactions and intermingling with all residents of the facility to gain a general sociocultural understanding of the context. This is known as the big net approach (Fetterman, 1989)

Secondly, with the focus on livelihood strategies and the limitations on time the requirement to go deep rather than wide is of priority. During this initial phase the identification of key and willing participants will provide the opportunity to engage in data collection that will provide in-depth descriptions and insights required for answering the research question.

Lastly ethnographic studies rely on participatory and non-participatory observations as a data collection technique. Immersing oneself in the daily life of residents will present the channels to understanding how residents of Pickwick go about exercising their livelihood strategies with the aim of categorizing and establishing an assessment criterion for assessing them.



(Author, 2023)

# Methods

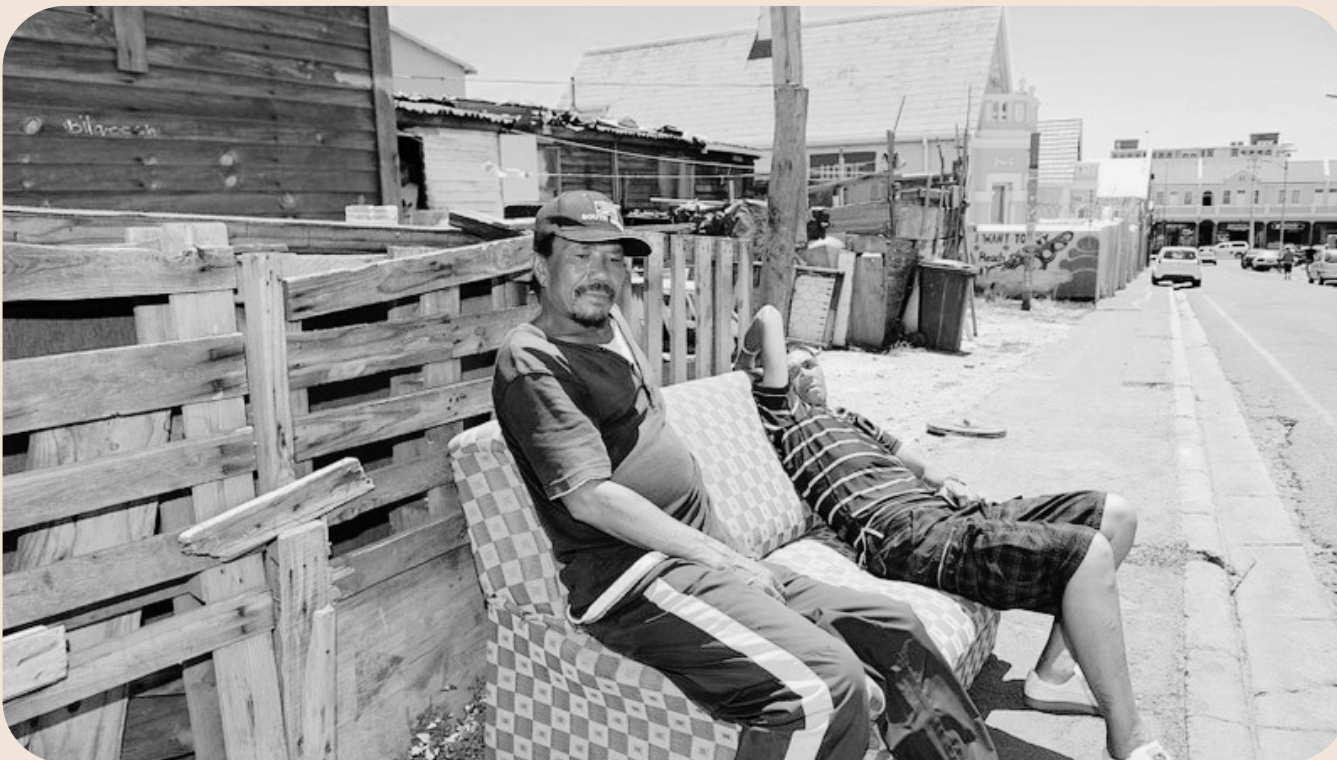
## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### 1 LIMITATIONS

**Subjectivity** - The nature of an ethnographic study means that it is nearly impossible to engage in research of this nature with total objectivity. However, this may not be undesirable, and instead, Wolcott (1994) has proposed a researcher rather employ rigorous subjectivity to ensure balance, fairness, completeness and sensitivity in the analysis and interpretation of the data (Leady & Ormrod, 2010).

**Time-Consuming** – Relationship building in an ethnographic study is one of most time-consuming processes. Using gatekeepers (DAG) to facilitate the initial relationship-building process with key residents will be used to overcome the initial access to the site and residents to begin attempts at building trust and rapport as early as possible.

**Preliminary Conclusions** - To overcome the possibility of confirmation bias the presentation of facts to support claims regarding patterns and/or irregularities will be made in the words of the participant as well as utilize negative case analysis – actively looking for data that contradict explanations that emerge from the research – to ensure the reliability of the findings. (Leady & Ormrod, 2010).



(Walker, 2016)

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### QUESTIONNAIRES

Questionnaires are a form of descriptive survey that allow a large amount of data to be collected in a short period of time. The structure of the questionnaire involves posing questions regarding attitudes, opinions and/or experiences about a particular topic or situation. The data collected is easily quantifiable and can be categorized for analysis. The overarching aim of the questionnaire is to learn about a large population by surveying a sample of that population (Leady & Ormrod, 2010).

### 1 **METHOD**

Taking into consideration the limitations on time and the depth required by the research within that time frame questionnaires allow for the initial and broad understanding of the context of PTHD. Questionnaires create an inherent distance between the researcher and the participant that allow the participants to respond more truthfully with the assurance that their responses will be anonymous. This quality will be exploited to ensure that an accurate initial representation of the context is created as the rest of the research will build from this foundation.

### 2 **KEY LIMITATIONS**

**Low Return Rate** – Questionnaires have a low response rate due to reasons pertaining to time, length, and the complexity of the questionnaire; therefore, they will be kept short and simple with clear instructions. The Pickwick Transitional Housing Development (PTHD) currently houses 19 families in the facility, which is a relatively small sample group, in a single building comprising of 30 rooms (Wayland, 2019) and therefore expects a higher response rate. The building is managed by DAG who have an established relationship with the residents and will be requested to facilitate administering the questionnaire to improve the response rate.

**Education, Literacy and Language Barriers** - As a factor of the unemployment rate, residents of PTHD have low and inconsistent incomes which is usually correlated to a lack of education. At the time of the Census 50,2% of people aged 20 and older had an education below matric (StatsSA 2011). Therefore, a level of reading and writing skill that may be low and/or inconsistent across the 19 families in the facility could exist. Questionnaires rely on a certain level of reading and writing skill to be effective, the questionnaires utilized for this research will rely on checklists and rating scales with a visual component to compensate for this possible weakness.

### QUESTIONNAIRES

Initial and broad understanding of the socio-cultural context of the 19 families residing in the Pickwick Transitional Housing Development (PTHD) & identify a representative sample of key participants for interviews and observations.

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### ● INDIVIDUAL FACE-TO-FACE INTERVIEWS

Interviews are a form of descriptive surveys for data collection and provide a more in-depth inquiry regarding the conscious motives, actions, and perspectives of individuals about a situation and/or event. They are often open-ended to provide space for clarification, inquiry, reflection, and discussion. Interviews rely on a certain level of trust and rapport that can translate into cooperation and honesty towards the researcher and the questions posed if administered effectively. (Leady & Ormrod, 2010).

### 1 METHOD

**Individual Face-to-Face Interview** – Requires the interviewer to conduct the interview in person with a single participant. The nature of the research into the livelihood strategies of the residents of PTHD, who may have experienced varying degrees of psychosocial and economic trauma requires a certain level of trust and rapport to be established to encourage cooperation and honesty. This type of interview provides the opportunity to establish rapport and trust between two people and necessary for the participatory and non-participatory observation portion of the research which will require accompanying residents as they go about their daily activities exercising their livelihood strategies.

### 2 KEY LIMITATIONS

**Time-Consuming** – With the awareness of the limited time available for the research project, interviews will be conducted from the sample group of key residents selected from the questionnaires who can and are willing to participate further with the research.

**Hawthorne Effect** - A type of reactivity where a person may intentionally misrepresent facts, and/or change their behaviour to present a more favourable impression of themselves to the researcher stemming from the awareness that they are being observed (Leady & Ormrod, 2010). Due to the potentially sensitive nature of the research, establishing rapport and trust will be essential to overcoming this limitation including the focus on exercising ethical research approaches of informed consent, assurance of protection from harm, confidentiality, detailed information regarding the research and the maintenance of privacy (Salkind, 2009).

**Sampling** – It is important during the interview selection process that participants selected from the larger population accurately represent the characteristics of the entire population to draw accurate generalizations regarding the entire population. (Leady & Ormrod, 2010). Residents of the PTHD are a relatively small population that share several key qualities elaborated on above that ensure that the residents selected are representative of the entire population.

### ● INDIVIDUAL FACE-TO-FACE INTERVIEWS

in-depth understanding of the livelihood strategies of the key participants from the sample group to build rapport and trust to be granted permission to collect data through observations as they go about exercising their livelihood strategies.

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### KEY LIMITATIONS

**Self- Report** – Interviews rely on an individuals' ability accurately recollect information regarding past events, behaviours, and perspectives. The limitations are that humans' memories are prone to distortion which can cause individuals to recall what might or should have happened according to their beliefs instead of what really happened (Leady & Ormrod, 2010). The Test-retest technique will assess the consistency of the results of the data collected in the interviews by asking and comparing these results of the same questions across two different points in time. (Leady & Ormrod, 2010)

**Language and Cultural Barriers** – Language and cultural backgrounds influence the way questions are interpreted and responses given by participants in an interview. The PTHD residents are from the Western Cape, South Africa where according to StatsSA (2011) most of the population is Coloured (42,4%) followed by Black African (38,6%) and speak either Afrikaans (34,9%), Xhosa (29,2%), English (34,9%) and/or a combination of the three. My ability as the researcher to speak Zulu, English and Afrikaans at varying degrees of proficiency will compensate for this. In cases of difficulty regarding colloquial terms, a translator will be used at the transcribing phase of the project.

### SEMI STRUCTURED INTERVIEW

This type of interview focuses on a few central questions that provide the opportunity for further inquiry, discussion, and reflection. The nature of the livelihood strategies utilized by the residents may not be easily explained or expressed coherently through a structured interview, the flexibility for spontaneous reflection and discussion is necessary for the intricacies and nuances of what these livelihood strategies are and how they are utilized to emerge. The semi-structured format lends itself better to this task as it allows the researcher the ability to open with less sensitive central questions to build rapport whilst providing the opportunity to delve into more personal questions and discussions that may yield richer information

### FOCUS GROUPS

Is an interview process that involves interviewing (between 1 and 2 hours) more than one participant (no more than 10 or 12) simultaneously to discuss a particular topic, situation, or event. These are effective when interaction among participants may be more informative than individual interviews (Leady & Ormrod, 2010). Within this research topic, the livelihood strategies of the residents of PTHD are inter-relational and thus unfold and rely on group dynamics within the facility.

### INDIVIDUAL FACE-TO-FACE INTERVIEWS

in-depth understanding of the livelihood strategies of the key participants from the sample group to build rapport and trust to be granted permission to collect data through observations as they go about exercising their livelihood strategies.

### FOCUS GROUPS

understanding of the inter-relational aspect of the livelihood strategies within the facility across the 19 families. focus groups will purposely include non-key participants to prioritize the inter-relational aspect of livelihood strategies.

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### FOCUS GROUPS

A focus group interview will allow the researcher the ability to understand the group dynamic element of the livelihood strategies used by the residents and leverage on the quality that people especially within a community feel more comfortable talking in a group setting than alone (Leady & Ormrod, 2010)

### LIMITATIONS (IN ADDITION TO THOSE OF INTERVIEWS)

**Power Dynamics** – Power dynamics exist and rarely do people enter a space as equals (Leady & Ormrod, 2010). It is imperative one be aware of the systematic inequalities in society, these result in imbalances in information due to a lack of representation or unequal power dynamics and should be redressed to ensure all points of view are accounted for (Sandercock, 2003). Therefore, it is important to take into consideration that individual personalities may influence the nature of the discussion and the data collected (Leady & Ormrod, 2010). Built into the structure of the interview process each PTHD resident selected for the focus group will be given an opportunity to answer questions posed to the group to mitigate against this.

### OBSERVATIONS

Are a research technique that involves the collecting of data through participatory and non-participatory methods, they are intentionally unstructured and flexible. Depending on the nature of the situation, event or activity being studied and the data required they can be either participatory or non-participatory (Leady & Ormrod, 2010). The research will rely on both non-participatory and participatory observations. As an outsider some of the livelihood strategies utilized by residents may be sensitive to outside influence and thus alter the way they unfold. In instances where outside influence disrupts the effectiveness of a livelihood strategy non-participatory observations will be utilized.

### KEY LIMITATIONS

**Time-Consuming** – Spending time in the day-to-day activities of the residents is a time-consuming exercise. To mitigate this the research will focus on observations of the same key residents of PTHD identified and selected from the questionnaire and individually interviewed.

### FOCUS GROUPS

Understanding of the inter-relational aspect of the livelihood strategies within the facility across the 19 families. focus groups will purposely include non-key participants to prioritize the inter-relational aspect of livelihood strategies.

### OBSERVATIONS

An in-depth understanding of how and where key participants exercise their livelihood strategies within and outside the facility.

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### KEY LIMITATIONS

**Hawthorne Effect** - Is a type of reactivity where a person may intentionally misrepresent facts, and/or change their behaviour to present a more favourable impression of themselves to the researcher stemming from the awareness that they are being observed (Leady & Ormrod, 2010). Due to the potentially sensitive nature of the research, establishing rapport and trust will be essential to overcoming this limitation including the focus on exercising ethical research approaches of informed consent, assurance of protection from harm, confidentiality, detailed information regarding the research and the maintenance of privacy (Salkind, 2009).

**Recording** – Observations require different recording methods that have a varying strengths and weakness, the selection and use of appropriate recording material must be selected for each situation, event, or activity to ensure data is collected efficiently without altering the observations under study. A combination of voice recordings, video recording and written notes will be used in this research depending on the nature of the observation.

### FIELD & MAPPING

A spatial representation of how the resident uses the facility and its immediate context to exercise their livelihood strategies to identify its restrictions and opportunities for providing design recommendations for supporting them better.

### DATA/RESEARCH ANALYSIS

Analysis involves the ordering and structuring of data to produce knowledge” (Sharp and Howard, 1996: 106). In the case of the Pickwick Transitional Housing Development (PTHD), we are interested the livelihood strategies utilized by the residents to assess the possible impact moving from the informal settlement to formal housing has had on them. The Case Study research method allows the researcher the ability to categorize the data we are planning to collect into meaningful groups for analysis.

It simultaneously allows for both specific occurrences of interest to be extracted and examined for their specific meanings that might have a relation to the case as well as the identification of patterns in the livelihood strategies utilized to be scrutinized for other underlying themes that may characterize the case more broadly.

### OBSERVATIONS

An in-depth understanding of how and where key participants exercise their livelihood strategies within and outside the facility.

### FIELD MAPPING

A spatial representation of how the resident uses the facility and its immediate context to exercise their livelihood strategies to identify its restrictions and opportunities for providing design recommendations for supporting them better.

# Research Techniques

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### DATA/RESEARCH ANALYSIS

Reliance on participatory and non-participatory observations necessitates the data be organized in a logical structure (Leady & Ormrod, 2010). The nature of the research study requires that the data collection and analysis occur simultaneously as one engages in the research. Therefore, describing events in chronological order, typical days in the life of the residents and developing a cohesive narrative regarding them will be the strategies used to organize and describe the data collected in a logical structure to ensure reliability and validity. The data will be ascribed categories with the purpose to identify patterns, trends and/or irregularities to effectively answer the research question.



(Dylan, 2019)



(Ntongana, 2018)

# Ethical Considerations

## THE PROBLEM OR ISSUE UNDER INVESTIGATION

### ETHICS

The potentially sensitive nature of the research focus on livelihood strategies will require a detailed focus on exercising ethical research approaches of informed consent, protection from harm, coercion, confidentiality, maintenance of privacy and sharing benefits (Salkind, 2009)..



**Informed Consent** – A consent form will be utilized as a measure to ensure ethical behaviour by informing the participant of the purpose of the research, details of the researcher, the activity one is about to participate in, its confidentiality, potential benefits, and their right to withdraw at any time.



**Protection from Harm** – The researcher will ensure that any potential physical or psychological harm that may result from being part of the research is mitigated through periodical check-ins with the participants if they are still comfortable and willing to continue in the interview and focus groups.



**Coercion** – The researcher will ensure that potential participants are not forced into participating in the study and will reserve the right to withdraw at any point thereafter stipulated in the informed consent form.



**Maintenance of Privacy** – The anonymity of the participants must/will be ensured, along with not invading the private space of the participants to observe, collect or share data without their consent. data collected will be stored through cloud storage and will be a password-protected cloud folder throughout the duration of the research and beyond.



**Confidentiality** – All data regarding participants will be kept in a controlled and secure environment. Anonymity and confidentiality pertaining to sensitive information about the participant will be held to the strictest of confidence and disguised where necessary.



**Sharing Benefits** – Benefits from the results of the research should be shared equally with the participants who were directly involved in the research and broader society. This will not be monetary but through the process of the co-productive nature of the research, the results will be openly shared with the participants who were involved.

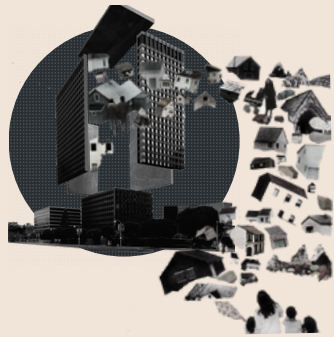


(Webster, 2018)

# Part One

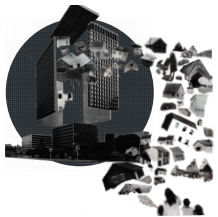
## LIVELIHOOD STRATEGIES

### LIVELIHOOD STRATEGIES Part One

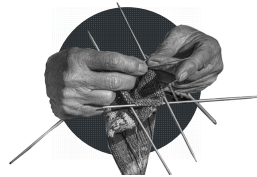


#### PART ONE

- Theoretical Approach 17
- Rural-Urban Continuum 19
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LIVELIHOOD STRATEGIES  
PART ONE



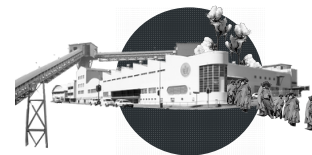
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



LIVELIHOOD FRAMEWORK  
PART SIX

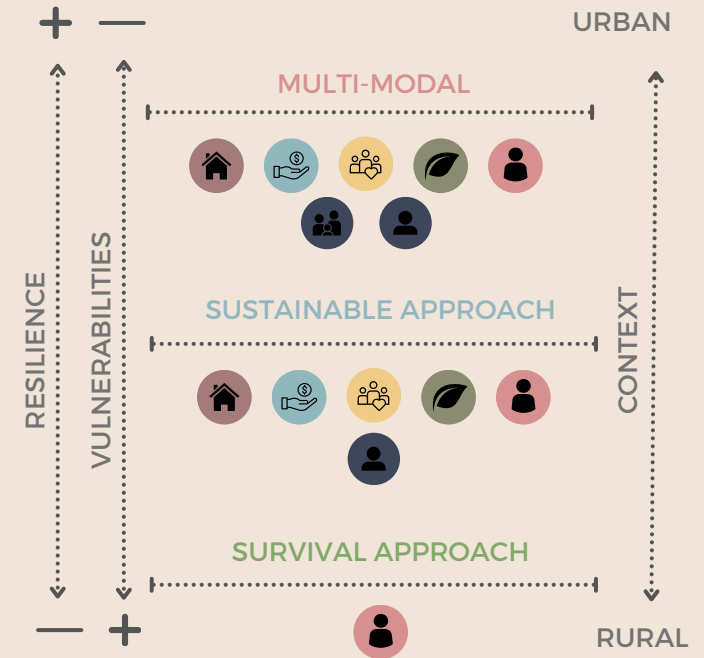
# Theoretical Approach

## LIVELIHOOD STRATEGIES APPROACHES

### LIVELIHOOD STRATEGIES APPROACHES

Within the study of poor neighbourhoods consisting of socio-economic groups of low and/or inconsistent incomes, a number of approaches regarding livelihood strategies have been developed. Of those the most relevant to the particular context of the site under study were the Survivalist Strategies Approach developed in 1973 during a study in Santiago, Chile (Owusu, 2007), the Sustainable Livelihood Strategies Approach and the Multiple Modes of Livelihood Approach.

All these approaches are used to identify the main constraints and opportunities poor people face in urban areas and establish an analytical framework that accompanies the theoretical underpinnings of Peripheral Urbanization for reading the context of this socio-economic group (Makacha et al., 2022). However, it is important to understand that the frameworks do not provide a universal solution and through our findings, an adaptation is required to meet the context's requirements.



### 1 SURVIVALIST STRATEGY APPROACH (SSA)

The Survivalist Strategy Approach views the actions of this socio-economic group as a purely economic act with a singular focus and motivation of satisfying the most elementary human needs of individuals (Owasu, 2007). However, from the findings in the research it is evident that through the Pickwick housing development, securing of a physical asset such as housing although through rental form of tenure, guards against 3 of the 6 shocks and stresses originating from outside the community. The housing guards against environmental stresses (Weather, Shelter, Sanitation) that the urban poor are most vulnerable to particularly in the commercialized urban economy of Cape Town. Where a higher dependence of access to financial assets to exercise and achieve certain livelihood outcomes means averting events that could result in illness or death of the breadwinner in the family. (Walker et al, 2002)



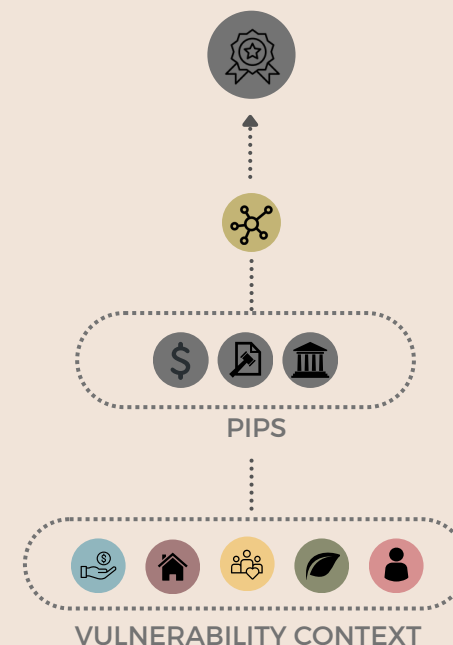
# Theoretical Approach

## LIVELIHOOD STRATEGIES APPROACHES

### 2 SUSTAINABLE LIVELIHOOD APPROACH (SSL)

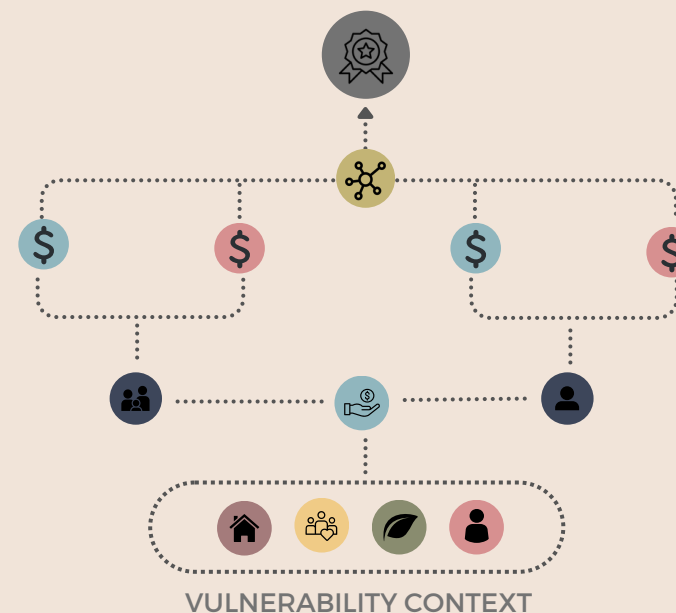
The Sustainable Livelihood approach is the most adept at reading the particular context in which the Pickwick Site finds itself, as the SL approach was initially developed and applied within the Rural Context. However, there are several differences between how these contexts have on the nature, composition and efficacy of Livelihood Assets that can be leveraged to achieve particular livelihood outcomes. This model through our research has limitations in the context of Pickwick Transitional Housing in Woodstock/Salt River which can be defined as the meeting place of rural and urban activities. This is often an area of particular concern for Sustainable Livelihoods and development interventions, as government institutions tend to be rural or urban in focus and special authorities working with related urban and rural areas rarely exist, with the result that the special needs of peri-urban areas may fall between the cracks.

Finally, it is important to note that the strict distinctions between 'rural' and 'urban' livelihood systems are, in many ways, reductionist and have been unhelpful in unpacking the context. Linkages between urban, rural, and peri-urban areas are in fact important parts of poor men's and women's livelihood strategies. (Walker et al, 2002).



### 2 MULTIPLE MODES OF LIVELIHOOD APPROACH

The Multiple Modes of Livelihood Approach is an adaptation of the survival strategies approach and informal sector, this model was used for the research study as it builds on the growing recognition of the informal sector and captures the contemporary changes that are becoming more prevalent in African urban economies (Owusu, 2007). This is the most relevant to the context under study as the majority of the residents in the pickwick transitional housing are on low and inconsistent incomes and will be built going forward as a both an analytical framework and design informant tool regarding findings.



# Rural - Urban Continuum

RURAL URBAN UNPACKING VULNERABILITY CONTEXT

Pine Road Informal Settlement

5 MIN 27 MIN

Pickwick Transitional Housing



## RURAL URBAN MIGRATION

(Author, 2023)

As rural-urban migration continues, the majority of population is to be found in urban areas in an increasing number of countries, and in most contexts, urban areas provide much greater opportunity and fewer social restrictions on the livelihood possibilities open to the poor. But these opportunities will be realized only if urban development is tailored to the livelihood aspirations of the poor.

# Rural - Urban Continuum

## LIVELIHOOD STRATEGIES OF THE URBAN POOR - RURAL URBAN CONTINUUM

### RURAL URBAN MIGRATION

As rural-urban migration continues, the majority of population is to be found in urban areas in an increasing number of countries, and in most contexts, urban areas provide much greater opportunity and fewer social restrictions on the livelihood possibilities open to the poor. But these opportunities will be realized only if urban development is tailored to the livelihood aspirations of the poor.

Within both reports from NU and Lorenzo (DAG) (2023) the origin and the Pickwick site and others in Salt River/Woodstock, the context does not align with a rural-urban migration pattern but rather an urban-urban migration as a result of displacement through property development changes in the area. Residents of the Pickwick Housing Development are long-time residents of Woodstock/Salt River and had been living in the Pine Road Settlement for more than 15 years between the years of 2003- 2019 aligning with Walker et al's (2002) account of the Urban as distinct areas neither strictly urban nor rural but a continuum including a wide range of widely differing environments and conditions with different implications for the asset base and livelihood strategies employed by poor women and men in these areas.

The research findings confirm that the former Pine Road Informal Settlement that rural and urban contexts are not just geographical locations but are results of a set of the inter-related process afforded by morphological distinction bases such as, income, ethnicity,

social mix of residents, land use (retail, residential, industrial, mixed) and formality or informality of neighbourhoods of the settlement (Walker et al, 2002).

Therefore, as a result of our findings rural and urban contexts are products of dynamic logics of production of space rather than fixed geographical locations which affect the morphology of structure and the efficacy of capital assets. This then creates conflicting rationalities and logic, ascribed to peripheral urbanization by Caldeira (2007) as the set of interrelated processes displace these terms as geospatial location but a way of producing space (Caldeira, 2017). On account, during the relocation of the residents into the housing development (less than 2km), the role of the residents in the production of space had not changed even though the morphology of their environment had, which correlates with Lorenzo's (DAG) account on manifestation of issues from the communal cooking situation, bathroom locations and flexibility of choice of space and modifications. (add pictures found online).

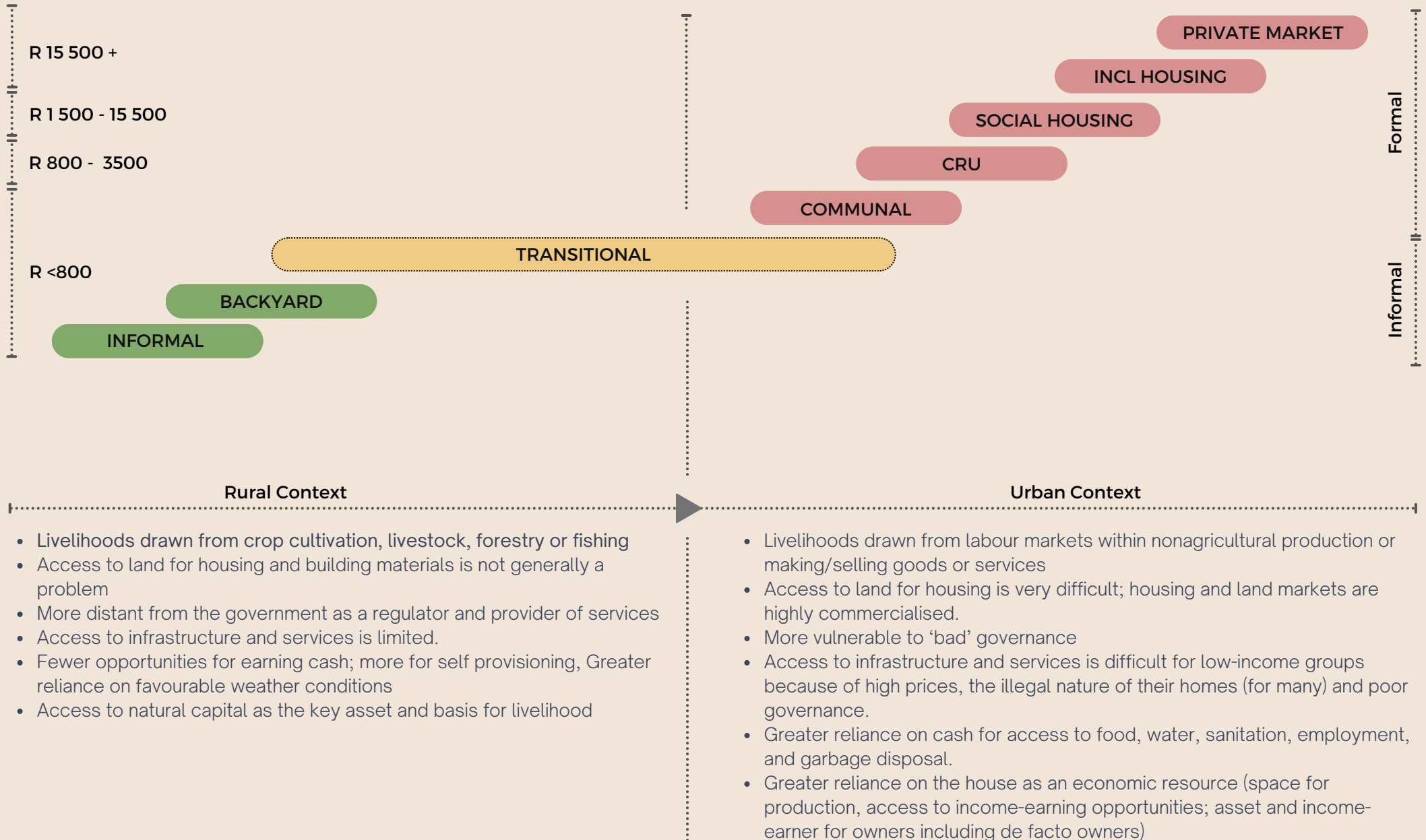
### LOCATION OF URBAN POOR

In accordance with (Walker et al. 2002) the urban poor are concentrated in high densities in areas with low rent or vacant urban land, the findings point to a relationship between the morphological distinction bases between and the geographical location of the urban poor in Cape Town. The urban poor make a trade-off between quality and location of their living spaces to be in preferred locations with access to livelihood-generating assets (Walker et al. 2002). This remains true and was used to understand the relationship between livelihood-generating assets and location through analysing location and the potential livelihood-generating assets of the individuals in relation to that.

Match quality allows us to understand the nature of the assets according to access and reliance where a 60 -100% match quality with relation to location presents the incompatibility of the housing model to the livelihood strategies and desired outcomes of that particular socio-economic group (<R 800 Low & inconsistent incomes)

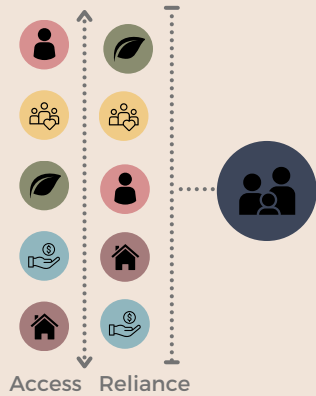
# Rural - Urban Continuum

## HOUSING & ASSET BASE TRANSITIONS



# Rural - Urban Continuum

## HOUSING & ASSET BASE TRANSITIONS



(Dylan, 2019)

### Informal Housing Sector

### Rural Context Processes

**Vulnerability**  
Infrequent (Seasonal)

**Livelihood Assets**  
High Importance - Land + Natural Assets  
Low Importance - Financial Assets  
Low Importance - Physical  
Low Importance - Political

**Patterns of Access to Assets**  
Social & Cultural Transactions

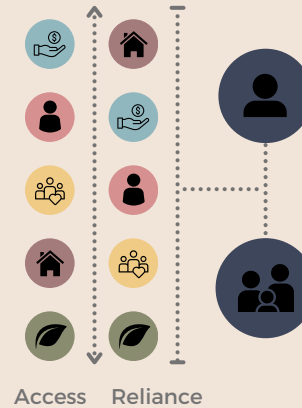
**Patterns of Access to Entitlements**  
Stronger Exercise of Citizenship

**Patterns of Policies Institutions, and Processes:**

Low Presence of Public/Private Agencies  
Low Prevalence of Municipalities  
Low Complexity of Formal Institutions (Trade Permits, Tax)

**Patterns of Desired Livelihood Outcomes:**  
Socially Related

**Inferring Generalized Livelihood Patterns**  
High - Homogenous



(DAG, 2018)

### Formal Housing Sector

### Urban Context Processes

**Vulnerability**  
Frequent

**Livelihood Assets**  
Low Importance - Land & Natural Assets  
High Importance - Financial Assets  
High Importance - Physical  
High Importance - Political

**Patterns of Access to Assets**  
Modern Transactions

**Patterns of Access to Entitlements**  
Stronger Exercise of Citizenship

**Patterns of Policies Institutions, and Processes:**

High Presence of Public/Private Agencies  
Prevalence of Municipalities  
Greater Complexity of Formal Institutions (Trade Permits, Tax)

**Patterns of Desired Livelihood Outcomes:**  
Income Related (Perhaps)

**Inferring Generalized Livelihood Patterns**  
Low - Heterogeneous

# Rural - Urban Continuum

## HOUSING & ASSET BASE TRANSITIONS

### LIVELIHOOD STRATEGIES - MULTI-MODAL LIVELIHOOD

In terms of physical assets, findings revealed that most of the informality in the city was located on public land owned by local, provincial and/or national governments, whether this is a conscious and informed decision by the occupiers would need to be further investigated as visibility to regulatory institutions, policies and process in these spaces is high and correlates with the idea of transversely engaging official logics of claiming and expressing citizenship (Caldeira, 2017). This association however allows for the development of transitional housing without the need for the relocation of existing communities to areas outside the range of economic opportunity and could open avenues for a co-productive nature of development without displacing and disrupting existing livelihood strategies and systems of households.

In the relocation context to the Pickwick Transitional Housing, before residents were moved into the facility, manifested activities and outcomes that represent a rural context, there was a higher reliance on land and natural assets at the Pine Road Informal Settlement through means of gathering tools and materials used to alter, manipulate, and modify their homes (Physical Assets).

Secondly the Patterns of Access to Assets were altered from the movement from the detached structures which afforded a level of autonomy from one and the other to a singular formal structure with communal facilities that altered the boundaries and relationships between residents. This is confirmed by the results from both NU (2023) and Lorenzo (2023) where residents expressed a breakdown in the sense of community that was found in the Pine Road Informal Settlement, and places responsibility on the altered Patterns of Access to Assets that came with the change in morphology of the settlements from Pine Road to Pickwick (detached structures, arranged and manipulated in response to shocks, stresses and opportunities versus formalized fixed rooms).



Salt River informal Settlements

(Author, 2023)



Woodstock Informal Settlements

(Author, 2023)



# Rural - Urban Continuum

## HOUSING & ASSET BASE TRANSITIONS

### LIVELIHOOD STRATEGIES - MULTI-MODAL LIVELIHOOD APPROACH

Where in the Pine Road Informal Settlement a higher emphasis on social and cultural transactions (Walker et al, 2002) maintained a higher access to assets that altered livelihood strategies and outcomes, these from the interview with Lorenzo (2023) managed to maintain a higher sense of community and social cohesion due to the inter-dependent nature of these transactions reliant on the network of relationships between the residents.

These changes in the capital bases affected the agency afforded to residents by restructuring the hierarchy and efficacy of Capital Assets at their disposal. This dependence on financial income increases vulnerability as financial assets become the main asset to livelihood outcomes but the least accessible leaving residents more vulnerable to shocks and stresses originating outside the community such as the loss or illness of a major income earner (Walker et al, 2002) could result in them sliding back into states of precarity/vulnerability. This is exacerbated by the fact that the housing works on a rental bases and has no ownership structure (Malcolm, 2023).

Where previously the residents at Pine Road owned their wendy houses (R +/- 4000) which they adapted over time, this physical asset was taken away increasing the vulnerability added to the restructuring of the asset base and their patterns to access. Moving into the Pickwick Transitional Housing, created a greater reliance on the formal urban economy due to the higher degree of commercialization. As poor urban men and women therefore need higher cash incomes to survive, unlike their rural counterparts who may rely more heavily on subsistence agriculture or payment in kind and who are more likely to have access to free or common property resources (Walker et al, 2002).



Cape Town CBD Informal Settlements

(Author, 2023)



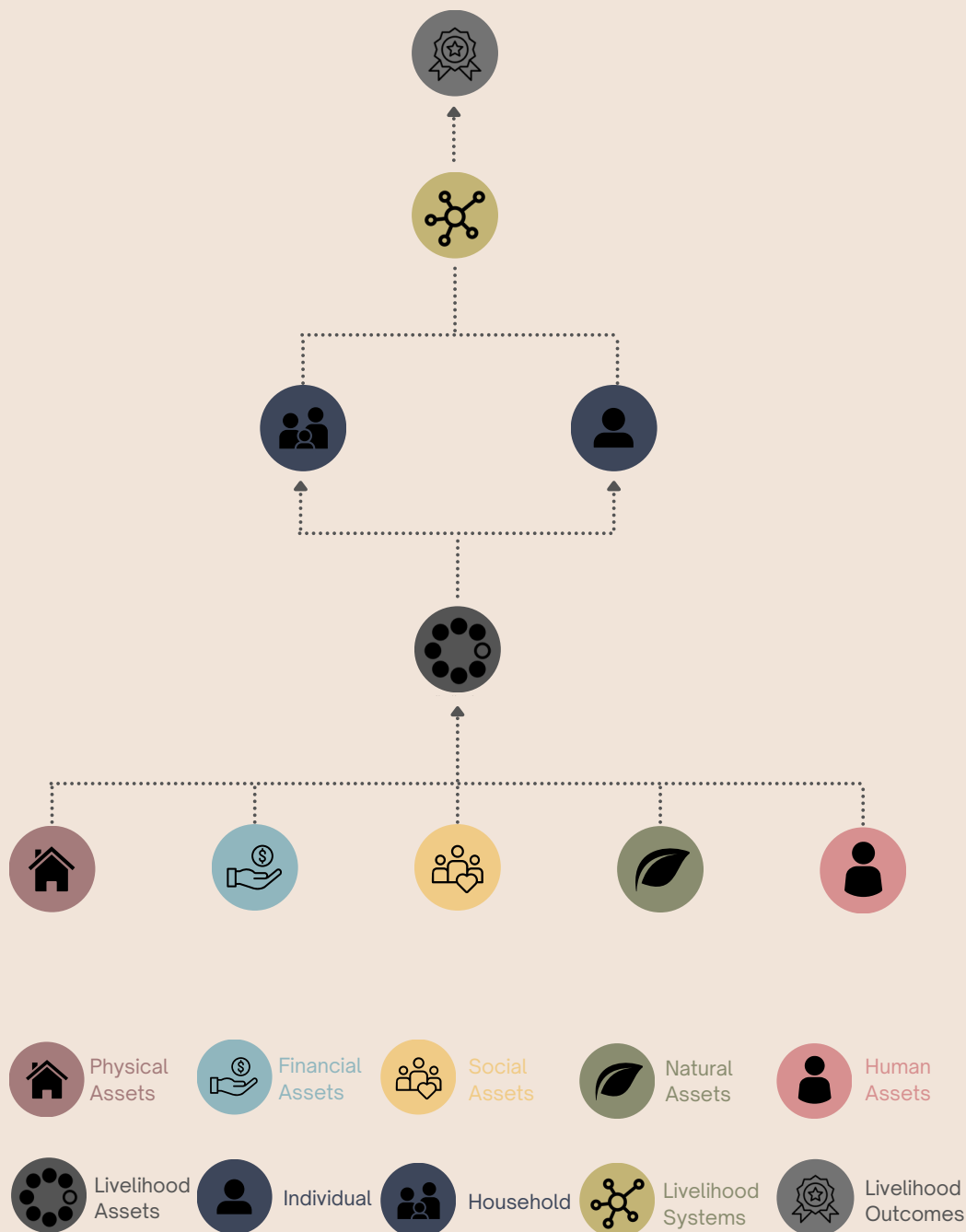
Sea Point informal Settlements

(Author, 2023)



# Analytical Framework

## LIVELIHOOD STRATEGIES OF THE URBAN POOR - ASSET MOBILIZATION



### LIVELIHOOD ASSETS

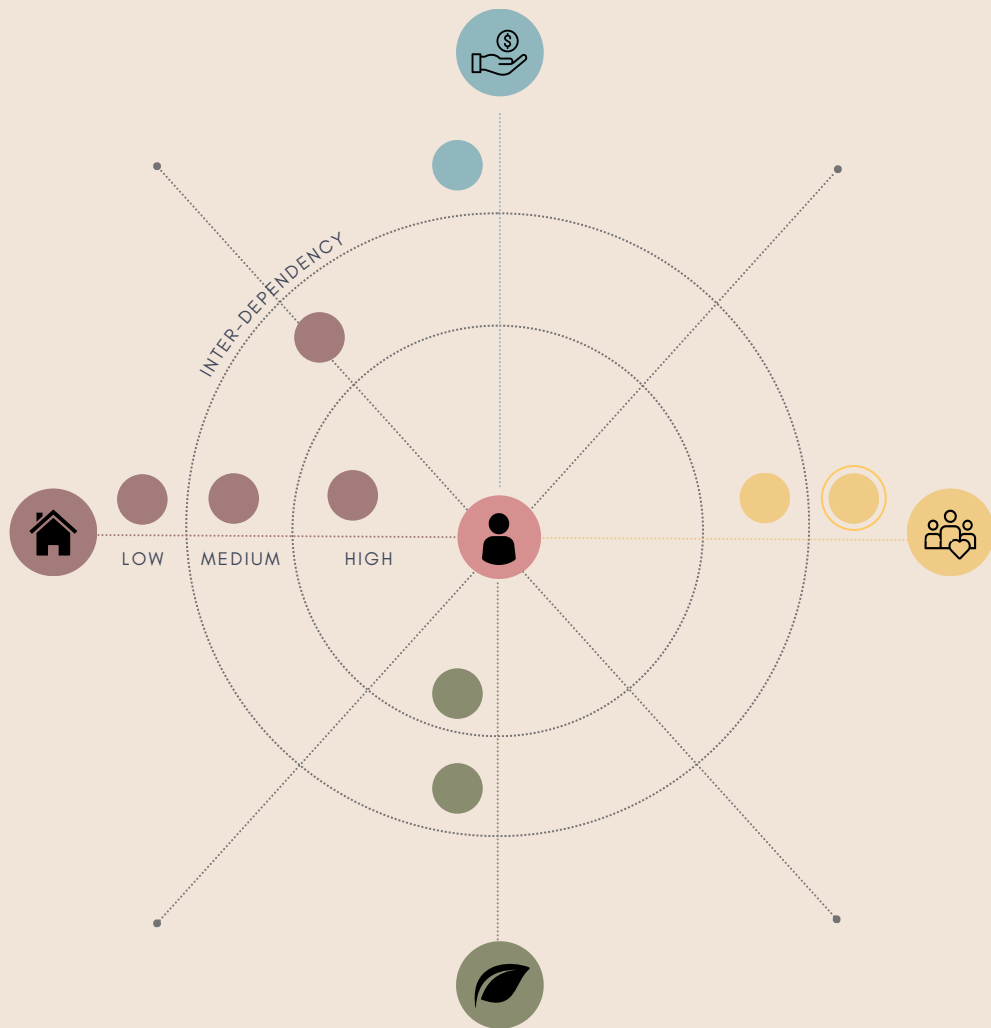
Livelihoods comprises of the capabilities and assets and activities required for living. (Makacha et al., 2022). This is a multi-faceted concept that is dynamic in nature alternating between both what someone does and what they accomplish by doing it. Therefore, it encompasses a sense of agency that on the part of the individual. These will be referred to as activities and outcomes, the ability of the residents in the within the Pickwick context to exercise their agency to achieve desired outcomes was used to determine the extent/measure of the agency. From the research outcomes it was discovered that the ability to exercise agency was severely restricted with regards to the control of their immediate environment of the physical asset of the housing to achieve certain outcomes. From Lorenzo's (2023) experience the difficulties within the development were a result of the requirement of an appropriate management agency. This severely altered the most direct form of agency the residents enjoyed in order to respond to daily shocks and stresses that come with the vulnerabilities of their context. The commercialization of urban economies restructures the patterns of access to assets including the efficacy of the residents' capabilities and activities required for living. Within the formal market residents reliant on financial assets places emphasis on precuring financial assets through undertaking variety of income generating activities outside of the formal sector.

As reported by Lorenzo (2023) the majority of residents lack skills to participate in the formal labour market and require socio-economic and psychosocial support programmes aimed at upskilling residents to participate in the formal market. This presents multiple barriers of entry as most programmes are aimed at entry level skills such as gaining a driver's license. (Lorenzo, 2023)

Research findings around the management agency responsible for the maintenance and upkeep revealed that the management agency receives monthly rental contributions according to affordability of the residents and the City of Cape Town covering the outstanding balance. The agency is then responsible for repairs logged by the residents for the facilities (Malcom, 2023).

# Analytical Framework

## LIVELIHOOD STRATEGIES OF THE URBAN POOR - AGENCY FRAMEWORK



### LIVELIHOOD ASSETS

This places a large strain on the financial asset aspect of the residents which is the most inaccessible and ties back to the vulnerability context analysis that places higher importance on the financial assets to achieving livelihood outcomes in an urban context. Reports the extent of the lack of agency and by NU reveal of the management agency did not tend to repairs in a timely manner and a further restriction was that the residents were not allowed to tend to the upkeep of the building themselves as they lacked the formal technical skills and qualifications to do so.

Included was the rules and regulations that were introduced into the development. Findings reveal that this has had mixed results, although a recognition and co-production of the rules were reported by Malcom (2023), Lorenzo's (2023) account of the experiences of the residents found that this had effects on their agency and created some tensions in the autonomy of the residents. Malcolm (2023) expressed the inability to accommodate/incorporate the inherent skills of the within the upkeep of building beyond cleaning. Due to the nature that not all assets are owned or fully in control of residents attempting to use them in their livelihood strategies (Walker et al. 2002) the residents' patterns of access rely on the quality of a negotiated relationship between them and the management agency.

### LIVELIHOOD STRATEGIES

This places a large strain on the financial asset aspect of the residents which is the most inaccessible and ties back to the vulnerability context analysis that places higher importance on the financial assets to achieving livelihood outcomes in an urban context. Reports the extent of the lack of agency and by NU reveal of the management agency did not tend to repairs in a timely manner and a further restriction was that the residents were not allowed to tend to the upkeep of the building themselves as they lacked the formal technical skills and qualifications to do so.

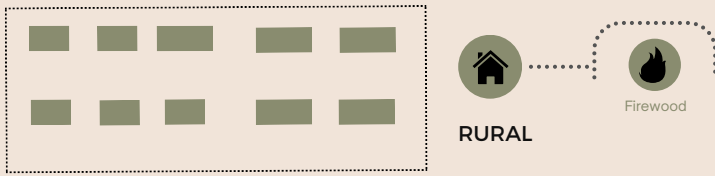


# Livelihood Strategies

## PHYSICAL ASSET TRANSITIONS

### SHOCKS AND STRESSES - INFORMAL HOUSING

Where previously the residents at Pine Road owned their 10 Wendy houses (R +/- 4000) which they adapted over time, organized in a grid pattern. According to the 5 types of shocks outlined by Makacha et al. 2022 (Disaster Shocks, Economic Shocks, Civil Strife Shocks, Seasonal Stresses, Environmental Stresses and Idiosyncratic Stresses) access to physical asset such as housing, provides resilience against 3 of the 6 shocks originating outside the community and effecting all within a particular locality that render individuals and households to vulnerable to a decline in well-being (Makacha et al., 2022)



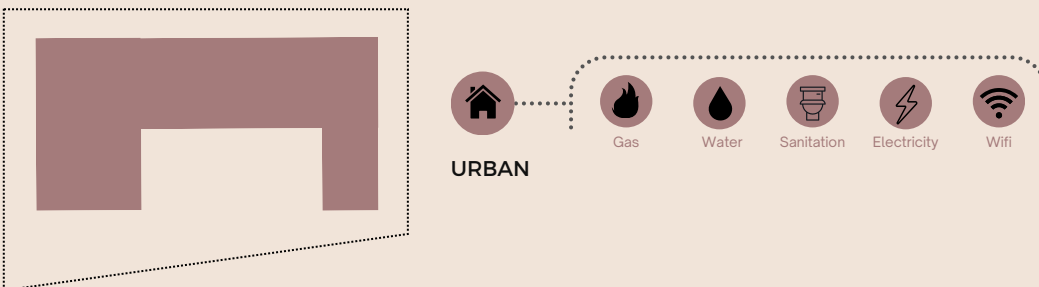
**Pine Road Informal Settlement**

(Google Earth, 2023)

10 Freestanding Timber Wendy Houses (R +/- 4000) , Full ownership

### SHOCKS AND STRESSES - FORMAL HOUSING

Findings reveal that the most vulnerable within the urban context are subject more acutely to Economic shocks, Idiosyncratic Shocks, Seasonal and Environmental Stresses which severely influences their Patterns of Access to Assets (Makacha et al 2022). This correlates with Lorenzo's (2023) account on the inefficiencies of the management agency where although the Pickwick Transitional Housing succeeded in protecting residents from external disaster shocks/stresses it increased internal shocks/stress affecting livelihood asset bases through the introduction of formal processes, institutions and policies that didn't previously exist at the Pine Road Informal Settlement.



**Pickwick Transitional Housing**

(Google Earth, 2023)

Two-storey building, large communal yard, an outdoor washing area, two shared kitchens and shared bathrooms 42 units.

# Livelihood Strategies

## PHYSICAL ASSET TRANSITIONS

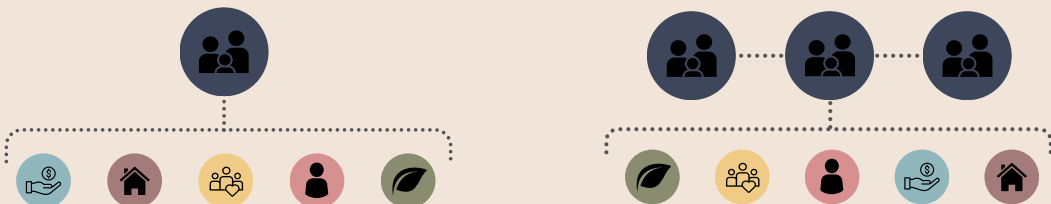
### TRANSITIONS FROM OWNERSHIP TO RENTAL HOUSING

The shift in the form of tenure from Ownership to Rental of a physical asset as a result of the relocation from the informal settlement to formal housing aspect stands in contradiction with the autoconstructive nature of achieving livelihood outcomes employed by residents not as consumers of space regulated by others but direct agents of the urbanization process (Caldeira 2017) that residents as a result of the socio-economic status have relied on and continue to rely on. The change on ownership structure seems to present the biggest limitation/shock in the exercising existing set of livelihood strategies and require a radically different set of livelihood strategies/systems that respond to the sudden changes in tenure.



### ROLE OF THE MANAGEMENT AGENCY

The management agency rules required to maintain a sense of safety, security and upkeep of the building also restructured as explained regarding vulnerability the efficacy of their existing asset base and changed the patterns of access to assets. The access to social and human capital are the most effected as they are outsourced/handed over to the management agency and the quality of the relationship mediated through the financial assets. Although the offset is covered by the city of cape town. This strips residents of the agency required to hold the management agency accountable, to what extent this still needs to be investigated. The management agency according to Malcolm (2023) was selected through a tender process on the criteria of affordability by the City of Cape Town. The resulting problem according to Malcolm (2023) is that the management agency was ill-equipped to manage a facility of this nature and approached it as if it were a development on the private market.



Pine Road Informal Settlement

(Dylan, 2019)



Pickwick Transitional Housing


(Wayland, 2017)




# Livelihood Strategies

## LIVELIHOODS OF THE URBAN POOR AT PICKWICK




 I keep windows open during the day and during the night. Room is very hot in summer ... I leave the windows open but at night I close the curtains. (Interview E)



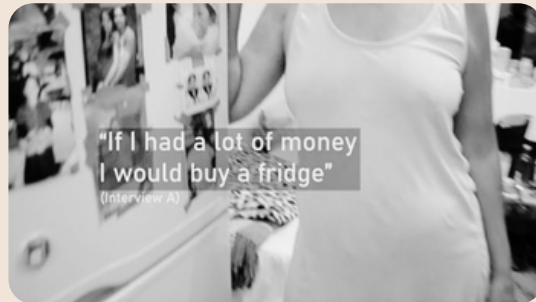
 We do not use gas we use 2 plate stove (Interview C)




 "I really want to give my room a makeover for me and my daughter" (Interview C)


"for 25 years I have not seen hot water". (Interview B)

"I watch TV until 1 o'clock in night-time, I start around 6am, I watch the news, my soopies ... from 3 o'clock I watch TV." (Interview A)



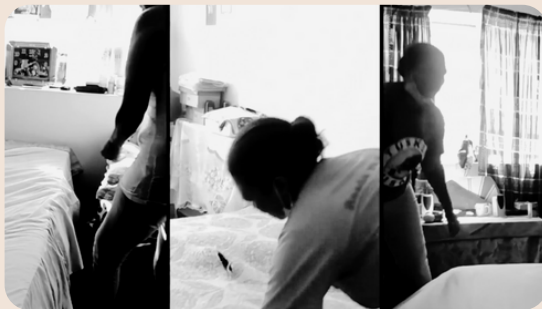
 "If I had a lot of money I would buy a fridge" (Interview A)




 'I do not like cooking during the day, if I cook it is for the evening' (Interview C)


"I like to cook twice, I do not have a fridge, that is why I cook twice" (Interview A).

"In the morning I start my television at 6 for the news and then keep it on until my soaps start at 9.30." (Interview C)




 Everything I do is in my room ... if I do not go to hospital or shops I mainly stay in my room, watching videos (Interview B)



 'We eat in our own space. We used to cook in the kitchen when we were seven, now gas runs out, now people start to cook in their own kitchen stoves, we cook in our rooms... I would like kitchen in my room, you are there to supervise your pot'. (Interview C)



 "I like to cook in my room, I cannot go up and down every time, then I have to stay in the kitchen the whole time" (Interview A).

(Images: Sunikka-Blank et al., 2022b)

# Livelihood Strategies

LIVELIHOODS OF THE URBAN POOR AT PICKWICK



## Morning

Cooking

Recreation



## Afternoon

Maintenance Activities



## Evening

Childcare

Recreation



# Livelihood Strategies

## LIVELIHOOD ANALYTICAL FRAMEWORK AND DESIGN INFORMANT

Regarding the daily activities of residents provided by Sunikka-Blank et al. (2022) we can infer how most amount of the time and activity conducted in the rooms of residents could be a large contributing factor to the breakdown in the sense of community reported by NU (2023) and Quintin (2023) where communal amenities are avoided as places of use and gathering. This could further signal the breakdown or presence of existing fractured community ties between residents as a result of behavioural changes afforded by the independence provided by the housing and infrastructure which seems to not necessitate same amount altruistic behaviour in order to achieve similar desired livelihood outcomes as previously required at Pine Road.

### MATCH QUALITY - ASSET ACCESS AND RELIANCE

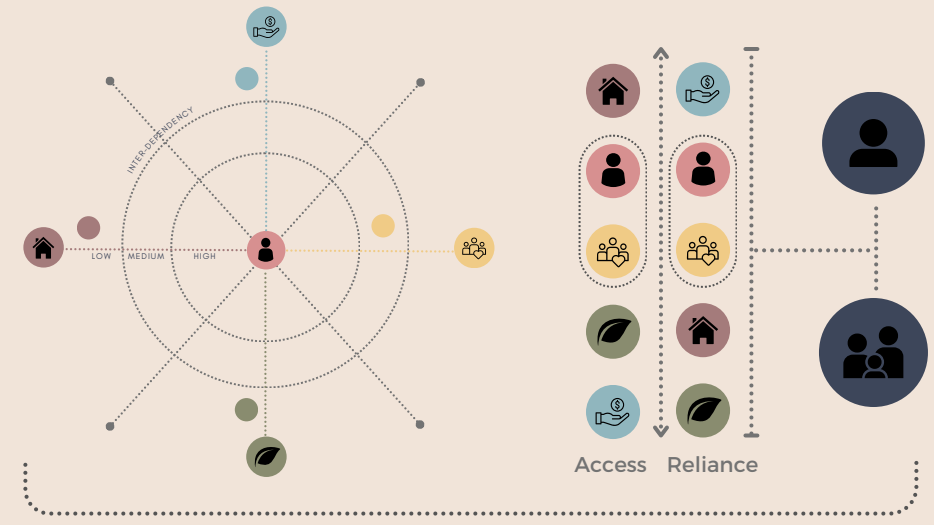
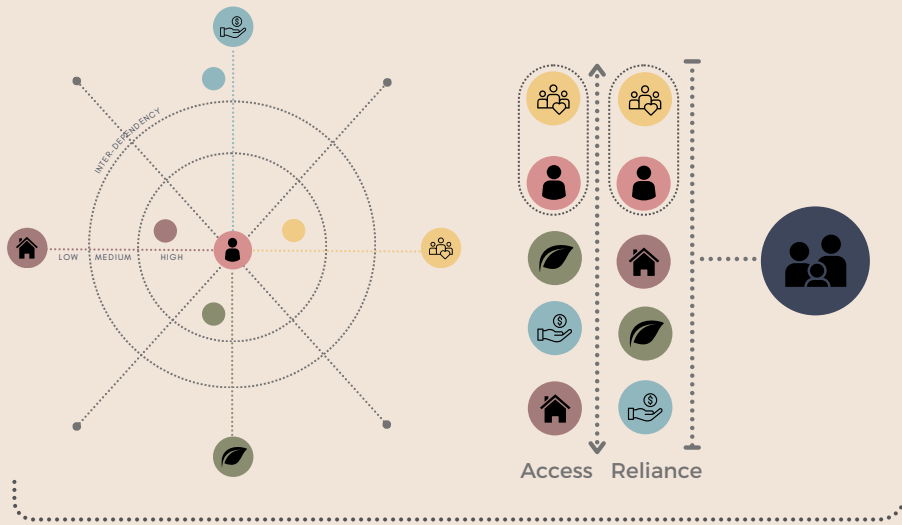
Findings from the research have been translated into an Agency and Match Quality Framework to comparatively visualize the impacts of the move from the Pine Road Informal Settlement on the hierarchical restructuring of the access and reliance to assets available to residents.

Matched reliance and access of assets highlights strengths and opportunities for maximizing those assets within that particular scenario as well as weaknesses, opportunities and threats illustrated by the mismatched assets. The hierarchical nature indicates which assets in descending order are of particular relevance in a particular scenario the framework is applied.



# Livelihood Strategies

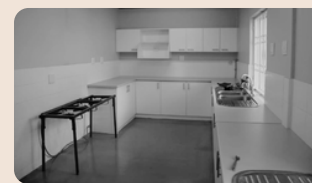
## LIVELIHOOD ANALYTICAL FRAMEWORK AND DESIGN INFORMANT



(Google Earth, 2023)



(Ntongana, 2018)



(Dylan, 2019)



(Google Earth, 2023)

### 50% MATCH QUALITY & HIGH AGENCY OVER ASSETS

The 50% match quality in access and reliance to social and human assets translated from the research findings allowed the residents to be able to maximize leveraging these in response to the vulnerability context and exercise livelihood strategies that were appropriate to the socio-economic challenges of the residents and meet desired livelihood outcomes. This reliance and agency was able to be used to effectively compensate for the lack of accessibility of individual households financial assets through strong social networks.

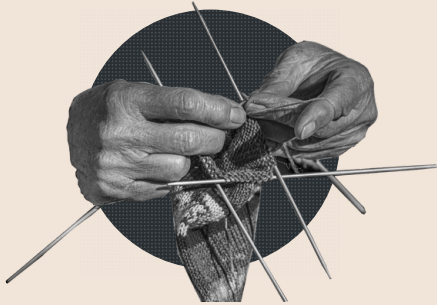
### 50% MATCH QUALITY & LOW AGENCY OVER ASSETS

The 50% match quality in the Pickwick Formal Housing has been at the expense of the access & reliance of social assets previously at Pine Road and reconfirms reports of the breakdown of the ability to leverage those assets which remain necessary for overcoming the socio-economic challenges of the residents who still rely on social and human asset focused livelihood strategies to meet desired livelihood outcomes. The higher reliance on financial assets to meet outcomes has placed a further strain on individual households without the strong social networks previously accessible to compensate.

# Part Two

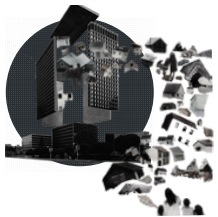
## LIVELIHOOD ASSET BASES

### LIVELIHOOD ASSET BASES Part Two

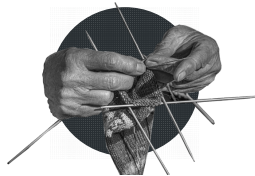


#### PART TWO

- Conflicting Rationalities 33
- Fluid Identifiers 36
- Asset Base Analysis 38



LIVELIHOOD STRATEGIES  
PART ONE



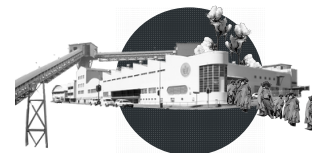
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



LIVELIHOOD FRAMEWORK  
PART SIX

# Conflicting Rationalities

ACKNOWLEDGING DIVERSITY & AGENCY

## CONFLICTING RATIONALITIES

Throughout history, the conditions for change can and have manifested through multiple dimensions, from ideological to socio-cultural. The tipping point to a shift towards the development of new theory being the point in which the existing theory fails to accurately reflect the reality of a context at that time. Within this point colonial landscape of the Global South of which Cape Town forms a part, there is a well-established scepticism over what Watson (2018) recognizes as “the near-global hegemony of certain approaches to reasoning, and the strategies and techniques which perpetuate them, is recognised as an ongoing process of imperialism.” In this context, we refer to the Global South not as a geographical location but as a critical perspective Watson (2018) to understand the logics behind the production of space unpacked in the previous chapter through the process of Peripheral Urbanization (Caldeira, 2017).

As pointed out in the previous chapter with regards to match quality in the move from the Pine Road informal settlement to the Pickwick transitional housing resulted in the inability of the residents to accurately and effectively respond to the existing and new shocks and stresses introduced because of the change in context and the impact that had on the established livelihood strategies of the residents. In this chapter, we seek to spatialize how the delivery of such housing through conventional planning models is a product of the conflicting rationalities that arise between

state and community in order to extract spatial informants around the role of agency in informing future housing models.

Rationality in this context is referred to as a view, ‘way of seeing’, a position or perspective, an argument, a way of making sense of the world and a set of values, or perhaps a world view, of actors in a particular setting Watson (2018,26). This rationality it is argued is a product of continuously shifting power relations that produce and define what can be defined as rational and consequentially reality Watson (2018,26). As revealed in the previous chapter corroborations with Watson's (2018, 27) case study work of conflicting rationalities in Cape Town are revealed where the relevance of identity as a factor shaping rationality and power emerged as significant. Ethnicity, race, class, gender, and language proved to be important dimensions of identity that intersected with rationality and power.

In the context of increasing heterogeneity in the Global South Watson (2018) deduces that planning's inefficiencies in facilitating intended change through existing mechanisms such as those of housing delivery employed in the Pickwick Case Study can be attributed in part to its decoupling/misalignment of rationalities (Add Ngwenya Paper). Historically institutions of power, planning and community were the same, implying that a universality in the application of planning practices and subsequently housing delivery mechanisms which falls under the jurisdiction of the profession, enabled by the state is legitimized as the normative approach to practice.



(Author, 2023)

# Conflicting Rationalities

## ACKNOWLEDGING DIVERSITY & AGENCY

The work of Fincher and Jacobs (1998) is useful in conceptualising identity and power. Bringing together cultural, political, and economic positions on difference, together with a perspective on place and location, they propose a “located politics of difference” (Fincher and Jacobs 1998, 2). Identity, they argue, is not pre-given and fixed, but rather something that is socially produced and multiply located. What this points to, they argue, is the multiplicity of differences that may cohere around any one person: “...social distinctions are constituted in specific contexts through multiple and interpenetrating axes of difference... and at any one time we may be fixed into or strategically mobilize different aspects of the array of differences through which our embodied selves are known” (Watson 2018)

If community is to be understood as a fluid concept, it can be argued that within the context of the Pine Road Informal Settlement forming a community group along the lines of a marginalized racial and socio-economic group may be a pragmatic decision made by people looking for a channel by which to be heard, recognized (Anthias & Yuval-Davis, 1992; Yuval-Davis, 1997) or in this case exercise a form insurgent citizenship (Ballard, 2015) to collectively guard against the shocks and stresses that come with such vulnerabilities of context.

As a response, these communities can be better understood as a “social nonmovement” where their collective efforts of occupation are to shift power from planners, and private and public interests towards themselves (Ballard, 2015) and effectively become the mobilization of collective means to meet individualistic ends. The reported breakdown of the sense of community (Lorenzo, NU, Quentin, 2023) in the Pickwick Transitional Housing points to an indication of this fluidity, as the suspension of individual needs to claim citizenship or property rights resembles actions communities suffering differential treatment under Military Dictatorship (1964 – 1986) in Brazil created alternate futures through ‘autoconstruction of house, self, and citizen’ on urban peripheries (Ballard, 2015).

Therefore, the reliance on the collective leveraging of social assets to achieve individual household livelihood outcomes can be better understood through this however key to understanding the balance between individual agency and collective action is through how Miraftab (2004) has noted, ‘[S]ocial capital is theorized not as a homogenizing but as a coercive and conflict-ridden set of relationships where in [sic] individuals are positioned.’ This tension illustrates how the idea of community in the Pine Road Settlement was rather a form of collective livelihood system necessitated by the vulnerability context.



(Author, 2023)

# Conflicting Rationalities

## ACKNOWLEDGING DIVERSITY & AGENCY

Evident with the Rational Comprehensive Planning Model of the 19th century Industrial City, its emergence and eventual legitimacy was a response to a combination of Ideological conditions for change revolving around ideas about human nature as the contest of reason and passion over the mind, will and behaviour (Baum, 2015). The assumption that the application of scientific knowledge and reason to human affairs could result in a better world for all and universal happiness and welfare (Forester 2016) represented the key ideological tipping point which legitimized the idea of a universalized frame applicable everywhere Watson (2018) which has come to define Global North Planning Theory and Practice and universal applicability.

This post-colonial landscape places the importance of context and recognition of heterogeneity at the forefront of theory and practice and the effects that lead to the detrimental effects of well-intended housing delivery put forward by Watson (2018) with regards to Southern Theorizing (2018).

For example, Legislatively the inability of policies, laws, and legal frameworks to accommodate subjectivity makes underlying structures and conditions of cities illegible to the planning practice, a reality highlighted by Roy's (2015) example of a planner's attempt to practice in Calcutta, India using an incompatible Eurocentric framework. In this account, he expresses how "...The maps and the histories were all there; I had not initially seen them because I was trying to read them using the conventional dualisms of urban

analysis: city and countryside; formal sector and informal sector; state and civil society; household and firm." As a result. Within the South African context these effects through The inherited colonial onerous regulatory requirements attached to areas falling under planning control that have meant that the large majority of urban residents, mostly poor and unemployed, are forced into a situation of 'illegality' and many have moved outside of 'planned' areas into rapidly growing peri-urban areas. Watson(2018, 43)

### FLUID IDENTIFIERS OF COMMUNITY

In Beebejaun's (2006) *The Participation Trap: The Limitations of Participation for Ethnic and Racial Groups* she explores the impacts the assumption community participation practices have when working within what Sandercock (2000) terms "cities of difference" characterized by the increasingly heterogenous makeup of cities and distils the 4 different ways diverse cities elude planning systems, policies, and practices. This looks at the implications of individual autonomy and agency within society and communities in how particularly in this research access and utilize their livelihood assets, and supports the argument that the concept of community is not fixed but rather fluid and actively exercised in response to their vulnerability context, taking account the influence of trends, shocks, and seasonality in impacting access to livelihood assets the effects of relocation had in the reported failure of the Pickwick Transitional Housing.



(Author, 2023)

# Fluid Identifiers

## ROLE OF AGENCY OVER INDIVIDUAL AND COLLECTIVE IDENTITY

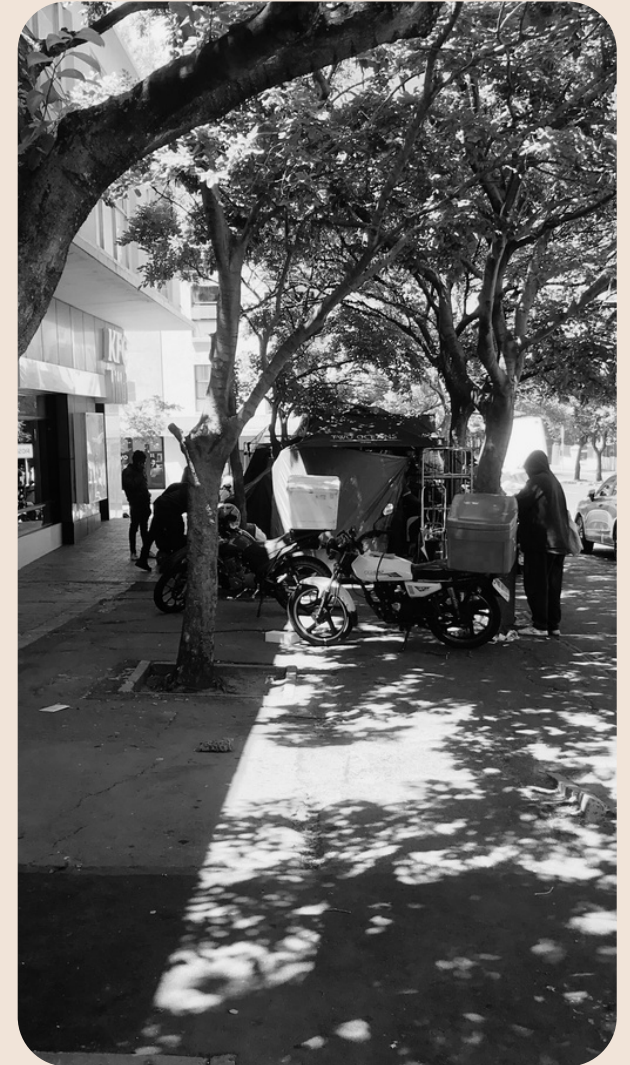
During the Pine Road to Pickwick relocation from the interview conducted with DAG (2023), there was a participation process throughout the relocation which was facilitated by the Development Action Group (DAG) in order to mitigate against the effects of such a relocation however as pointed out by Malcolm (2023) the handling of the relocation was contributed to problems that are currently present at Pickwick Transitional Housing and can be seen as a result of the assumption that communities are inherently homogenous and coherent wholes due to presumed racial or ethnic similarities being the primary and fixed identifier of identity instead of the notion that individuals have and employ multiple identities (Beebeejaun, 2006) in response to shocks and stresses attributed to their vulnerability context, effects that testament to the break down in the social relationships and networks of the residents as a result of the relocation where individuals retreated to individualistic forms livelihood strategies.

The work of Fincher and Jacobs (1998) is useful in conceptualising identity and power. Bringing together cultural, political, and economic positions on difference, together with a perspective on place and location, they propose a “located politics of difference” (Fincher and Jacobs 1998, 2). Identity, they argue, is not pre-given and fixed, but rather something that is socially produced and multiply located. What this points to, they argue, is the multiplicity of differences that may cohere around any one person: “...social distinctions are constituted in specific contexts through multiple and interpenetrating axes of

difference... and at any one time we may be fixed into or strategically mobilize different aspects of the array of differences through which our embodied selves are known” (Watson 2018)

If community is to be understood as a fluid concept, it can be argued that within the context of the Pine Road Informal Settlement forming a community group along the lines of a marginalized racial and socio-economic group may be a pragmatic decision made by people looking for a channel by which to be heard, recognized (Anthias & Yuval-Davis, 1992; Yuval-Davis, 1997) or in this case exercise a form insurgent citizenship (Ballard, 2015) to collectively guard against the shocks and stresses that come with such vulnerabilities of context. As a response, these communities can be better understood as a “social nonmovement” where their collective efforts of occupation are to shift power from planners, and private and public interests towards themselves (Ballard, 2015) and effectively become the mobilization of collective means to meet individualistic ends.

The reported breakdown of the sense of community (Lorenzo, NU, Quentin, 2023) in the Pickwick Transitional Housing points to an indication of this fluidity, as the suspension of individual needs to claim citizenship or property rights resembles actions communities suffering differential treatment under Military Dictatorship (1964 – 1986) in Brazil created alternate futures through ‘autoconstruction of house, self, and citizen’ on urban peripheries (Ballard, 2015).



(Author, 2023)

# Fluid Identifiers

## AGENCY OVER INDIVIDUAL AND COLLECTIVE IDENTITY

Therefore, the reliance on the collective leveraging of social assets to achieve individual household livelihood outcomes can be better understood through this however key to understanding the balance between individual agency and collective action is through how MirafTAB (2004) has noted, '[S]ocial capital is theorized not as a homogenizing but as a coercive and conflict-ridden set of relationships where in [sic] individuals are positioned.' This tension illustrates how the idea of community in the Pine Road Settlement was rather a form of collective livelihood system necessitated by the vulnerability context.

However, once this community shifted from the housing precarity that necessitated collective action required for circumstances of illegal occupation to legitimate forms of citizenship the restructuring and reorganizing of their livelihood system and status changed and individual autonomy and agency prioritized above also at the expense of the necessary livelihood strategies required to achieve similar or better desired livelihood outcomes. Similarly in the Global North, the idea of one's position in society is brought into question as a factor in the social construct of terms, identifiers and how their meanings are attributed to oneself and others. Illustrated by the Navajo Tribe vs US Forest Service Dispute where the State and Law, developed and interpreted from a Judeo – Christian value system did not regard the religious practices of the Native American, Navajo tribe on the land zoned for "religious use" as religious practice, ultimately awarding the case to the state

(Sandercock, 2000). This legislative framework an overarching form of power dictating the effectiveness of planning practices, debilitates a planner's ability to interpret, navigate and intervene in contexts where the tools at his disposal are incapable of accommodating the conditions of their context.

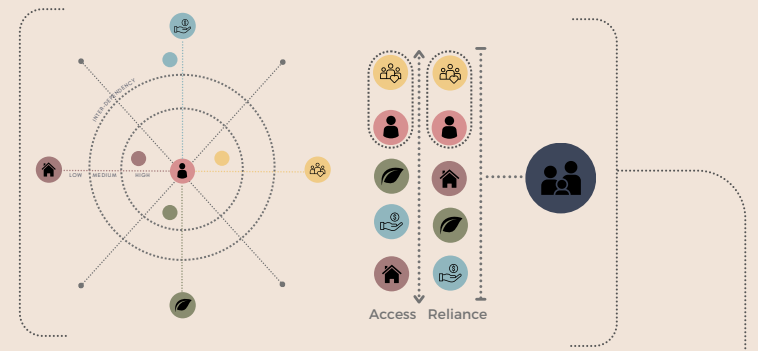
Lastly the subsequent dilemma of fluid identifiers compounds the complexity of this landscape as demonstrated through the legislative lens of identity politics. In the case study of Birch Village, Chicago, USA a largely African American Community the planner is confronted with the fluidity of identifiers within seemingly homogenous communities. Where from a legislative standpoint, the term "African American" is a fixed racial identifier that has come to encompass all ethnic groups in any context, the heterogeneity of society means values are constantly changing and as a result, the search for identity and meaning for individuals, groups, and communities becomes a central and continuing task. (Booher, 2002). In this case study we discover that the heterogeneity revealed within the public becomes obscured when the attributes of race and ethnicity are used as fixed identifiers (Beebejaun, 2006).



(Author, 2023)

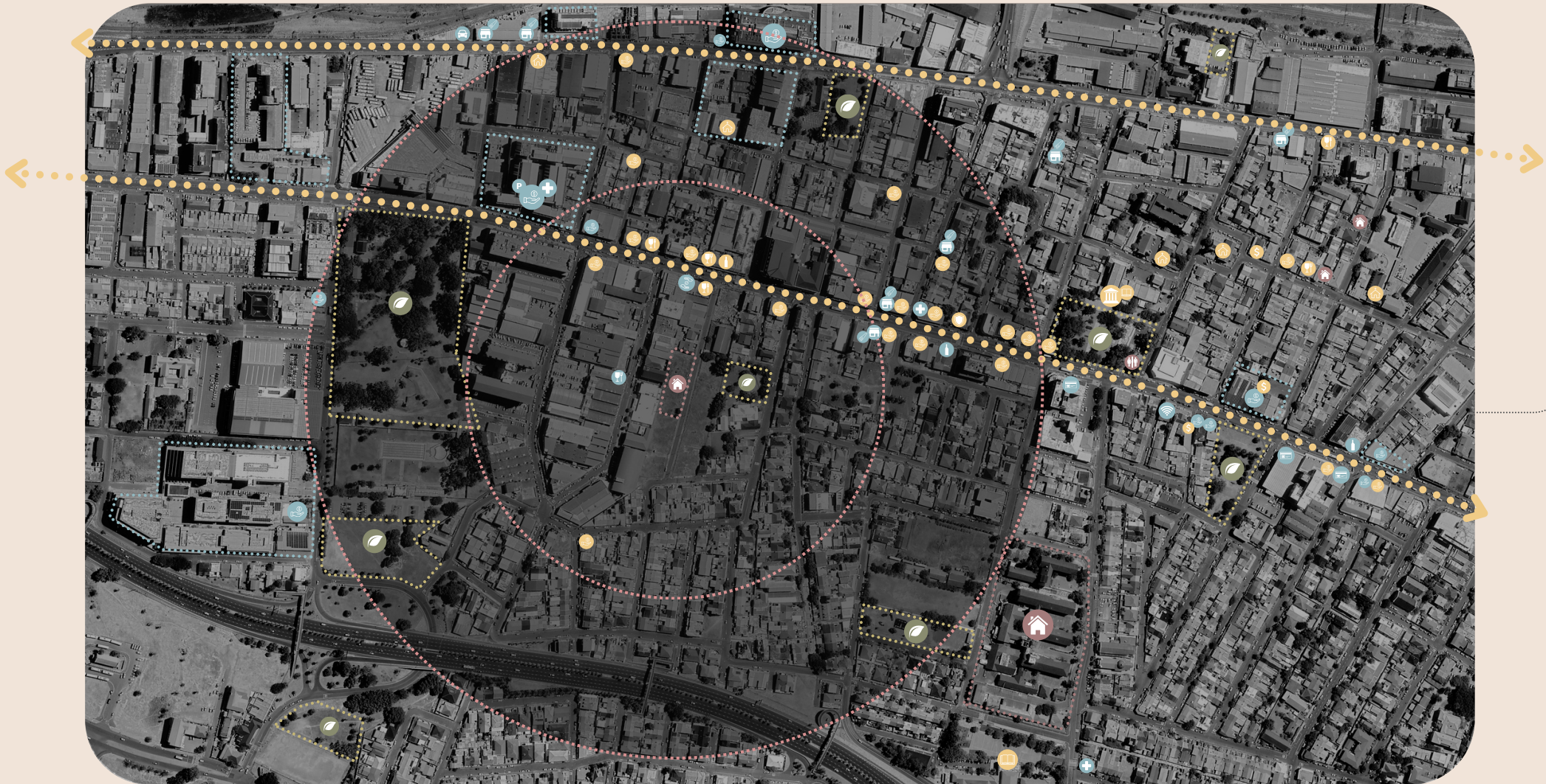
# Asset Base Analysis

PINE ROAD INFORMAL SETTLEMENT



(Author 2023)

## PINE ROAD ASSET BASE ANALYSIS

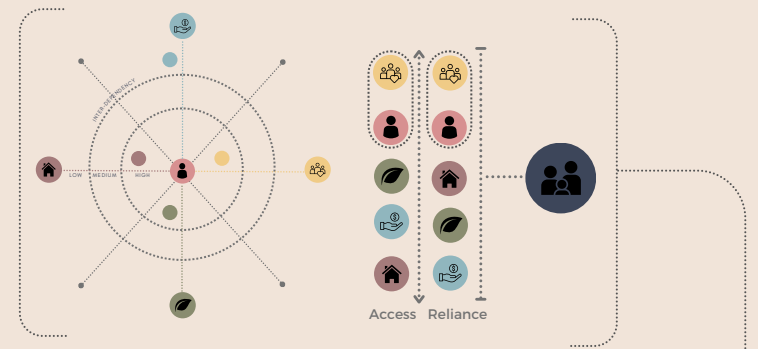


### LEGEND

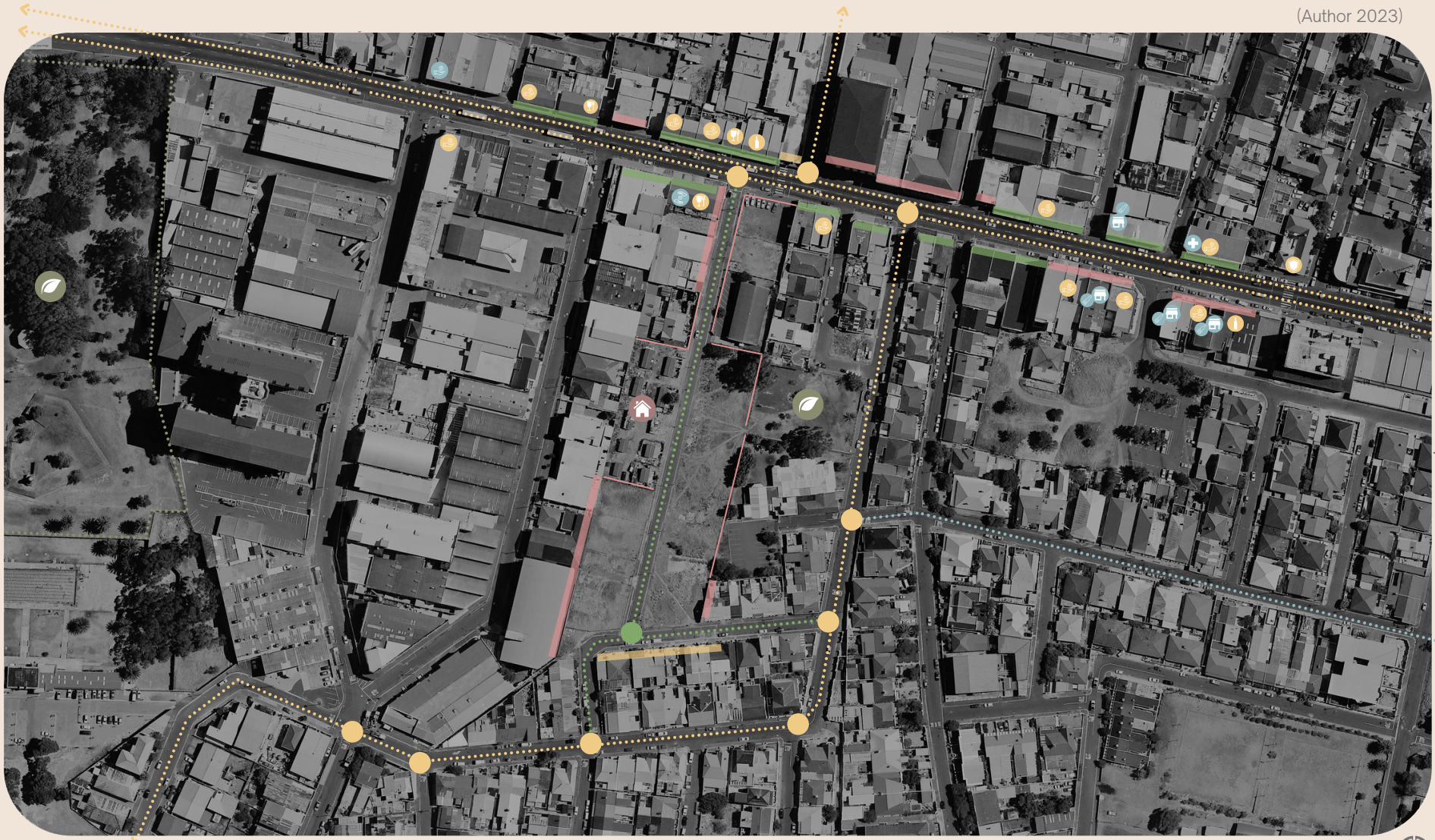
-   
Public Bathroom
-   
Informal Settlements/Shelters
-   
Parks
-   
Takeaways
-   
Healthcare
-   
Bank/ATM
-   
Shops
-   
Workshops
-   
Library
-   
Place of Worship
-   
Liquor Store
-   
Police Station
-   
Community Centre
-   
5-10 min Walking Radius
-   
Main Roads
-   
Natural Asset
-   
Physical Asset
-   
Financial Asset
-   
Human Asset
-   
Social Asset

# Asset Base Analysis

COMPARATIVE ANALYSIS - PINE ROAD INFORMAL SETTLEMENT






















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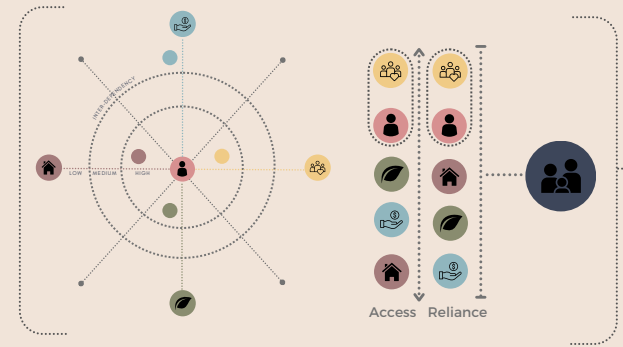
## LEGEND



-   
Pine Road Informal Settlement
-   
Parks
-   
Takeaways
-   
Healthcare
-   
Shops
-   
Workshops
-   
Library
-   
Liquor Store
-   
Police Station
-   
Community Centre
-   
5-10 min Walking Radius
-   
High Activity
-   
Low Activity
-   
No Activity
-   
Fencing
-   
Frontage Activity (high to low)
-   
Natural Asset
-   
Physical Asset
-   
Financial Asset
-   
Human Asset
-   
Social Asset

# Asset Base Analysis

COMPARATIVE ANALYSIS - PINE ROAD INFORMAL SETTLEMENT

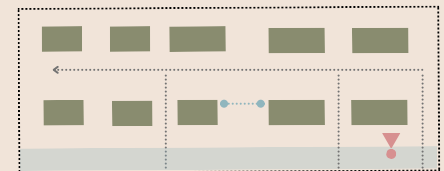


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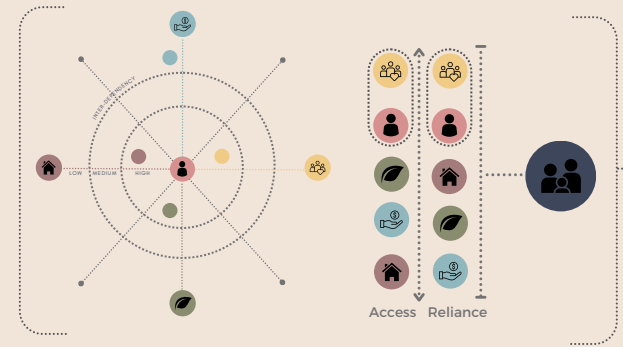
## LEGEND

- Natural Asset
- Physical Asset
- Financial Asset
- Human Asset
- Social Asset

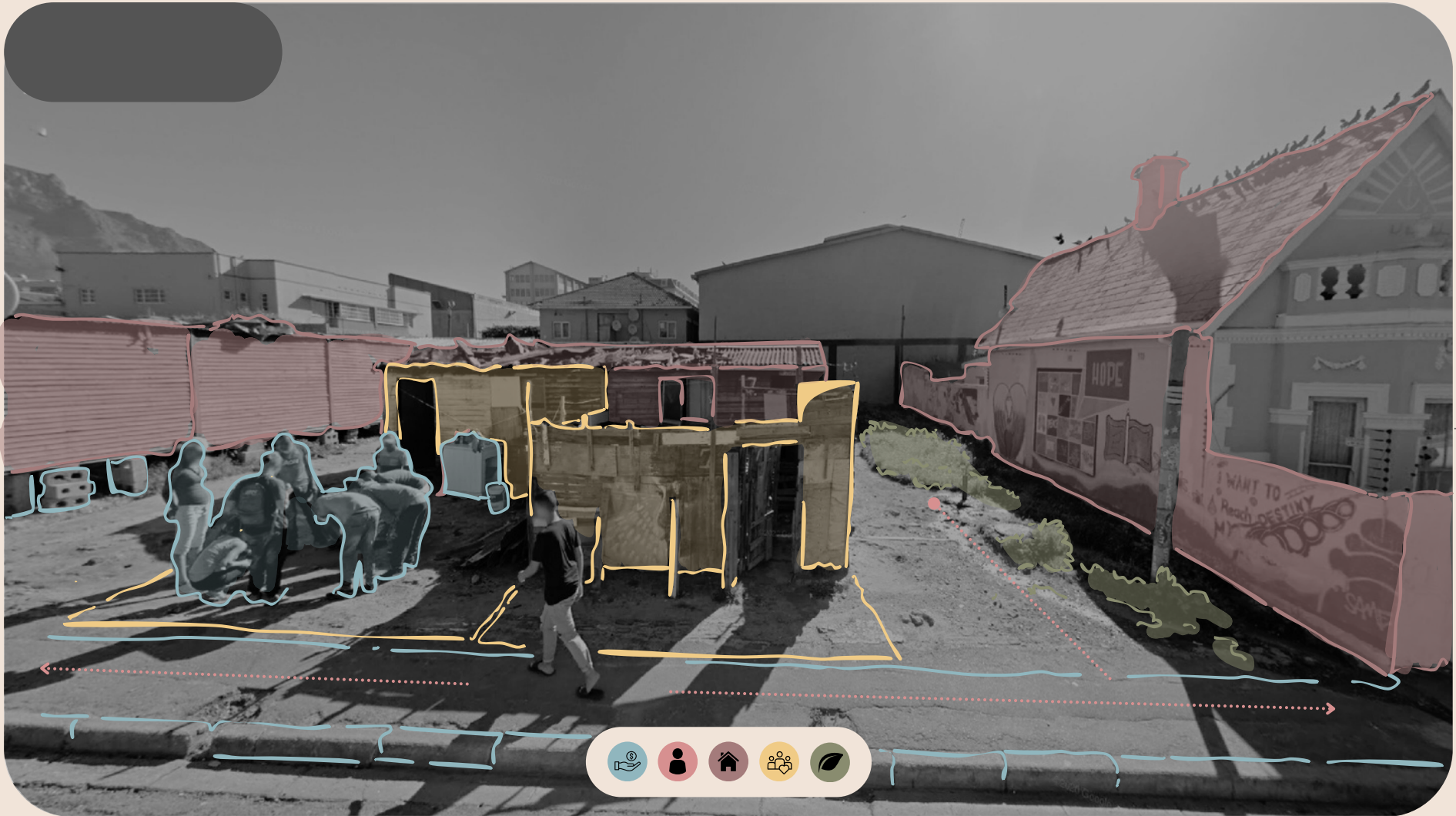


# Asset Base Analysis

COMPARATIVE ANALYSIS - PINE ROAD INFORMAL SETTLEMENT

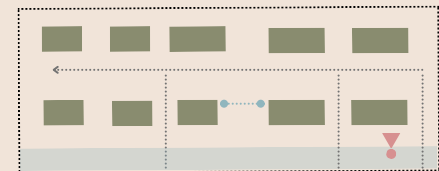


(Author 2023)



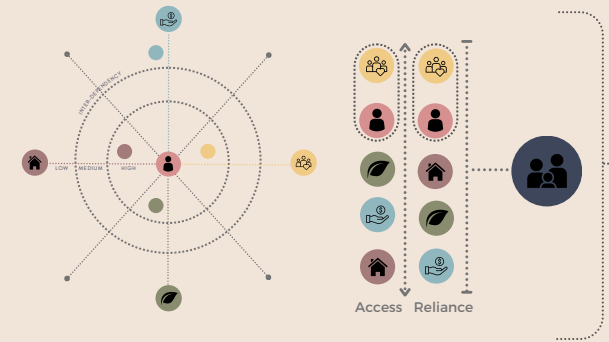
## LEGEND

- Natural Asset
- Physical Asset
- Financial Asset
- Human Asset
- Social Asset

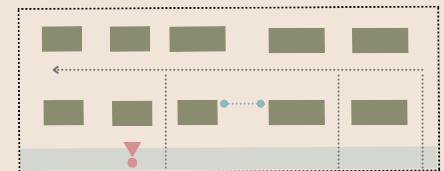


# Asset Base Analysis

COMPARATIVE ANALYSIS - PINE ROAD INFORMAL SETTLEMENT

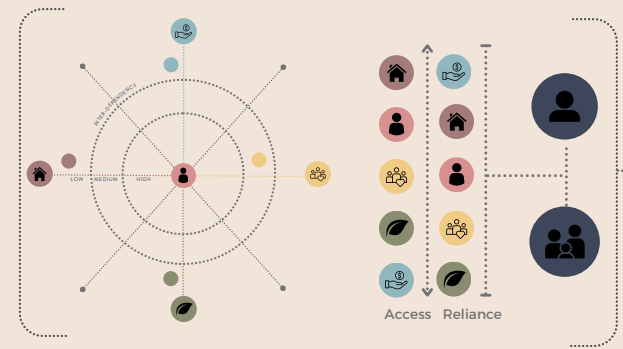


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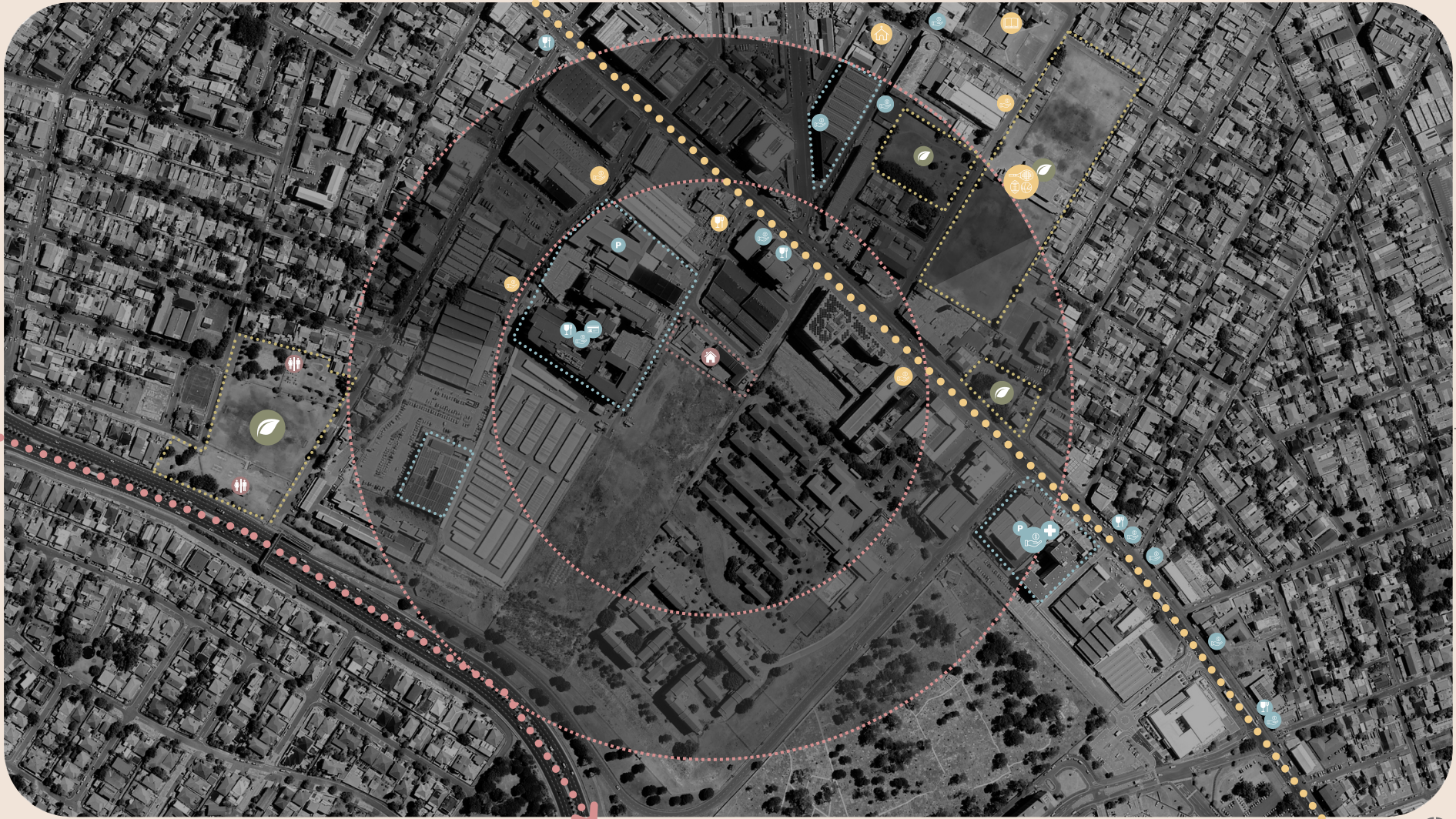


# Asset Base Analysis

COMPARATIVE ANALYSIS - PICKWICK TRANSITIONAL HOUSING

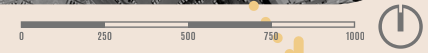


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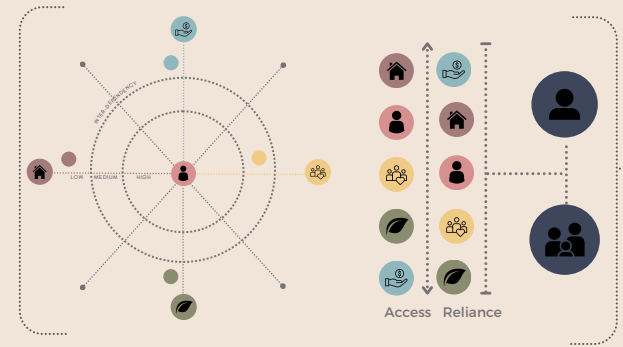
## LEGEND

-   
Public Bathroom
-   
Pickwick Transitional Housing
-   
Park
-   
Takeaway
-   
Healthcare
-   
Bank/ATM
-   
Shop
-   
Library/School
-   
Place of Worship
-   
Sports Facility
-   
Parking
-   
5-10 min Walking Radius
-   
Main Roads
-   
Natural Asset
-   
Physical Asset
-   
Financial Asset
-   
Human Asset
-   
Social Asset



# Asset Base Analysis

COMPARATIVE ANALYSIS - PICKWICK TRANSITIONAL HOUSING



(Author 2023)

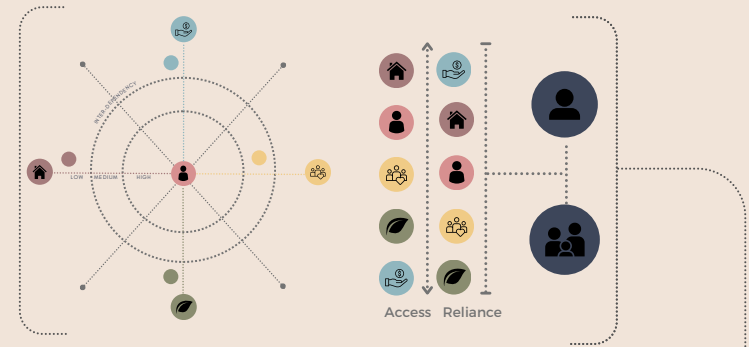


## LEGEND

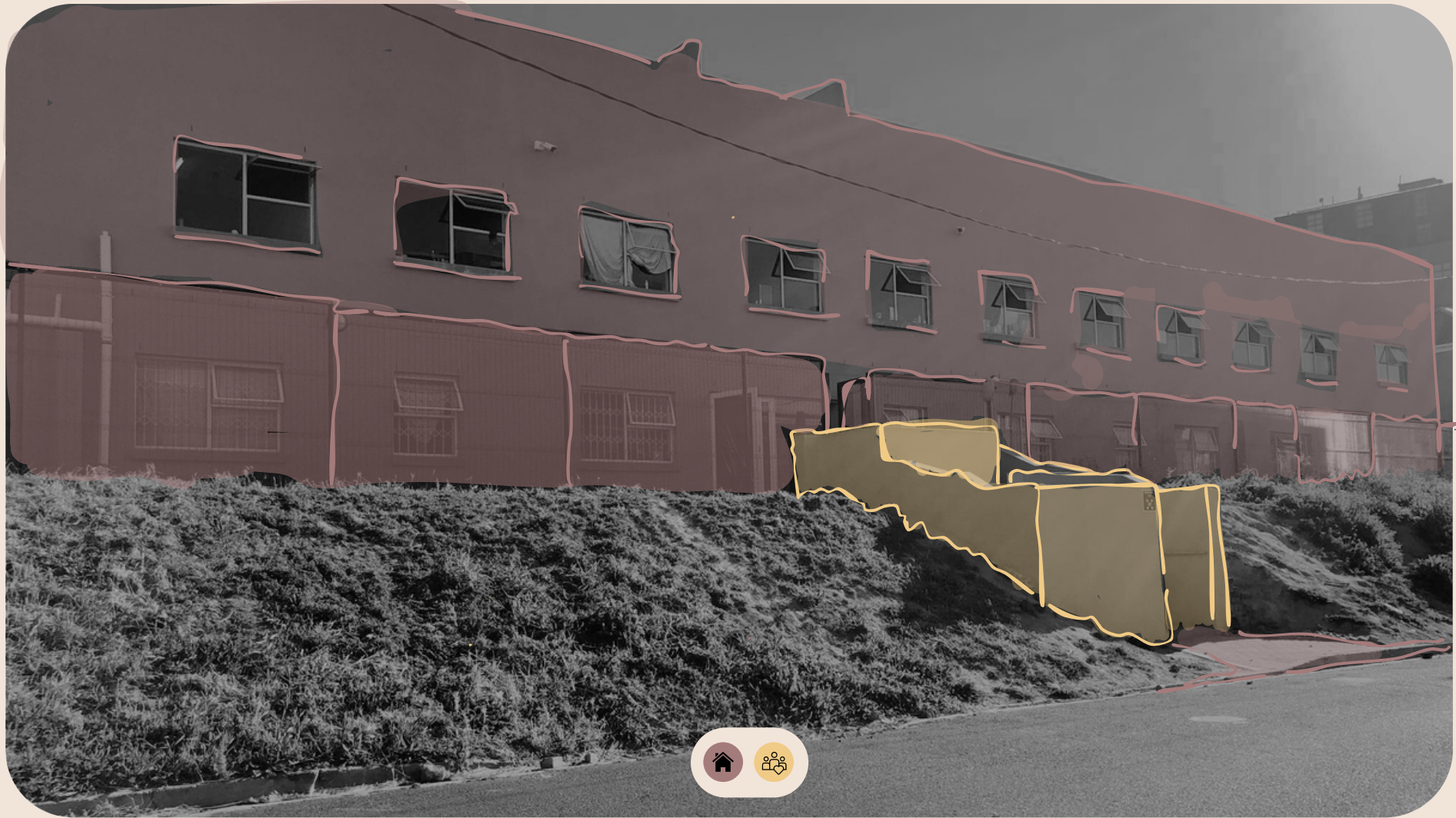
- Pine Road Informal Settlement
- Parks
- Takeaways
- Healthcare
- Shops
- Workshops
- Library
- Liquor Store
- Police Station
- Community Centre
- 5-10 min Walking Radius
- High Activity
- Low Activity
- No Activity
- Fencing
- Frontage Activity (high to low)
- Natural Asset
- Physical Asset
- Financial Asset
- Human Asset
- Social Asset

# Asset Base Analysis

COMPARATIVE ANALYSIS - PICKWICK TRANSITIONAL HOUSING

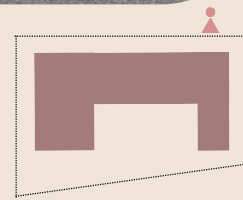


(Author 2023)



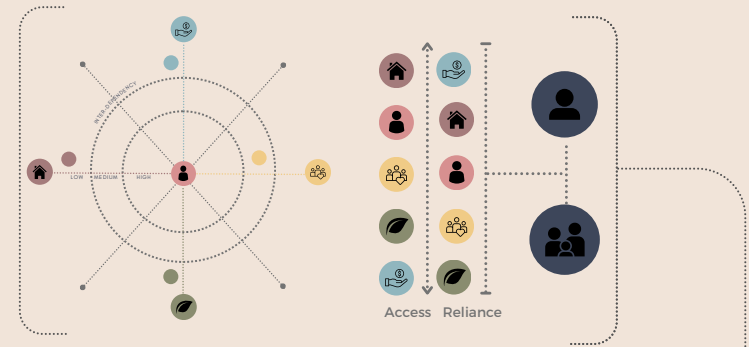
## LEGEND

- Natural Asset (Green circle)
- Physical Asset (Pinkish-red circle)
- Financial Asset (Light blue circle)
- Human Asset (Red circle)
- Social Asset (Yellow circle)



# Asset Base Analysis

COMPARATIVE ANALYSIS - PICKWICK TRANSITIONAL HOUSING

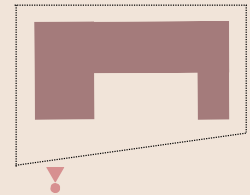


(Author 2023)



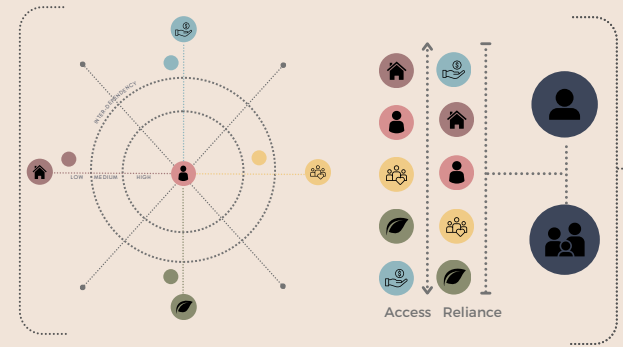
## LEGEND

- Natural Asset
- Physical Asset
- Financial Asset
- Human Asset
- Social Asset



# Asset Base Analysis

COMPARATIVE ANALYSIS - PICKWICK TRANSITIONAL HOUSING

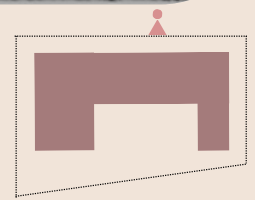


(Author 2023)



## LEGEND

- Natural Asset
- Physical Asset
- Financial Asset
- Human Asset
- Social Asset



# Part Three

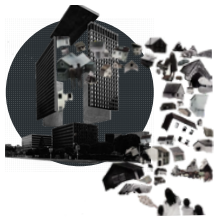
## TRANSITIONAL NEIGHBOURHOODS

### TRANSITIONAL NEIGHBOURHOODS Part Three

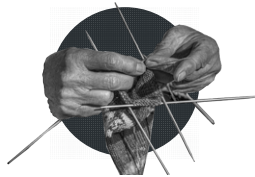


#### PART THREE

- Socio-Economic Diversity 48
- Socio-Spatial Diversity 56



LIVELIHOOD STRATEGIES  
PART ONE



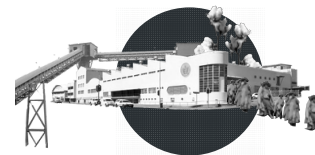
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



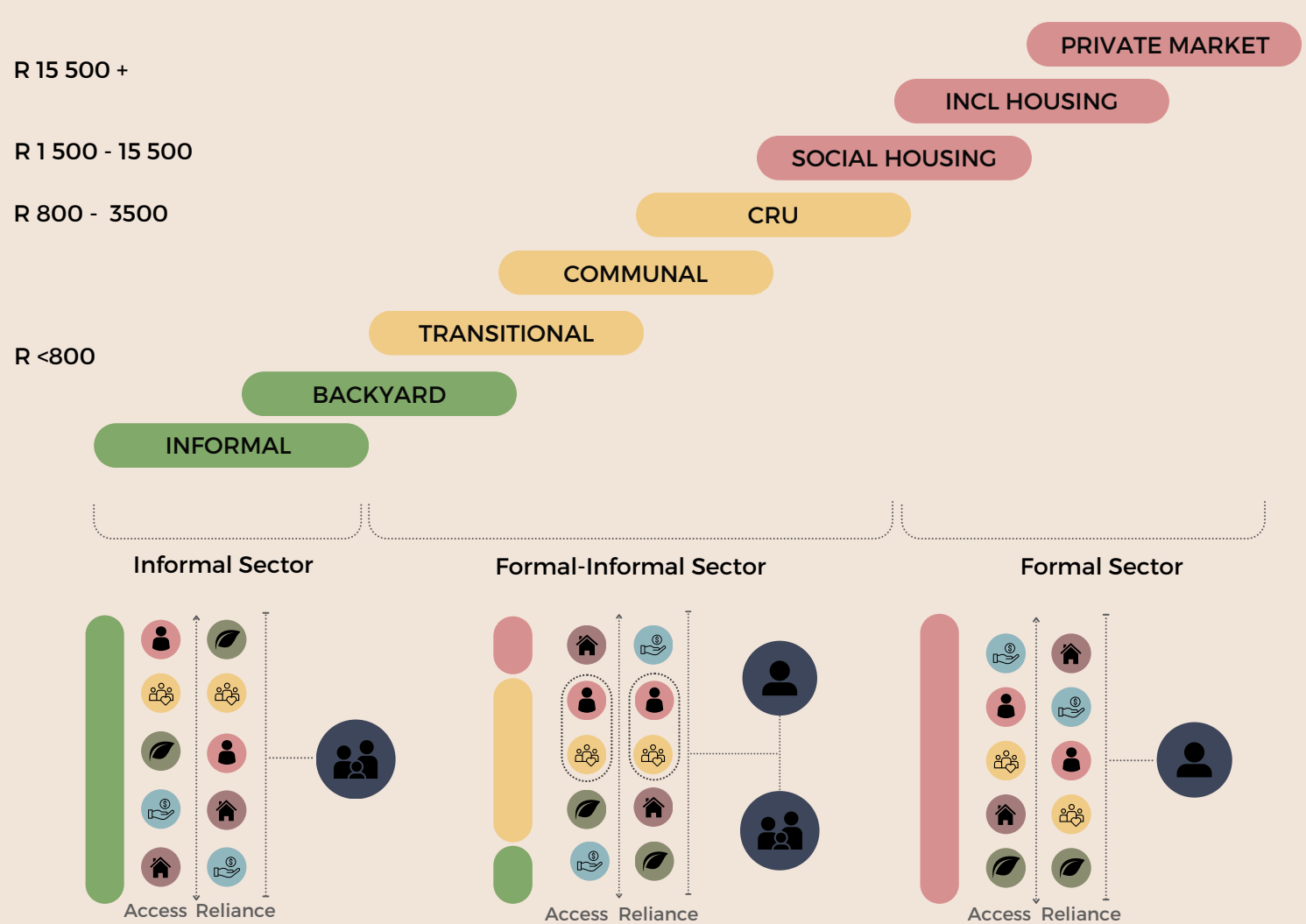
LIVELIHOOD FRAMEWORK  
PART SIX

# Socio Economic Diversity

## INFORMAL AND FORMAL SECTOR MIX

In the neighbourhoods of Woodstock and Salt River, the diverse socio-economic mix creates a diversity of informal and formal sector activity and intersections in the neighbourhood. These are especially necessary for low/inconsistent income groups of Pickwick Transitional Housing who rely on this mix in order to achieve desired livelihood outcomes along with the reliance and access to social assets to facilitate financial asset accumulation and transactions (DAG CoCT Urban Poor, 2003).

Here the Match Quality Framework is applied to illustrate the asset base structures of residents of a particular housing model and the economic sectors they draw on in order to achieve desired livelihood outcomes. This provides insight into understanding the nature of the structure of residents' asset base according to access and reliance in relation to economic sector dependence. Matching reliance and access of assets highlights the maximization of available assets within the informal, informal-formal and formal sector economy. Pickwick Transitional Housing residents are dependent on both informal and formal sector economies to achieve desired livelihood outcomes (Quintin, 2023) which are supported by contexts that accommodate both.



### INFORMAL SECTOR

Patterns of access to assets rely on the ability leverage social assets to facilitate financial asset accumulation and transactions, Livelihoods are predominantly drawn from crop cultivation, livestock, forestry or fishing.

### INFORMAL - FORMAL SECTOR

Patterns of access to assets rely on the ability leverage both social assets and financial assets to facilitate financial asset accumulation and transactions including. Livelihoods are predominantly drawn from both agricultural and labour markets.

### FORMAL SECTOR

Patterns of access to assets rely on the ability financial assets to facilitate financial asset accumulation and transactions including. Livelihoods are predominantly drawn from labour markets.

# Socio Economic Diversity

## HOUSING APPLICABILITY & COMPATIBILITY

### HOUSING MODELS & REQUIREMENTS

Currently, there are 2 types of rental housing options applicable to the context of providing affordable housing on well-located land close to economic opportunity and public transport. As illustrated through the research findings in Chapter 2 Transitional Housing has internal and external requirements that dictate not only the effective delivery and management of the housing facility but also the successful accommodation and support of the essential livelihood strategies employed by residents in this socioeconomic group. Currently, Social Housing is the most established housing model (Malcolm 2023) to locate and house low-income communities in well-located areas near public transport and economic opportunities (DAG, 2017) through well-established Social Housing Institutes financed through the state-subsidized Consolidated Capital Grant (CCG) (SHRa, 2023). The Western Cape Inclusionary housing policy approved in October 2022 forms the most recent housing mechanism within these models. Its applicability lies where the value in land and property markets can be shared through private sector participation in the provision of affordable housing. Additional development rights incentivise private sector developers to provide affordable housing in order to unlock economic opportunity whilst simultaneously driving spatial transformation (Western Cape Government, 2022).

### Inclusionary Housing Requirements

Inclusionary housing projects are managed by private sector developers and appointed management agencies in exchange for additional development rights provided by the policy according to the stipulated requirements:

- Beneficiaries earning R 3,500 pm or less
- Beneficiaries earning R 15 000 pm or more
- Beneficiaries earning R 27 000 pm max
- Households that qualify for a bond with a bank (R 22 000 pm or more)

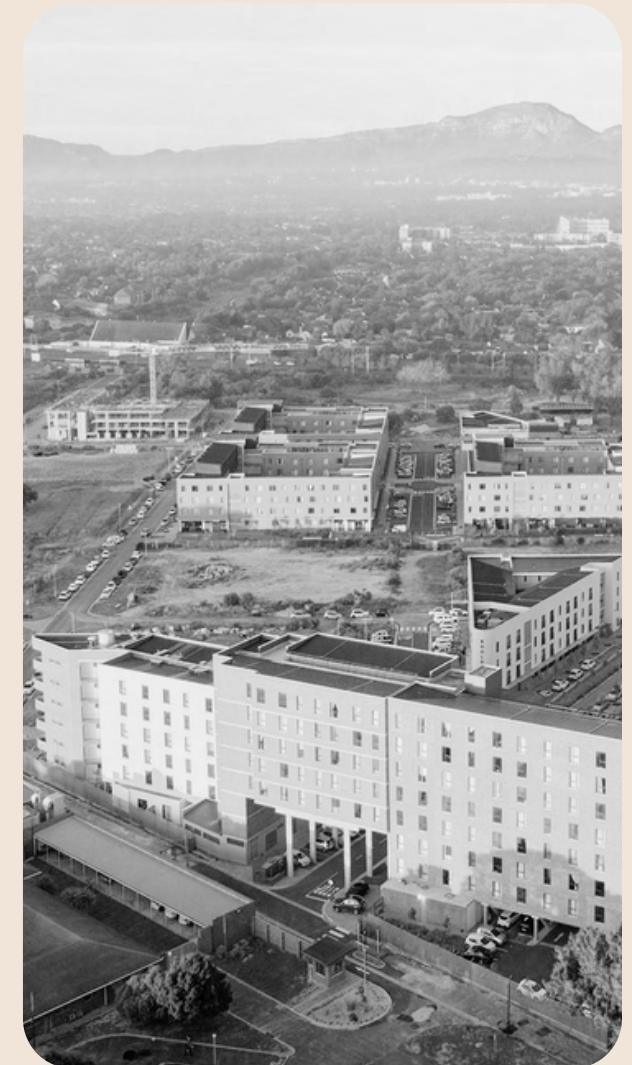
### Social Housing Requirements

Social Housing projects are managed by institutions that are accredited by the Social Housing Institute (SHI) (DAG, 2017) under the regulation of the Social Housing Act and the Social Housing Regulatory Authority (CoCt, 2019) under the following requirements

- Minimum Unit Size 30m<sup>2</sup>,
- Minimum 60 Units Varying Sizes,
- Beneficiaries R 1 501 - R 15 000 pm
- 30% Primary Beneficiaries
- 70% Secondary Beneficiaries

### CONRADIE PARK PRECINCT

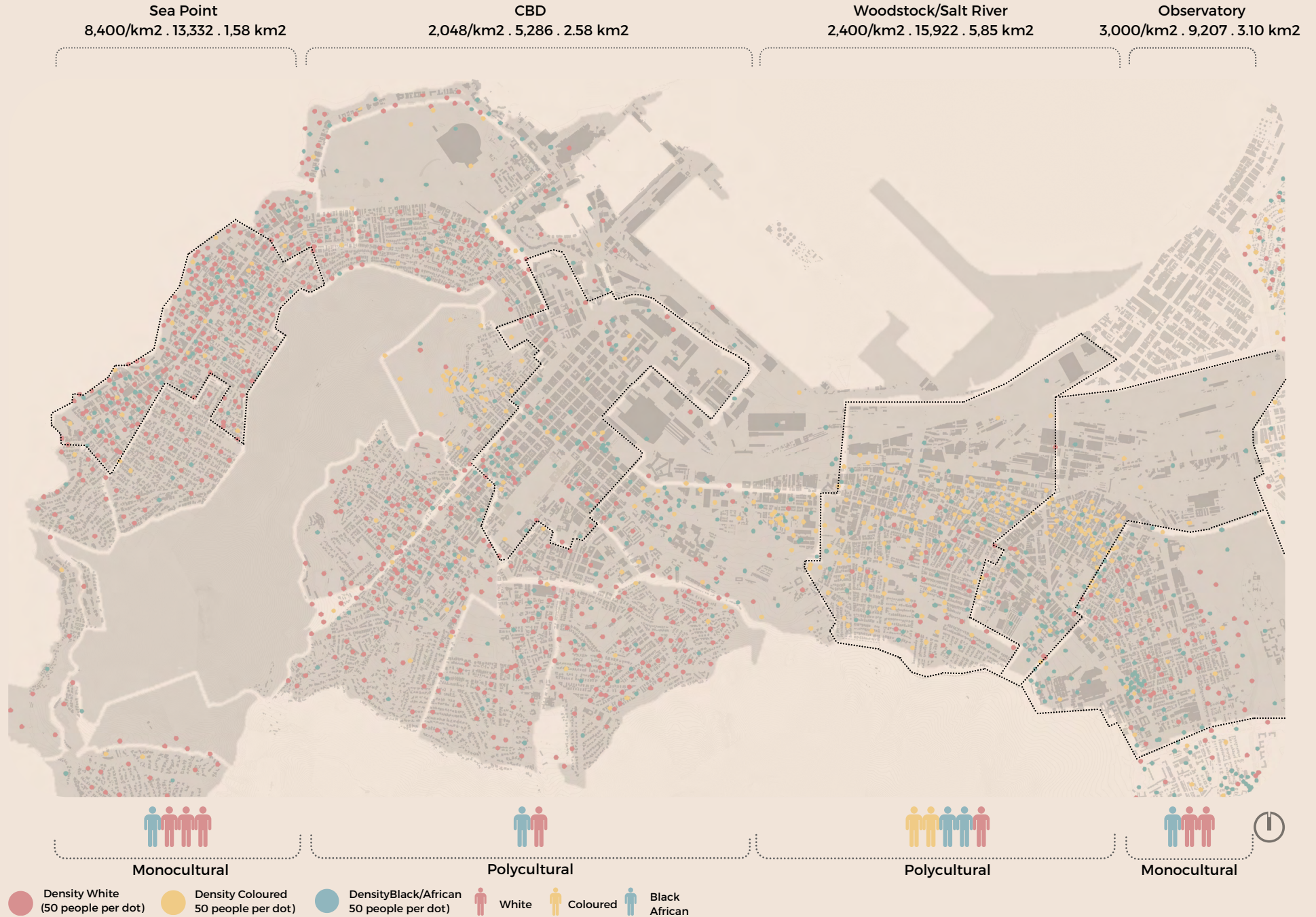
The R3-billion, 22-hectare development – a partnership between developers Concor and the Western Cape Government – comprises more than 3 500 homes



Conradie Park Mixed Use Development  
(Everything Property, 2023)

# Socio Economic Diversity

## POPULATION DENSITY AND RACIAL MAKEUP DISTRIBUTIONS



# Socio Economic Diversity

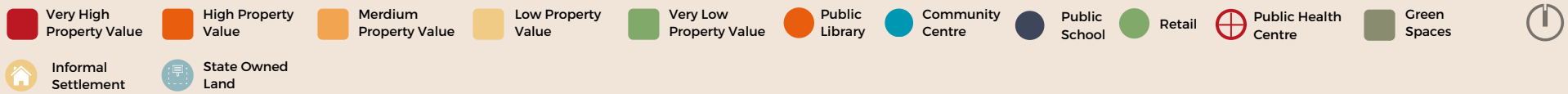
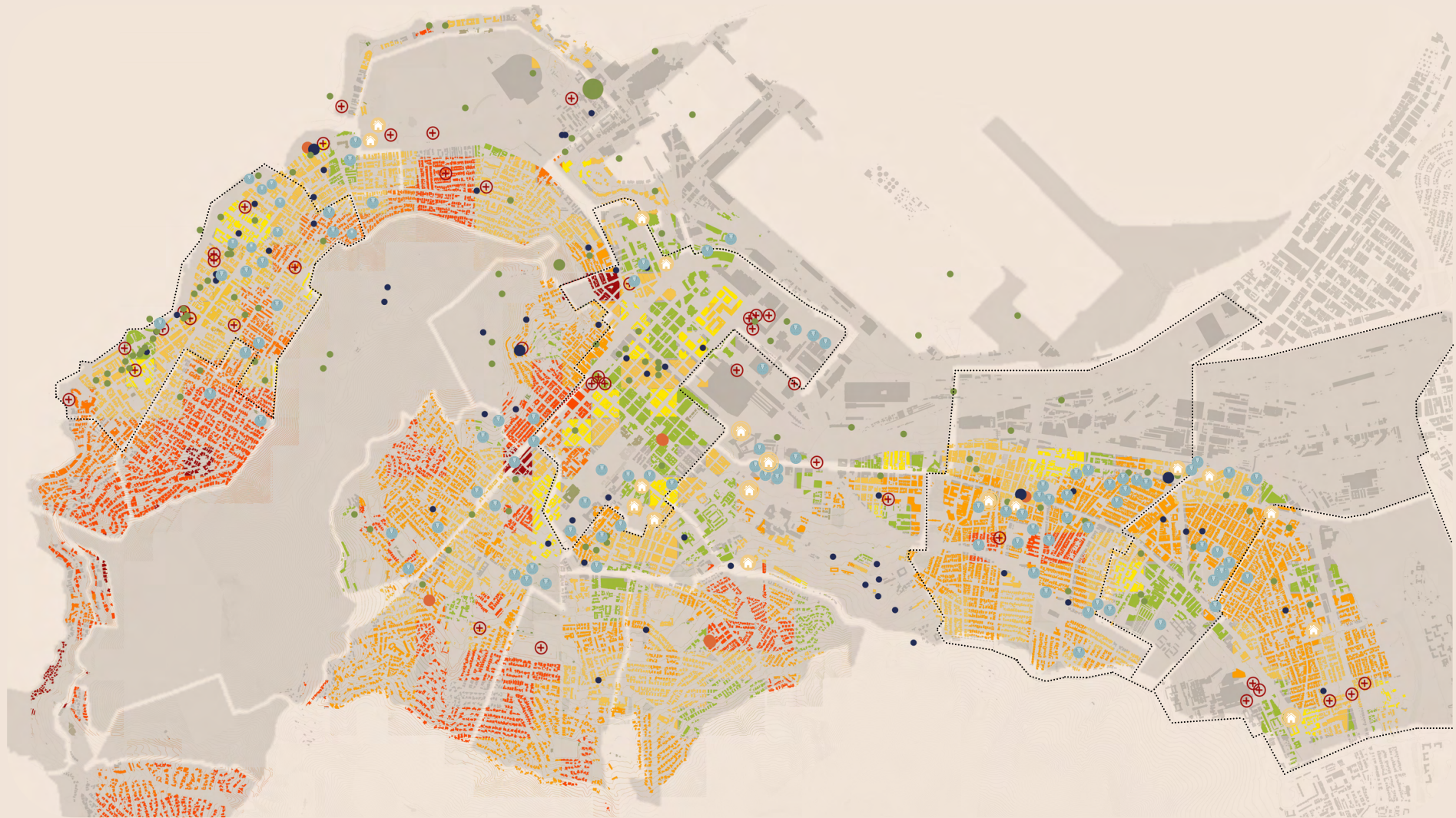
PROPERTY VALUES AND PUBLIC AMENITIES DISTRIBUTIONS

Sea Point  
8,400/km2 . 13,332 . 1.58 km2

CBD  
2,048/km2 . 5,286 . 2.58 km2

Woodstock/Salt River  
2,400/km2 . 15,922 . 5.85 km2

Observatory  
3,000/km2 . 9,207 . 3.10 km2



# Socio Economic Diversity

## HOUSING APPLICABILITY & COMPATIBILITY

### PRINCIPLES OF HIGHEST & BEST USE

The property market in the Western Cape has responded to housing demand in the middle to upper-income markets, also struggling to adequately respond to demand for well-located affordable housing. This is because, for a new house to be supplied by the private sector, the price (value) that a household is willing and able to pay must be greater than the cost to build the house— which is known as the “Value versus Cost Challenge” (CoCt, 2007).

In order to extract the largest value from land development, developers follow the principle of highest and best use to maximize the value of the land through developing the site according to the most appropriate permitted by the market and regulations (Massyn et al. 2015). In addition, the purpose of zoning regulations in Woodstock/Salt River are in place in order to meet the most appropriate land use mix required to cover the housing demand (LSDF Draft, 2023); not all sites can and should be rezoned in order to meet individual development requirements but should for a large part conform to them if they form part of the larger Local Area Development Spatial Frameworks (LSDF) key objectives. As a result affordable housing models due but not limited to land use restrictions, scarcity of well located state owned land and physical site restrictions influence the applicability of housing models on each site. Therefore each site should be developed to the highest and best use to maximize it as a finite resource in accordance with larger LSDF Key Objectives.



**Zoning:** General Residential (GR4)  
**P. Use:** Dwelling house(1&2), group housing, flats



**Zoning:** General Residential (GR4)  
**P. Use:** Dwelling house(1&2), group housing, flats



**Zoning:** General Residential (GR2,4)  
**P. Use:** Dwelling house(1&2), group housing, flats

# Socio Economic Diversity

## HOUSING APPLICABILITY & COMPATIBILITY

### VALUE VERSUS COST CHALLENGE

Land costs are the highest obstacle to developing on well-located land, and are overcome by the state owning the land, allowing the site to be leveraged outside property market forces. (Massyn et al. 2015)

However, they do not guard against the change in the rest of the neighbourhood that Woodstock/Salt River is experiencing as a result of the demand for housing on well-located land close to city centres among the middle and upper-income housing market (LSDF Draft, 2023). Therefore there needs to be an urban-scale approach to delivering affordable housing models that do not further isolate low-income residents from livelihood assets that are dependent on the richness of an accessible public urban realm (WCG, 2022). Woodstock/Salt River is highly conducive to providing affordable housing from its diverse socio-economic make-up and location providing a diverse mix of resources and opportunity proliferated by public and private investment interest (LSDF Draft, 2023)



**Zoning:** General Residential (GR4)  
**P. Use:** Dwelling house(1&2), group housing, flats



**Zoning:** General Business (GB5)  
**Primary Use:** Business, Dwelling, Flats



**Zoning:** General Residential (GR2)  
**P. Use:** Dwelling house(1&2), group housing, flats



**Zoning:** Transport 2 (TR2)  
**P. Use:** Public Road and Public Parking



# Socio Economic Diversity

## HOUSING APPLICABILITY & COMPATIBILITY

### VALUE VERSUS COST CHALLENGE

However, in Woodstock/Salt River it is hard to overcome the value versus cost challenge whilst providing equitable land development that accommodates the urban poor (Massyn et al. 2015). Only a few state-owned sites are able to be leveraged to provide transitional housing alone unless the housing forms part of a larger mixed-use and mixed-income development that incorporates other forms of affordable housing.

As reported by Malcolm (2023) there are significant challenges to scaling transitional housing alone and therefore require a more strategic approach that's geared towards a wide net approach that incorporates and supports both public and private delivery mechanisms (LSDF Draft, 2023) which through interviews with NGOs such as New Hope SA and U turn are already being provided via the private market through flat and housing rentals on the behalf of prospective tenants (Leilla, 2023) and need to be supported.



**Zoning:** General Residential (GR4)  
**P. Use:** Dwelling house(1&2), group housing, flats



**Zoning:** General Business (GB5)  
**Primary Use:** Business, Dwelling, Flats



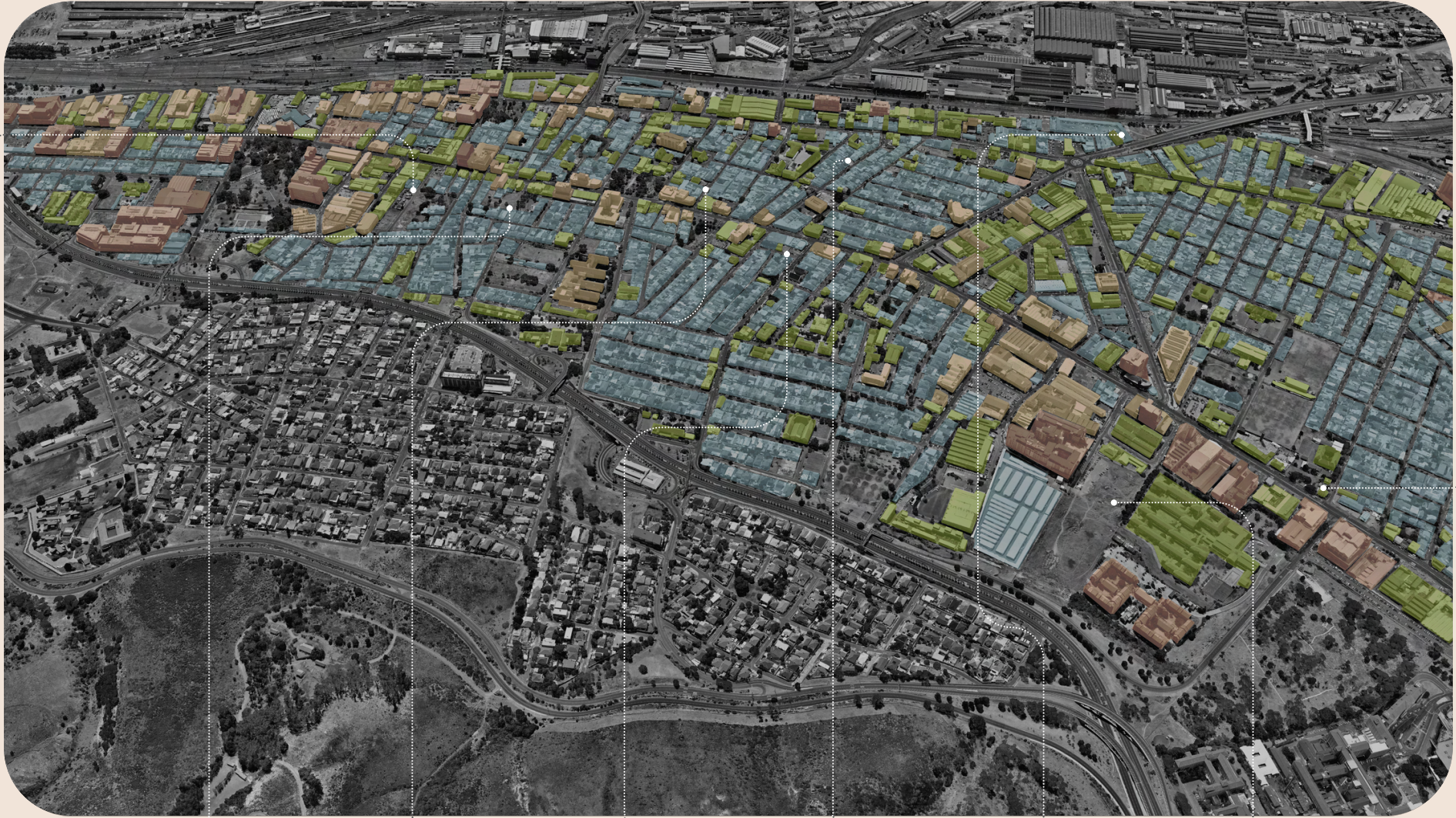
**Zoning:** Transport Use (TR1)  
**P. Use:** Transport use, Multiple Parking, Utility



**Zoning:** Mixed Use (MU2)  
**P. Use:** Business, Industry, Dwelling, Flats

# Socio Economic Diversity

## HOUSING MODEL APPLICABILITY & COMPATIBILITY STUDY



- 
- 
- 

- Transport Use
- Commercial Use
- Residential Use
- Mixed Use
- High Density
- Mid Density
- Low Density

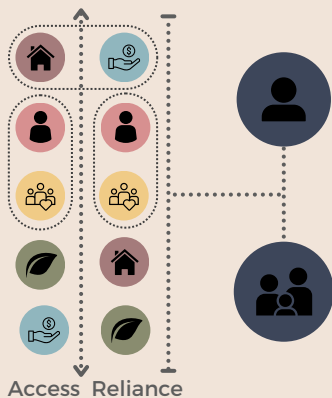
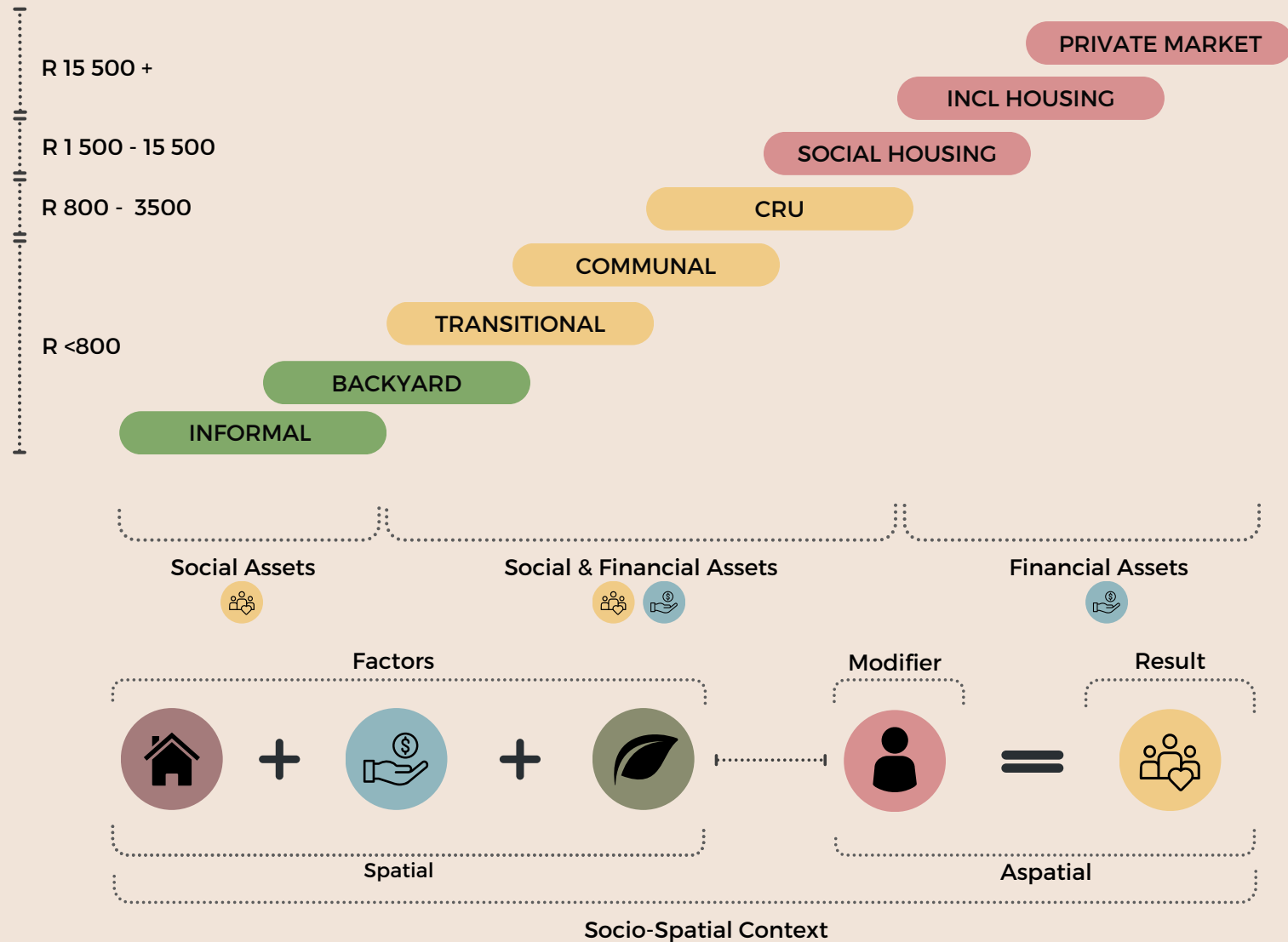
<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Pine Rd</b> 840 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Douglas Pl</b> 2 834 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Essex Str</b> 289 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Hillyard Str</b> 347 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Devon/Greatmore Str</b> 347/187/186/145 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Voortrekker Str</b> 4850 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Pickwick Str</b> 7237 m2</p>	<ul style="list-style-type: none"> <li>PRIVATE MARKET</li> <li>INCL HOUSING</li> <li>SOCIAL HOUSING</li> <li>CRU</li> <li>COMMUNAL</li> <li>TRANSITIONAL</li> <li>BACKYARD</li> </ul> <p><b>Victoria Str</b> 840 m2</p>
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# Socio Spatial Diversity

## ELEMENTS BEHIND THE PRODUCTION OF AN INCLUSIVE PUBLIC REALM

From the research findings, there is a high reliance on social assets among lower-income residents of Pickwick Transitional Housing. In the move to formal housing at Pickwick, greater importance is placed on financial assets over social assets alone to meet livelihood outcomes. As reported by the management agency the hurdles experienced in Pickwick require a more social and psychological approach in order to support the residents (John, 2023), placing higher emphasis on access to social assets to overcome context vulnerability challenges imposed by the restructuring effects of the relocation to the including ways to access required financial assets to pay rent for the management of the facility and the eventual transition as intended by the model to other forms of housing on the ladder.

Currently, reports are that residents express refusal to move into Social Housing where they are required to pay higher rents and rather opt to stay in the transitional housing making the resource inaccessible to future residents as intended (John, 2023).



### PICKWICK HOUSING AS AN INCOME GENERATING PHYSICAL ASSET

Using the Accessibility & Reliability Framework (bottom left), it's clear that the relocation allows residents of Pickwick access to housing as a physical asset although with a higher reliance on already strained financial assets required to pay rent. However access to housing as physical asset can and should be exploited as an economic resource through home-based enterprises providing a higher degree of diverse opportunities for accessing and accumulating financial assets.

# Socio Spatial Diversity

## ELEMENTS BEHIND THE PRODUCTION OF AN INCLUSIVE PUBLIC REALM

### ACCOMMODATING SOCIAL AND FINANCIAL PATTERNS OF ACCESS IN SPACE

In order to allow residents in the Pickwick Transitional Housing the ability to overcome the social and financial challenges brought about by the reorganization of their livelihood asset base, there is a higher reliance on their access to financial assets and an added dependence on a rich and accessible informal and formal sector economy mix which is dependent on a socioeconomically diverse and accessible public realm to achieve desired livelihood outcomes.

The intra-neighbourhood relocation proves successful maintaining patterns of access to assets in the public realm as although there were evident social changes from informal to formal housing at the building scale, reports from Quintin (2023) indicate that residents aside from the added inconvenience of longer walking distances are able to conduct their daily activities at the same establishments in the neighbourhood.



Complimentary Informal and Formal Sector Trade, Observatory (Author, 2023)

This can be attributed to the activity spines of both Victoria Road through to Main Road and Albert Road through to Lower Main Road which cut through multiple socio-economic spaces in Woodstock/Salt River/Observatory creating a diversity of activity & opportunity both formal and informal at the various intersections along it (LSDF Draft, 2022).

Subsequently this establishes a chain of key activity nodes of social and economic opportunity where streets as a line that is a public space provides accessibility along it and “expand into a space that becomes the 'holding area' and this space often holds activities that are socially valued by all members of the society and often unavoidable” (Dewar and Uytendogaardt, 1995: 28). Both the Pine Road Informal Settlement location and Pickwick Transitional Housing are in walking distance to this activity spine allowing the patterns of access to assets for residents to remain the same.



Informal Trade at Taxi Stop on Station Road, Observatory (Author, 2023)

### FORMAL - INFORMAL MIX

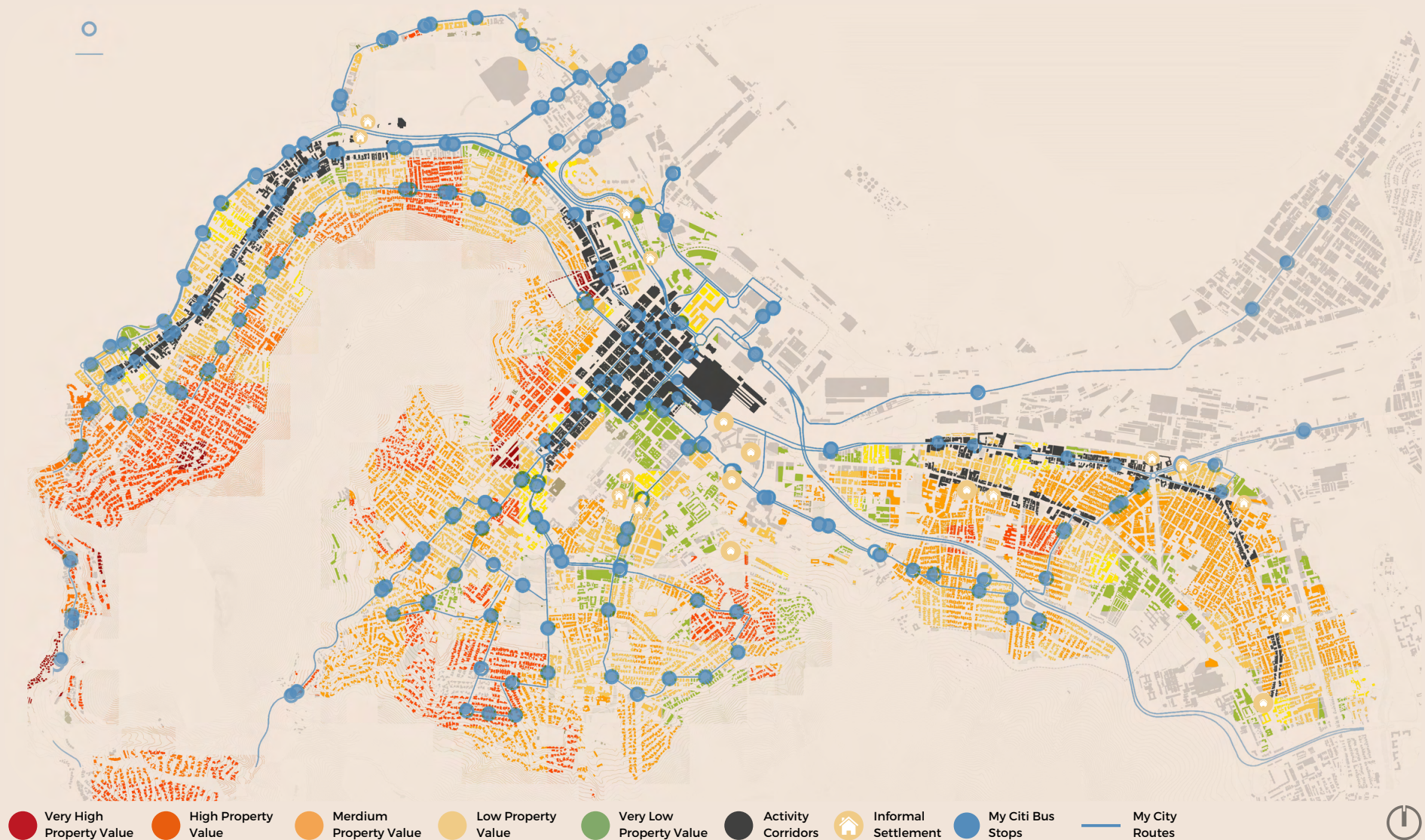
The options provided by the diversity of informal and formal activity provide low-income residents the ability to stretch their financial assets.



Informal Trading outside Shoprite, Woodstock (Author, 2023)

# Socio Spatial Diversity

ELEMENTS BEHIND THE PRODUCTION OF AN INCLUSIVE PUBLIC REALM



Woodstock/Salt River/Observatory in contrast to the highlighted neighbourhoods of CBD and Sea Point who have vacant state owned land for development provides more a socioeconomically diverse socio-spatial context allowing for a multiplicity of diverse social and economic public spaces that cater to a wide spectrum of users and residents.

# Socio Spatial Diversity

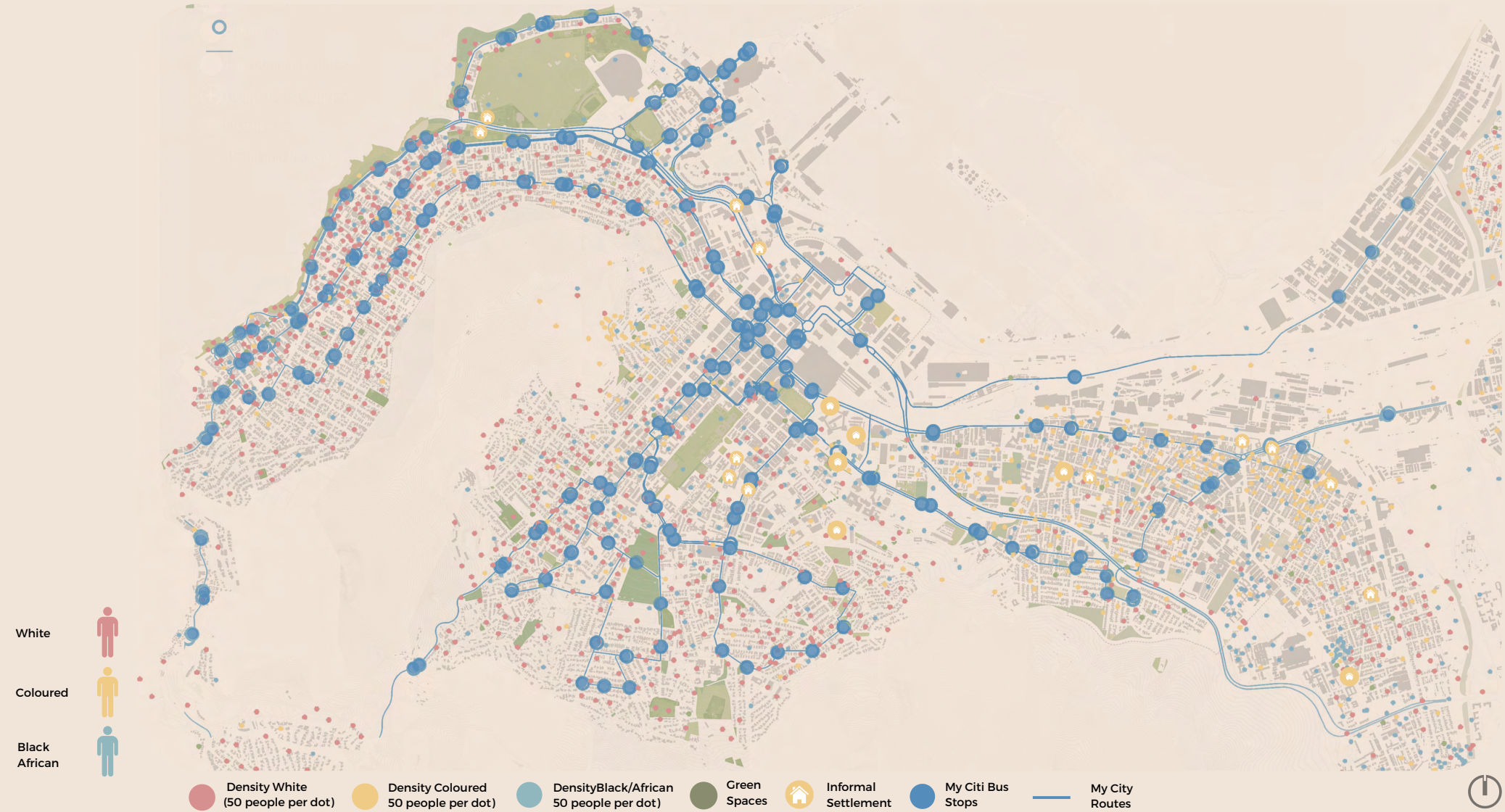
ELEMENTS BEHIND THE PRODUCTION OF AN INCLUSIVE PUBLIC REALM



Additionally there are number of public amenities and greens spaces (Parks) within the main activity corridors of Albert & Victoria Road in Woodstock/Salt River and are further supported by the MyCiti public transport network that runs through both corridors extending mobility and accessibility of residents key economic areas of opportunity such as CBD, V&A Waterfront and Sea Point.

# Socio Spatial Diversity

ELEMENTS BEHIND THE PRODUCTION OF AN INCLUSIVE PUBLIC REALM



Additionally there are number of public amenities and greens spaces (Parks) within the main activity corridors of Albert & Victoria Road in Woodstock/Salt River and are further supported by the MyCiti public transport network that runs through both corridors extending mobility and accessibility of residents key economic areas of opportunity such as CBD, V&A Waterfront and Sea Point.

# Part Four

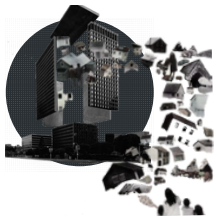
## STREETS AS PUBLIC SPACE

### STREETS AS PUBLIC SPACE Part Four

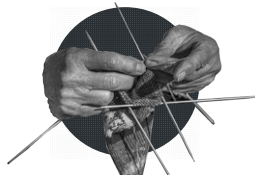


#### PART FOUR

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- Degrees of Publicness 64
- Dimensions of Publicness 68



LIVELIHOOD STRATEGIES  
PART ONE



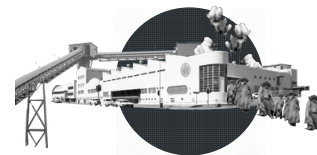
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



LIVELIHOOD FRAMEWORK  
PART SIX

# Streets as Public Space

## THE ROLE OF STREETS AS PUBLIC SPACES

### DEFINING NEOGOTIATED SPACES

As illustrated above streets play a key part in the production of the social reality (Espinosa and Contijoch, 2020) of vulnerable groups with low and inconsistent incomes. Therefore streets are a key public setting for facilitating the social to financial patterns of access to assets in space required for residents to effectively exercise their livelihood strategies and pursue desired livelihood outcomes. (Walker et al, 2002)

However, streets do not exist uniformly as public spaces of absolute publicness to assume this is to imply they are apolitical when in fact a public-private relationship of interests determines the degree of publicness that exists along a particular street (Madanipour, 2010). This relationship according to Espinosa and Contijoch (2020) constitutes the context for the ideological structural tensions in public space, which connect the dominance of particular interests over the common good in a city's "public" places.

Lynch (1960) outlines that the legibility of a city is characterized by how it's perceived and interpreted through past and present experiences that produce an environmental image used to guide action. Secondly, imageability, the shared public image of space carried by a large number of people (Lynch 1960) is filtered through the fluid identification of community characteristic of "cities of difference" (Sandercock, 2000) expressed in Chapter 2.

Depending what lines a community chooses to identify (age, culture, occupation etc) in order to achieve certain collective outcomes determines the probability that a shared imageability emerges across a certain geographical extent, Lynch terms these "as areas of agreement which might be expected to appear in the interaction of a single reality, a common culture and basic physiological nature" (Lynch 1960: 7).

Each neighborhood comprises of a collection of streets that collectively make up a district and subsequently a neighborhood, its imageability and legibility determined by the 5 elements (Lynch 1960). Therefore the higher the imageability and legibility of districts and neighbourhoods the stronger the identity and the clearer the boundaries of that district and the edges between districts and eventually neighbourhoods, towns and cities as we move across scales. The boundaries between these districts create ambiguous spaces that accommodate a wider range of users due to their ambiguity. If these edges do not form part of a legible whole and accessible to a larger base of users they assume a publicness within a neighbourhood (Madanipour, 2010). These streets cater to a larger range of users and thus as a negotiated space intervention within them would benefit a diversity of users across socioeconomic backgrounds. However each street is susceptible to the public and private interests of public and private actors who line them. Therefore public streets are subjected to a degrees of publicness rather than absolute publicness which is explored in the next chapter

### AMBIGUOUS SPACE

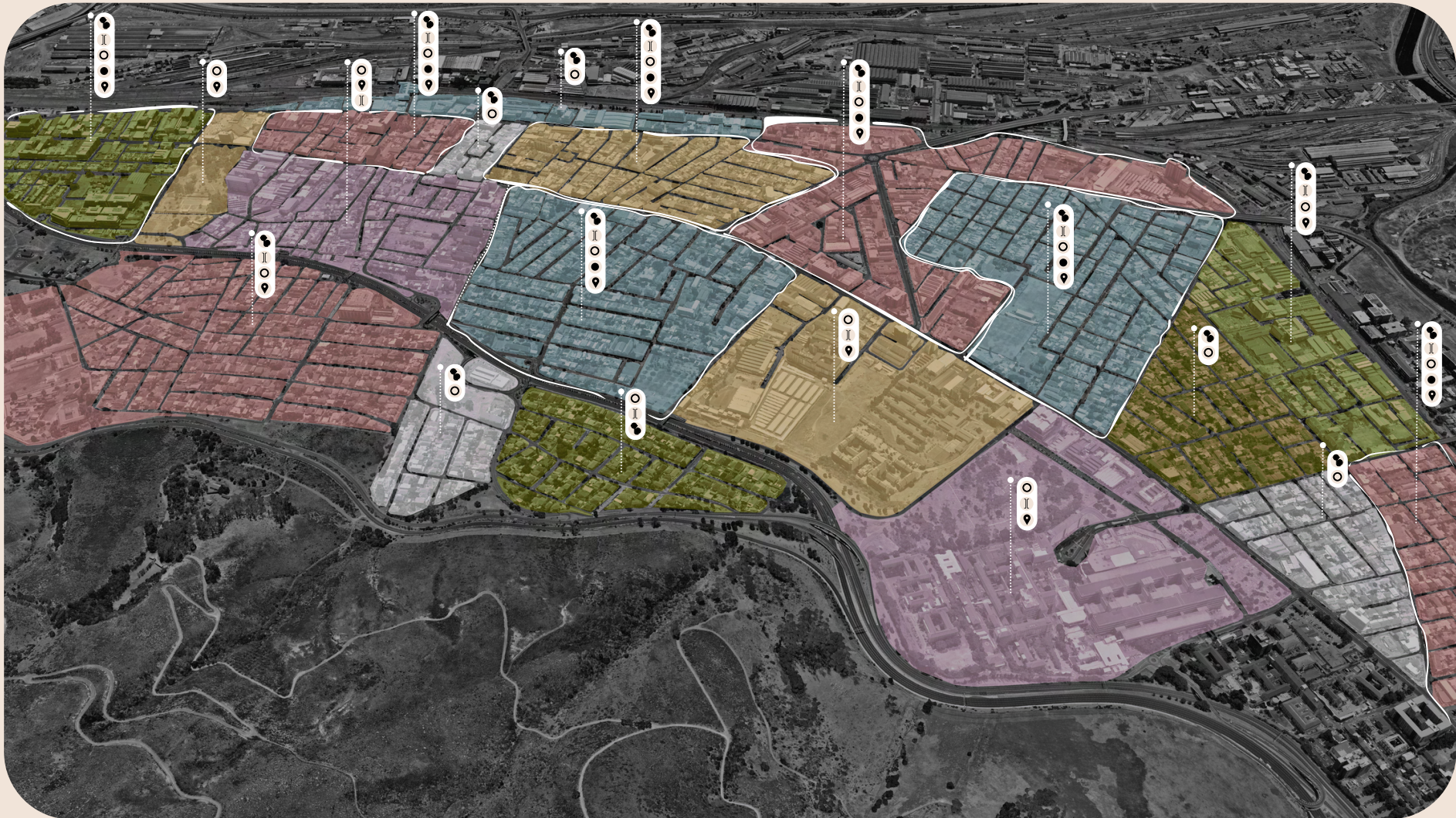
Streets that lie at the edges of two districts of high imageability produce an ambiguous space of publicness used by a wide range of users who take advantage of this ambiguity.









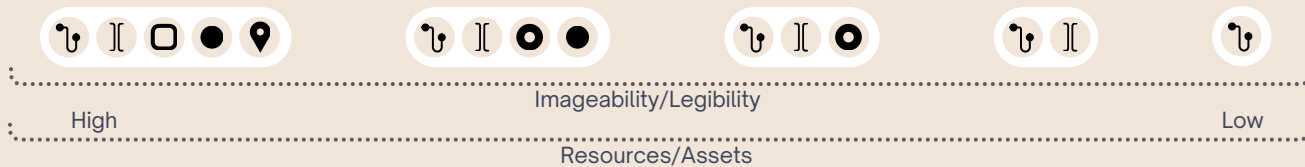
Lwr Scott Road's diverse user activity, Observatory (Author, 2022)

# Streets as Public Space

THE ROLE OF STREETS AS PUBLIC SPACES



- Complete Districts 
- Paths 
- Edges 
- District 
- Nodes 
- Landmarks 



The process of identifying where the geographical limits (Lynch, 1960) of each district's imageability or "public image" are in Woodstock/Salt River/Observatory is used to determine where the edges of two Districts meet, these tend to be the most public of streets beyond the conventional higher and lower order classification (LSDF Draft, 2022 ) and accommodate a wide range of users (visitors, workers and residents) who choose to use these streets due to the ambiguity.

# Streets as Public Space

THE ROLE OF STREETS AS PUBLIC SPACES









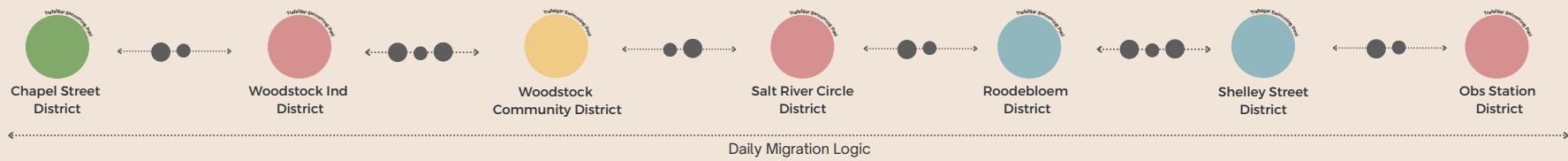
Streets that lie at the edges of two districts of high imageability produce an ambiguous space of publicness used by a wide range of users who take advantage of this ambiguity. These streets are identified and connect to the activity spines of Albert and Victoria Road creating a public street network that accommodates a wide range of users and maintains a publicness in the neighbourhood that is essential for a rich and inclusive public realm that public spaces such as parks, plazas and squares in proximity to these streets can tie into enhancing the public realm.

# Streets as Public Space

DAILY MIGRATION PATTERNS BETWEEN COMPLETE AND INCOMPLETE STREETS



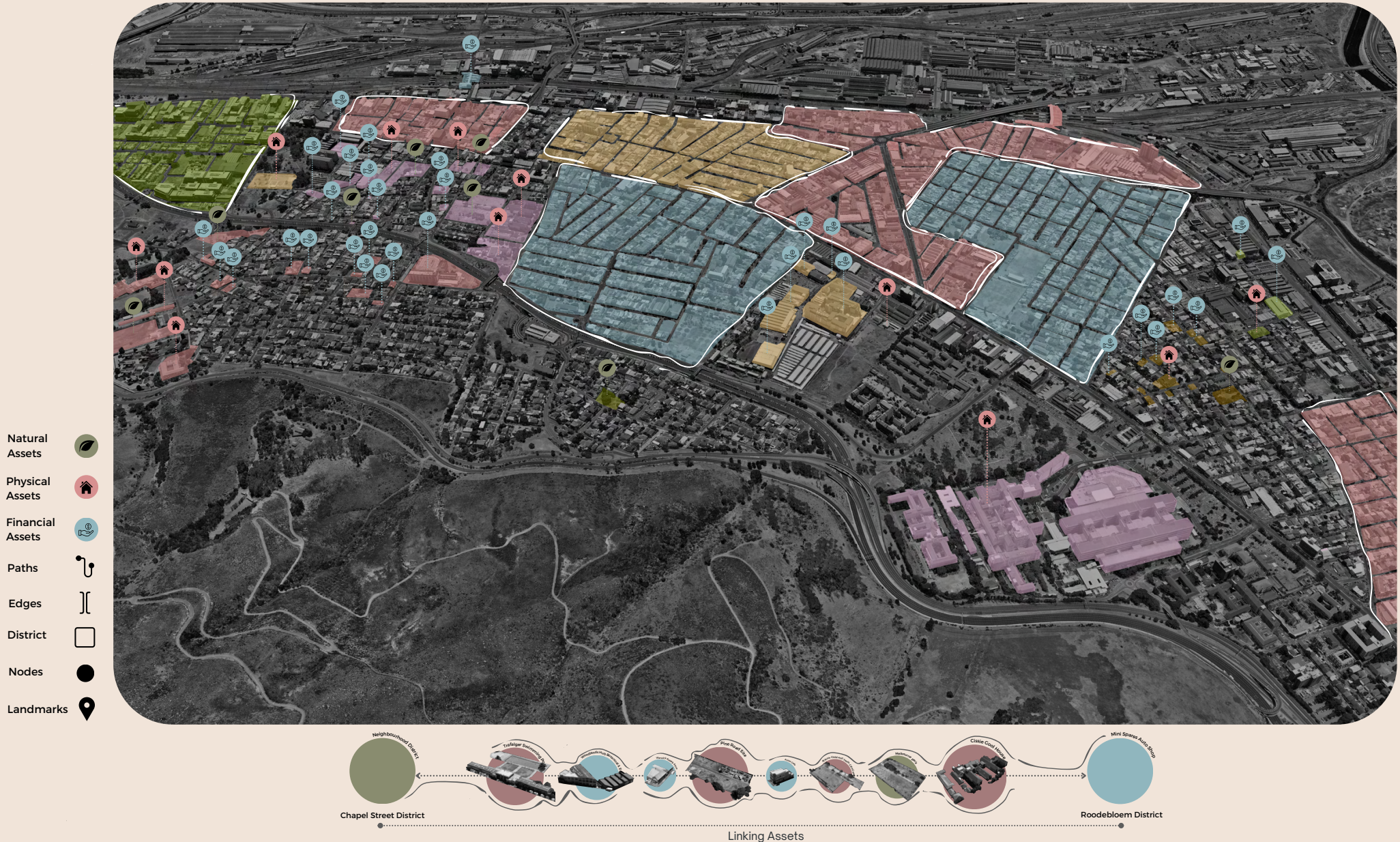
- Macro Movement 
- Paths 
- Edges 
- District 
- Nodes 
- Landmarks 



Complete Districts have a recognizable identifying character that an individual enters into, these edges are often felt rather than seen (Lynch, 1960) and spatialize themselves through the presence of a concentration of activity along and around these edges, where certain streets also form gateways in and out of that particular district. Complete Districts of high imageability and legibility consist of all 5 elements that draw a continuous in-and-out migration of visitors due to the character.

# Streets as Public Space

## LINKING ASSETS IN INCOMPLETE DISTRICTS



Key assets in Incomplete Districts that lack imageability and legibility receive low levels of visitor migration besides those to specific key assets of work due to their level of inaccessibility permeability. The inability to recognize and pattern the surroundings into a clear environmental image creates fear of disorientation that deters the spontaneous movement through a district besides those who may live in or work in one of the key assets. These Assets can be leveraged as site specific Linking Assets to anchor movement paths between complete districts.

# Streets as Public Spaces

## MOTIVATIONS BEHIND

### LOGICS BEHIND THE MOVEMENTS THROUGH SPACE

However, not all districts are complete districts accommodating a broader base of users, the ability to access and move through without fear of disorientation or getting lost (Lynch 1960). Building on the required morphology that legible and imageable areas provide there are 3 types of outdoor activities that dictate whether users will move through a particular district regardless of the imageability or legibility.

Gehl (2011) outlines that there are 3 types of outdoor activities that act as motivators for mobility and activity in an urban environment. **Necessary activities** are compulsory and make up most of our basic daily lives such as walking or taking public transport to work or school. **Optional activities** occur only when the time and place allow and if one wishes to participate. Lastly, **social activities** only occur when there is a presence of other people in a public space and it is often determined by senses (hearing, seeing and smelling)

Complete districts according to Lynch's (1960) City and 5 elements should have all 3 activities occur within them as they have the highest probability of possessing both social and optional types of activities whom are dependent on the presence of a good physical urban environment (Gehl, 2011) that the theory takes into account.

Incomplete Districts instead rely on **necessary activity** as key motivators for destination specific forms of mobility and activity within a district around certain key financial and physical assets (work, shopping or home). These Key Assets should be developed as catalytic sites to anchor points for development through spatial interventions that improve the relationship between them and establishing public life where necessary and applicable.



### NECESSARY, OPTIONAL, SOCIAL

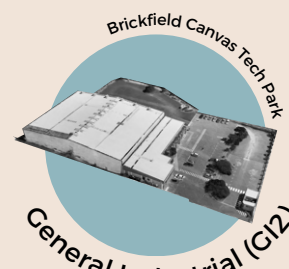
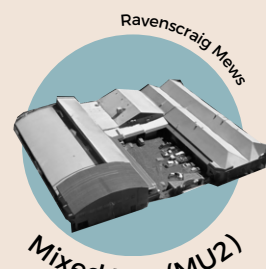
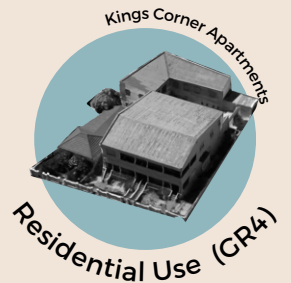
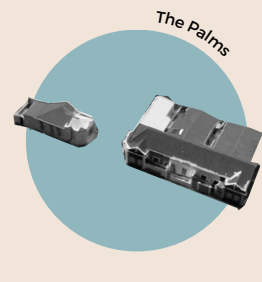
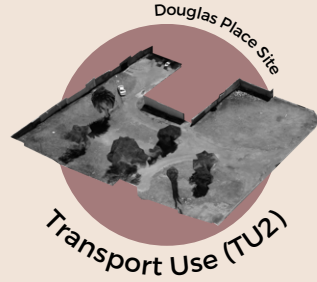
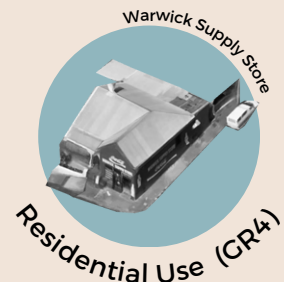
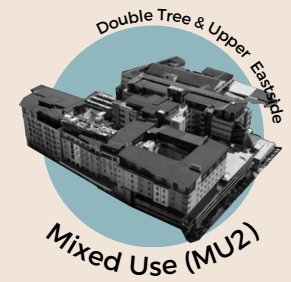
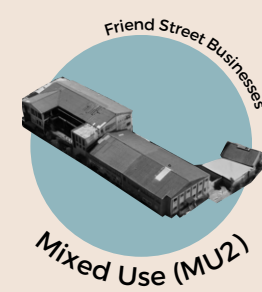
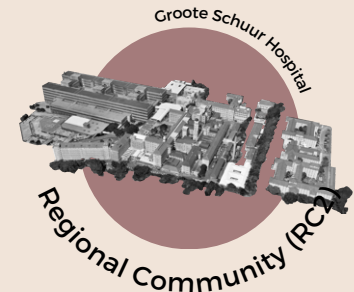
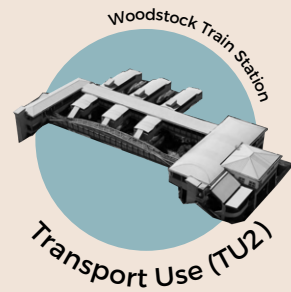
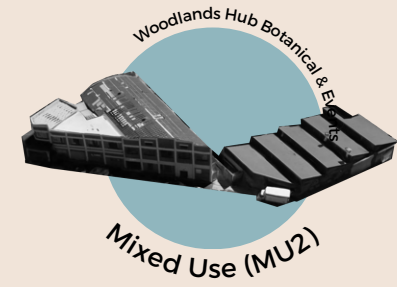
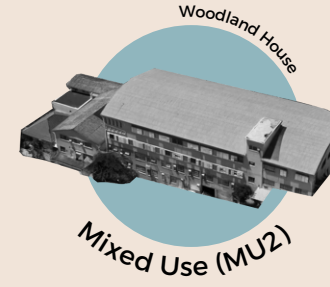
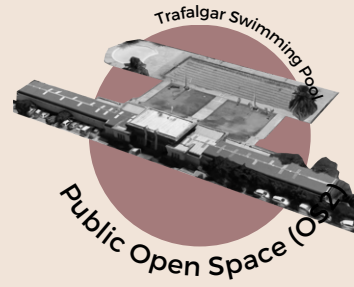
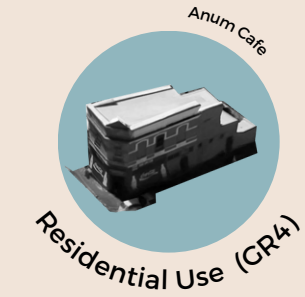
Contributors to public life consist of 3 interdependent activities that produce mobility and activity conducive for supporting livelihood strategies



Lwr Scott Road Bust stop, Woodstock Park, Observatory (Author, 2023)

# Streets as Public Space

SAMPLE OF LINKING ASSETS AND ATTRIBUTES FOR LEVERAGING



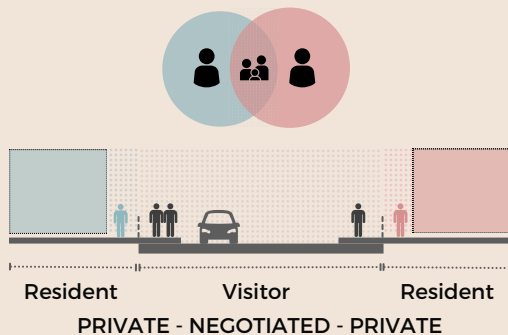
# Dimensions of Publicness

## THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT

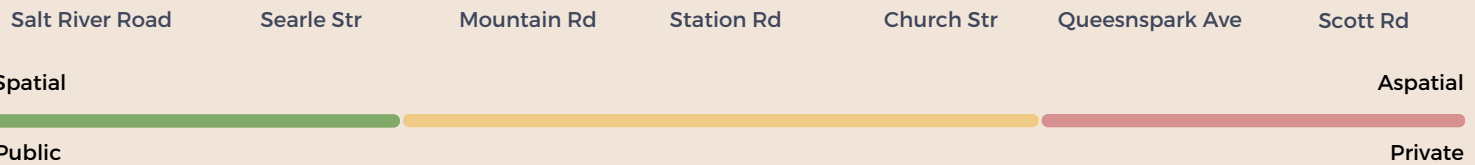
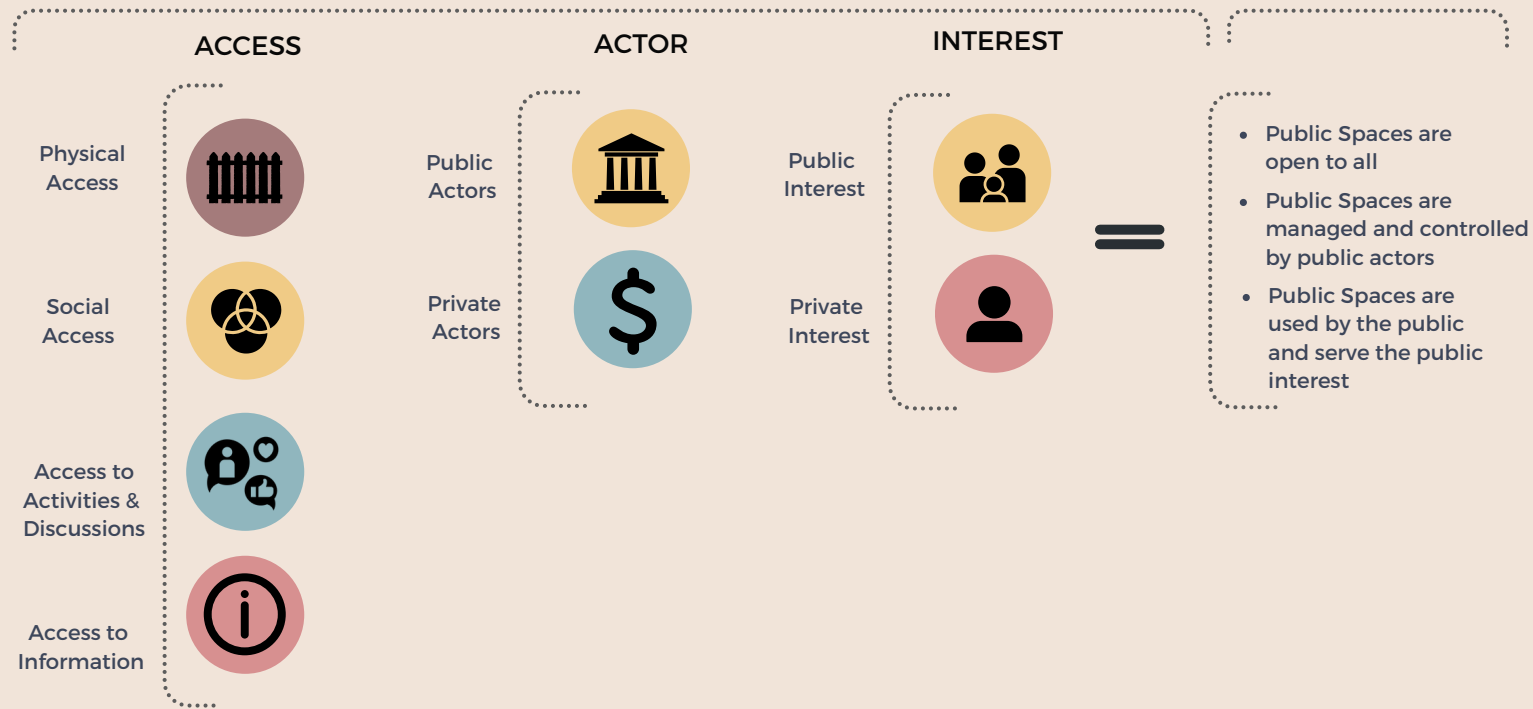
### DEGREES OF PUBLICNESS

As illustrated above streets play a key part in the production of the social reality (Espinosa and Contijoch, 2020) of vulnerable groups with low and inconsistent incomes. Subsequently, they are subject to varying degrees of privatization according to the model of private company, private property and family (Espinosa and Contijoch, 2020) and manifest across multiple dimensions. If they are to be successfully leveraged they must first be acknowledged as political, and produce inequality (Espinosa and Contijoch, 2020).

In this particular section, it is important to identify the negotiated space at the edges of districts with a specific identity, these ambiguous spaces are spaces that are the most public within particular districts of a neighbourhood (Lynch, 1960) Along with degrees of publicness, streets can take on different dimensions of publicness that should be taken into account in informing design interventions that enable the livelihoods strategies of the urban poor.



### PUBLICNESS CRITERIA



# Dimensions of Publicness

## THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT

### DEGREES OF PUBLICNESS

The identified streets are viewed as public spaces that accommodate the widest array of users at any given time. However, building on that we acknowledge that they are subject to private and public actors who have either public or private interests regarding their relationship to the street (Madanipour, 2010).


Therefore, the degrees of publicness are inherently temporal and therefore a fluid identifier of public spaces within the context of the research allows the development of a framework that adjusts and takes into consideration the temporal nature of streets as public spaces. It allows us to track the publicness of space to account for redevelopment and urban spatial change that will occur within the context of the neighbourhood and the effects it will have on the streets identified for intervention.

Streets with a low number of public interest and diversity of public and private actors impede on the publicness of that particular street. As such a homogeneous street of a few private actors (properties) with largely private interest creates a negative effect on the application of visible and permanent forms of leveraging that street as a public space for the social reproduction of vulnerable communities such as Pickwick who rely on a network of highly accessible public streets for pursuing and achieving livelihood outcomes.


Public space is defined in the context of the research as ‘spaces accessible to and used by the public as the focus of community social life’. In the tradition of the literature, public space is taken to include both open and enclosed spaces, such as religious facilities and markets, which play a significant role in the social life of communities.

It is defined as possessing 4 mutually supportive qualities of ‘access’: (1) physical access; (2) social access; (3) access to activities and discussions, or intercommunication; and (4) access to information


#### Physical Access


 refers to access to the physical environment, as public space is the place in which everybody is entitled to be physically present

#### Social Access


 involves the presence of cues, in the form of people, design and management elements, suggesting who is, and is not, welcome in the space


#### Access to Activities & Discussion


 where the activities and discussions on its development and use processes are open to all. Where the ‘desirable’ development process of the public space must be accessible to everybody


 **Access to Information**  
allows us to define the ‘public space’ as the place where information regarding its development and use processes is available to all members of society

### ACTORS AND INTERESTS

 **Public Actors**  
means ‘agents or agencies that act on behalf of a community, city, commonwealth or state

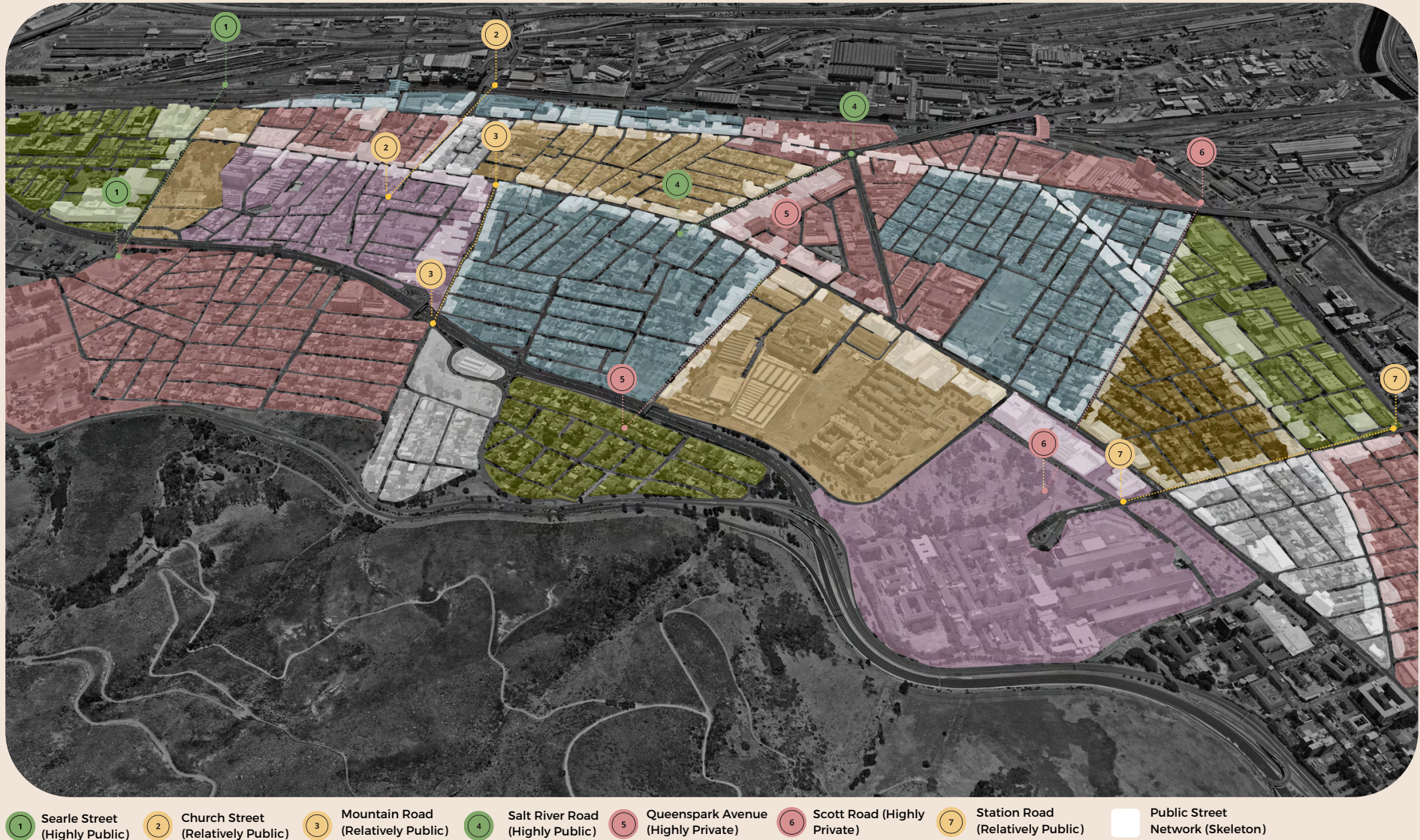
 **Private Actors**  
refers to ‘agents or agencies that act on their own account’. The

 **Public interest**  
means the ‘common wellbeing’, ‘general welfare’ or ‘benefit that is controlled and received by all members of society’, whereas

 **Private interest**  
refers to ‘the benefit controlled and received by individuals’.

# Dimensions of Publicness

THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT



As illustrated above the identified public streets that run along the edges of the selected districts (Lynch, 1960) are extracted and mapped from the previous chapter. Here they are highlighted with their relationship to the higher-order activity & mobility corridors of Albert, Victoria, Main and Lower Main Road (LSDF Draft, 2023) to create a public street network that spreads across the entirety of the neighbourhoods. In this chapter, a more nuanced unpacking of the nature of public spaces is applied to establish a methodology for extracting design informants based on Degrees of Publicness and the Dimensions of Public Spaces (Madanipour, 2010) to which a livelihood strategies-based design intervention can be applied to.

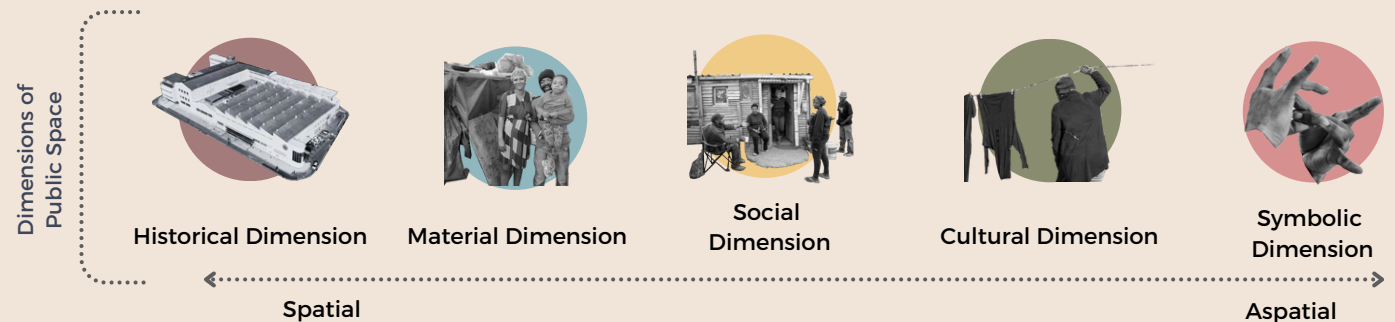
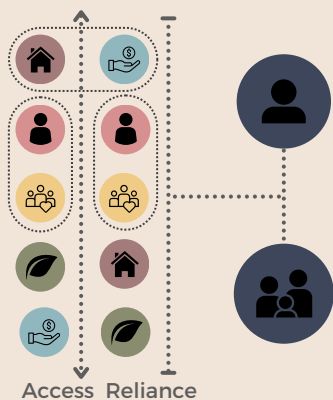
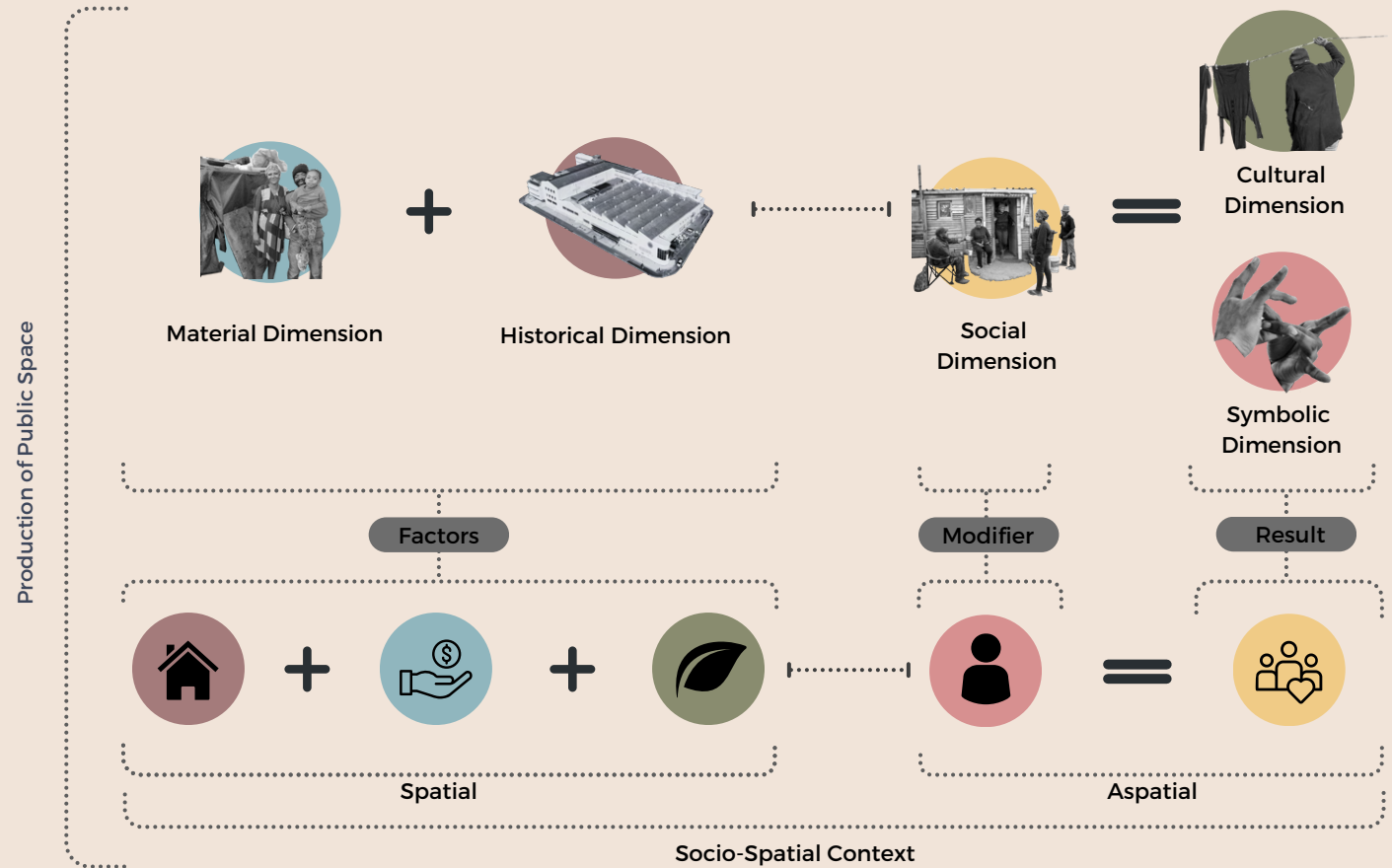
# Dimensions of Publicness

## THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT

### DIMENSIONS OF PUBLICNESS

Streets are subject to varying degrees of privatization according to the model of private company, private property and family and manifest across multiple dimension if they are to be successfully leveraged as a public they must first acknowledge that they are political, produce inequality (Espinosa and Contijoch, 2020) and these factors made spatialized and accommodated for.

In this particular section it is important to identify the grey space in between areas with a specific identity, these ambiguous spaces are spaces that are the most public within particular districts within a neighbourhood (Lynch 1960) each neighborhood comprises of a collection of streets that make up a collectively make up a district which make up a neighborhood. Along with degrees of privateness, streets can take on different dimensions of publicness.

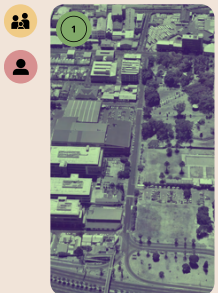


# Dimensions of Publicness

THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT



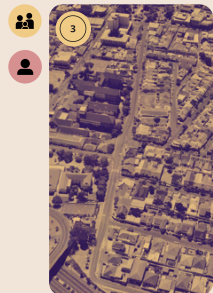
Public Interest  
Private Interest  
Activity Corridors  
Mobility Corridor



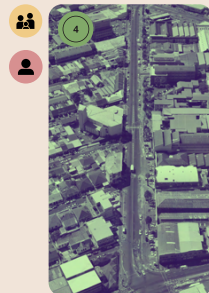
Searle Str



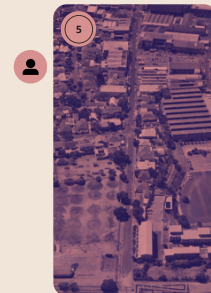
Church Str



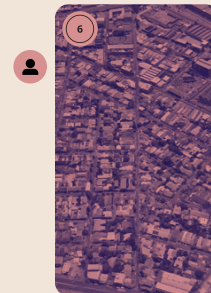
Mountain Rd



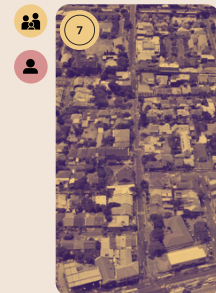
Salt River Rd



Queenspark Ave



Scott Rd



Station Rd

# Dimensions of Publicness

THE PUBLICNESS OF STREETS AS A DESIGN INFORMANT



- Public Interest 
- Private Interest 
- Activity Corridors 
- Mobility Corridor 



Spatial  
Public

Aspatial  
Private



Material Dimension



Historical & Material Dimension



Social Dimension



Social Dimension



Social & Cultural Dimension



Symbolic Dimension



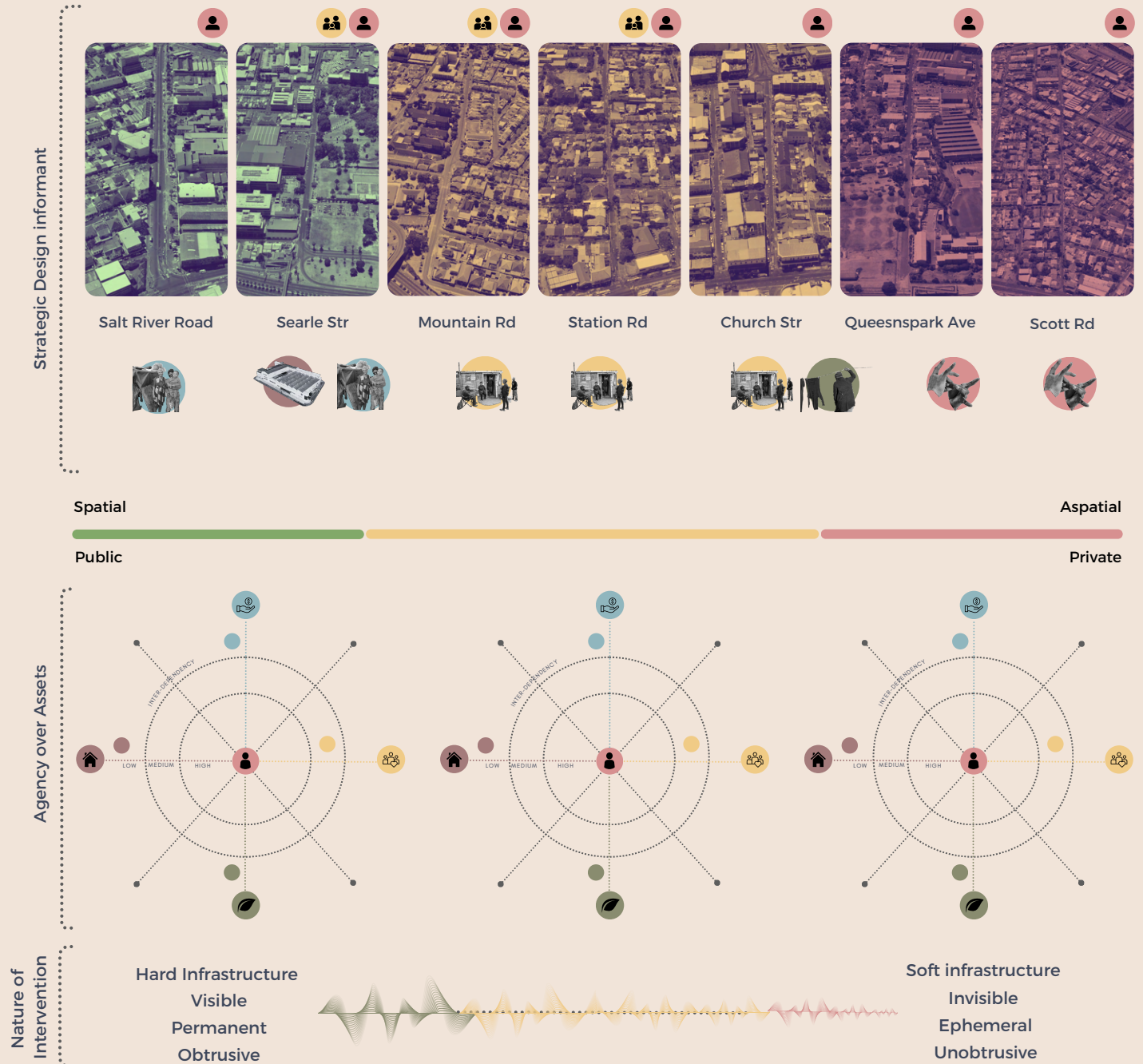
Symbolic Dimension

# Dimensions of Publicness

## DETERMINING THE NATURE OF LIVELIHOOD ENABLING PUBLIC SPACE INTERVENTION FRAMEWORK

### THE NATURE OF LIVELIHOOD ENABLING PUBLIC SPACE INTERVENTIONS

Public space is defined in the context of the research as ‘spaces accessible to and used by the public as the focus of community social life’. In the tradition of the literature, public space is taken to include both open and enclosed spaces, such as religious facilities and markets, which play a significant role in the social life of communities.



# Part Five

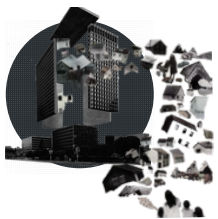
## HOUSING AS INFRASTRUCTURE

### HOUSING AS INFRASTRUCTURE Part Five

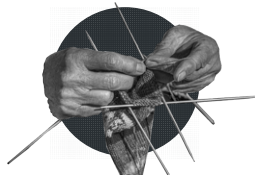


#### PART FIVE

- Housing As Infrastructure 83
- Industrial Mixed Use 84
- Industrial Typologies 85
- Housing Delivery Heatmap 87



LIVELIHOOD STRATEGIES  
PART ONE



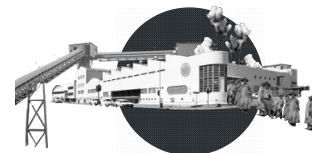
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



LIVELIHOOD FRAMEWORK  
PART SIX

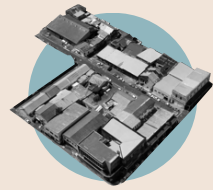
# Housing as Infrastructure

## ENABLING HOME-BASED ENTERPRISES THROUGH INDUSTRIAL MIXED USE DEVELOPMENT

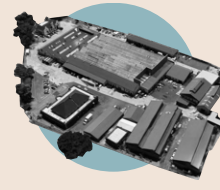
Using the Accessibility & Reliability Framework (bottom left), it's clear that the relocation allows residents of Pickwick access to housing as a physical asset although with a higher reliance on already strained financial assets required to pay rent.

Access to housing as a physical asset can and should be exploited as an economic resource through home-based enterprises providing a higher degree of diverse opportunities for accessing and accumulating financial assets.

The decline of the garment industry in Woodstock/Salt River in the late 20th Century has led to the decline of large scale manufacturing (LSDF Draft, 2023). A rise in the redevelopment of industrial properties into mixed use developments presents the opportunity to reimagine these sites with an affordable housing component that accommodates home-based enterprises provided by the development rights.



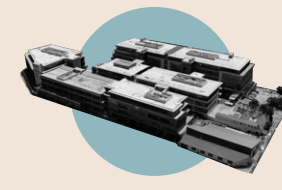
**Dense Industrial**



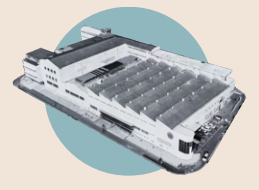
**Industrial Estate**



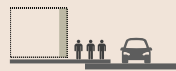
**Standalone Warehouse**



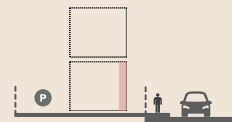
**Business Park**



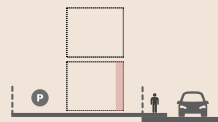
**Purpose Built Industrial**



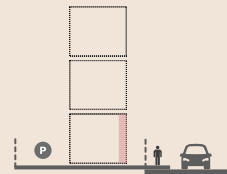
- Fine Grain
- No Access Control
- Multiple Owners
- Direct Street Int.
- Small Scale



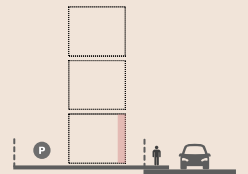
- Fine Grain
- Access Control
- Multiple Owners
- Indirect Street Int.
- Medium Scale
- Yard Space
- Dedicated Parking



- Course Grain
- Access Control
- Single Owner
- Indirect Street Int.
- Large Scale
- Yard Space
- Dedicated Parking



- Course Grain
- Access Control
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- Course Grain
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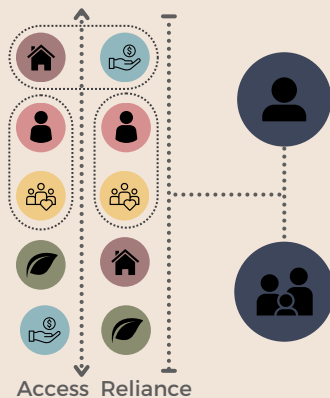
**Heterogenous**

**Homogeneous**

**Scale**

### INDUSTRIAL MIXED USE

Leverage on Human and Social Assets with the intervention. There needs to be a high degree of choice/opportunity/diversity for Economic Assets and a high degree of use/exploitation of Physical asset. This results in home-based enterprises as me

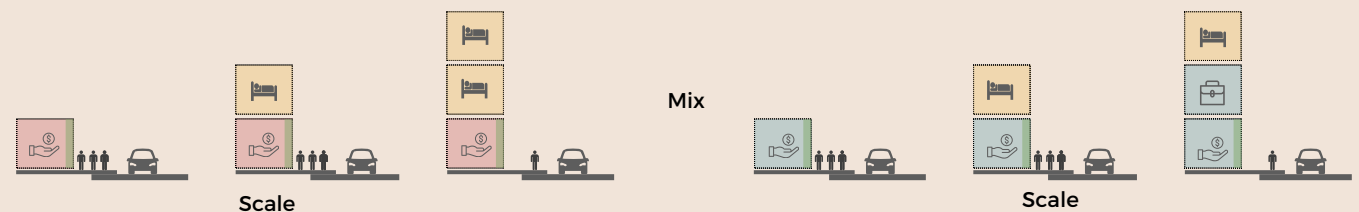
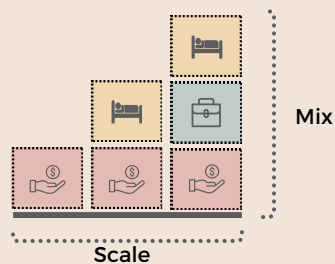
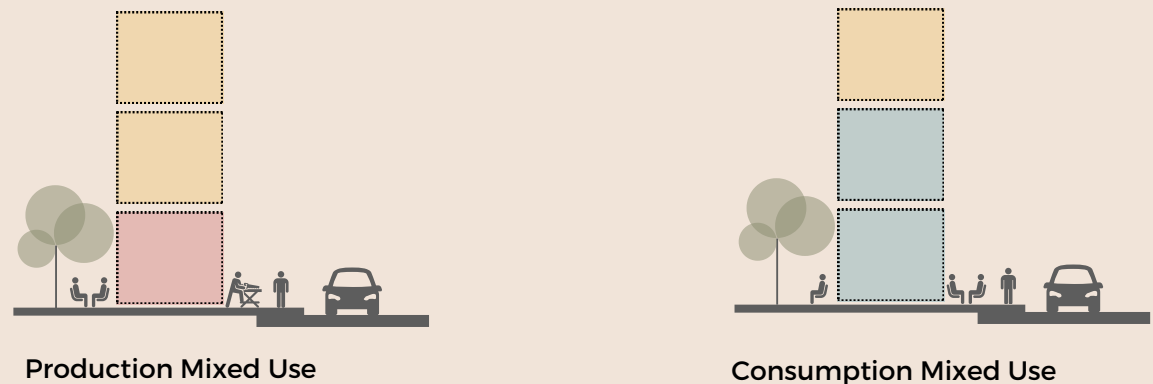
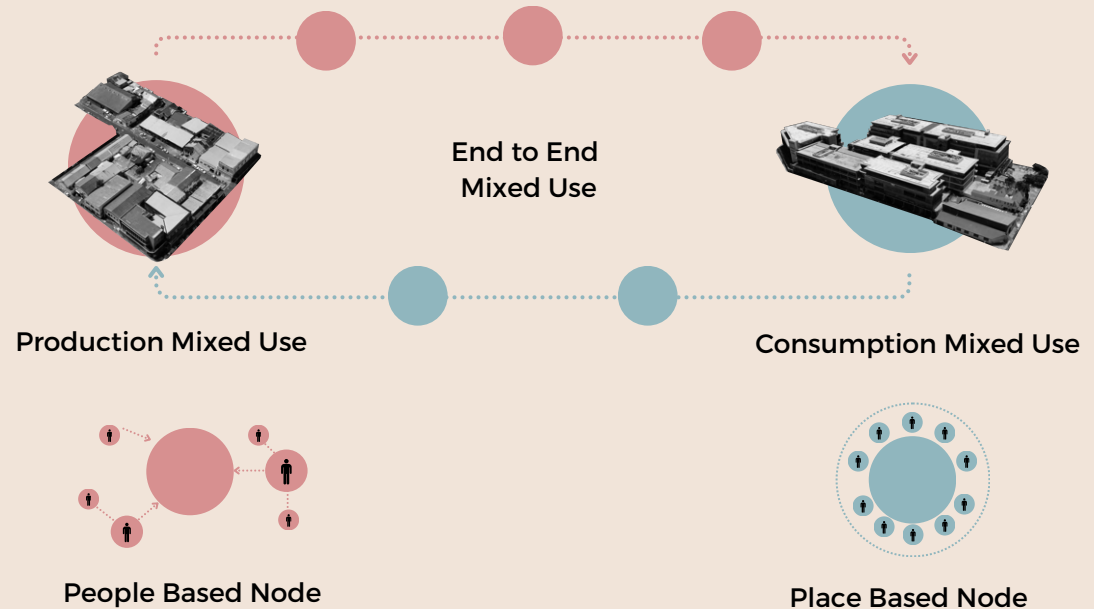


# Industrial Mixed Use

## ENABLING HOME-BASED ENTERPRISES THROUGH INDUSTRIAL MIXED USE DEVELOPMENT

Across the Global North strategic industrial sites are being redeveloped into housing to meet increasing demand. However in order to meet demand valuable industrial services are displaced into suburban and industrial sites outside of urban areas. This is beginning to prove harmful to local businesses and economies that rely on logistics and other supply chain services to support business operations (Webb, 2020) and against contemporary planning practices that advocate for more compact urban development practices (C40 Cities Climate Leadership Group & C40 Knowledge Hub, 2021)

Trends indicate that the integration of consumption and production-based mixed-use developments are becoming integral to a resilient and greener supply chain that maintains centrality in urban areas as online retail, last-mile logistics, click-and-collect and fulfillment start to reshape the landscape (Webb, 2020). The increased reliance on on-demand services in urban areas benefits from seamless transactions between industry and residents provided by light industrial activity being located in proximity to city centres through a more integrated supply chain (Howells & Openshaw, 2022).



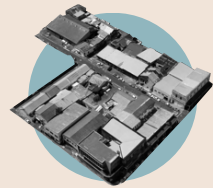
# Industrial Typologies

## ENABLING HOME-BASED ENTERPRISES THROUGH INDUSTRIAL MIXED USE DEVELOPMENT

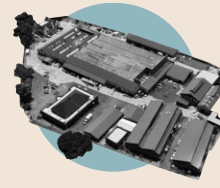
In Woodstock/Salt River the decline of manufacturing (LSDF Draft, 2023) is reflective of this displacement. Coupled with the fact that Light Industrial industries support jobs for a range of occupations, particularly low-skilled local employment (Howells & Openshaw, 2022), this has proven detrimental to low and inconsistent-income residents who would benefit from these industries' employment opportunities.

The reintroduction of light industrial activities in the neighbourhood can tap into existing skillsets that have been displaced due to the emerging e-commerce landscape including a greater integration of development that brings together live, work and play activities within a walkable radius (K. S. S. Architects, 2021). A concept associated with the 15 minute city concept popularised in 2019 in which local neighbourhoods contain all the basic functions for living and working within a 15-minute walkable radius (C40 Cities Climate Leadership Group & C40 Knowledge Hub, 2021).

Therefore the redevelopment of existing industrial land use presents an opportunity for delivering affordable housing through incentivising development rights that provide developers in the public and private sector opportunities to increasing transitional housing delivery that supports site specific livelihood strategies by enabling income generating activities for residents as well as unlocking the potential for skills transferring produced by the on-site industrial activity in the mixed use development



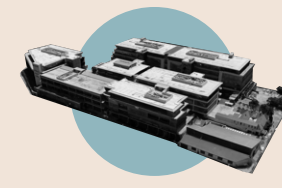
**Dense Industrial**



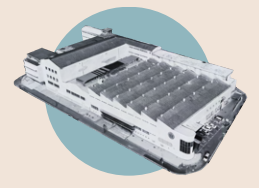
**Industrial Estate**



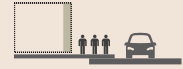
**Standalone Warehouse**



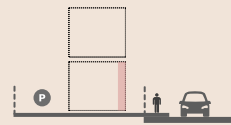
**Business Park**



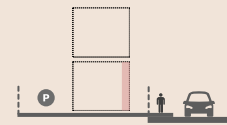
**Purpose Built Industrial**



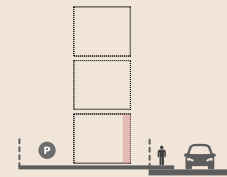
- Fine Grain
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- Small Scale



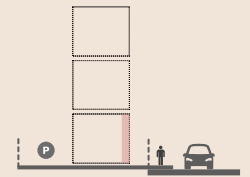
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- Access Control
- Single Owner
- Indirect Street Int.
- Large Scale
- Yard Space
- Dedicated Parking



- Course Grain
- Access Control
- Single Owner
- Indirect Street Int.
- Large Scale
- Yard Space
- Dedicated Parking

Before



- Fine Grain
- No Access Control
- Multiple Owners
- Direct Street Int.
- Small Scale



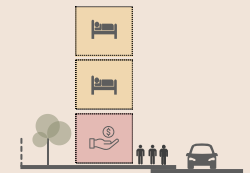
- Fine Grain
- Access Control
- Multiple Owners
- Indirect Street Int.
- Medium Scale
- Yard Space
- Dedicated Parking



- Course Grain
- Access Control
- Single Owner
- Indirect Street Int.
- Large Scale
- Yard Space
- Dedicated Parking



- Course Grain
- Access Control
- Single Owner
- Indirect Street Int.
- Large Scale
- Yard Space
- Dedicated Parking



- Course Grain
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- Large Scale
- Yard Space
- Dedicated Parking

After

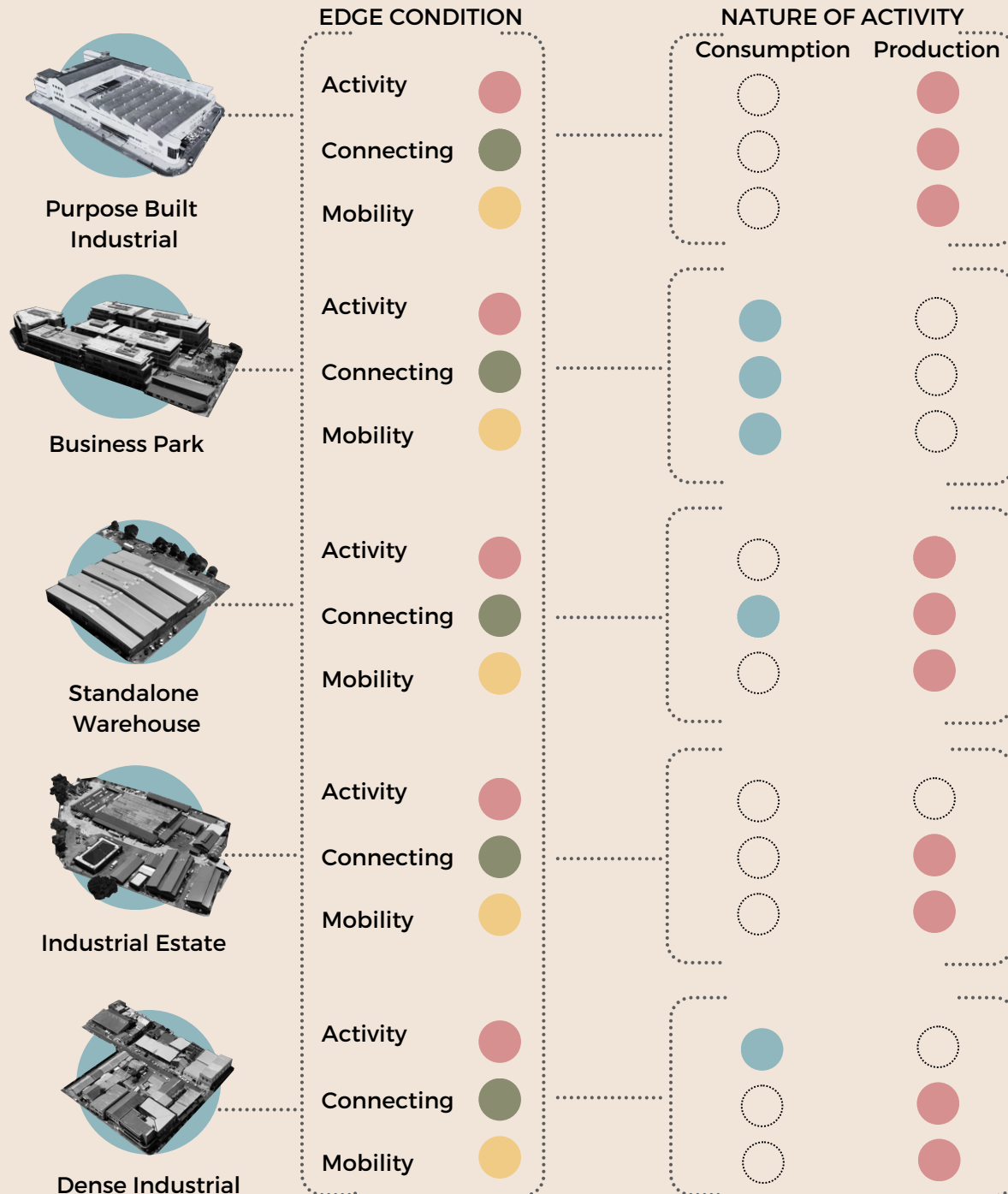
# Industrial Typologies

ENABLING HOME-BASED ENTERPRISES THROUGH INDUSTRIAL MIXED USE DEVELOPMENT

This section's Housing Delivery Framework analyses and categorises the different industrial building typologies and their respective characteristics in Woodstock/Salt River in order to create a design informant. It is built on the 3 Key Spatial Strategies for employment and access to economic opportunities, urban growth management, and an inclusive, integrated vibrant city outlined in the Woodstock/Salt River 2023 Draft LSDF (LSDF Draft, 2023). As well as responding to the conditions and nature of activities found along the identified activity, mobility and connecting corridors in the neighbourhood, the framework is intended to guide implementation in order to achieve desired outcomes in the Key Spatial Strategies.

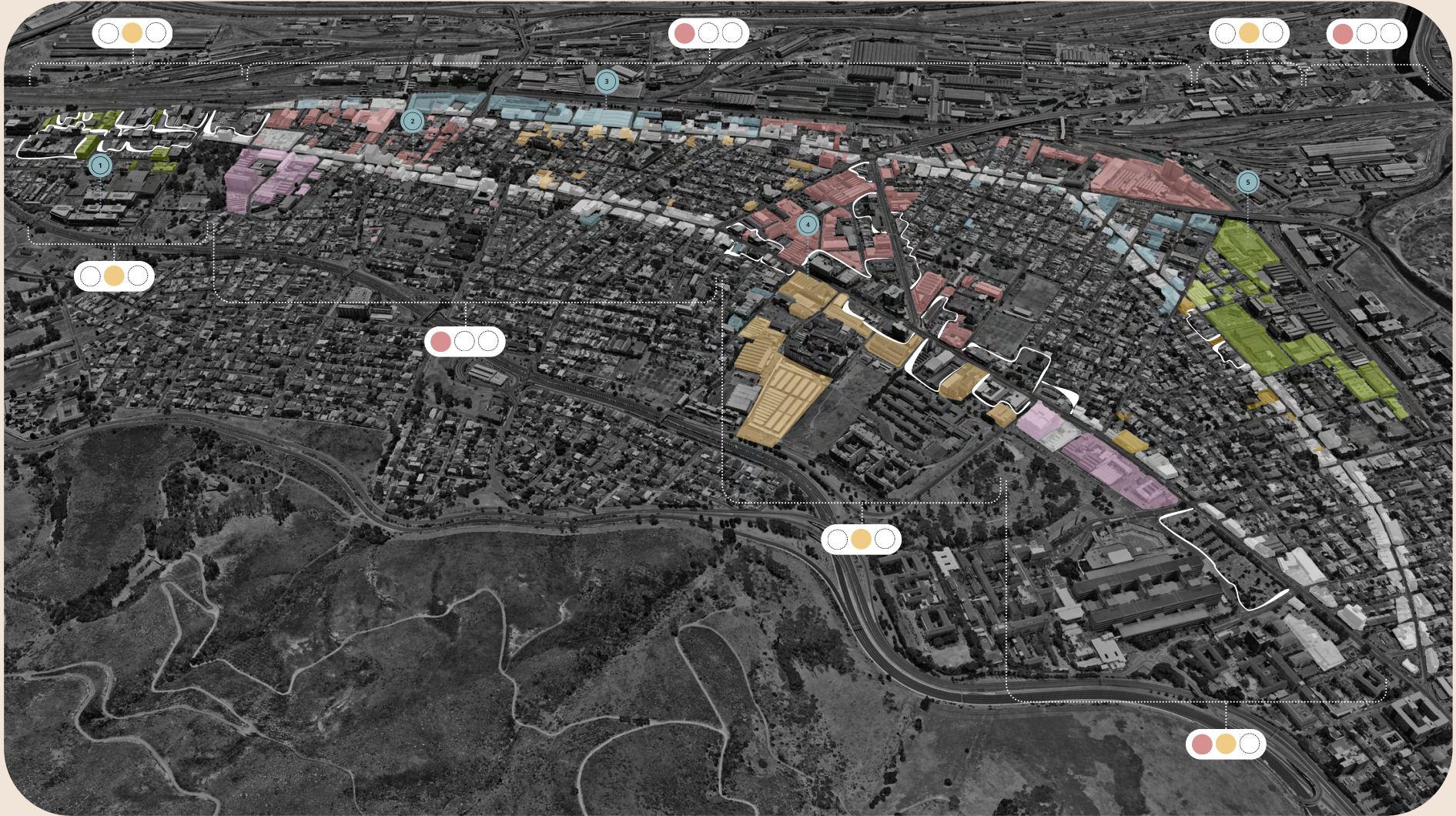
A focus on Spatial Strategy 1 of supporting light industrial activities in the maritime, furniture and food and beverages sectors which have remained stable in the area (LSDF Draft, 2023) is emphasized in the Delivery Frameworks' focus on production-based mixed-use activity that supports industrial activity alongside residential development in urban areas. Along with this is addressing the key imbalances in the different types of residential development outlined in Spatial Strategy 3. A key element that a reduction in affordable housing forms a threat to the realization of a greater mix of income groups, land uses and population densities (LSDF Draft, 2023).

The Boulevard Office Park, Frere Street Workshops, Cecil Nurse Warehouse, Rex Trueform Textile Factory and Observatory Ind Park are used as illustrative studies of these typologies redevelopment



# Housing Delivery Heatmap

HOUSING DELIVERY FRAMEWORK



- Activity Edge Condition ●
- Connecting Edge Condition ●
- Mobility edge Condition ●
- Activity Corridor
- Mobility Corridor

1

**The Boulevard Office Park**  
Business Park

2

**Frere Street Workshops**  
Dense Industrial

3

**Cecil Nurse Warehouse**  
Standalone Warehouse

4

**Rex Trueform Textile Factory**  
Purpose Built Industrial

5

**Observatory Ind Park**  
Industrial Estate

# Housing Delivery Heatmap

HOUSING DELIVERY FRAMEWORK



- General Residential
- Consumption Mixed Use
- Production Mixed Use
- Key Industrial Buildings
- Mobility Corridor

1

**The Boulevard Office Park**  
Business Park

2

**Frere Street Workshops**  
Dense Industrial

3

**Cecil Nurse Warehouse**  
Standalone Warehouse

4

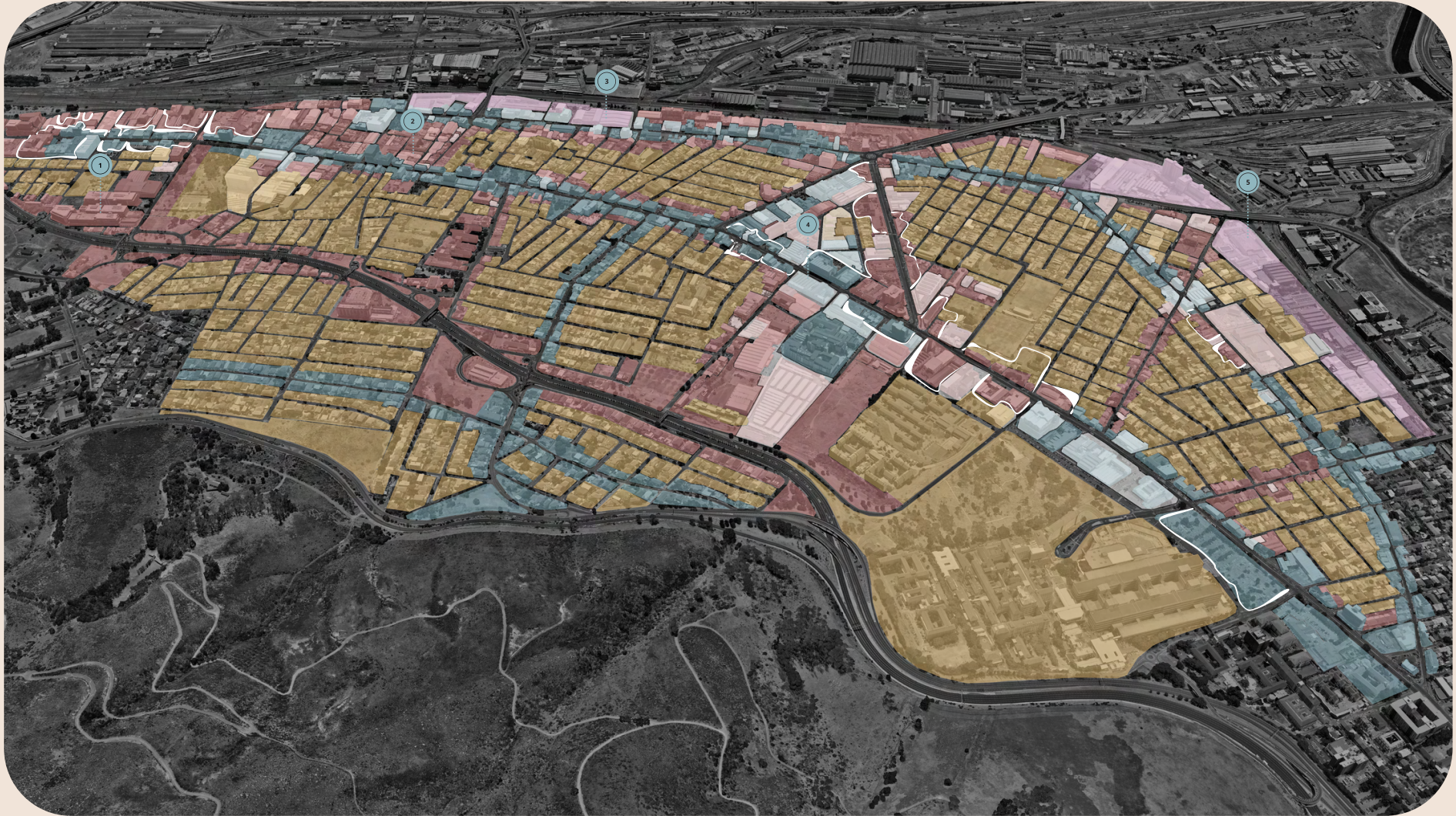
**Rex Trueform Textile Factory**  
Purpose Built Industrial

5

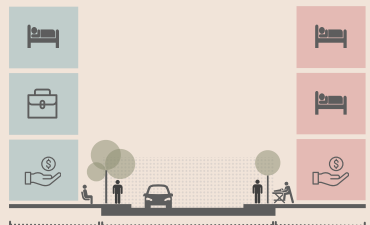
**Observatory Ind Park**  
Industrial Estate

# Housing Delivery Heatmap

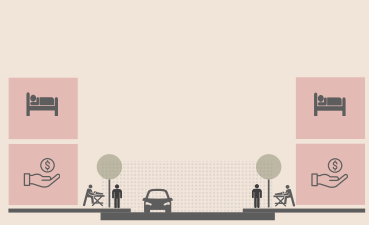
HOUSING DELIVERY FRAMEWORK



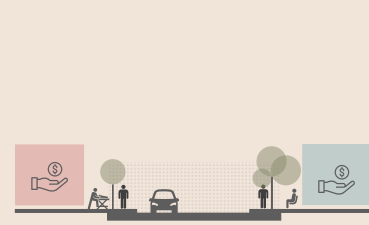
- General Residential
- Consumption Mixed Use
- Production Mixed Use
- Key Industrial Buildings
- Mobility Corridor



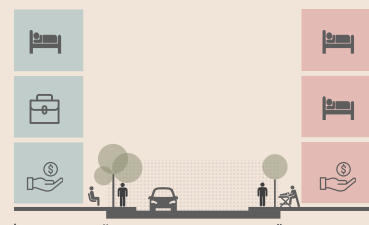
**The Boulevard Office Park**  
Business Park



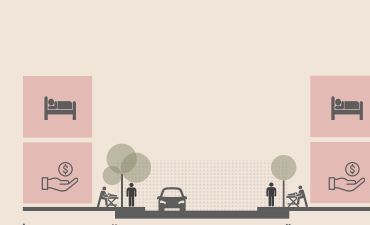
**Frere Street Workshops**  
Dense Industrial



**Cecil Nurse Warehouse**  
Standalone Warehouse



**Rex Trueform Textile Factory**  
Purpose Built Industrial

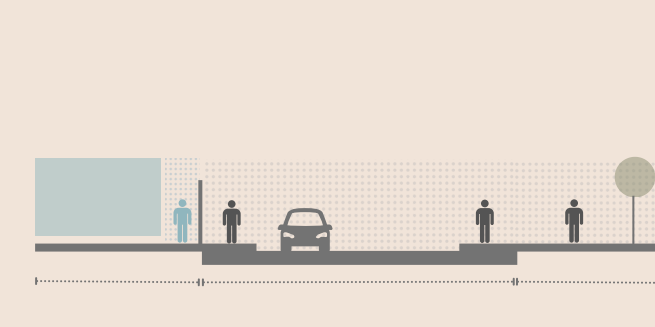
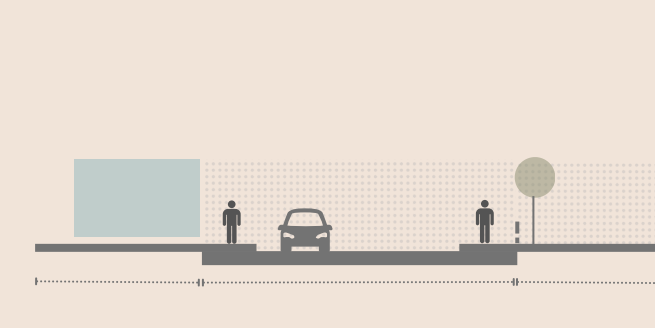
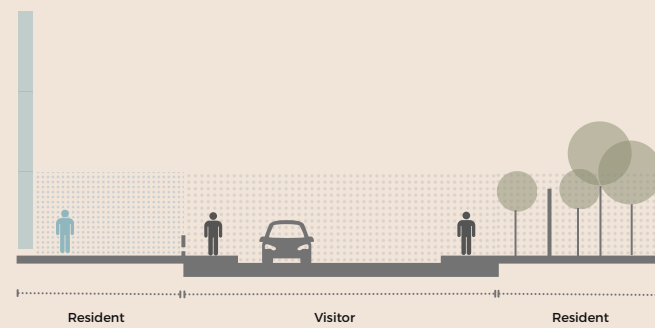
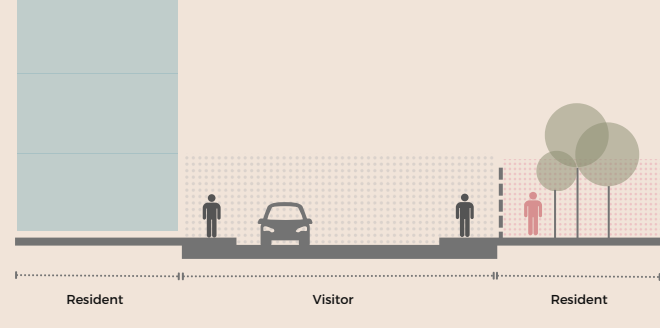
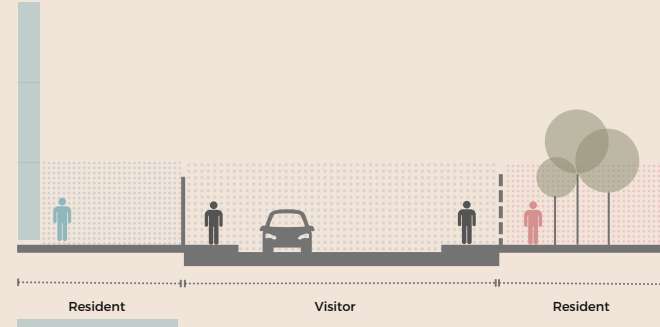
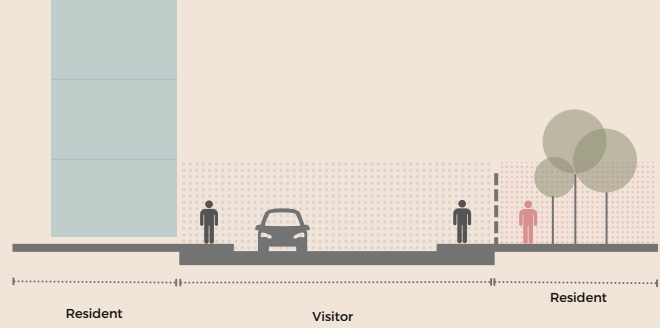
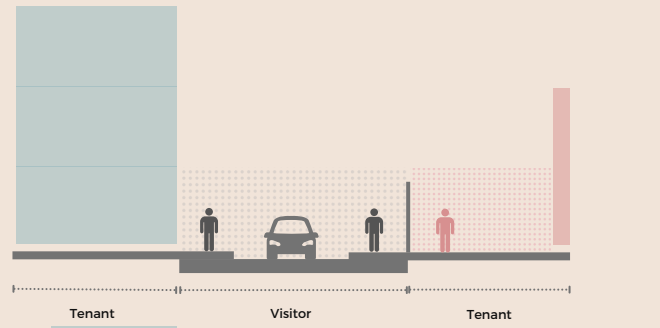


**Observatory Ind Park**  
Industrial Estate

# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

### SEARLE STREET ①



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

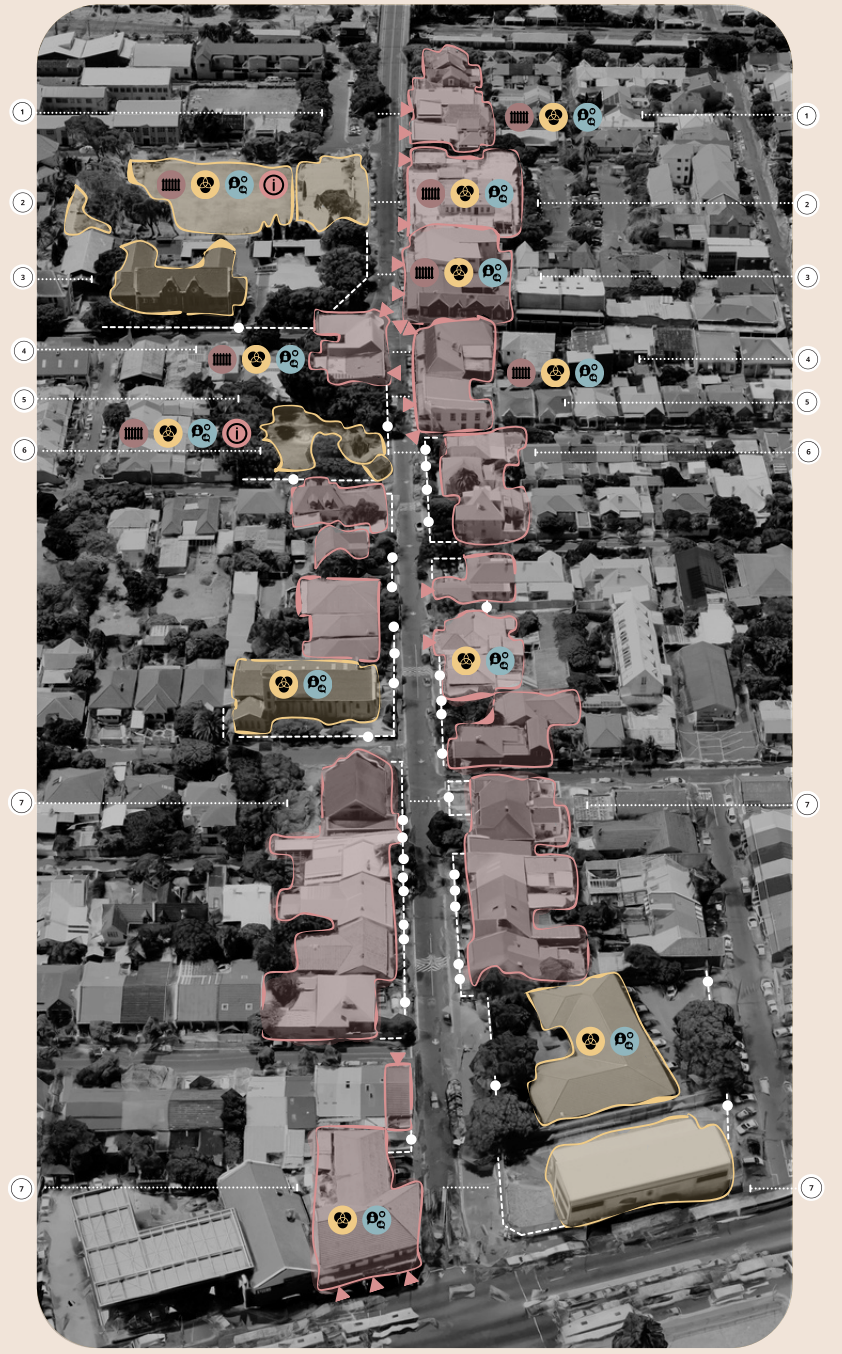
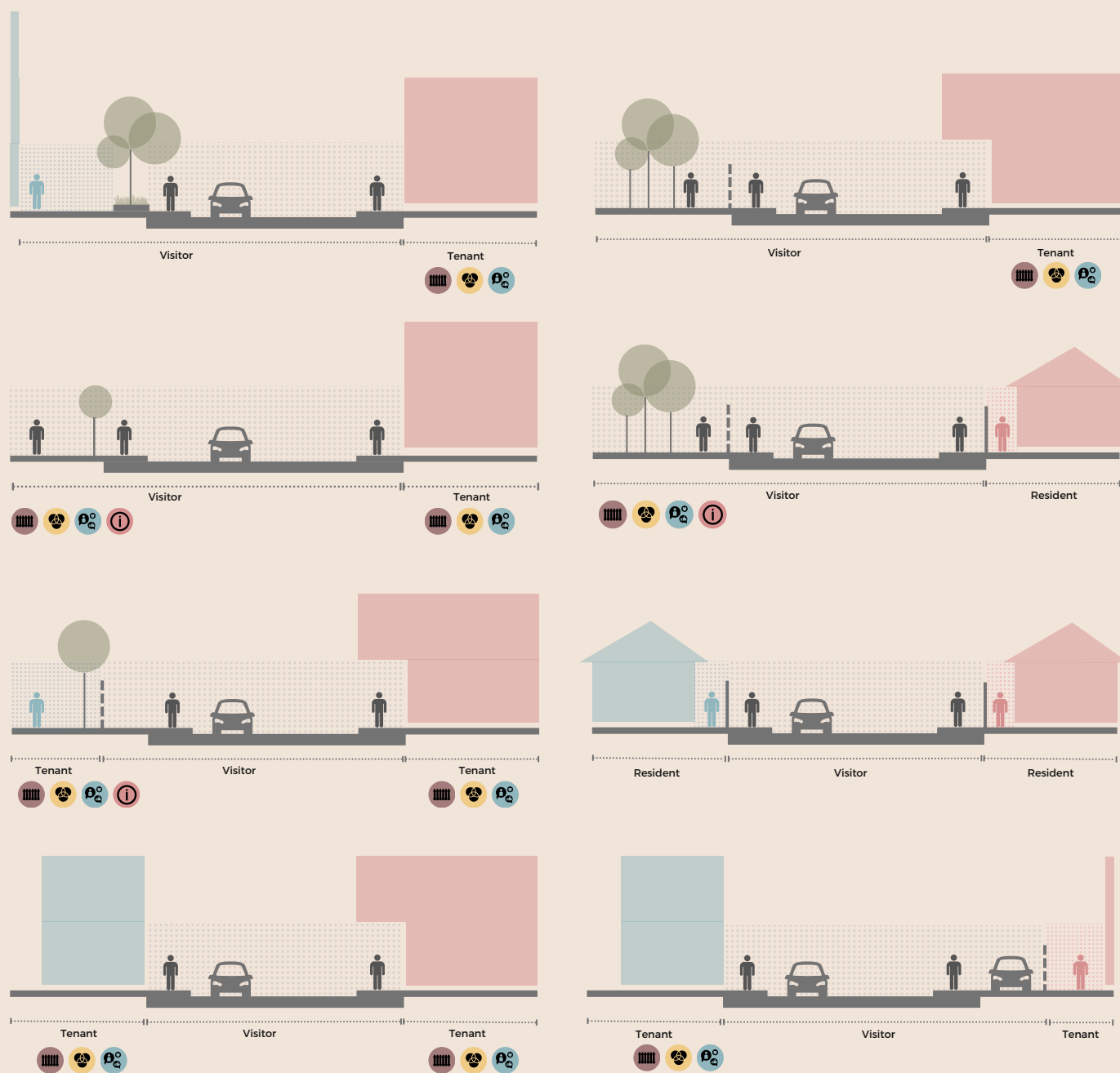
### MOUNTAIN ROAD 3



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

### STATION ROAD 7



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

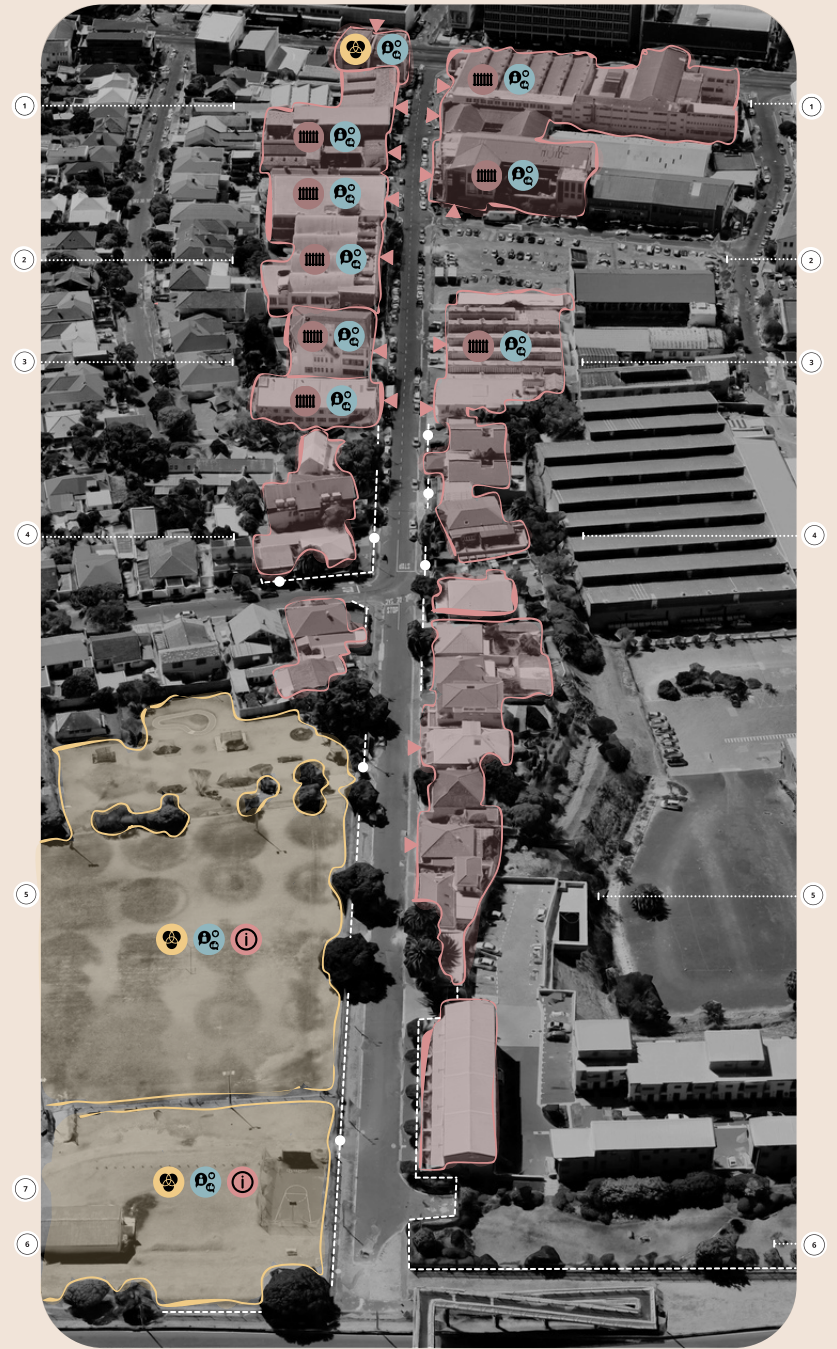
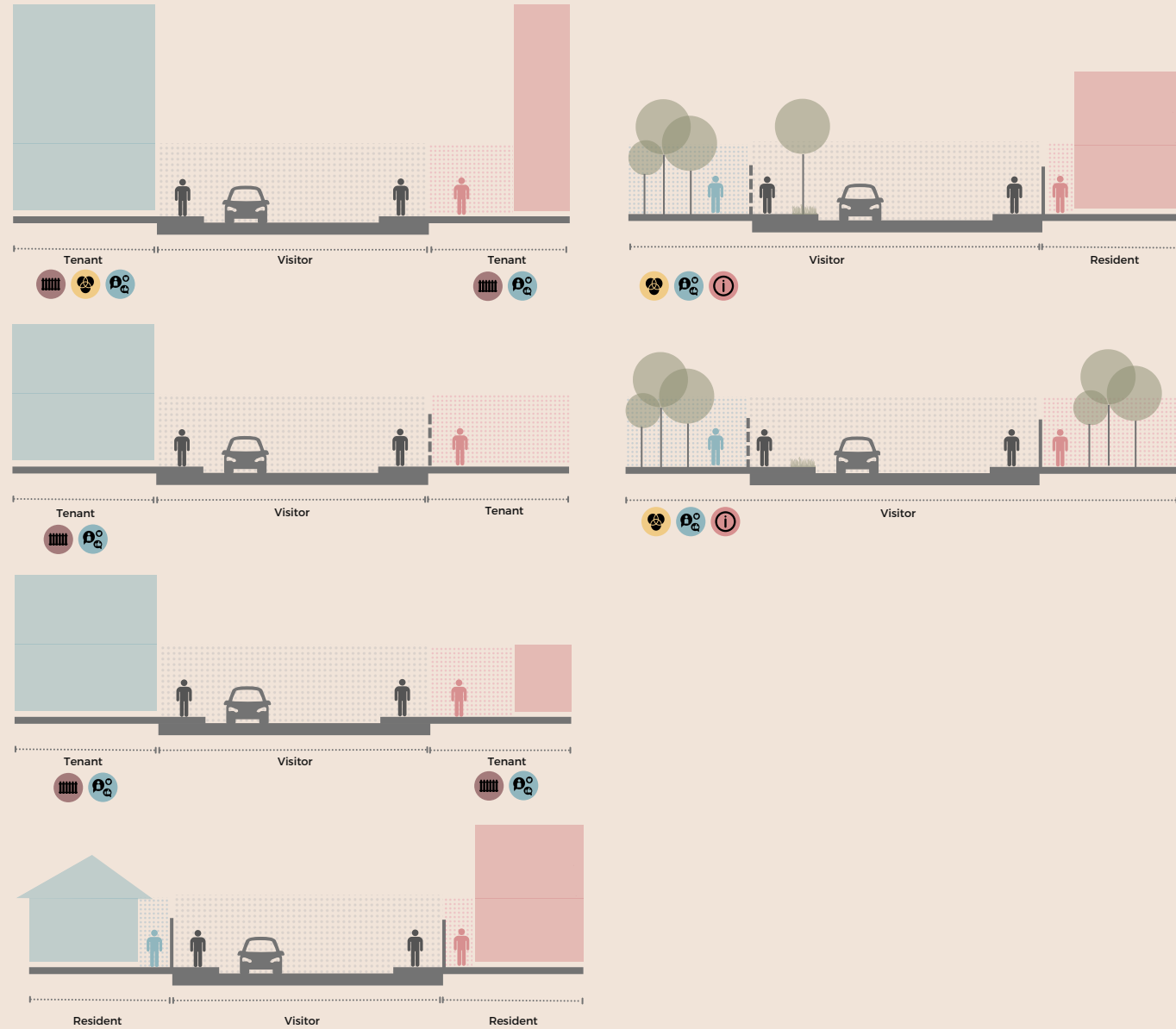
### CHURCH STREET 2



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

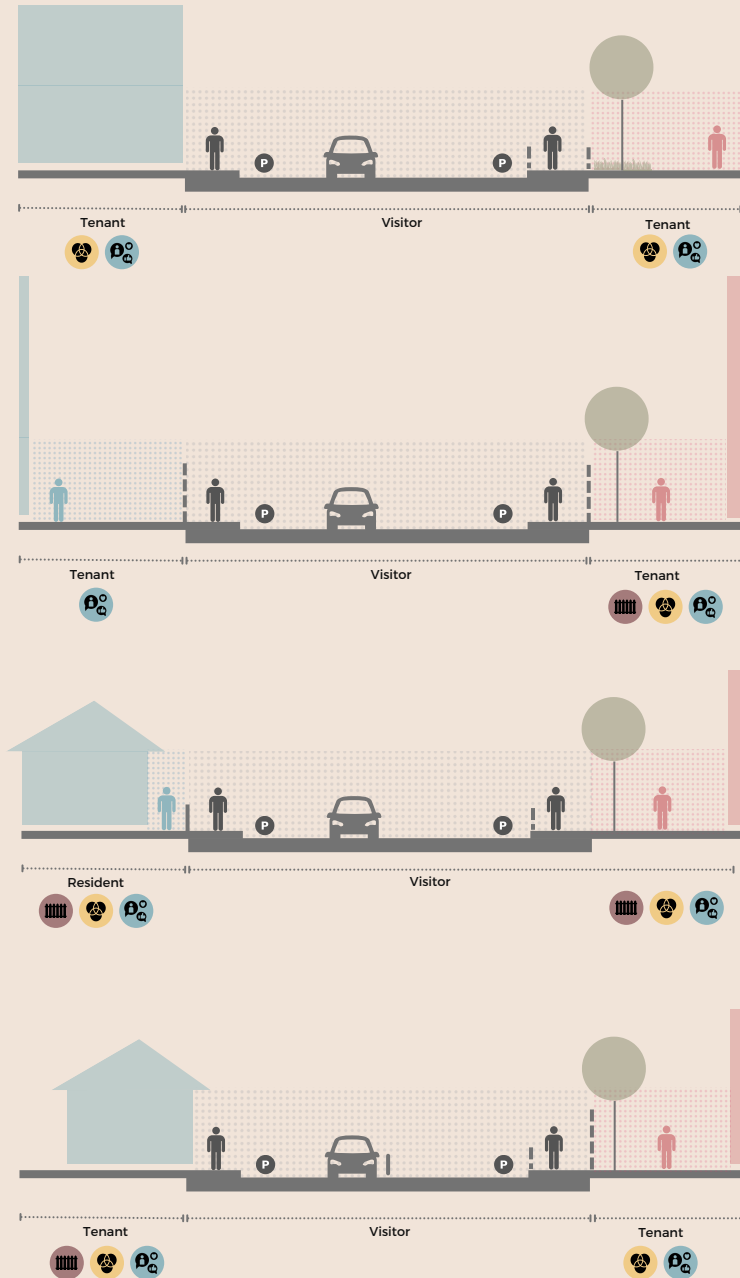
QUEENSPARK AVENUE 5



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

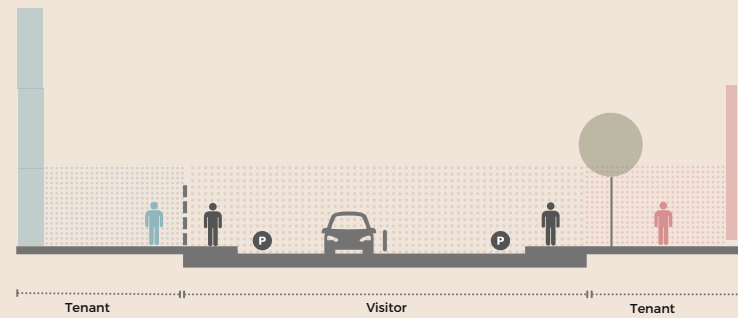
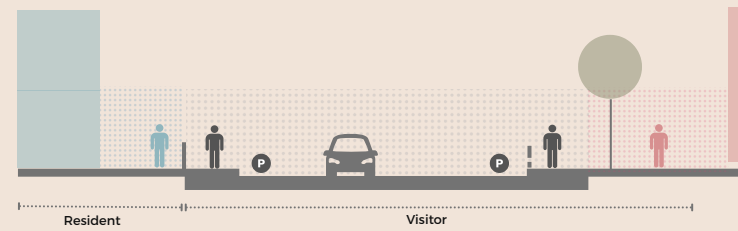
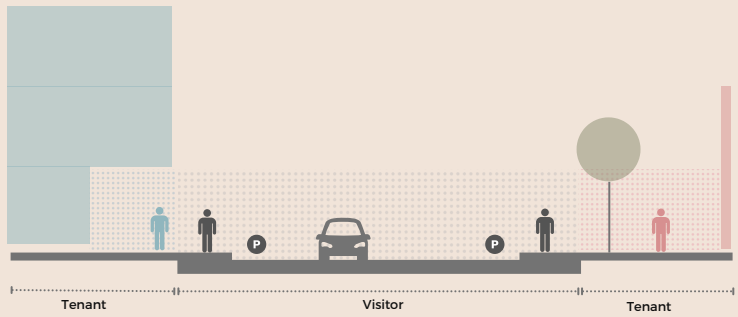
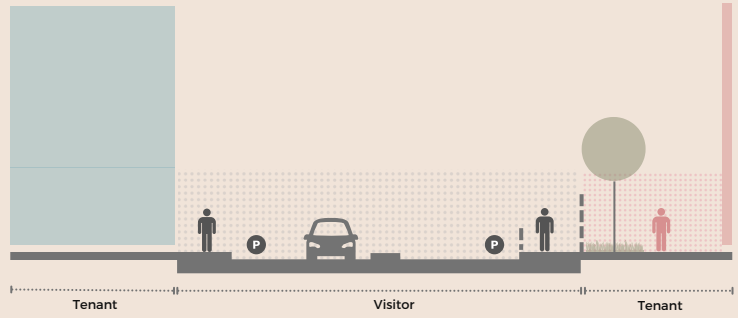
### SALT RIVER ROAD 4



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

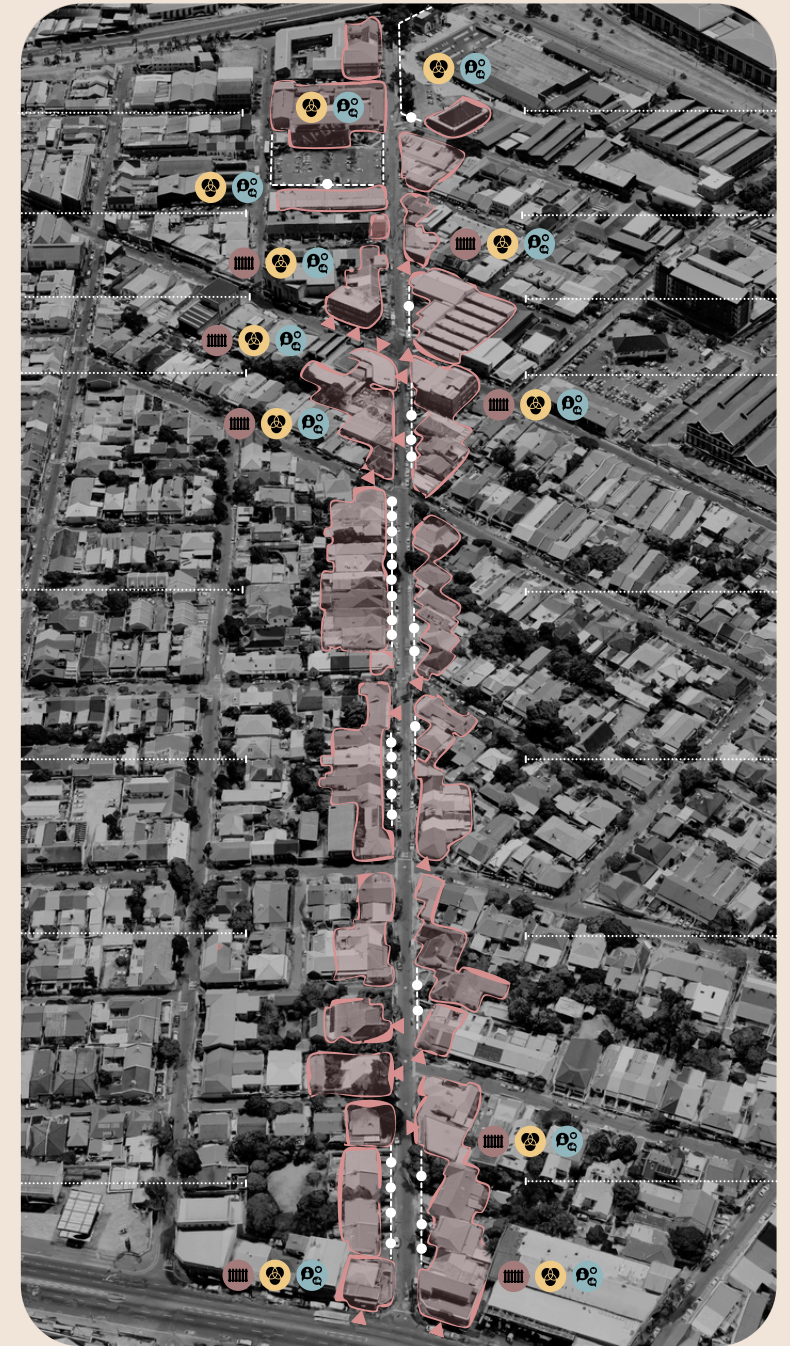
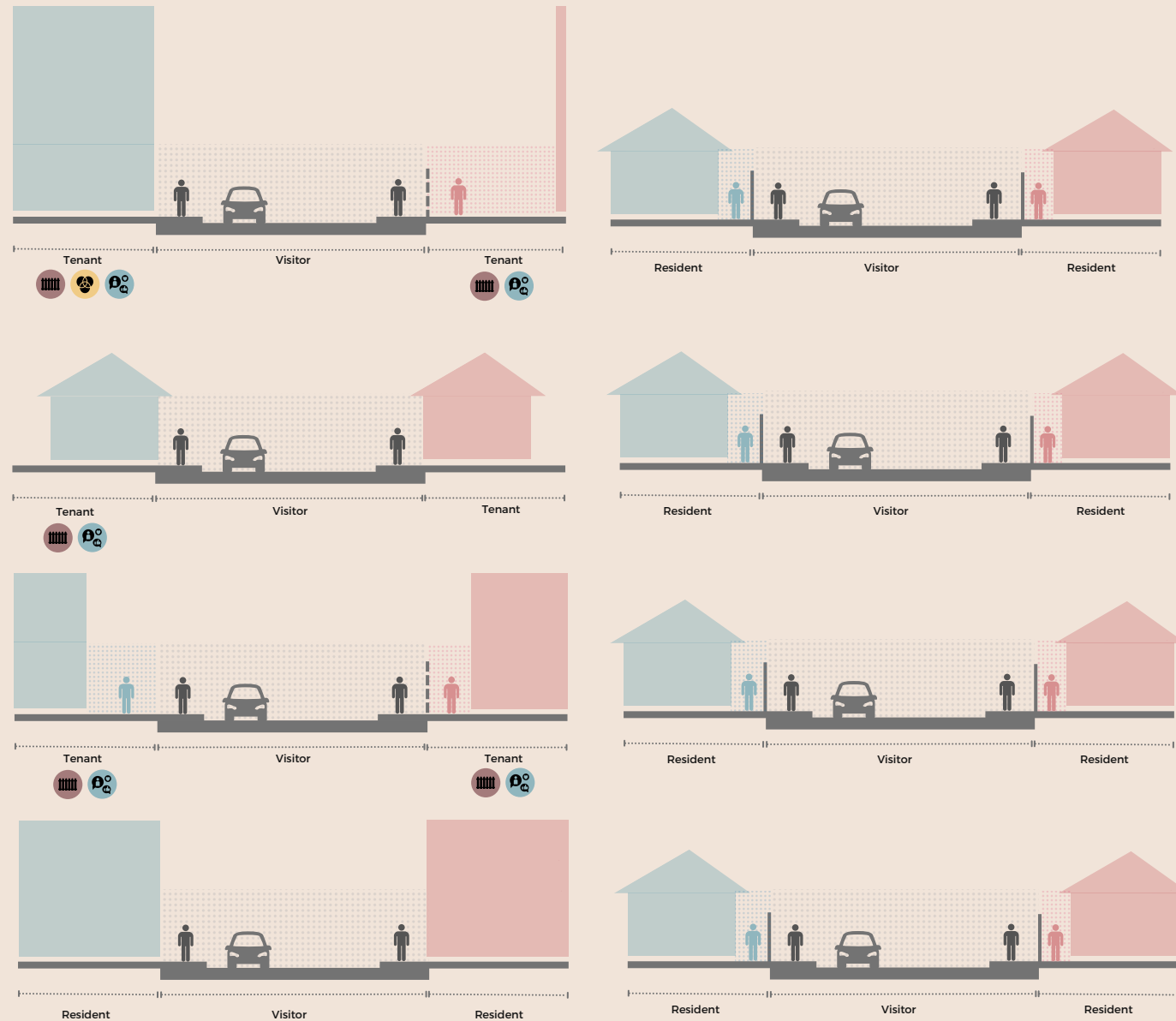
### SALT RIVER ROAD 4



# Dimensions of Publicness

## CONTEXTUAL ANALYSIS

SCOTT ROAD 6



# Part Six

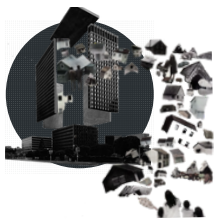
## LIVELIHOOD FRAMEWORK

### LIVELIHOOD FRAMEWORK PART 6

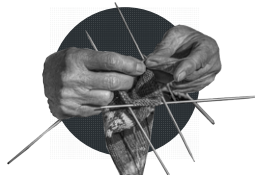


#### PART SIX

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- Public Streets Network 91
- Opportunity Syntax 93
- Livelihood Framework 96
- Livelihood Toolkit 101
- Housing Ecosystems 106
- Transitional Housing Typology 111
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LIVELIHOOD STRATEGIES  
PART ONE



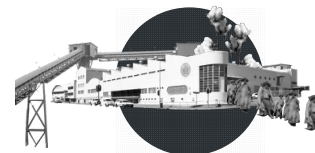
LIVELIHOOD ASSET BASES  
PART TWO



TRANSITIONAL NEIGHBOURHOODS  
PART THREE



STREETS AS PUBLIC SPACE  
PART FOUR



HOUSING AS INFRASTRUCTURE  
PART FIVE



LIVELIHOOD FRAMEWORK  
PART SIX

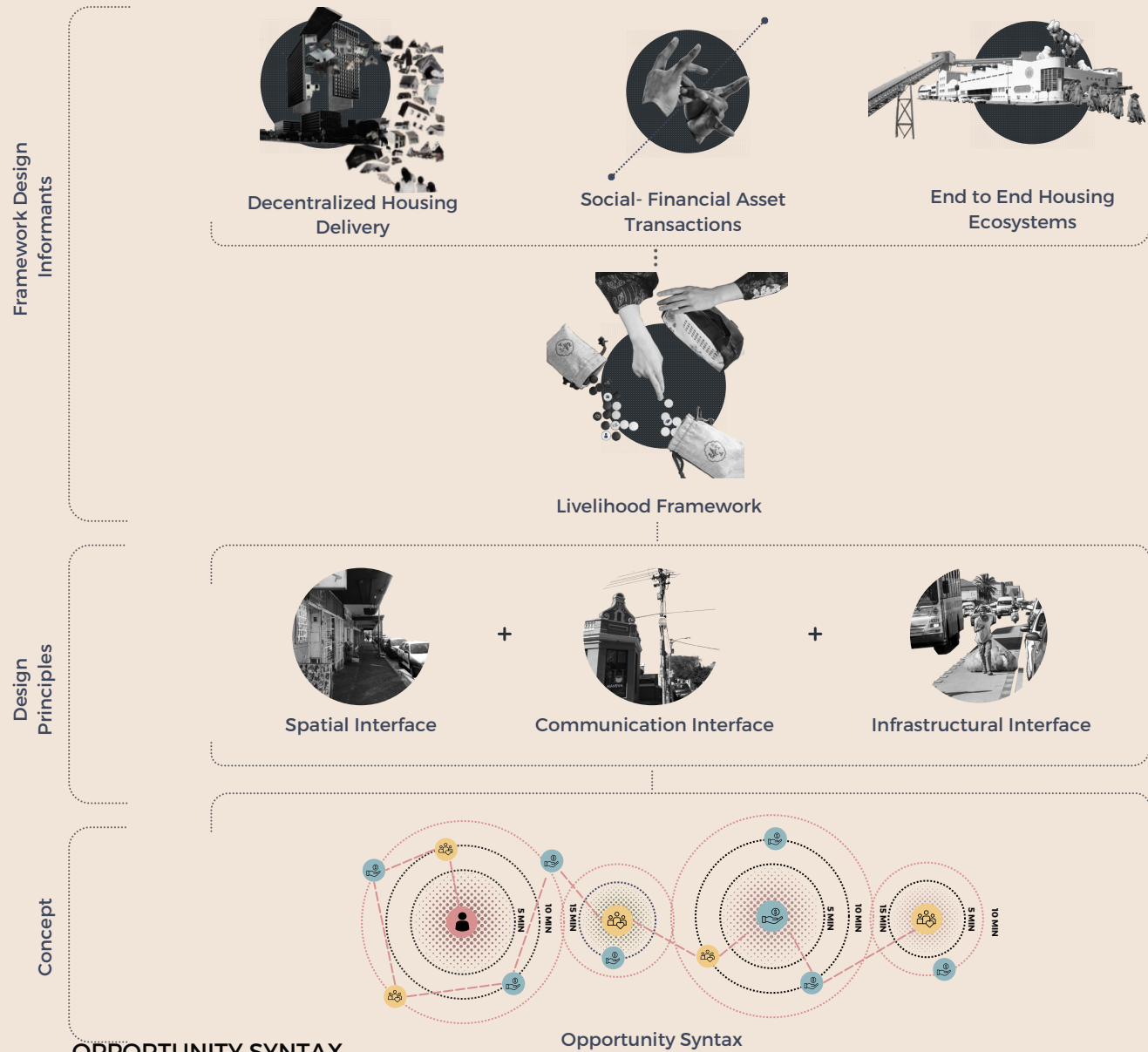
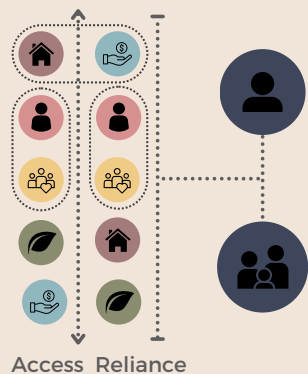
# Livelihood Guidelines

## LIVELIHOOD STRATEGIES OF THE URBAN POOR - PUBLICNESS AS AN INFORMANT

The Livelihood Framework is built on 3 key elements that enable the Livelihood Strategies of the urban poor unpacked in the previous chapters. Here they are consolidated into design informants for the Livelihood Framework. The first element is synthesized from the methodology applied in identifying diverse socio-economic and spatial neighbourhoods conducive to the decentralized affordable housing delivery approach that accommodates different delivery mechanisms from both the private and public sectors.

The second synthesizes the importance of a public realm with an informal and formal sector mix that supports the reliance and access of social assets that facilitate financial asset accumulation and transactions (DAG CoCT Urban Poor, 2003) for the urban poor.

Lastly the housing ecosystem, synthesizes the need for enabling home based enterprises on site through production mixed use redevelopments that take advantage of light industry zoning and stock in the neighbourhood.



### OPPORTUNITY SYNTAX

The concept for the Livelihood Framework is based on crowdsourcing, the practice of obtaining information or input through contributions from large numbers of people to achieve a collective outcome. A strategy for democratizing and granting agency to residents over social and financial activities to achieve desired livelihood outcomes by collectively contributing to the accumulation of livelihood assets

# Public Streets Network

## DEVELOPING THE FRAMEWORK

1



### ESTABLISH ACCESSIBILITY NETWORK

The accessibility network is established through identifying the most used streets in and out of districts in the neighbourhood used by both residents, visitors and workers using public transport. It is developed using traffic analysis throughout peak traveling time intervals of 8am, 12pm, 4pm and 8pm from Monday to Sunday using Google Maps to identify these streets of high and diverse use.

2



### IDENTIFY PUBLIC STREETS IN NEIGHBOURHOOD

The Public Streets Network is developed through the identification of the most public streets and their degree of publicness expanded on in the previous chapters. The network establishes these streets as public spaces that will form part of the livelihood framework and overlaid over the accessibility network to reveal key connections from within different districts in the neighbourhood that lead onto these streets.

3



### CONNECT NEIGHBORHOOD COMMERCIAL STREETS

The public streets are connected to the neighbourhood commercial streets (blue). The various intersections between these two types of streets play a vital role in the livelihood framework as the relationship between the two facilitates the commercial and social activities that enable livelihood asset accumulation by taking advantage of the foot traffic and resultant concentration of activity at the intersection of these two types of public streets.

4



### ESTABLISH UTILITY LANE THROUGH NETWORK

The cycle lanes are layered with more than one use, allowing informal traders, craftsman and artisans to transport & trade goods throughout the public street network binding the network with an infrastructure that maintains non-motorized mobility and accessibility that caters to the resident activity. Public streets that are not anchored at both ends to a commercial street are identified to be developed as nodes of commercial activity encourage movement along these streets.

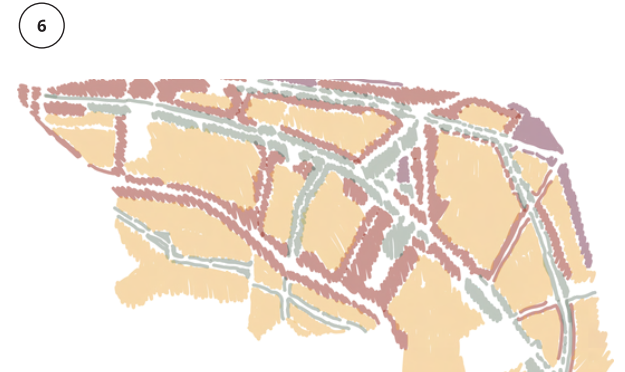
5



### DEVELOP INCOMPLETE PUBLIC STREET NODES TO FORM CONNECTED WEB

A commercial street is developed by linking developed nodes that anchor public streets across the neighbourhoods, in the same fashion as Albert, Victoria, Main and Lower Main Road. The connected web must be enclosed in order, with movement through it an interplay between the public and commercial streets that make up the public streets network. Overlaid onto the accessibility network, each street must exist to either one of these streets in the network.

6



### OVERLAY DELIVERY HEATMAP TO INFORM HOUSING DELIVERY

The Housing Delivery Framework heat map is developed and overlaid to illustrate implementation guidelines for the various housing ecosystems. The ecosystems take advantage of the production mixed use typology enabled by the once present textile manufacturing industry in Woodstock/Salt River to redevelop these sites into industrial sites that take advantage of e-commerce activity requiring light industrial activity in urban areas.

# Public Streets Network

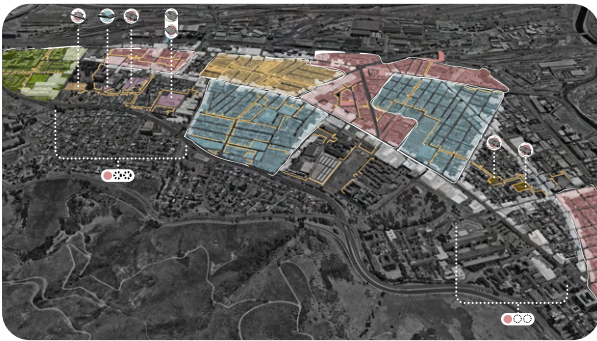
## DEFINING NODES AND PRECINCTS

ACCESSIBILITY NETWORK



Key District Assets Livelihood Public Street Network Accessibility Framework

POTENTIAL LINKING ASSETS



Key Incomplete District Linking Assets Livelihood Public Street Network Accessibility Framework Complete Districts

KEY INDUSTRIAL SITES



Key Incomplete District Linking Assets Livelihood Public Street Network Key Framework Industrial Assets Accessibility Framework Complete Districts

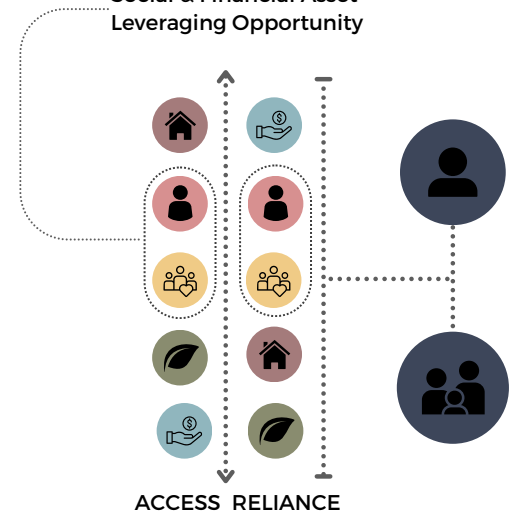


Key Incomplete District Linking Assets Livelihood Public Street Network Key Framework Industrial Assets Accessibility Framework Complete Districts Key District Assets

## IDENTIFYING AND DEFINING NODES & PRECINCTS

The livelihood framework is used as a design informant to identify nodes and precincts for development to enclose and complete the public street network. It builds on the accessibility network, linking assets found in incomplete districts and the key industrial assets developed in the previous chapters and categorized in terms of their relationship to activity, mobility and connecting corridors. From the synthesized map above 6 nodes and precincts are extracted that will anchor the incomplete public streets of Searle, Mountain and Queenspark Avenue with commercial activity and complete the public street network parallel to Albert and Victoria Road in Woodstock/Salt River/Observatory.

### Social & Financial Asset Leveraging Opportunity

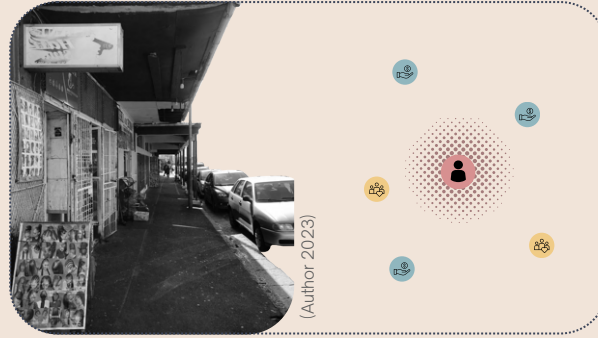


# Opportunity Syntax

LIVELIHOOD STRATEGIES OF THE URBAN POOR - PUBLICNESS AS AN INFORMANT

The Spatial Interface augments appropriate street and building edge infrastructure where social and commercial activities can occur adjacent to shop fronts and the street edge. The sidewalk, will receive the indented paving that accommodates electrical wiring to extend shop front activity onto the street edge.

Spatial Interface



The sidewalk acts as an interface between shopfronts and the street edge extending the shopfront activity onto the curb edge.

The Infrastructure interface looks at creating and augmenting existing cycle lanes into utility lanes that serve more than one purpose. The intention is to create a wider user base across multiple times of the day in order to create more resilience and ownership over the infrastructure. Currently, the mono-functional use of the incomplete cycle lanes serve a small user base that uses them for recreational purposes during off-peak and weekends. Augmenting these lanes to support the social and commercial activities both formal and informal in the neighbourhood will increase the above-mentioned relevance and use.

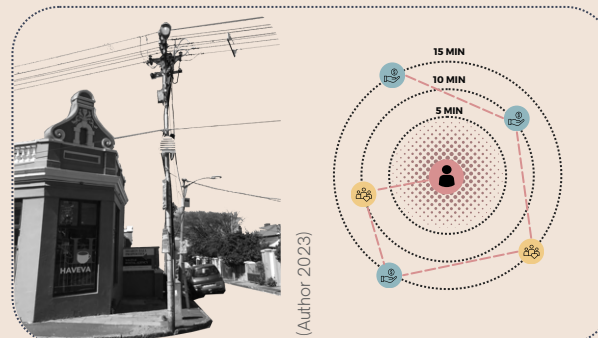
Infrastructural Interface



The cycle lanes are layered with more than one use, allowing informal traders, craftsman and artisans to transport & trade goods throughout the public street network.

The Communicative Infrastructure uses the existing network of lampposts throughout the neighbourhoods, these are between 20 to 30 meters apart in distance depending on parts of the neighbourhoods. These create an extensive network and coverage of infrastructure that can be augmented into communication towers to act as location revealing services residents can use for various social and commercial reasons.

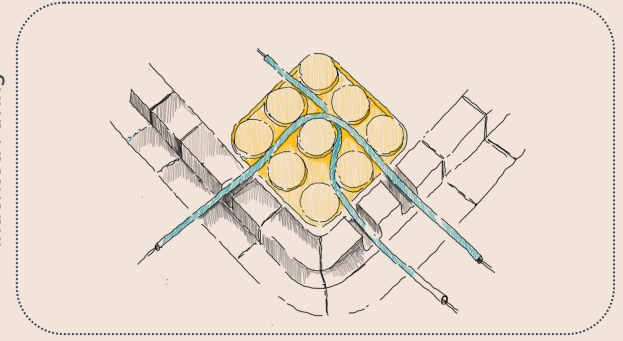
Communicative Interface



The lighting masts are augmented into communication towers, the infrastructure is existing and distributed regularly across the neighbourhood.

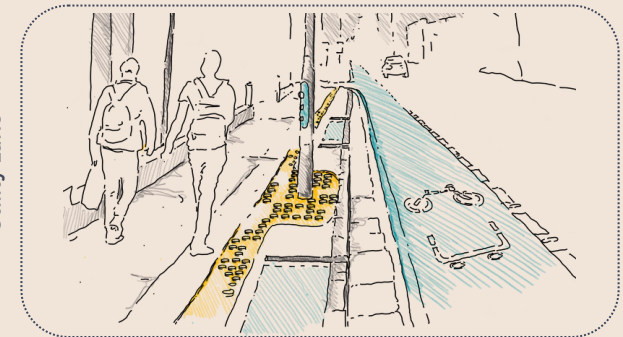
These 3 principles form the backbone for the Livelihood Framework that are enabled by the RFID tag technology and Syntax App expanded on in the following pages.

Indented Paving



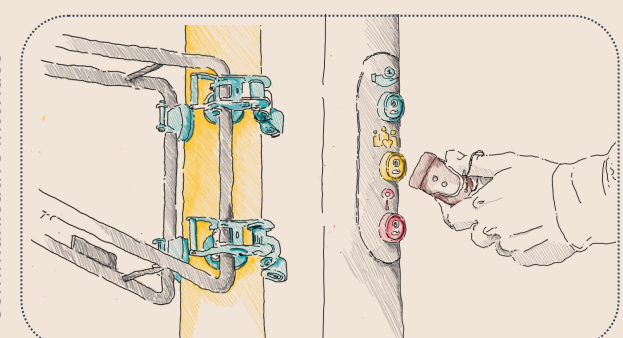
The paving will be indented to receive electrical cables that meet the street edge, and augment services from the shopfronts to the Utility Lane extending the public space

Utility Lane



The existing cycle lanes will be painted with more than one logo indicating the uses permitted on the lane.

Communicative Interface



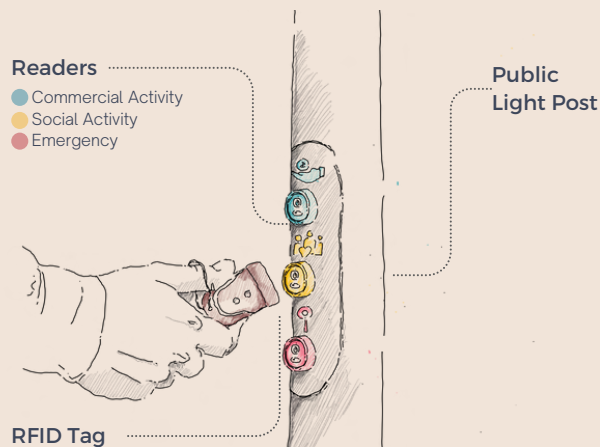
The RFID tags will be placed on the lighting poles across the neighborhood allowing resident to tap into the communicative services provided by the technology.

# Opportunity Syntax

## LEVERAGING RADIO FREQUENCY IDENTIFICATION (RFID) TECHNOLOGY

RFID technology enables automated data collection through up-to-minute live tracking enabled by the tags and readers which can be activated by taping the reader to send location information. The tags are small electronic devices that store information and can communicate with other devices using radio waves (Kaczor, 2023). They are used in a variety of applications, from tracking inventory in warehouses to monitoring moving objects. When an RFID tag is scanned by a reader, the reader transmits electromagnetic signals to the tag which powers it enough for the chip and antenna to relay information back to the reader (Kaczor, 2023). The reader then transmits this information back to an RFID computer program for interpretation.

The Syntax App will be developed as the RFID interpretation program to translate the data into a graphic user interface that will reveal the location and nature of the tap (social, commercial or SOS) for users to interact and respond to.



### Informal Traders



Informal traders respond to opportunity, their mobility is harnessed by allowing them to not only respond to commercial opportunity but communicate their location.

### Nieghbourhood Residents



Residents are able to respond but also prompt activity and services they require for both commercial and social user between friends, family and traders.

### Brick & Mortar Traders



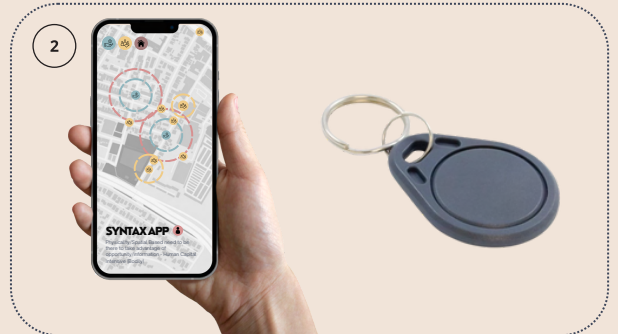
Brick and mortar traders attract consumers and other commercial opportunity through their activity. These activities can be

### Smartphone & RFID Tag



Traders depending on resources will be able to download the Syntax App or buy an RFID tag that can allow them to communicate their location and services through the app.

### Smartphone & RFID Tag



Residents depending on affordability will be able to download the Syntax App or be provided an RFID tag that can allow them to communicate their location to friends, family and traders.

### Smartphone



Brick & mortar traders will be able to download the Syntax App or buy an RFID tag that can allow them to communicate their location to consumers & other traders.

# Opportunity Syntax

## OPPORTUNITY SYNTAX APP

The Syntax App uses crowdsourced information from users to create maps and continuously update data to make it useful. Based on the information collected the Syntax App is then in a position to provide real-time location updates that allow users to make decisions that will take advantage of the social and financial opportunities in the neighbourhood.

This crowdsourced information allows users to over time create detailed visual maps of the neighbourhoods, highlighting points of interest, attention, engagement, and interaction. The information can be utilized in multiple ways to create new content, events, and partnerships with those using the Livelihood Framework. The idea behind this is that the more people that provide data the more accurate and useful it will be by allowing public spaces to appear and disappear through the two-way dialogue between users shifting public activities from being place based to people based.

**Dashboard**  
 ● Commercial Activity  
 ● Social Activity  
 ● Emergency

**Interface**  
 Location, nature and duration of activity.

**Smartphone**  
 IOS  
 Android



Visible Opportunity



The App allows you to see live locations of the 3 types different activities activated by the RFID tags and readers on the light posts without revealing the identity of the user.

Isolated Opportunities



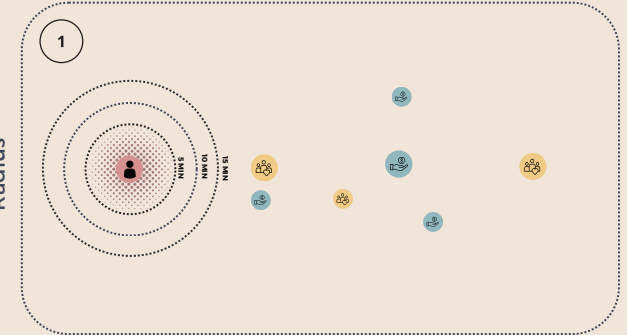
A single tap reveals the location of the activity for a limited period of time at 5 - 10 - 20 minute intervals to further protect user identity and allow the location to be continuously up to date.

Chained Opportunities



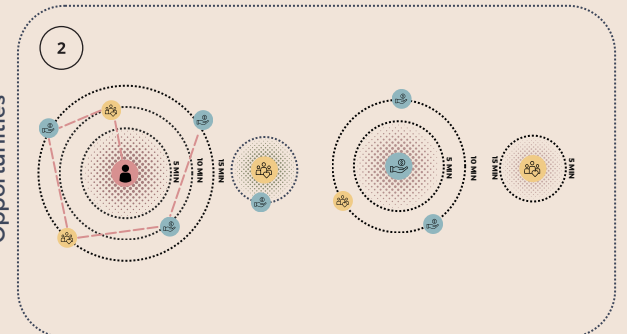
Overlapping opportunity rings chain opportunities allowing users to strategize and take advantage of multiple potential livelihood enabling activities within a particular radius

15 min Walking Radius



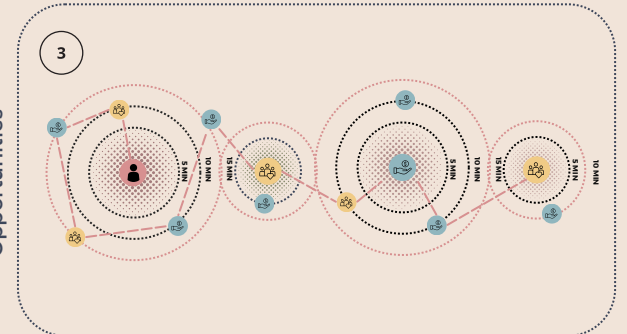
The App reveals the location of the user upon tapping their RFID or RFID enabled smartphone with a time-based radius to inform how far they can walk in order to reach certain activities within a 15 min walking radius.

Radius Livelihood Opportunities



As other users reveal their location and nature of activity, it reveals which activities are within the 15 min walking radius so users can strategize routes that take advantage of these potential livelihood opportunities within that radius.

Overlapping Radius Opportunities

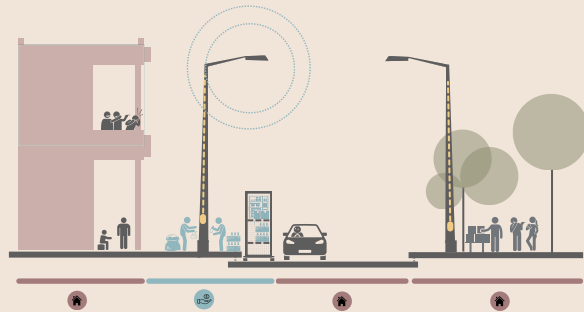


Overlapping opportunity rings allow users to string together multiple opportunities across larger distances allowing users to maximize potential livelihood opportunities

# Livelihood Framework

## CROWDSOURCED LIVELIHOOD OPPORTUNITIES - SPATIAL INTERFACE

A concentration of activity occurs at critical intersections of streets that lead in and out of districts and through the neighbourhood. These are events most likely to occur from activity at intersections, along mobility, connecting and activity corridors and provide commercial opportunity for items produced within the neighborhood to be sold along the activity corridors of Albert, Victoria, Main and Lower Main road. These create chains of production and consumption opportunity points to be leveraged for livelihoods.



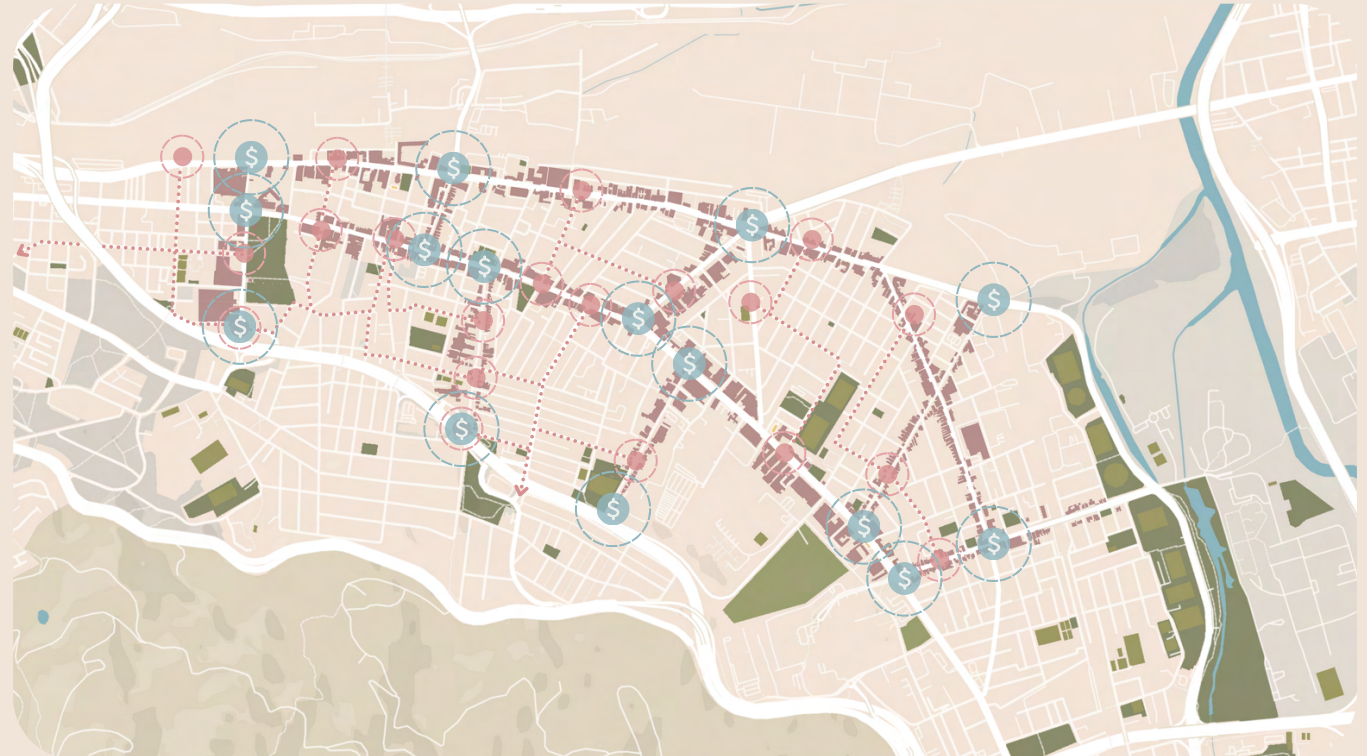
### EXCHANGE AND TRADE POINTS

Tapping the RFID tag on the reader on the lamp post would signal a trading opportunity that other traders and consumers would respond to and congregate



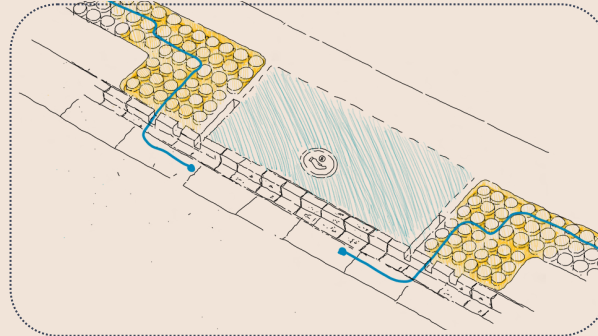
### SERVICES DELIVERY

An end to end service delivery network in the neighbourhood built on production and consumption activity



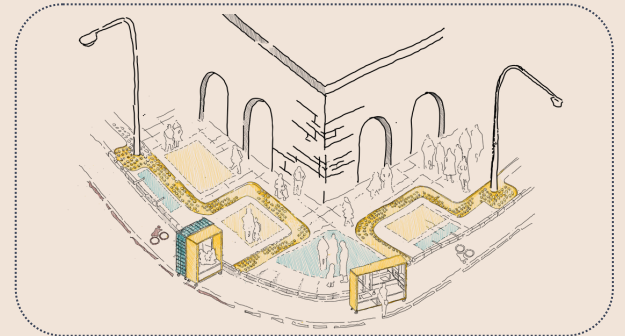
### TRADE EVENTS

Overlapping opportunity rings of production (red) and consumption (blue) points create a temporal public space built on the transactions between traders, craftsman and artisans as well as consumers in the neighbourhood, spurring social activities to emerge as a by-product of this relationship.



### DOCKING STATION

These defined areas allow traders & residents to dock their carts to the sidewalk and tap into electrical infrastructure.



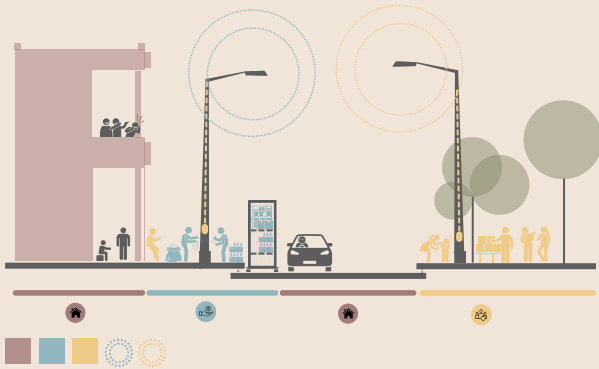
### SOCIAL & COMMERCIAL LINK

The relationship creates a link that creates complimentary activities that allow public spaces to emerge as desired.

# Livelihood Framework

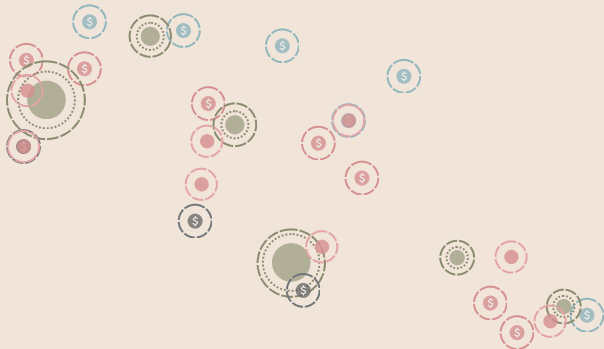
## CROWDSOURCED LIVELIHOOD OPPORTUNITIES - COMMUNICATION INTERFACE

The interface allows a communication network to be developed that enable temporal public spaces as a response to using the RFID tag/reader interface and Syntax App to emerge in space. These spaces as a response to trade events create spillover social events to occur. Depending on the location, duration and these can bolster existing traditional public spaces such as parks who would benefit from activity emerging in proximity to them.



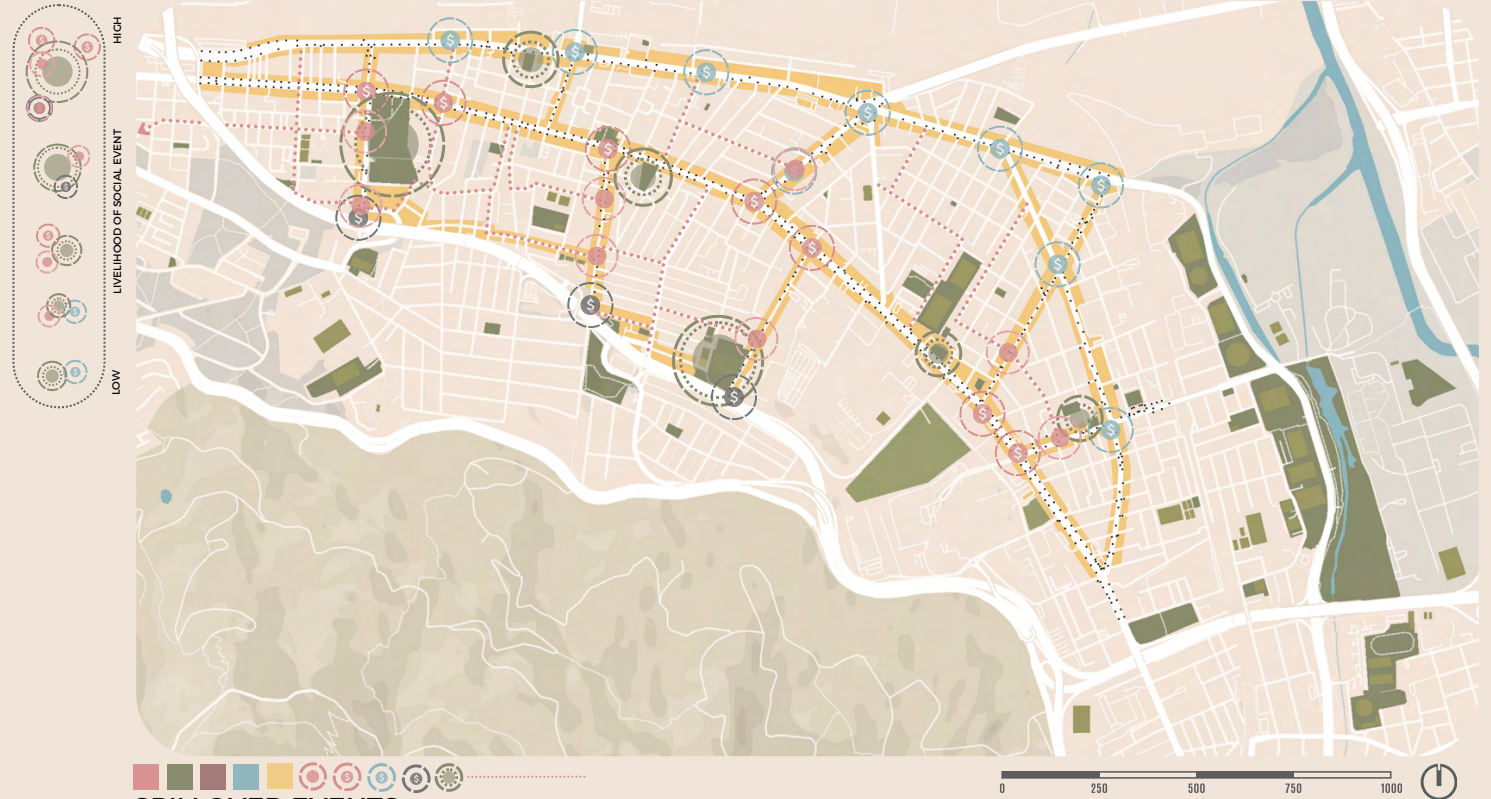
### SOCIAL - FINANCIAL RELATIONSHIP

Complimentary events of social and financial would spur the tagging of the social RFID reader spurring more social events to occur as a result.



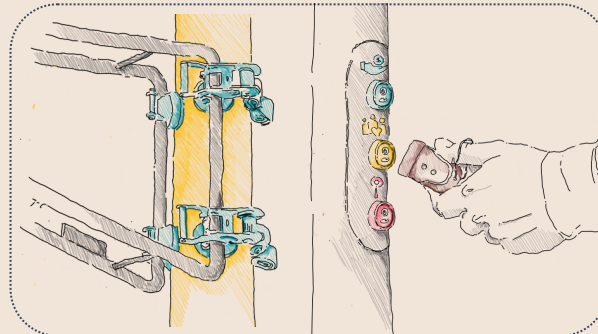
### CONFLUENCE OF ACTIVITY

Overlapping activities create longer lasting temporal social spaces that converge users and build on each other.



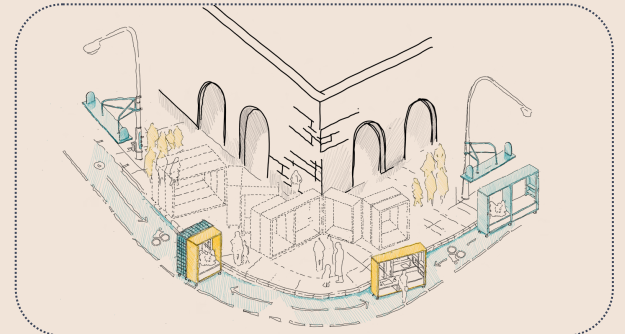
### SPILLOVER EVENTS

These are events that occur as a result of other primary events (trade events) and their appearance are subject to the location, number and time of day of the primary events. The overlapping rings indicate which traditional public parks and spaces would benefit the most from the activity generated by the Livelihood frameworks use for trade events which are commercial in nature.



### LOCATION PING INTERFACE

3 RFID readers are attached on posts and activated via the tag or RFID enabled smartphones to reveal location and nature of activity.



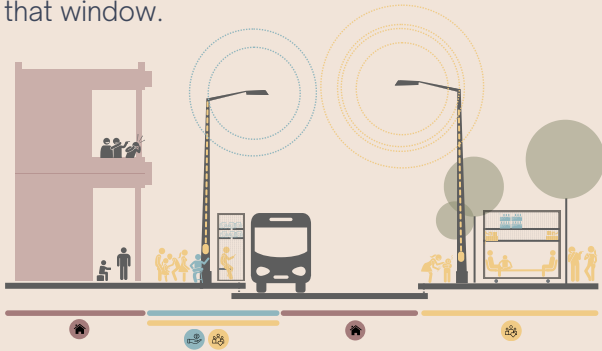
### TRADE SPILL OVER EFFECT

The relationship between social assets and financial assets allow windows of public spaces to emerge across time.

# Livelihood Framework

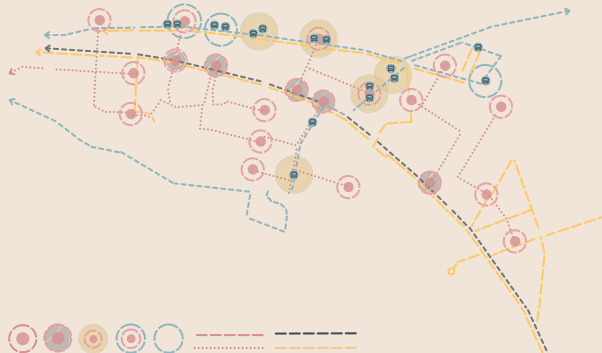
## CROWDSOURCED LIVELIHOOD OPPORTUNITIES - INFRASTRUCTURAL INTERFACE

Mobility networks of different modes of transport create activity throughout the neighbourhood but are however disjointed or incomplete. The utility lane connects these networks where overlaps represent higher and more diverse users in transit which enhances public activity along the public street network. These create windows of pause as users change or wait for modes of transport that in turn create opportunity for trade as well as social activities depending on the timeframe of that window.



### WINDOW EFFECTS

Length of the moments of pause whilst between transit points will determine the scale and nature of activities that build on that as traders and residents respond to them.



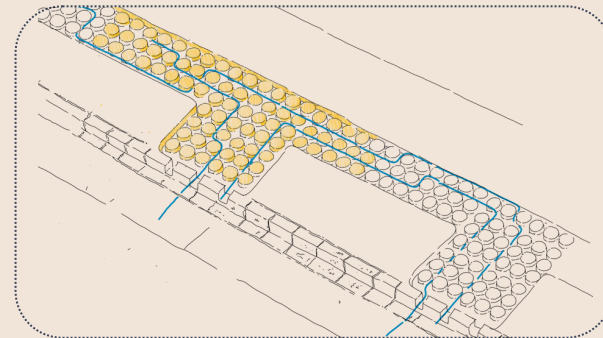
### EXTENDED WINDOWS

Overlaps between different stops or intersections between modes of transport create larger windows for leveraging.



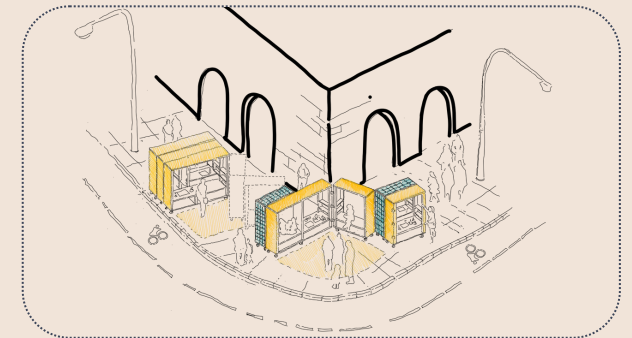
### WINDOW EVENTS

Taxi (yellow), My Citi (Blue) and Private Car (Pink) routes and stops and the utility lane (Solid Red) represent the diversity of users in transit and the windows of opportunities they create as users change modes of transport or wait for public transport. The windows are dependent on number of users on a particular street and activity on that street presenting opportunities for trade and socializing.



### SPACE DEFINING EDGE BAYS

The paving unobtrusively defines spaces and power to be drawn from shopfronts to support the traders



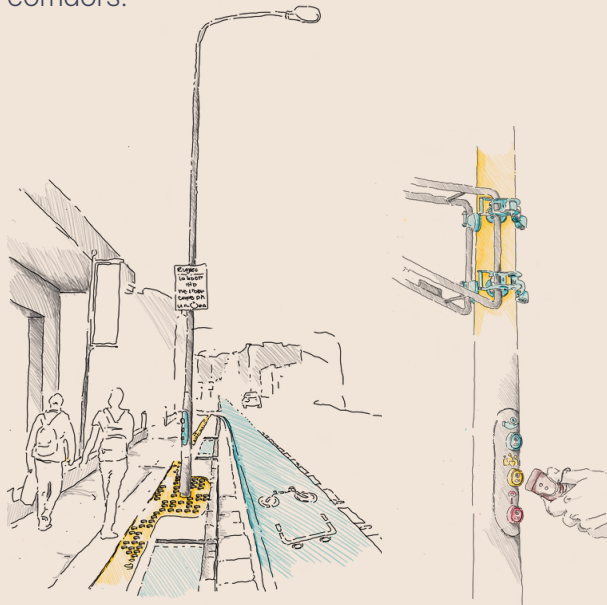
### WAITHOOD ACTIVITIES

waiting provides opportunity for supporting social activities that make the process more enjoyable to occur.

# Livelihood Framework

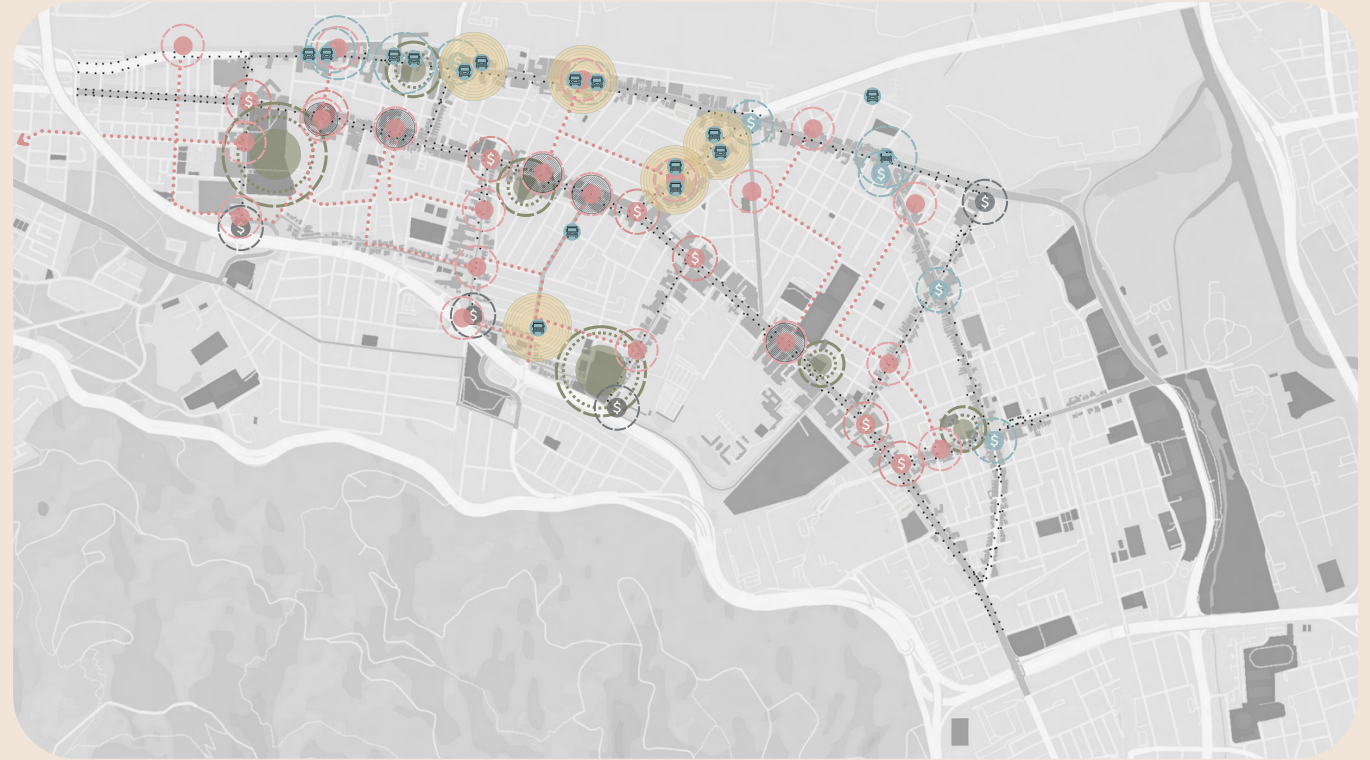
## OPPORTUNITY SYNTAX APP

All the possible Livelihood Framework events that could occur within the neighbourhoods within the scope of the public street network. These events are highlighted in this simulation, to illustrate how the public street network casts a wide net of public spaces that is in proximity to each other and highly accessible in their publicness. The framework allows all affordable housing developments that develop to be within a walkable range to the streets in the network and provide a public space network that supports opportunities to conduct livelihood strategies across a larger geographic area that is built on people based public space production over traditional place based public spaces that rely on affordable housing developments compete with private developments for proximity to activity corridors.



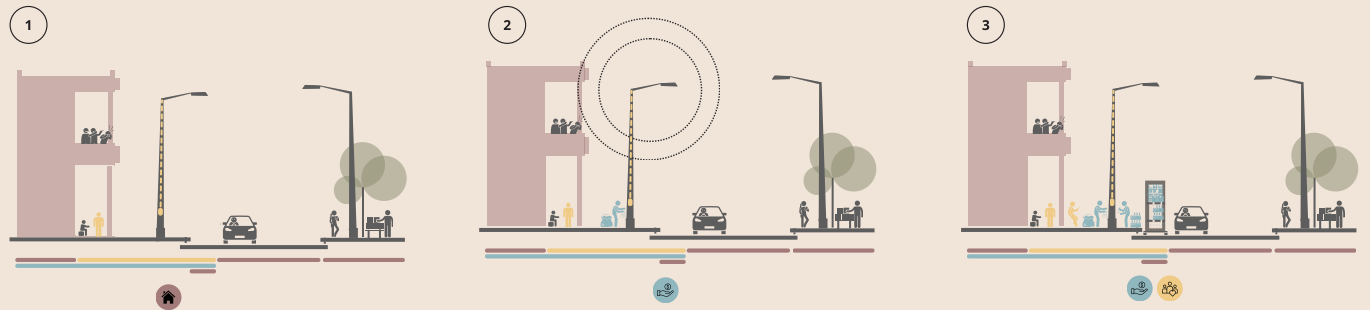
### FRAMEWORK INTERFACE

The base Livelihood Framework interface with all 3 interfaces is imagined above on Albert Road, Woodstock.



### LIVELIHOOD FRAMEWORK EVENTS

Multiple overlapping framework events create a variety of rich public activity across the public street network, that responds to and enhances the publicness of each street in the network. Residents can access, strategize and chain these temporal opportunities giving users the ability to take advantage of multiple potential livelihood enabling activities within a particular radius of these streets.



### LOCATION PING LOGIC

The logic behind the location sequencing ping works by building on the primary financial activities of formal and informal trade accessed through the framework to spur social activities which are complimentary to each other, reinforcing each other through space

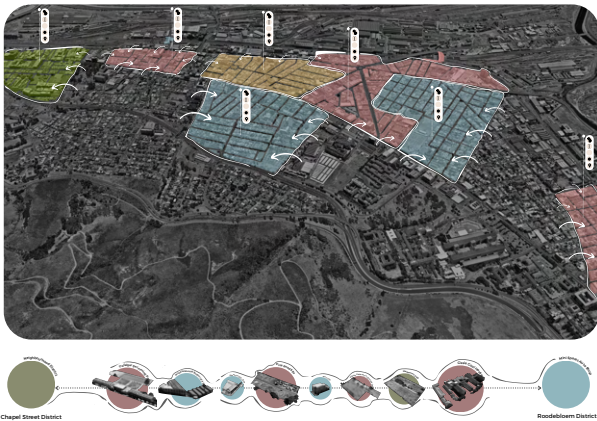
# Livelihood Framework

## PUBLICNESS AND ACCESSIBILITY

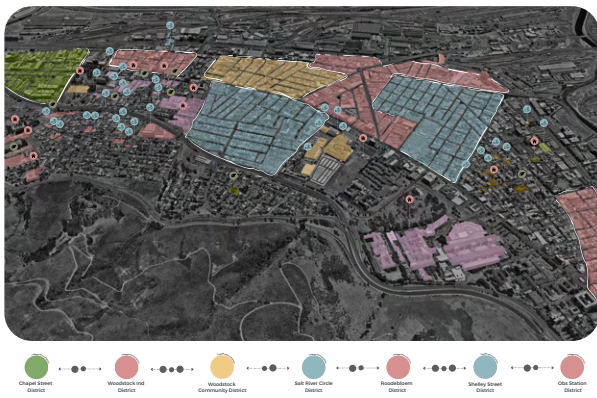
(IN)COMPLETE DISTRICTS



DISTRICT MIGRATION PATTERNS



INCOMPLETE DISTRICTS ASSETS

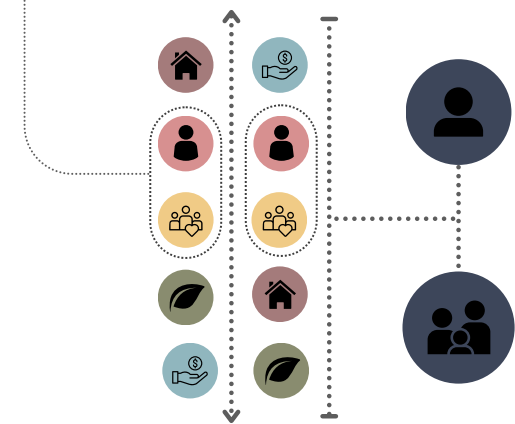


1 Searle Street (Highly Public) 2 Church Street (Relatively Public) 3 Mountain Road (Relatively Public) 4 Salt River Road (Highly Public) 5 Queenspark Avenue (Highly Private) 6 Scott Road (Highly Private) 7 Station Road (Relatively Public) Public Street Network (Skeleton)

### DIMENSIONS OF PUBLICNESS

The boundaries between these districts create ambiguous spaces that accommodate a wider range of users due to their ambiguity. If these edges do not form part of a legible whole and accessible to a larger base of users they assume a publicness within a neighbourhood (Madanipour, 2010). These streets cater to a larger range of users and thus as a negotiated space intervention within them would benefit a diversity of users across socioeconomic backgrounds. However each street is susceptible to the public and private interests of public and private actors who line them.

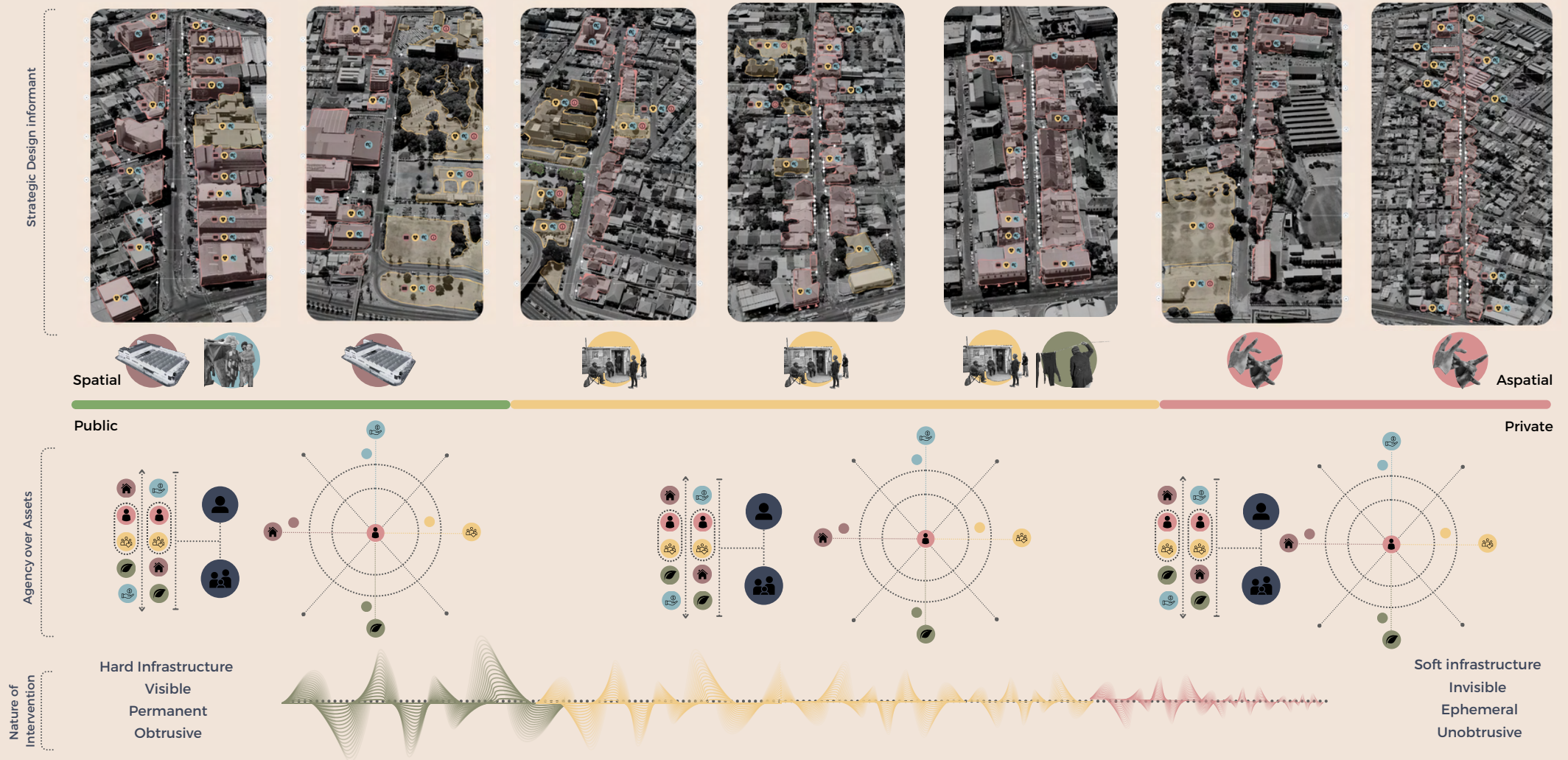
### Social & Financial Asset Leveraging Opportunity



ACCESS RELIANCE

# Livelihood Toolkit

## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT

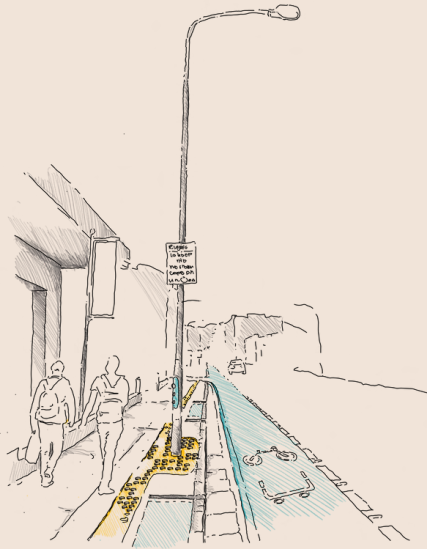


### LIVELIHOOD TOOLKIT

Streets play a key part in the production of the social reality (Espinosa and Contijoch, 2020) of vulnerable groups with low and inconsistent incomes. Subsequently, they are subject to varying degrees of privatization according to the model of private company, private property and family (Espinosa and Contijoch, 2020) and manifest across multiple dimensions. If they are to be successfully leveraged they must first be acknowledged as political, and produce inequality (Espinosa and Contijoch, 2020). Along with degrees of publicness, streets can take on different dimensions of publicness that should be taken into account in informing design interventions that enable the livelihoods strategies of the urban poor. This framework outlines the design strategies and toolkit that should be applied to respond to the publicness and dimension of the public space of the streets in the network take on.

# Livelihood Toolkit

## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT



### DIMENSION OF PUBLICNESS ORIENTATED TOOLKIT

The base livelihood interface is established along public street network the main routes across the 3 neighborhoods, The interface consists of the Indented Textured Paving, RFID Tag & Reader Interface and Utility Lanes that provide access to the Syntax App for all residents through the appropriate app store on their smartphones and the RFID technology for transitional housing and other affordable housing residents within the neighbourhoods of the public street network. It is augmented in each street to respond to the publicness and dimension of publicness of these streets in the newtwor in order to support and maintain their publicness and the residents and/or tenants who operate a business or live on that street

Nature of Intervention

Hard Infrastructure  
Visible  
Permanent  
Obtrusive



Soft infrastructure  
Invisible  
Ephemeral  
Unobtrusive

### BASE LIVELIHOOD INTERFACE



#### TASKMASTER BOX

Augmented to allow residents to drop off tasks, & small packages and requests as an in space community job board that residents can use across the length of that street



#### END TO END DELIVERY

Delivery pick and drop off points close to retail areas that allow residents to tap into a intra-neighborhood delivery system that supports local residents & businesses



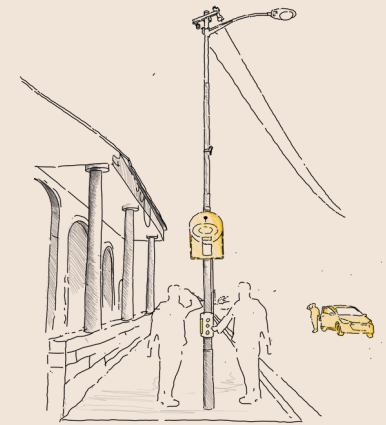
#### TASK LIGHT

Creates temporary 20 min interval lighting at human scale to extend activities into evening for a larger window for activity, activated by the RFID tag.



#### LEAN TO SEAT

Temporary seating attached to the lighting to provides and encourages seating for existing social activity into the sidewalk to support public life in streetscape



#### LOCATION SHARE

Creates a ping that reveals location on syntax app to allow for multiple location visibility activities such as delivery, e-hailing, emergency etc

# Livelihood Toolkit

## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT



Salt River Road



Material Dimension



Searle Str



Historical & Material Dimension



Mountain Rd



Social Dimension



Station Rd



Social Dimension



Church Str



Social & Cultural Dimension



Queenspark Ave



Symbolic Dimension



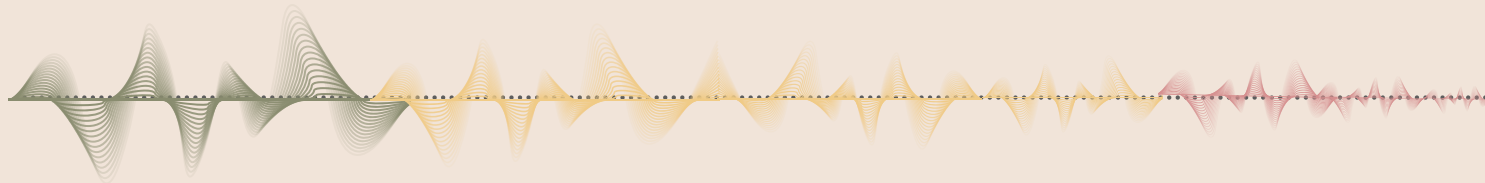
Scott Rd



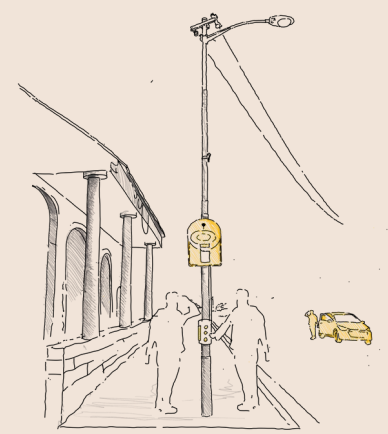
Symbolic Dimension

Nature of Intervention

Hard Infrastructure  
Visible  
Permanent  
Obtrusive



Soft infrastructure  
Invisible  
Ephemeral  
Unobtrusive



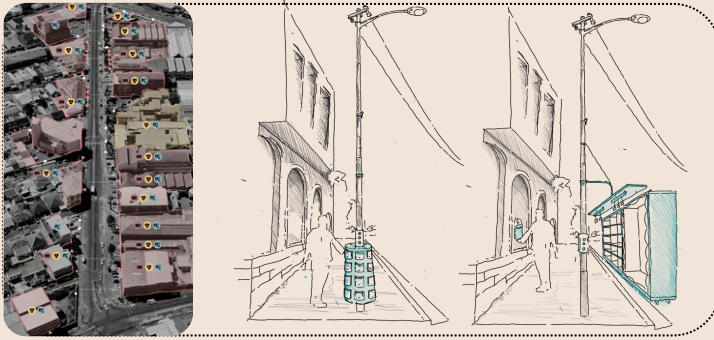
SPATIAL & PUBLIC

SEMI SPATIAL & SEMI PUBLIC

ASPATIAL & PRIVATE

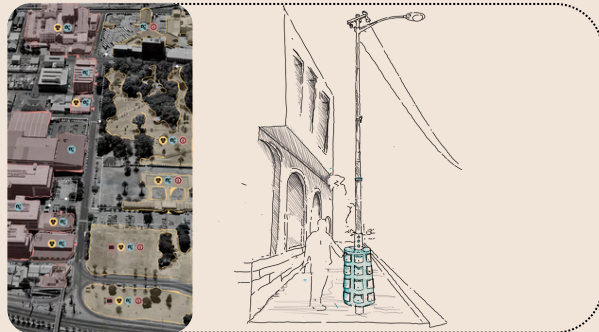
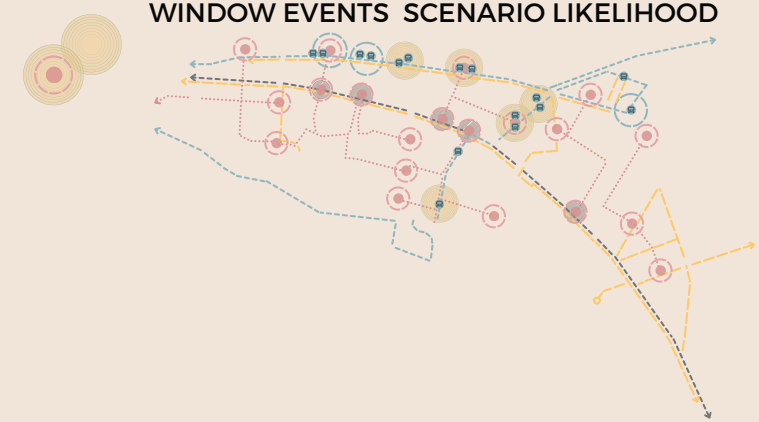
# Livelihood Toolkit

## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT



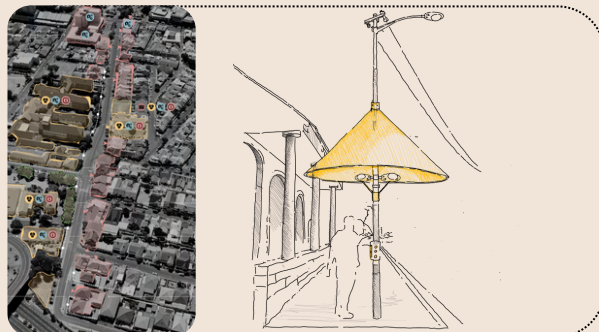
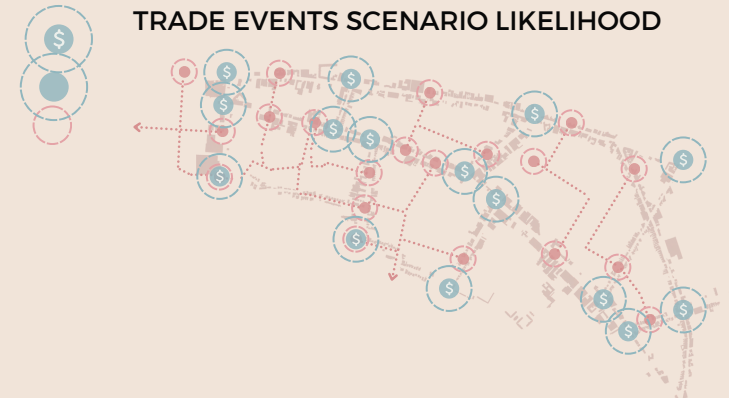
SALT RIVER ROAD

**TASKMASTER BOX & END TO END DELIVERY**  
Salt River Road is the most public road with a high balance in public and private actors. It receives a number an range of users and foot traffic as a result. Therefore the taskmaster and end to end delivery kits allow for commercial activity that benefit and serves a large user base.



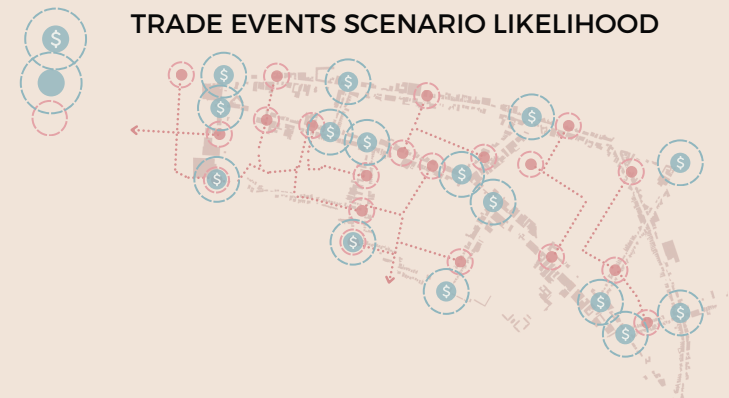
SEARLE STREET

**TASKMASTER BOX**  
A healthy balance in Private public interest and permits a more spatial intervention from the toolkit. The taskmaster toolkit allows for social to financial assets transactions to occur as the deposit boxes in this kit can be used for assigning tasks and transactions between users. allow for commercial activity that benefit and serves a large user base.



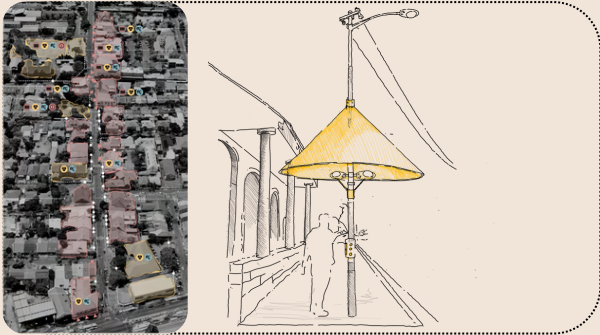
MOUNTAIN ROAD

**TASK LIGHT**  
Mountain Road has a large residential aspect that is augmented by the task light kit. It allows public life found in the neighborhood to extend to the side walk into the evening. This creates a richer and safer public life that allows residents on this street to mix and interact across the boundaries of their homes into the streetscape and facilitate economic activity as a byproduct of this activity



# Livelihood Framework

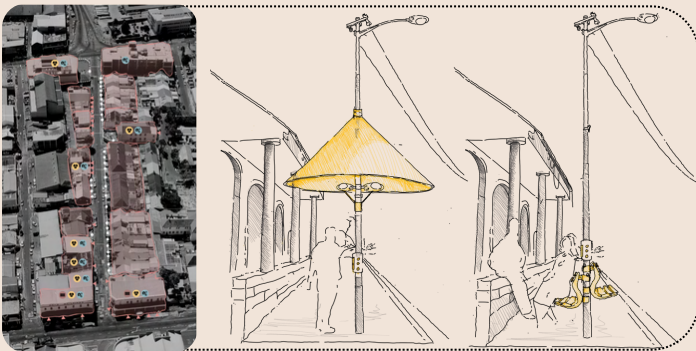
## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT



STATION RD

### TASK LIGHT

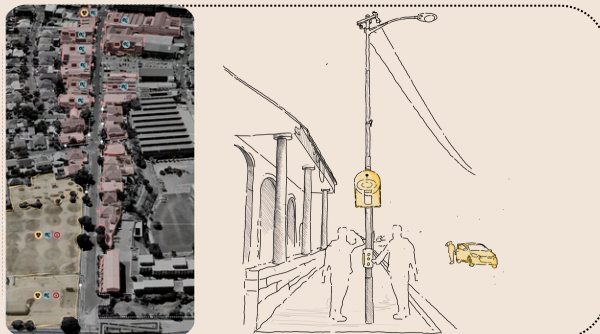
Station Road resembles Mountain Road and benefits from the task light kit. The kit allows and extends social life into the streetscape during the day into the evening across private property boundaries into the streetscape and facilitate economic activity as a byproduct of this activity



CHURCH STR

### TASK LIGHT & LEAN TO SEAT

Church Street acts as residential street with light industrial workshops, The combination of the task light and seating toolkit allows light industry to extend activity in the evening whilst the seating extend public life into the streetscape, the combination of these two kits extend public life into the street and maintain and respond to the publicness of the street and encouraging activity that facilitates social to financial asset transactions

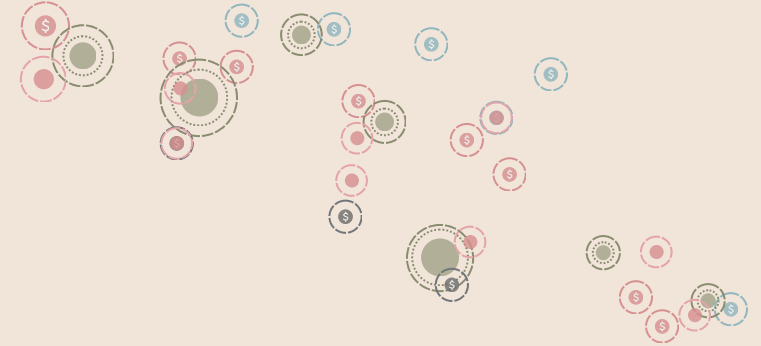


QUEENSPARK AVE

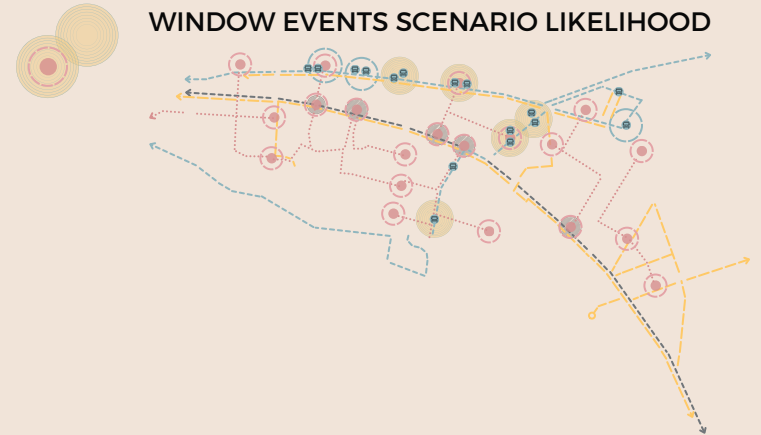
### LOCATION SHARE

A very private residential street with private actors with private interests. The unobtrusive Location Share kit that does not impede on the diversity of individual interest but accessible by all maintains the publicness in the street and allows residents and visitors to tap into sharing location in times of emergency. receiving packages or sharing location with a friend on the Syntax App.

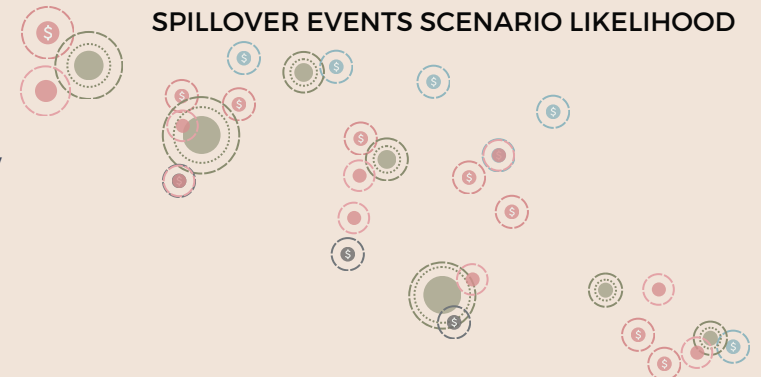
### SPILLOVER EVENTS SCENARIO LIKELIHOOD



### WINDOW EVENTS SCENARIO LIKELIHOOD



### SPILLOVER EVENTS SCENARIO LIKELIHOOD



# Livelihood Framework

## PUBLIC STREET NETWORK LIVELIHOOD TOOLKIT

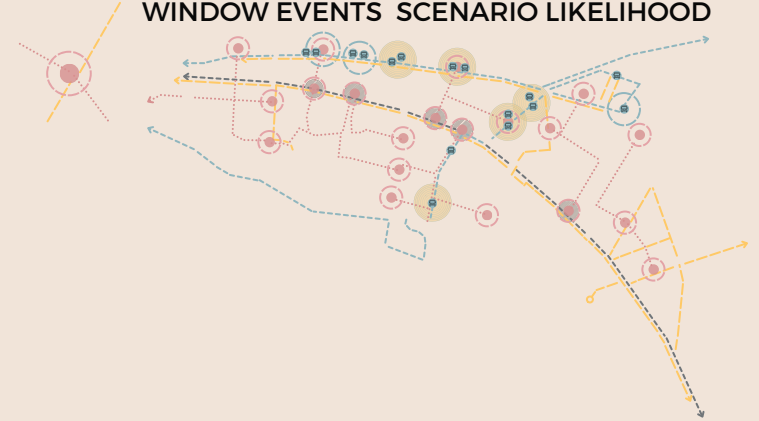


SCOTT ROAD

### LOCATION SHARE

A very private residential street with private actors with private interests. The unobtrusive Location Share kit that does not impede on the diversity of individual interest but accessible by all maintains the publicness in the street and allows residents and visitors to tap into sharing location in times of emergency, receiving packages or sharing location with a friend on the Syntax App.

### WINDOW EVENTS SCENARIO LIKELIHOOD



## SUMMARY OF SCENARIO EVENTS & LOGICS

DISTRICT MIGRATION PATTERNS



(Author 2023)



DISTRICT MIGRATION PATTERNS



(Author 2023)



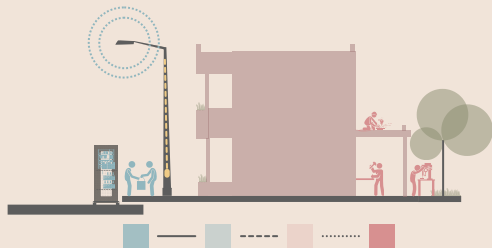
DISTRICT MIGRATION PATTERNS



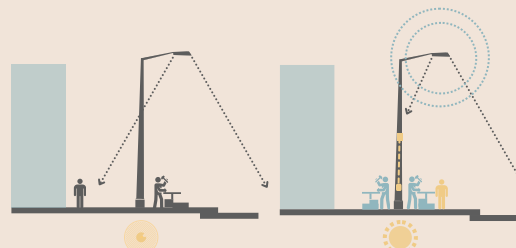
(Author 2023)



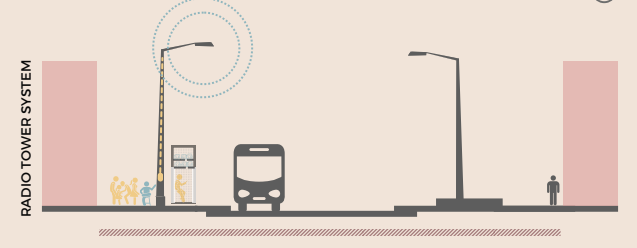
PRODUCTION & CONSUMPTION



RADIO TOWER SYSTEM

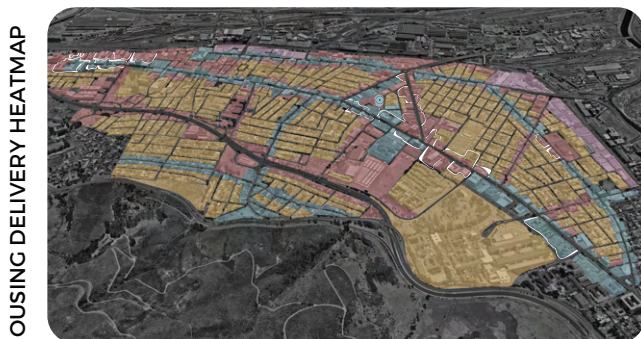
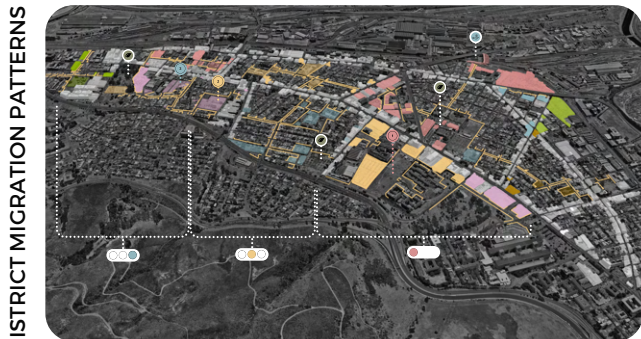


RADIO TOWER SYSTEM



# Housing Ecosystems

## HOUSING DELIVERY HEATMAP

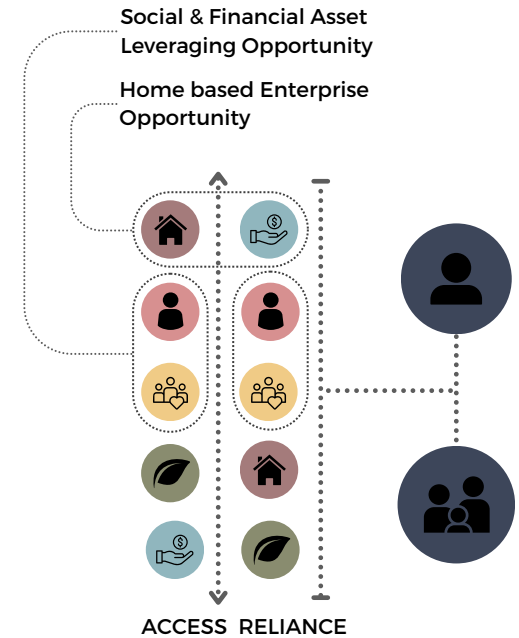


(Author 2023)

- 1 The Boulevard Office Park
- 2 Frere Street Workshops
- 3 Cecil Nurse Warehouse
- Rex Trueform Textile Factory
- Observatory Industrial Park
- Consumption Mixed Use
- Consumption Mixed Use
- General Residential Use
- Key Industrial Buildings
- Mobility Corridor

### HOUSING ECOSYSTEMS

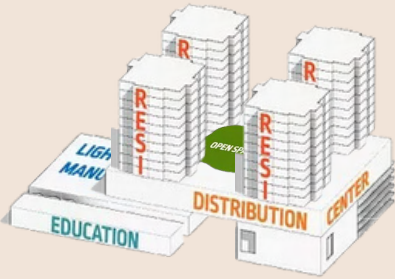
The Housing Delivery Framework analyses and categorises the different industrial building typologies and their respective characteristics in Woodstock/Salt River in order to create a design informant. Trends indicate that the integration of consumption and production-based mixed-use developments are becoming integral to a resilient and greener supply chain that maintains centrality in urban areas as online retail, last-mile logistics, click-and-collect and fulfillment start to reshape the landscape (Webb, 2020). 3 Housing Ecosystem prototypes developed by K.S.S Architect (2021) are implemented to create an integration of typologies that are geared towards production based mixed use developments



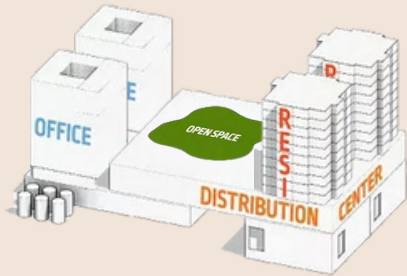
# Housing Ecosystems

## TYPES OF HOUSING ECOSYSTEMS

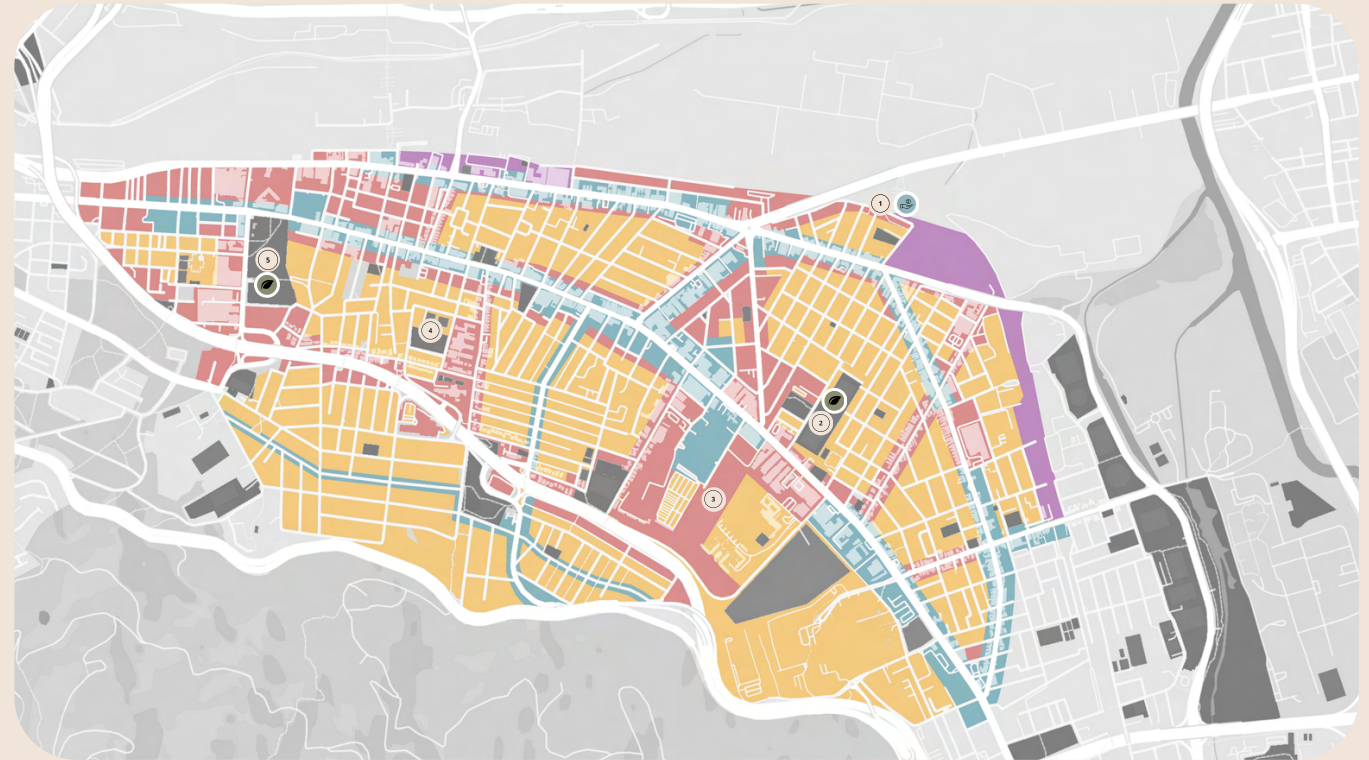
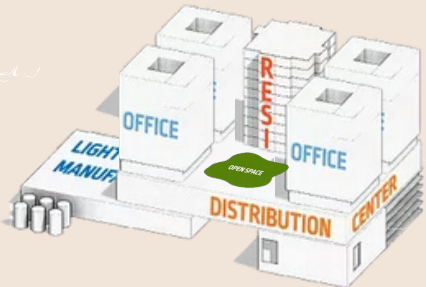
WORKFORCE ECOSYSTEM  
(PRODUCTION BASED)



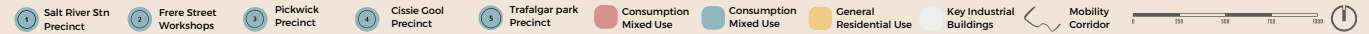
INNOVATION ECOSYSTEM  
(PRODUCTION BASED)



CREATIVE ECOSYSTEM  
(PRODUCTION BASED)



(Author 2023)



### WORKFORCE ECOSYSTEM

This ecosystem is oriented around people. Light manufacturing requires people, who need goods, education, and a place to live. This model harkens back to the factory town of the past (K. S. S. Architects, 2021)

### INNOVATION ECOSYSTEM

This development is oriented around the process of designing, manufacturing, and distributing goods. Added to the foundation of the distribution center is light manufacturing and creative office space for the design and corporate team. The increased need for labor makes it symbiotic with residential and the driver of innovation creates the opportunity for education. (K. S. S. Architects, 2021)

### INNOVATION ECOSYSTEM

This development is oriented toward creative content such as film and television. Content comes to life in studio and is screened and celebrated in public space. Office space offers a home base for studio heads and corporate activities like marketing and HR. Distribution is needed to store sets as well as to accommodate trucks coming in and out. (K. S. S. Architects, 2021)

# Housing Ecosystems

## TYPES OF HOUSING ECOSYSTEMS

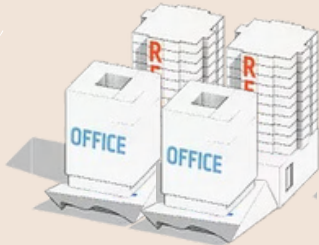
WORKFORCE ECOSYSTEM  
(CONSUMPTION BASED)



INNOVATION ECOSYSTEM  
(CONSUMPTION BASED)



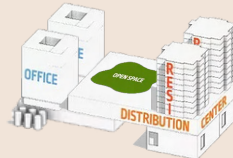
CREATIVE ECOSYSTEM  
(CONSUMPTION BASED)



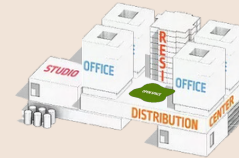
- Workforce Ecosystem
- Creative Ecosystem
- Innovation Ecosystem
- 1 Pickwick Site Precinct
- 2 Cissie Gool House Precinct
- 3 Pine Road Precinct
- Accessibility Framework
- Public Street Network (Skeleton)

## PRECINCT HOUSING ECOSYSTEMS

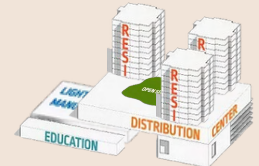
● 3 2 1 INNOVATION ECOSYSTEM  
Pine Road Precinct



● 3 2 1 CREATIVE ECOSYSTEM  
Cissie Gool Precinct



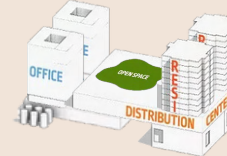
● 3 2 1 WORKFORCE ECOSYSTEM  
Pickwick Precinct



● 3 2 1 CREATIVE ECOSYSTEM  
Cissie Gool Precinct



● 3 2 1 INNOVATION ECOSYSTEM  
Pine Road Precinct



# Housing Ecosystems

## BASE AND AUGMENTING MIXED USE TYPOLOGIES - PRODUCTION

The intention of the housing system ecosystem is to build on the synergies of other typologies to create value within a single development (K. S. S. Architects, 2021). The integrated development model takes advantage of the complimentary typology that builds on an industrial base typology to create a production mixed-use development. The symbiotic typologies work together to create an ecosystem that makes industrial development more viable financially instead of developing it in isolation (K. S. S. Architects, 2021) as it has low margins compared with other competing types of developments on well located land in dense urban areas (Massyn et al., 2015). Developers benefit from maximizing the land value following the principle of highest and best use

The synergies between the production and consumption based mixed use developments in urban areas bring services and products closer to consumers.

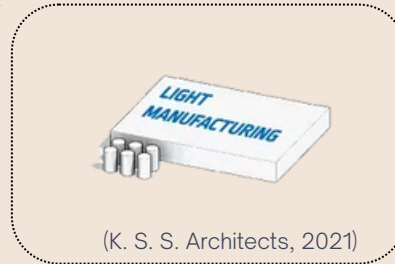
### BASE TYPOLOGY



(K. S. S. Architects, 2021)

### DISTRIBUTION CENTRE /WAREHOUSE

Light Manufacturing/distribution are the basis of the production mixed use developments and create paths to on site employment and skills training



(K. S. S. Architects, 2021)

### LIGHT MANUFACTURING

Light Manufacturing consists of small scale on demand manufacturing that forms part of a larger supply chain.



(K. S. S. Architects, 2021)

### OFFICE

Office space for rental by small, medium and large scale business including co-working spaces.

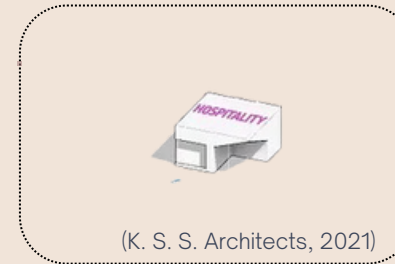


(K. S. S. Architects, 2021)

### PARKING FACILITY

Off street parking for workers and residents of onsite residential buildings and offices

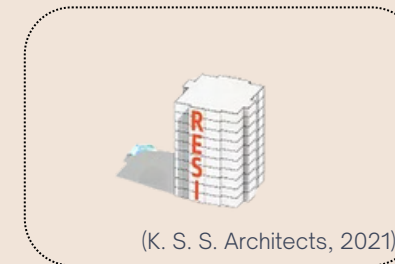
### AUGMENTING TYPOLOGIES



(K. S. S. Architects, 2021)

### HOSPITALITY

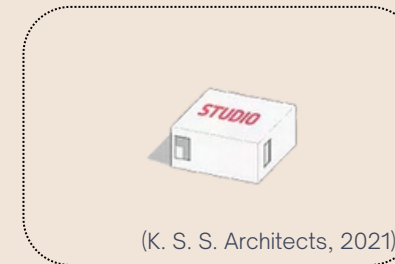
involves hotels, airbnb, and other short stay rental accommodation for leisure and work reasons.



(K. S. S. Architects, 2021)

### RESIDENTIAL/HOUSING

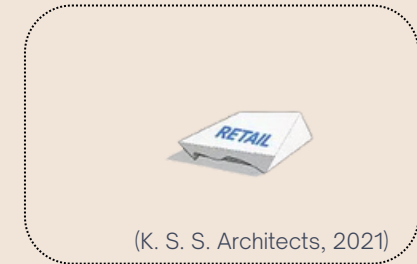
Private market and affordable housing developments by both public and private sector.



(K. S. S. Architects, 2021)

### STUDIO/WORKSHOPS

Artisan and craftsman workshops and studio for creative film and media production.



(K. S. S. Architects, 2021)

### RETAIL

involves all types of commercial retail from local businesses, cafes, bars, clothing and others.



(K. S. S. Architects, 2021)

### EDUCATION FACILITY

educational spaces such as maker spaces, technical schools and trade schools that provide adult learning opportunities.

# Housing Ecosystems

## BASE AND AUGMENTING MIXED USE TYPOLOGIES - CONSUMPTION

As opposed to purely industrial or traditional retail mixed use, residents of a neighbourhood are able to benefit from a more integrated supply chain between sites of production and consumption. A more complex and integrated urban environment creates diverse employment opportunities and access to goods and services (K. S. S. Architects, 2021).

The production-based mixed use ecosystems are built on the foundation of the distribution centre with augmenting complimentary typologies added to create an ecosystem with a symbiotic relationship to each other.

The consumption-based mixed use ecosystems are built on the foundation the retail activity with the with augmenting complimentary typologies that create an development ecosystem with a symbiotic relationship to each other. (K. S. S. Architects, 2021). The relationship between these two types of ecosystems in urban areas create the above mentioned connections and benefits to residents & developers.

### BASE TYPOLOGY



(K. S. S. Architects, 2021)

### RETAIL

involves all types of commercial retail from local businesses, cafes, bars, clothing and others.that are the bases for consumption based mix use developments



(K. S. S. Architects, 2021)

### HOSPITALITY

involves hotels, airbnb, and other short stay rental accommodation for leisure and work reasons.



(K. S. S. Architects, 2021)

### EDUCATION FACILITY

educational spaces such as maker spaces, technical schools and trade schools that provide adult learning opportunities.



(K. S. S. Architects, 2021)

### OFFICE

Office space for rental by small,medium and large scale business including co-working spaces.



(K. S. S. Architects, 2021)

### PARKING FACILITY

Off street parking for workers and residents of onsite residential buildings and offices



(K. S. S. Architects, 2021)

### RESIDENTIAL/HOUSING

Private market and affordable housing developments by both public and private sector.



(K. S. S. Architects, 2021)

### STUDIO/WORKSHOPS

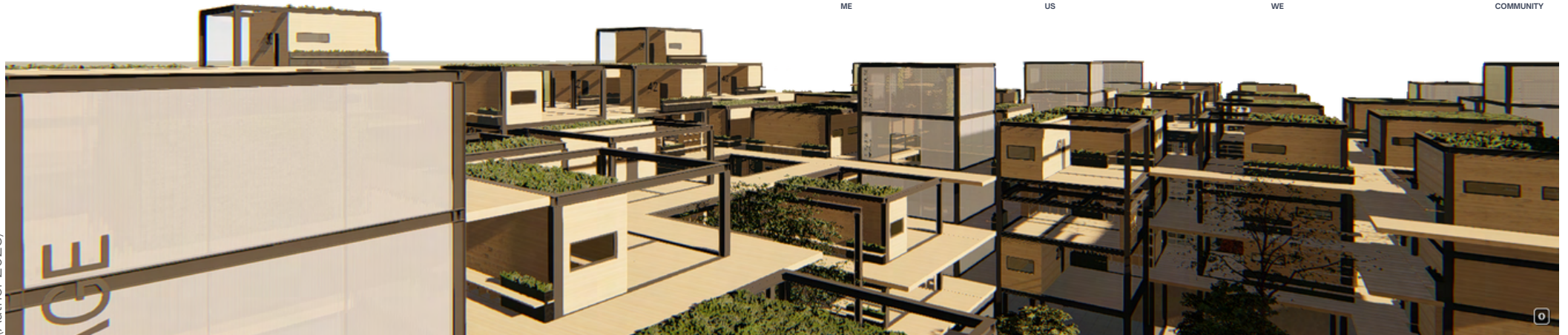
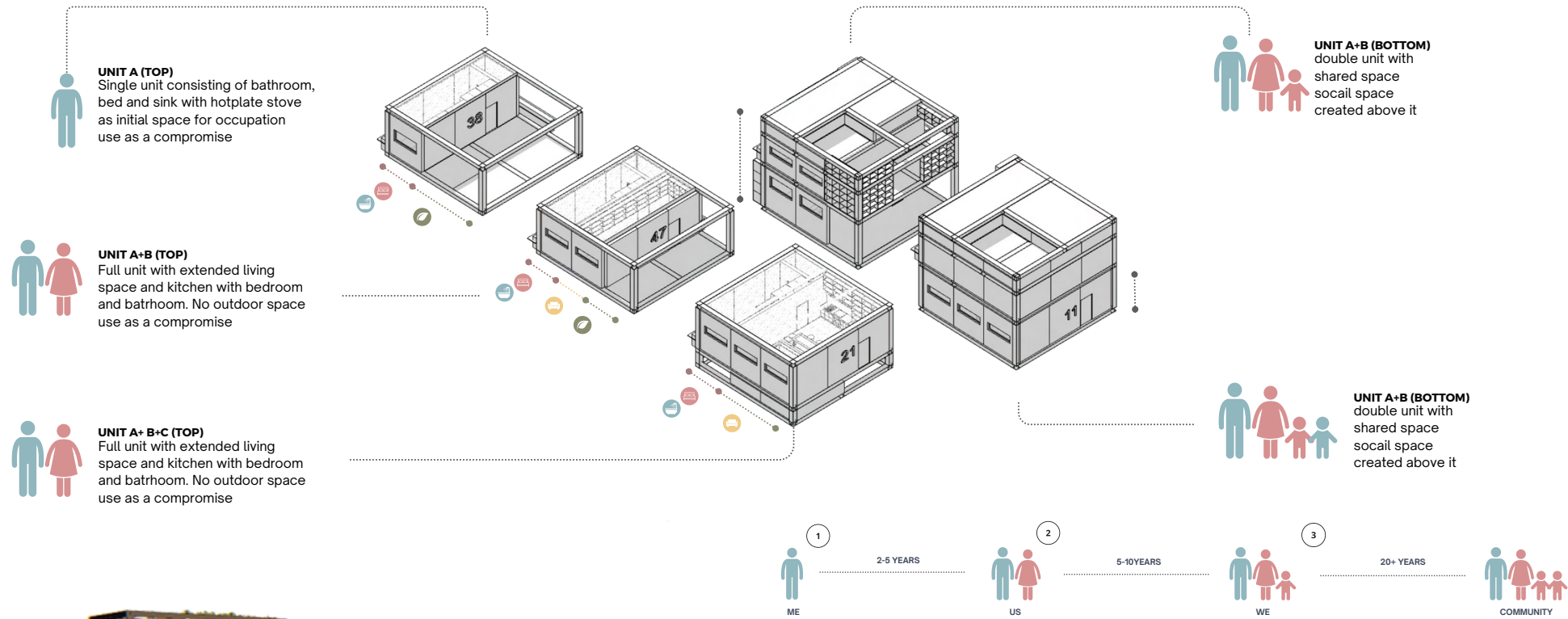
Artisan and craftsman workshops and studio for creative film and media production.

# Transitional Housing Typology

LATERAL COMMUNITY, VERTICAL CITY

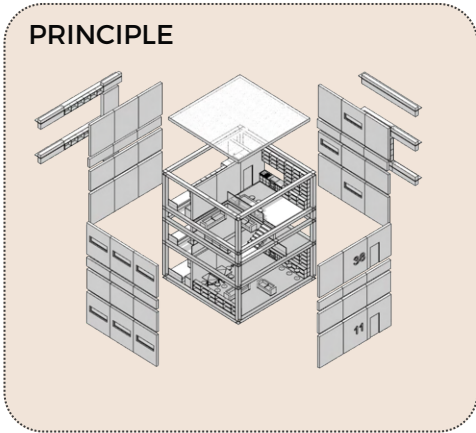
## LIFE STAGES INVESTMENT

A play on the 15-minute city where the neighbourhoods within the radius of commercial opportunity provide residents with the opportunity to live out stages of their entire lives in neighbourhoods within the economic radius of opportunity. A City for everyone but owned by no one where we act as custodians of place, space, and opportunity rather than owners of it.

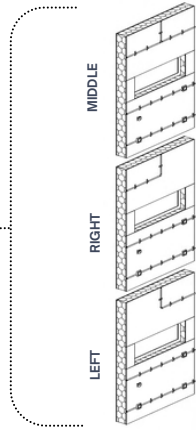


# Transitional Housing Typology

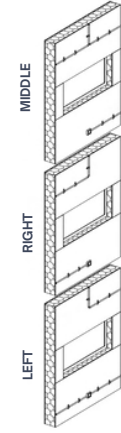
SERVICED SITES AS STRUCTURING ELEMENT



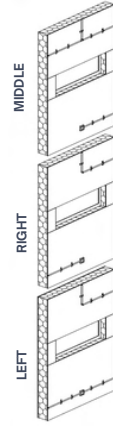
**PREFABRICATED AT HUMAN SCALE**  
 the process of building will be done on site via a workshop at the back of the site the service routh allows for the delivering of equipment to workshop and the movement of finished pieces to the site for building.



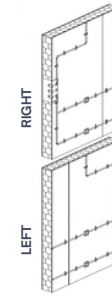
**WINDOW KITCHEN PANEL A**  
 Small window panel for center left or right installation and sink outlet



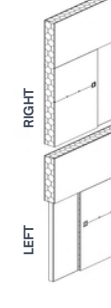
**WINDOW PANEL B**  
 large window panel for centre left or right installation



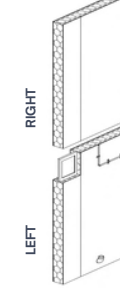
**WINDOW PANEL C**  
 Small window panel for centre left or right installation



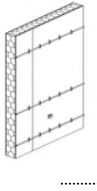
**CORNER DB PANEL**  
 Corner panel to be connected to light mid and low plug fixtures



**DOOR PANEL**  
 Door panel to be used for all doors in the unit interior and exterior



**WC/TOILET PANEL A**  
 Small window panel for centre left or right installation



**FLEXI PANEL**  
 No window panel for centre left or right installation



**GRID LAYOUT - ADAPTABILITY - MULTIFUNCTIONALITY**

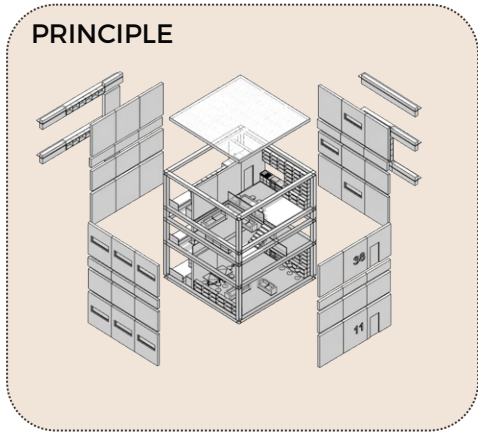
The grid layout implies the next face of development and can serve multiple functions as green space or new development space

(Author 2023)

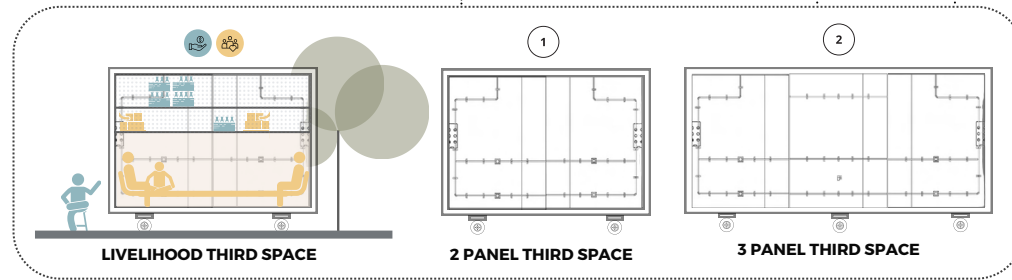
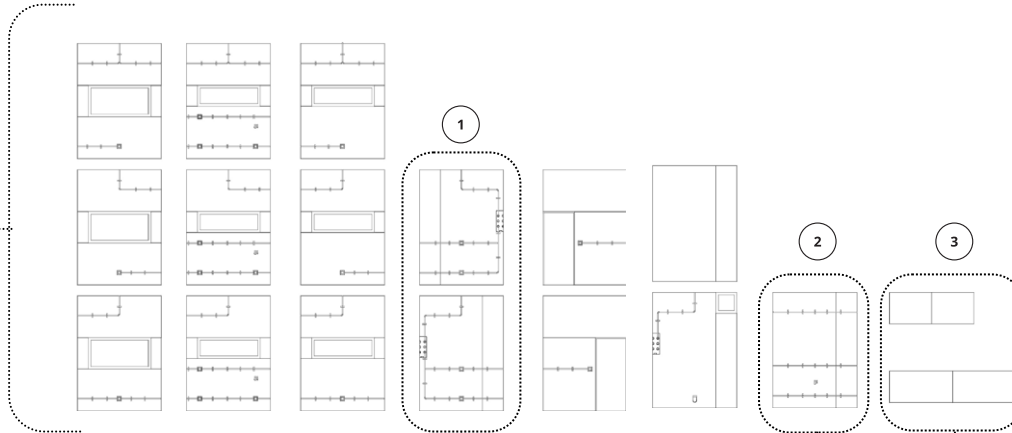


# Transitional Housing Typology

HOME BASED ENTERPRISES, LITERALLY



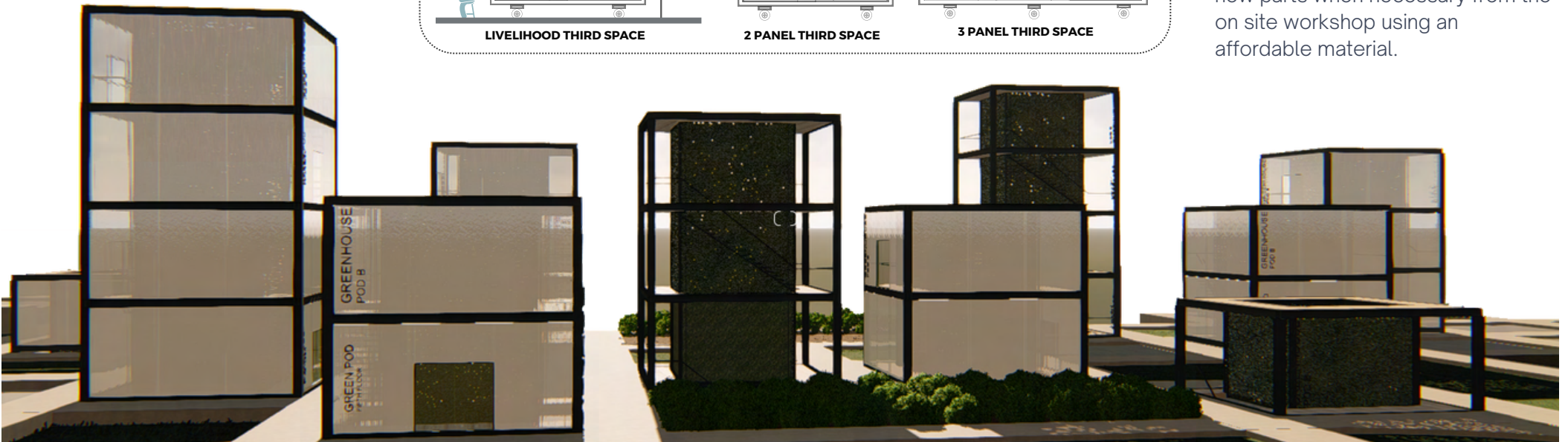
**EXTRACTING A LIVELIHOOD IN SPACE**



## THIRD SPACE PANELS

The prefabricated panels are kit of parts and able to be priced as such allowing for budgeting for incremental increase to be possible. Each panel has middle left or right conduit placement when ordering. All the interior wall panels are finished with plywood and the surface mounted conduits preinstalled to run the electrical cables through for affordability, cost management and maintenance

All the fittings and furnishes are modular CNC cut pieces of plywood for easy replacing if broken or damaged so the residents can maintain their units easier and cut new parts when necessary from the on site workshop using an affordable material.



(Author 2023)

## SERVICED SITES - CIRCULATION TOWERS AS STRUCTURING ELEMENT

The grid layout implies the next face of development and can serve multiple functions as green space or new development space.

# Transitional Housing Typology

RECONSTITUTING AGENCY

Agency is reconstituted in the Pine Road Housing Typology by replicating the incremental building logic and a high degree of agency over the immediate environment residents had at the Pine Road informal Settlement. In the re-imagined typology the Pine Road Settlement is translated into a vertical interpretation of the settlement. By creating implied edges using the steel skeletal frame residents are able to negotiate how they incrementally build within those limits as a response to changing circumstances. The incrementality is enabled by the prefabricated panels that make use of local workshops and timber industry in Woodstock/Salt river to construct and sell to residents. This creates eventual ownership of the panels and structure reinstating the desire for ownership over physical assets lost in the relocation from Pine Road and allow residents to leverage their asset to achieve livelihood outcomes.

PINE ROAD INFORMAL SETTLEMENT



SELF BUILT INCREMENTAL NEIGHBOURHOODS

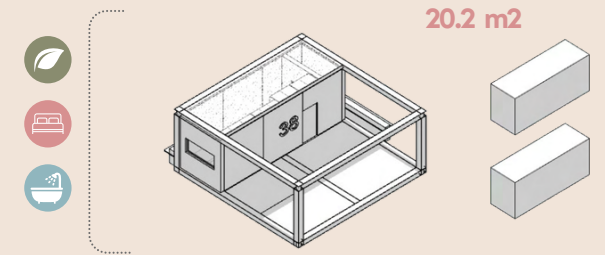
PICKWICK TRANSITIONAL HOUSING



STACKED PIXELATION

Multiple entrances walkways and units for vertical streetscape

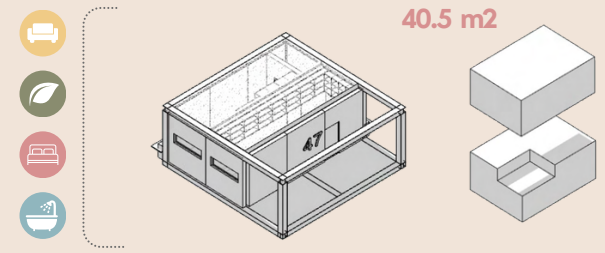
(Author 2023)



20.2 m<sup>2</sup>

**UNIT A**

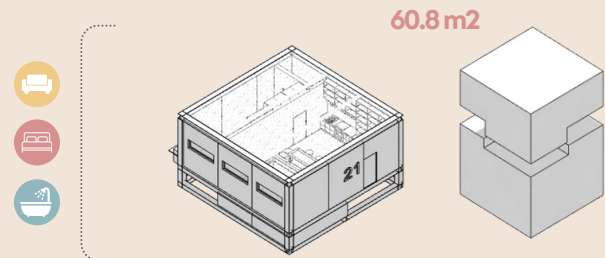
Single unit consisting of bathroom, bed and sink with hotplate stove as initial space for occupation with outdoor space



40.5 m<sup>2</sup>

**UNIT A+B**

Double unit with extended kitchen and living space with 1/4 of space being outdoor semi public space



60.8 m<sup>2</sup>

**UNIT A+ B+C**

Full unit with extended living space and kitchen with bedroom and bathroom. No outdoor space as compromise

# Transitional Housing Typology

## INCREMENTAL & SKILLS BUILDING

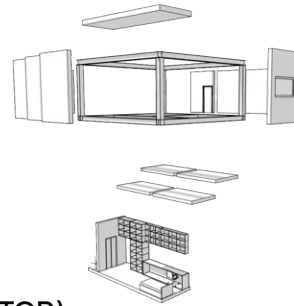
The conceptual massing of the two spaces indicates the progression in development. the first space is 60m and increases in those increments. 120m 180m

Pieces for the units are prefabricated on site and can be assembled and hoisted in the elevator without the need for machinery, creating a self-build community

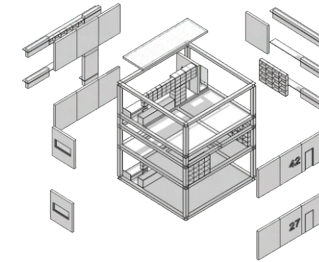
The top and bottom apartments as they grow fit into each other as interlocking shapes where voids become outdoor public and semi private spaces for use by residents

The modular aspects of the units allow for a negotiation of inside and outside creating spaces of of interaction and diversity in the different levels

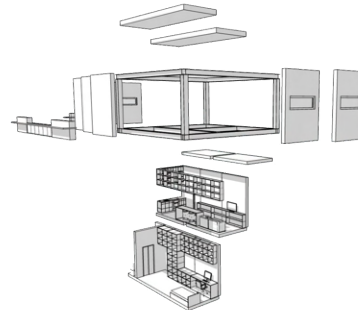
The public spaces follow the grid pattern and are wide and deep to accommodate light and flexibility in use and extension of units over time.



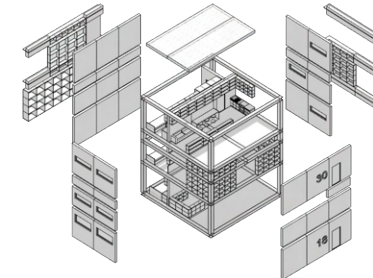
UNIT A (TOP)



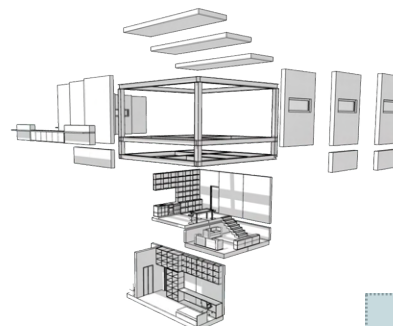
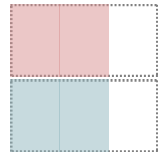
UNIT A (TOP)



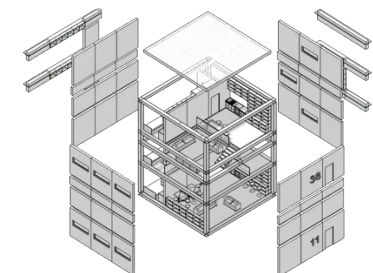
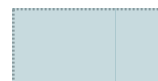
UNIT A+B (BOTTOM)



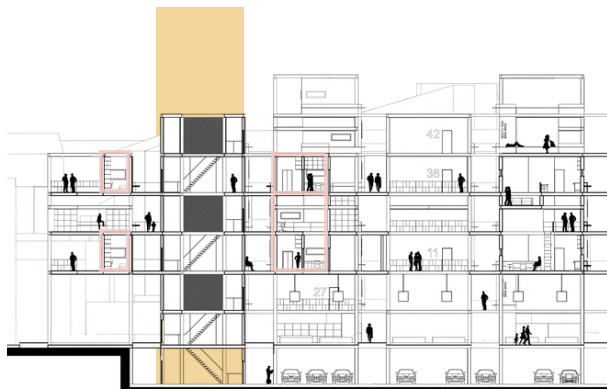
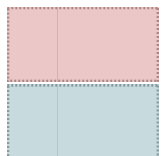
UNIT A+B (BOTTOM)



UNIT A+B (BOTTOM)

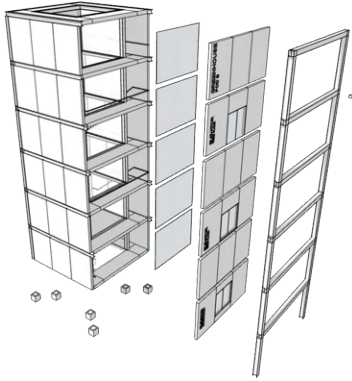


UNIT A+B (BOTTOM)

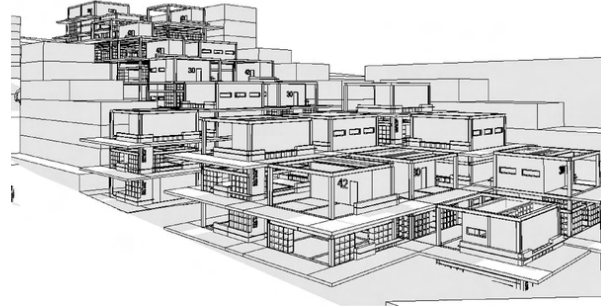


# Transitional Housing Typology

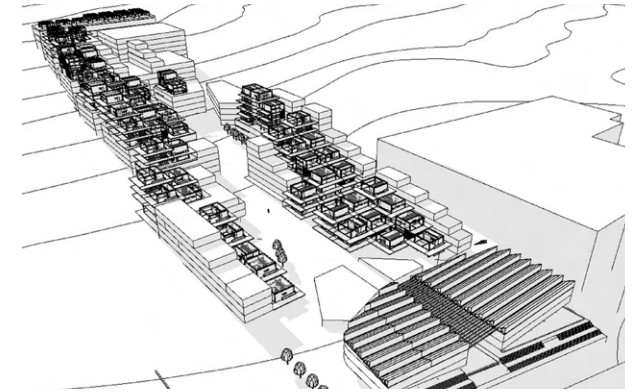
## INCREMENTAL & SKILLS BUILDING



(Author 2023)



(Author 2023)



(Author 2023)

### SPATIAL ORDERING INFRASTRUCTURE

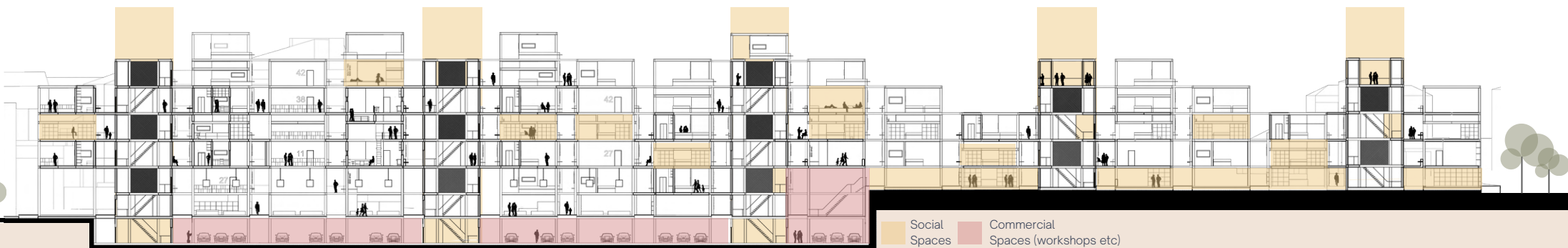
Circulation is located in the wayfinding towers for easy identification and fire escape and movement in case of fire. The units being staggered create possible confusion. A grid pattern with circulation towers are placed in a sequence to allow for wayfinding. The polycarbonate allows them to glow as lanterns at night to be used as public spaces.

### INDOOR - OUTDOOR GROWTH NEGOTIATION

The incremental self-build aspect allows for the spaces to increase as the household becomes more able to afford. The flexibility also allows for the indoor and outdoor spaces to be negotiated by the user, creating interesting and diverse spaces on each level.

### VERTICAL STREETSCAPE

The modular aspects of the units allow for a negotiation of inside and outside, creating spaces of interaction and diversity at different levels.

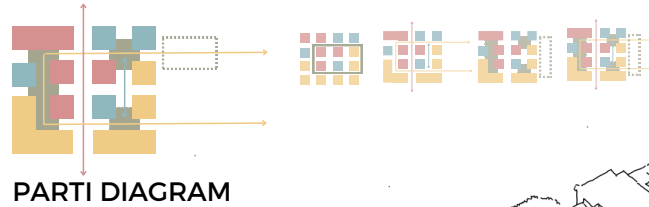


### LATERAL COMMUNITY, VERTICAL CITY

The section spaces are elevated to allow for the safety of residence on the ground floor and is used as a social space for informal trade and markets by the residents to make use of skills to earn a living due to the lack of employment in the area.

# Transitional Housing Typology

## PINE ROAD PRECINCT

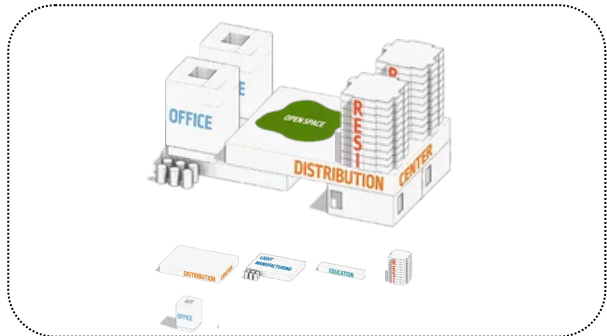


### CITY OF CAPE TOWN SYNTAX APP

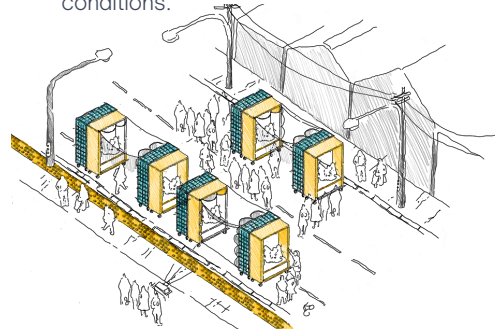
The syntax app is simulated in action as one responds to the activation of the location on their smartphone.

### PINE ROAD PRODUCTION INDUSTRIAL NODE

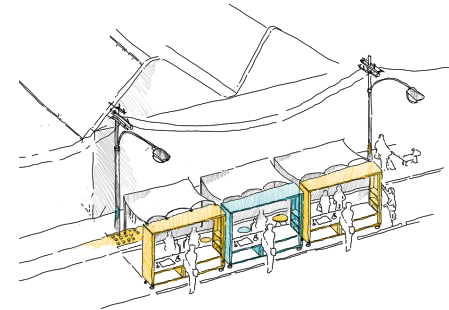
Pine Road is re-imagined using the livelihood and housing delivery framework as a mixed market development with the transitional housing element integrated into it. The modular aspect of the housing allows it to be distributed at different parts of the site to respond to site conditions.



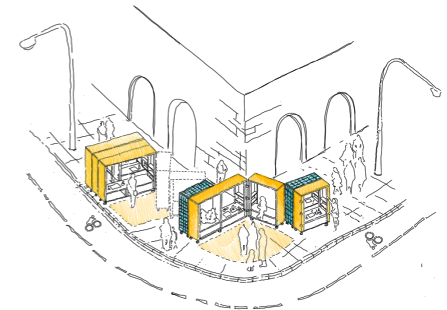
**INNOVATION ECOSYSTEM**  
This development is oriented around the process of designing, manufacturing, and distributing goods.



**STREET MARKET PRESET**  
The 3rd space panels that residents of the transitional housing may purchase and own as part of their incremental building extension plans can use the 3rd spaces as placemaking tools for various activities integrating with existing trade carts used by informal traders.



**POP UP PRESET**



**MULTI FUNCTIONAL PRESET**

# How To Handbook

## HOW TO HANDBOOK - ROLE PLAYING STAKEHOLDERS

### INTRODUCTION



Hi! so you're trying to deliver Affordable Housing, specifically Transitional Housing in your City?

Great! lets find about a bit more about you...

### A



#### MUNICIPALITY



##### ROLE

The affordable housing shortage not only for transitional housing but the need for a transitional housing model that responds to the nature of the problem of housing within the South African context and incorporates the strong social development orientation



##### APPLICATION

This handbook is intended to assist in guiding the City on how to best utilize the **state owned land** in Woodstock/Salt River/Observatory to **deliver transitional housing** as well as develop the **livelihood framework** that allows other stakeholder to participate through public and private means in providing this essential housing.



##### DELIVERY

Through releasing of state owned land in well-located areas close to economic opportunity for development including implementing the Livelihood framework to support residents of low & inconsistent incomes in the housing

### B



#### PROPERTY DEVELOPER



##### ROLE

Currently there is an inability to fill new social housing development. By delivering Transitional Housing as part of a larger Social Housing development with mixed use and income component through the **Livelihood Framework** Social Housing Institute can create a sustainable pipeline of residents through transitional housing to social housing!



##### APPLICATION

This handbook is intended to assist you in developing **consumption & production mixed use developments** within the neighbourhoods of Woodstock/Salt River/Observatory that take advantage of the location to blend **small scale manufacturing** with residential and office components.



##### DELIVERY

Through the private market as part of Inclusionary Housing or as an SHI as part of a larger mixed use development incorporating transitional housing

### C



#### NON PROFIT ORGANIZATION



##### ROLE

NGO's have engaged in addressing the affordable housing shortfall by operating transitional homes via the private market which serves as a vital part of the pathway from homelessness to independent living. If you're an NGO bridge the gap by providing housing through the **Livelihood Framework!**



##### APPLICATION

This handbook is intended to assist you in the successful development of **Transitional Housing** within the neighbourhoods of Woodstock/Salt River/Observatory by guiding you in how to select and develop your housing so as to support the essential **livelihood strategies** of your future residents!



##### DELIVERY

Through the private market by renting available and affordable rental stock for those intending to help or purchasing a house that will be used as form of transitional housing

OR

OR

# How To Handbook

## THE MUNICIPALITY

### LETS GET STARTED

As the municipality it is important to realize that delivering transitional housing is more than just the building & requires you to set up a framework for creating a public environment that will support the future recipients of this housing, lets show you how!



### MUNICIPALITY

#### ESTABLISHING THE LIVELIHOOD FRAMEWORK

As the Municipality there are 2 approaches that are required and within the state powers.

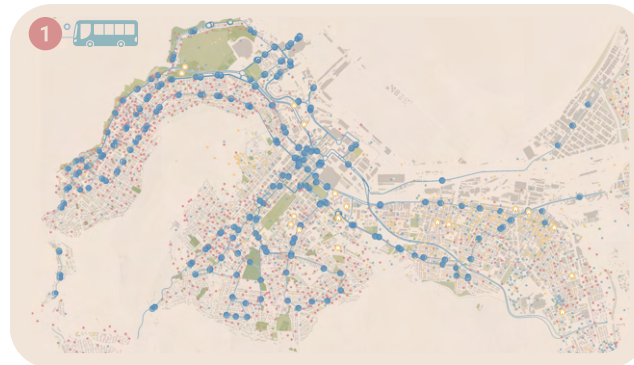
- Release state owned land public for Transitional Housing
- Establish the Livelihood Framework to allow Multiple Stakeholder both public and private to participate in providing transitional housing.

#### 1 IDENTIFY SOCIO-ECONOMICALLY DIVERSE NEIGHBOURHOODS

these provides a more socioeconomically diverse socio-spatial context allowing for a multiplicity of diverse social and economic public spaces that cater to a wide spectrum of users and residents.

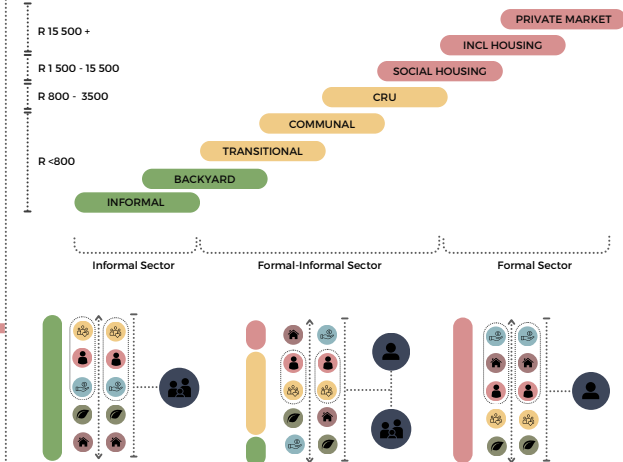
#### 1 ESTABLISH PUBLIC TRANSPORT NETWORK

A MyCiti public transport network that extends the mobility and accessibility of residents to key economic areas of opportunity is essential in providing .



### i HINT

Implementing transitional housing requires a neighbourhood have a high level of socio-economic acultural diversity. When assessing whether a neighborhood is suited for this framework the effective integration of **transitional housing** relies on the ability of the neighbourhood to cater for a diverse range of socioeconomic groups, which translates to a neighbourhood that has a balance of both formal and informal sector activity. A necessity for supporting vulnerable groups within this particular socio-economic bracket



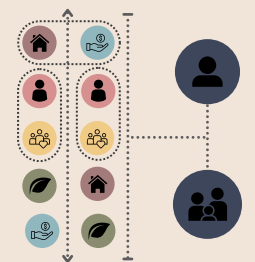
### i HINT

Neighbourhoods that lack this socio-economic & cultural diversity produce a public and private urban environment that reflects the needs of that socio-economic group as a form of market response (Woolworths vs Shoprite) creating an exclusionary environment not conducive to integrating transitional housing



Woodstock/Salt River  
2,400/km<sup>2</sup> . 15,922 . 5,85 km<sup>2</sup>

New Residents of transitional housing can and should leverage on their newly acquired physical asset to conduct home-based enterprises as a form of supplementing the income for building maintenance and



# How To Handbook

THE MUNICIPALITY



MUNICIPALITY

## 1 IDENTIFY PUBLIC NEIGHBOURHOOD STREETS

Identify using the methodology in this handbook where the geographical limits of each district in your neighbourhood are to determine where the edges of 2 or more districts meet, this will reveal the most public of streets in your site. Select the most appropriate to start creating a public street web!

## 1 CONNECT TO EXISTING COMMERCIAL STREETS

Ensure that the public space streets you select connect to existing commercial streets in the neighbourhood. This establishes a chain of key activity nodes of social and economic opportunity where streets as public space provide accessibility to holding area's that hold activities that are socially valued by all members of the society

## 1 LEVERAGE NMT INFRASTRUCTURE INTO SOCIAL INFRASTRUCTURE

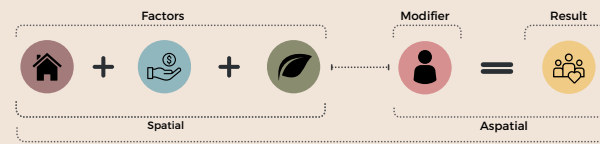
Ensure that an NMT infrastructure lane is connected to ensure mobility for most vulnerable but also to allow the space to be appropriated as social infrastructure.



1

## i HINT

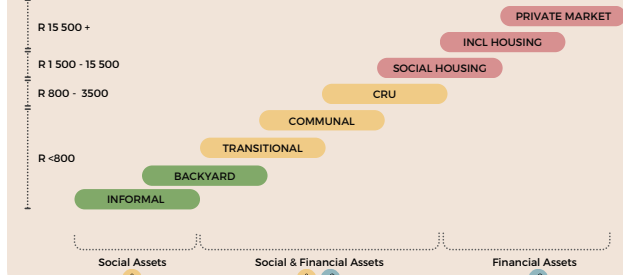
The most successful public social spaces are a combination of identifying and taking advantage of Public, Financial and Natural Assets that are available on these most public streets within your neighbourhood. Keep these in mind.



1

## i HINT

Remember vulnerable communities within the affordable housing ladder rely on opportunities in public spaces for healthy social life and making a living so make sure to create this network of flexible public social spaces produce economically conducive spaces.



1



## i HINT

leverage or develop & and apply the 3 Design Principles in this handbook to create an NMT infrastructure network that can double as social infrastructure!



Spatial Interface



Communication Interface



Infrastructural Interface

# How To Handbook

## THE MUNICIPALITY



### MUNICIPALITY

#### 1 IDENTIFY MISSING LINKS THAT ARE REQUIRED TO COMPLETE YOUR PUBLIC STREETS WEB

Streets that do not connect back into a neighborhood commercial street or other identified public streets space network need to be highlighted in order to identify opportunities to complete the web.

#### 1 IDENTIFY LINKING PUBLIC ASSETS TO COMPLETE WEB

Incomplete Districts have key assets that can be leveraged for development in order to complete your public streets web using the 3 Design Principles of an Enabling Livelihood Framework

#### i HINT

Incomplete Districts rely on necessary activity as key motivators for isolated forms of mobility and activity within a district around certain Key Financial, Natural & physical assets (work, shopping or home). These Key Assets should be developed as catalytic sites to anchor points using the 3 design principles for them to work as linking assets.

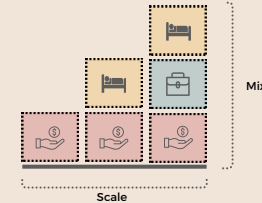


#### i HINT



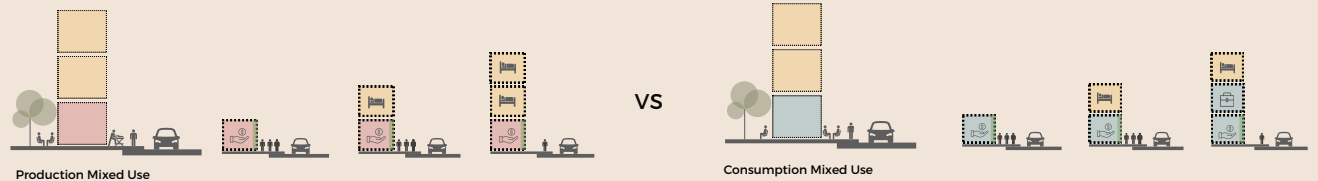
#### i HINT

Vacant State Owned Sites should be the first priority in acting as linking nodes being developed for affordable housing along the industrial mixed use method in the handbook.



#### 1 LOCATION DETERMINES TYPE OF MIXED USE DEVELOPMENT

Home-based Enterprises are the key to supporting the livelihood strategies of residents in Transitional Housing, a mixed use development is ideal for creating nodes that attract activity at different scales. If located at an activity corridor a consumption based mixed use is best as it takes advantage of the foot traffic. If located at a mobility corridor a production based mixed use will draw activity through office and industrial workshops provided



# How To Handbook

## PROPERTY DEVELOPER

### LETS GET STARTED



Hi, Before we get going ensure your neighborhood has a Livelihood Framework in place to support your development or redevelopment and then follow the steps in this guide! Lets get started!



### PROPERTY DEVELOPER

#### ITS ABOUT LOCATION AND MIX USE DEVELOPMENT

If you're looking to provide Transitional Housing in Woodstock/Salt River/Observatory through the private property market, you can do this in one of 3 ways:

- Redevelop an Existing Site
- Purchase & Develop Vacant Land for Sale
- Purchase & Adaptive Reuse of an Existing Industrial Building

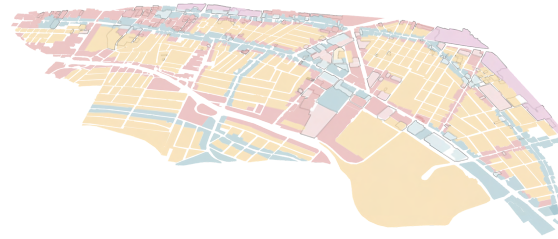
#### 1 LOCATE YOUR INTENDED SITE WITHIN THE DEVELOPMENT MAP

The Use Development Map indicates the composition of uses your development should take in order to support itself and the livelihood strategies of your future residents

#### 1 FOLLOW THE GUIDE ON HOW TO DEVELOP INDUSTRIAL BUILDING

Section 26 and 28 of Chapter 2 of the constitution outlines that access to housing is a right for all South Africans (The Constitution of the Republic of South Africa, 1996).

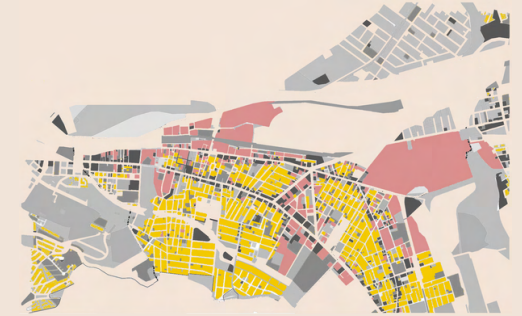
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Production - Consumption - Housing

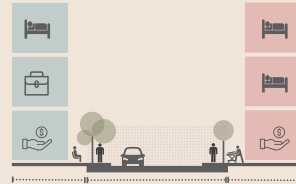
### HINT

There is a large Industrial building stock in Woodstock/Salt River/Observatory which is a prime opportunity for redevelopment. Industrial Zoning (IZ) allows for mixed use development at lower rates

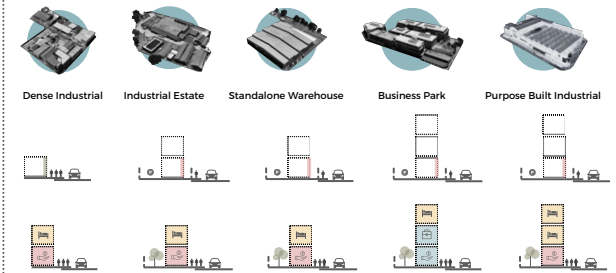


### HINT

Take advantage of complementary uses, always develop a site in relationship to the activity across it, developing a site along consumption - production relationship ensures 24 hours of activity that supports each other through the day.

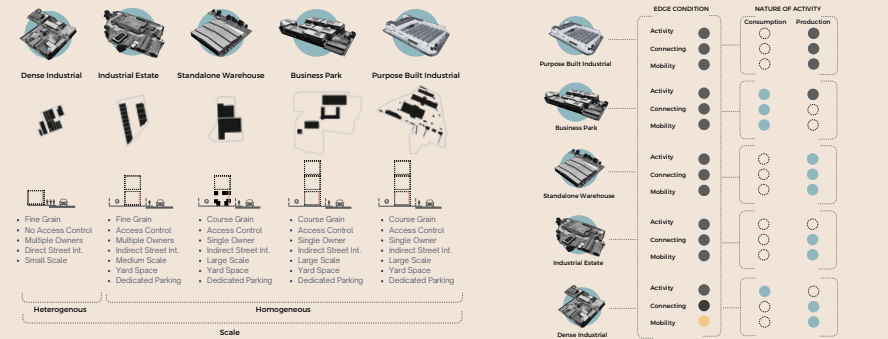


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### HINT

Use the guide on the right to follow how to treat industrial building conversions, according to their typology and relationship with the street edge. These will allow your development to take advantage of existing conditions (consumption mix) or act as a catalyst for activity and development along the edge and its immediate surrounds. This is dependent on the scale the site or existing building provides.



# How To Handbook

## NON PROFIT ORGANIZATION

### LETS GET STARTED

Hi, Before we get going ensure your neighborhood has a **Livelihood Framework** in place to support your transitional housing development or redevelopment and then follow the steps in this guide! Lets get started!



### NON PROFIT ORGANIZATION

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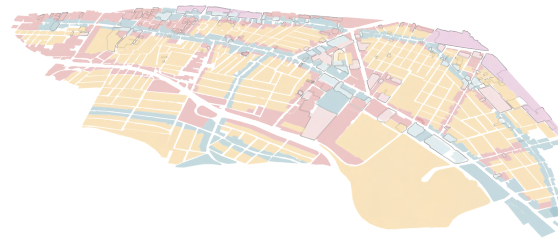
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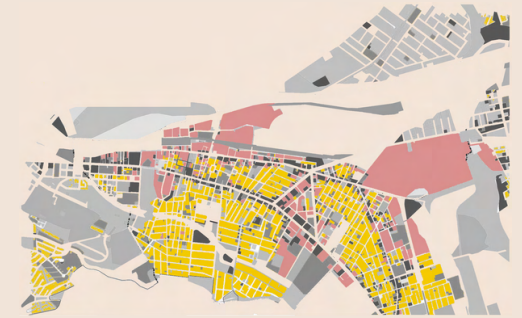
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Production - Consumption - Housing

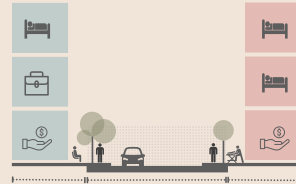
**HINT**

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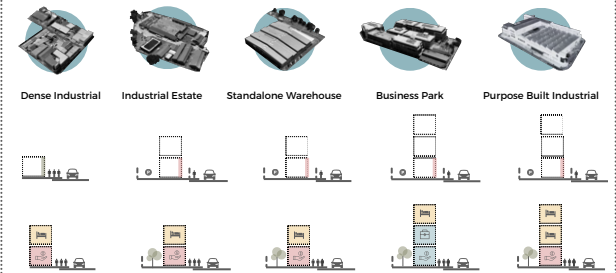


**HINT**

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**HINT**

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	EDGE CONDITION	NATURE OF ACTIVITY
<b>Dense Industrial</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Industrial Estate</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Standalone Warehouse</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Business Park</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Purpose Built Industrial</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Purpose Built Industrial</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Business Park</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Standalone Warehouse</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Industrial Estate</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●
<b>Dense Industrial</b>	Activity: ● Connecting: ● Mobility: ●	Consumption: ● Production: ●

Scale	Characteristics
<b>Heterogenous</b>	<ul style="list-style-type: none"> <li>• Fine Grain</li> <li>• No Access Control</li> <li>• Multiple Owners</li> <li>• Street Street Int.</li> <li>• Small Scale</li> </ul>
<b>Homogenous</b>	<ul style="list-style-type: none"> <li>• Fine Grain</li> <li>• Access Control</li> <li>• Multiple Owners</li> <li>• Indirect Street Int.</li> <li>• Medium Scale</li> <li>• Yard Space</li> <li>• Dedicated Parking</li> </ul>
<b>Homogenous</b>	<ul style="list-style-type: none"> <li>• Course Grain</li> <li>• Access Control</li> <li>• Single Owner</li> <li>• Indirect Street Int.</li> <li>• Large Scale</li> <li>• Yard Space</li> <li>• Dedicated Parking</li> </ul>
<b>Homogenous</b>	<ul style="list-style-type: none"> <li>• Course Grain</li> <li>• Access Control</li> <li>• Single Owner</li> <li>• Indirect Street Int.</li> <li>• Large Scale</li> <li>• Yard Space</li> <li>• Dedicated Parking</li> </ul>

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## PLAGIARISM

I know that plagiarism is wrong. Plagiarism is to use another’s work and pretend that it is one’s own.

I have used the APA convention for citation and referencing. Each contribution to, and quotation in, this project from the work(s) of other people has been attributed, and has been cited and referenced.

I declare that this project is my own work and I have not allowed, and will not allow, anyone to copy my work with the intention of passing it off as his or her own work.

SIGNATURE

Ayanda Made  
MDXAYA002

Signed by candidate

## ETHICS CLEARANCE



2023/06/06

EBE/00197/2023

RE: Research Ethics Committee Project Approval Letter

Dear Ayanda Made,

Your application for ethics review of your project titled

Lateral Communities, Vertical Cities - Understanding the nature of the livelihood strategies utilized by former residents of Pine Road informal settlements into the Pickwick transitional housing development.

has been reviewed and evaluated by the

Engineering & Built Environment Committee.

You may proceed with your research project titled:

Lateral Communities, Vertical Cities - Understanding the nature of the livelihood strategies utilized by former residents of Pine Road informal settlements into the Pickwick transitional housing development.

Please note that should:

- (i) any serious or adverse effects to participants occur and/or,
- (ii) aspect(s) of your current project change and/or
- (iii) any unforeseen events that might affect continued ethical acceptability of the project occur then you should immediately report this to the approving REC. You may be required to submit an amendment to this application, in order to determine whether the changed aspects increase the ethical risks of your project.

Based on the information supplied your application has been successful and is approved.

Please note the following additional conditions associated with this approval:

- (i) The applicant mentions that the benefits of the research will be shared equally with the research participants due to the co-productive nature of the research. However, the co-productive element is not described or explained in any detail. The applicant should make this more explicit, given the claim that the benefits would be equally shared. The research is approved, but please do discuss this aspect with your supervisor.

Regards,

Engineering & Built Environment Committee.

SIGNATURE

Ayanda Made  
MDXAYA002

Signed by candidate