

# How housing developments have changed peoples' lives in South Africa

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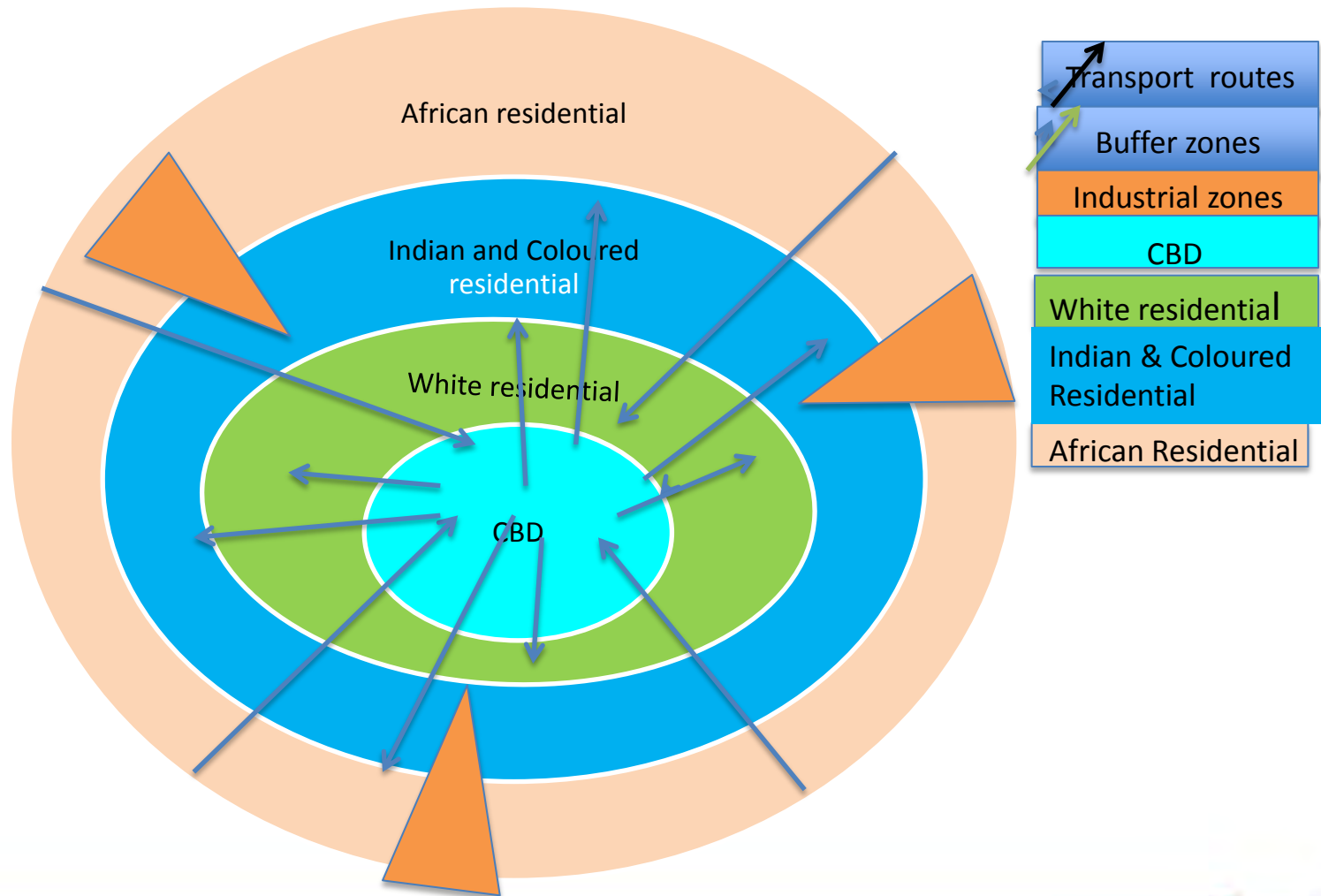
# Legacy of apartheid

- Land Act 1913 and Groups Areas Acts of 1950 and 1966
- Dispossession of land
- Underpinned racial segregation in apartheid cities
  - separate education, health, social services and even local authorities were provided for each area.
- Buffer strips divided racial groups
  - railway lines, roads, industrial areas, rivers, ridges, open spaces etc.
- By 1987 more than 1 300 group areas had been proclaimed,
  - Forced removals of 126 000 families
  - Between 1950 – 1990, 1 million Black families were resettled within urban areas and Bantustan
    - Removed citizenship

# Legacy of apartheid

- Inner cities and suburbs were proclaimed white
    - other racial groups and the poor were pushed to the periphery
  - Result :
    - Residential segregation
    - Commercial segregation
    - Urban sprawl based on racial divides
    - No mixed racial areas
    - Establishment of homelands
  - Exclusionary housing policies and practice
- 
- Simon, 1989; Krige, 1990; Bahr & Jurgens, 1993; Donaldson, 1999.

# Concept of the apartheid city



# Dawn of South Africa's democratic dispensation

- Migration
  - rural to the urban areas
  - surrounding and other countries
  - asylum seekers, refugees, economic migrants
- Mushrooming of informal settlements
- High poverty levels
- Insufficient work opportunities
- Housing backlog in 1996 was 1,4 million
- Need for infrastructure, amenities, electricity, water, sanitation



Informal settlements with Sandton in the background



# Living in informality

- Located on unsafe land:
  - river banks, under pylons, underlain with shale/dolomite
- Poor access to basic services
  - Water, electricity, stormwater drainage, sanitation
- Informal house
  - Very small living
  - Poor ventilation
  - Inflammable building materials
  - Unhealthy living conditions
  - Overcrowding
- Government's immediate response
  - Basic services
    - Standpipe for water, communal toilets, overhead mastlighting, emergency access in the event of fire















ATN540

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125











## Guidance to address the housing need

- Section 26 of the Constitution of South Africa
  - Everyone has the right to have access to adequate housing
  - The State must take reasonable legislative and other measures, within its available resources to achieve the progressive realisation of this right
- Housing Act No.107 of 1997
- National Housing Code
- Ministerial / National Norms and Standards
- Comprehensive Plan for the development of sustainable human settlements

# Categorization of state interventions

Legislation and  
Regulations  
>\$1001pm

Legislation, Regulations  
and partial funding from  
Government  
(\$235 -\$1 000 pm)

Legislation, Regulations and a fully  
subsidized house from Government  
(\$0 - \$234 pm)

# Requirements for current projects

- Projects are designed to cater for various housing needs\*
  - Fully mortgaged
  - Credit-linked and government subsidized
  - Fully subsidized
  - Multibillion-rand projects based on partnerships
- Projects now are :
  - Fully serviced
  - Have socio-economic amenities
  - Planned for racial integration
  - Inclusive of military veterans
  - Located on appropriate land for human settlement purposes close to urban core



# Typical project plan – CHATTY 5-15 (4301 units)





# Model of different typologies in a housing project









## Case Study - CORNUBIA Project in KwaZulu-

Issue	Detail
Location and land size	Durban North (eThekweni Metro) on 1 330 hectares
Total Projected Cost	R 25 billion
Total housing yield	24, 320 units -15,493 single & 8,652 medium density units
Phases	3 Phases (18 precincts & sub phases)
Timeframe	7 to 10 years - Budget & Funding dependent
Anticipated delivery	1 000 units p/a
Funding arrangements	Government Grants, sector and private
Job opportunities	Construction (387 590), permanent (42 830)
Commercial/Economic	3 700 000m <sup>2</sup> (industrial, general business, retail, office)
Public transport	Rapid Transport links (Umhlanga - Phoenix and Dube Trade port)
Potential Rates Income	Over R230 mill will accrue annually to eThekweni Metro
Regional importance	Contribute to development and integration of Northern Corridor
Potential beneficiaries	Various informal settlements in the Metro





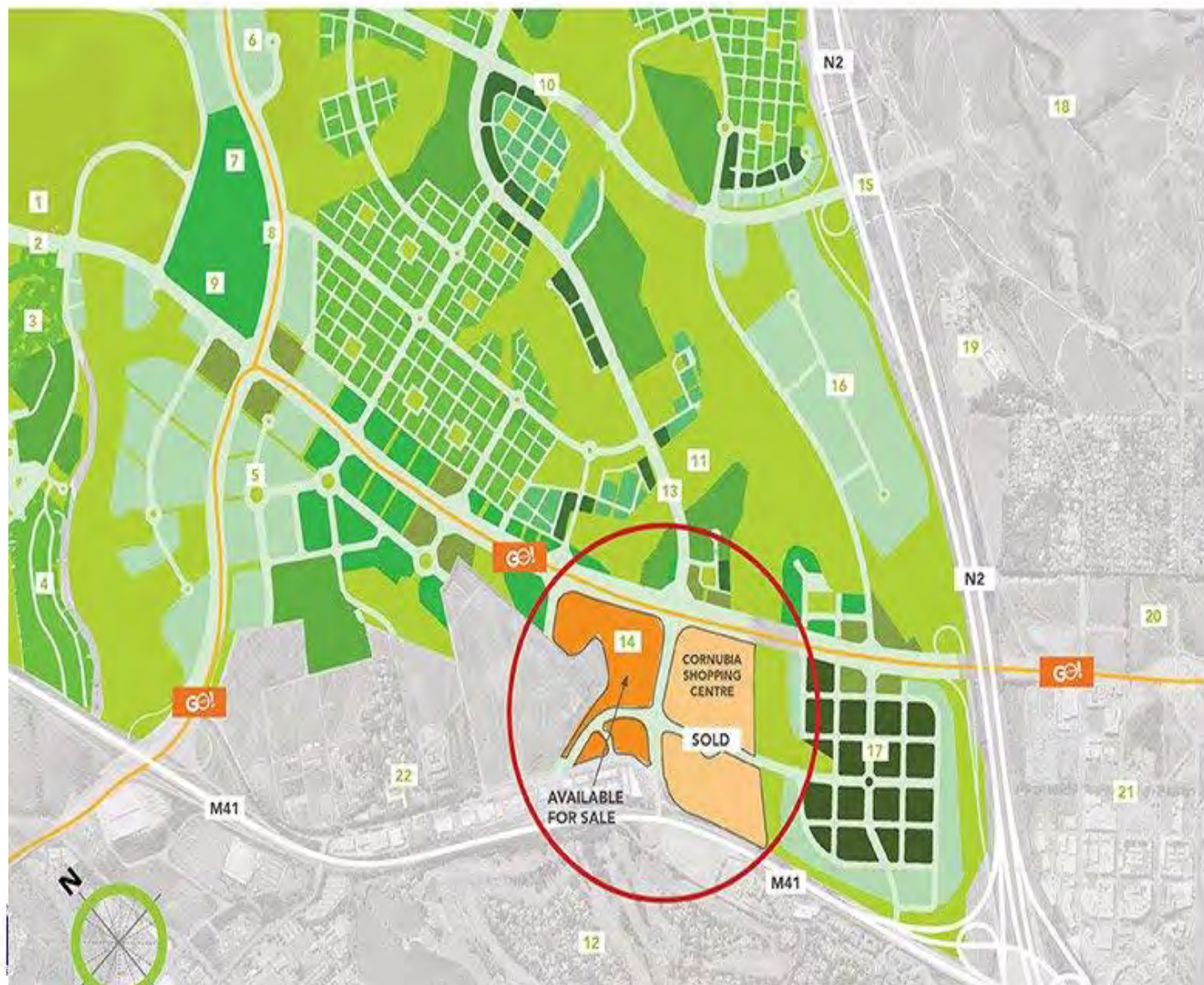


29° 41' 25.71" S  
31° 03' 18.48" E



## Legend

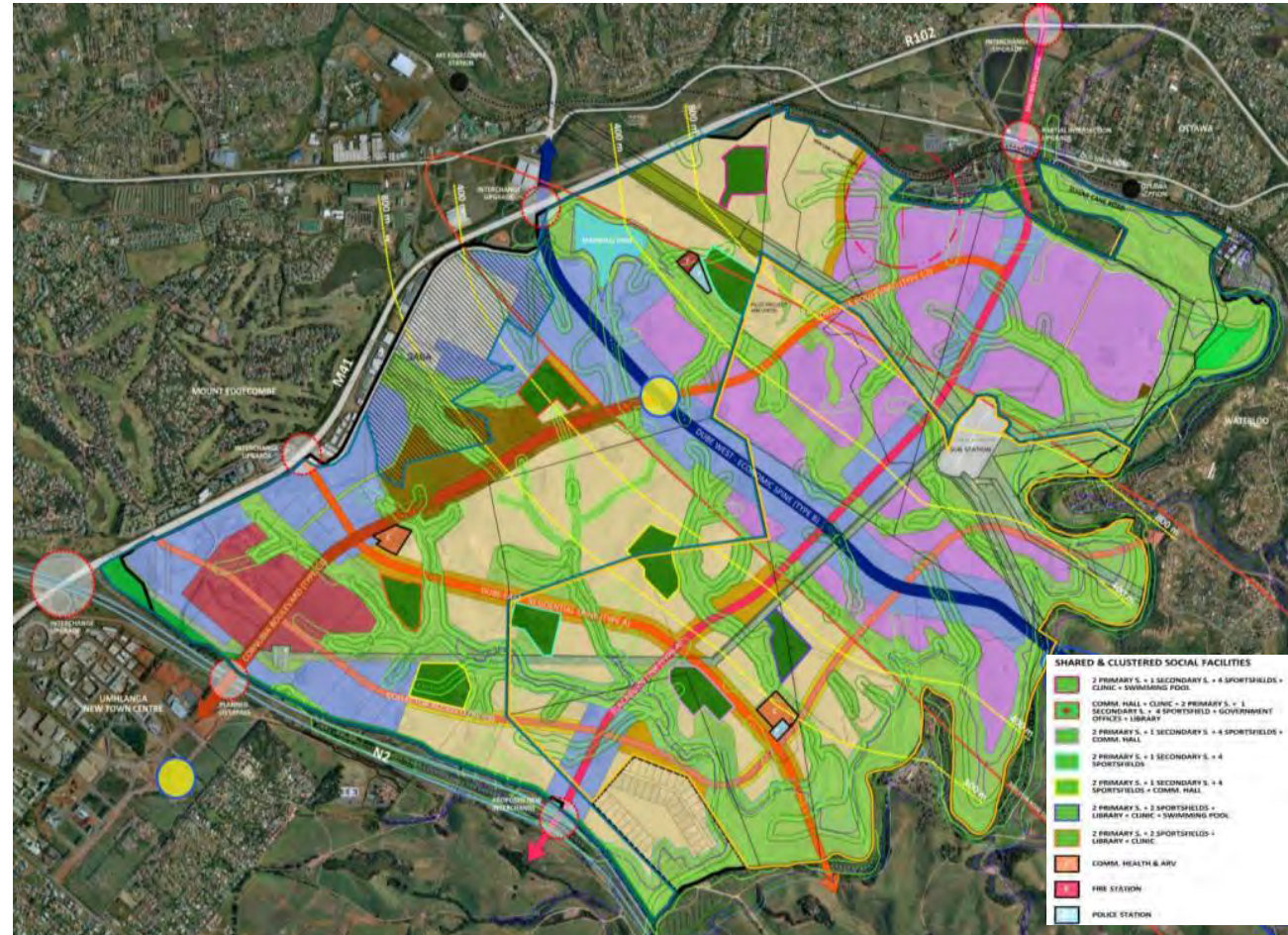
- 1 To Cornubia Industrial Estate and R102
- 2 Cornubia Boulevard
- 3 Pilot Phase
- 4 Marshall Dam Residential
- 5 Marshall Dam Town Centre
- 6 To Airport 7km
- 7 BRT Depot
- 8 Dube West Road
- 9 Reservoir
- 10 Blackburn Link
- 11 Umhlanga Hills
- 12 Mount Edgecombe Country Club Estate 1
- 13 Dube East Road
- 14 Cornubia Business Hub
- 15 Future Blackburn Interchange
- 16 N2 Business Park
- 17 Cornubia Town Centre
- 18 Izinga
- 19 Umhlanga College
- 20 URTC Parkside
- 21 Umhlanga Ridge Town Centre
- 22 South African Sugar Association (SASA)



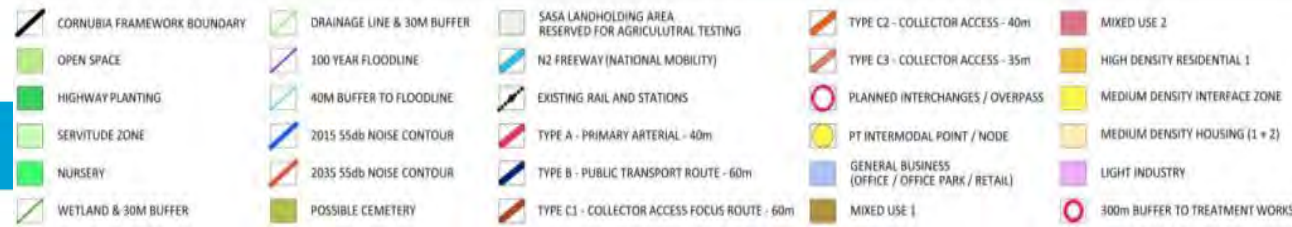


# PROPOSED LAND USE FRAMEWORK

- General Business
  - office and retail
- Light Industry
  - employment opportunities.
- Mixed Use
  - retail, office and high density residential.
- High Density Residential
  - Social housing or affordable
- Medium Density Residential
  - Subsidized and Partial Subsidized Housing



(eThekweni Metropolitan)





# Housing delivery at scale









# R1,5bill retail investment



# How did the lives of people change?

- Project :
  - Taken families from shacks to dignified homes
  - Abolished historical spatial planning
  - Restructured and integrate human settlements.
  - Provided access to
    - work opportunities (economic amenities)
    - Urban infrastructure and social amenities (schools, recreation, religious etc)
    - Basic services (water, electricity, sanitation)
- House
  - Structurally sound house
  - Warranty cover from the NHBRC
    - years on the structure
    - year on the roof
  - Title
  - An economic asset (access to the secondary markets)
  - Dignity and privacy
  - Built on appropriate land for human settlements

## Different typologies







Welkom - Everite



WC - Nyanga - Kavango



Jhb - Etwatwa - MIBT



WC - Blue Downs - LEPA, CMA & KNAUF





Beautiful homes





## Entrepreneurial development





## Community life





## Food cultivation/greening





# Safe Streets



Department:  
Human Settlements  
**REPUBLIC OF SOUTH AFRICA**



## Safe Play Areas



human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA





# Quality Neighbourhoods



human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA



# Integrating social facilities into the residential neighbourhood



Beautiful homes with electricity  
and water

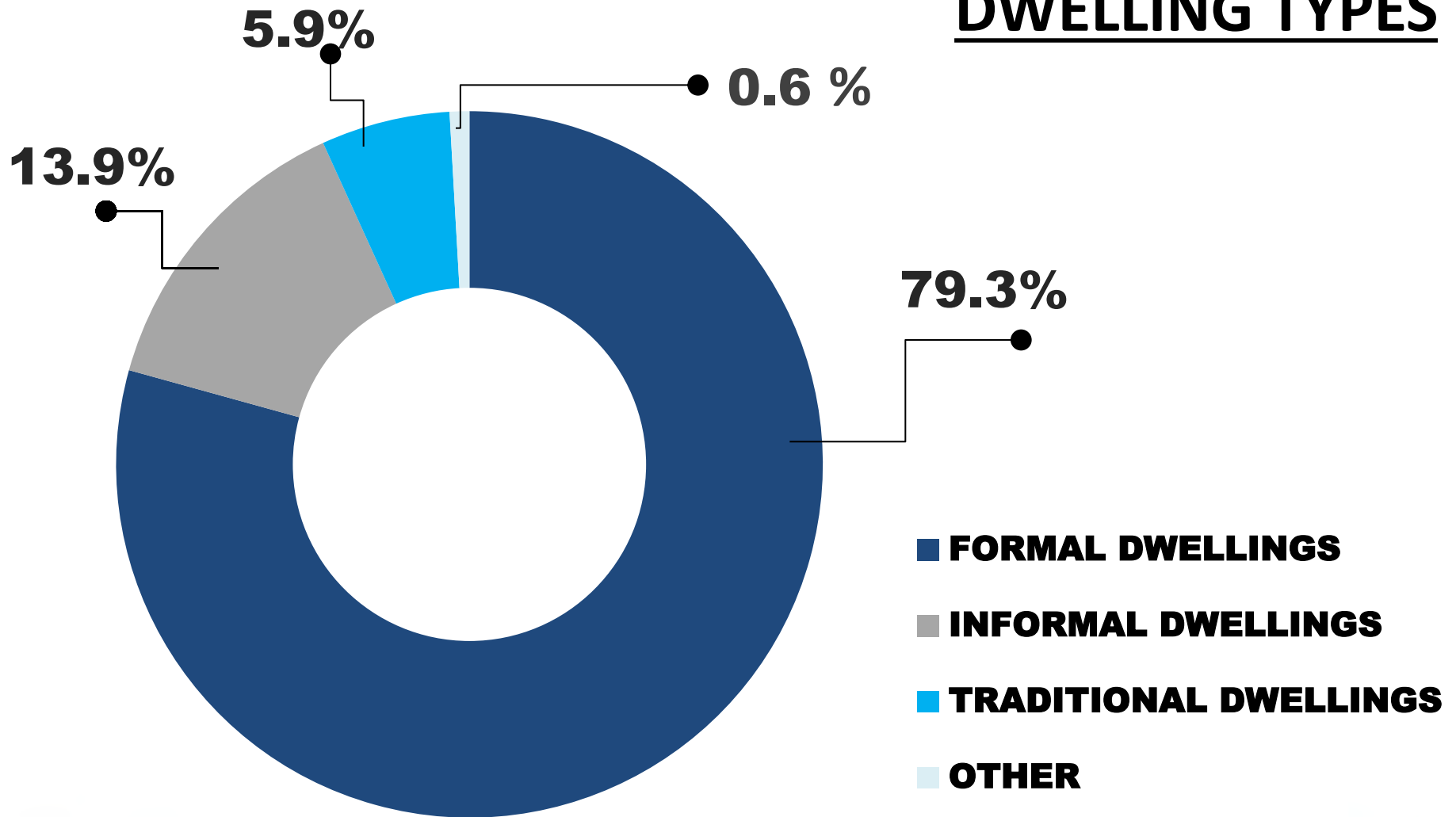




# How do we achieve the scale in delivery?

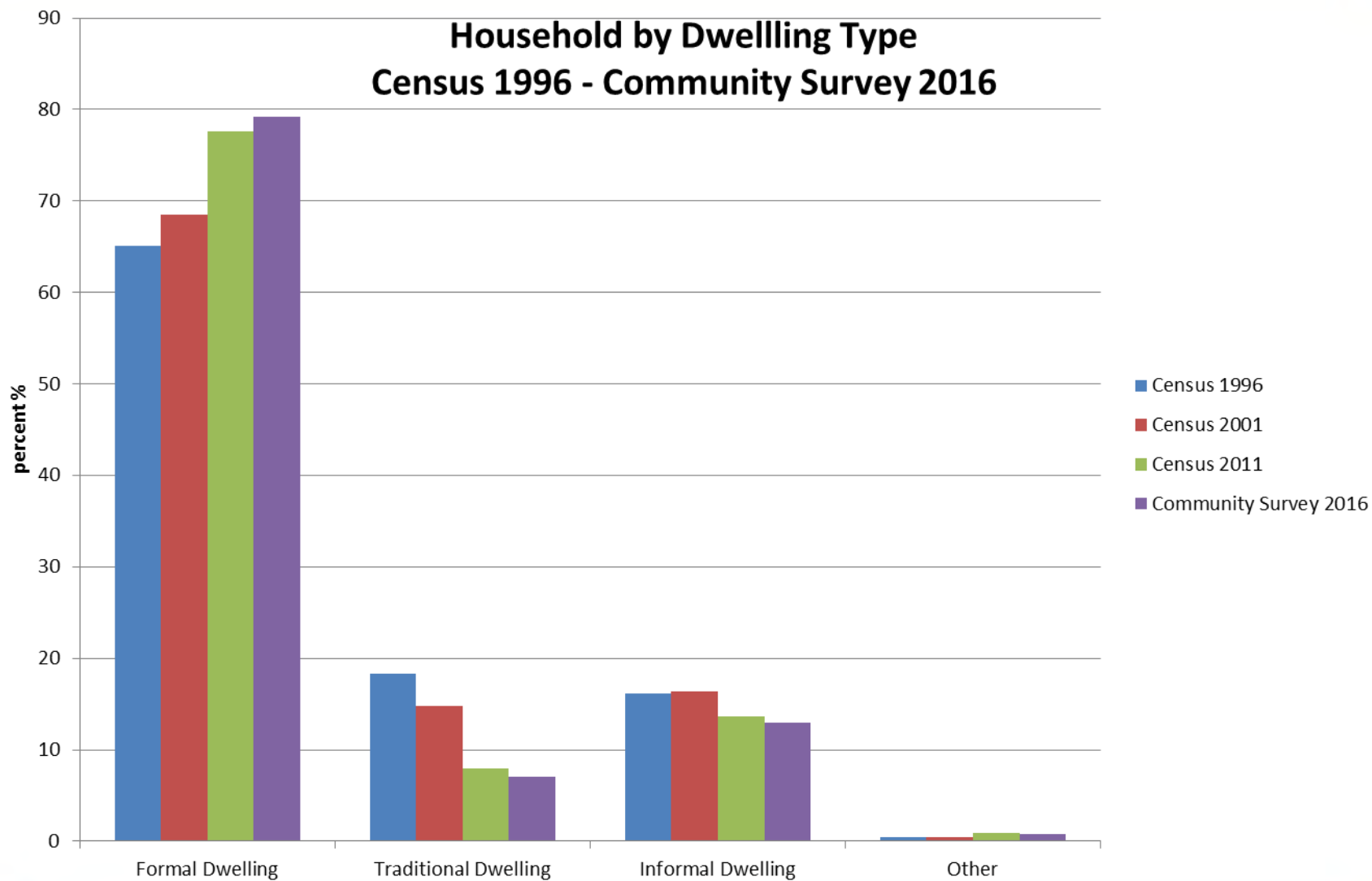
- Specific human settlement policies and programmes
- Large scale human settlement projects throughout the country
  - Include social and economic amenities, housing, recreation, religious
- Inter-governmental relations that underpin delivery
  - National
    - Funding allocated to provincial departments based on specific criteria
    - Provide strategic oversight, monitor and track progress
  - Provincial
    - Accountability to the National Department for funds disbursed
    - Monitor local level delivery
  - Local level
    - Manage the conceptualisation, planning, procurement, beneficiary administration, delivery

## DWELLING TYPES



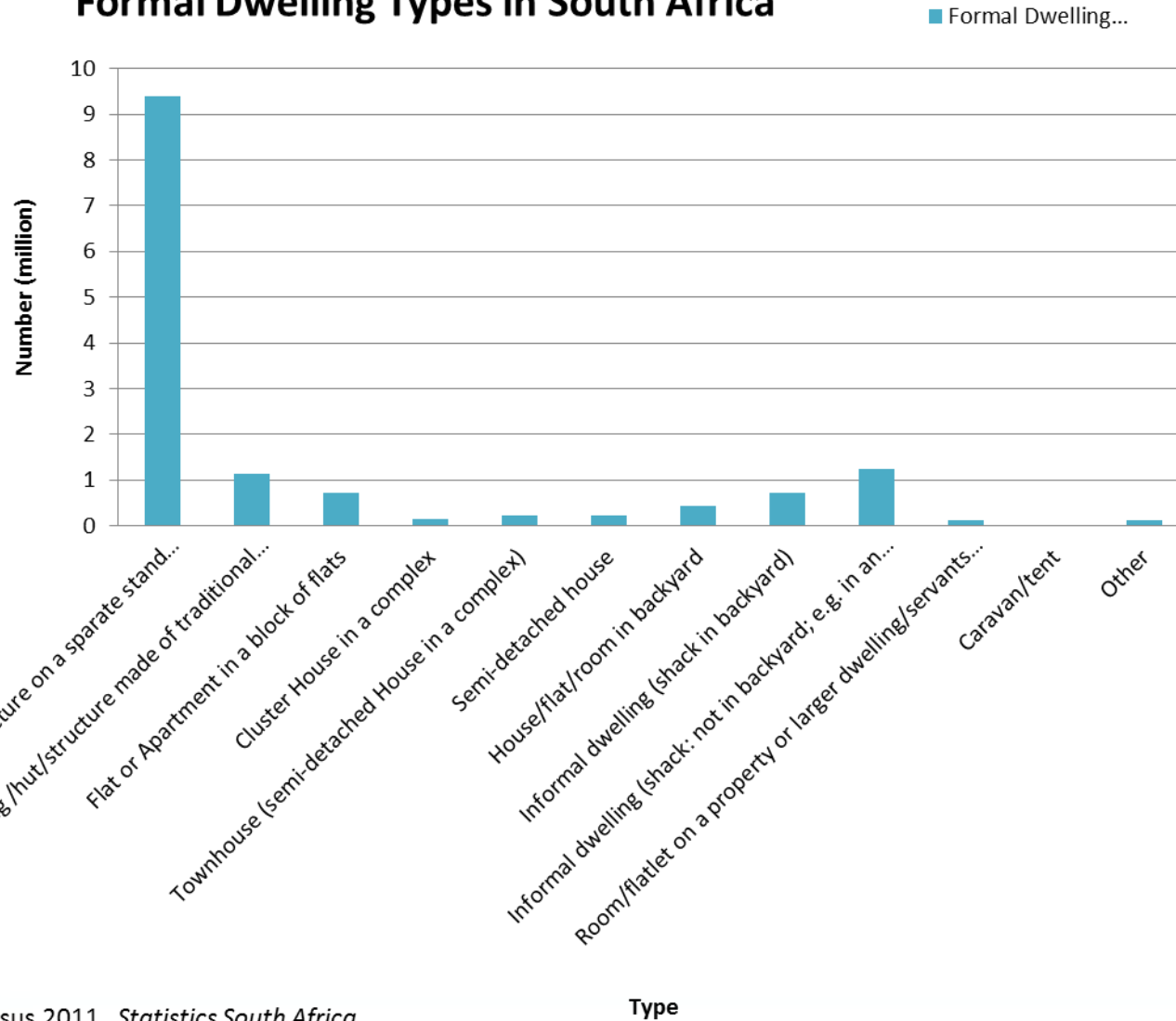
Sourced from General Household Survey 2016, *Statistics South Africa*





Sourced from Community Survey 2016, *Statistics South Africa*

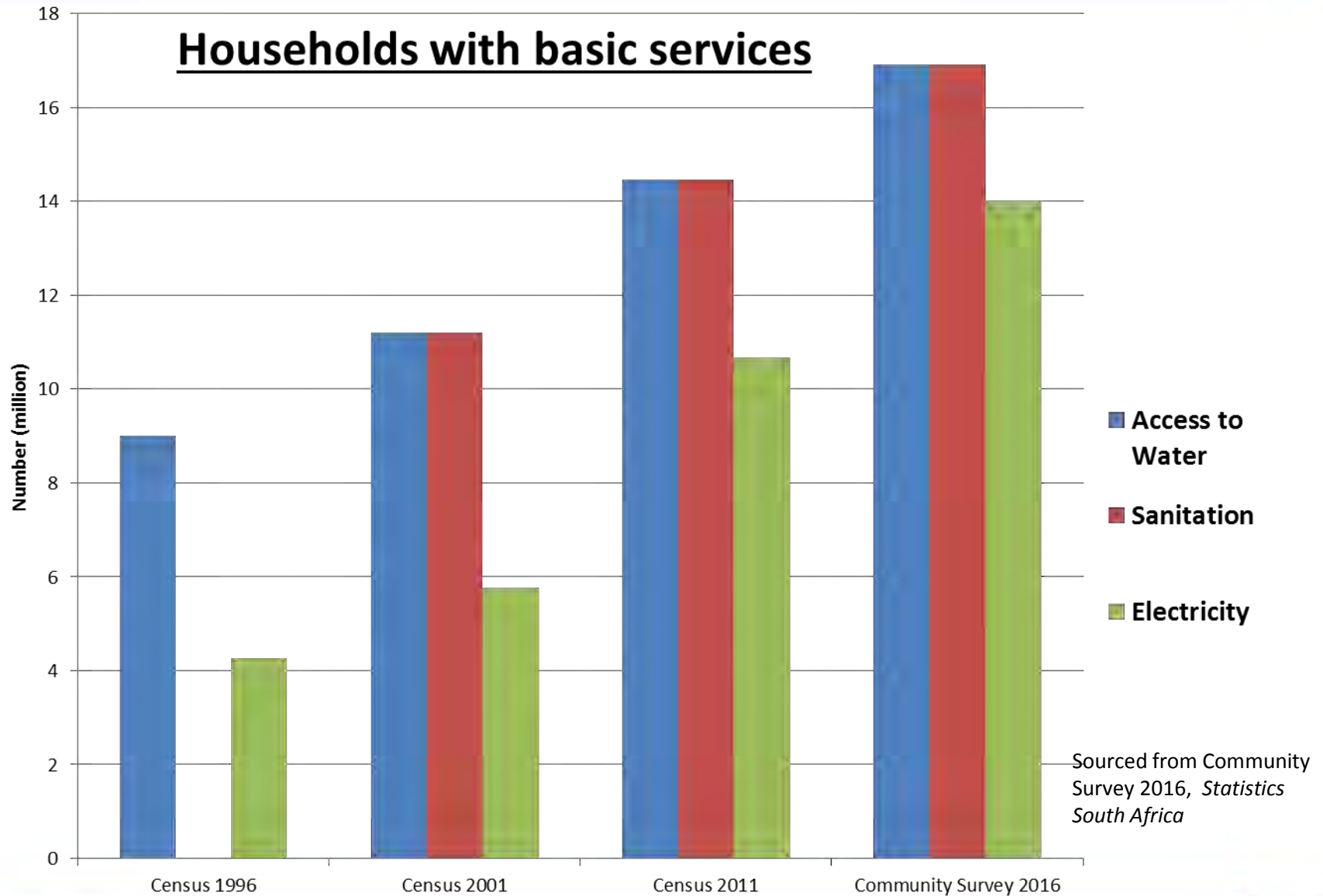
## Formal Dwelling Types in South Africa



Sourced from Census 2011, *Statistics South Africa*



## Households with basic services



# Housing delivery between 1994 - 2016

- 4,5 million housing opportunities delivered since 1994
- 22 million people provided with decent housing
- Recognition by United Nations Award for delivery 1 million houses in record time.



# What do we still need to do.....

- Address
  - The housing backlog of about 2 million households
  - Acceptability of quicker building technologies
  - Adequate transportation
  - Delivery of amenities that lag behind
    - Inter-departmental collaboration
    - Aligning funding streams
    - Surfacing of roads
    - Greening

# END THANK YOU Questions





# Acknowledgements

- Constitution of South Africa
- Housing Act 107 (1997)
- Land Act 1913
- Groups Areas Acts of 1950 and 1966
- National Housing Code
- National Department of Human Settlements
- Statistics South Africa
- NHBRC
- Ethekewini Municipality
- Nelson Mandela Bay Municipality
- Housing Development Agency
- Bigen Africa