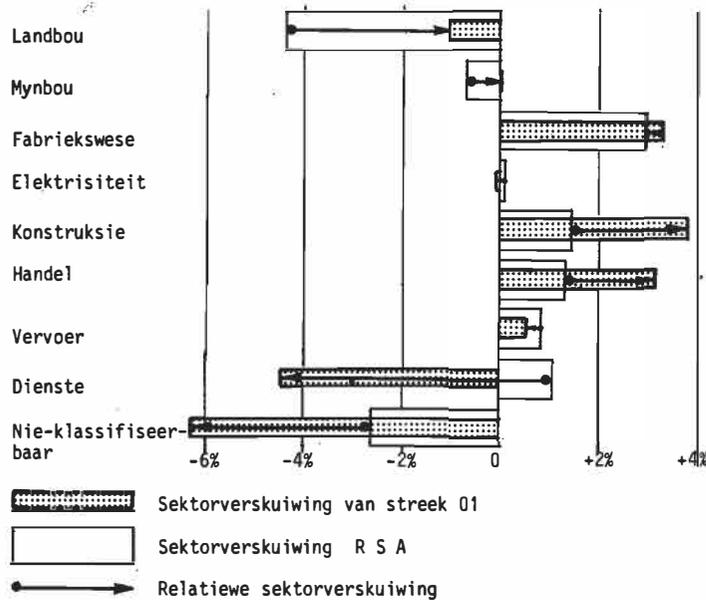


RELATIEWE SEKTORVERSKUIWING - STREEK 01



## SOME INCONSISTENCIES IN PLANNING REGULATION

D. PAGE

By definition group housing in the Cape Province is purported to be "a group of separate and/or linked and/or attached single dwellings on smaller than conventional erven ... with a single dwelling character, to encourage variety in residential accommodation ... and to promote more effective use of public facilities and services."

The permitted density is given as 30 units per gross residential hectare. This leaves provision for a minimum of 80 sq. m of public and common open space per dwelling unit, excluding roads and service yards and a private open space on each erf. The private open space is to equal at least 40% of the gross floor area or a minimum of 50 sq. m plus offstreet parking for two vehicles.

From this text it can be assumed that the public open space should be a minimum of 30 sq. m per dwelling. It is also assumed that all regulations regarding provision of schools and other institutions remain unaffected. These requirements are not taken into account in the calculations which follow below.

In conventional housing, erven of 600 sq. m each is the accepted minimum area. Assuming a house size of 140 sq. m - which is large for this type of housing - there would then be private open space of 460 sq. m. In addition there would be provided a range of parks or public open spaces as laid down in the recommendations on minimum standards. These would total to a minimum size of 8000 sq. m per 1000 of population or approximately 32 sq. m per dwelling if playlots for small

children are omitted. The assumption is that there is enough room on the conventional single residential erf for small children to play and for the other personal requirements such as a swimming pool - for those that can afford it - a flower garden and a vegetable patch for those that have the energy and the inclination to garden. Another inconsistency in the Cape is that the provision of open space is not graded according to density but is fixed at 10% for all schemes.

In the group housing scheme the private open space of 7m by 7m is too small for such personal requirements. The remaining open space of 30 sq. m per dwelling is presumably consolidated into a functional park or public open space. It is not available for a private swimming pool for the individual householder or the corporate community living in the group scheme because it is a public place and anybody off the street or from some other part of the town may use it. The municipality is the only organization that can develop and control it. The exception would be where a housing association is registered as a corporate body in whose name the open space could be registered by title deed. This practice has not yet been introduced into South Africa.

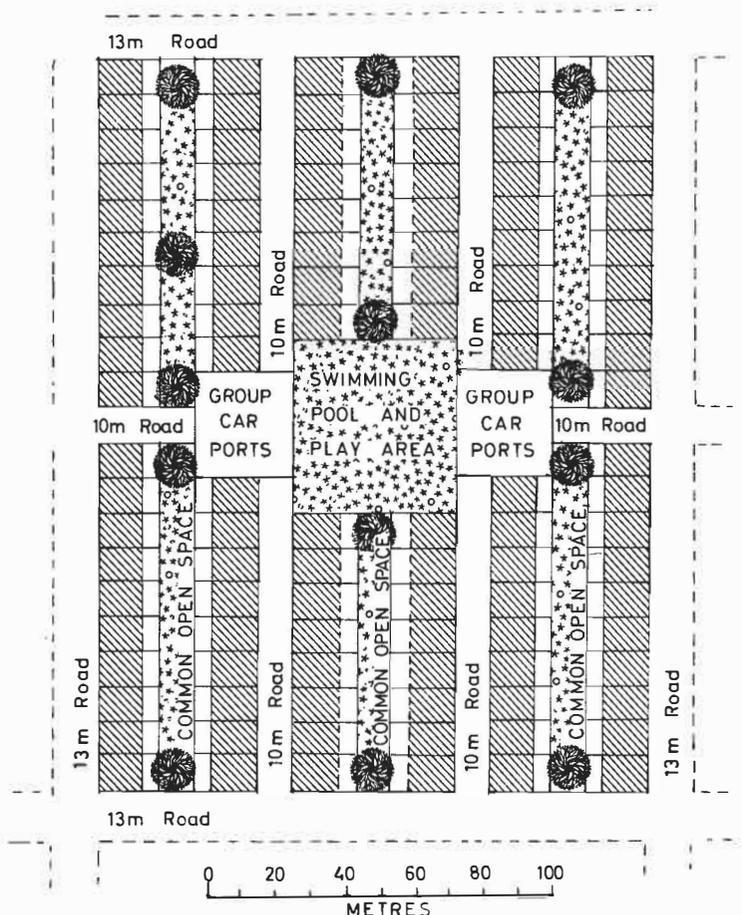
The figure shows how group housing can be handled in a sectional title scheme. The open space is now owned by the body corporate, that is, the owners of dwellings in the scheme. Through their trustees this common property or condominium may be developed for the benefit of the local community to the exclusion of the general public.

For total amenity each householder should also own a small private space. Presumably 50 sq. m would be sufficient for a small flower garden or vegetable patch and service yard. But - and this is another serious inconsistency - the sectional title can only be obtained of a portion of a building. Any title to private space outside the building can only be obtained by

special servitude. This is difficult to obtain, as those who have tried can testify.

The table below shows the proportional areas provided for each residential function in the three alternative schemes, viz single residential, group housing as prescribed by the Administration, and group housing under sectional title.

Functional particulars	Scheme		
	Conventional housing on 600 sq. m erven	Group housing under Provincial regulations	Sectional Title
Gross density per ha	12 dwellings 17%	30 dwellings 36%	31 dwellings 37%
Road area	25%	28%	13%
Offstreet parking	nil	12%	6%
Private open space	40%	15%	16%
Communal open space	nil	nil	28%
Public open space	10% in Cape Province	9%	nil



SECTIONAL TITLE GROUP HOUSING