

# New Lanseria Smart City just 'papering over the cracks'

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According to Paragon Group director Henning Rasmuss, with South African cities and towns fast deteriorating at an infrastructure and service delivery level, the new Lanseria Smart City revealed by President Cyril Ramaphosa during this year's State of the Nation Address is just 'papering over the cracks'.



The urgent problems faced by South African cities, from deteriorating infrastructure to rapid urbanisation, are primarily social and economic in nature, says Paragon Group director Henning Rasmuss.

More important work needs to be done, across the country, says Rasmuss. In this regard, a positive outcome of the Covid-19 pandemic has been business and government having “to learn to work together, to build trust, and to get things done in a hurry. The common enemy in the form of the pandemic has brought an urgency to co-operation and co-existence”, he notes.

“All our cities and towns need to be smart cities. We suffer the effects of a lack of systems thinking. President Ramaphosa should encourage and build a culture of

smart decision-making in all our towns and cities. That would change South Africa. All our cities should be less discriminatory, more equitable and safer. One smart city in Lanseria or elsewhere is going to do very little to change anything about how South Africa functions. We need a shiny new city less than ever. Perhaps there happens to be growth in Lanseria. Then let's manage that growth in a better way. Let's be 'smart' about it," urges Rasmuss.

The urgent problems faced by South African cities, from deteriorating infrastructure to rapid urbanisation, are primarily social and economic in nature, he says: "We need to create work for people, so that we have citizens who have the ability to build a life."

Architects can generate local work opportunities by critically interrogating how things are made and constructed, and where the materials come from that go into building elements, says Rasmuss: "To counteract the job-destroying effects of our recent period of de-industrialisation, we need to deploy South African-made products where we can."



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## **Do we need new buildings and new cities?**

Despite Ramaphosa stating that the mooted R100bn Infrastructure Fund is fully operational, with a 2021 project pipeline in place, Rasmuss reflects that "very little is filtering down. It does put more focus on the question of whether we are spending well, and whether we are doing so in a 'smart' way." Do we need new buildings and new cities after the pandemic? Perhaps less so than ever, says Rasmuss.



Paragon Group director Henning Rasmuss

One obvious solution to South Africa's housing crisis, for example, is to repurpose existing buildings, he notes, adding that there has been a huge sell-off of properties, as listed and unlisted funds under cash-flow pressure liquidate parts of their portfolios in order to raise cash. This has resulted in a large number of property transactions, with noticeable changes in ownership groupings, and a trend towards conversions.

Looking at the broader affordable housing shortage, Rasmuss points out that this is much more an affordability issue than it is a design issue, due to the limited range of routes to property ownership and a limited range of financing models. While the Sectional Titles Act protects end-user clients from fly-by-night developers, it excludes small and emerging developer players from the sectional title market, creating a high entry barrier for potential developers, he says.

## Better systems thinking needed

"Much of what prevents access to housing lies not in the design of the units or in the technology of construction, but in the entire delivery chain. We need better systems thinking across the board. South Africa is good at crisis management, but systems thinking is not one of our national strengths. This is a large part of all of our current crises," asserts Rasmuss.

One of these crises is a perceived failure in urban planning to rectify the current problems of our cities. While critically-thinking architects can instinctively tell what is wrong with our cities, Rasmuss reframes the question: Where are the visionary clients, those who think outside of the site boundary of their allotted land parcel? Perhaps the Lanseria Smart City is an example of such a visionary project, but Rasmuss remains unconvinced.

"The draft masterplan for the Lanseria Smart City seems pretty sensible; nothing that hasn't been done before. Interestingly, it aims to dissuade the production of 'high-rise glass towers'. That's an interesting debate. Perhaps we should not talk ambition down. Let the architecture arise from the individual business cases. That's what Johannesburg has always been good at: value engineering the best out of what is

available. And that is what the Paragon Group does best as a Johannesburg-inspired practice," concludes Rasmuss.