INFORMAL SETTLEMENT CONTEXT

- Global South Cities- fast growing, poorly planned, badly managed, inadequately resourced
- Often form on the outskirts of major cities, such as Cape Town and Johannesburg
- 20% of the City of Cape Towns (CoCT) residents live in informal housing
- Living conditions often rundown in unstable shelters with floor area less than 20 square meters
- Structures commonly built from: scavenged materials- corrugated iron, plastic, cardboard
- Current housing deficit around 345,000

“INFORMAL SETTLEMENT- AN AREA WHERE GROUPS OF INFORMAL DWELLINGS THAT OFTEN DO NOT MEET BASIC BUILDING SAFETY STANDARDS, SUCH AS WOOD AND IRON STRUCTURES, HAVE BEEN CONSTRUCTED ON LAND THAT THE OCCUPANTS HAVE NO LEGAL CLAIM TO, OR OCCUPY ILLEGALLY”
Southern Corridor Integrated Human Settlements Programme (SCIHSP)

- CoCt and the Department of Human Settlements (DHS) working jointly to plan SCIHSP
- Program will redevelop 27 informal settlements
- Seeks to improve living conditions of 2 major clusters near the airport—“The Airport Precinct”
- Settlements have priority due to age, size, density, services, and health and safety
Kosovo Informal Human Settlement

Location: Within the Cape Flats west of the Cape Town, South Africa Metropolitan Area, in the Phillipi Township
History

Originally settled in 1998
One of the oldest and most dense informal human settlements
Residents moved here in search of new economic opportunities and a better life.
Kosovo Context

- Population: Approximately 26,000 people within 6,500 households, an average of 4 people per household
- Area: 28 hectares
- Demographics: 98% Black Africans, 62% between 21-40 yrs old
- Income: estimated more then 75 % of the population earn less then 1,600 South African Rand, ~ 115 USD a month
SITE

- Land Area: 2 Hectares
- Western section on the Kosovo site
- Includes the main access road in and out of the community
- Housing: ~225-250 units
COMMUNITY CHALLENGES AND NEEDS

Challenges:
- Overcrowding
- High water table and flooding
- Poor soil conditions
- Wind driven winter rain
- Sandstorms and high summer temps
- Fire destruction
- Safety and security
- Poverty and hunger
- Waste pollution

Needs:
- Decreased crowding
- Suitable and safe housing structures
- Effective infrastructure for waste disposal and removal
- Minimum to no resident displacement
- Prioritized pedestrian routes
- Mitigation of destruction from fires and flooding
- Mixed-use development
- Increased economic development and employment
**Redevelopment Goals**

- Sustainable housing and use of local materials
- Housing units that have 1:1 water and sanitation services
- Varying plans for differing family size with room for growth and expansion
- Meet existing on site housing needs
- Reintroduction of local urban agriculture
- Increased job opportunities and development/housing ownership
Design Approach

Create an integrated and sustainable human settlement
- Extreme density lead to health and environmental safety issues
- Density and household spacing planned to allow connections and movement
Prioritize pedestrian vs vehicular movement, optimize lighting, utilize space for services, and allow for reintroduction of natural elements
Groups of 7 to create a shared courtyard while allowing for rotation and connection of groups to meet and form a larger open public green space to be utilized.
Stacked commercial and residential units define the main transit route, populating with economic opportunities and creating connections.
Sustainable Application and Practices

- Think Small - use fewer resources
- Focus on solar orientation - plan and arrange to maximize solar gain when appropriate
- Keep your cool - proper insulation, natural venting
- Use local materials - natural and recycled
- Build to last - solid structures not quick builds
- Create community shared spaces - save space, share common areas and facilities
- Grow local food - improves quality of life, increases resilience
Design Planning

5 key phases:
1. Site, land, and community understanding and analysis
2. Conceptual design
3. Schematic design
4. Design development
5. Creation of final documents
IMPLEMENTATION

12 phases

- Site split into 12 clusters
- Redevelop by cluster
- Clusters determined by immediate need, completion time, and availability of open space
  - While residents are displaced, can stay with neighboring families
  - Helps to minimize disruption and increase community cohesion
Outcomes

Development Challenges:
1. No community member displacement
2. Efficient economic and educational development opportunities
3. Suitable and safe housing structures

Connection to Sustainable Development Principles:
1. Plan for the numbers and space
2. Use local and recycled materials
3. Build to last

Community participation is key, provide them with resources to gain ownership with the redevelopment process
Challenges of Creating Sustainable Human Settlements

- Learning and development are essential - work with communities while creating
- Principles for designing sustainable settlements - settlements are living and evolving
- Appropriate densification - proper spacial planning and development
- Integration and mixed-use development - all services within a 15 minute walking distance
- Sustainable materials - local natural materials and recycled building materials
- Community participation and development - the residents need to be included in process

Informal settlement redevelopment provides a multi-dimensional challenge
The Future of Kosovo

- Deliverables, plans, objectives will move forward with designers, planners, and architects.
- 28 hectare site with a time-line of 6.5 years will require support from multiple agencies and stakeholders.
- Will work to meet the needs of the community and re-develop the settlement sustainability.
- DSA and CoCT will monitor the success rate based on elements such as: structure maintenance, sustainability of community gardens, business viability, and rates of unemployment.
Thank You