

## 2.6 HOUSING

### Housing Backlog

It is generally agreed that the rate of urban growth in the City of Tshwane Metropolitan Municipality is greater than the rate of housing delivery. This phenomenon physically manifests in informal residential areas with little or no services and other amenities.

The table below reflects the growth in the backlog. It should be noted that no counts of informal structures are available for the cross boundary area (North West Province) for the period preceding 2001.

<b>Table 2.2: Housing Backlog</b>						
<b>Settlement Area</b>	<b>Informal Structure Count</b>					
	<b>1996</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2003</b>	<b>2005</b>
Soshanguve	9 720	12 411	14 478	12 586	15 744	16 817
Klip/Kruisfontein	5 199	13 279	15 020	16 449	12 590	23 561
Atteridgeville	7 153	11 716	13 865	16 928	20 181	19 879
Centurion	1 548	3 284	4 910	5 464	8 708	8 613
<b>Gauteng Total</b>	<b>23 620</b>	<b>40 690</b>	<b>48 273</b>	<b>51 427</b>	<b>57 223</b>	<b>68 870</b>
Temba				25 215	29 810	33 843
Eersterust				17 128	21 592	21 814
Winterveld				24 964	26 159	24 955
Mabopane				6 389	7 154	7 440
GaRankuwa				2 389	3 063	3 130
<b>Cross Boundary Total</b>				<b>76 085</b>	<b>87 778</b>	<b>91 182</b>
<b>Total</b>	<b>23 620</b>	<b>40 690</b>	<b>48 273</b>	<b>127 512</b>	<b>145 001</b>	<b>160 052</b>

Dealing with this backlog and growth is one of the major challenges faced by the Housing Division.

To eliminate the current backlog over a period of 10 years (2015) would require that 16 005 housing units be delivered per annum. In addition to the backlog, the growth is calculated at 10 120 families per annum. Therefore in order to address the

backlog and the growth over a 10 year period will require that 26 126 units be provided per annum.

Current delivery is below this figure and an increase in delivery will certainly have financial implications for CTMM and the relevant Provincial Authorities.

### **Roles and Responsibilities, Legal Guidelines and Strategic Thrusts**

The responsibility to deliver housing and to address housing needs in the Tshwane metropolitan area is shared between provincial and local government. The functions of the provincial Department of Housing are to:

- Formulate Provincial Housing Policy;
- Create Provincial Legislation;
- Support and Intervene where Municipalities are unable to deliver housing;
- Coordinate Provincial Initiatives; and
- Prepare and maintain a multi-year programme.

while Local Government is required, in alignment with the provincial frameworks, to:

- Prepare a Municipal Housing Strategy;
- Promote housing projects by developers;
- Act as developer of housing projects;
- Enter into Joint Venture Contracts with developers;
- Establish structures to execute projects;
- Facilitate and support role player participation in housing;
- Obtain accreditation; and
- Apply current subsidy schemes.

These functions are to be performed within the parameters set by a range of national and provincial policies and legislation, and which, inter alia, include the following:

- Constitution of the Republic of South Africa (Act no. 108 of 1996);
- National Housing Act (Act no. 107 of 1997);
- Housing Amendment Act (Act no. 3 of 2001);

- Less Formal Township Establishment Act (Act 113 of 1991);
- Rental Housing Act (Act no. 50 of 1999);
- Communal Land Rights Act (Act no. 11 of 2004);
- Upgrading of Land Tenure Rights Act (Act no. 112 of 1991);
- Extension of Security of Tenure Act (Act no. 62 of 1997);
- Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (Act no. 19 of 1998);
- Gauteng Housing Act (Act no. 6 of 1998);
- Second Gauteng Housing Amendment Act, 2002;
- Gauteng Development Planning Act (Act no. 3 of 2003); and
- Gauteng Town Planning and Townships Ordinance (No 15 of 1986).

Within the guidelines provided by the above legislation, the Gauteng Department of Housing have identified the following strategic thrusts:

### **Strategic Thrust 1: Incremental Housing**

This aims to strengthen and accelerate the People's Housing Process as a successor to the Mayibuye and Essential Services Sub-programmes, primarily targeting households in the R0 to R1 500 monthly income range.

It is done in two separate stages, firstly the provision of secure tenure and the supply of essential services, and secondly the construction of quality top structures. The approach is based on harnessing community equity and energy in the People's Housing Process, including minimum savings and contributions by beneficiaries.

Incremental housing delivery for 2003/4 to 2006/7 comprises:

- **Essential Services**

The rapid assessment of land suitability for housing development and provision of secure tenure and essential services, including water and sanitation, to 240 000 households by 2006/7, and

- **People's Housing Process**

The establishment of Housing Support Centres aimed at harnessing community-based equity and encouraging saving schemes through partnerships with relevant stakeholders. The intention is to provide housing choice to 60 000 families by 2006/7.

### **Strategic Thrust 2: Social Housing**

This aims to strengthen and accelerate development of this form of credit-linked housing. Key priorities include the supply of varied tenure forms, including rental and co-operative ownership; the selection of well-located sites; the use of designs that maximize the efficient use of space, including the construction of walk-up housing; and administrative support to create social housing associations, co-operatives and housing management companies.

The Strategic Plan also makes provision for the establishment of a Gauteng Partnership Trust in cooperation with the National Housing Finance Corporation and other financial bodies, which will be used to attract capital market investment. This will provide capital markets with a higher level of certainty that they will be repaid, by addressing the issues that they regard as fundamental i.e. whether the underlying risk is manageable.

In terms of this programme, the following provincial targets have been set:

- Provide 40 000 social housing units within 4 years;
- Create, register and capacitate 14 Social Housing Institutions;
- Provide effective and professional management of departmentally-owned housing stock;
- Provide financial interventions to mobilise credit through the Gauteng Housing Partnership; and
- Provide upgrading and redevelopment facilitation for the former hostels owned by Provincial Government and Municipalities (10 Pilot projects in 1 year).



### **Strategic Thrust 3: Customer Support Services**

Customer Support Services are aimed at enhancing civil society participation in housing delivery through the interactive waiting list process and provision of a post-delivery service to the beneficiaries.

### **Strategic Thrust 4: Urban Regeneration**

The Urban Regeneration programme focuses on large scale, comprehensive integrated development. Within the target areas identified, the following strategic objectives are pursued:

- Creation of sustainable communities;
- Provision of appropriate and affordable housing;
- Creation of a safe and secure environment;
- Planned, well-administered, transparent and accountable provision of services;
- Provision of infrastructure like roads, storm water drainages, sewer systems etc;
- Provision of quality, sustainable social amenities, including schools, clinics, etc; and
- Promotion of local economic development, and support for local entrepreneurs investing in the area.

### **Tshwane Municipal Housing Development Plan (MHDP)**

The Tshwane Housing Department recently initiated the compilation of a Municipal Housing Development Plan (2005-2025) (MHDP). The project will be funded by the Gauteng Department of Housing and will be conducted by the Tshwane Regional Professional Team.

The Tshwane MHDP is scheduled to be completed by June 2006 and should guide and direct housing delivery in the metropolitan area for at least the next five years within the parameters set in the newly adopted Five Year Strategic and Business Plan (5SBP 2006-2011) of Council. The following is a brief summary of the project framework.

The MHDP is primarily a strategic management tool to assist the relevant Municipality's Department of Housing (Tshwane DoH) to focus its energy to ensure that all activities in the department are working towards the same goals, thereby assessing and adjusting the Department's direction in response to a dynamic environment. In this regard the 2005-2025 MHDP will take cognisance of the broader framework set by the Millennium Development Goals, National and Provincial directives, as well as the Tshwane Council's Strategic Priorities and Objectives in terms of the CDS 2025, and its TIDP.

The Objectives and Purpose of the MHDP are as follows:

### **Objective 1: Alignment**

- Consolidating, confirming and instilling a Shared Housing Vision between the City of Tshwane and all spheres of Government, Role Players and Stakeholders by outlining and emphasising the 2005-2025 focus areas in terms of Housing Delivery within the Municipality;
- Ensure alignment with provincial and national housing and planning directives and policies; and
- Ensure sustainable and spatially integrated housing delivery.

### **Objective 2: Interventions**

- Establish a common understanding of housing delivery challenges and constraints;
- Ensure that the Department has clear objectives and strategies in order to achieve its targets, outputs and outcomes;
- Ensure relevance and effectiveness of housing delivery programmes and products;
- Explore and recommend tools to monitor and evaluate housing delivery on a provincial scale;
- Align budgets and capacities to the objectives of the Department; and
- Clearly outline deliverables and targets for the next 3 years.



### **Objective 3: Integration and Sustainable Implementation**

- Ensure integration with the TIDP, Spatial Development Frameworks (SDF) and local planning policies and guidelines; and
- Ensure integration of the Housing Delivery Action/Implementation Plan with National and Provincial Departments and Local Authority initiatives.

In addition to the above generic objectives, the City of Tshwane would endeavour to achieve the following by way of the MHDP:

- To compile a MHDP which is founded on a technically sound base, and which has scientific credibility;
- To use the MHDP process to inform the TIDP;
- To use the MHDP process to capacitate the newly elected Councillors on housing issues in the Metropolitan area; and
- To conduct the study both at Metropolitan level (Composite) and at Precinct level (Local) and to let these two levels inform one another.

### **MHDP Compilation Methodology and Deliverables**

The MHDP development study will be conducted in two broad phases:

**Phase 1** will comprise a comprehensive **Situational Analysis** dealing with the current housing situation within the context of the City of Tshwane. The Situational Analysis will comprise of four main components:

- Policy and Institutional Context;
- Housing in Metropolitan Context;
- Housing in Local Context (Housing Precincts); and
- Conclusive Summary highlighting Metropolitan Priority Issues, Opportunities and Constraints.

**Phase 2** of the project will comprise the **Formulation of the MHDP** and this section of the document is scheduled to be completed by the end of July 2006. The intention is to have the Status Quo information resulting from Phase 1 available by

mid-May 2006 and to use this information as part of a capacity building and consultation programme with newly elected Councillors. Newly elected Councillors will then participate in the formulation of the proposals pertaining to the MHDP which should be completed by the end of June 2006.

The final MHDP will comprise six main components:

- Metropolitan Housing Delivery Policy;
- Local Housing Delivery Strategies and Project Implementation Programmes;
- Composite Metropolitan Housing Delivery Strategy;
- Integrated Services Plan;
- Institutional Reform and Capacity Building Strategy; and
- Housing Subsidy Funding Strategy.

The level of detail contained in the document will range from ward level information at individual cadastral unit up to metropolitan scale, and the final deliverable should guide and inform all housing related projects and initiatives in the City of Tshwane for at least the next five to ten years. More detailed Key Performance Indicators relating to housing delivery specifically will be compiled following the completion of the MHDP.

The results of the Tshwane MHDP, once adopted by Council, will be deemed to be part of the TIDP, and will be incorporated as part of the first TIDP Review which is scheduled to be completed by March 2007.

