Land Use Changes along a Spine Road: Soshanguve Residents’ Use of Private Space

What land use activities do residents have in their private spaces along Aubrey Matlala activity spine and what are the implications for land management?

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Reabetswe Mashaba 861641

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October 2017
Declaration

I Reabetswe Mashaba, declare that this research report is my own work. It is submitted as a requirement for BSc Urban and Regional Planning Honours Degree. It is submitted to the Faculty of Engineering and Built Environment at the University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination to any other University.

Reabetswe Dricca Mashaba

October 2017
Abstract

From the late 1990s, townships have experienced substantial economic development. Townships have experienced increased spatial development and investments and housing is seen as an asset. This research report explores land use changes along a spine road, particularly in residents’ private space or properties. The research question addressed by this research report is; what activities are residents undertaking in their private space along Aubrey Matlala spine and what are the implications for land use management? The relevance of this research rises from the fact that it is undertaken in a peripheral township which has not been given much attention in literature.

This research is a qualitative research taken on the basis of a single case study. The research is aimed at exploring small-scale and often informal private developments, and associated activities that are found in residential properties. The research is undertaken in one of South Africa’s townships, Soshanguve and particularly along an activity spine, Aubrey Matlala Road.

The research investigates how residents along Aubrey Matlala road have attempted to maximize their assets and respond to socioeconomic opportunities that arise from developments. A related concern is the implications of these small-scale private investments in residential areas for land management in the context of post-apartheid spatial planning. South Africa’s changing landscape has not only had negative impacts on small-scale business activities, but has also provided opportunities that many residents have taken advantage of.
Acknowledgements

I would like to thank the Almighty God for giving me the strength, knowledge and wisdom and carrying out this degree. Thank you for your Grace and Mercy, surely there is nothing more to be grateful for than that.

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To Tebogo Solly Mashaba and Masetja Eva Mashaba, thank you for being the world’s number one parents, this one is for you!!
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List of Acronyms:

**BNG:** Breaking New Ground  
**CAHF:** Centre of Affordable Housing and Finance  
**CDB:** Central Business District  
**CoT:** City of Tshwane  
**DRDLR:** Department of Rural Development and Land Reform  
**ECDC:** Early Childhood Development Centres  
**GDED:** Gauteng Department of Economic Development  
**GVA:** Gross Value Added  
**HBB:** Home Based Business  
**IDP:** Integrated Development Planning  
**LUM:** Land Use Management  
**LUMS:** Land Use Management Scheme  
**NBR:** National Building Regulations  
**RDP:** Reconstruction and Development Programme  
**RSDF:** Regional Spatial Development Framework  
**SDF:** Spatial Development Framework  
**SMME:** Small, Medium and Micro Sized Enterprise  
**SPPLUMA:** Spatial Planning and Land Use Management Act  
**Stats SA:** Statistics South Africa  
**TUT:** Tshwane University of Technology  
**Wits:** University of the Witwatersrand
CHAPTER 1: Understanding the Broad Aim of Research
1.1 Background

Historically, residents’ use of space in townships was extremely circumscribed in urban areas and business activities were not permitted due to apartheid legislation (Pernegger and Godehart, 2007). However, despite these restrictions, small scale and often informal activities proliferated in order to serve residents’ immediate needs (e.g. taxis, spaza shops and taverns). In townships, town planning regulations and schemes have often not been strictly adhered to, and township realities have been poorly related to one another (Clacherty, 2011). More recently, efforts have been made to align and update town planning schemes and prepare Land Use Management Schemes that relate to overarching Spatial Development Frameworks, and are intended to manage and facilitate development rather than control it (Pernegger and Godehart, 2007). However, various zoning restrictions curtail certain activities which tend to hinder developments that can potentially improve residents’ lives.

1.2 Problem Statement

From the late 1990s, townships have experienced substantial economic development (Ligthelm, 2008). In the post-apartheid period, most townships in have seen an increase in public and private investment in the built environment. On the one hand, this has been due to the private sector recognition of the potential market that townships represent given townships increased consumer spending (Ligthelm, 2008). As a result, the private sector has made some inroads in some townships, and specifically relatively large retail developments. On the other hand, considerable public sector investment has been undertaken to correct the scars of apartheid and promote equity and inclusiveness in spatial developments. Clatcherty (2011) indicates that while public sector investment in townships has mainly focused on housing, infrastructure and social facilities to address historical backlogs, the state’s urban renewal programmes have attempted to promote economic development. Examples of public and private investments in urban townships include state subsidised housing projects and urban initiatives such as multifunctional nodes, transportation hubs and commercial and retail centres.

Both public and private investments have been the subject of a considerable amount of academic scholarships. Examples include how public investment in infrastructure influences private investment, and how private investment crowds out public investments. There have
been various critiques on both forms of investments including that they displace existing forms of land use activities and how they compete for the same resources (e.g. Infrastructure and services) (Erden and Holcombe, 2005). Decentralization of economic infrastructure (e.g. retail developments) has brought about patterns of intensified activities along spines in many settlements (Harrison et al., 1997). Retail developments in townships, in particular have come under scrutiny and been criticised for displacing existing activities, especially informal businesses (Ligthelm, 2008).

South Africa’s changing landscape, especially in townships has not only had negative impacts on small-scale business activities, but has also provided opportunities that many residents have taken advantage of. The extension of home ownership, in particular, has created some opportunities. While the rollout of low density subsidised housing has raised much concern (Carney, 1999), it has also meant homeowners have a physical asset that can be used for other activities such as income generating activities. The occurrence of new developments in townships tends to alter people’s private use of land and residents tend to use land in response to their surroundings (Adatia, 2010). Most land use activities (e.g. backyard shacks, spaza shops, taverns) that occur in township areas are homeowners’ establishments and mostly income generating activities, land as a physical asset has taken the form of rental accommodation, home-based business and other activities.

Therefore, it would be interesting to explore how homeowners themselves have invested in the township’s built environment, how they have attempted to maximize their assets, and how they have utilised their private space to these ends. It is also important to consider how homeowners utilise their private space in close proximity to the larger-scale public and private sector developments that have been occurring in townships. A related concern is the implications of change in land use from purely residential to mixed use, especially along a spine road. Also, implications for land management in the context of post-apartheid spatial planning.

1.3 Aims and Objectives

This research intends to explore the small-scale and often informal private developments, and associated activities that are found in residential properties in one of South Africa’s peripheral townships. This research seeks to explore the ways in which homeowners are
responding to the changing built environment in their immediate vicinity, how they improve their livelihoods by making changes to their residential properties and to explore the implications for current land uses and future spatial planning in a township context.

Its objectives include:

- To investigate how residents have altered their residential properties and why they have chosen to do so.
- To explore the extent in which these activities were influenced by changing built environment in their immediate vicinity.
- To investigate how municipal plans accommodate the residents’ use of private space (e.g. amending property sizes in new township establishments).
- Lastly, to consider and analyse findings and make recommendations.

1.4 Research Question and Sub Questions

What activities are residents undertaking in their private space along Aubrey Matlala activity spine and what are the implications for land use management?

Sub-Questions

- What impact have new public and private sector developments in townships had on residents’ use of private space?
- What are the current land use patterns in Soshanguve and what is the spatial context and the socioeconomic conditions within which activities in residential areas take place?
- How have residents used their private property and why has this been the case?
- How has municipal planning accommodated these urban changes and what are the implications for the planning system in the future?

1.5 Rationale

The literature that relates to my research topic generally focuses on how public and private developments impact township economies. It mainly focuses on townships located in cities such as Johannesburg and Cape Town, and townships that act as reception areas for immigrants who are looking for a place in the city (Himlin et al. 2007). These townships include
Soweto, Diepsloot, Diepkloof, Kliptown and Hillbrow. However, townships within the city of Tshwane have not been given much attention. This creates a gap within the literature as little attention has been paid to townships to the north of Gauteng. A similar aspect of the research identified in literature review is that this kind of research topic has been investigated in apartheid black townships, however these townships were located at some distance from the CBD, but not specifically at the periphery.

This research is distinct in a sense that it will not dwell much in concepts of policies and government actions taken to address inequalities and apartheid issues. The research focuses on micro-scale activities taking place within residential areas, and it deals with current socioeconomic characteristics, public and private investment, as well as land use regulations. The research serves less a critique of government policy and private sector investment and more as a close investigation of residents’ active responses to the changing township landscape. This research aims at exploring and understanding how township residents make use their private spaces (i.e. how they utilise their residential properties and what activities are conducted in them). The literature generally is concerned with socioeconomic characteristics, land use regulations and public and private investments in townships.

1.6 Research Method

A qualitative research method is the most appropriate type of research that can respond to the questions. Qualitative research is a type of scientific research that seeks to answer questions, and collect evidence. It focuses on the way people interpret and make sense of their surroundings (Mack et al, 2005; Jadallah, 2010) and it provides reasons for people’s actions and community history (Mason, 2002). This method helps identify a community’s issues and needs and can thus provide a basis for planning for changes seen in the community in long run (Berg, 2007). Since the research investigates how residents utilise their private space, a qualitative method helps in understanding residents’ choices in how they use their private spaces. Therefore the research calls for explanatory and behavioural methods (Wyse, 2011). Case study research allows for an exploration and understanding of issues and is appropriate and often used when dealing with community based problems (Zainal, 2007).

The research is undertaken on a basis of a single case study which is descriptive and explanatory. It is an instrumental (i.e. provides insight to build theory) case study which uses
multiple sources of data to respond to the research questions. Only homeowners/business
owners who reside along and closer to Aubrey Matlala Road were interviewed, since this is
where there are significant developments including Soshanguve Crossing mall and Tshwane
University of Technology.

The following set of maps locates the area of study, indicating that the study is taken in
Gauteng province, the City of Tshwane (CoT) and Soshanguve township, which are located to
the north of Gauteng province. The case study focuses on a specific site within the township
(i.e. Block L). This specific site consists of prominent features (university, malls and schools)
that are not seen everywhere within the township, and are located centrally in the township.
The physical features of the site are significant to the research in that they show investment
patterns. The chosen township is Soshanguve because it is one of the townships which has
shown trends of residents’ change in land use in recent years.

Figure 1 Location of Soshanguve Township (Edited by Mashaba, 2017)
The information and data required to address the research questions and sub-questions include:

- **Current situation** (land use patterns, socioeconomic and spatial characteristics, tenure arrangements). If residents have ownership of land or if they are renting the dwelling to understand the rights they have within that space.
- **Recent public and private sector investments** (spatial context, nature).
- **Changes in land use and activities** taking place on residential sites in close proximity to recent developments.
- **Limitations to the use of private space** (i.e. what residents can and cannot do within their private spaces or if they are restricted by factors such as plot size).
- **Residents’ choices** to use their private space and reasons for using their private space the way they do. This will help in knowing if their choices are linked to the neighbouring developments and their location on the spine.
- **Perceptions of people living/operating** within these properties (residents, owners, occupiers) about the proximity of larger-scale developments, and on-site uses and activities.
- **Municipal responses to changing township landscape.** Municipal planner’s perceptions will be critical in knowing if there are any municipal future plans or actions taken to respond to homeowners’ choices in use of private space. Information on perceptions will help understand the trends that are seen in Soshanguve and answer the broader question aimed at understanding homeowners’ use of their private space and what this implies for Land Use Management System.
- **Perceptions of recent developments** by municipal officials and homeowners’ use of private space.
- **Average plot and dwelling size** together with applications to get new buildings plans and changes in land use approved. This will help one understand if homeowners are restricted by their plot sizes on what they wish to use their plots for and also the common trends in their applications will give a sense of what are the changes in their residential space.
• Perceptions of residents on the area is needed so that one can understand if residents are satisfied with their private use of space and what has influenced them in their use of private space.

• Current land use so as to understand trends between homeowners’ private land uses and developments in their surrounding areas.

• Municipal information about current land management, recent initiatives, and spatial plans for the area needs to be known and the data needed for this section includes current SDFs, master plans and zoning restrictions.

• The recent developments that have occurred in the past five years.

• Demographic data such as the age and educational level of the residents. One needs to know if residents are employed and what income levels are predominant. Also, if majority of the population is economically active or if they are restricted by factors such as age or educational background. Socio-economic information on households need to be obtained to understand some of their motivations for undertaking other activities in their private spaces.

Since a wide range of data is needed, various sources were consulted. The first step was accessing the site and conducting a number of site visits to become familiar with the area, and observe residents’ use of private space. This entails not only walking on site, but mapping what is seen on the ground to record current land uses and activities. The second source of data relates to the need to gather information from interviews with homeowners. Interviews with homeowners gathered different reasons in their use of space to understand how they perceive space, why they made certain choices, and how these choices regarding their private spaces have impacted on their lives.

The third source of data was City of Tshwane municipal planners to obtain municipal planning information, including regulations as well as their perceptions, future plans and strategies in responding to how homeowners use their private space. The City of Tshwane municipal website assisted in understanding the objectives of the municipality and what the proposed developments in the township were. The municipal website lacked records of rezoning applications and changes in developments in the area (maps over recent years) these were obtained from the municipal official. The maps helped in analysing the spatial changes or
major spatial developments and showed the area’s growth pattern. Stats SA data was used to provide the demographic profile and socioeconomic characteristics of the area.

Data collection methods included interviews with 12 homeowners and business owners. This is mainly because some of the people occupying the properties are not actual owners of the properties but only operate their businesses in the properties. Interviewing 12 homeowners and business owners made one understand if business owners are also the homeowners, and if not, why they decided to run their businesses along Aubrey Matlala spine. The main purpose of the interviews was to understand the context of the site and how space is valued by different people in different ways. Participants were selected through purposeful sampling and on the basis of various activities and uses taking place in their properties. Interviewing 12 homeowners and business owners increased the degree of getting different perceptions and understanding how different people utilise their private spaces. The questionnaires asked for reasons for the changes in the use of private space. Different questionnaires were drafted for different interviewees (i.e. municipal planners and homeowners/business owners were asked different set of questions) (see annexures 1 and 2). These questionnaires entailed a mixture of structured and open questions to allow participants an opportunity to share their opinions in some detail. Data obtained through interviews was recorded either in the form of written notes or audio-recordings, with the consent of participants. Photographs were taken with the consent of participants (i.e. business and homeowners) to record the various uses within their private space.

A desktop review of grey literature was undertaken. Marzi et.al, (2011) defines grey literature as information produced and shared on all levels of academic, government, business and industry in electronic and print formats. Example of grey literature consulted include maps and municipal documents on consent land use or rezoning applications. This review on grey literature assessed if some of the information about the site is appropriate of if one would need to obtain the updated information from the municipality.

In ensuring the accuracy of the data the research was carried out by comparing information from various websites, grey literature and interviews. The process of ensuring data accuracy was carried out by analysing data obtained from literature, case study and individual interviews. This was to yield a richer understanding of the case study and findings since each of the sources provided different kinds of data to obtain the required information. In
analysing the statistics, the statistics were linked with reasons why people utilise space the way they do. For example high rates of business activities may reflect high unemployment rates among residents with secondary education.

In analysing the overall data, a thematic analysis was done. A thematic analysis entails identifying themes from the literature and findings. The themes include township economies and impacts of public and private sector, residents’ use of private space (motivations, trends, implications), and the last theme is impacts of residents’ use of private space and implications for land management and planning regulatory framework.

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Table 1 Data sources and data collection methods
1.7 Ethical Considerations

Throughout the process of data collection and analysis, ethical considerations were taken into consideration. A rigorous Ethics Application process which is set out by the University of the Witwatersrand was followed. This includes respecting the participants’ rights and not doing them any harm (Patton and Cochran, 2002). This Ethics Application is a declaration that I carried out the research in an ethical manner and involves ways in which the research will be carried out. I aimed to respect participants’ opinions and accepting that they may not offer some information in cases where they are protecting their own interests.

All participants were adults (i.e. 18 years of age or older) and I explained to potential participants that I was doing academic research as a component of my studies. Participants were made aware that the research was only for academic purposes and no money or any other incentives were issued. The interviews required their consent before commencing with the interview or taking photographs of their premises. A Participation Information Sheet specified the aim of the research and explained to the potential participant that their identities would remain anonymous and their information will be kept confidential. Participants signed their consent before undertaking the interview.

1.8 Research Limitations

Price and Murnan (2004) define limitations as instruments that a researcher cannot use, which could inappropriately affect the research results. Limitations of research are constraints to the utility of findings, and are as a result of methods and ways in which the research was conducted (Labaree, 2009). Some of the limitations that arised from research include lack of available or reliable data such as on socio-economic profile of the case study area which is Soshanguve (Aubrey Matlala road). In dealing with such a limitation, I used alternative data such as statistics for several wards in Soshanguve.

Since this is a qualitative research, some of the information derived from interviews (i.e. self-reported data) may be exaggerated, inaccurate or biased information which is a limitation since it cannot be independently verified. Suggestions for further research include using other methods of collecting data. Participants’ responses were affected by the presence of other people during the interview (e.g. a spouse), and this might have led to the participant giving biased information. Participants might fail to be honest when asked questions such as the
reasons for making changes in the use of their private space. Biased responses might alter the legitimacy of the research or the validity of the research data. In dealing with this, I compared responses given by different participants to check if there is any pattern in their responses and if others are divergent.

A further limitation was the realisation that additional questions in the interviews would have assisted in the analysis of findings. Although it is a difficult limitation to deal with, searching for reliable online sources for the information needed assisted in analysing the results.

1.9 Structure of Report

Chapter 1: Understanding the Broad Aim of the Research

This chapter covers the introduction and gives an understanding of the broad aim of the research. It gives the background of the research, the problem statement, aims and objectives, research question and sub-questions and the rationale. This chapter outlines why there is a need for this research, the reasons why the site was chosen and what contribution to scholarship this research seeks to address. It also outlines the research methodology.

Chapter 2: Locating Research within Existing Literature

The second chapter reviews relevant literature and discusses the main concepts of the research. The literature review covers three broad areas. The first explores township economies and impacts of public and private sector investments, such as renewal projects and retail investment. The second entails understanding various ways in which township residents have made use of their residential properties. Lastly, the literature review explores the impact of residents’ use of private space and implications for land management and planning regulatory frameworks. This chapter addresses the first sub question of; what impacts have new public and private sector developments in townships had on residents’ use of private space?

Chapter 3: Portraying the Characteristics of Soshanguve

This chapter gives an overview of the township of Soshanguve. The chapter describes the character of the township in relation to its location, the public and private developments that have been undertaken. This chapter further describes the nature of the chosen site in relation to the whole township. It gives an overview of the municipal plans as well as regulatory
system. It addresses the sub-question of: what are the current private land use patterns in Soshanguve and what is the spatial context and socio-economic conditions within which these small scale developments take place?

**Chapter 4: Discovering Residents’ Use of Private Space**

This chapter explores residents’ use of private space. It seeks to explore how public and private developments have influenced residents’ choices of how they use their private space. It outlines how land is perceived in Soshanguve by residents and officials. It analyses how economic opportunities affect residents. It addresses the sub-question of how have residents used their private space and their reasons for doing so?

**Chapter 5: Examination of Findings**

This section analyses the findings from chapter 3 and 4 and the arguments that arise in the literature review. It shows how the existing LUM has accommodated these urban changes and also what the findings imply for the municipality and spatial planning system. This chapter is critical as it analyses how recent developments and residents’ use of their private space have affected LUM and spatial planning systems. This chapter makes sense of the findings, debates and themes outlined in chapter 2 and compared them to what the findings in chapter 3. This chapter addresses the sub question of how the existing LUM has accommodated urban changes (i.e. residents’ use of their private space) and implications for the spatial planning system.

**Chapter 6: Conclusion and Recommendations**

The last chapter answers the main research question, summarises the key aspects from each of the chapters. This chapter further makes recommendations based on the analysis and concludes the research report.
CHAPTER 2: Locating Research within existing Literature
2.1 Introduction
The literature review aims to situate the research focus in the context of a broader academic community (SSDS, 2010). The literature review will cover specific themes and concepts relating to the research topic and research question. The three main themes to be covered are:

- Township economies and the impacts of public and private sector investments.
- The various ways in which township residents utilise their residential properties.
- The impact of residents’ use of private space on land management and planning regulatory systems.

2.2 Townships and Township Economies
The Gauteng Department of Economic Development (2014) defines a township economy as enterprises and markets which are based in townships. Township economies are as a result of both public and private investments (Ligthelm, 2008). Pernegger and Godehart (2007) argue that township economies are marginal and undiversified, and they are generally limited to informal retail trade. For Misselhorn (2014), township economies are as a result of insufficient employment and income generating opportunities and consist of broad range of entrepreneurial activities such as small manufacturing, retail, social services and small agricultural production. Township economies are characterised by economic activities that take place within townships at a micro scale (GDED, 2014). McGaffin et al. (2015) reason that township economies are characterised by economic activities of a lesser scale (i.e. existing economic activities deal with small volume of low cost goods) because townships were initially established for non-economic reasons.

However, Niekerk et al. (2015) argue that townships hold considerable buying power and offer several opportunities for entrepreneurship such as street vendors, Small, Medium Micro-sized Enterprises (SMME) and larger businesses. In addition, Sonday (2015) argues that township economies are reliant on workers working outside the township for capital and a sustainable economy. Economic studies have indicated that most township residents’ spend their disposable income outside the township and the level of economic activity can be measured in how often each Rand that comes in the area circulates and stays before leaving the area (Pernegger and Godehart, 2007). This entails that township residents working
outside the township, bring and spend a portion of their income in the township and support these township economies.

A characteristic of township economies is the clustering of economic activities along township’s spine roads. Charman and Petersen (2015) argue that township spine roads sustain different kinds of businesses at different scales compared to the overall distribution of businesses within the township. Charman and Petersen (2015) contrast township economies and economies in suburbs and state that while suburbs have clustering of enterprises around one place and reflect a planned area where there are motorised transport, utilities and roads, the environment of township enterprise is characterised by a spontaneous, small-scale, and walking distance scale. A study done by Charman and Petersen (2015) in Brown’s Farm township, Cape Town, showed that the most frequent types of businesses which occur along township’s spine roads are hair care services, take away food, liquor, house shops, grocery retail and spaza shops. Furthermore, the high population densities of townships are served by enterprises located in close proximity to each other and mostly which are informal (Charman and Petersen, 2015).

2.3 Informality in Township Economies

Informality is very common in township economies and is mostly characterised by non-regulatory frameworks (i.e. where there are no designated laws to control the economic activities). Charman et.al. (2017) define informal economies as unregulated activities in a broader legal and social environment where similar activities are regulated. An Informal economy is characterised by not being taxed and not existing within a structured legal framework (Charman et al., 2017).

Neves and du Toit (2012) argue that the current state of economic opportunities in South Africa are as a result of apartheid legacies. They include racialized spatial disparities of townships and homelands located far from economic activities, and the inequality in acquiring skills and education. Thus, Neves and du Toit (2012) contend that in South Africa those working in the informal sector are characterised by a disadvantaged background, 90% of them are black and are generally poor with low average income level.
In 2013 statistics showed that the South African informal economy provides employment to 2.4 million people and contributes to the livelihoods of 4.4 million unemployed people and 14 million adults who are not economically active in (Charman et al., 2017). Charman and Petersen (2015) argue that the most significant characteristic of township’s informal economy is the great number of businesses or enterprises that exist to meet local demand. Therefore, Charman et al. (2017) argue that informal micro enterprises could help address South Africa’s core challenge of creating employment and stimulating economic growth in marginalized areas. However, Ligthelm (2011) argue that not all entrepreneurship is beneficial to economic growth and development (i.e. productive). There is destructive entrepreneurship such as running illegal business activities, and non-productive entrepreneurship which is informal business formation aimed at surviving a situation of unemployment or poverty (Ligthelm, 2011). Amin (2010) argues that informal economies are categorised into necessity entrepreneurs and opportunity entrepreneurs. The difference is that opportunity enterprises are more efficient (i.e. well-ordered and productive) and likely to have educated decision makers than necessity firms (Amin, 2010). Informal enterprises are often run by necessity entrepreneurs who have no other choice of work (Ligthelm, 2011).

2.4 Public and Private Sector Development

Harrison et al. (1997) reason that historically SMMEs grew stronger in townships while large formal economic activities avoided township areas because of the low threshold populations, which are dispersed and generally poor. Other constraints include poor infrastructure and a lack of support services (i.e. water and electricity) (Harrison et al., 1997). However, since 1994, most cities have expanded so that apartheid townships are no longer peripheral. Township areas have encountered rapid growth in infrastructure and economic development (Pernegger and Godehart 2007; McGaffin et al. 2015). New economic nodes have developed outside their historic CBDs and has led in cities becoming multinodal cities (Pernegger and Godehart, 2007).

Some of the reasons for the growth of formal shopping centres in townships are outlined by McGaffin et.al (2015) as increase in income and living standards of township’s residents (which increases their buying power). Another reason is that shopping centres in townships increase residents’ convenience and decreases the purchase of goods outside the township.
and for political stabilisation of townships. Ligthelm (2008) argues that malls in townships expand consumer choices in products and services.

Other physical developments that emerge in townships are transport related, and Clacherty (2011) outlines how transport adds value to land and attracts other various kinds of developments in an area. The presence of public facilities in space can generate demand for utility goods and services (Behrens and Watson, 1996). In creating opportunities for informal trade, Behrens and Watson (1996) state that important hard spaces should be created in points of intensive movement and public transport. McGaffin et al. (2015) argue that shopping centres in townships tend to locate in areas of high visibility and easy access for greatest exposure and levels of passing traffic.

2.5 Critiques on developments

Research on the relationship between formal traders in Bara Mall and informal traders just outside the mall showed that formal traders that operate within malls are also negatively impacted by informal traders (Ntombela, 2016). Reasons for this are that formal traders are vulnerable to closure because of high rentals and overheads, and their prices compared unfavourably to that informal traders outside the mall (i.e. informal traders attract more customers and sell their items at a lesser price than formal retailers) (Ntombela, 2016). Also, informal traders benefit from the pedestrian traffic generated by the mall and an understanding has been reached with Bara Mall security to allow them to remain in the area (Ntombela, 2016).

However, one of the challenges faced by township entrepreneurs is that they are effectively excluded in new mall developments and only major retail companies are targeted (Goko, 2017). This means that private developers show less concerns for socioeconomic upliftment of surrounding areas. Goko (2017) makes reference to the development of a mall in Gugulethu which forced micro retailers to move their businesses elsewhere, and the promise of their businesses being accommodated was not fulfilled. Factors such as high rentals in malls contribute to the exclusion of township entrepreneurs and informal retailers (Goko, 2017). Consequently, opportunity entrepreneurs would be able to establish their businesses elsewhere and withstand the shock of their removal, whereas businesses of necessity entrepreneurs could be eliminated entirely.
2.6 Home-based Businesses

Mulondo (2009) defines urban poverty in terms of lack of income and lack of provision of public infrastructure and services. Therefore residents tend to look for ways that will improve their livelihoods. The concept of livelihood recognises the importance of resources and the various kinds of vulnerability that are faced by the poor (Rakodi, 2002). Beall and Kanji (1999) argue that the concept of livelihoods entails the use of available resources and making efforts to earn income, create liveable environments and develop positive social relationships (Beall and Kanji, 1999). The provision of infrastructure, access to education and training programmes, both financial and social resources are of critical importance to addressing poverty in townships (Madell and Cullinan, 2007). While Beall and Kanji (1999) contend that livelihoods are not only constituted of monetary income, but also a household’s access to resources and opportunities. Madell and Cullinan (2007) argue that the extent to which households have access to human, social, physical, financial and natural capital impacts on their level of vulnerability and deprivation.

Adjei-Poku (2017) defines home-based businesses as the process of exploring available options and making optimum choice to maximise utility. Mulondo (2009) argues that home-based businesses (HBB) are a survival strategy for the poor, rather than profit making business. For Niekerk et al. (2015) Home-based businesses are invisible and operate under the radar to avoid regulation and one challenge is that the desperate need for affordable space. However, Adjei-Poku (2017) argues that residents maximise land as a utility and make choices based on available options, and Mulondo (2009) outlines that, in most cases, houses are the only asset that the poor have, and hence they run their businesses from home. This is supported by Amin (2010) who argues that operating a business from home can be due to lack of resources to set up a business establishment. Amin (2010) argues that operating a business inside one’s premises attracts necessity entrepreneurs who hope to find wage – earning jobs in the near future.

Hadebe (2010) reasons that some of the reasons why people run economic activities within their homes is because it enables the owner to save rent, save traveling costs to work, provide good security and reduce risks if the business fails. This relates to Grant (2010) argument that the advantages of operating home based businesses include low start-up cost, not paying rent or buying land elsewhere and saving time and cost for work travel. Also one can have an
effective use of human capital (i.e. relatives, friends and neighbours) (Grant, 2010). However, Amin (2010) contends that when one runs a business from home, it becomes difficult to balance business and family life.

The use of private space for home-based businesses comes in different forms, and Mulondo (2009) outlines the three most predominant types which include service orientated (e.g. mechanics, salon), retail orientated (e.g. spaza shops) and production orientated (e.g. tailoring) businesses. McGaffin et al. (2015) reason that township’s rising middle class (due to government’s social grants, disposable income, and increase population density) has led to higher demand for retail products. Therefore this creates an opportunity for the retail developments and home-based activities in townships. In addition, using private land for rental purposes has seen a rapid growth of backyard rental and space-sharing arrangement (Lategan, 2012). Lategan (2012) outlines that 30% to 50% of South African township residences contain shacks in their backyards and backyard rental acts as a livelihood strategy for both landlords and tenants. This is because landlords receive monthly rental income and backyard rental expands tenants’ choices in choosing their preferred areas of residing (for example where it might be close to employment opportunities).

Ligthelm (2011) argues that one of the challenges faced by home-based business owners is the pressure to sustain the business after large retail developments such as a mall has been developed. Home-based business owners often face a challenge to sustain their businesses and operate profitably (Ligthelm, 2011). However, Hadebe (2010) contends that since townships are residential areas with buildings that are close to each other, home-based businesses are likely to serve the neighbourhoods and communities since they are close to their houses. Adjei-Poku (2017) argues that the use of land for home-based businesses along a spine shows ongoing reconstruction and readjustment in developments, and usually depends on what already exists.

### 2.7 Property and Land Use Regulatory Framework

The definition of property includes ownership of land, real rights such as servitudes and conditions of title deeds (Van Wyk, 2017). Meip (2011) argues that private spaces are spaces that are owned conditionally by an owner who can, to a certain extent make rules about the space and the space is private to the owner. Gieseking et al (2012) contrast public and private
space by stating that private spaces encompass individual rights and activities, while public spaces encompass collective rights and are open to everyone rather than the individual. In planning frameworks, private spaces are ones in which one feels in control; it is characterised by private ownership and private use (Grobelsek, 2015; Madanipour, 2003). Section 25(1) of the South African Constitution states that no person may be deprived property except in terms of law of general application. According to planning law, deprivation of property is a restriction of property that is often imposed for public interest and to promote public health and public safety and security (Van Wyk, 2017). An example of deprivation include zoning laws or preventing property owners from running a business from home.

However, in regulating land use there are restrictive conditions which are contained in title deeds or deeds of transfer. According to Spatial Planning Land Management Act (SPLUMA) a restrictive condition is “any condition registered against the title deed of land restricting the use, development, or subdivision of the land concerned” (Department of Rural Development and Land Reform, 2013:11). If an owner of property wishes to utilize the property for purposes contrary to the restriction (e.g. for business purposes), the restriction must be amended or removed from the title deed (Van Wyk, 2017). In order to remove a restrictive condition, change the zoning of an erf or be granted consent use, one has to fill in an application form which has to be approved by the municipality.

Another process in approving applications is the participation of neighbours and the public. Public participation gives residents the right to be informed and actively involved in the planning process which affects them (Van Wyk and Steyn, 2015). Public participation takes place when a plan for a new development is being prepared or when land is altered (i.e. rezoning or granting of consent use). For example before a commercial land use is introduced into a residential area, neighbours have the right to be informed of the change and given a chance to lodge their objections. A larger scale development would be required to follow a more extensive community participation process. Community participation can take place informally through informal meetings or presentation of the planned development, or formally where the municipal council is involved. Residents are usually informed of the meetings in the local media and are also informed that a plan is prepared or a restriction is to be removed (Van Wyk, 2017). However, in both processes of public participation (i.e.
community and neighbours participation), only the people who are affected by the plan or a project should be involved.

Therefore land use planning is a process of negotiation between stakeholders (i.e. parties that are affected by or have an interest in the given land use decision) where decisions of land use allocation and implementation are made. Land use planning decisions have to consider the public interest by meeting the interests of the society as a whole (Adjei-Poku, 2017). Section 42(1)(c) of SPLUMA states that in deciding an application, the public interest, facts and circumstances relevant to the application and the constitutional transformation imperatives are important to consider (Department of Rural Development and Land Reform, 2013).

Therefore a formal and well established regulatory planning system exists. Zoning is also applied in townships to control land use and the planning system is not unique to townships, but is applied throughout South Africa. Although the planning system is meant to regulate townships, it affects township areas in that it limits the activities that township residents can have in their properties, and is not usually adhered to.

### 2.8 Implications for Land Use Management

In the context of South Africa, planning is important at the municipal level. South Africa’s land management system is made up of various components within the three spheres of government. These include municipal by-laws, provincial and national acts. Municipal land management competencies have the greatest range of control measures regarding township housing and property regulations. In addition, the Spatial Planning Land Use Management (SPLUMA) Act No. 16 of 2013, plays a role in setting out the provisions for spatial development frameworks and Chapter 6 particularly, sets out how land use may be changed.

Charman et al. (2016) argue that the myriad laws set by the government and implemented by municipalities and provinces hinder home-based businesses from growing and entering the formal economy. They argue that policies which were made to protect and regulate the marginal society are the ones negatively impacting them the most, since they limit them to some land uses and have placed them at the peripheries of cities (Charman et al., 2016). For example, land use activities that are sector specific such as Early Childhood Development Centres (ECDC) and taverns, have to meet numerous requirements as they take a significant part of private space or plot size (Stevens et al., 2017). Furthermore, ECD centres are not only
regulated and determined by the municipal land use management but the provincial Department of Social Development has a role to play in regulating and approving these land uses (Stevens et al., 2017). Tavern operators need to obtain a liquor licence, as without this licence they face stock confiscation, arrest and police brutality (Stevens et al., 2017). This means there are much broader spectrum of guidelines for licensing and regulating these land uses. Therefore Charman et al. (2016) argue that there is disconnect between how people use their land and the initiatives taken by municipality to accommodate these private land uses.

Charman et al. (2016) argue that the absence or insufficiency of land for retail or any other kind of development, insecurities with land tenure, inflexible land use plans such as zoning plans and land management plans are some of the reasons why people choose to use their private spaces for other uses beyond residential (i.e. businesses). Another reason why people choose to use their private space for businesses is that application costs and administrative penalties associated with land use management authorizations is a financial barrier to the formalisation of home based businesses. Therefore, residents have resorted to using their private spaces for micro-enterprises in spite and because of the legal framework. Dambuzo and Zondo (2014) suggest that reducing business regulatory costs for SMME can help in building an inclusive economic growth. This will encourage more business owners to register their businesses and apply for rezoning or consent land use in formalisation of their businesses.

Charman et al. (2016) argue that home-based business entrepreneurs face the challenges of formalizing their businesses and land ownership. This is specifically because only land owners are able to apply for the approval of building plans and permission for business use, and the high costs involved in business registration and regulations. Business owners who rent residents’ private spaces cannot make these applications.

In other developing nations such as Ghana, urban growth has led to an increase in demand for various land uses including residential, commercial and industrial. The case of Ghana is similar to that of South African townships in that there has been rapid peri-urban development which has caused a demand for various land uses (Adjei-Poku, 2017). For example in Kumansi (a metropolitan area), land is easily accessible, affordable in the urban fringes. Therefore expansion and changes in land use have occurred at the urban fringes than at the core urban areas (Adjei-Poku, 2017).
Niekerk et al. (2015) argue that public and private land is managed problematically in township development, and this is due to lack of correct information regarding available land for commercial and industrial use. Therefore, Stevens et al. (2017) recommend that the policy requirements and land use regulations need to be revisited to ensure that they do not limit the number of microenterprises that occur in townships. Charman et al. (2016) recommend that municipalities recognize township economies as a special case and take into consideration their historical formation and development challenges. This implies that townships should be regarded as mixed zone localities where business as well as residential uses are predominant. Therefore municipal spatial plans should avail land for commercial activities and provide security of use through licencing.

### 2.9 Concluding Comments and Conceptual Framework

Themes arising from the literature review and concepts to be explored are Residents’ use of private space; Household Circumstances and Livelihood Strategies; Spatial development in townships and LUMS, Municipal Planning and Development Management.

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<tr>
<th>Township Spatial Development</th>
<th>Household Circumstances and Livelihood Strategies</th>
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<tr>
<td>• Public and private sector Investment</td>
<td>• Property Ownership (tenure rights)</td>
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<td>• Facilities (e.g. Malls, schools)</td>
<td>• Access to land</td>
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<td>• Infrastructure and Transport</td>
<td>• Poverty</td>
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<td>• Informal and Unregulated Developments</td>
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<td>• Lack of space for Economic Activities</td>
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<th>Residents’ Use of Private Space</th>
<th>LUMS and Municipal Planning</th>
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<td>• Home-Based Businesses</td>
<td>• Municipal laws and regulation</td>
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<tr>
<td>• Entrepreneurial Activity</td>
<td>• Rezoning and Consent use applications</td>
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<td>• SMME (formal and informal)</td>
<td>• Spatial Plans</td>
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<td>• Rental Accommodation</td>
<td>• Challenges for land management</td>
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<td>• Local Initiatives</td>
<td>• Opportunity for spatial planning</td>
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Figure 2  Conceptual Framework
The main concept to be explored by the research is how residents use their private space for activities other than residential (i.e. for home-based businesses, SMMEs or rental accommodation). Themes arising from this concept answer the main research question of the land use activities that are occurring in residents’ private spaces. The literature review suggests that the value of property as an asset and socioeconomic circumstances are determinants of non-residential activities being established in private spaces.

The historical spatial patterns have meant that public sector investment is intervening to address inequalities and large scale private sector investment has been limited. There has been a change in township landscape which has brought availability of infrastructure transport and development of malls. The relationship between recent spatial developments and people’s livelihoods is not unambiguously good or bad.

However, the reviewed literature criticizes the land use planning and regulatory system for being costly and onerous. Land use planning and regulatory system does not work in favour of smaller-scale township enterprises. In addition, a lot of businesses in townships occur under the radar. Land use planning and micro-scale businesses do not seem to have much in common, and where they do overlap, they seem to be counterproductive. Although planning law is regarded as an obstacle to township’s socio economic development, it is also evident that planning law is not applied smoothly in such areas, if at all.
CHAPTER 3: Portraying the Characteristics of Soshanguve
3.1 Introduction
The aim of this chapter is to provide a broad overview of Soshanguve and the focus area Aubrey Matlala road in order to contextualise the research. This chapter starts by explaining the history of Soshanguve, its culture and its relationship with the broader City of Tshwane. It then describes the character of the township, the environment, transport, housing and economic status of the township. It also provides an overview of the current trends and activities happening in the township. Lastly, it discusses the land uses in the area, making specific reference to the research site, the Aubrey Matlala activity spine. In investigating these aspects, this chapter relates to understanding household socioeconomic circumstances and township’s past and current spatial patterns. In understanding these circumstances, this chapter tries to answer the research question of reasons why homeowners and business owners use land in the way that they do.

3.2 The Location of Soshanguve
Soshanguve is situated in the City of Tshwane which is a metropolitan area regarded as ‘a tale of two cities’ due to the contrast between the north (which is populated by people who are affluent) and the south (where most residents are disadvantaged) (Cameron and Krynauw, 2001). Soshanguve is Tshwane’s largest township in terms of land coverage. It covers an area of approximately 65 square Kilometres. Soshanguve is located in the northern periphery of the City of Tshwane. It is located approximately 45Km north of Pretoria, and is connected to Pretoria CBD by the R80 highway. Figure 3 indicates that Pretoria CBD forms the greatest distance to that of Soshanguve’s neighbouring

Figure 3: Location of Soshanguve in relation to neighbouring areas
Source: Google Maps (Edited by Mashaba, 2017)
areas. Furthermore, Soshanguve is located on Tshwane’s urban periphery, and its neighbours are other townships which include Ga-Rankuwa, Mabopane and Hammanskraal. These townships are some of the low income and form part of the early emergence of black community’s townships.

3.3 **History of Soshanguve**

Soshanguve was established in 1974 and was and known as Mabopane East after the declaration of Bophuthatswana’s independence in 1977 (Naidoo, 2011). It was designated for migrant workers who worked in Rosslyn (Khumalo, 2010). The name Soshanguve is an abbreviation derived from the languages spoken in the township which are Sotho, Shangaan, Nguni and Venda. Residents from the more centrally located townships of Mamelodi and Atteridgeville were resettled in Soshanguve and divided according to their tribal identities. There were also planned income group divisions according to occupations, so middle-class residents, including police and lawyers would settle in one area within the township. This also applied to teachers, doctors and nurses, and it was to make apartheid administration easier.

Historically people wishing to reside in the township had to apply to the administration board and only those who belonged in of the ethnic groups (Sotho, Shangaan, Nguni or Venda) were allowed to reside in Soshanguve. Housing in the township was governed by rules such as:

> “Any person who wishes to take up residence in Soshanguve must apply for a certificate which permits that person to reside in the approved dwelling.” (Gylswyk, 1984: 2)

However, since the early 1970s, Soshanguve has experienced an expansion of semi-developed territory characterised by formal and informal housing due to increase population density. Although Soshanguve was initially incorporated into Bantustan bordering in Bophuthatswana, due to service delivery protests in 2006, it was incorporated into the City of Tshwane Metropolitan Municipality. This meant that better service delivery and administration of the township.

3.4 **Socioeconomic Characteristics of Soshanguve**

Although Soshanguve retains strong apartheid characteristics, with pre-dominantly blacks residing in the area, it is racially inclusive and less stratified along ethnic lines (Naidoo, 2011). 99% of Soshanguve’s population is black and there is an equal distribution of males and females (Stats SA, 2011). The township is characterized by extended family structures,
however there has been increasing nuclear family structures with recent housing developments and sales. This means that the township is attracting property developers and housing needs for the youth.

As a dynamic and expanding area, Soshanguve experiences similar problems to a typical peri-urban settlement and has become home to migrants from Gauteng, other provinces and neighbouring countries. In 2011 the township’s population was 403,162 people, with an anticipated population of approximately 427,393 by 2020 (StatsSA, 2011). From the map, it is evident that Soshanguve has been identified as one of the areas with high population density in the city of Tshwane. This does not only indicate the increasing population, but suggests that there is an increasing demand for goods, services and infrastructure to cater and accommodate the incoming population.

Besides the issues of unemployment, teenage pregnancy, and school dropout rates amongst the youth, there is a high number of drug addicts around the township. There are escalating crime rates in the township with a total of 10,785 crimes reported in 2016 (Kekana, 2006; Chabalala, 2017), but is lower than that of Gauteng. James and Jolan (2004) states that
escalating crime rates in an area are due to an increase in population size. This suggests that with high population density in the township, crime rates are likely to increase.

Although only 10% of Tshwane’s metropolitan municipality population has acquired higher education, 65% of the population are economically active, (Stats SA, 2011). This shows that the majority of the population is employed in various employment sectors rather than those which require higher educational training and presumably at lower levels of remuneration. Other than formal employment, residents are engaged in variety of informal activities to earn a living (Kekana, 2006). The prevailing unemployment rate has led to residents creating innovative ways of generating income. This includes spaza shops, shoe repairs, motor mechanic and so forth. Business activities occur from public spaces to residents’ private properties. The dominant contributing sector to Gross Value Added (GVA) is community services suggesting that community members have taken initiatives to financially boost themselves and that the economy is concentrated around non-tradable sectors (Karoila, 2016).

3.5 Overview of Soshanguve Built Form, Infrastructure and Services

Soshanguve is mainly dominated by residential land use since it was initially an apartheid dormitory suburb. 92% of households have access to electricity and 59% running water, this reflects a good delivery in services since only those who reside in the informal parts of the township which are located at the township edges do not have access to electricity (Stats SA, 2011). However, there is a great need for running water in most parts of the township, and this reflects an imbalance in service delivery. General issues affecting the township are high population and housing density, few open spaces, air and water pollution (Visser, 2006).

The township offers a wide range of school facilities ranging from special schools, primary schools, bible and technical schools to colleges and the University. Although the township consists of various types of schools, there are approximately 52 pupils per one educator which indicates an overcrowding in schools. Soshanguve houses the Tshwane University of Technology (previously known as Technikon of Gauteng) and Bible College (Christian Educational Institution). The township has social facilities including community halls, libraries, community radio and health facilities which includes approximately 5 clinics. Therefore, the township has a wide range of public facilities and infrastructure which indicates establishment in development.
However, Soshanguve residents work mostly in Pretoria CBD, Rosslyn and suburbs such as The Orchards, Silverton, Montana and suburbs surrounding Pretoria CBD, while a few work within the township. This shows that there are not enough jobs to sustain the disadvantaged residents of the northern peripheries and are thus expected to travel long distances to workplaces (Cameron and Krynauw, 2001). Since most employment opportunities present themselves outside the township, a significant part of residents’ wages and salaries are spent on commuting. Most residents are daily commuters and are mainly dependent on buses, trains and taxis, with a few using private transport for commuting to work and other places. Political dynamics affect different transport modes and pattern of routes available to commuters. For example while bus routes are guided by the location of bus stop, different taxis have different patterns of routes (i.e. Ventures can only transport people locally and cannot go beyond Wonderpark while Quantums only transport commuters to the CBD and other parts of Pretoria such as Wonderboom and Pretoria West. This shows that there is a high dependency on public transport and there is enough consumer threshold to support various transport modes.

In terms of the township’s economies, there are more retail activities in contrast to commercial activities. However, commercial activities are characterised by formality whereas retail activities tend to be informal. Goods consumed by residents are bought from supermarkets, shopping complexes and Soshanguve Crossing Mall and most of them are not produced within the township. This relates to what was raised in the literature review that townships high population densities are served by enterprises located in their close proximity. However, Naidoo, (2011) states that as a result of some well-developed parts of Soshanguve (i.e. good transport system and infrastructure) the township has attracted residents from surrounding black townships such as Mabopane, Mamelodi, Winterveld, Ga-Rankuwa and Hammanskraal.

The township has a relatively high housing ownership with 70% of the population owning their own houses. In most parts of the township, households live in single storey detached houses, and there are less high density housing dwellings in the township. Currently the township’s housing typology ranges from informal shacks to established formal housing with approximately 106 057 households (CAHF, 2011). About 28% of residents live in informal dwellings (characterised by shacks) mostly clustered at the edges of the township and some
scattered throughout the township. The clustering of these informal settlements is found in the southern part of the township which is closer to areas of employment such as Rosslyn industrial site and the CBD. This shows that although the township is dominated by formal housing, it has attracted immigrants seeking for employment opportunities.

By 2011, the average property value in the township was R217 000 (CAHF, 2011). The property values show an increasing trend due to the developments that have been happening in the township and owners’ improvements and investments in their private properties. The property values are higher than those in neighbouring townships such as Winterveldt and Hammanskraal, and this is because Soshanguve is closer to Pretoria CBD and an increase in infrastructure development in Soshanguve.

There has been densification of the built form in the township, which has not only occurred through informal settlements but through backyard rentals and the building of two storeys buildings (StatsSA, 2011; Kekana, 2006). The average plot size is 300m² with a lesser size of up to 150m² for those residing in informal settlements (Property24, 2017). The informal section lacks services and infrastructure (such as electrical connections or a proper sewerage system) required for an urban settlement. By 2011 Soshanguve was one of the areas identified to have informal settlements and infrastructure problems together with other surrounding areas.
townships. This is indicated by the map and implies that the township’s increasing density requires increase in spatial developments and economies as argued by the literature. According to the City of Tshwane 2017 RSDF plans, there is a need to reduce the need for people to travel by integrating land use planning and transport. The 2017 RSDF does not outline plans specifically for Aubrey Matlala spine but one of its main aims is residential densification. Areas that are targeted for densification include areas which well served with public transport, and social facilities such as educational, recreational and open spaces (CoT, 2017). The RSDF aims at creating a population threshold necessary for economic growth and viable business development, focus given to small and medium sized enterprises (CoT, 2017). Hence, this the reason densification is emphasised.

3.6 Spatial Developments in the City of Tshwane

One of the most important roles of the City of Tshwane Planning Department is developing the city through the submission of land use applications (City of Tshwane, 2011). The most important aspects considered in applications for land use is the location of the erf or dwelling. The location determines whether a certain proposal can be considered there or not. Other aspects that that are considered in land use applications (rezoning/consent use/permission for spaza shops) include:

- Title deed for proof of ownership.
- Site plan to check if the development will be functional and if there’ll be sufficient parking to support that particular land use (e.g. for a tavern there needs to be 1 parking space for every 2 seats).
- Zoning certificate of the property for officials to see which procedure to follow (i.e. consent use or a rezoning process).

Furthermore, the application forms take time to complete and often tend to be confusing to residents and there seems to be lack of information about application and having to apply for consent use or for a rezoning. Another factor which discourages residents to apply for consent land use include high fees for rezoning application which is around R9500, and this fee increases annually (City of Tshwane, 2017). Applicants need to submit the application form
with a cover letter for motivation and proof of public participation. An example of one of the requirements for public participation is,

“The applicant must submit two legible dated photographs of the placard notice not smaller than half-postcard size, one close up of the notice to clearly show the wording and one from a distance across the road to show the visibility of the notice” (CoT, 2016).

When residents wish to develop new buildings in their properties for business purposes, architects submit the applications (on residents’ behalf) for new building plans to municipal planners. There are various other departments which play a significant role before the buildings can be approved. The checklist includes municipal planners to check if the land use rights are in place, and transport engineers to check if there is sufficient parking space, if not, relaxation of parking can be taken into consideration as most people in the township do not have cars.

New public developments (e.g. parks), are planned in response to zoning plans or residents’ appeal. In this case, residents sign a petition suggesting what they want to see being developed). This petition reaches the municipal official through the ward councillor and is submitted to the MEC. An inspection is done on the site to check the sensitivity of the site. This shows that there are a lot of considerations taken into account before a new developments or change in land use can be executed.

### 3.7 Section Soshanguve of Block L

The section of Block L is central to Soshanguve township and occupies facilities that serve the broader region of the township. Developments in and around block L include the Giant Stadium and the Soshanguve Crossing Mall. Soshanguve Crossing was launched in May 2014 and is the first regional and biggest mall in Soshanguve. Giant Stadium is the regional sport facility and its size allows for other community events to take place (CoT, 2008).

Renting is common in the township and in some instances has become a business opportunity. Renting has been increased by the need for student accommodation and to reside closer to employment opportunities and they are mostly occupied by people ages 18-35 (Naidoo, 2011). However, renting is not unique to the section of Block L but is common in the Soshanguve township.
3.7.1 The Aubrey Matlala Road

According to the City of Tshwane (CoT, 2010) an activity spine connects a number of nodes and gives direct access to non-residential uses, major roads and to highways. Activity spines accommodate high order land uses, but low order land uses can develop into a linear pattern due to access opportunities (CoT, 2017). There are more developments along the roads, and there is more of a business character. The municipality’s RSDF identifies the function of activity spines as integrating land uses, economic activities, movement and promoting free and equal economic activities in terms of retail. An activity spine is a spatial concept, it describes what currently exists or what is planned along a main road (spine). City of Tshwane’s 2017 RSDF states that a mature activity spine displays high residential densities and high non-residential land use activities, people not only move between nodal points but various points along the spine (e.g. land use activities) (CoT, 2017).

"Such a corridor will be most appropriate in the more central parts where a number of nodes with a certain degree of intensity and mix of land uses already exist in relative close proximity to each other." (CoT, 2017:16)

The Aubrey Matlala Road is approximately 4.72Km long, two way road. The road itself should be classified as a road, and its function is a spine (initially serving residents). However, over time it has developed characteristics associated with an activity spine. Planners propose activity spine in order to provide mixed land uses in a highly accessible place. It may be a form of linear concentration, or it can connect clusters or nodes. Aubrey Matlala road is classified by the municipality as a class 1 activity spine. A class 1 activity spine is usually found in places further away from the CBD, and was originally planned to serve as a collector of local traffic. It is one of the longest inner streets in the township, well located within the centre of the township, and is mostly used by residents as it is connected to Ruth First road which provides direct access to the Pretoria CBD.

Aubrey Matlala is situated in section L of Soshanguve which is one of the established sections of Soshanguve township. Another reason why the spine is well-established is because of the poor service delivery protests that took place in 2006 and since then, there have been improvements in the township. There are currently no large scale developments along the spine due to lack of space, however other developments such as schools are being planned.
for but at a location beyond the Aubrey Matlala road. Some of the township’s significant developments in relation or in close proximity to Aubrey Matlala are shown in the figure below.

Figure 6 Spatial Developments around Aubrey Matlala Spine Source; Available at: https://za.99nearby.com/location/-25.537863/28.099287/aubrey-matlala-street-soshanguve-0152-south-africa. Accessed on: 12 October 2017
Although McGaffin et al. (2015) states that townships were created to administer labour pools for apartheid, the history of properties along Aubrey Matlala Road goes beyond that. Historically most stands facing Aubrey Matlala road were allocated to be sold to the middle or working class and other professions. These stands were larger than the state subsidised housing stands. State subsidised housing would then be surrounded by these stands. In doing this the state knew that stands along the spine had a better chance of being improved and this was also for the beautification of the area (Municipal official, 2017). There have been significant changes to Aubrey Matlala Road and most of them have changed to new forms and patterns of buildings. Figure 7 shows a set of maps to indicate spatial development changes with time along Aubrey Matlala Road.
The above set of maps show changes in spatial development over the years (specifically the development of Soshanguve Crossing Mall). The following set of maps are on a smaller scale and therefore reflect on changes in infrastructure and residents’ private space over the years (in between Tshwane University of Technology and Soshanguve Crossing Mall). This is to assess and evaluate changes and impacts.
From the figure above, it can be seen that Aubrey Matlala has experienced changes in development. There has also been developments of infrastructure over the years and streets are being tarred. Residents increase in building structures suggest either an increase in population density or new buildings for operation of homebased businesses. This is also supported by that most plots have more than one dwelling structure. Changes in land use is common and some of the land uses which were found along the spine include medical practitioners, restaurants, spaza shops, electronic shop, student rental accommodation,
salon, barber shop, car mechanic and internet café. Most of these land uses are retail and are mostly run a mixture of necessity and opportunity entrepreneurs.

City of Tshwane (2010) states that an activity spine road can be regulated by traffic control measure or 4-way stop. Aubrey Matlala spine is characterised by a lack of formalized pedestrian sidewalks and limited tree planting. This has affected pedestrian use which is also affected by street furniture being is concentrated on one side of the road. This is shown by the photographs below. Although there is infrastructure for motorised transportation, pedestrians and non-motorised transportation is not catered for.

![Image](http://asapm.co.za/sextm_soshacrossingsidea.html)

**Figure 8 How Infrastructure and Street Furniture Influence Pedestrian Movement**

The main challenge for Tshwane Metropolitan Municipality is service delivery and this is caused by an increase in population density. Population density and the sprung of informal settlements has put pressure on existing facilities and services as creates a greater demand for them. Soshanguve represents a typical township argued in literature as characterised by insufficient employment and income generating opportunities. Although there are low education levels, a significant portion of the population is economically active and this is mostly influenced by issues of unemployment and socioeconomic circumstances. Although the areas of block L has various kinds of development, it is still prone to of the key issues affecting Soshanguve include lack of maintenance in the public realm. Land is regulated according to the municipal standards which are not unique to the township but applied everywhere in South Africa. However, not all land is monitored and specifically along Aubrey Matlala spine, there are a lot of land use changes most of which are influenced by developments that are in close proximity.
CHAPTER 4: Discovering Residents’s Use of Private Space
4.1 Introduction

This chapter presents the findings of research fieldwork conducted from 27 June – 22 September 2017. The primary aim of the fieldwork was to investigate how residents in Soshanguve Block L use their private space situated along Aubrey Matlala Spine. The researcher focused on the part of the spine between Tshwane University of Technology South Campus and Soshanguve Crossing Mall. This is because this part shows trends of both public and private sector investment activities, and changes in residents’ land use activities.

One of the methods used to gather the findings entailed walking along Aubrey Matlala Road to observe activities homeowners have with their private spaces. Therefore specific properties were purposefully chosen for further investigation, and for conducting interviews. The researcher avoided going to properties with similar land uses to avoid similar responses, especially in homeowner’s reasons for establishing activities in their properties.

The research was conducted through interviews with two sets of respondents: municipal planners for the areas and homeowners along Aubrey Matlala road. Two planners, and twelve residents were interviewed. Residents were asked a range of questions with regard to their use of space and reasons why they chose to use space in the manner they do. Respondents were adults ranging from the age of 22-64 and were both males and females. Other set of participants are municipal planners who were asked questions about municipal plans and perceptions on residents’ use of property. Interview questionnaire can be found in the Annexures (1 and 2).

4.2 Site Visit Experience

The intention was to interview twenty homeowners, but it was difficult to secure this number of interviews as many homeowners were either absent or not interested in participating. A problem was not finding the appropriate people to interview (i.e. residents of Block L). It was difficult to get hold of homeowners as most of them had gone to work (and were also unavailable on weekends), or do not reside in Block L anymore. When homeowners were found to conduct the interview some of the responses included:

“l’m currently busy please come back again next week Monday at 8h30 am” (Resident 1),
“I’m not in the mood for an interview, besides my food is getting cold, please try next door” (Resident 2).
Although there were some challenges, which limited the quality and depth of findings and analysis, overall, most homeowners and business owners were friendly and did not mind participating in the interviews or signing consent forms. Some of the homeowners were delighted in partaking in the interviews and asked questions out of interest. Their comments included,

“I understand that this research is for school purposes, therefore I don’t mind helping you. You can go and see the student rooms. You can even take picture. Is this a continuous research? If so, you are welcome to come back and ask any more questions”

(Resident 3).

Another challenge came with setting an interview with a municipal official, as at one point the researcher was directed to the wrong municipal offices and ended up setting an appointment with someone who is not a municipal planner. However, I was later given the correct information and both of the municipal officials that I interviewed were willing to help me with my research and answered all questions asked.

4.3 Types of Activities found in homeowners private spaces

From observations and interviews, the prevalence of business types found in residents’ private spaces include the following:

Shops or Supermarkets: Mostly take place in the front yard of the residential dwelling. Most of them take place in a room outside of the residential property, while some take place in the garage or a room built separately and specifically to run a shop. 90% of properties used for shops or supermarkets are rented out to business owners.

Rental Accommodation: Homeowners who are renting out space for residential purposes have maximised this use in their properties (i.e. used most of the space left after building the main dwelling structure for rental rooms). This is mainly due to the high demand for student accommodation and the close proximity to the university location. While some rental accommodation take up the whole yard and are two storey buildings which take the form of multi-unit communes, some take the form of backyard rooms. Rental accommodations are mostly occupied by students but others are rented out to business owners who choose not to travel and live in neighbouring townships including Mabopane and Ga-Rankuwa.
**Hair Salons**: Are well established salons and barber shops. Most take place in well-established buildings and not only do they offer hair services, they sell hair products. However, some personal grooming take place in public spaces or under the tree just outside residents’ private property (i.e. next to the gate) but still pay rent to the owner.

**Vehicle Repair**: While some take place within the property, inside and just outside the yard, most do not take place within formal structure or are not run in buildings. However, some mechanics along the corridor have rented empty parcels of land or stands to run their business.

**Food Outlets**: They take the form of shipping containers made up of metal sheets and some take place within garage. They mostly overlap with semi-public spaces due to parking space and business furniture. Most of them have car washing facilities to attract motorists.

**Tavern**: Same as fast food outlets, they overlap to semi-public spaces, and mostly take place inside properties and garages and are extended by shelters.

**Medical Practitioners**: Others only consist of one type of surgery (i.e. in a separate building from the residential dwelling) while some include different kinds of practitioners (i.e. General practitioner, optometrist, dentist) clustered in one original dwelling where there are no residential activities taking place.

**Tailor services and Internet café**: Tailor-businesses mostly share the same economic space with other businesses. One of the properties rented by tailor-business owner was shared with an internet café business. While tailor-businesses target all residents from the township, internet cafes target students. Both these activities take place in formal structures and are separated from the original dwelling space.

All these activities take place on properties originally intended for purely residential purposes, and to accommodate a single family unit. All activities are facing the road in order to get more exposure, target pedestrians, motorists, local residents and other space users. The following set of photographs show the diverse land use activities found in homeowner properties. The photographs show that in fact land use changes that residents have are business activities and have formed an activity spine.
4.4 Residents’ Responses

Most of the respondents are tenants who have been living, working, operating businesses on the property for a long period and are familiar with the site. Most homeowners which were interviewed consider the dwellings as family homes which they are not willing to sell. Therefore there is more value attached to their properties either than generating income e.g. memories they’ve had in the area and others being their inheritances. The table below summarises some of the main findings that will be discussed in regards to residents’ responses.
Table 2 Summary of Residents’ Responses

<table>
<thead>
<tr>
<th>Respondent’s Role and Activity</th>
<th>Resident in the area?</th>
<th>Owner or Tenant</th>
<th>Length of stay in the area</th>
<th>Length of time the business/activity has been operating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Supermarket owner</td>
<td>Yes</td>
<td>Tenant</td>
<td>8 years</td>
<td>6 years</td>
</tr>
<tr>
<td>2. Homeowner renting space for hair salon</td>
<td>Yes</td>
<td>Tenant</td>
<td>5 years</td>
<td>5 years</td>
</tr>
<tr>
<td>3. Shop keeper of an electronic shop</td>
<td>Yes</td>
<td>Tenant</td>
<td>3 years</td>
<td>3 years</td>
</tr>
<tr>
<td>4. Homeowner renting student accommodation</td>
<td>Yes</td>
<td>Owner</td>
<td>10 years</td>
<td>5 years</td>
</tr>
<tr>
<td>5. Fast Food owner</td>
<td>No</td>
<td>Tenant</td>
<td>7 months</td>
<td>7 years</td>
</tr>
<tr>
<td>6. Homeowner renting fast food outlet</td>
<td>Yes</td>
<td>Owner</td>
<td>36 years</td>
<td>4 years</td>
</tr>
<tr>
<td>7. Vehicle Repair</td>
<td>Yes</td>
<td>Owner</td>
<td>27 years</td>
<td>3 years</td>
</tr>
<tr>
<td>8. Restaurant Franchise Owner</td>
<td>No</td>
<td>Tenant</td>
<td>3 weeks</td>
<td>3 weeks</td>
</tr>
<tr>
<td>9. Tailor shop and Internet café owner</td>
<td>Yes</td>
<td>Tenant</td>
<td>6 years</td>
<td>6 years</td>
</tr>
<tr>
<td>10. Medical Practitioner</td>
<td>No</td>
<td>Tenant</td>
<td>9 years</td>
<td>9 years</td>
</tr>
<tr>
<td>11. Homeowner renting student Accommodation</td>
<td>Yes</td>
<td>Owner</td>
<td>23 years</td>
<td>7 years</td>
</tr>
<tr>
<td>12. Tavern employee</td>
<td>No</td>
<td>Employee</td>
<td>3 years</td>
<td>5 years</td>
</tr>
</tbody>
</table>

The findings from this table indicate that most homeowners have maximised and used land as a utility and property acts as a financial asset. Although most of them are not in charge of operating the home-based businesses, they still get financial capital from renting out business and accommodation space.
4.4.1 Duration of business operations

The timeframe between the numbers of years residents have resided in the area, and the duration they have had land use changes shows different trends. Either there is either a huge gap, small or there is no gap at all. The figure below illustrates the relationship of these timeframes. A huge gap indicates that changes in land use are recent, were not thought of before, and business opportunities recently presented themselves. No gap at all suggest that business owners were attracted to the site because of business opportunities and with the intention of starting up a business.

![Figure 10: Relationship between No of years residents have resided in the area and the years they have had changes in land use activities](image)

4.4.2 Tenure Arrangements

Approximately 67% of residents who use space for business purposes are tenants. While most of them are only renting space for business premises, some rent for both business and residential purposes. This is mostly dependant on the size of the business and sometimes influenced by nationality. For example, foreign nationals rent both business and accommodation space. This shows that they have been operating their businesses for as long as they have been residing

![Figure 11: Tenure Arrangements](image)
in the area (represented by no gap in figure 10). However, 33% of business owners are also homeowners who avoid paying rent for business space elsewhere and mostly rent accommodation to students. This shows that they are the ones who have been residing in the township longer than they have been operating their businesses (huge gap). The tenure arrangement together with duration of land use changes reflect the presence of necessity entrepreneurs (e.g. homeowner renting space for salon) and opportunity entrepreneurs (e.g. restaurant franchise owner; medical practitioner). However, most of the business activities are run by necessity entrepreneurs.

4.4.3 Reasons and Benefits for Establishment of Business Activities

A main reason for change in land use activities is that homeowners were being approached by business owners. One homeowner mentioned,

“I never thought of starting my own business since I was working full time, but because of the location of my house I’ve been approached by different people who wished to use some part of my property for business purposes. I even resigned and I’m now dependent on their rent for income” (Respondent 6).

This shows that homeowners were induced in having changes in their properties, also the fact that Aubrey Matlala spine offers business opportunities was seen by people not residing along the spine. Other reasons for changes in land use activities were related to homeowner’s employment circumstances and were a form of livelihood strategy, comments included,

“I went to college to study diesel mechanics, but due to unemployment and lack of space for development, I decided to start my own mechanic business and run it from home” (Respondent 7).

Another business owner mentioned that the reason why he decided to open a franchise is that the site is close to a lot of facilities and that there is no competition for his type of business in close proximity.

“Our franchise is always looking for places that are advantageous in terms of access, transport and where it will get enough exposure or public eye” (Respondent 8)
This shows that home and business owner’s decisions are influenced by access to services and what already exists along Aubrey Matlala Road (i.e. Tshwane University of Technology and Soshanguve Crossing Mall). Some other benefits home owners and business owners mentioned include,

“I never run out of tenants to rent since the University is just opposite my house, every year students come looking for accommodation” (Respondent 4).

“I’ve been renting this space for a while, what I like is that I can also rent this space to other people who wish to advertise their catering company to my customers and other people who use pass by” (Respondent 3),

Furthermore, different reasons were given and are summarised as follows:

<table>
<thead>
<tr>
<th>Respondent’s Role and Activity</th>
<th>Residents reasons for changing land use</th>
<th>If Residential Activities are still taking place on site</th>
<th>If business is the dominant or only activity on site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Supermarket owner</td>
<td>“There is a lot of consumer threshold to support the business”</td>
<td>Yes</td>
<td>Activity not dominant</td>
</tr>
<tr>
<td>2. Homeowner who rented space for hair salon</td>
<td>“Renting has helps the family with extra income”</td>
<td>Yes</td>
<td>Activity not dominant</td>
</tr>
<tr>
<td>3. Shop keeper of an electronic shop</td>
<td>“Due to unemployment, in order to become self-employment”</td>
<td>Yes</td>
<td>Activity not dominant</td>
</tr>
<tr>
<td>4. Homeowner renting student accommodation</td>
<td>“Saw a business opportunity in renting out to students”</td>
<td>Yes</td>
<td>Dominant Activity</td>
</tr>
<tr>
<td>5. Fast Food owner</td>
<td>“It is near the university and my business operates smoothly”</td>
<td>Yes</td>
<td>Activity not dominant</td>
</tr>
<tr>
<td>6. Homeowner renting fast food outlet</td>
<td>“I was being approached by because of the location of my property”</td>
<td>Yes</td>
<td>Activity not dominant</td>
</tr>
</tbody>
</table>
Table 3: Residents’ Reasons for Changes in Land Use Activities

From the participants’ responses and reasons for running homebased businesses it can be seen that it is mostly influenced by the location of Aubrey Matlala, and most business owners prefer renting both business and accommodation space. Reasons included that the site is a good site for operating business as it was well serviced compared to other areas. Not only is the site good for business exposure, but it being along the road makes it easy for some business owners to travel home anytime, most of which came from neighbouring townships such as Mabopane and Ga-Rankuwa. The high rental accommodation also suggest that there is lack of accommodation available in the township due to high population density.

Some of the additional advantages for business tenants to move into the area include that were not experiencing any crime in the area. One foreign national, included the reason that there are no xenophobic attacks therefore they can run their business smoothly.
Lack of resources to set up business establishment plays a minor role in business owner’s decisions. Business owners benefit from the spatial structure of the houses which are closer to each other, creating enough consumer threshold to support the businesses. Furthermore, most business structures reflect dominant activities within homeowner’s properties and in some properties there were no residential activities taking. However, home owners continued to retain a presence in the area, either by renting it out or remaining a resident. Reasons for retaining and not selling the property include that they have been in the areas for a long period (i.e. were relocated there during the apartheid regime) and family ties.

### 4.4.4 Impacts of Land Use Activities on Livelihoods

Most residents mentioned that having changes in land use has improved their lives mainly because of the income these activities bring in the household. Through these activities their needs are met.

> “I even resigned and I’m now dependent on their rent for income” (Respondent 6),

This suggests that for some homeowners, renting provides better income than employment and their needs can be met by this income. It also suggests that they do not mind the risk of having one source of income. Other reasons are in relation to acquiring skills,

> “Yes, renting has improved my life, not only financially, but it has broadened my mind-set as a landlord. I have learnt a lot about business and I learn a lot from my tenants as well” (Respondent 4).

Therefore, businesses do not only act as a financial capital, in the long run it offers residents human capital and training in running their businesses. Residents have also made efforts to improve the socioeconomic condition of the area. One business owner (restaurant franchise) mentioned that it was not only about improving his life, but the community as a whole since he will be bringing in jobs in the community.

### 4.4.5 Limitations and Concerns about the Area

The limitations included the plot size as some mentioned that they had wished to expand their businesses or build more rooms to rent out to students. However, they lack funds to expand their residential dwelling structure. Both business tenants and residential tenants
were happy with the space they were renting. This suggests that they perceive the properties and their locations better for residential or business purposes than where they were previously residing. Regardless of these limitations and concerns, the businesses are sustainable and profitable as business owners do not only have enough monetary income to operate their businesses, but can afford to change locations and reside in the site. However, some business and residential tenants have complained that because of the developments and the close proximity to the University the rent had gone up.

Businesses also benefit from the presence of developments along the corridor and the population density which they serve. However, one homeowner mentioned that high noise levels and traffic congestion result in the site considered unfit to raise a family.

“I chose to run my business in my private property because it is close to Soshanguve Crossing Mall. There is no other convenient space for me to run my business. The area zoned for industrial use is far from facilities and everything, I will lose some of my customers. Here I don’t pay rent or taxes. However I’m still not pleased since I don’t have space to do my garden and at times the business causes a lot of noise for my family”

(Resident 7).

This indicates that the changes in land use activity is not without problems, the increase in business opportunities comes with loss of amenity.

4.5 Interaction with Municipality

4.5.1 Municipality’s Perceptions about Developing on site

Land in the jurisdiction of the municipality is guided by the Spatial Development Frameworks and non-compliance is punishable by law. The RSDF gets revised every 5 years and residents are afforded an opportunity to comment and give objections. This enables residents to participate in the plan and ensure that it responds to their needs. However,

“Residents never participate in the RSDF. Although the municipality has made plans to hold RSDF meetings with other community meetings, residents never raise topics about land use planning but mostly talk about unemployment and construction of roads” (Municipal official, 2017).
This shows that proposals for new developments are allowed to be made by both developers and residents. However, there are issues affecting residents, and hinder the smooth operation on land use management participation. As much as the municipality encourages residents’ participation in plans, the municipality is in favour of large developments, especially private developments.

“Large scale private developments such as malls assist in bringing services to the township. For example when a private development occurs on site, they are complementary with the upgrading roads and bringing along street lights, electrical connectivity and employment opportunities for the community” (Municipal official, 2017)

This suggests that large scale developments do not only help the municipality by bringing infrastructure and services in the township but cater to residents’ needs for employment opportunities.

Furthermore, the municipality has limited control of what can be done to improve the state and maintenance of Aubrey Matlala Road. This is because there are designated departments responsible for some developments. E.g. the department of roads is responsible for servicing roads and providing sidewalks along the corridor which will create a pedestrian friendly environment for pedestrians to access the businesses. This suggests that there is a need for a more corporation between the municipality and specific departments responsible for developments and maintenance of the built environment.

4.5.2 Municipal Officials’ Perceptions about Residents’ Use of Private Space

The municipality is aware of the activities taking place along Aubrey Matlala Road and is in support of these activities based on the need to cater students with accommodation, and non-residential uses (e.g. entertainment).

“Different areas are earmarked for different land uses but the residents want to operate businesses where they feel they can make maximum profit.” (Municipal official, 2017)

This indicates that the planners are concerned to protect the public interest and the needs of other members of the community.
4.5.3 Municipal Official’s Perceptions about Applications for Changing Land Use Activities

One of the actions that the municipality is taking to support these activities is that all land use or rezoning applications that fall within the activity spine and within a certain distance from the spine are considered in a positive light. This makes it easier for those residing along the spine to get their consent use or building plans applications approved.

However, the municipal planner indicated that the increasing number of applications received are those of building plans. Applications for consent land use and rezoning or property have not been increasing. This is because those wishing to have bigger developments in their premise must change building plans but most of them ignore the consent use or rezoning applications. Some of them consider sending through application a time consuming process. For example, the rezoning process requires public participation from neighbours and a motivation for rezoning the property. The municipal planner mentioned that the land uses along the Aubrey Matlala corridor does not match the applications received by the municipality.

“Non-residential uses have increased in the past five years but the number of land use applications submitted have not increased” (municipal official, 2017).

In addition, applications that are submitted to the municipality contain various reasons and motivations as to why residents need to change land use activities. Reasons include a need for student accommodation which is also complemented by high rentals at the higher learning institution. Also residents claim to be providing safer accommodation for the students. Another reason is generating extra income for their families be it from renting or converting their properties to business uses. Furthermore, residents no longer find the area suitable for continued residence, due to activities happening along Aubrey Matlala causing high noise and traffic levels, therefore the area is no longer a suitable family environment, and rather a business use would be an ideal fit. Therefore this shows that the response from municipal officials echo those of residents, especially reasons for changing land use activities.
Municipal official also stated that while bigger and formal businesses are in compliance with LUMS and land management processes, most small businesses are either not aware or choose to ignore the land use management by-laws.

“Residents get fined should they fail to comply to the notice to change the land use, most business owners have made paying the fine a habit to running their businesses, rather than complying with the LUMS processes in the given timeframe of the notice. One of the reasons for this is the costs associated with following the land use management process.” (Municipal official, 2017)

Paying fines (associated with not complying with the land use regulatory system) and not getting municipal services such as business advertisement does not discourage business owners from running their businesses without approval. This is because most business owners get enough exposure from the location of their business and complying with the regulation will only mean ongoing costs and not just costs of the application procedure itself. However, the costs associated with the land use regulatory process excludes home and business owners from following a process that will almost certainly allow them to continue their business. This suggests that the cost of the land use regulatory process is the main obstacle rather than the intention to not comply with the land use regulatory system.

Therefore, perceptions of residents and municipal planner about the area are similar when it comes to the need or reasons for changing land use. This means that homeowners, business owners and municipal planners see the need to respond to the changing landscape and needs of the spine. Most businesses exists to meet local demand for goods and services and business activity is thriving along the Aubrey Matlala spine. Retaining property ownership is important for homeowners especially since the road has attracted developers and business operators over the years. However, there are negative externalities which both the municipal officials and home owners are aware of. The municipality has set land use regulatory system which is onerous to homeowners and business owners.
CHAPTER 5: Examinations of Findings
5.1 Introduction
This chapter analyses the findings from interviews with the officials and residents, as well as the information collected about the case study area itself. This chapter is going to analyse by using themes from the reviewed literature and fieldwork. The themes are residents’ use of private space, household circumstances and livelihood strategies, spatial development in townships and land use management planning and development. This chapter analyses the findings from interviews conducted with residents and municipal officials. The chapter is outlined in a way that it analyses the findings according to each one of the themes broadly, and relates the analysis to what the literature review suggested. In analysing these themes, the chapter will argue and outline that changes in residents’ land use activities plays a vital role in township economies and to a larger extent is significant. In addition, land use management has to accommodate and promote flexibility in regulating residents’ use of private space.

5.2 Spatial Developments along Aubrey Matlala Road, Soshanguve
The main concept explored in this section is township spatial development. This section explores themes including the nature of economic (formal and informal sector) activities, developments (public and private sector), infrastructure and transport along of Aubrey Matlala Road.

Neves and Du Toit (2012) argue that the state of townships is characterized by apartheid legacies and residents are located far from economic activities. Townships are a distance away from commercial and employment activities found in the CBD, and this tends to hinder strong economic structure in townships. However, McGaffin (2015) reasons that the growth for formal shopping centres in townships is because of the increasing income and living standards of township residents which increases their buying power. This is the case with Aubrey Matlala spine, and the presence of both formal and informal business activities shows that Aubrey Matlala Road is a feasible activity spine for business development.

Residents may be located far from economic opportunities which were traditionally located in CBDs or industrial areas some distance from the townships themselves, however that does not necessarily mean that they are entirely isolated from economic activities. Residents residing along and closer Aubrey Matlala spine have established home-based business in the last decade. They are however still small-scale and consumer-orientated (as before). The
kinds of informal businesses are retail and services which are consumer-orientated, the business activities are primarily addressing consumer needs rather than productive (i.e. manufacturing, industrial). These business activities are noted in literature as typical of townships and examples include spaza shops, taverns and hair salons. However, the fact that they are located along a spine road creates a vibrant and busy, and economically sustainable activity spine.

In terms of formal businesses, Soshanguve Crossing is the only mall in Soshanguve and its customer base extends to other settlements (a regional shopping centre). Harrison et al (1997) and McGaffin (2015) theory of spatial development being discouraged by poor infrastructure and lack of support services (i.e. finances) is also not applicable in the case of Aubrey Matlala spine. The existing infrastructure (e.g. street lights, traffic lights, traffic roundabout) and support services (i.e. water, electricity, and sanitation) are enough to attract the development of Soshanguve Crossing Mall. This increases the threshold and buying power in the township and supports residents’ home-based businesses as well.

However, Niekerk et al. (2015) argue that large retail companies take advantage of the buying power in townships. For Medell and Cullinan (2007), shopping malls in townships tend to exclude and displace informal sector activities, and this is justified by Goko (2017), who argues that factors such as high rentals in malls contribute to exclusion of entrepreneurs, micro retailers and informalities. This is not the case with Soshanguve Crossing Mall, the mall has provided informal retailers with opportunities for trading. The mall has increased informal traders’ consumer threshold and decreased their transportation cost in terms of getting goods they sell. Furthermore, displacement of informal activities along Aubrey Matlala Road is not apparent, the increasing number of shoppers and pedestrian traffic around the mall and spine has attracted and support informal traders, as some of the informal traders did not trade along Aubrey Matlala Road initially. However it is not known if informal traders would prefer locating inside of the mall (yard) or feel displaced as this was not part of the research. Another positive externality of the mall is that here has been an increase in business activities in residents’ properties along the spine. This is due to increased customer threshold, and to an extent business tenants have also come from other townships to run these informal activities.
Transport is also one of the common reasons why tenants decided to rent and run their businesses along Aubrey Matlala Road. Clacherty (2011) argues that transport attracts various types of physical developments in townships, while McGaffin et al. (2015) states that shopping centres in townships tend to locate in areas of greatest exposure and high levels of traffic. Aubrey Matlala is a transport spine and well-connected to adjacent centres and residential areas, it offers an attractive location for developments that are based on direct-consumer interaction. There is less ownership of cars, people find public transport convenient and rely heavily on public transport. This indicates that public transport routes and infrastructure influence business development or business location decisions.

However, there is a lack of maintenance along the spine, lack of pedestrian sidewalks and parking provisions is an example. The quality of the public space is deteriorating due to high traffic congestion and noise levels. If nothing is done, poorly maintained and badly congested public spaces will cause a deteriorated public environment and pedestrians and vehicles may avoid it. Without maintenance not only will the site become less amenable to residential use, but its attraction to business operators may decline. Congestion may actually start to negatively impact on the businesses themselves.

Brown (2006) states that incompetency of land management regulatory system creates gaps where developments occur without considering the needs of the public. This leads into developed spaces that do not serve any purpose to the greater public. However, the activities and developments along the Aubrey Matlala spine respond to public needs and changes in space around them. In addition, Aubrey Matlala spine supports Adjei-Poku (2017) theory that the use of land for home-based businesses along a corridor is structured by reconstruction and readjustments in developments and usually depends on what already exists. Therefore this shows that township’s spatial developments do not only influence the use of space in its surroundings, but plays a significant role in not only residents’ use of private space, and the township’s informal economy at large.
5.3 Residential Property Ownership as a Financial Asset

The concept section is residents’ use of private spaces for activities beyond residential. This section analyses characteristics including socioeconomic characteristics, home-based businesses and SMMEs. It also touches on rental accommodation and property ownership.

Gieseking et al. (2012) contrasts public and private space and argue that private space encompasses individual’s rights and activities while public space encompass collective rights and is open to everyone. Although home owners to a certain extent make rules, the fact that 67% of residents interviewed are tenants suggests that property ownership is characterised by collective rights. This is mainly because both homeowners and business tenants operate businesses activities (that are significant to them) within the properties.

Hadebe (2010) states that home-based businesses allows business owners to save rent and travelling costs to work, however most business owners along Aubrey Matlala live elsewhere. While some business owners travel from neighbouring townships others are renting accommodation as well. This implies that the cost of renting may be affordable. It may be more profitable to rent and commute given the income earning potential in Aubrey Matlala, instead of operating a HBB elsewhere which has a far smaller market and less income-generating potential. The fact that there is a large consumer market in the area makes it attractive. In addition, services, safety also support business development and growth. Amin (2010) suggests that operating a home-based business can be due to lack of resources to set up business establishment. One homeowner mentioned that he doesn’t have to pay rates and taxes. In addition, these spaces are probably much more affordable than the high rentals in formal business spaces (like in the Mall itself). It may represent lower risk and lower overheads. In addition whether the private space is used by homeowners or business owners it is used as a financial asset and offers business opportunities.

Pernegger and Godehart (2007) state that townships are characterised by low levels of employment and household incomes. The high level of informal economic activities found along the corridor also correlates to the employment and educational level of the population discussed in chapter 3. The correlation suggests that there is a relationship between low educational level, unemployment and the ability to create jobs through informal economic activities. Besides the reason of location and business opportunities, some reasons for changing land use activities included unemployment, generating extra income. Most home
owners are employed (i.e. already in receipt of income), but supplement this with additional income-generating activities. Business owners are unemployed and still looking for employment opportunities and most home-based businesses are not run by property owners but business tenants. This indicates that the site is dominated by necessity entrepreneurs who have no other choice of work, rather than opportunity entrepreneurs. Change in land use activities to home-based businesses, to an extent acts as a livelihood strategy.

5.3.1 Use of Private Space as a Financial Asset

Post-apartheid housing policy has strongly encouraged the acquisition of residential private property or freehold tenure as the basis of socio-economic upliftment. Breaking New Ground expected that access to property will act as an asset for wealth creation, by creating potential for SMME developments (Rust et al., 2009). Rust et al. (2009) state that currently access to housing is seen as an economic asset that supports home based businesses and other income activities. It can thus be seen that ownership of property acts as an asset better than during the apartheid regime and supports the post-1994 envisaged plans of promoting housing as asset. Ensuring that low income households, and especially those from historically disadvantaged backgrounds, had access to private property is regarded as central to bridging the gap between the rich and the poor (Steven et al., 2007).

In the case of Aubrey Matlala spine, ownership of residential property represents an asset to uplift residents financially, this includes homeowners and tenants renting space. Financial upliftment is not only experienced by home or property owners, but also experienced by business owners who have taken the opportunity to situate their business along Aubrey Matlala Road. The sharing of property space has created financial opportunity for both home owners and business tenants who are from other townships. This also implies that renting is more about access to physical asset and premises for a business, which in turn generates income. However, financial upliftment does not automatically confer to middle class status to home owners or business owners, and it also does not mean that it has lifted people out of poverty. This is because improved livelihoods and poverty upliftment are not only constituted of monetary income. In addition, this does not change that for residents of Aubrey Matlala spine, the use of private space means a basis to operate means that the business can run and potentially generate an income.
Although historically bigger plots were allocated and sold to highly paid professionals, currently all plots (larger or smaller) have sufficient space for establishing some kind of income-generating activity. However, the larger ones have more scope to construct and undertake more activities which may bring in more income. For example in rental accommodation, while smaller plots face a limitation of space and some have been rented out in their entity in order to accommodate or run businesses. Although plot sizes has influenced land use activities, a class distinction is not apparent, as private investment in properties focuses less on residential improvement and more on maximising financial benefits with perhaps loss of amenity.

5.4 Implications for Land Management and Spatial Planning
The concept explored in this section is land use management planning and development. It explores themes including what residents’ use of private space means for municipal by-laws, rezoning and consent use applications and spatial plans.

Although spatial developments and changes in land use (particularly home-based businesses) have created convenience for business owners and residents. The implications for spatial planning entails taking into consideration the long term impacts of changes in land uses that are seen along the Aubrey Matlala Road. This means taking into consideration what can be done to improve and accommodate these land uses over the longer term, to prevent deterioration of public space.

Niekerk et al. (2015) argue that home-base businesses are invisible and operate under the radar to avoid regulations (i.e. avoid municipal administrative penalties). This is not the case for home-based businesses along Aubrey Matlala Road since most of them are facing the road and municipal officials are aware of their existence. The road has been identified by the municipality as an activity spine, even though most of the business are not regulated or have not applied for consent land use. The reason for this is because it fulfils the requirements of an activity spine concept. Little or no rezoning of property is done along the spine, activities that are regulated are mostly under consent use application. The municipality’s response to the change in land uses occurring along the Aubrey Matlala Road tacitly encourage these business activities on residential properties. This indicates that the municipality is also are
accepting flexible land use activities even though they are concerned about the negative impacts that they may have.

Only residents who have applied for consent land use or a rezoning application and pay the remuneration costs get these services (which in the case of Tshwane municipality includes getting advertisement from the local gazette, and safety control). Steven et al. (2017) argue that the formalisation of home-based enterprise is hindered by application and administrative costs, and this applies along Aubrey Matlala spine. Amongst the homeowners interviewed, the majority had not applied for consent uses. The number of land use applications does not match changes in land use activities seen on site. Therefore, land use regulations apply along the spine, but this does not mean that residents are hindered to change their land use activities.

Niekerk et al. (2015) argue that public and private land is managed problematically in townships due to lack of correct information regarding land use. Although the municipality is in support of the activities happening along the Aubrey Matlala spine, it has become difficult for residents to be included in the regulatory framework. This indicates that residents should be aware and included in the regulatory framework so that it becomes less onerous. In addition, the regulatory requirements should be simplified and the costs reduced. Dambuzo and Zondo (2014) argue that reducing business regulatory costs for SMMEs will encourage more business owners to register their businesses and apply for rezoning or consent land use in formalisation of their businesses. Having more homeowners and business owners registering for consent land use or rezoning will provide municipal planning with information, and contribute to controlled planning development. Benefits of getting approval for change in land use include business advertisements in the local media which increases the consumer threshold of homebased businesses.

Charman et al. (2016) state that implications for spatial planning means that municipalities should treat townships as special cases, and post-apartheid LUMS should regard townships as mixed zone localities where residential and business uses are predominant. This is applicable to Aubrey Matlala spine. The spine is already treated as a de facto special case (an activity spine). Municipal planners effectively encourage the current plans and trends towards both densification and mixed use. Therefore an increase in activities can be expected and is likely to happen in residents’ properties since there is lack of space for development. For
example, there has been an increase in homeowners densifying or building two storey buildings on their properties especially in cases where owners use their space for rental accommodation. In addition, Charman and Peterson (2015) argue that land management policies should take into account the demand, supply and other factors which determine the locational choice of entrepreneurs.

Aubrey Matlala spine resembles a typical township economic spine which is characterised by large and small scale businesses which are a walking distance apart. Business informality is also dominant along the spine and there is limited municipal regulations on these activities. Aubrey Matlala spine has witnessed a spontaneous process of entrepreneurial activities rather than planned land use changes, but what has happened has been stimulated by municipal facilitation. There are different interests between officials and residents. This is usually the case and the main purpose of planning law is to regulate this. The conflict between residents and municipal officials when both were asked if the use of space responds to residents’ needs different answers were given. However, the municipal plans use regulation system is planning for these changes in land use.
CHAPTER 6: Conclusion and Recommendations
6.1 Introduction
This research aimed at exploring the small-scale and often informal developments, and associated activities that are found in residential properties along the Aubrey Matlala Road. Therefore this chapter summarises the research report by answering research sub-questions and main question. The main research question is; how have township residents along Aubrey Matlala Road made use of their private spaces and what are the implications for land management? The main concept which was central to this research was residents’ use of private space and space. Characteristics of household circumstances and livelihood strategies come into play where the researcher assess how factors such as property ownership or tenure rights, employment and education level has influenced their decisions in using private space the way they do. This chapter gives recommendations based on reviewed literature and fieldwork findings on what can be done to support and deal with land use changes in private properties.

6.2 Conclusion

6.2.1 What impact have new public and private sector developments in Soshanguve had on residents’ use of private space?
Township of Soshanguve represents a typical history of an apartheid dormitory township. The township has changed over time, there have been an increase in infrastructure and developments from both the public and private sector. This is what Aubrey Matlala Road has experienced and residents haven't simply responded to the introduction of developments (specifically Soshanguve Crossing Mall). Currently, Aubrey Matlala Road possess features that are unique to Soshanguve, and this has influenced how homeowners use their private spaces and has led to an increase in private space land use activities.

However, residents’ use of private space is not only impacted by developments. The township is characterised by low levels of income and educational levels and residents have become dependent for employment opportunities that arise within the township. To a large part, the broader economic context plays a part in homeowners and business owner’s poverty, unemployment, underemployment, limited education in finding ways to survive and improve their livelihoods.
6.2.2 What are the current land use patterns along Aubrey Matlala Road and what is the spatial context and the socioeconomic conditions within which this small scale developments take place?

The land use patterns along Aubrey Matlala Road range from large formal spatial developments or nodes to small informal businesses. The formal spatial developments include Soshanguve Crossing Mall and Tshwane University of Technology, while informal ones are SMMEs found along sidewalks and home-based businesses. Land use activities are mostly as a result of people who see the Aubrey Matlala Road as a source of income generating opportunities. The spine is well-established in terms of services (i.e. water and electricity) and infrastructure (tarred road and traffic lights). While some property owners have undertaken business activities for themselves, some have rented a portion of their property to tenants. Other property owners have chosen to rent the entire property for business purposes and activities catering for local customers.

6.2.3 How have residents used their private space and why has this been the case?

Most homeowners have used their private spaces for business purposes. Home-based activities are actually run by tenants rather than the actual home owners. Home owners and business tenants are generally happy with these income generating activities, they are offered more choices in services, convenience in distance and affordable accommodation to students. The home-based businesses include retail, restaurants, services and rentals most of which are at a small or micro scale. There is diversity in the activities that residents have in their properties. Examples of activities on site are restaurant, taverns, hair salons, electronic shops, mechanics and tailoring shops.

The reasons for these changes in land use in a primarily residential area is mainly because of the unique business opportunities presented by their location along the Aubrey Matlala Road. The spine is anchored by two nodes that play a significant in the market for services associated with this location. The nodes are Tshwane University of Technology (which is the only university in the township) and Soshanguve Crossing Mall (also the only mall in Soshanguve). The location of these nodes offers business exposure to customers and clients, who are drawn from the regular flow of students, pedestrians, public transport and private vehicles. Thus these customers are able to support and easily access the home-based businesses. Main
reasons for establishing home-based business are due to being unemployed and needing extra income.

6.2.4 How have municipal planning accommodated these urban changes and what are the implications for future planning system?

Due to the high level of the activities found along Aubrey Matlala Road, the municipality has identified Aubrey Matlala Road as an activity spine. The municipality thus encourages activities along the spine, one of the reasons being providing goods and services to university students. However, the number of land use changes found along the spine exceed the number of consent land use or rezoning applications received by municipal officials.

When considering rezoning or consent use applications, the municipality gives preference to applicants along Aubrey Matlala Road than anywhere in the township. Although municipal officials seems to be supportive about residents’ use of space, there is no detailed precinct planning for Aubrey Matlala spine. This suggests a reactive rather than a deliberate consideration of the long-term spatial implications of the developments and changes in land use along the Aubrey Matlala spine. Infrastructure is being inadequately maintained and whether it is able to cope with impacts of increased in land uses and spatial development (e.g. high traffic levels). Future LUM planning system should be more flexible address issues that come with increase in land use activities such as controlling high traffic congestion (e.g. through road designs).

The research question can thus be answered as follows:

What land use activities do residents have in their private spaces along Aubrey Matlala activity spine and what are the implications for land management?

Residents along Aubrey Matlala activity spine have a diversity of land uses which are mainly run by tenants rather than property owners themselves. Different land uses that residents have in their private space fall under the category of home-based businesses. Most of these home-based businesses are retail businesses run by necessity entrepreneurs. While home owners use their properties as a financial asset, business owners use the site for businesses premises due to high consumer threshold of pedestrians, students and motorist. The location of Aubrey Matlala spine has not only made it accessible to a lot of people, but has attracted business operators.
Although municipalities support the change in land uses, there have been little municipal interventions to support these land uses. Although the negative externalities of this are an issue, operating under the radar is actually good business sense given the costs of an approved business. Therefore this implies that land use management should not limit the number of microenterprises that occur in townships. Another implication is that the use and conversion of private space to business activities should not be prohibited, especially in areas where business opportunities are materialising like the Aubrey Matlala spine. Furthermore, increased infrastructure and service capacity should be provided to accommodate and manage increase in land use activities, population density and spatial development.

### 6.3 Recommendations
Based on the conclusion, this is recommended:

#### 6.3.1 Recommendations for the Aubrey Matlala Activity Spine
McGaffin et.al (2015) states that the dominance of only one type of economic activity in townships (i.e. spaza shops and formal shopping centres) results in a missing gap of certain commercial property types such as offices and industrial parks. Therefore in the future, the growing market of retail activities along activity spines should be balanced by a complementary economies such as office space and light industrial parks. Although flexible zoning along Aubrey Matlala for commercial development is limited by lack of space to develop, having diversity of land use activities can attract complementary economies closer to the spine (i.e. in other part of the township). This will make formal developments viable, create local economic opportunities and reduce residents’ travel costs, time and distance to access goods and services. Significant areas in the township such as Aubrey Matlala Road should have detailed and specific layout plans to guide the distribution of activities and spatial developments or organization. However, this should be based on existing activities to promote collective interest and not hinder the operation of homebased businesses.

#### 6.3.2 Recommendations for Spatial Planning and Land Use Management in Soshanguve and other Townships
Recognising that Soshanguve was developed as a dormitory township which separated residents according to their ethnic and income groups, it is important not to create further
divisions and barriers but carefully consider building and enhancing an integrated environment. Not creating further divisions and barriers in spatial planning will help address apartheid scars of racially segregated residential townships that did not permit business activities or possess location attributes that would support a mixture of developments or activities. Permitting business activities in residential areas is thus an attempt to make townships more self-sufficient. However, in making sure that townships do not continue to be characterised by social and economic isolation, as they had been in the apartheid era, efforts such as creating adequate infrastructure and links to regional communication networks are essential. McGaffin et al. (2015) state that it is essential for townships to ensure that they are physically and functionally connected to their broader city regions so that township residents can access and benefit from opportunities that lie beyond the township’s border and vice versa.

To create a balance between informal and formal activities, incorporating offices and industrial parks gives potential to uncover township residents’ skills and knowledge. An example of the need for incorporating industrial parks is seen with Resident 8 who stated that:

“I went to school to study mechanics, but due to lack of employment and space, I decided to run my business from home” (Resident 8)

This will also create a platform for residents’ to run their businesses better and contribute in the formal economic sector and not be limited by space in their properties.

Hadebe (2010) states that some reasons why residents run economic activities within their private properties is that they are able to save rent, save on travelling costs, and their properties provides security if the business fails. Although the ability of residents to afford rent elsewhere (i.e. in well-established business sites) is low, affordable and nominal leasehold arrangements can be made. It must be both the municipality’s and tenants’ responsibility to maintain this space.

Adjei-Poku (2017) states that land use planning is a continuous process which must address continuous changes in the plan. Flexible land use zoning should be encouraged in municipalities as it is not clear whether or not these land uses will still be relevant in the next 10-20 year. Flexible land use should also be applied in townships that resort to changing land
use activities to meet their immediate needs especially peripheral townships. Policies should not only support informal businesses in townships, but also take into account the demand, supply and other factors which determine the locational choice of entrepreneurs (Charman and Petersen, 2015).

6.3.3 Recommendations or Suggestions for Future Research

In future, interviewing space users of Aubrey Matlala (for example, a student who is renting or a neighbour), will help investigate if their needs are being met through changes in land uses.

It would also be helpful to know if they would like to be catered for in any other ways for example by having any other additional land uses that are not seen on site. It will also be helpful to find out from other residents and space users (e.g. university students) about the convenience and level of satisfaction they receive from these changes in land use. Therefore studies can be done on demand, supply and understanding current trends and needs.

Further research on the relationship between large scale developments (i.e. malls) and informal economic activities needs to be done to find out if informal retailers have been excluded, marginalised, displaced or they have benefited from the development of Soshanguve Crossing Mall. With Tshwane’s unemployment rate of 24, 2% and youth unemployment rate of 32, 6%, it would be useful to find out whether residents or business owners are generating employment (and sustainable businesses) from these land use changes or whether they are survival strategies for them as stated by Mulondo (2009).

However, it is not clear what residents or business owners forfeit in order to keep these activities running. It might be that residents and business owners no longer have a sense of privacy since their private space is open to the public, it might be that they sometimes feel overcrowded by having tenants in their properties. Some owners have even opted to move elsewhere as they no longer regard the environment as suitable for raising a family and this has resulted in people moving out of coercion.

Beall and Kanji (1999) argue that livelihoods are not only in terms of earning income but they entail gaining and retaining access to various resources and opportunities. It cannot be concluded that changes in land use have unambiguously improved the livelihoods (i.e. the lifestyle, economic status and social capital) of residents and space users or not. This is mainly
because in terms of financial capital, residents have generated extra income but there is far more to be researched before it can be concluded that livelihoods have improved. However, changes in land use activities entailed developing positive social relationships and business opportunities in Aubrey Matlala spine.

One of the important aspects that can be derived from the research report is that property ownership plays a significant role in township’s residents’ lives. Furthermore, improvement in infrastructure and developments adds value to residents’ property. Therefore the opportunities offered by developments and ownership of property affects residents’ choices in using their property. This is mainly because homeowners and business owners (necessity and opportunity entrepreneurs) use opportunities offered by surrounding developments for financial benefit. What stands out more from the research is that the use of private space for business activities is not only because of homeowner’s determination to make income, but business owners elsewhere use the opportunity offered by private spaces.

The current land use management system is costly and onerous, which discourages residents from registering their businesses. Therefore, planning law is not applied smoothly in the township. Therefore, the research report can be summed up by arguing for township flexible land use, especially in areas where business opportunities are materialising. This is mainly because township economies (both formal and informal) boost residents’ financial capital, and to some extent livelihoods. Also changes in land use for business activities means that residents are economically active, regardless of low employment or education levels of the township.
7. References:


City of Tshwane Metropolitan Municipality, (2017) Spatial Development Framework 2017 Region 1, City Planning and Development.

Clacherty, A., (2011) Creating and Capturing Value around Transport Nodes, South African Cities Network, Department of National Treasury, SA


Department of Rural Development and Land Reform, Spatial Planning and Land Use Management Act, 2013 Act No.16 of 2013, Republic of South Africa.


Ntombela, S., (2016) The Effects of Spatial Planning on Local Economic Development: How has the Orlando eKhaya Precint Plan Impacted upon Local Businesses in Orlando Soweto? Faculty of Engineering and Built Environment, University of the Witwatersrand, Johannesburg.


8. Annexure

1: Homeowners and Business Owners participants’ Questionnaire:

1. Do you stay in this area?

2. Do you own this residential space or are you renting?

3. How long have you been staying in this area?

4. What are your reasons for staying in the area?

5. Are you unemployed, self-employed, part time employed or full time employed?

6. How long have you had changes in your private space?

7. Do you have any specific reason (s) for making changes in the use of your private space?

8. Are there any limitations to how you can use your private space? (E.g. zoning restrictions, plot size, or any other)

9. Are there any other uses you would have wished to use your dwelling space for?

10. What do you think about the recent developments that have been happening around (E.g. Mall, school)?

11. Have you noticed any other developments?

12. Have these developments had any impact or changes in the way you use your private space?

13. Do you think that your spatial needs as a resident of Block L are sufficiently met or they are the reason why you changed use in private space?

14. Have your changes in use of private space improved your life in any way?
Annexure 2: Municipal Planner Questionnaire:

1. Is the municipality aware of changes in resident’s use of private space (particularly in Block L)?

2. What actions have been taken by the municipality to respond to residents’ choice in use of private space?

3. What are do you consider in an application for changing land use or approving new buildings and developments?

4. What are the reasons included in these applications?

5. Have the number of applications increased or declined over the past 5 years?

6. Do you think the new developments that are being approved respond to residents’ needs or encourage them to change use of their private space?

7. Do you have any future plans or current initiatives that you think will respond residents’ needs in using land efficiently?
Annexure 3: Application Form for a Rezoning Application to CoT LUM

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**APPLICATION FORM FOR A REZONING APPLICATION IN TERMS OF SECTION 18(1) AND AS REQUIRED IN TERMS OF SCHEDULE 3 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

**PROPERTY INFORMATION**
Complete this section for each property (make a separate copy for each property)

- Township / Agricultural Holding / Farm
- Er / Plot / Farm No
- Ward
- Street name
- Street number

**REZONING DETAILS**

- Town Planning or Land Use Scheme
- Present Zoning
- Property Size (m²)
- Present Height (Scheme)
- Present Density (Scheme)
- Present Coverage (Scheme)
- Present Floor Area Ratio (FAR)
- Present Annexure No
- Present Amendment Scheme No
- Present Land Value
- Bond (Yes/No)
- If yes specify Bond Account No
- Bondholder’s Name
- Existing Development
- Title Deed / Notarial Deed No
- Restrictive Title Deed Condition
- paragraph No
- Proposed Use Zone
- Proposed Primary Right
- Proposed number of units
- Proposed density
- Proposed Density (m²/units per ha)
- Proposed Height (m / storey)
- Proposed coverage (%)
- Proposed Floor Area Ratio (FAR)

**Estimate project value**

Applicant responsible to request comments from external departments/institutions? Yes | No | N/A

**REQUIRED DOCUMENTS**

- Receipt of proof of payment of application fees
- Power of Attorney
- Proof of Marital Status of the Owner
- EIA executive Summary if relevant
- Locality Plan
- Site Plan
- List of adjoining owners

- Covering Letter
- Company / Close Corporation / Trust resolution
- Bondholders Consent
- Draft annexure
- Registered Title Deed and/or notarial deed
- Form COT: F/10

- Application Form COT: F/1
- Proof of Members of Company / Close Corporation / Trust
- Motivating Memorandum
- Draft amendment scheme map
- Zoning Plan
- Zoning Certificate

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being the applicant of the property(ies) described herein, declare that the above information is correct and that the required documents and information are attached in compliance with the requirements of the Municipality.

I hereby acknowledge that, should all the required documentation not be submitted in compliance with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law. Should the application found to be incomplete, the application will be returned to the applicant without further consideration or refunding of the application fees.

I hereby acknowledge that the Municipality has the right to request additional information or documentation should it be deemed necessary to place the Municipality in a position to take an informed decision on the matter.

I hereby acknowledge that the provision of false or misleading information is an offence in terms of section 30 of this By-law.

I hereby acknowledge that the Municipality may contact the owner at any time regarding the application.

SIGNATURE: .................................................. DATE: ........................................
Annexure 4: List of Supporting Documents for Rezoning Application

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<td>Receipt of payment of the application fees (x 1 copy)</td>
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<td>Covering letter (x 5 copies)</td>
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<td>Completed Application form of the relevant application (COT: R2, X 5 copies)</td>
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<td>Power of Attorney * (x 3 copies)</td>
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<td>Company/Close corporation/Trust resolution * (x 3 copies)</td>
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<td>Proof of Members of Company/Close Corporation/Trust (x 3 copies)</td>
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<td>In the instant of the owner being a company: CM 20 form (x 3 copies)</td>
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<td>In the instant of a close corporation: CR 1 or 2 forms (x 3 copies)</td>
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<td>In the instant of a Trust: Letter of appointment of the Trustees (x 3 copies)</td>
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<td>Proof of marriage out/ in community of property (x 3 copies)</td>
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<td>Bondholder’s consent (x 3 copies)</td>
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<td>Motivational Memorandum (x 5 copies)</td>
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<td>List of adjoining owners (x 2 copies)</td>
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<td>Zoning Certificate (x 5 copies)</td>
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<td>Environmental Impact Assessment executive summary (x 3 copies)</td>
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<td>Application to the Department Minerals and Energy or compliance with section 54 of Act 28 of 2002</td>
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<td>Proof of compliance with section 16(b) of this By-law</td>
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<td>Form COT: H16 (x 2 copies)</td>
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I, ................................................................................................................ being the applicant described herein, declare that the above information is correct.

I hereby acknowledge that, should all the required documentation not be submitted in compliance with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law. Should the application found to be incomplete, the application will be returned to the applicant without further consideration or refunding of the application fees.

I hereby acknowledge that the Municipality has the right to request additional information or documentation should it be deemed necessary to place the Municipality in a position to take an informed decision on the matter.

I acknowledge that the provision of false or misleading information is an offence in terms of section 30 of this By-law.

I acknowledge that the Municipality may contact the owner at any time regarding the application.

SIGNATURE ................................................................. DATE: .................................................................

NOTE: the fields marked with an * must be completed if it applies to the application. If these fields are not completed and documents attached that the application will be regarded as incomplete. The fields that have been hatched do not have to be completed for this particular type of land application.

FOR OFFICIAL USE ONLY

Application received by: .................................................................

Date received .................................................................

Correct application fee paid: Yes  No  Amount