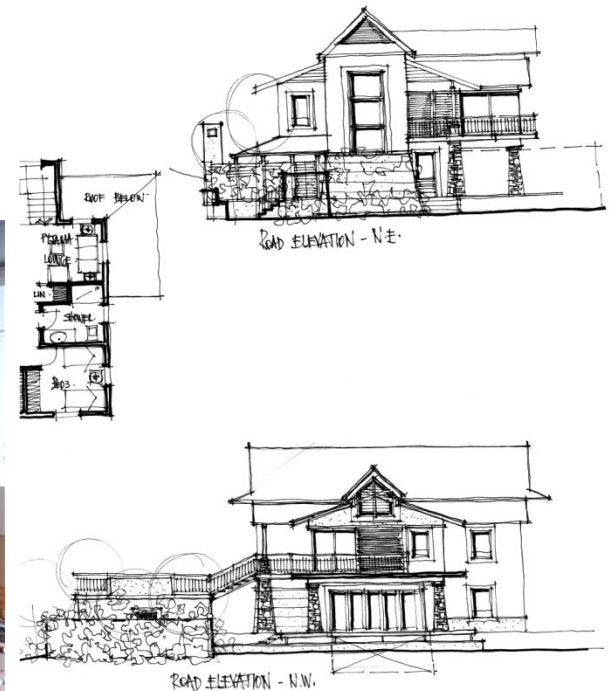


A Sustainable Framework for Living Today



Sarah Alsen
Executive Director,
BioRegional South Africa



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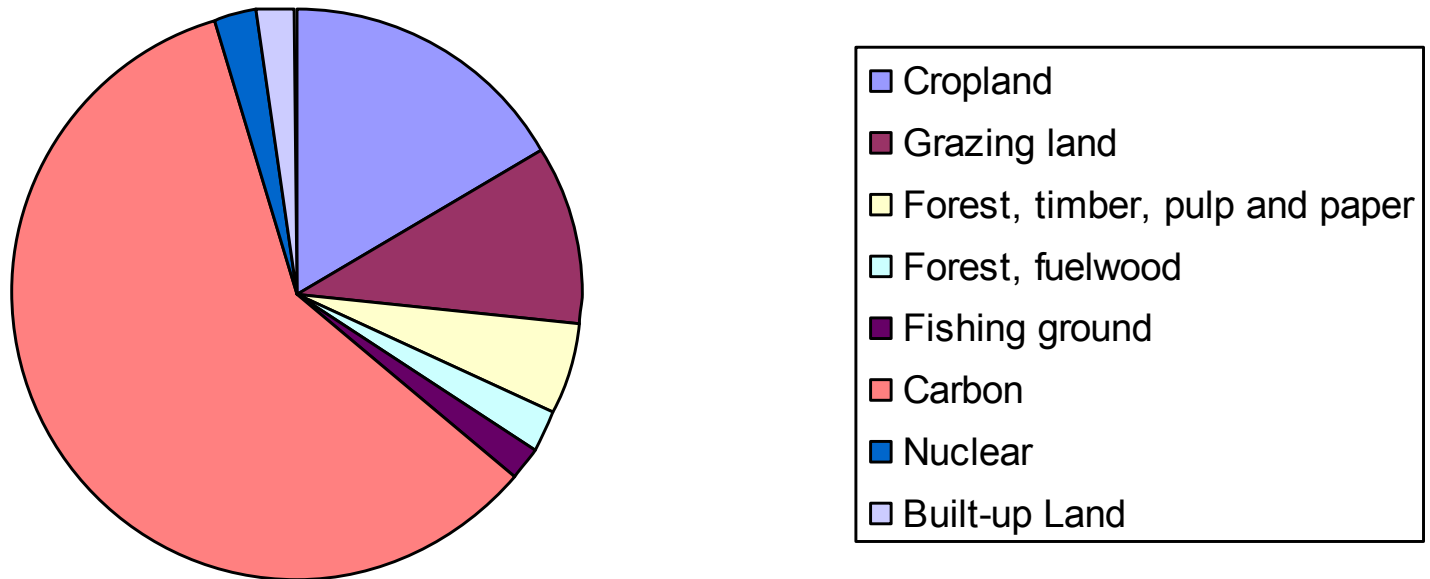
In South Africa

South Africa - 2.3 hectares per person



In South Africa

South Africa's Ecological Footprint 2003



How to reduce this impact?



One Planet Principles

- 1 Zero carbon
- 2 Zero waste
- 3 Sustainable transport
- 4 Sustainable materials
- 5 Local and sustainable food
- 6 Sustainable water
- 7 Land use and wildlife
- 8 Culture and heritage
- 9 Equity and local economy
- 10 Health and happiness



BioRegional

One Planet Action Plans

BioRegional
solutions for sustainability

 **Tonga Hulett**
DEVELOPMENTS

One Planet Action Plan for the proposed Sibaya Precinct

May 2010

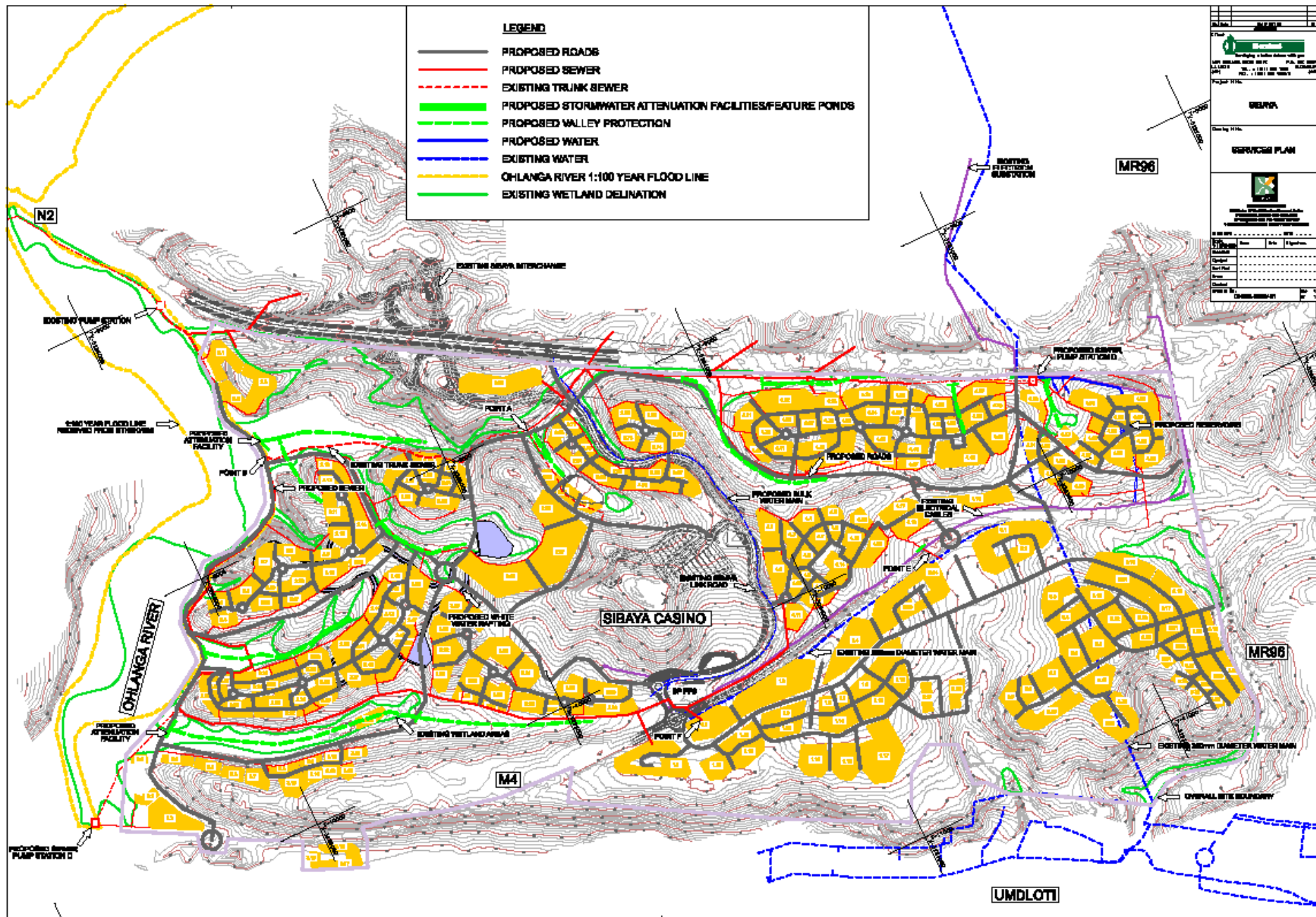


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Sibaya - THDev

- 850 ha
- 5-6000 residential units
- 6-8 hotels/resorts
- Commercial/office space
- Conservation / recreational / leisure activities





Equity and Local Economic Development



South Africa – 2002, EcoCity in Ivory Park

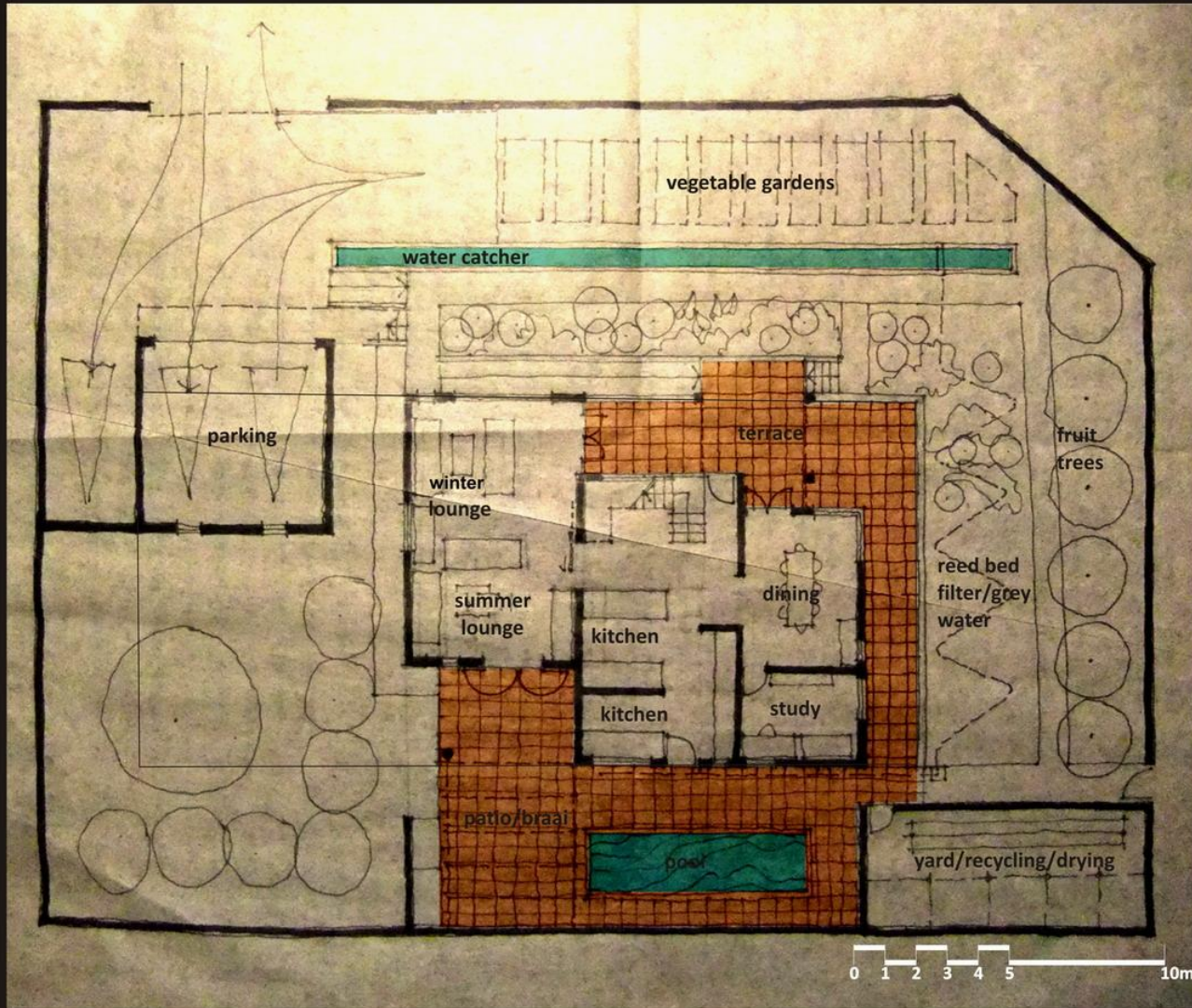


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RDP – <i>Density 35homes/hectare</i>	100 Conventional	BioRegional– <i>Density 70homes/hectare</i>	100 BioRegional	
INCOME Grant R42K and soft grants R90K	R 9 000 000		R 9 000 000	
COSTS				
Land 3 ha - unsubsidized R15K per plot	R 525 000	Land 1.5 ha	R 263 000	
Infrastructure services (Roads, water, sewage, stormwater) R2.2K / unit	R 2 200 000	Services reduced by one third R1.5K	R1500 000	
Electricity - R4K per unit	R 400 000	Electricity - R4K per unit	R 400 000	
Street lights - R1K	R 100 000	Street lights - R 0.5K	R 50 000	
Other - R1K	R 100 000	Other - R1K	R 100 000	
Top structure/materials - R24K	R 2 400 000	Cluster/semi detached / stand alone – 10% reduction - R22K	R 2 200 000	
TOTAL	R 5 725 000	'Greening': rainwater tanks – R0.25K clay block + insulating external render – R4K roof insulation – R1K solar thermal hot water – 6K TOTAL	R 25 000 R 400 000 R100 000 R600 000 R 5 638 000	

Izinga One Planet Showhome

LOWER



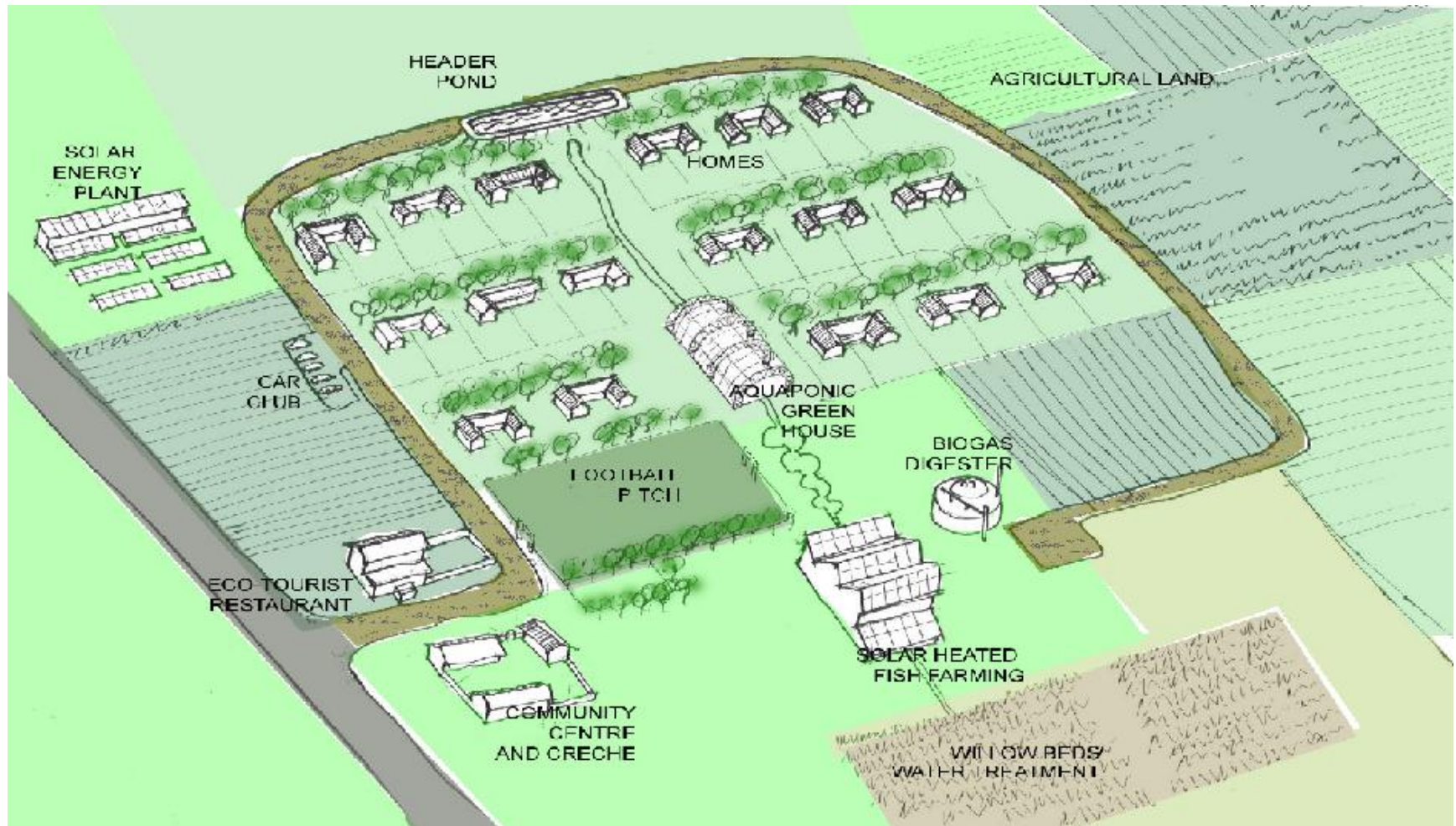
ONE PLANET LIVING SHOWHOME
IZINGA

BioRegional
solutions for sustainability



STEDONE HOMES - IZINGA - portion 24 of 1

Need for some bold thinking



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And more One Planet
exemplars needed in SA



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What is needed? Lessons so far:

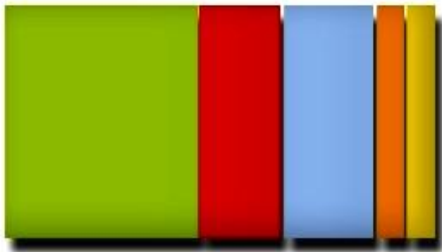
- The need for political will
- Zoning – more emphasis needed for mixed use, to enable optimal sharing of infrastructure, live-work opportunities, etc
- ‘Green projects cost more at the outset’
- Long term ‘estates management’ is crucial
- Want to create a new aspiration, a culture of sustainability

- Policies are in place, but at the coal face implementation is difficult - doing something different is met with scepticism
- Processes can be difficult e.g. architect speaking to QS re new technologies
- Ideal is to build something – people can see, lessons learnt

The future ...

- Urban design provides a significant opportunity to address both well-being and sustainable use of resources
- Decisions made today can help development become resilient in the face of growing resource constraints

Our target



Thank you!

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