

# Just transitions: a view through housing

Spatial Transformation Seminar

3 September 2020

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Photo by Clive Hassall



# Balancing justice & sustainability



Photo by Christina Culwick Fatti

Gauteng faces the real challenge of realigning its development trajectory towards environmental sustainability, while reducing poverty and inequality: in short, transitioning towards a just sustainability.

	Unjust	Just
Unsustainable		
Sustainable		



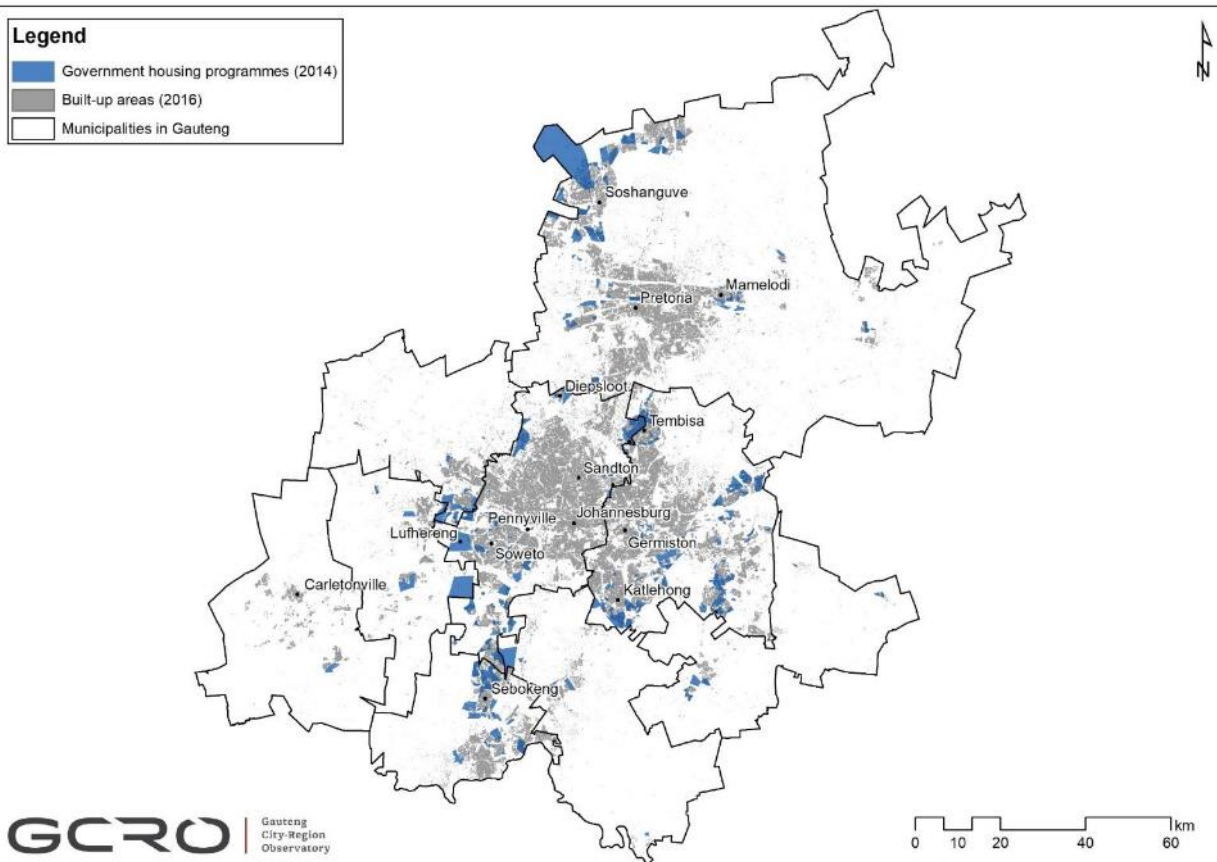
# Just and sustainable government housing

## Just and sustainable housing

- Need to look beyond improvements living conditions, including access to social services and economic opportunities
- Access influenced by housing location & form
- **Infill vs urban expansion**
  - not as clear cut as many would argue in terms of furthering justice & sustainability
- Urban development outcomes can be contradictory & is not constant across different considerations

Housing that **improves quality of life** of the poor, through providing adequate shelter and basic services, and **enabling access** to amenities and economic opportunities, while **minimising** the direct and indirect **environmental impacts** (e.g. resource & land consumption, waste production)

# Assessing justice and sustainability



Data source: Gauteng Dept of Human Settlements (2014)

Map by Christian Hamann, 2018

- Quality of Life V (2017/18) survey
- Resident interviews in Pennyville & Lufhereng (2019)
- **Proxies for justice**
  - Access to shelter and basic services
  - Access to amenities
  - Access to job opportunities
  - Quality of life
- **Proxies for sustainability**
  - Efficient resource & land consumption
  - Short trip distances

*A model of increased urban sprawl is fundamentally at odds with the urban sustainability agenda: making a determined effort to arrest urban sprawl and limit further marginalisation of poor communities is best dealt with by a more cogent spatial strategy of compact complexity*

GSDf p142

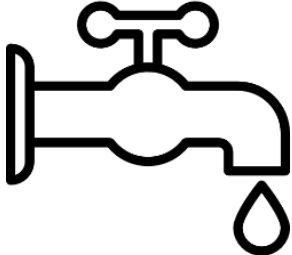
# Pennyville & Lufhereng

Access to basic services before and after



37%

lived in a formal dwelling



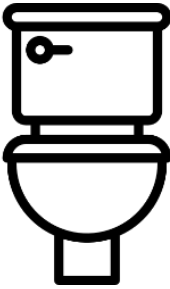
50%

had water in dwelling / yard



45%

had electricity



30%

had access to a flush toilet



100%

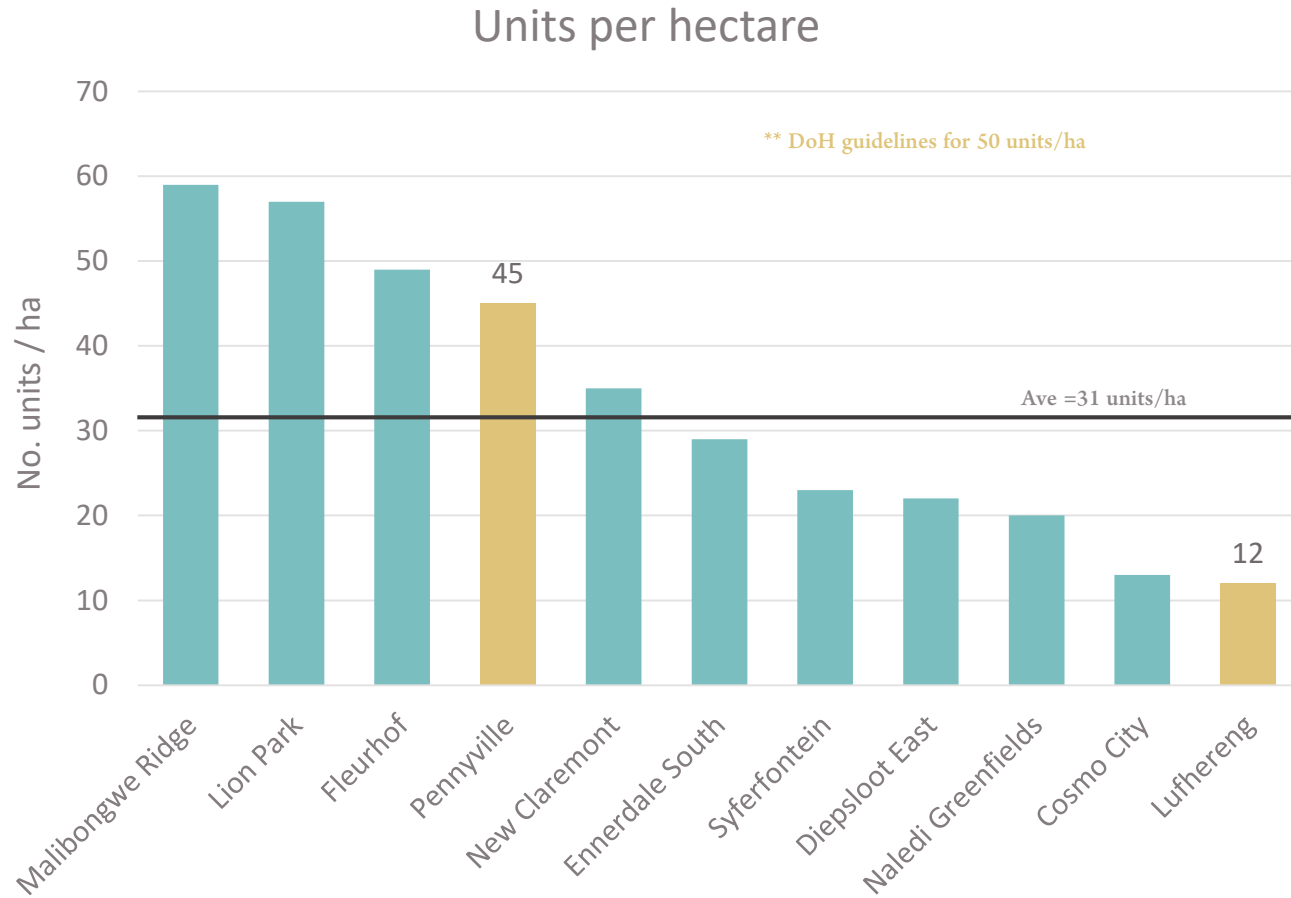
Increased resources consumption with better access to services

But how efficient are housing developments?



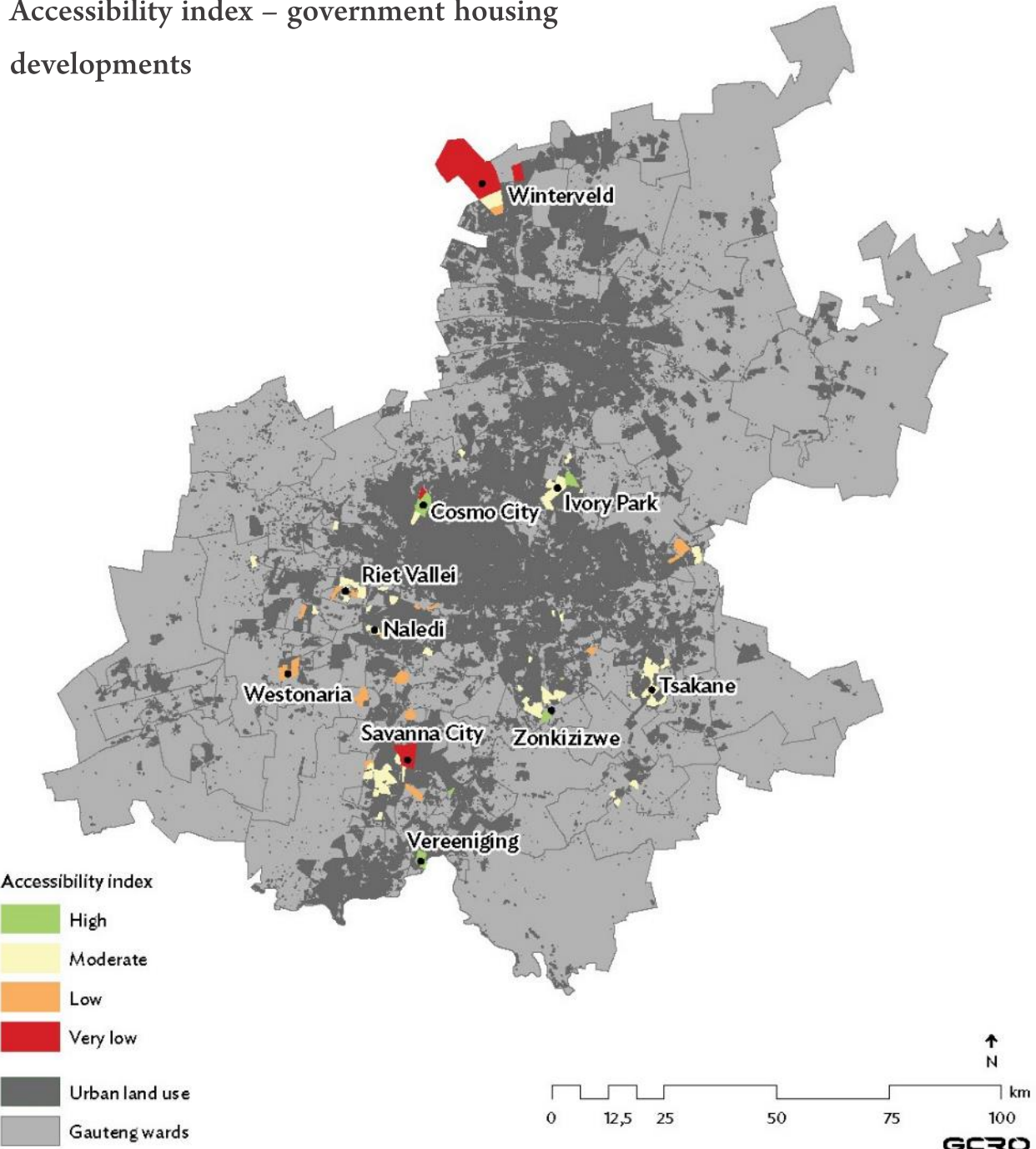
# Land use efficiency

Housing developments in Johannesburg – an indicative look



How does form influence access to services & opportunities?

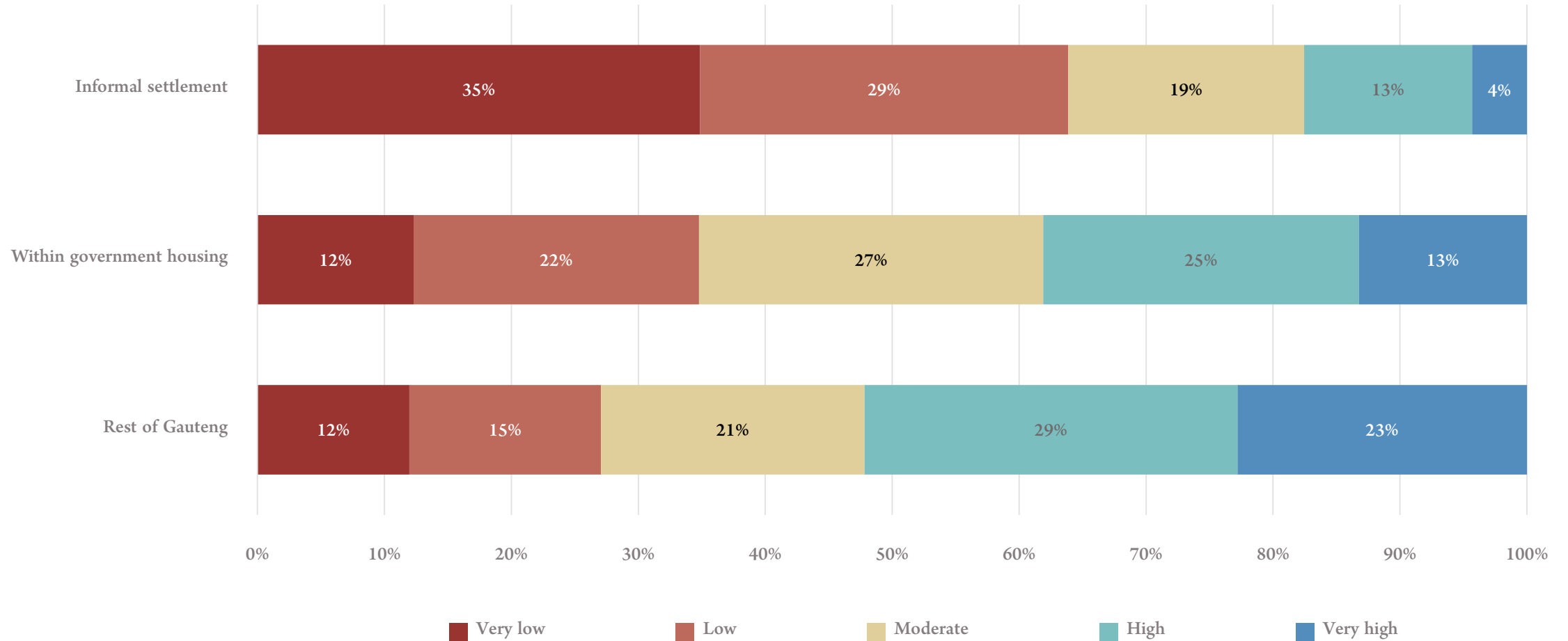
# Accessibility index – government housing developments



Accessibility index variables	
Somewhere to buy groceries	< 15 min walk from home
Financial services/banks	< 15 min walk from home
Internet café	< 15 min walk from home
Business services (printing, photocopying etc.)	< 15 min walk from home
Post office	< 15 min walk from home
Park or green space	< 15 min walk from home
Library	< 15 min walk from home
Most frequent trip	< 30 mins
Public transport	< 20 min walk from home
Trip to school	< 30 mins
Live in area because close to schools or work	
Public schools in their area	
Government health services in their area	

# Comparing access to services and amenities

Accessibility index categories [QoL V (2017/18)]

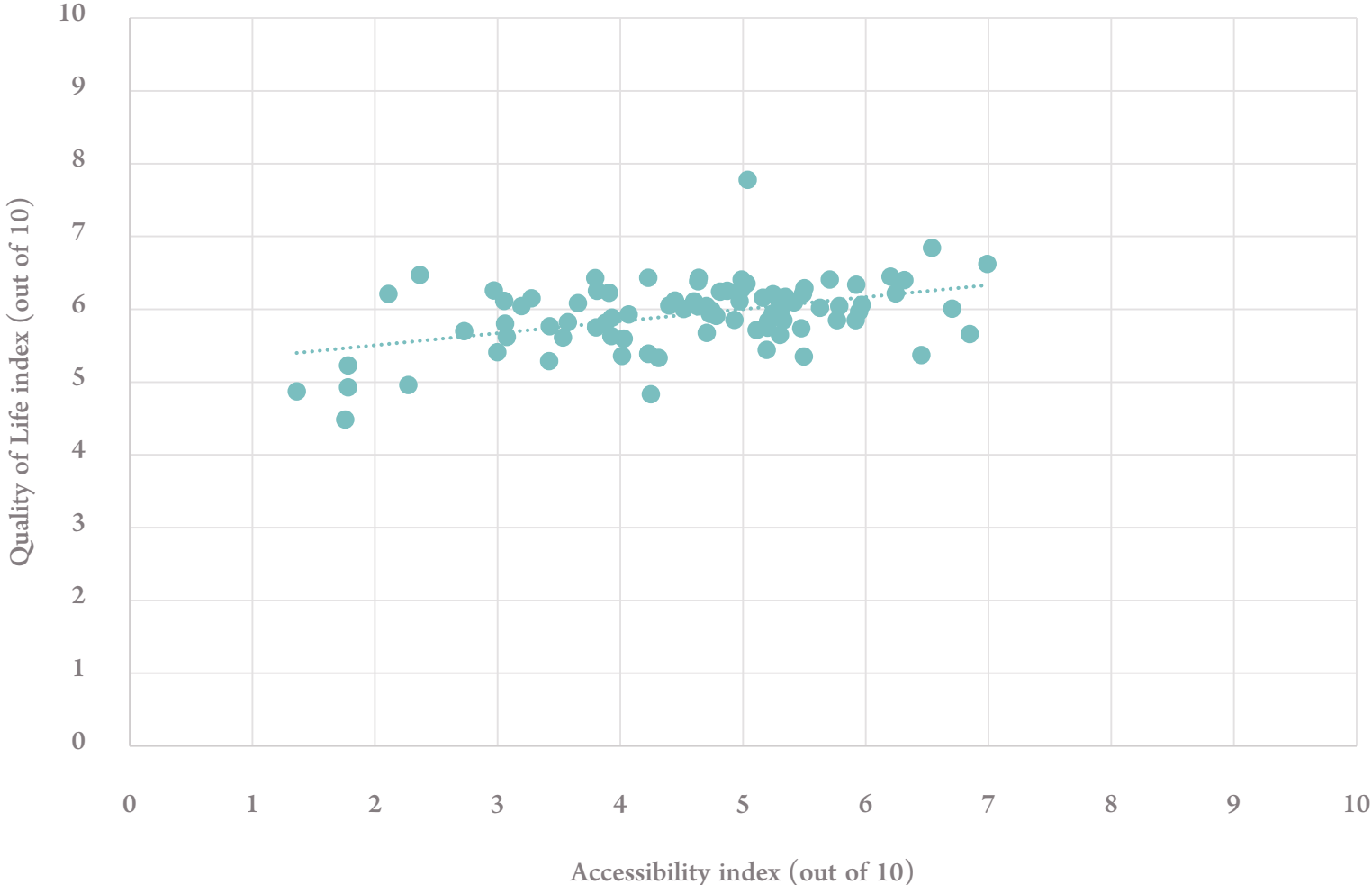




# Quality of life & accessibility

Quality of Life V (2017/18) survey

Government housing developments



# Access to services and amenities

“it’s hard to get things from Lufhereng”

“schools are very far”

Pennyville respondent

“everything you need is just around and it’s not far from town”

Pennyville respondent

“you waste that small amount of money you have looking for  
money”

Lufhereng respondent



Photo by Clive Hassall

# Access to economic opportunities

Quality of Life V (2017/18) survey

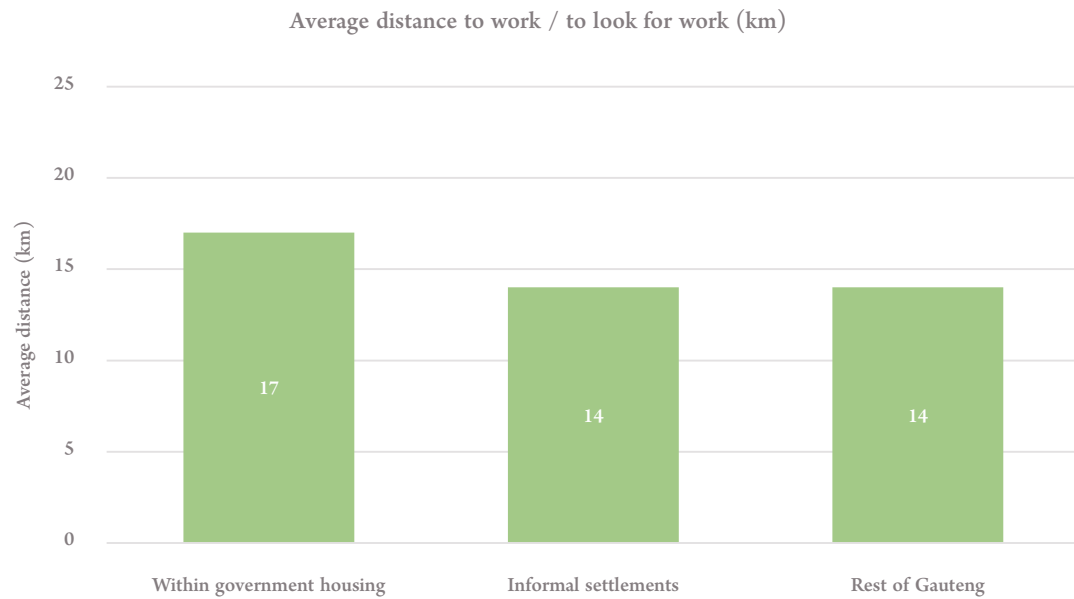
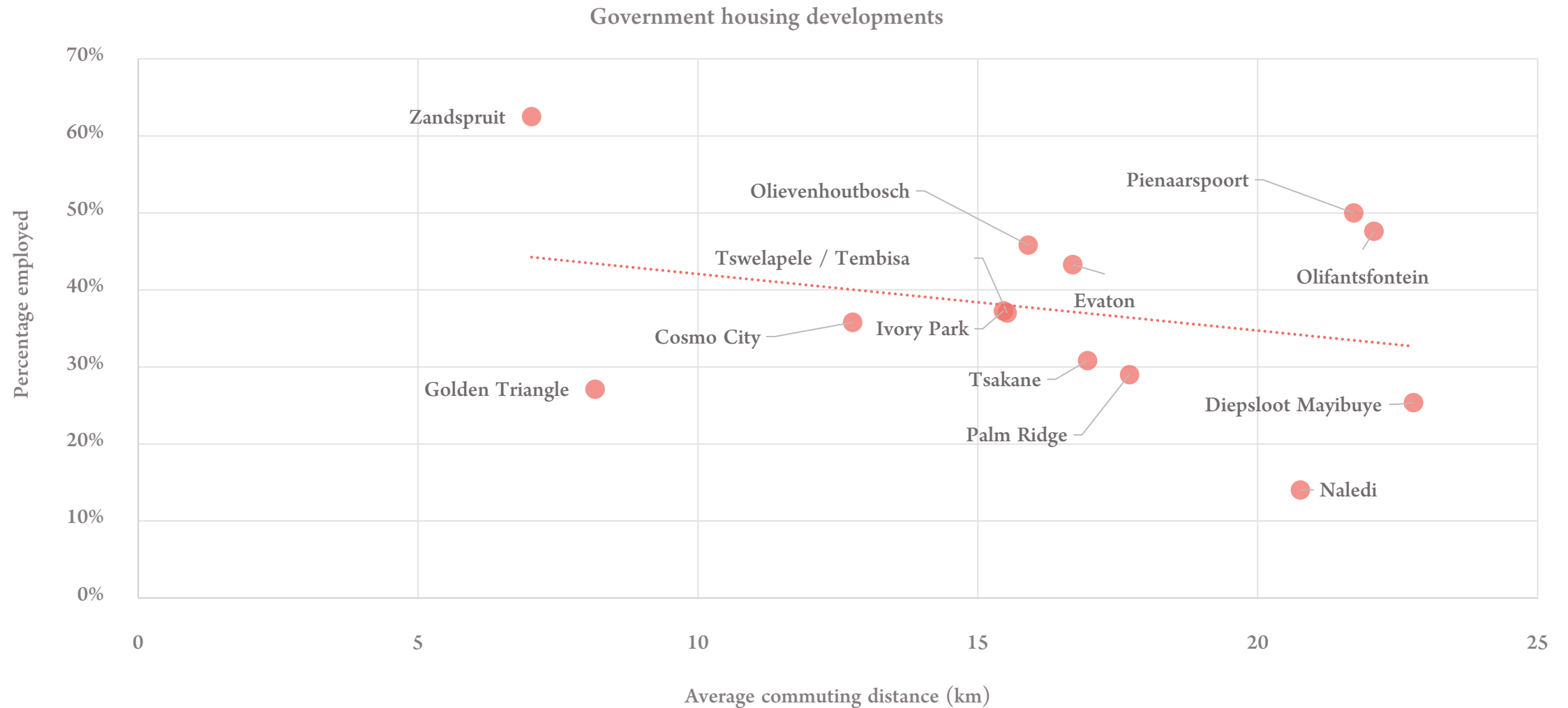


Photo by Christina Culwick Fatti



# Employment and commuting distance

Quality of Life V (2017/18) survey



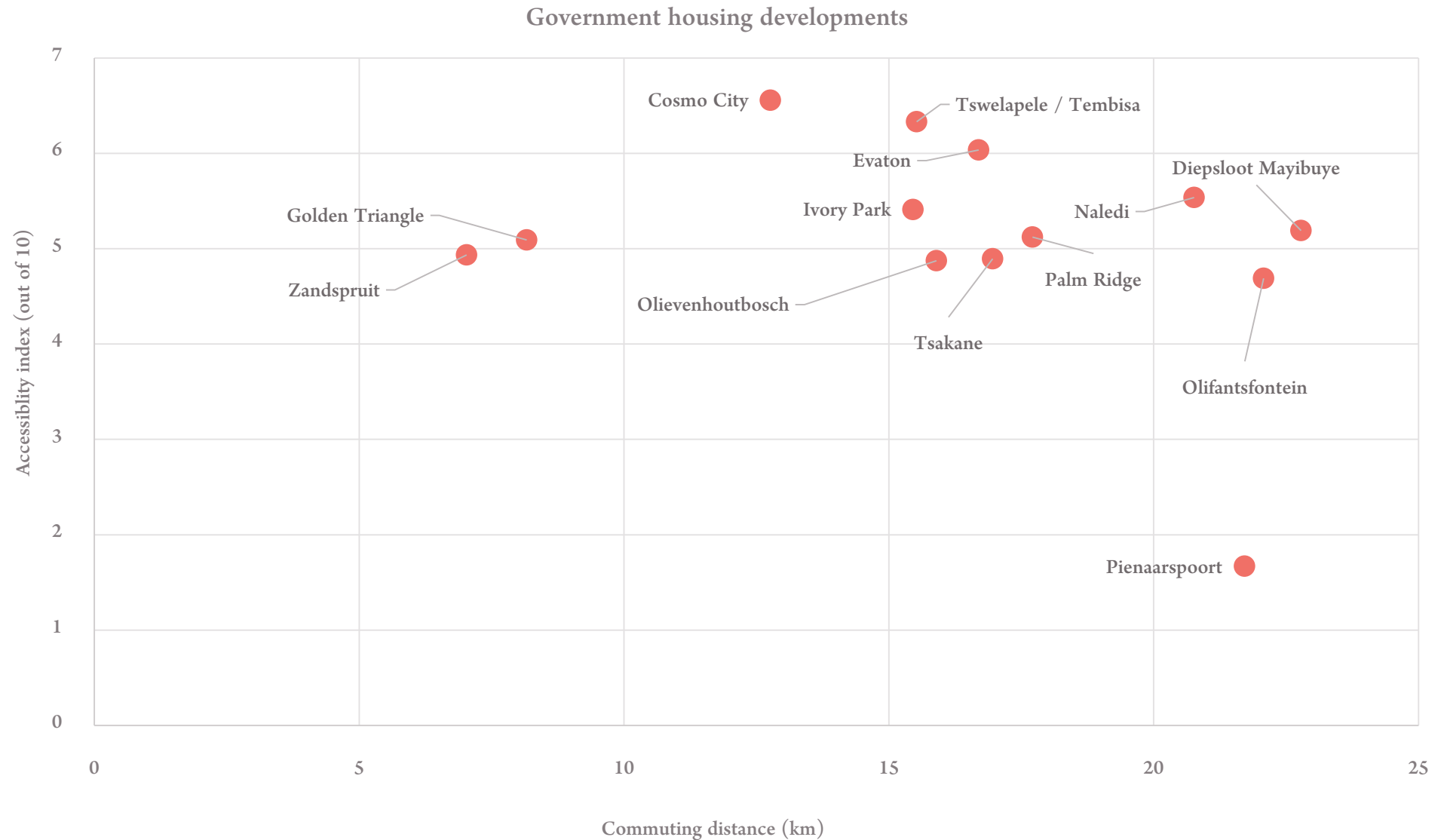
# Quality of life & commuting distance

Quality of Life V (2017/18) survey



# Accessibility and commuting distance

Quality of Life V (2017/18) survey





# Conclusions and considerations

- Government housing has improved access to dwelling and basic services but increased resource consumption & land transformation
- Although government housing has better overall access than informal settlements, poorly located with regard to economic opportunities
- Well-located housing is assumed to align sustainability and justice goals, but the data reveals more complex results
  - **Well-located is not a single thing**
- **Proximity to job opportunities is correlated to employment but not higher quality of life.**
- Possible to live 'good life' on periphery, but developing in these areas has high risk of limiting employment & access, and increasing environmental consequences
- Future research – temporal assessments - tracking conditions before & after



Photo by Clive Hassall

# Thank You

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