

CHAPTER 1: SOCIAL FACILITIES MARKET POTENTIAL

1.1 INTRODUCTION

This chapter focuses on the social facilities within the market area with the objective of estimating the development potential within the designated area. In order to reach this objective, the supply and demand within the market area should be identified and assessed in light of current trends.

1.2 SOCIAL FACILITIES

1.2.1 Social Facility Demand Guidelines

This section provides guidelines on the planning of public facilities within residential settlements.

Public facilities are defined as those basic services which cannot be supplied directly to the individual dwelling unit and as a result are utilised away from the individual residential dwelling unit within the public environment. Public facilities satisfy specific individual or community needs, including safety and security, communication, recreation, sport, education, health, public administration, religious, cultural and social.

Public facilities quantitative guidelines

Public facilities can be classified as higher-order, middle-order, lower-order and mobile, depending on the size of the area that they serve.

- ✓ **Higher-order public facilities:** these facilities generally serve the entire region, metropolitan area or city (e.g. Hospitals and universities), and are not provided for in the layout planning process for single residential settlements.
- ✓ **Middle-order public facilities:** these are facilities which serve a number of diverse and different communities (e.g. High schools and clinics). These facilities are essential to individual residential settlements, but the facilities serve a threshold population which exceeds an individual settlement, and therefore are supported by a number of settlements.
- ✓ **Lower-order public facilities:** these are facilities which are utilised by a single or a limited number of residential communities (e.g. A crèche or pre-primary school), a
- ✓ **Mobile public facilities:** these are facilities which move from one location to another, serving a large number of communities. Many problems with regard to the spatial location of public facilities are increasingly being solved through the use of mobile public facilities, such as clinics, post offices and public telephones. Through mobile facilities, the ideal of allocating scarce resources, whilst at the same time serving the greatest number of people, can be achieved.

Table 1.1 indicates the quantitative guidelines for social services

Table 1.1: Quantitative Guidelines for Social Service Facilities

| Facility | Location | Access | Size and Dimensions |
|--------------------------------|--|--|--|
| Crèche / Nursery School | Community specific facilities which should be walking distance of residential units can be clustered with pre-primary schools, primary schools, community centres etc. | Maximum travel time: 10 minutes Maximum walking distance:750m | Minimum size of facility: 130m ² |
| Primary School | Should be located within easy reach of the local areas which it is intended to serve – needs to be located close to public transport route and can be combined with a number of other facilities | Maximum travel time: 20 minutes Maximum walking distance:1,5km | Minimum size of facility: 2.4ha |
| High School | School should be situated on a major transport route with public transport stops | Maximum travel time: 30 minutes Maximum walking distance: 2.25km | Minimum size for facility: 4.6ha |
| Clinic | Should be located close to public transport stops but need not be located along a major route | Maximum walking distance: 2km | 0.1ha per 5 000 people 0.2ha per 10 000 people 0.5ha per 20 000 people 1ha per 40 000 people 1.5ha per 60 000 to 80 000 people |
| Libraries | Should be easily accessible, preferably on main thoroughfare convenient to main traffic and transportation routes | Maximum travel time: 20 to 30 minutes Maximum walking distance:1.5km to 2.25km | Minimum size for facility: 130m ² |
| Community Centres | Provides a variety of services to a number of residential communities – should be easily accessible to these communities | Maximum travel time: 20 to 30 minutes Maximum walking distance: 1.5km to 2.25km | Minimum size of facility: 5 000m ² |
| Religious | Churches can be clustered with other public facilities in order to promote multi-functionality. | Maximum travel time: 20 minutes Maximum walking distance: 1.5km | Site can range from 150m ² to 3 000m ² |
| Municipal | Require high levels of exposure | Maximum travel time: | Minimum size for |

| Facility | Location | Access | Size and Dimensions |
|--------------------------------------|---|--|--|
| Offices / Pay Points | and must be easily accessible by public transport | 30 minutes | facility: 3 000m ² |
| Post offices | Needs to be visible and accessible and located along activity routes within easy walking distance of public transport stops | Maximum travel time: 30 to 40 minutes Maximum walking distance: 2km | Minimum size for facility: 500m ² |
| Police Station | Should be located central to all the communities which they are required to serve and should be on a main thoroughfare | Maximum travel time: 20 minutes Maximum walking distance: 1.5km | Varies between 0.1ha to 1 ha |
| Fire Stations | Should be located on higher-order multifunctional routes | Not generally planned within a residential community | Average erf size of 1.2ha |
| Children's Home | Regional facility and would be provided in terms of a development framework based on statistics regarding homeless children | Not applicable to the planning of residential settlements | Average erf size: 2ha |
| Community Information Centres | Should be easily accessible and visible to as many people as possible | Maximum walking distance: 1km | Need not be bigger than 100m ² |

With the above guidelines for social facilities the existing market supply and market gap for the area can be determined. From the table it is also evident that social facilities should be located within a convenient distance from residents who should be able to easily access these facilities. Since the majority of residents are of lower income households, walking is the most preferred and convenient manner of accessing social facilities and hence these facilities should be within a comfortable walking distance.

1.2.2 Social Facility Supply within the Philippi East Study Area

Access to economic and social services enable people to participate fully in the economy and their communities. When basic services such as water, energy and transport are available to people, they can spend more time doing profitable work. The following (Table 1.2) is a summary of social facilities currently available in the Philippi East Study Area.

Table 1.2 Social Facilities within the Philippi East Study Area

| Facility | Number |
|-------------------|----------------|
| Crèche | To be verified |
| Primary School | 27 |
| Secondary School | 6 |
| Clinic / Hospital | 3 |
| Library | 3 |
| Community Centre | 7 |
| Sports Stadium | To be verified |
| Post Office | 2 |

| Facility | Number |
|-------------------|----------------|
| Police Station | 3 |
| Fire Station | 1 |
| Sport Fields | To be verified |
| Public Open Space | To be verified |

Source: StatsSA, 2014

1.3 SOCIAL FACILITY MARKET DEMAND ESTIMATIONS

It is important to remember that these are guidelines and it is not always feasible to address the entire market gap although the analysis remains useful to identify social facility shortfalls.

Table 1.3 shows the social facility market gap for the primary trade area.

Table 1.3: Social Amenities Market Gap

| Facilities | Number of facilities (Demand) | Land Required Per Amenity (m ²) | Net Demand (ha) |
|--------------------|-------------------------------|---|-----------------|
| Crèche | 9 | 0.013 | 0.12 |
| Primary School | 9 | 3 | 27.51 |
| Secondary School | 7 | 3 | 20.84 |
| Clinic | 9 | 0.2 | 1.83 |
| Day Hospital | 5 | 0.5 | 2.29 |
| Community Hospital | 1 | 1.5 | 0.86 |
| Library | 5 | 0.013 | 0.06 |
| Community Centre | 5 | 0.5 | 2.29 |
| Sports Stadium | 1 | 3 | 2.75 |
| Post Office | 4 | 0.25 | 1.04 |
| Police Station | 2 | 0.3 | 0.55 |
| Fire Station | 1 | 1.2 | 0.92 |
| Sport Fields | 6 | 0.6 | 3.57 |
| Public Open Space | 46 | 0.05 | 2.29 |
| Total | | | 66.94 |

Note: According to Redbook standards adjusted to local market conditions
Source: Demacon, 2014

1.4 SYNTHESIS

Chapter 1 provided an empirical assessment of the development potential of a range of community and social facilities. This is supported by a gap analysis of social facilities. These assessments provide a useful indication of possible future developments within the area.

From the social facility modelling, it is evident that there is a gap for several facilities in the study area as seen in Table 1.3. The development of other amenities would depend on future population growth in the primary market area – current demand thresholds can only partially sustain additional amenities.