

Gr 12 Geography

SETTLEMENT GEOGRAPHY

URBAN STRUCTURE AND PATTERNS

6.3 Changing urban patterns and land use in South African cities

Cities are dynamic – they change all the time. Land-uses in cities also changes.

Reason why urban patterns and land use change:

- ✓ Centripetal forces
- ✓ Centrifugal forces

1. Centripetal forces

Forces that **attract and keep people and businesses in the city centre.**

They include:

- **Site attraction:** attraction of city's site keeps people and businesses in city centre.
- **Functional convenience:** the accessibility of the city centre attracts people and business – convenient to work and do business in the CBD.
- **Functional magnetism:** the mutual attraction created by businesses with similar functions, e.g banks, investment, insurance, legal and finance companies cluster together in the city to make business easier.
- **Functional prestige:** advantages of locating in the city centre and having a prestigious address – can be good for the status of a business.

2. Centrifugal forces

Forces driving people and business away from the city centre towards the suburbs and rural-urban fringe. They include:

- **Spatial forces:** overcrowding and congestion in the city centre force people to move to the periphery
- **Site force:** the need for a special site that cannot be found in the city centre leads to movement out of the CBD.
- **Situational force:** noise, pollution and decay of the city centre force people and businesses out into the suburb.
- **Economic force:** high rents, rates and taxes in the city centre force people and businesses out.

- **Status force:** city centre is seen by people as old and regulated whereas the periphery is seen as young, vibrant and dynamic.

CHANGING URBAN PATTERNS AND LAND USE:

Over time buildings in a city can become old, unsuitable and inappropriate for modern use.

Instead of demolishing these buildings, they change the structure or design to suit current requirements.

URBAN RENEWAL:

= the modification in use of land or buildings in an urban settlement to improve the land/buildings.

Urban renewal involves processes called invasion and succession

1. Invasion and succession:

Where land use in a city is no longer appropriate, a new land use will take over the original function and succeed it.

2. Façadism:

When the old, original front or façade of a building is retained and a new development built behind the old façade.

3. Gentrification / chelseafication:

The modernisation and improvement of old houses close to the city centre.

4. Ghetto:

Small area within an urban settlement in which people of a particular ethnic or cultural group live together.

WORKSHEET 8:

QUESTION 1:

Read the extract from the International Business Times on urban renewal in South Africa in the FIGURE below carefully before answering the questions.

FIGURE URBAN RENEWAL IN SOUTH AFRICA

IN JOHANNESBURG, URBAN RENEWAL MEANS DISPLACEMENT FOR THE POOR

By Skylar [Reidon](#), 25 April 2014, 17:34

[Jabu Khwela](#) was rehearsing a monologue for his theatre class one morning when he heard the sirens and then the shouting of private security guards outside his home. Minutes later, the 20-year-old student and his family were forced onto the street with all their belongings. Along with 50 other low-income residents, they were being evicted from the living spaces they had informally rented without a contract in an old building in [Jeppestown](#). [Khwela's](#) family and their neighbours were displaced to make way for the redevelopment of the gritty (dusty) area into [Maboneng](#), an arts mecca with pricey loft apartments, upmarket cafés and independent movie theatres.

[Adapted from <http://www.ibtimes.com/johannesburg-once-known-apartheid-gentrification-means-displacement-poor-1576519>]

- 1.1 What is meant by the term urban renewal? (1 x 1) (1)
 - 1.2 Give the name of the land-use zone referred to in this article, where many homeless people live in old buildings. (1 x 1) (1)
 - 1.3 Why would an arts mecca like Maboneng be considered an example of an urban renewal strategy? (1 x 2) (2)
 - 1.4 Discuss THREE negative effects of urban renewal on the urban poor. (3 x 2) (6)
 - 1.5 Explain the positive effect of urban renewal on tourism. (2 x 2) (4)
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